APPENDIX C: PROPOSED ZONING TEXT, GENERAL PLAN AMENDMENT TEXT, AND PROJECT DESIGN

Zoning Text Amendment

General Plan Amendment Text

Design Drawings for Warehouse

Chapter 17.02 Definitions shall be amended, as follows:

17.02.477 – Last-Mile Delivery Facility

“Last-mile delivery Facility” means a warehousing facility involving the last stage of product delivery. Operations include receiving ready-to-deliver wholesale and retail goods for quick turnaround and sorting and loading of packaged goods for delivery to individual consumers and/or businesses, often using smaller delivery vehicles such as vans.

17.02.790 – Warehousing

"Warehousing" means an establishment engaged in the storage, wholesale and distribution of manufactured products, supplies or equipment. Warehousing does not include warehousing of cannabis or cannabis products. See Section 17.02.109(C), Cannabis warehousing. Warehousing does not include last-mile delivery facilities. See Section 17.02.477.

Chapter 17.23 TC-3 Quarry Trade Commercial District shall be added, as follows:

Chapter 17.23 TC-3 Quarry Trade Commercial District

17.23.010 Purposes of Chapter.

The TC-3 Quarry Trade Commercial District (hereinafter referred to as the "TC-3 District") is included in the zoning title to achieve the following purposes:

A. To create a zoning district that provides for orderly development of the former Guadalupe Quarry site consistent with the direction in the city's general plan;
B. To encourage uses that provide economic benefit to the city through the generation of jobs and tax revenues;
C. To accommodate modern warehouse and light industrial land uses;
D. To encourage development and building design that is consistent with the architectural and landscape character of the proximal Crocker Industrial Park and minimizes visual impacts to the region; and
E. To protect the community health and safety by establishing permit requirements and performance standards that address potential impacts of trade commercial activity.

17.23.020 Permitted Uses.

The following uses are permitted uses in the TC-3 district, if conducted in accordance with the applicable requirements and standards set forth in this chapter:

A. Data Centers;
B. Freight forwarding;
C. Food production and distribution;
D. Light fabrication, manufacturing, assembling, processing; and

E. Warehousing.

17.23.030 Conditional Uses.

Conditional uses allowed in the TC-3 district, subject to obtaining a use permit and if conducted in accordance with the applicable performance standards set forth in this chapter, are as follows:

A. Active records management services;
B. Cannabis businesses subject to compliance with Chapter 17.33;
C. Commercial recreation, including commercial gyms and health facilities;
D. Cultural facilities;
E. Day care centers when ancillary to another use;
F. Educational facilities;
G. Heavy equipment repair;
H. Last mile delivery;
I. Media studios;
J. Medical facilities;
K. Night operations per Section 17.23.060
L. Offices;
M. Places of worship;
N. Printing;
O. Research and development;
P. Storage;
Q. Outdoor storage of trucks and equipment, when properly screened; and
R. Temporary uses.

17.23.040 Development Regulations.

Development regulations in the TC-3 district are as follows:

A. Minimum lot size required: Ten thousand (10,000) square feet; maximum of five (5) lots total in Zoning District
B. Lot Dimensions. The minimum dimensions of any lot in the TC-3 district shall be as follows:

Width	**Depth**
100 feet	No requirement

C. Required minimum yards:
  1. Front yard: Twenty-five (25) feet;
  2. Side yards: Ten (10) feet; and
  3. Rear yard: Ten (10) feet.

D. Maximum coverage by all structures: Sixty percent (60%).

E. Maximum allowable height for all structures: One hundred (100) feet.

F. Maximum FAR: 0.60

G. Landscaping Requirements.

  1. Not less than fifteen percent (15%) of the gross lot area shall be improved with landscaping.

  2. Landscaping required under this section, including replacement landscaping, shall be subject to approval of the Community Development director. The landscape plans shall be consistent with the following objectives:

     a. Use of plants that are not invasive;

     b. Use of water conserving plants; and

     c. Use of plants and other landscape features that are appropriate to the context.

  3. Irrigated Landscapes. New and rehabilitated, irrigated landscapes are subject to the provisions of the water conservation in landscaping ordinance (refer to Chapter 15.70) or the latest state provisions, whichever is more effective in conserving water.

H. Screening Requirements.

  1. All incidental storage of materials, including outside storage of pallets or containers used for the transportation and delivery of items related to the interior use shall not be located in any required setback and shall be screened from off-site view to the extent it is reasonably possible to do so, including, but not limited to, the installation of fencing, landscaping, painting, or any combination thereof. Furthermore, such storage shall not be located on any required parking area or within any landscaped area.

  2. The off-site visibility of exterior equipment such as heating and ventilation units, above-ground storage tanks, compactors and compressors, shall be mitigated through such measures as may be reasonable under the circumstances, including, but not limited to, the installation of screening, fencing, painting or landscaping, or any combination of the foregoing.

I. Recycling Area Requirements.

  1. Adequate, accessible and convenient areas for depositing, collecting and loading recyclable materials in receptacles shall be provided. Such recycling areas shall, at a minimum, be sufficient in capacity, number, and distribution to serve that portion of the development project which said tenant leases.

  2. The area shall be located and fully enclosed so as to adequately protect neighboring uses from adverse impacts such as noise, odor, vectors, wind-blown litter or glare. The area shall be designed to prevent storm water run-on to the area and runoff from the area, and roofs shall be designed to drain away from neighboring properties.

  3. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the area.

J. Loading Dock and Service Area Requirements: Loading docks and loading and service areas shall be located at the rear or interior side of buildings and shall be screened from public streets to the greatest extent feasible.

K. In the case of conditional uses, additional regulations may be required.

L. Exceptions to development regulations are as specified in Chapter 17.32.

17.23.050 Performance Standards.

All uses in the TC-3 district shall be conducted in accordance with the following performance standards:

A. All routine aspects of the day-to-day operations of a business, including all storage of materials and products, shall take place entirely within a building, with the following exceptions:
    1. Parking of operable vehicles related to the interior use.
    2. Shipments and deliveries incidental to the primary use.

B. The site shall be kept free of trash and debris and all receptacles for collection and recycling shall be completely screened from view at street level.

C. Sound insulation, housing or baffles, or other reasonable measures, shall be installed in conjunction with machinery, heating and ventilating equipment when necessary to effectively mitigate sound emissions distinctly detectable from any off-site location.

D. Odors from any use shall not be generally or distinctly detectable from any off-site location.

E. Lighting shall be designed to comply with the California Green Building Standards Code and Chapter 15.88 of this Municipal Code.

17.23.060 Night Operations

A. Definitions. For the purposes of this section, the following words and phrases shall have the meanings respectively ascribed to them as set forth below:

1. "Night operations" means any activity conducted between the hours of ten (10:00) p.m. and five (5:00) a.m. of the following day. “Night operations” does not include operation of building mechanical systems, automated or remote operation of computers or computer servers, automated or remote data processing, or operation of site security, including the presence and movement of security personnel and their vehicles. B. Requirement for Use Permit to Conduct Night Operations. No business or other use shall engage in the conduct of night operations at any location within the TC-3 District unless a use permit for such night operations has been granted pursuant to this chapter.

C. Approving Authority. Applications for a use permit to conduct night operations shall be acted upon by the planning commission and shall be governed by the provisions of Chapter 17.40 of this title, as supplemented by this Section.

D. Findings for Use Permit Approval. In addition to the findings required for approval of a use permit, as set forth in Chapter 17.40, no use permit shall be granted for the conduct of night operations in the TC-3 district unless the planning commission also finds and determines that the night operations conducted by the applicant will not create noise, glare, or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties.

E. Use Permit Conditions. Without limiting the authority of the planning commission to impose conditions on the granting of a use permit pursuant to Chapter 17.40, a use permit authorizing the conduct of night operations in the TC-3 District may contain limitations on the days and hours of operation, restrictions on the nightly volume of vehicle trips, restrictions on the type of vehicles or equipment that may be operated at night, requirements for special devices and measures for abatement of noise and glare, and requirements for mitigation monitoring and periodic mandatory review. The planning commission shall have continuing jurisdiction over every use permit issued pursuant to this section and may at any time, if the original findings required for issuance the use permit can no longer be made, modify or amend any of the use permit conditions, or impose new and additional conditions, or revoke the use permit pursuant to the provisions set forth by Chapter 17.48.

17.23.070 Off-Street Parking.

Off-street parking facilities shall be provided for each use on the site in accordance with the requirements set forth in Chapter 17.34 of this title.

17.23.080 Signs.

Signs allowed in the TC-3 District are as specified in Chapter 17.36.

17.23.090 Design review.

The construction of any building in the TC-3 district shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this title.

DRAFT GENERAL PLAN AMENDMENT

Proposed changes are shown below in strikethrough:

Chapter 2 The Planning Area would be amended as follows:

Page II-2 would be amended as follows:

The City of Brisbane is located in northern San Mateo County, bordering the City and County of San Francisco to the north, the City of Daly City to the northwest, the City of South San Francisco to the southeast, and unincorporated lands of San Mateo County to the south and west.

The ridgeline of San Bruno Mountain defines the southerly and westerly limits of the plan area and contains the extreme upper slopes of the watersheds within the plan area. The slopes of San Bruno Mountain not only provide the aesthetic setting for the City, but the geologic, hydrologic and biologic conditions on upper slopes influence potential development on lower slopes and valleys.

The area encompassed by the General Plan includes properties within the City limits and properties within the boundaries of the City's Sphere of Influence. Brisbane's Sphere of Influence is determined by San Mateo County's Local Agency Formation Commission (LAFCO), which is made up of elected County and City officials and a public member. A Sphere of influence boundary designates the ultimate service area of the city.

The plan area is further divided into subareas as depicted in Figure II-A. As shown in that figure, 12 of the General Plan's 14 subareas are within the City limits and 2 are within the City's sphere of influence as shown below:

Subareas Within Brisbane's City Limits

- Sierra Point
- Southeast Bayshore
- Southwest Bayshore
- Brisbane Acres
- Central Brisbane
- Parkside Area
- Crocker Park
- Northeast Ridge
- Northwest Bayshore
- Guadalupe Hills
- Baylands
- Beatty

Quarry

-

Subareas Within Brisbane's Sphere of Influence:

- Owl and Buckeye Canyons

- ~~Quarry~~

Page II-13 would be amended as follows:

Quarry

The Guadalupe Valley Quarry is adjacent to Crocker Park and Owl and Buckeye Canyons. The 104-acre site was originally located within unincorporated San Mateo County and was annexed into the City of Brisbane in [Amendment date]. The site lies within the boundaries of the San Bruno Mountain Habitat Conservation Plan. Access to the Quarry is provided by Quarry Road via South Hill Drive, and an additional access route is proposed to provide a second, more northern access point from South Hill Drive to the site.

Mining at Guadalupe Quarry (originally called Visitacion Quarry) began in 1895 and provided aggregate materials to many of the largest and most significant developments in the history of the San Francisco Bay region, including Bayshore Highway (1928), San Francisco International Airport (1934), and Crocker Industrial Park (1952). Activities historically allowed under a San Mateo County Surface Mining Permit included blasting, drilling and excavating of rock, crushing and sorting of rock materials and the production of asphalt. The intensity of mining operations decreased over time, and, in September 2020, production levels at Guadalupe Quarry had been curtailed to a sufficient level to meet the SMARA definition of "idle," requiring implementation of an Interim Management Plan. Prior to redevelopment of the site to Trade Commercial uses, a Reclamation Plan Amendment was required to be finalized by the County of San Mateo to allow the cessation of mining activities and the commencement of site preparation for an alternative land use.

~~The Guadalupe Valley Quarry is located in the jurisdiction of San Mateo County just outside of Brisbane's western City Limits, but within Brisbane's Sphere of Influence. It is adjacent to Crocker Park and Owl and Buckeye Canyons. It began supplying rock and gravel for the Bay Area construction industry in 1895 and remains in operation as of 2019.~~

~~The Quarry property contains approximately 144.5 acres that lie within the boundaries of the San Bruno Mountain HCP and also within a State Designated Mineral Resources Area, with approximately 80 acres within the active mining area and 60 acres in open space and habitat lands. The Quarry property is relatively isolated from the rest of Brisbane and there are no nearby services. 80 acres within the active mining area and 60 acres in open space and habitat lands. The Quarry property is relatively isolated from the rest of Brisbane and there are no nearby services. Access to the Quarry is currently limited to Quarry road via South Hill Drive.~~

~~Activities that have historically been allowed under a San Mateo County Surface Mining Permit have included blasting, drilling and excavating of rock, crushing and sorting of rock materials and the production of asphalt. Quarry operations have also included crushing and recycling of previously used asphalt and concrete building materials. Rock production was estimated at about 600,000 tons per year with remaining rock resources estimated at about 5.8 million tons as of January 1992.~~

~~The Quarry maintains sediment ponds inside the quarry work area that collect runoff from the upper quarry slopes and discharge into the GVMID storm drain system.~~
~~Operations at the quarry generate dust and noise and contribute to erosion and downstream siltation. Individual quarried benches are subject to collapse in severe storms or seismic activity. There is ongoing potential for rockfall and slope failure. Exposed rock faces appear as man-made stair-stepped slopes visible from the surrounding areas.~~

Chapter 5 Land Use would be amended as follows:

Page V-3 would be amended as follows:

Land Use History

Although the earliest recorded land use in the area that is now the City of Brisbane was ranching, archaeological remains indicate that this land was once a home to the Costanoan Tribe of Native Americans. The Guadalupe Valley, within which Central Brisbane, Crocker Park and the Northeast Ridge are now located, was part of the 1838 Mexican land grant known as *Rancho Canada de Guadalupe la Visitacion y Rodeo Viego*. Charles Crocker purchased most of this land grant in 1884 and called it Visitacion Ranch. In 1895, a section of the ranch was leased as a quarry, which ~~operates~~ operated until the early 2020's.

Page V-8 would be amended as follows:

Quarry. The Quarry subarea ~~is~~ was annexed into the City of Brisbane and subdivided into four parcels ranging in size from approximately ~~1.5~~0.86 acres to 61.4 acres in [Year of Amendment].

Page V-10 would be amended as follows:

Planned Development (PD) designates subareas that are primarily vacant and that present unique development constraints. Subareas designated PD may be combined with other land use designations and/or site specific uses may be included in this Plan to guide the development of implementing zoning district regulations. Subareas designated PD require a specific plan and environmental impact report prior to any development of the property. A minimum of 25% of the surface land of any subarea designated Planned Development shall be in open space and/or open area.
There are ~~three~~ two subareas designated PD:

Guadalupe Hills: Planned Development-Subregional Commercial/Retail/Office

This subarea was established in 2018. See the SCRO designation for more information regarding future land uses in this area.

Baylands: Planned Development
The July 2018 amendment to the General Plan approved by the voters via passage of Measure JJ in November 2018 (Case GP-1-18) modified the General Plan by defining permitted uses and development intensities for the Baylands as noted below.

The Baylands subarea provides for a transit-oriented variety of residential, employment- and revenue-generating uses; natural resource management; and public and semi-public facilities. A range of 1,800-2,200 dwelling units (the upper range of which shall not exceed all units permitted under the State density bonus or other law providing for affordable housing), up to 6.5 million square feet of new commercial development, with an additional 500,000 square feet of hotel development is permitted. Non-residential development shall be distributed both to the west and to the east of the rail line. Residential uses shall be permitted only in the northwest quadrant of the site bounded by Bayshore Boulevard on the west, the City and County of San Francisco on the north, the Caltrain rail line on the east, and the line of Main Street (extended)
on the south as shown on the General Plan Land Use Diagram. Additional standards for the future development of the Baylands and roundhouse rehabilitation are described further in the Baylands subarea section of the General Plan.

~~Quarry: Planned Development – Trade Commercial~~

~~The following mix of uses would be considered under the *Planned Development-Trade Commercial* designation for the Quarry subarea:~~

~~Open Space~~
~~Long-term Health Care Facilities Educational Facilities Commercial Recreation~~
~~Trade Commercial Research and Development~~

~~Single-family housing is not included due to safety and environmental sensitivities. The need to further examine the environmental characteristics of this subarea prior to the establishment of trade commercial uses is set forth in the following policy:~~

~~**Policy LU.1 Require the highest level of environmental analysis of the Quarry subarea to disclose the characteristics of the land and its suitability to accommodate new uses.**~~

Public Facilities and Parks (PFP) are outdoor spaces and buildings owned or leased by public agencies, including City parks, police and fire stations, schools and libraries. This designation does not include infrastructure.

The following subareas contain Public Facilities and Parks:
Sierra Point: Marina, Fishing Pier, Linear Park
Central Brisbane: Brisbane Elementary School and grounds, Lipman Intermediate School and grounds, Firth Park, ~~San Bruno Avenue Fire Station Site,~~ Community Center, Library and Park, Bicentennial and other Walkways, ~~Plug Preserve~~
Parkside: Community Park, skate park, basketball courts
Northeast Ridge: ~~School/ Park Site~~Mission Blue Community Center and athletic fields/courts
Baylands: Bayshore Boulevard Fire Station, Park and Ride Lot, Fisherman's Park
Quarry: Quarry Road Trail and Park

Page V-12 would be amended as follows:
Trade Commercial (TC) represents a mix of commercial uses including warehouses, distribution facilities, offices, retail uses, restaurants, commercial recreation, personal services, as well as light

industrial, research and development, and uses of a similar character. Public and semi- public facilities and educational institutions may be located under this designation. Repair and maintenance services, such as auto body repair shops, may be conditionally permitted in the implementing zoning districts. In such districts, certain individual or groups of uses may predominate, thus distinguishing the districts one from the other. In the General Plan, Crocker Park, ~~and~~ Southeast Bayshore, and the Quarry are designated TC. Also see Parkside Residential and Trade Commercial designations.

Page V-13 would be amended as follows:

Building Intensity

The range of building intensity for the various residential land use designations in the General Plan is listed in Table 1. The intensity is expressed in terms of units per acre.

Building intensity for non-residential designations is expressed in a floor area ratio (FAR) formula. The formula relates the square footage within a building to the acreage upon which it sits. A floor area ratio is a very general indicator which must be further defined in zoning district regulations before any development can occur.

The Baylands~~,~~ ~~Quarry~~ and Guadalupe Hills Subareas are designated Planned Development because these subareas require extensive site investigation and planning before the most beneficial development patterns can be determined. The policies in Chapter XII require, for each of these subareas, a specific plan and environmental impact report before any development can occur. Until these studies are completed and new information evaluated that can be used to refine the FAR standards, the FARs given in Table 1 represent standards that are comparable to those of subareas with similar uses and environmental constraints.

Table 1 would be amended as follows:

TABLE 1: GENERAL PLAN: LAND USE DESIGNATIONS AND DENSITY/INTENSITY BY SUBAREA

Page 2

6. Parkside Area	Parkside Residential and Trade Commercial, Trade Commercial, Neighborhood Commercial/Retail/Office, Public Facilities and Parks	44.8 – 62.72 ppa 1.23 – 3.22 E/1,000	20 - 28 units/acre 2.0- 2.4 FAR	Per Zoning Requirements
7. Owl and Buckeye Canyons	Open Space	0	0	100%
8. Quarry	~~Planned Development –~~ Trade Commercial	1.23 - 3.22 E/1,000	~~2.0~~0.6 FAR	Per Zoning Requirements~~25% minimum~~
	Open Space	0	0	100%

9. Crocker Park	Trade Commercial	1.23 - 3.22 E/1,000	2.0 FAR	Per Zoning Requirements
10. Guadalupe Hills	Planned Development - Subregional Commercial Retail / Office	1.66 - 3.22 E/1,000	2.8 FAR	Per Specific Plan ,25% minimum
	Marsh	0	0	100%
	Open Space	0	0	100%
11. Northeast Ridge	Residential	11.2 – 33.6 ppa	5 - 15 units/acre*	Per Development Plans
	Open Space	0	0	100%
12. Northwest Bayshore	Commercial/Public Utilities	1.66 - 3.22 E/1,000	2.8 FAR	Per Zoning Requirements

Chapter 9 Conservation would be amended as follows:

Page IX-13 would be amended as follows:
Policy 129 Require erosion controls to mitigate soil disturbance.
Program 129a: Encourage all property owners~~, especially of the Quarry,~~ to address erosion on their properties through revegetation or other measures.

Page IX-17 would be amended as follows:
Policy 130.1 The City requires restoration of wetland losses. The determination of which land areas are wetlands will be done by those Federal and State agencies having jurisdiction. The City, however, is especially concerned with those wetlands surrounding the perimeter of the Brisbane Lagoon, the Bay shoreline, and the Levinson Marsh ~~and the Quarry sediment ponds~~. The ratios of restoration may exceed the regulatory agencies' mitigation minimums.

Page IX-18 would be amended as follows:
Program 133c: Require the Quarry, as a major source of sediment far the Lagoon, to closely monitor its containment systems to ensure their effectiveness.

Page IX-19 would be amended as follows:
IX.1 MINERAL RESOURCES
The State requires that General Plans identify areas of mineral resources in the planning area and establish policies for their conservation. The only designated mineral resource within the General Plan planning area is the Guadalupe Valley Quarry. In January 1987, the California Division of Mines and Geology designated the Quarry as a "regionally significant construction aggregate resource area." ~~(Figure IX-I)~~ ~~. Although the Quarry is within the City's planning area, it is not under the jurisdiction of the City. The County of San Mateo has permit authority for the Quarry as well as enforcement obligations.~~

The Quarry historically ~~operates~~ operated as an open pit mining operation, crushing and producing aggregate rock, which it ~~sells~~ sold on site. The Quarry ~~has~~ also ~~been collecting~~ collected recycled materials to crush and sell intermixed with native rock.

~~As noted in other chapters of this Plan, the mining and recycling operation raises issues of air quality, noise and circulation. For the City, these impacts must be considered, as well as the issue of the conservation of the mineral resource.~~ In [Year of Amendment], the Quarry was annexed into the City of Brisbane. Of the ~~99~~104-acre annexed area, 68 acres of land were designated for Trade Commercial uses, while the remaining 36 acres covering the upper benches of the Quarry were protected by a conservation easement and designated as Open Space. The intensity of mining operations at the Quarry decreased over time as demand for mineral resources near the quarry fell, and, by September 2020, production levels at Guadalupe Quarry had been curtailed to a sufficient level to meet the SMARA definition of "idle," requiring implementation of an Interim Management Plan. At the time of its closure, remaining mineral resource reserves at the Quarry made up approximately 0.61 percent[1] of the 2017 permitted reserves in the entire South San Francisco Bay P-C Region and 0.041 percent of the 2017 permitted reserves for the State, and mineral resources at the site were not available in large enough quantities to be of value to the San Francisco Bay Area. In [Year of Amendment], the County of San Mateo approved a Reclamation Plan Amendment to allow the cessation of mining activities and allow site preparation for an alternative land use. The site is anticipated to be developed for a warehousing use, similar to surrounding Trade Commercial designated areas.

~~Chapter XII sets forth subarea policies for the Quarry. The policies emphasize the City's strong interest in concluding the quarrying operation as soon as possible and converting the property to other beneficial uses. The Quarry operator is required to address this conversion in a reclamation plan that must be submitted and approved by State agencies. The policies in this chapter address the conservation of the mineral resource at the Quarry by responsible management practices.~~

~~**Policy 135 During the limited time of the County of San Mateo permit, conserve mineral resources at the Quarry through responsible mining and management practices.**~~

~~*Program 135a: Request that the County of San Mateo regularly monitor the Quarry operation to assure that the operator is meeting all health and safety obligations and required management practices.*~~

~~*Program 135b: Contact the County of San Mateo, the Bay Area Air Quality Management District and the Water Quality Control Board if it appears that there are violations of local, State or Federal requirements at the site.*~~

~~*Program 135c: Actively participate in County permit review to develop conditions of approval that address air pollution and water quality issues in conjunction with mineral resource conservation.*~~
~~*Program 135d: In conjunction with any application for annexation of the Quarry to the City, develop and adopt a Mineral Resources Element to the General Plan to establish parameters and conditions for short-term Quarry operation and long- term reclamation.*~~

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[1] The estimate of 0.61 percent was conservatively derived by dividing the 3.1 million tons of remaining reserves last documented at the project site in 2000 by the 506 million tons of permitted reserves in the South San Francisco Bay P-C Region in 2017.

Chapter 12 Policies and Programs by Subarea would be amended as follows:

Page XII-24 would be amended as follows:

XII.14 QUARRY

Local Economic Development

Policy Q.1 Provide a positive fiscal impact on the local economy through the creation of jobs, generation of tax revenue, and payment of other development fees that contribute to the City's ability to provide services.

Land Use

Policy Q.2 Encourage development and building design that is consistent with the architectural and landscape character of the proximal Crocker Industrial Park and minimizes visual impacts.

Policy Q.3 Protect community health and safety, including the appropriate regulation of night operations, by establishing zoning standards that address potential impacts of trade commercial activity.

Program Q.3.a: Require sound insulation, as appropriate, in conjunction with the installation of mechanical equipment.

Policy Q.4 Outdoor storage areas, such as waste areas or areas used for incidental storage of materials, and exterior equipment, such as heating and ventilation units, storage tanks, compressors, generators, and waste areas, shall be screened from public view through the installation of screening, fencing, painting, or landscaping.

Policy Q.5 Maximize landscape screening along large retaining walls to minimize visual prominence.

Transportation and Circulation

Policy Q.6 Improve pedestrian and bicycle access to the Quarry Subarea.

Program Q.6.a: Provide site access to cyclists via a dedicated bike lane along at least one access route.

Program Q.6.b: Include sidewalks along all access routes.

Program Q.6.c: Extend bicycle and pedestrian infrastructure throughout gaps in adjacent rights of way to encourage non-vehicular site access.

Policy Q.7 Balance needs of different transportation modes along access routes, providing the minimum required street width for movement of large vehicles, along with safe and comfortable routes for cyclists and pedestrians.

Conservation

Policy Q.8 Ensure future site development approvals conform to procedures established in the Habitat Conservation Plan (HCP) regulatory program.

Policy Q.9 Provide appropriate non-invasive landscape planting at interfaces with habitat

lands.

Program Q.8.a: Coordinate with HCP plan operator when new or modified landscaping is proposed to ensure HCP consistency.

Policy Q.10 Preserve habitat of the upper benches and undeveloped areas of the quarry in accordance with the Habitat Conservation Plan and protect and enhance preserved habitat areas to support the conservation of special status species.

Community Health and Safety

Policy Q.11 Prepare and stabilize the site for redevelopment to ensure that the site reclaimed to a condition readily adaptable for an alternative land use that creates no danger to public health or safety and complies with SMARA requirements.

Program Q.11.a: Ensure a high level of review of final design-level geotechnical reports to confirm adequate site stability and rockfall protection.

Policy Q.12 Provide for adequate emergency service through maintaining adequate fire access and fire water storage.

Policy Q.13 Ensure that infrastructure, including but not limited to retaining walls, rockfall protection measures, roads, water, sewer and storm water facilities, are maintained at the cost of private property owner.

~~**Land Use**~~

~~**Policy Q.1 Consideration of applications filed under the Property Agreement for this subarea will require the property owner to request a General Plan Amendment and Specific Plan and to complete all required environmental review in the context of annexation and a Development Agreement.**~~

~~***Program Q.1.a: Environmental review for all specific plans shall include a visual impact analysis which shall include an evaluation of the impacts of building heights, including the impact of views of the development from Central Brisbane and the Northeast Ridge.***~~

~~**Policy Q.2 Work toward closing of the Quarry and its conversion to more desirable uses.**~~

~~**Transportation and Circulation**~~

~~**Policy Q.3 Continue to route Quarry trucks away from Central Brisbane and oppose night operations.**~~

~~**Community Health and Safety**~~

~~**Policy Q.4 Continue to communicate the City's concerns about dust, noise and siltation resulting from Quarry operation to the County of San Mateo and take whatever action the City deems necessary to protect the City's interests as the County considers permits for Quarry operations.**~~

~~**Policy Q.5 Monitor County management of Quarry permit conditions to assure compliance**~~

~~with dust and sediment control, and other conditions pertinent to the welfare of Brisbane residents and businesses.~~

~~Program Q.5.a: Insist that a regularly scheduled monitoring program of the ongoing quarry operation is instituted to assure that the operator is meeting all permit and health and safety obligations.~~

~~Program Q.5.b: Insist that erosion control programs are instituted and maintained and revegetation takes place for all disturbed slopes.~~

~~Program Q.5.c: In conjunction with the surface mining permit, insist that the County of San Mateo place strict conditions for compliance with best management practices for control of dust and other emissions that have air quality impacts.~~

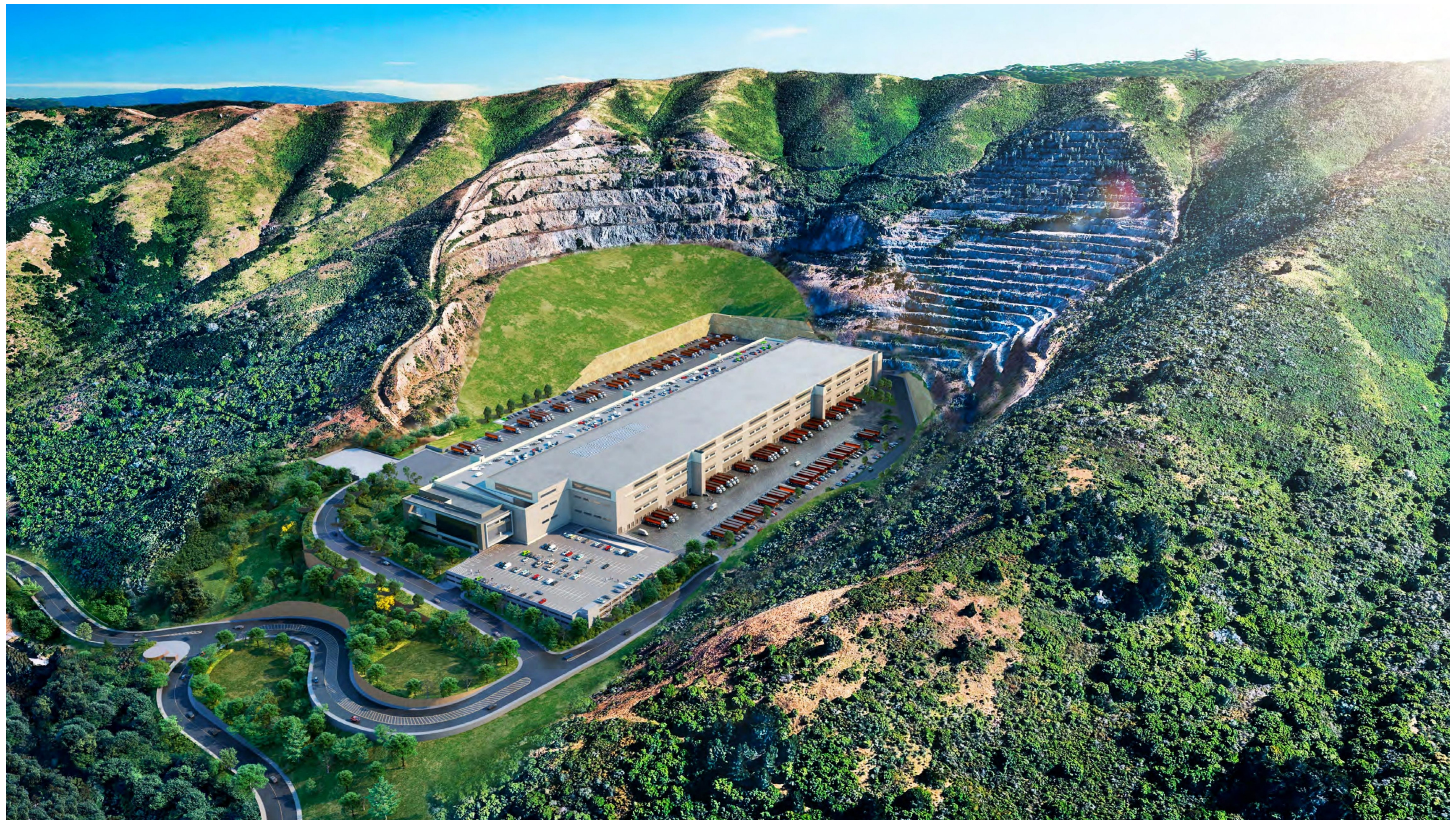
~~Policy Q.6 Ascertain the Quarry's contribution to drainage flows, siltation and sedimentation of the Lagoon and seek the development of an effective mitigation program.~~

~~Policy Q.7 Monitor efforts by responsible agencies to protect the safety of workers and visitors at the Quarry.~~

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT

1 QUARRY RD
BRISBANE, CALIFORNIA 94005



PROJECT DATA

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION

OCCUPANCY	SECTION	USE	PROPOSED AREA (SF)
S-1 / STORAGE	**(311)**	**WAREHOUSE**	SEE ALLOWABLE AREA BELOW
B / BUSINESS	**(304)**	**OFFICE**	SEE ALLOWABLE AREA BELOW
A-2 / ASSEMBLY	**(303)**	**ASSEMBLY**	SEE ALLOWABLE AREA BELOW
A-3 / ASSEMBLY	**(303)**	**ASSEMBLY**	SEE ALLOWABLE AREA BELOW

MOST RESTRICTIVE: **S-1**
ACCESSORY OCCUPANICES: **A-2, A-3, B**
NONSEPARATED OCCUPANCIES: **NO**

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE BUILDING HEIGHT:

OCCUPANCIES	(TABLE 504.3) TABULAR BUILDING ALLOWABLE HEIGHT	SPRINKLER INCREASE	ALLOWED BUILDING HEIGHT	PROPOSED BUILDING HEIGHT
BUIDLING HEIGHT	UL	-	-	100'-0"
NUMBER OF STORIES	UL	-	-	3 STORY

UNLIMITED AREA ALLOWED PER TABLE 506.2

PROPOSED TOTAL BUILDING AREA **1,321,860** S.F.

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION (602) **TYPE:** I-A

BUILDING ELEMENTS **(TABLE 601)**
STRUCTURAL FRAME **3** HR.
EXTERIOR BEARING WALLS **3** HR.
INTERIOR BEARING WALLS **3** HR.
EXTERIOR NON-BEARING WALLS **SEE BELOW**
INTERIOR NON-BEARING WALLS **0** HR.
FLOORS **2** HR.
ROOF **1.5** HR.

EXTERIOR WALLS BASED ON FIRE SEPARATION **(TABLE 602)**
NORTH EXTERIOR WALL (X < 5') **2** HR.
EAST EXTERIOR WALL (10' > X > 5') **2** HR.
SOUTH EXTERIOR WALL (30' > X > 10') **1** HR.
WEST EXTERIOR WALL (X > 30') **0** HR.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

ALLOWABLE AREA OF OPENINGS (TABLE 705.8) (FULLY SPRINKLERED THROUGHOUT)

EXTERIOR WALLS		FIRE SEPARATION DISTANCE (FT)	ALLOWABLE AREA (%)	EXTERIOR WALL AREA (SF)	ACTUAL AREA OF PROTECTED OPENINGS (Ap)	ALLWBL. AREA OF PROTECTED OPENINGS (ap)	ACTUAL AREA OF UNPRTCT'D OPENINGS (Au)	ALLWBL. AREA OF UNPRTCT'D OPENINGS (au)	(Ap/ap)+(Au/au)
FLOOR 1	NORTH	≥ 30	UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED						
	EAST								
	SOUTH								
	WEST								

SHEET INDEX

TOTAL SHEETS
85

ARCHITECTURAL

G010	TITLE SHEET
A010	CONCEPTUAL MASSING STUDY - SITE PLAN
A020	CONCEPTUAL MASSING STUDY - FLOOR PLANS
A021	LOT COVERAGE DIAGRAM
A030	CONCEPTUAL MASSING STUDY - SECTIONS
A040	CONCEPTUAL MASSING STUDY - SECTIONS
A050	CONCEPTUAL MASSING STUDY - RENDERINGS
A060	SITE PHOTOS
A100	EXISTING SITE PLAN
A101	OVERALL PROPOSED SITE PLAN
A102	ENLARGED PROPOSED SITE PLAN
A121	OVERALL PARKING FIRST FLOOR PLAN
A122	OVERALL PARKING SECOND FLOOR PLAN
A123	OVERALL WAREHOUSE FIRST FLOOR PLAN
A124	OVERALL WAREHOUSE SECOND FLOOR PLAN
A125	OVERALL WAREHOUSE THIRD FLOOR PLAN
A125a	PARTIAL THIRD FLOOR PLAN
A125b	PARTIAL THIRD FLOOR PLAN
A125c	PARTIAL THIRD FLOOR PLAN
A125d	PARTIAL THIRD FLOOR PLAN
A151	ENLARGED PARKING FIRST FLOOR PLAN
A152	ENLARGED PARKING SECOND FLOOR PLAN
A153	ENLARGED PARKING THIRD FLOOR PLAN
A190	ROOF PLAN
A210	EXTERIOR ELEVATIONS
A211	EXTERIOR ELEVATIONS
A212	EXTERIOR ELEVATIONS
A213	EXTERIOR ELEVATIONS
A214	EXTERIOR ELEVATIONS
A310	BUILDING SECTIONS
A311	BUILDING SECTIONS
A312	BUILDING SECTIONS
A313	BUILDING SECTIONS
A314	BUILDING SECTIONS
A510	DETAILS
A520	DETAILS
A530	DETAILS

ARCHITECTURAL SHEET COUNT: 37

ELECTRICAL

EP1.0	OVERALL SITE PHOTOMETRIC PLAN
EP1.1	ELECTRICAL SITE PHOTOMETRIC PLAN - WEST
EP1.2	ELECTRICAL SITE PHOTOMETRIC PLAN - EAST
EP1.3	LIGHTING FIXTURE CUTSHEETS

ELECTRICAL SHEET COUNT: 4

LANDSCAPE

L1.0	RECOMMENDED PLANT LIST, NOTES & DETAILS
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	PRELIMINARY LANDSCAPE PLAN
L1.4	PRELIMINARY LANDSCAPE PLAN
L1.5	PRELIMINARY LANDSCAPE PLAN
L1.6	PRELIMINARY LANDSCAPE PLAN
L1.7	PRELIMINARY LANDSCAPE PLAN
L1.8	PRELIMINARY LANDSCAPE PLAN
L1.9	PRELIMINARY LANDSCAPE PLAN
L1.10	PRELIMINARY LANDSCAPE PLAN
L1.11	PRELIMINARY LANDSCAPE PLAN

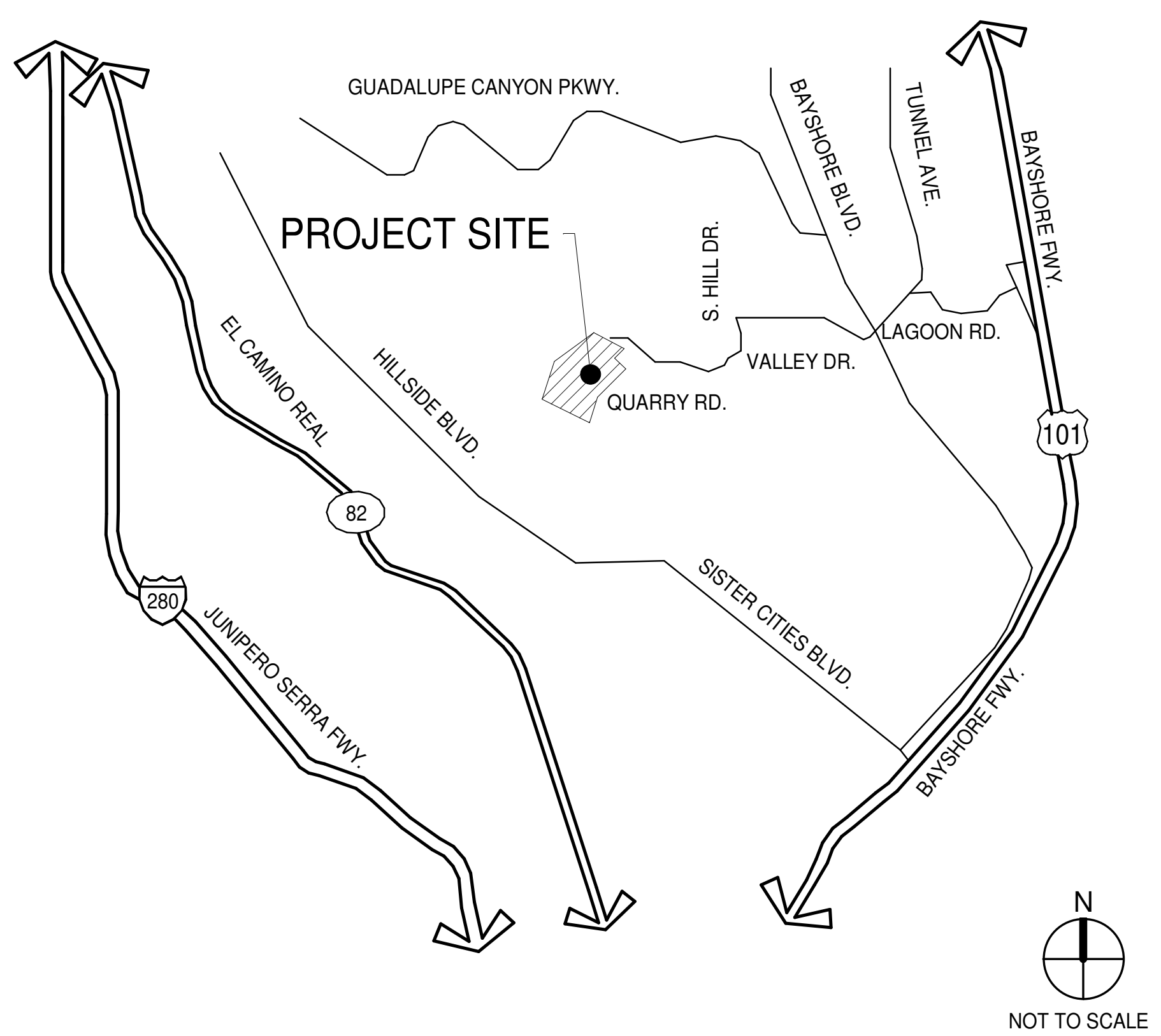
LANDSCAPE SHEET COUNT: 12

CIVIL

C1.0	TOPOGRAPHIC SURVEY
C1.1	TOPOGRAPHIC SURVEY
C2.0	SITE ACCESS PLAN
C2.1	SITE ACCESS PLAN
C2.2	SITE SECTIONS KEYMAP
C2.3	SITE SECTIONS
C2.4	SITE SECTIONS
C2.5	SITE SECTIONS
C2.6	SITE SECTIONS
C2.7	SITE SECTIONS
C3.0	DEMOLITION PLAN
C3.1	PRELIMINARY GRADING PLAN
C3.2	PRELIMINARY GRADING PLAN
C3.3	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN
C6.0	STORMWATER QUALITY CONTROL PLAN
C7.0	QUARRY ROAD PLAN & PROFILE
C7.1	QUARRY ROAD PLAN & PROFILE
C7.2	QUARRY ROAD PLAN & PROFILE
C7.3	SECONDARY ACCESS ROAD PLAN & PROFILE
C8.1	QUARRY ROAD CROSS SECTIONS
C8.2	QUARRY ROAD CROSS SECTIONS
C8.3	QUARRY ROAD CROSS SECTIONS
C8.4	QUARRY ROAD CROSS SECTIONS
C8.5	QUARRY ROAD CROSS SECTIONS
C8.6	QUARRY ROAD CROSS SECTIONS
C8.7	QUARRY ROAD CROSS SECTIONS
C8.8	QUARRY ROAD CROSS SECTIONS
C8.9	QUARRY ROAD CROSS SECTIONS
C9.1	ACCESS ROAD CROSS SECTIONS
C9.2	ACCESS ROAD CROSS SECTIONS
C9.3	ACCESS ROAD CROSS SECTIONS

CIVIL SHEET COUNT: 32

VICINITY MAP



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EMAIL: carmen@acies.net
ALTERNATE CONTACT:
PH:
EMAIL:

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER.
CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.

1. AUTOMATIC FIRE SPRINKLER SYSTEM.
2. FIRE ALARM SYSTEM.
3. STEEL JOISTS, TRUSSES AND GIRDERS CONFORMING TO SJI STANDARDS SPECIFICATIONS.
4. STEEL STAIRS, HANDRAILS AND GUARDS.
5. HIGH PILED STORAGE RACKING.
6. EXTERIOR BUILDING SIGNAGE.
7. ANCHORAGE DESIGN FOR ALL ELECTRICAL EQUIPMENT REQUIRED.
8. STOREFRONT AND CURTAIN WALL GLAZING SYSTEMS.
9. ROOF HATCH, RAILING AND GATE.
10. ROOF ACCESS LADDER/PLATFORM DESIGN AND SUPPORT.
11. LADDER SAFETY SYSTEM DESIGN AND SUPPORT.

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ARCHITECTURE
PLANNING
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BRANDING
BUILDING MEASUREMENT

ORCHARD PARTNERS

GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT
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TITLE SHEET

DATE	REMARKS
11/08/2022	PLANNING SUBMITTAL
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	B.S./E.S.
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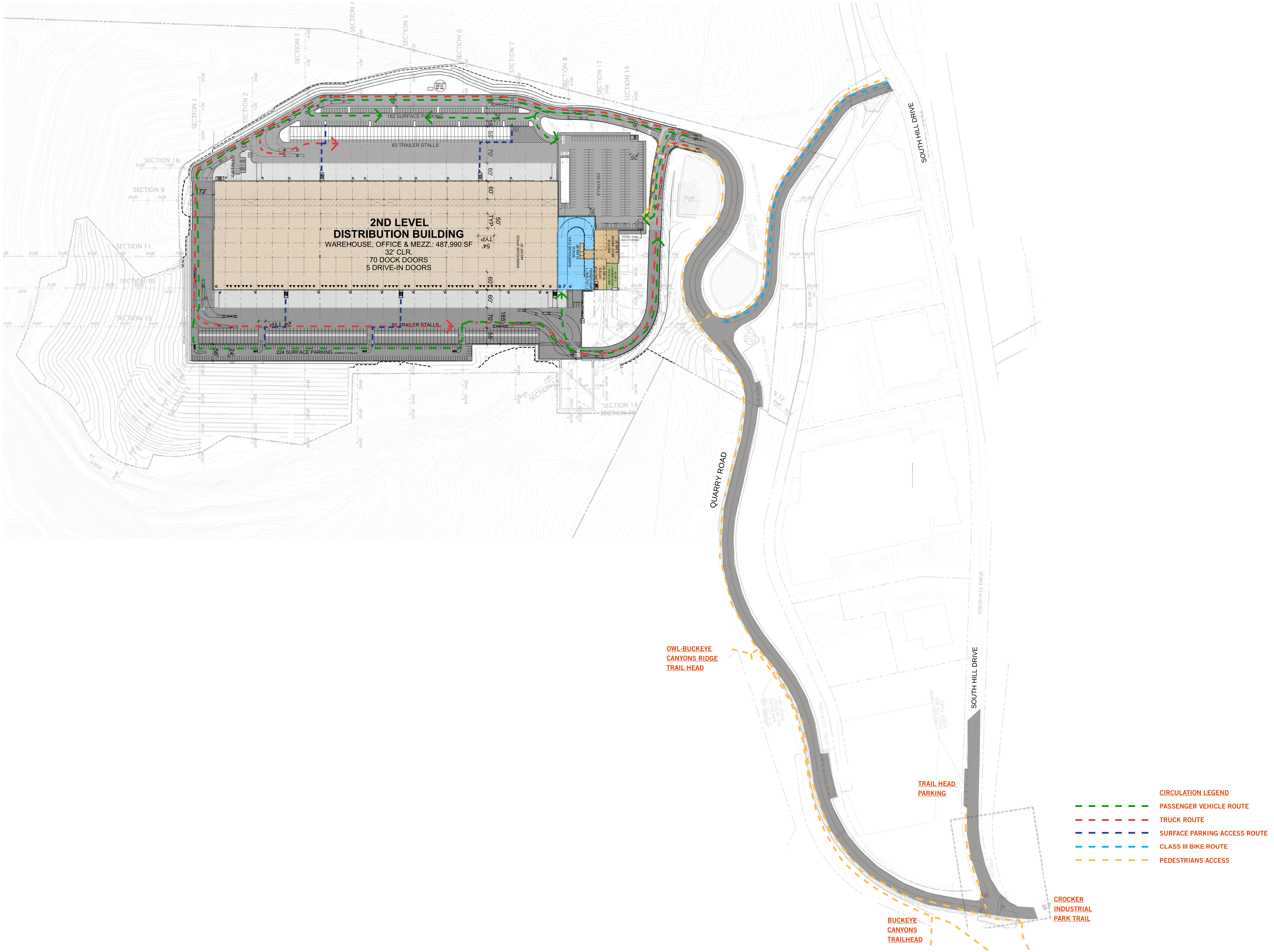

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CONCEPTUAL MASSING STUDY - SITE PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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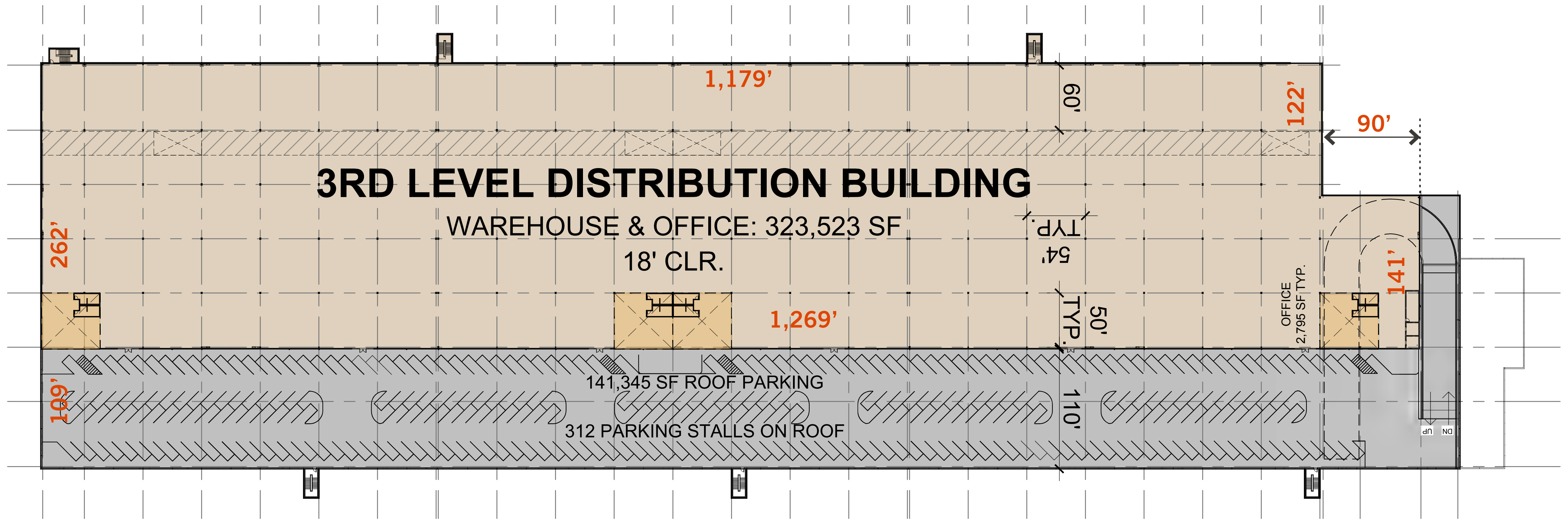
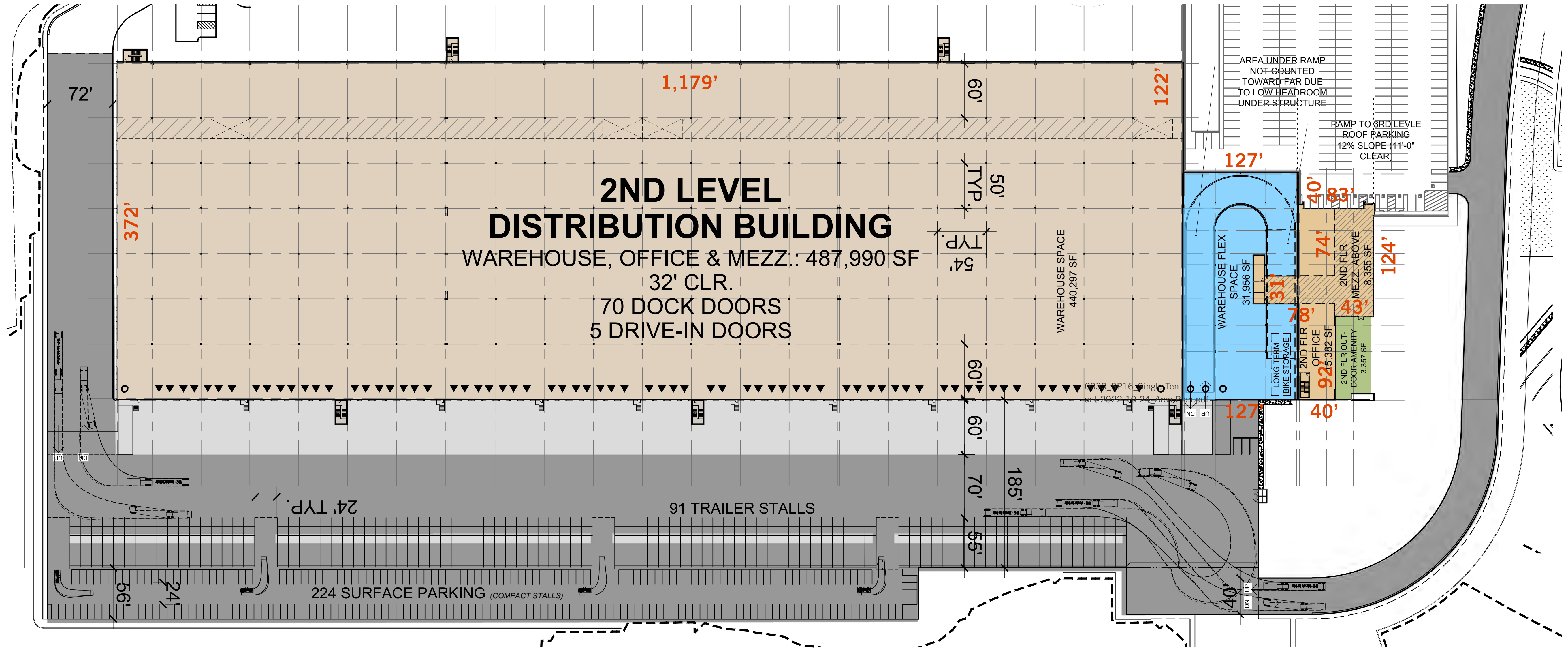
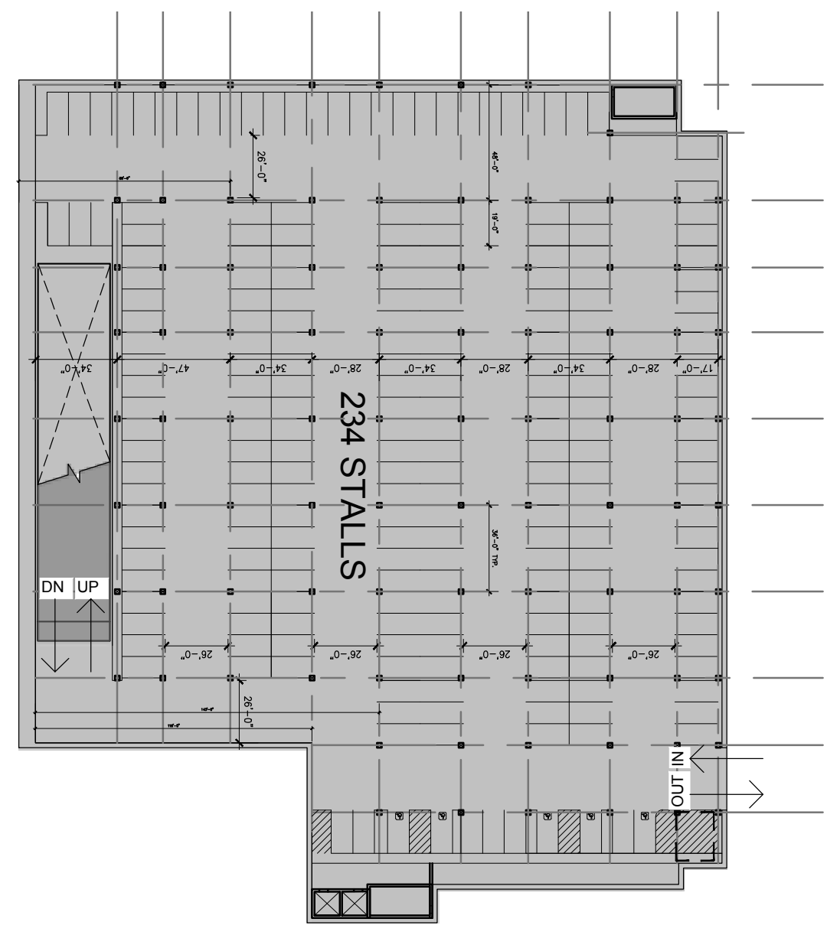


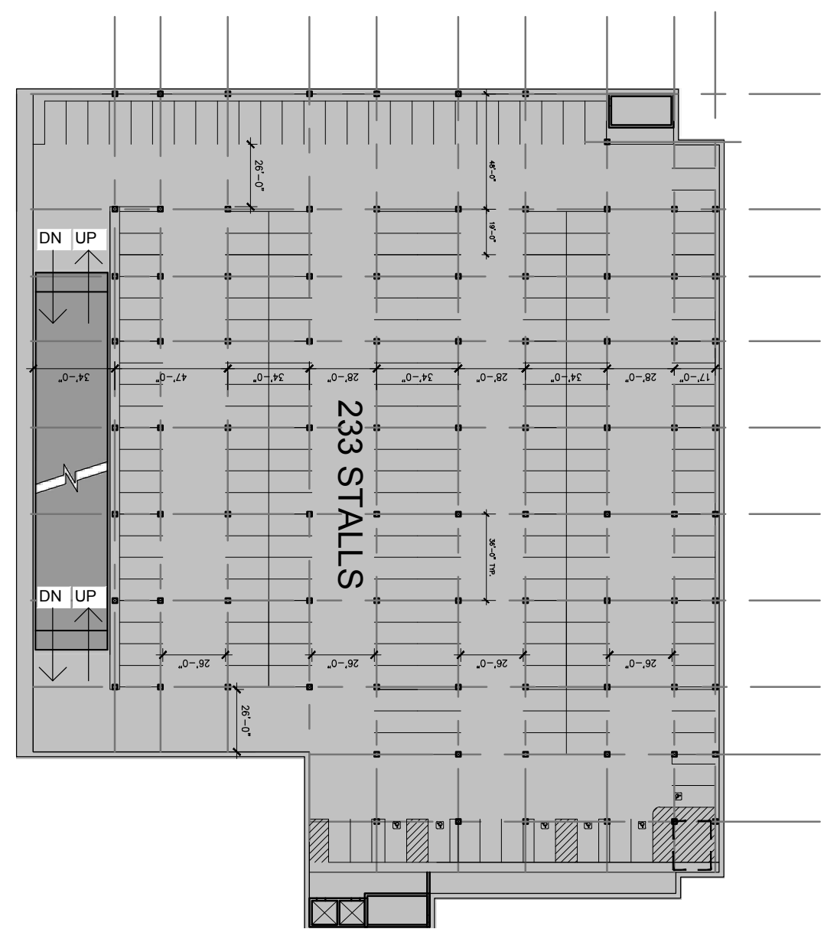
WAREHOUSE LEVEL 3


72'
1,179'
60'
122'
372'
2ND LEVEL DISTRIBUTION BUILDING
WAREHOUSE, OFFICE & MEZZ.: 487,990 SF
32' CLR.
70 DOCK DOORS
5 DRIVE-IN DOORS
50' TYP.
54' TYP.
WAREHOUSE SPACE 440,297 SF
AREA UNDER RAMP NOT COUNTED TOWARD FAR DUE TO LOW HEADROOM UNDER STRUCTURE
RAMP TO 3RD LEVLE ROOF PARKING 12% SLOPE (11'-0" CLEAR)
127'
40'
83'
74'
124'
WAREHOUSE FLEX SPACE 31,956 SF
31'
2ND FLR MEZZ ABOVE 8,355 SF
78'
43'
LONG TERM BIKE STORAGE
2ND FLR OFFICE 15,382 SF
92'
2ND FLR OUT-DOOR AMENITY 3,357 SF
127'
40'
60'
70'
185'
55'
91 TRAILER STALLS
24' TYP.
96'
24'
224 SURFACE PARKING (COMPACT STALLS)
40'
DN
UP

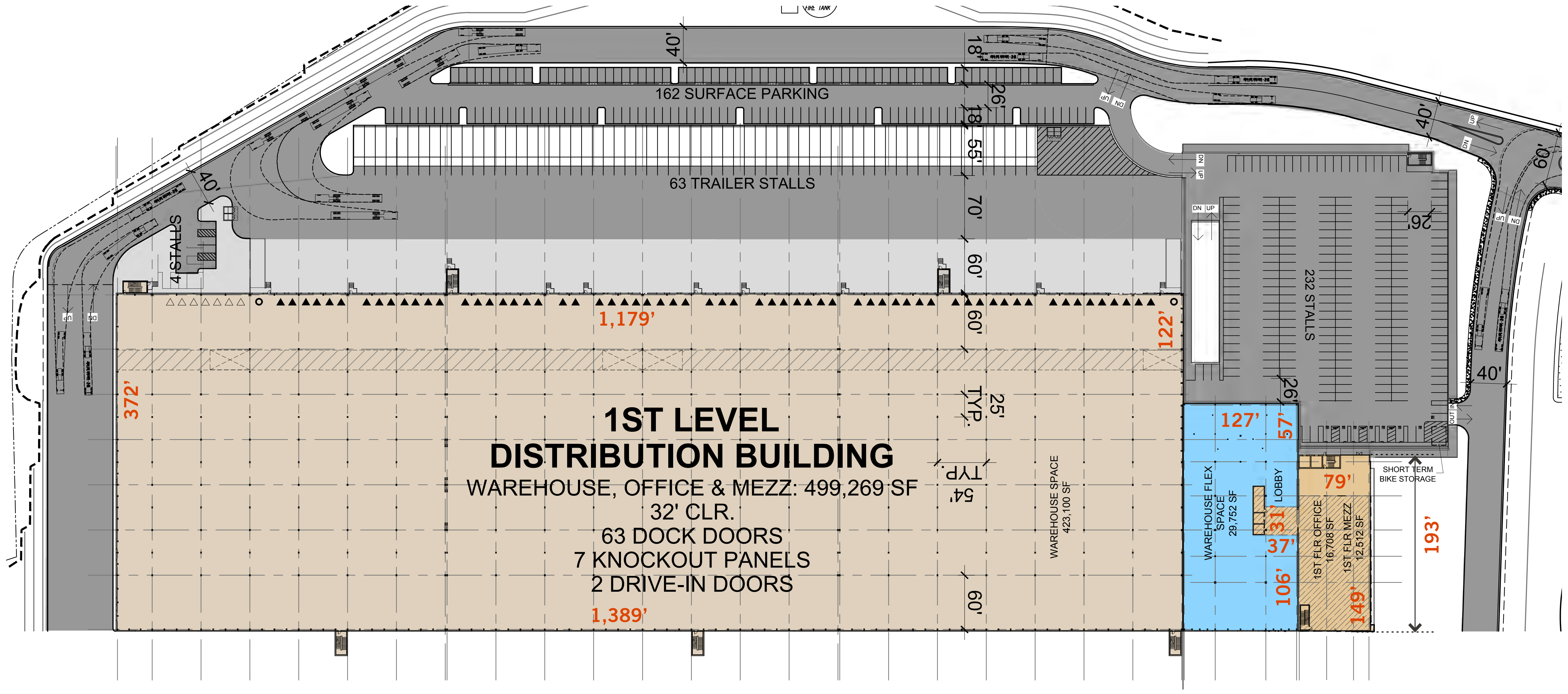
WAREHOUSE LEVEL 2

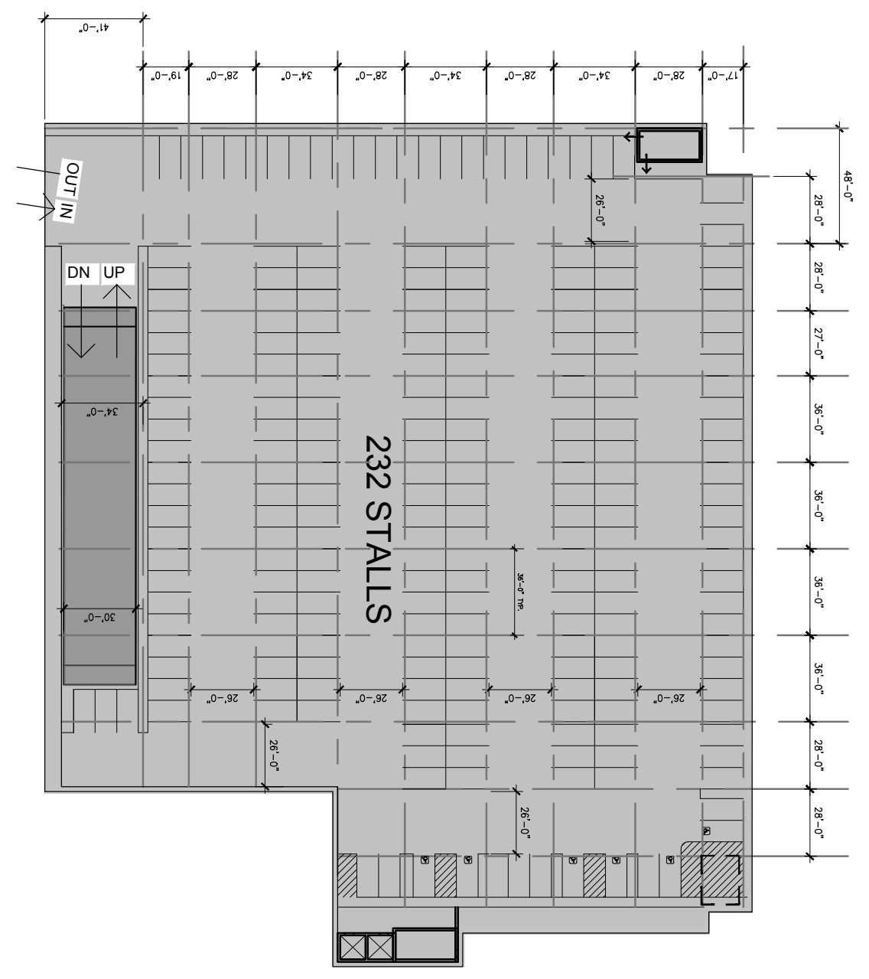


PARKING - LEVEL 1



PARKING - LEVEL 2





PARKING - LEVEL 3/ WAREHOUSE LEVEL 1

WAREHOUSE LEVEL 1/ PARKING LEVEL 3

PROJECT DATA: SINGLE TENANT L1&L2, 4 TENANT L3

OVERALL SITE AREA:		144.38 AC 6,289,308 SF	
PROPOSED LOT AREA:		61.40 AC 2,674,584 SF	
BUILDING AREA:			
1ST LEVEL PARKING:		**87,551 SF**	
PARKING (233 STALLS)		87,551 SF	
2ND LEVEL PARKING:		**87,551 SF**	
PARKING (232 STALLS)		87,551 SF	
1ST LEVEL:		**499,269 SF**	
WAREHOUSE		440,297 SF	
WAREHOUSE FLEX		29,752 SF	
OFFICE		16,708 SF	
OFFICE-MEZZ		12,512 SF	
2ND LEVEL:		**495,990 SF**	
WAREHOUSE		440,297 SF	
WAREHOUSE FLEX		31,956 SF	
OFFICE		15,382 SF	
OFFICE-MEZZ		8,355 SF	
OUTDOOR SPACE		*3,357 SF*	*NOT INCLUDED IN FAR*
UNDER RAMP AREA		*8,000 SF*	*NOT INCLUDED IN FAR*
3RD LEVEL:		**323,244 SF**	
WAREHOUSE		294,984 SF	
OFFICE		28,260 SF	
RAMP		*19,000 SF*	*NOT INCLUDED IN FAR*
PARKING (312 STALLS)		*141,345 SF*	*NOT INCLUDED IN FAR*
TOTAL BUILDING AREA:		**1,318,503 SF**	
BUILDING USE:			
WAREHOUSE		1,237,286 SF	
OFFICE	6%	81,217 SF	
ALLOWABLE FAR:	0.62	1,658,242 SF	*BRISBANE MUNICIPAL CODE 17.02.315*
PROVIDED FAR:	0.56	1,493,605 SF	*BRISBANE MUNICIPAL CODE 17.02.495*
LOT COVERAGE:	21.9%	586,172 SF	*SEE LOT COVERAGE CALCS ON SHEET A02*
PARKING REQUIRED:			
WAREHOUSE	1/1000 SF	1,237 STALLS	
OFFICE	1/1000 SF	81 STALLS	
TOTAL		1,319 STALLS	
PARKING PROVIDED:			
TOTAL AUTO:		1,390 STALLS @1.05/1000 SF	
PARKING GARAGE		698 STALLS	
LEVEL 1		233 STALLS	*ENTRY 1*
LEVEL 2		232 STALLS	
LEVEL 3 (ROOF)		233 STALLS	*ENTRY 2*
SURFACE PARKING		385 STALLS	
WEST SURFACE PARKING		158 STALLS	
EAST SURFACE PARKING		227 STALLS	
LEVEL 2 ROOF		307 STALLS	
REQ. ACCESSIBLE:		24 STALLS	
PROVIDED ACCESSIBLE		24 STALLS	
EV STALLS PROVIDED: *(50% OF PARKING REQUIRED)*		660 STALLS	*BRISBANE MUNICIPAL CODE 15.84.080*
COMPACT STALLS PROVIDED (30%):		412 STALLS	
COVERED AND UNCOVERED STALLS:			
COVERED		465 STALLS	
UNCOVERED		925 STALLS	
TRAILER PARKING:		154 STALLS	
LEVEL 1		63 STALLS	
LEVEL 2		91 STALLS	
BICYCLE PARKING			
SHORT TERM: *(5% OF VISITOR MOTORIZED VEHICLE PARKING CAPACITY)*			
REQUIRED		70 STALLS	
PROVIDED		72 STALLS	
LONG TERM: *(5% OF VISITOR MOTORIZED VEHICLE PARKING CAPACITY)* *(LONG TERM BIKE PARKING TO BE PROVIDED INSIDE BUILDING AS PART OF FUTURE TENANT IMPROVEMENTS)*			
REQUIRED		70 STALLS	
PROVIDED		TENANT PROVIDED	
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS		131	
△ KNOCK-OUTS		7	
○ GRADE-LEVEL DOORS		7	

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CONCEPTUAL MASSING STUDY - FLOOR PLANS

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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JOB NO.: SNR18-0030-00

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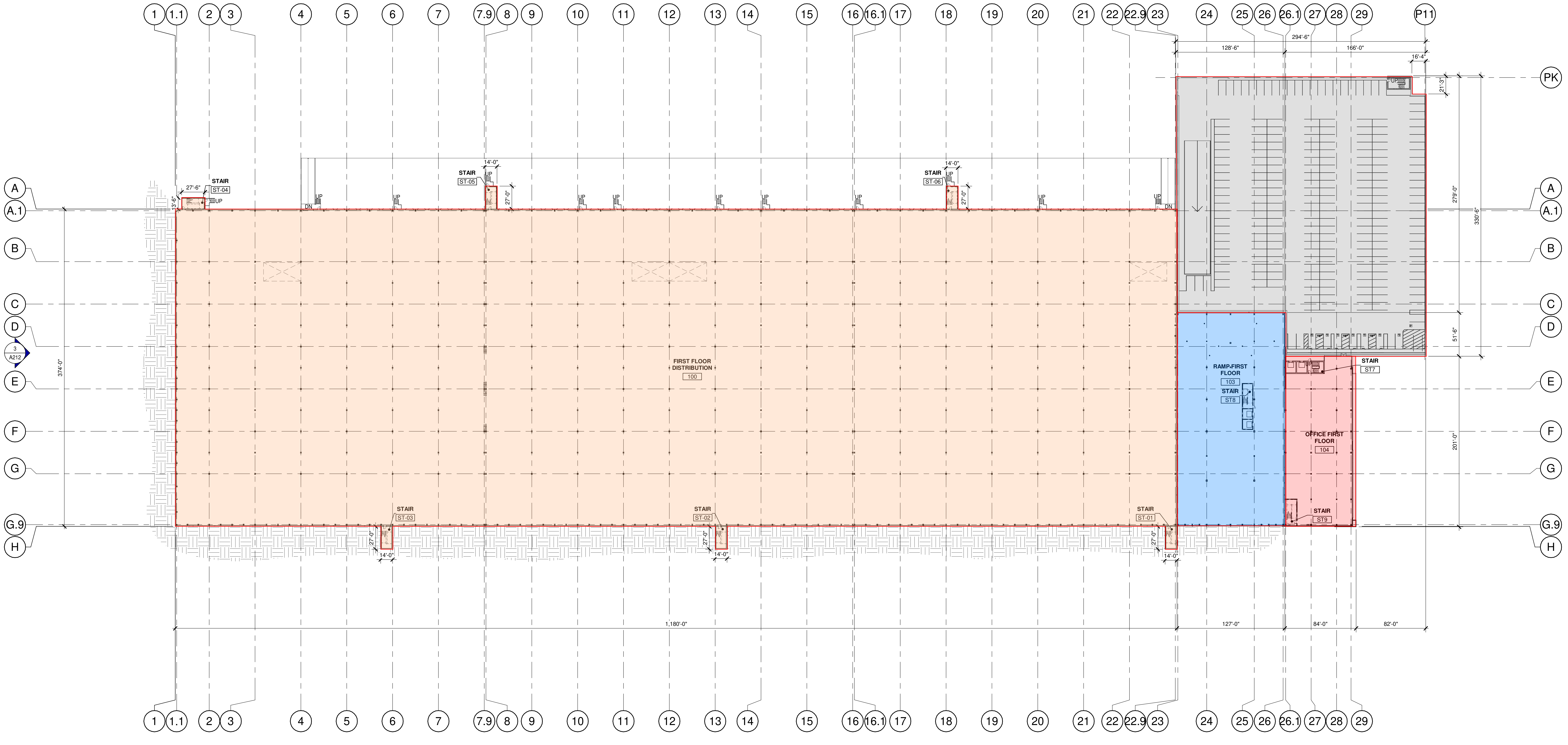
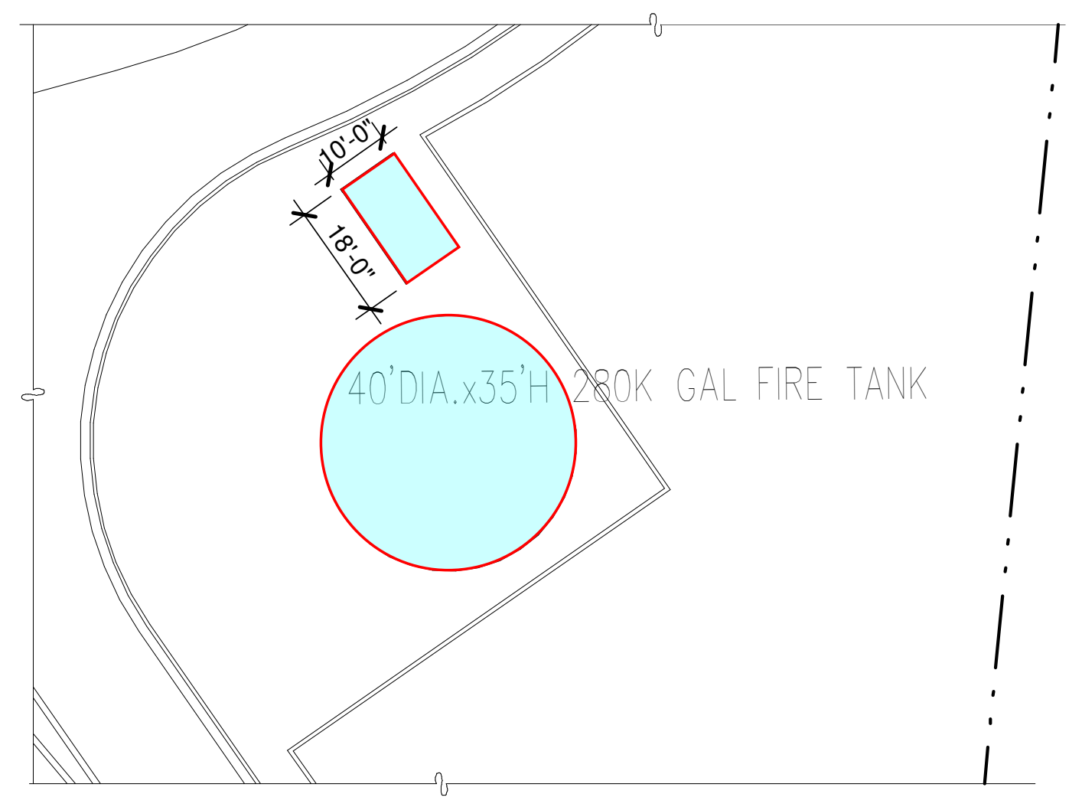


1"=50'
0 25' 50' 100' 250'

LOT COVERAGE DIAGRAM

1 N

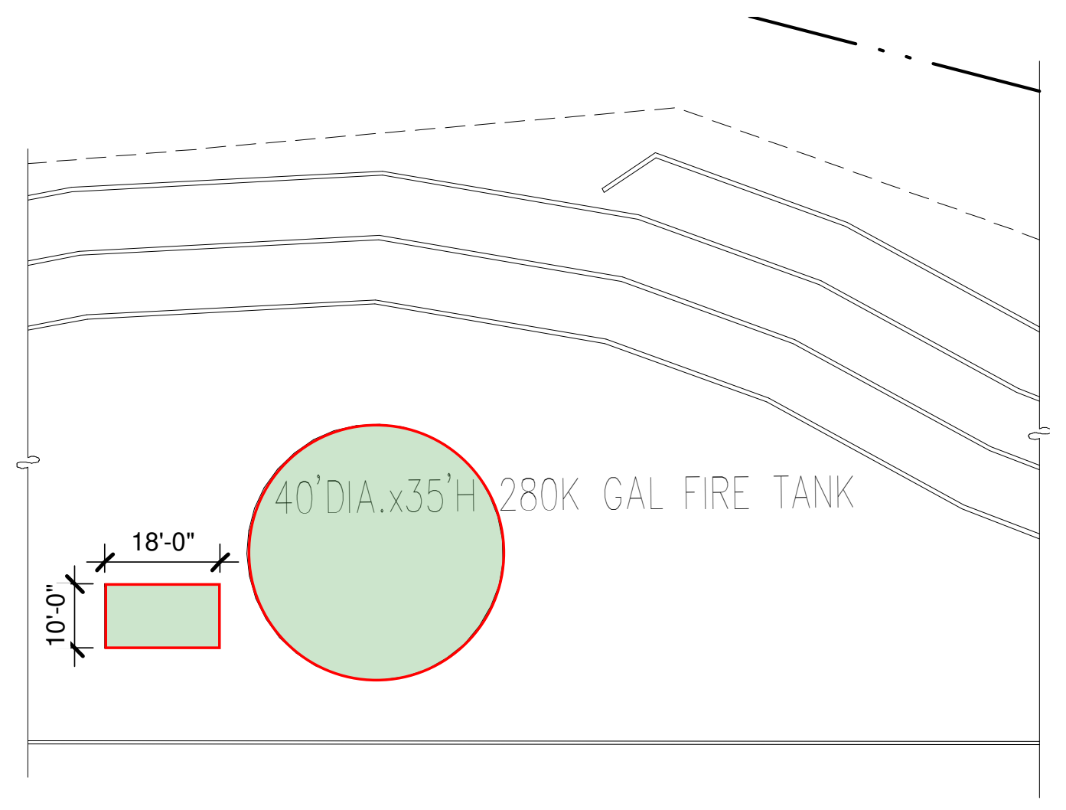
SCALE: 1" = 50'-0"



NORTH FIRE WATER TANK

5

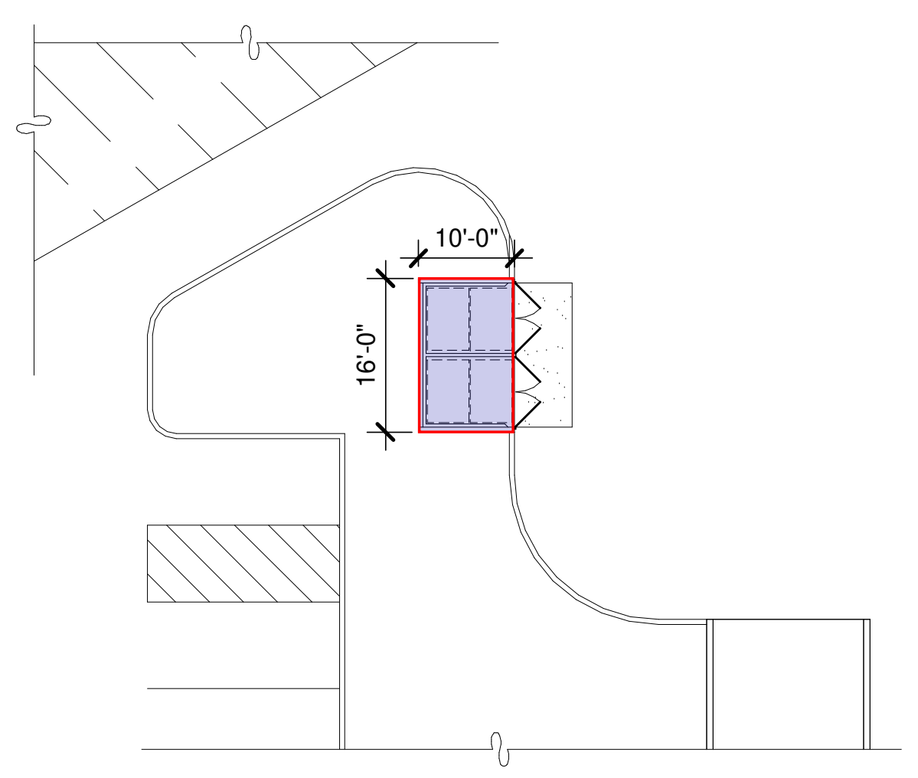
SCALE: 1" = 30'-0"



WEST FIRE WATER TANK

4

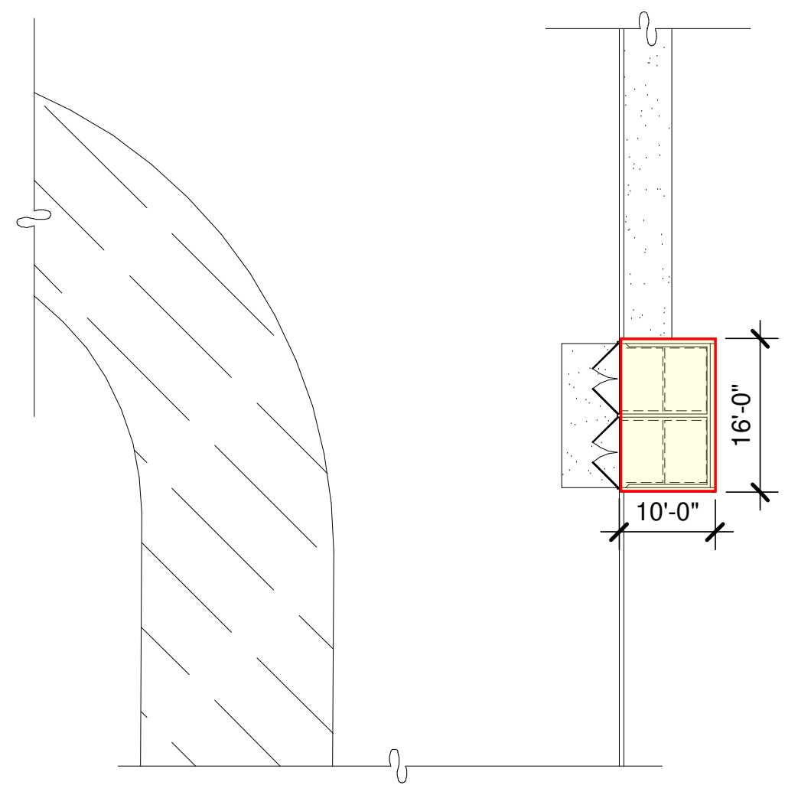
SCALE: 1" = 30'-0"



WEST TRASH ENCLOSURE

3

SCALE: 1" = 20'-0"



EAST TRASH ENCLOSURE

2

SCALE: 1" = 20'-0"

LOT COVERAGE CALCULATIONS

🟧	WAREHOUSE (1180' x 374') + (27.5' x 13.5') + 5(14' x 27") = 441,320 + 371.25 + 1,890 = 443,581.25 SF
🟦	RAMP BUIDLING 127' x (201 + 51.5') = 32,067.5 SF
🟥	OFFICE BUIDLING 84' x 201' = 16,884 SF
⬜	PARKING GARAGE (294.5' x 330.5') - (16'4" x 21'3") - (127' x 51.5') = 97,332.25 - 347.08 - 6,540.5 = 90,444.67 SF
🟨	EAST TRASH ENCLOSURE 10' x 16' = 160 SF
🟪	WEST TRASH ENCLOSURE 10' x 16' = 160 SF
🟩	WEST FIRE WATER TANK (10' x 18') + (Π(20)^2) = 180 + 1257 = 1,437 SF
🟦	NORTH FIRE WATER TANK (10' x 18') + (Π(20)^2) = 180 + 1257 = 1,437 SF
	TOTAL 586,172 SF

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LOT COVERAGE DIAGRAM

DATE	REMARKS
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	A.C.
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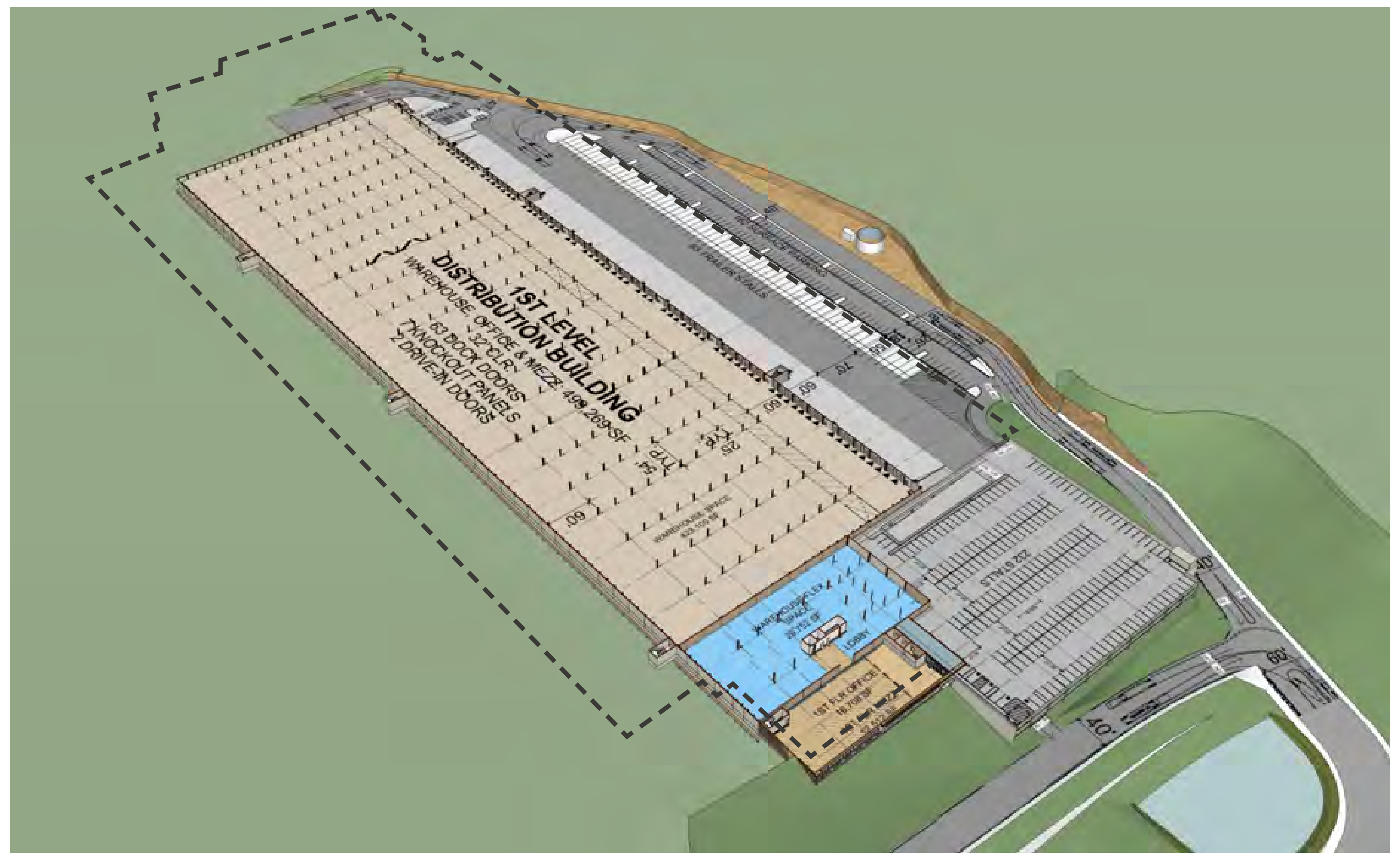
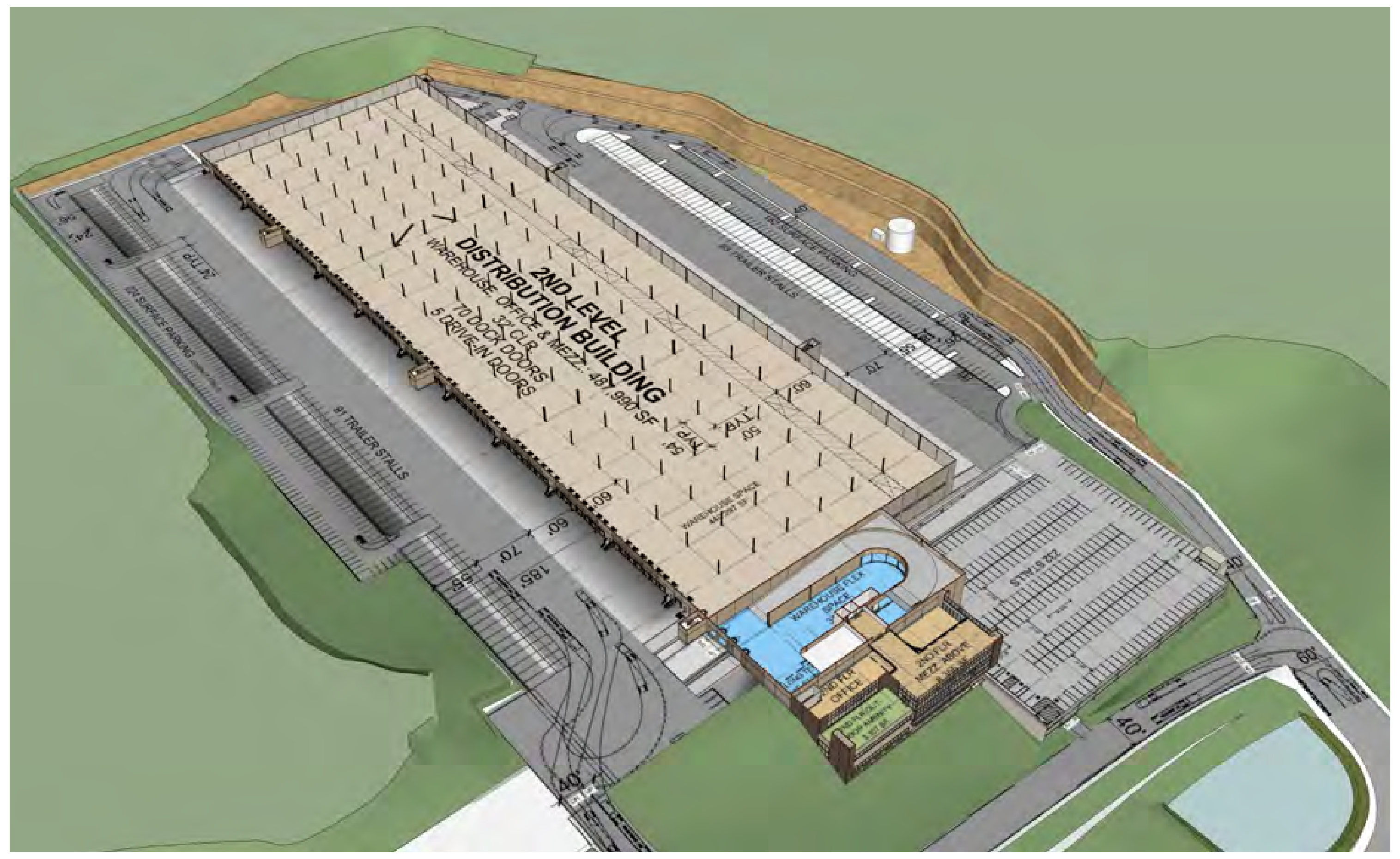
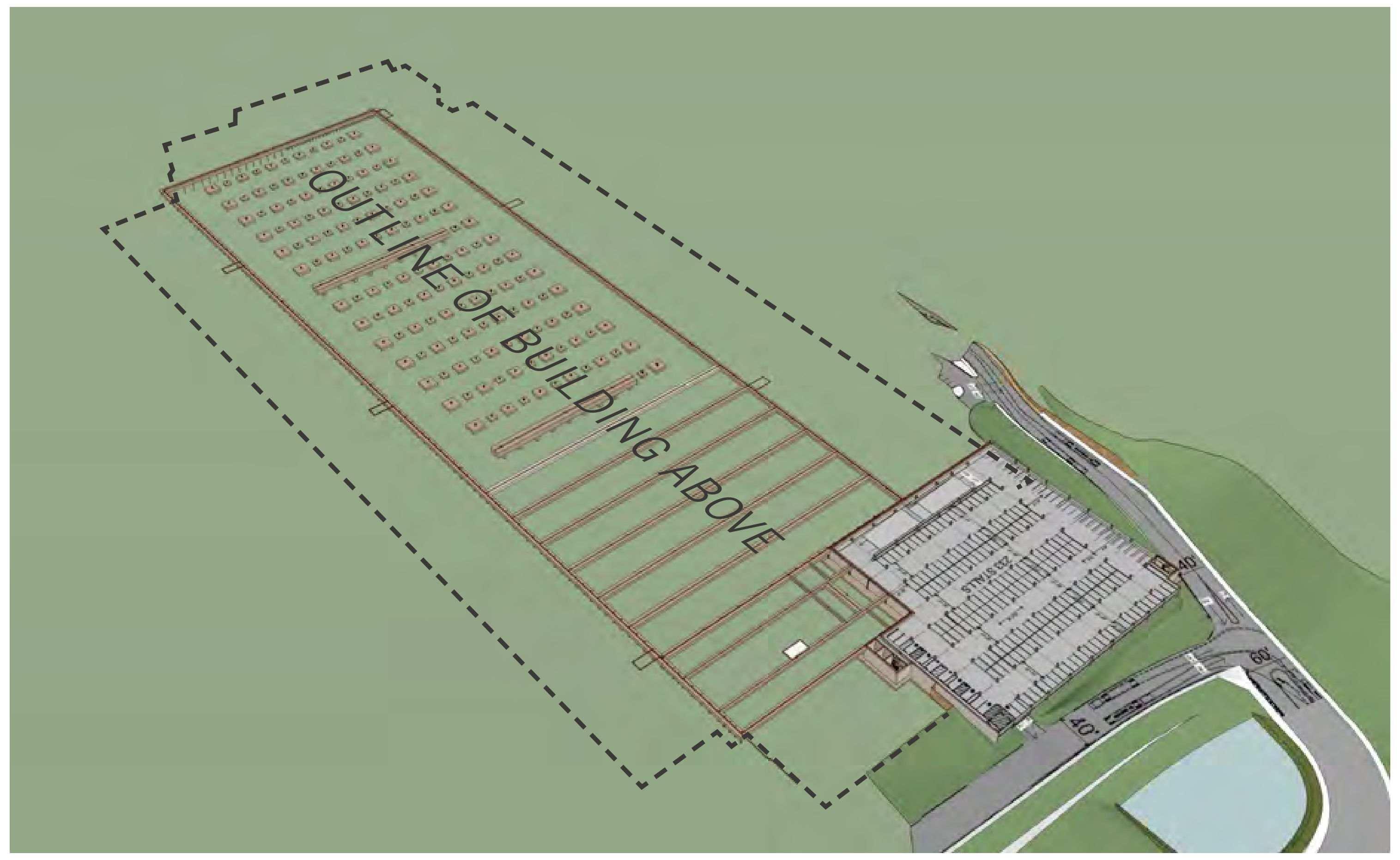


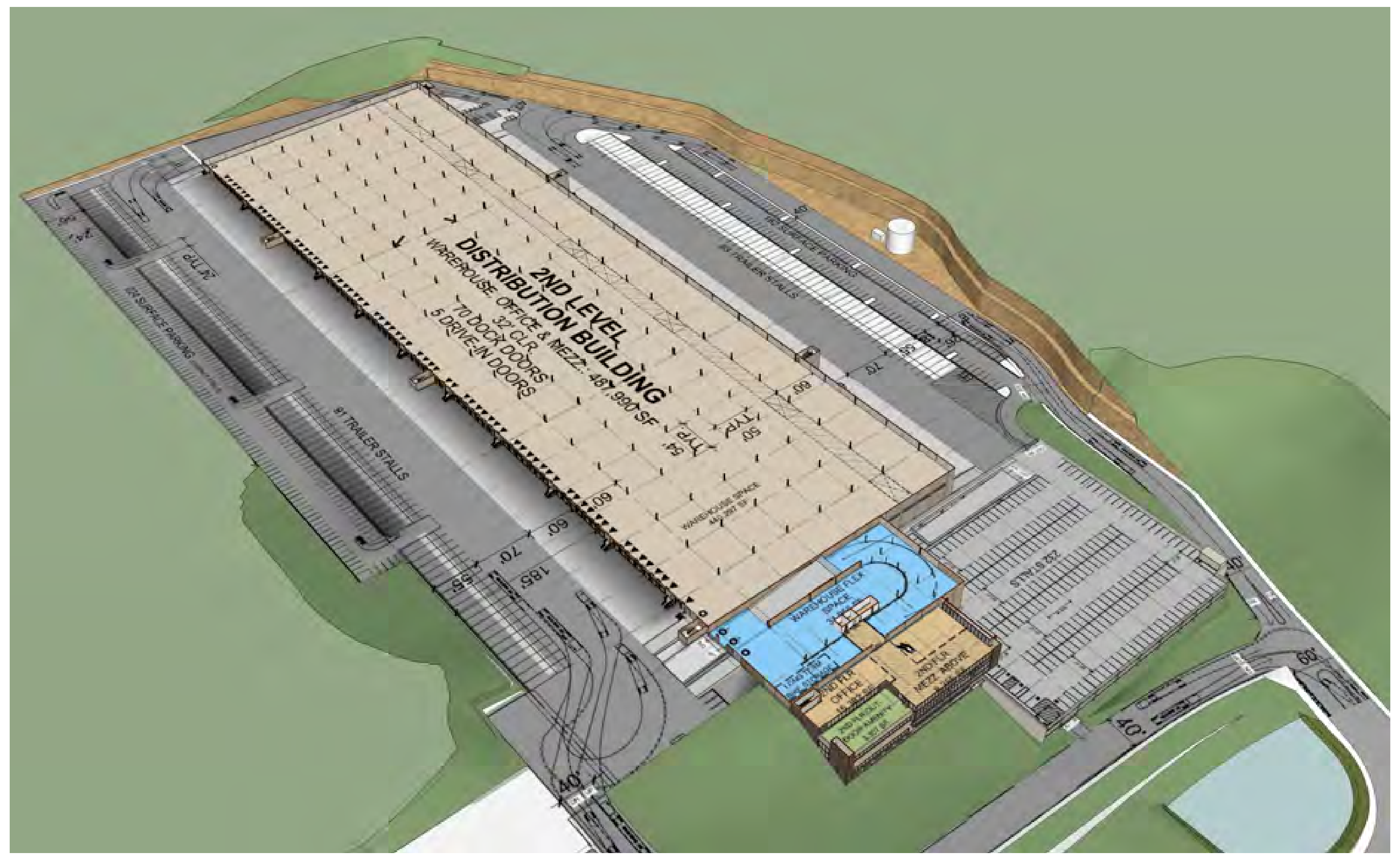
PARKING - LEVEL 3 / WAREHOUSE LEVEL 1



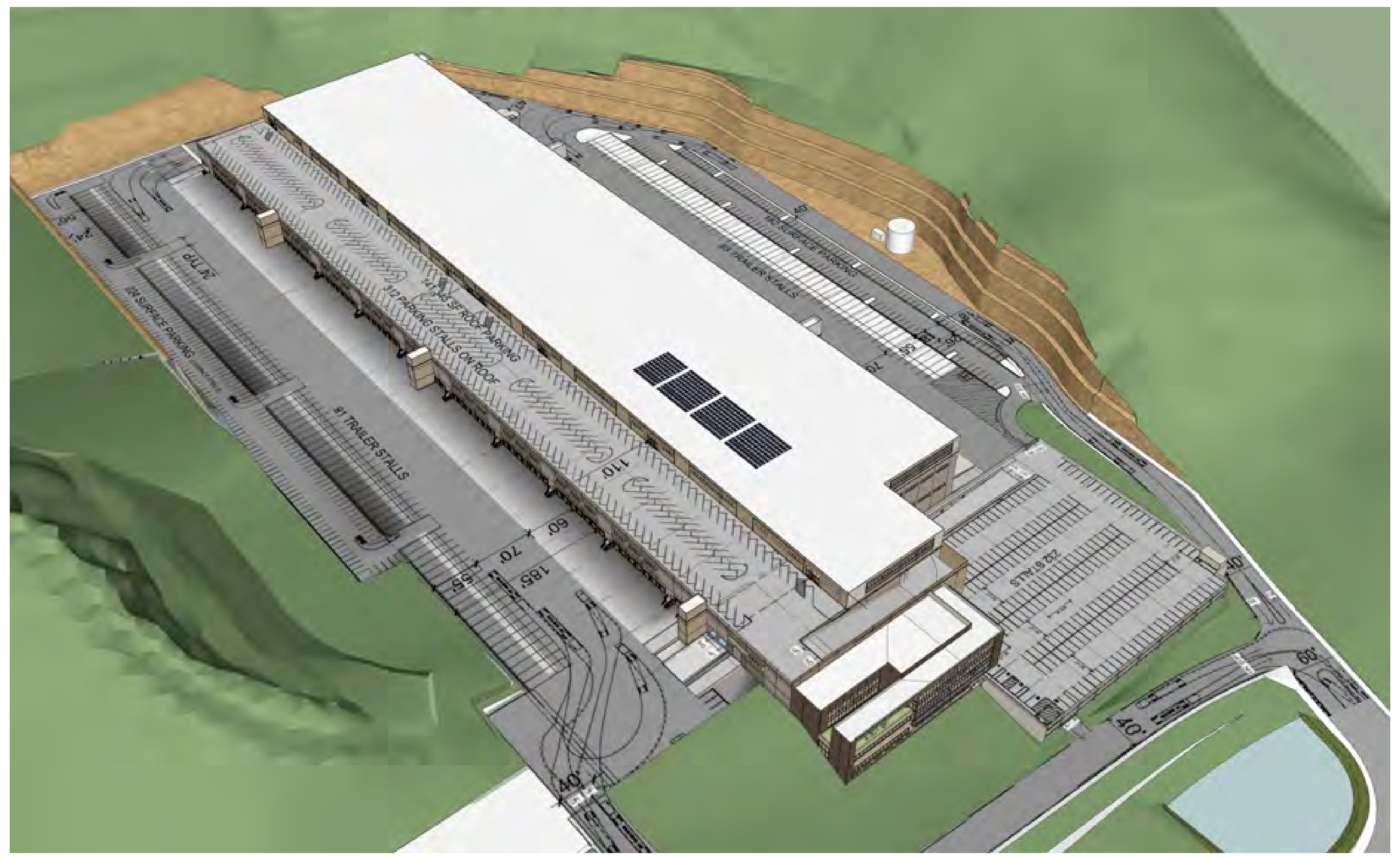
LEVEL 2 - MEZZANINE



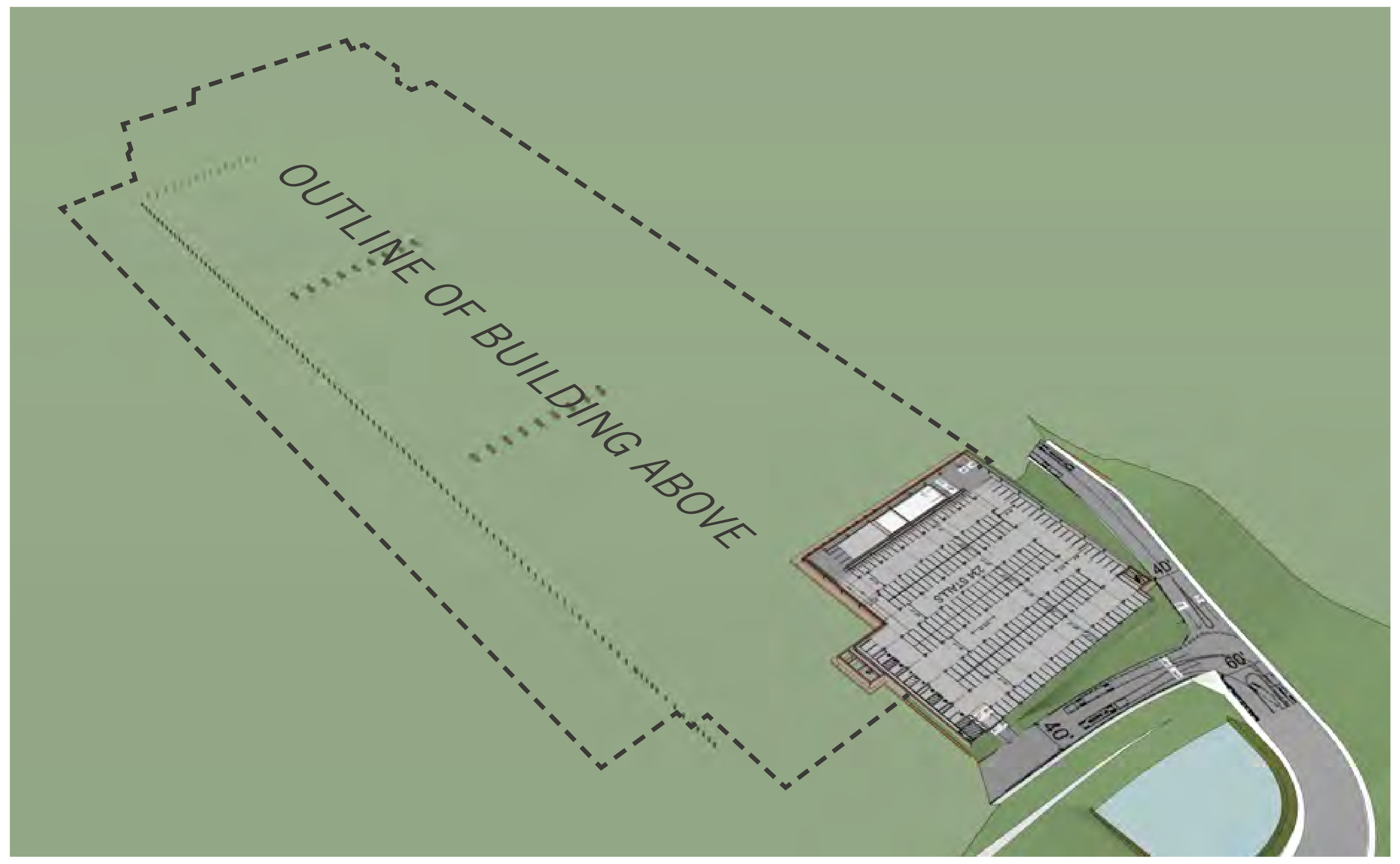
PARKING - LEVEL 2



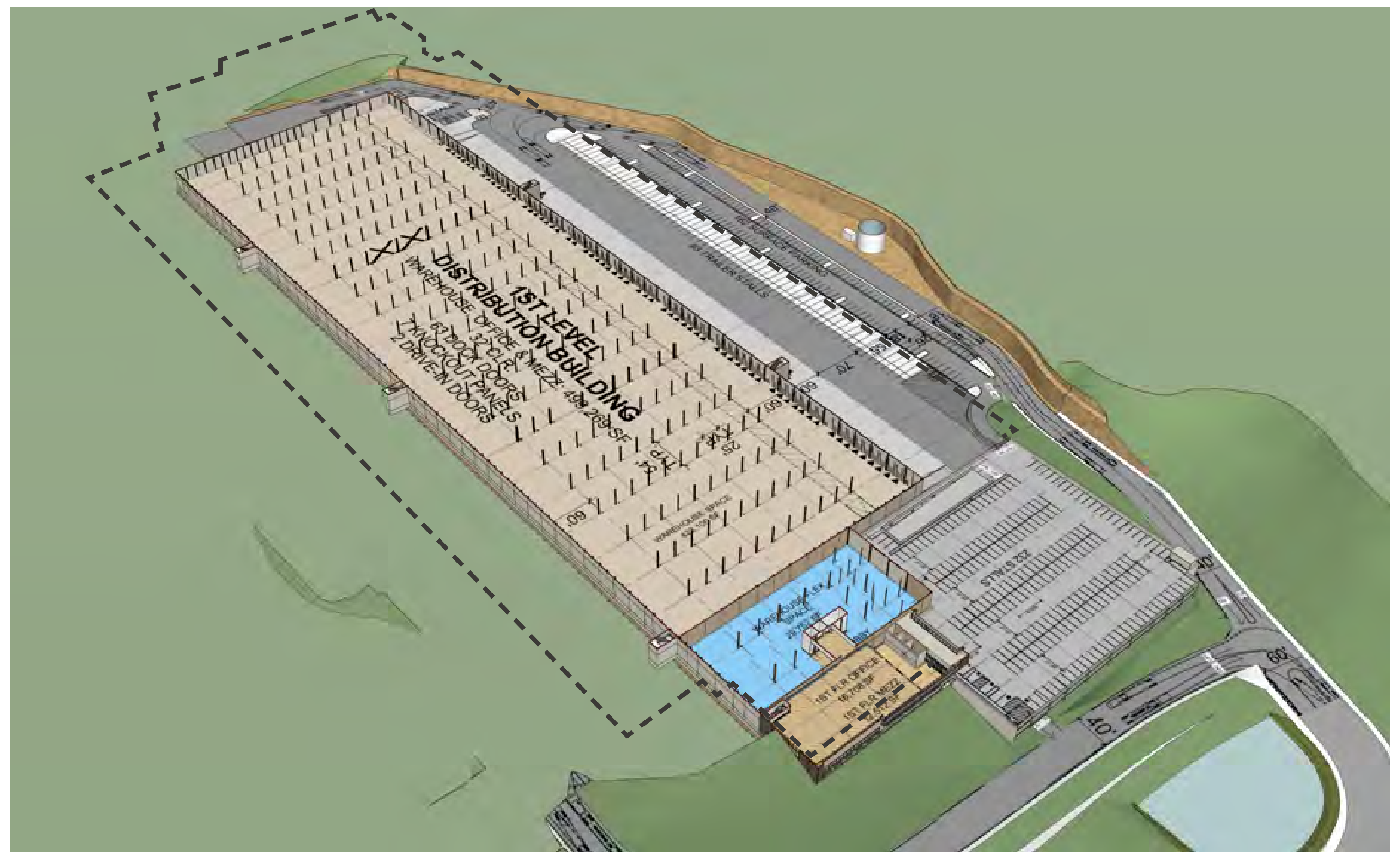
WAREHOUSE - LEVEL 2



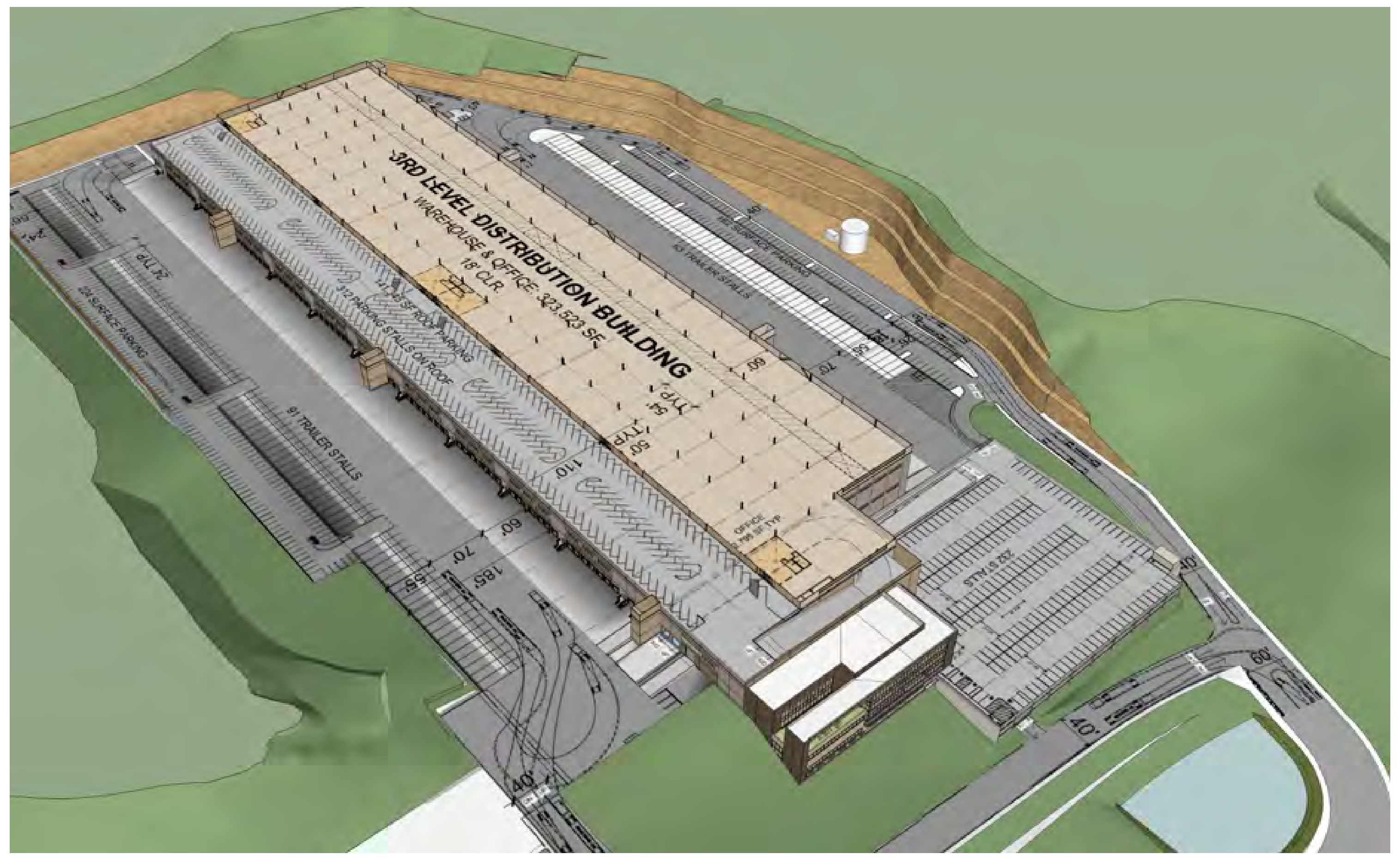
OVERALL BUILDING - ROOF PLAN



PARKING - LEVEL 1



LEVEL 1 MEZZANINE



WAREHOUSE - LEVEL 3

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1 QUARRY RD
BRISBANE, CALIFORNIA 94005

CONCEPTUAL MASSING STUDY - SECTIONS

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	CP
JOB NO.:	SNR18-0030-00

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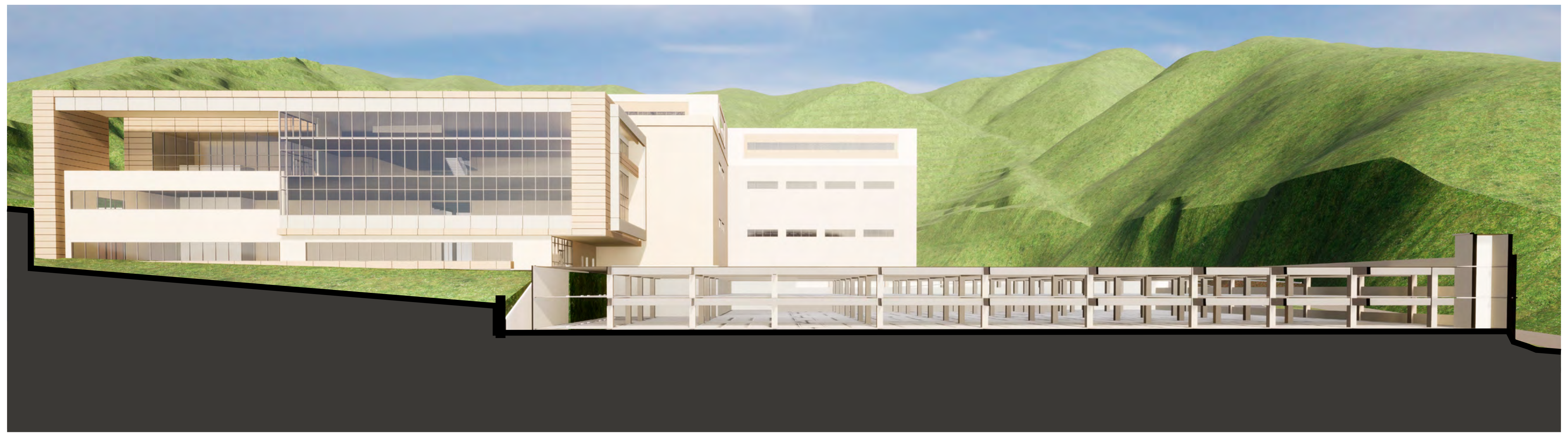
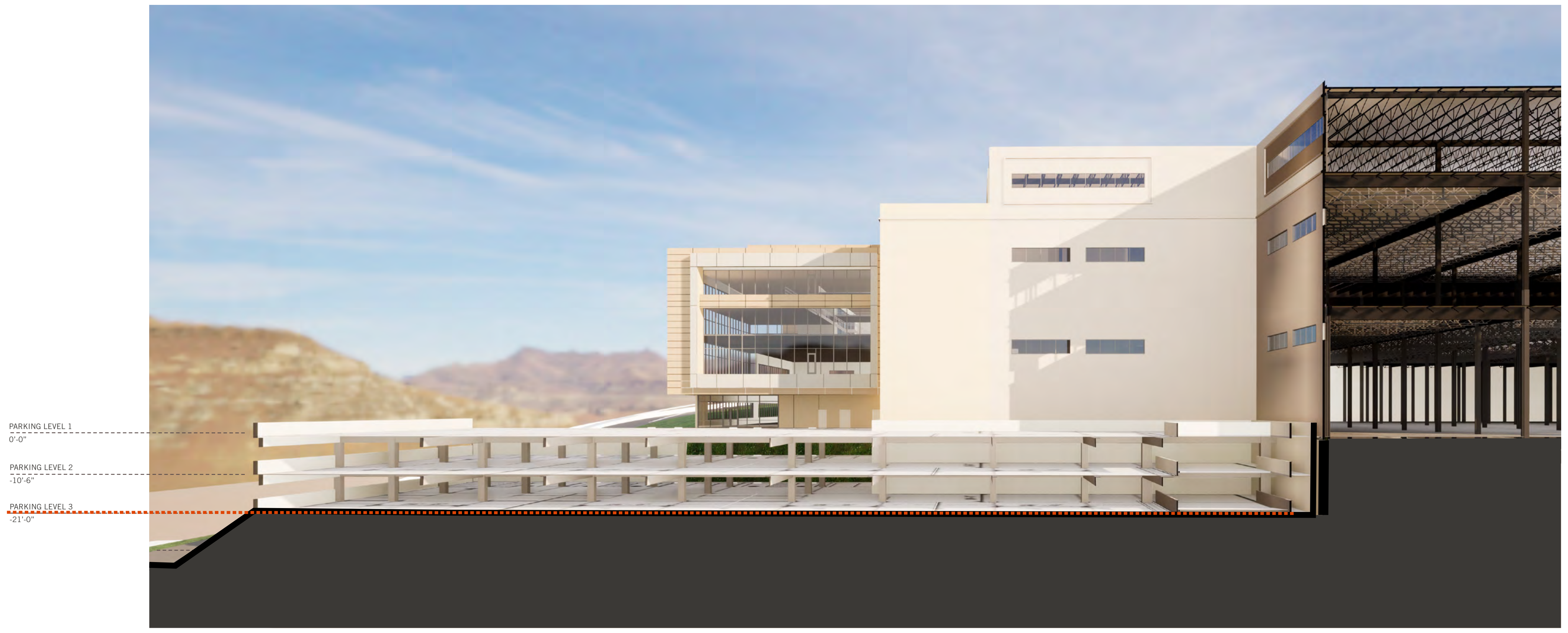
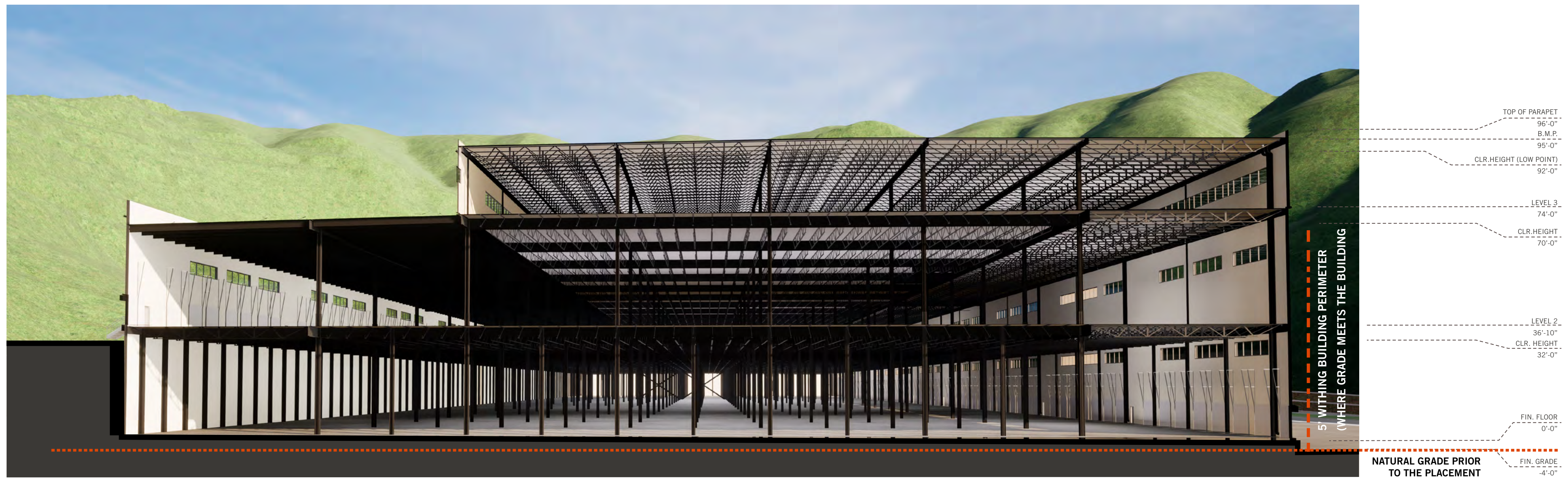
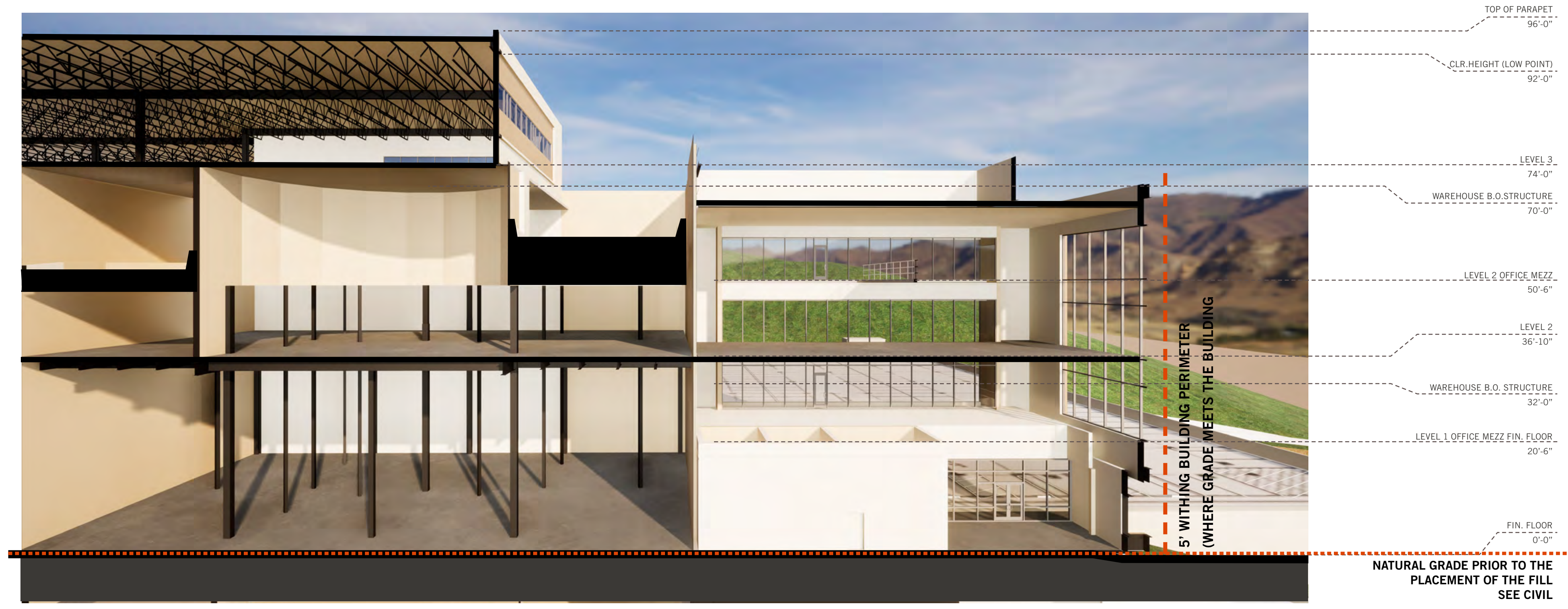


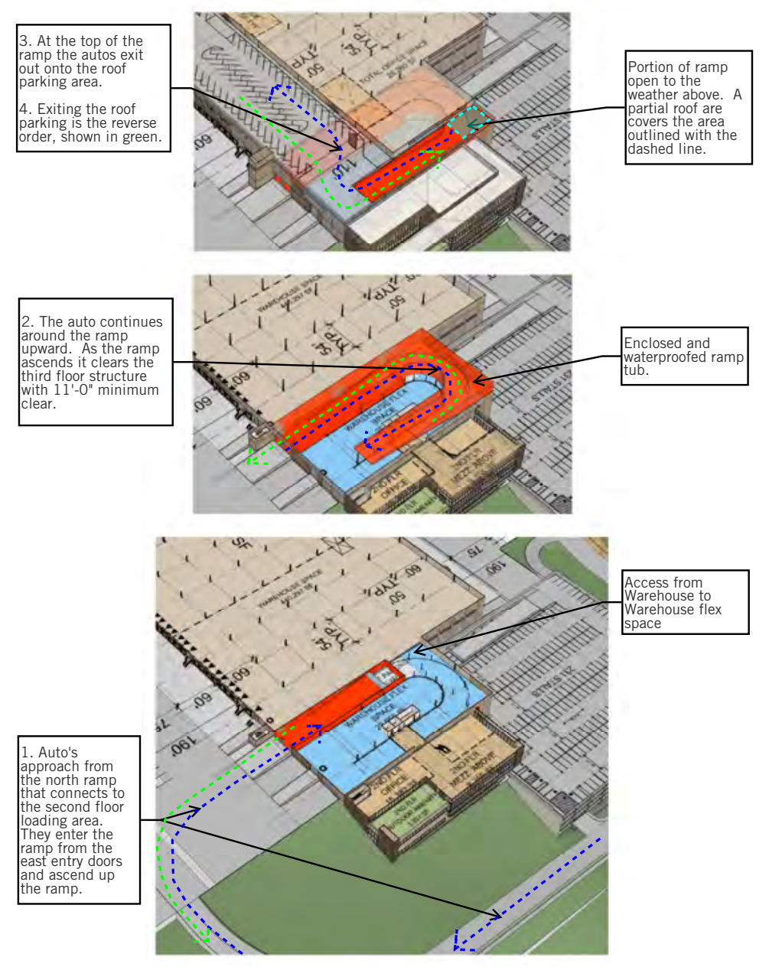




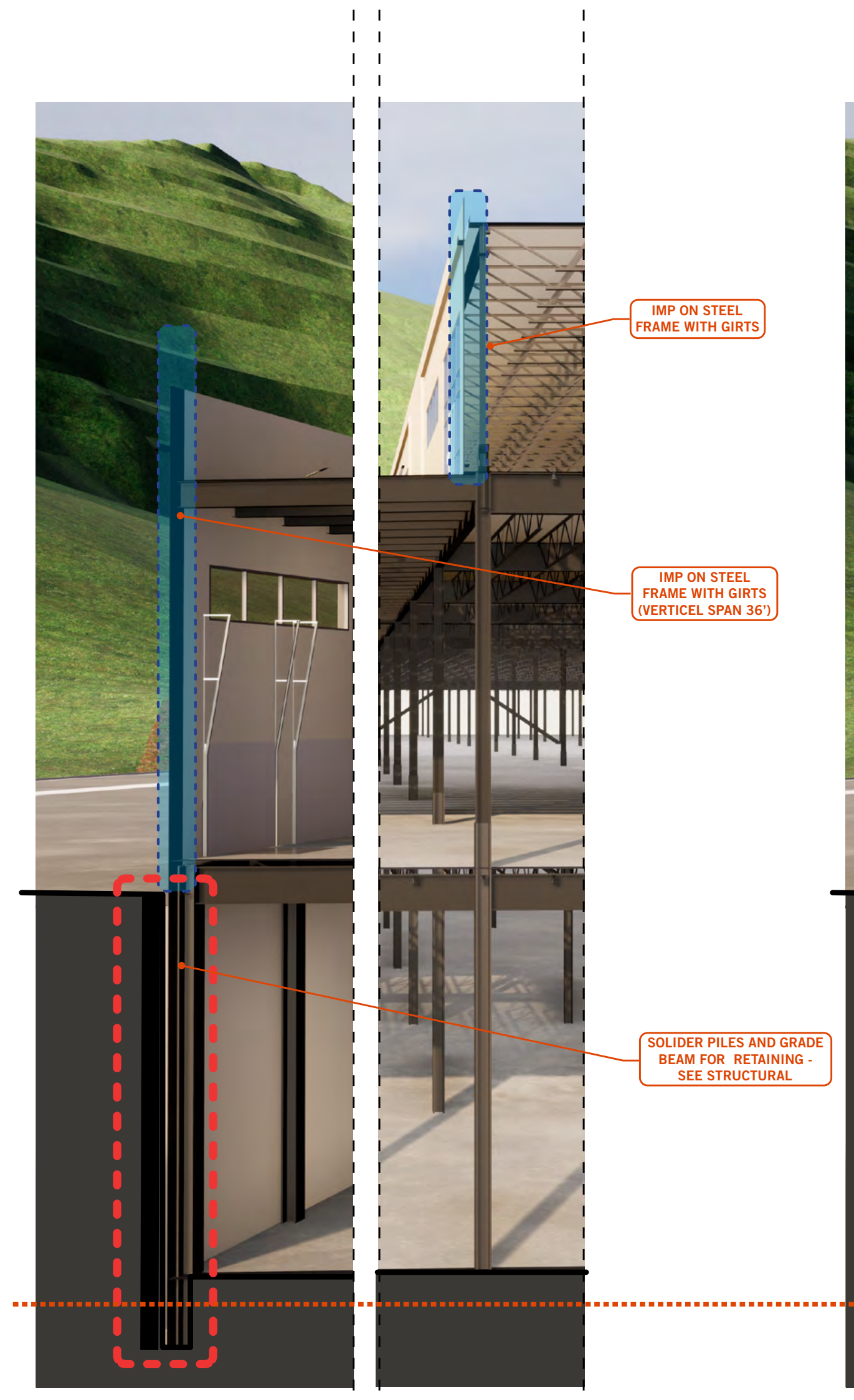
BUILDING SECTION EAST TO WEST AT WAREHOUSE AREA



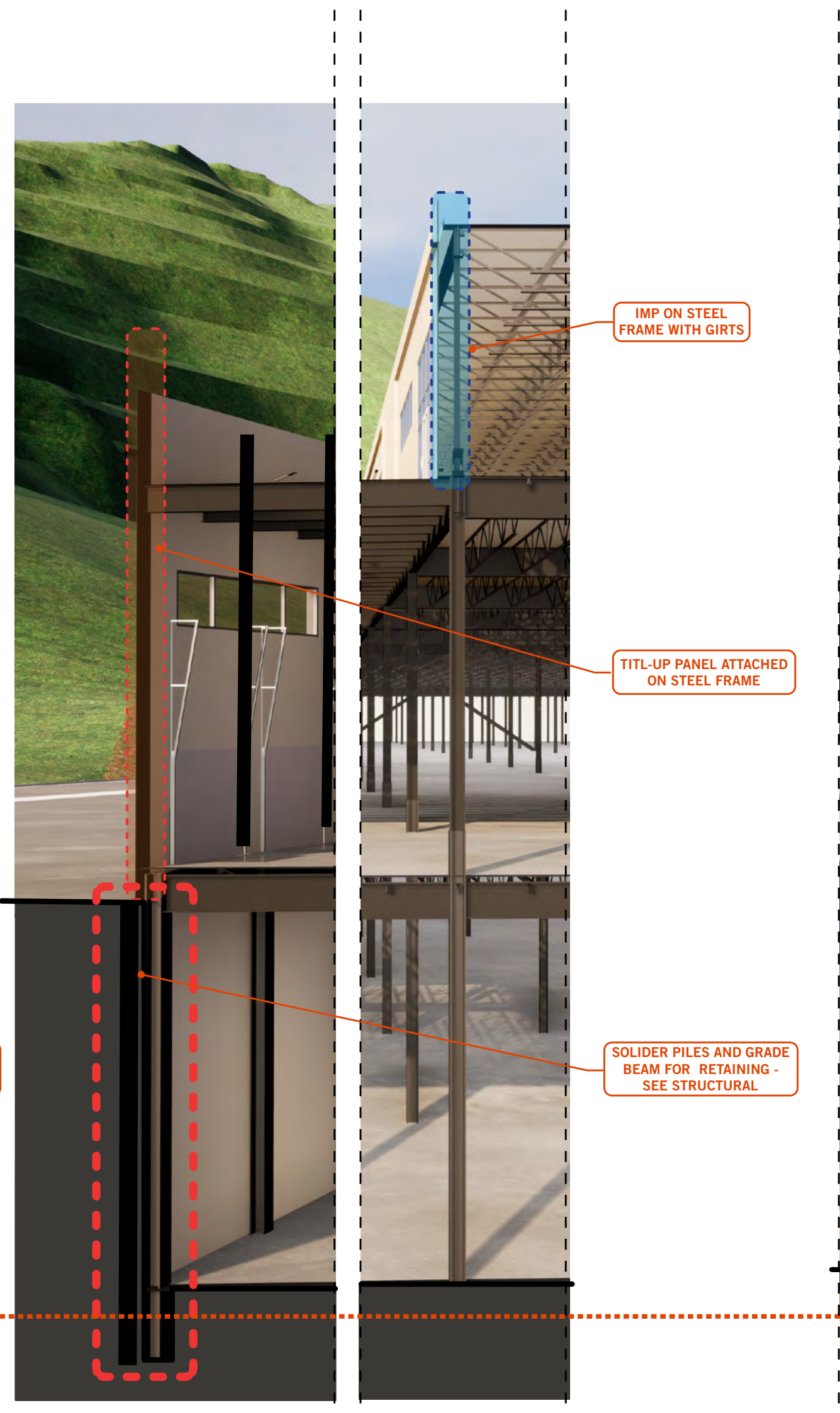
PARTIAL BUILDING SECTION AT RAMP AND OFFICE LOCATION


3. At the top of the ramp the autos exit out onto the roof parking area.
4. Exiting the roof parking is the reverse order, shown in green.
Portion of ramp open to the weather above. A partial roof are covers the area outlined with the dashed line.
2. The auto continues around the ramp upward. As the ramp ascends it clears the third floor structure with 11'-0" minimum clear.
Enclosed and waterproofed ramp tub.
Access from Warehouse to Warehouse flex space
1. Auto's approach from the north ramp that connects to the second floor loading area. They enter the ramp from the east entry doors and ascend up the ramp.

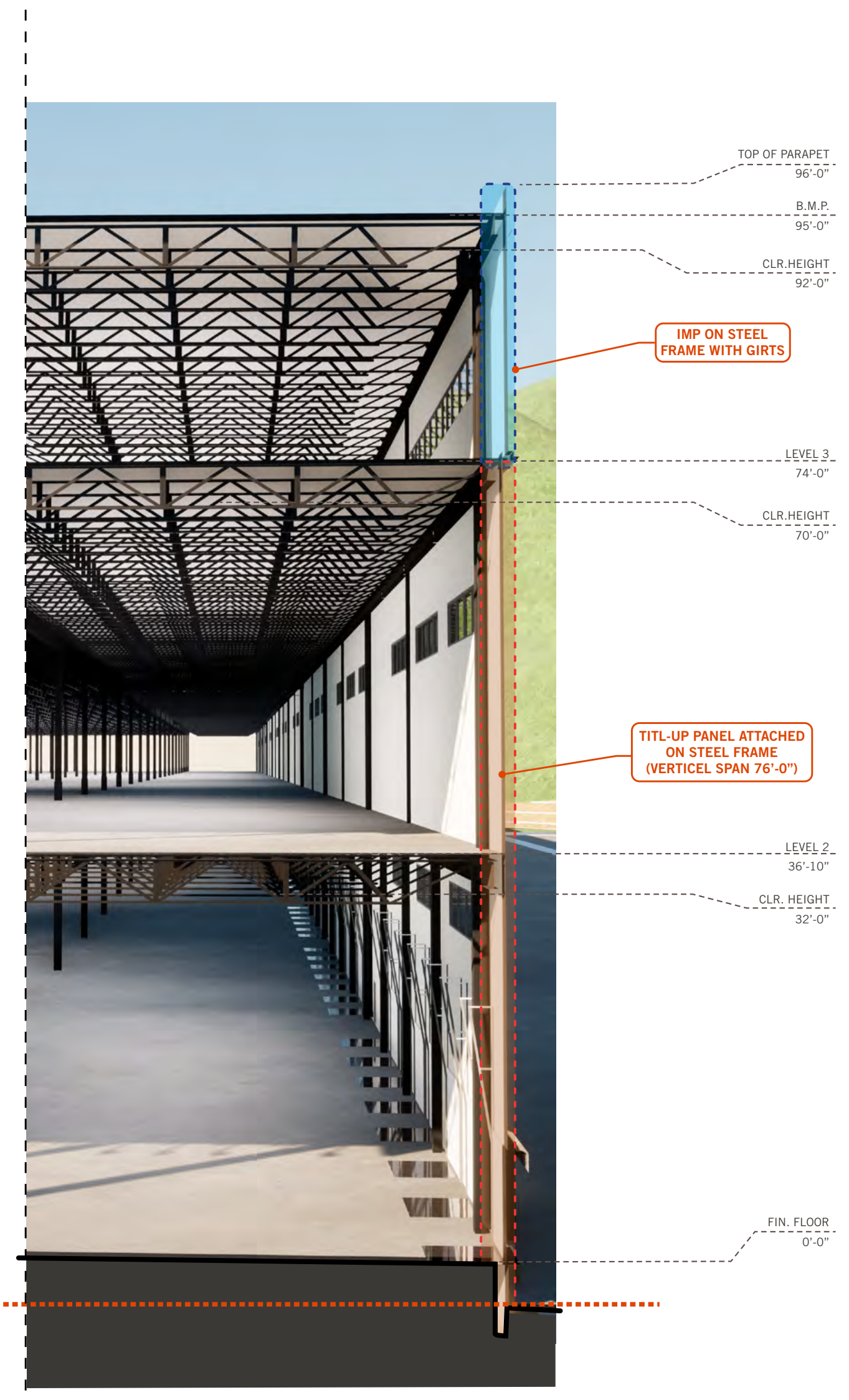
PARTIAL RAMP PLAN SECTIONS


IMP ON STEEL FRAME WITH GIRTS
IMP ON STEEL FRAME WITH GIRTS (VERTICEL SPAN 36')
SOLIDER PILES AND GRADE BEAM FOR RETAINING - SEE STRUCTURAL

OPTION 2


IMP ON STEEL FRAME WITH GIRTS
TITL-UP PANEL ATTACHED ON STEEL FRAME
SOLIDER PILES AND GRADE BEAM FOR RETAINING - SEE STRUCTURAL

OPTION 1



OPTION 1

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BRISBANE, CALIFORNIA 94005

CONCEPTUAL MASSING STUDY - SECTIONS

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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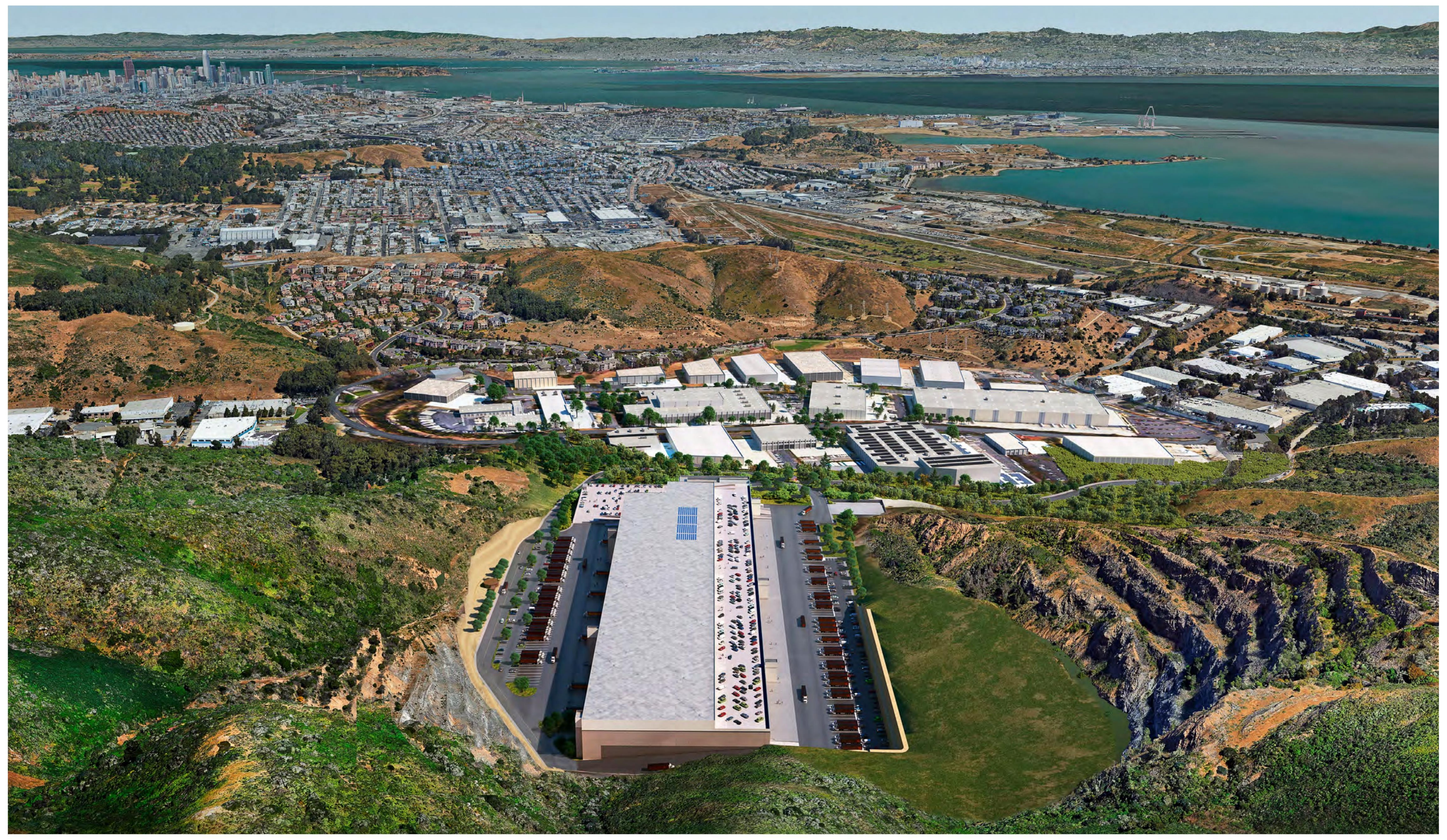

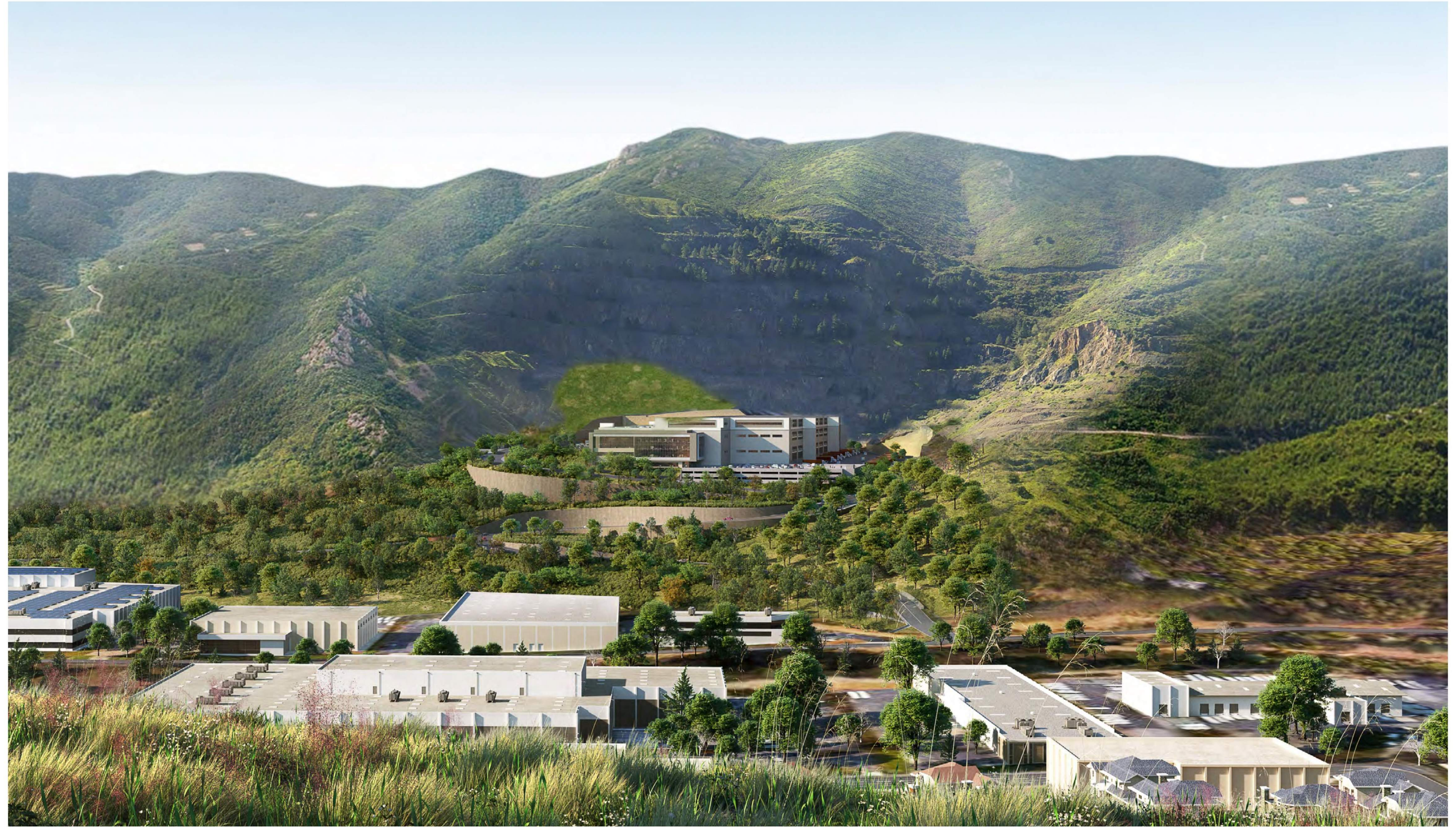

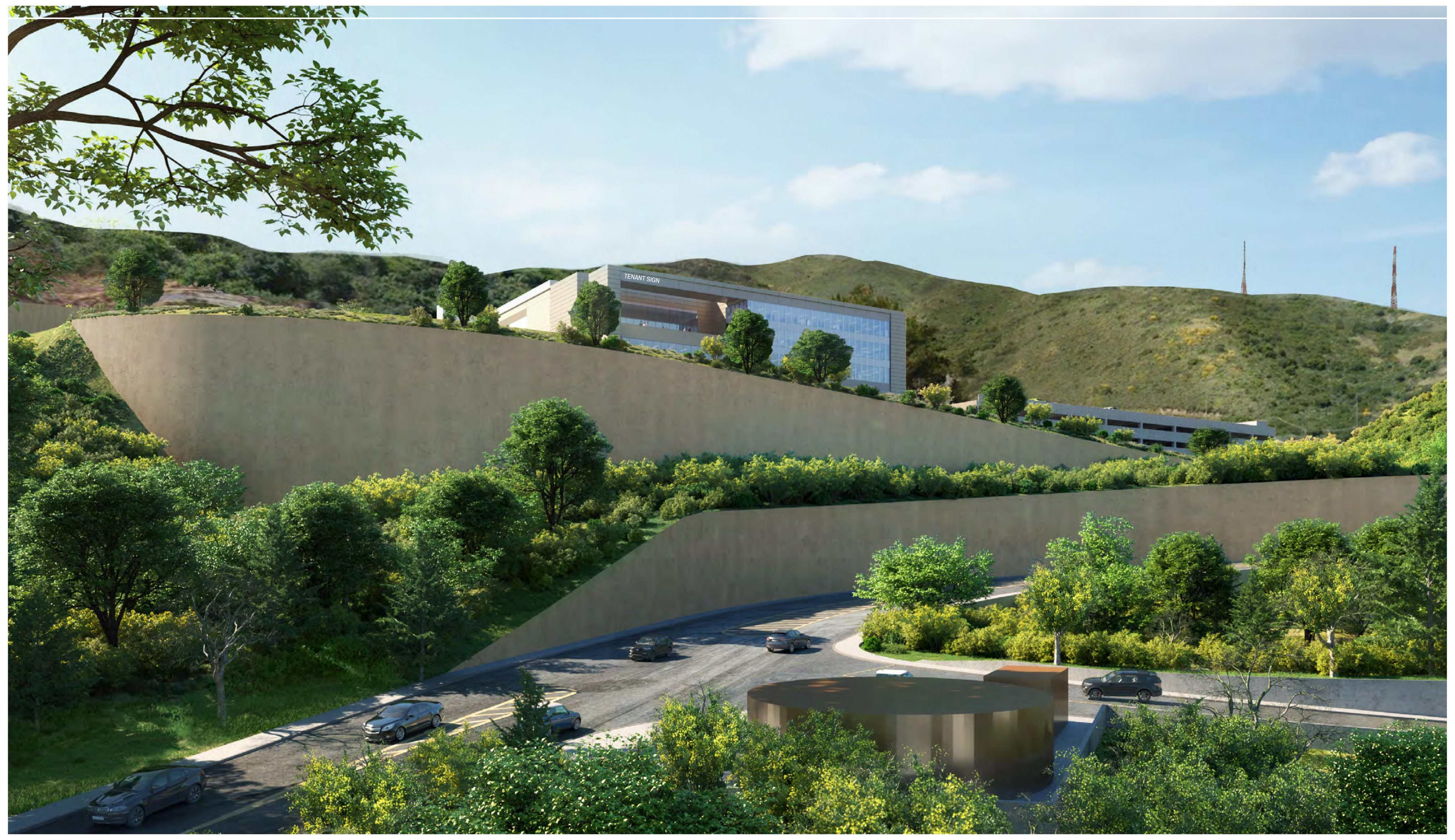

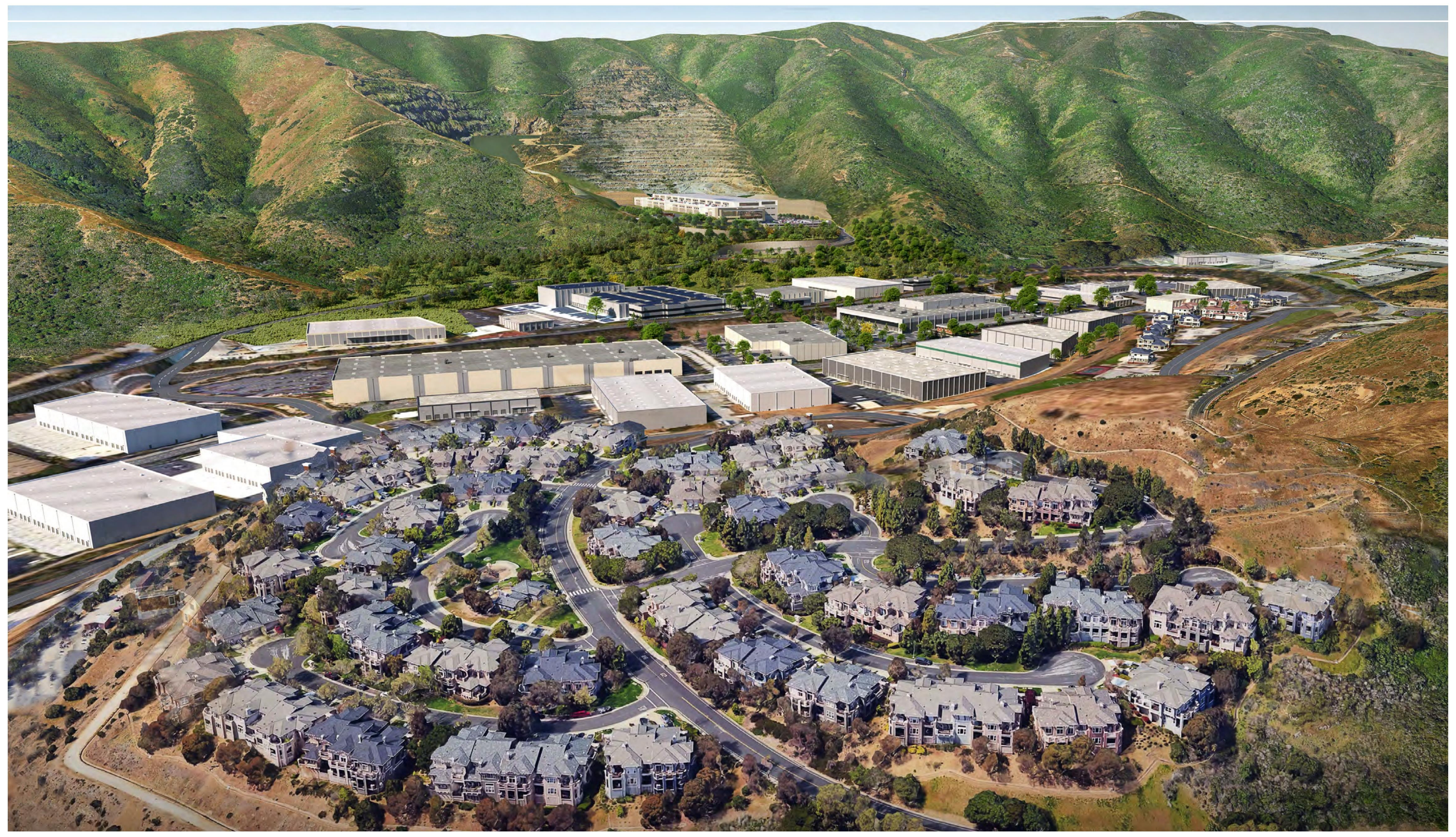

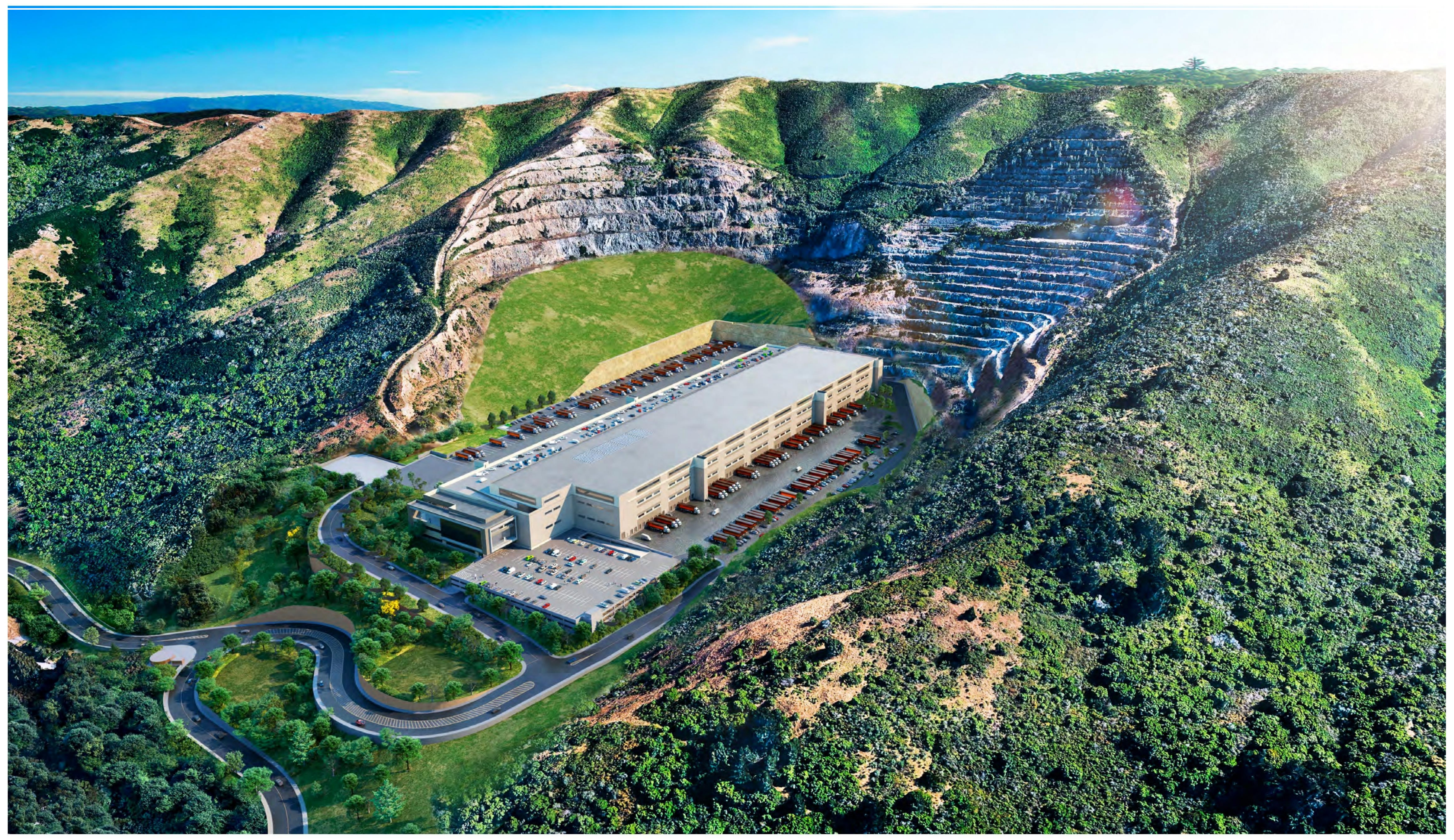

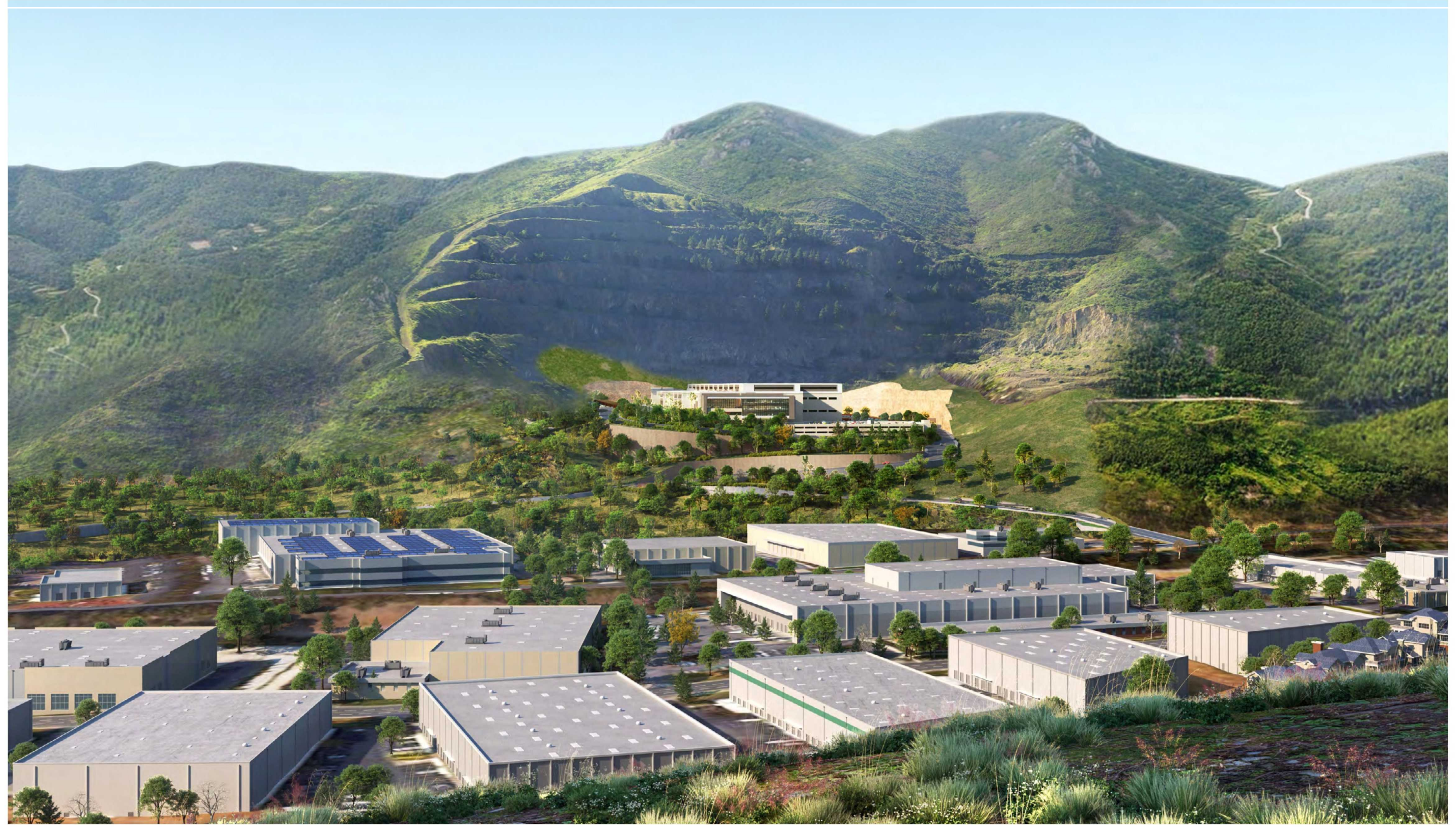

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CONCEPTUAL MASSING STUDY - RENDERINGS

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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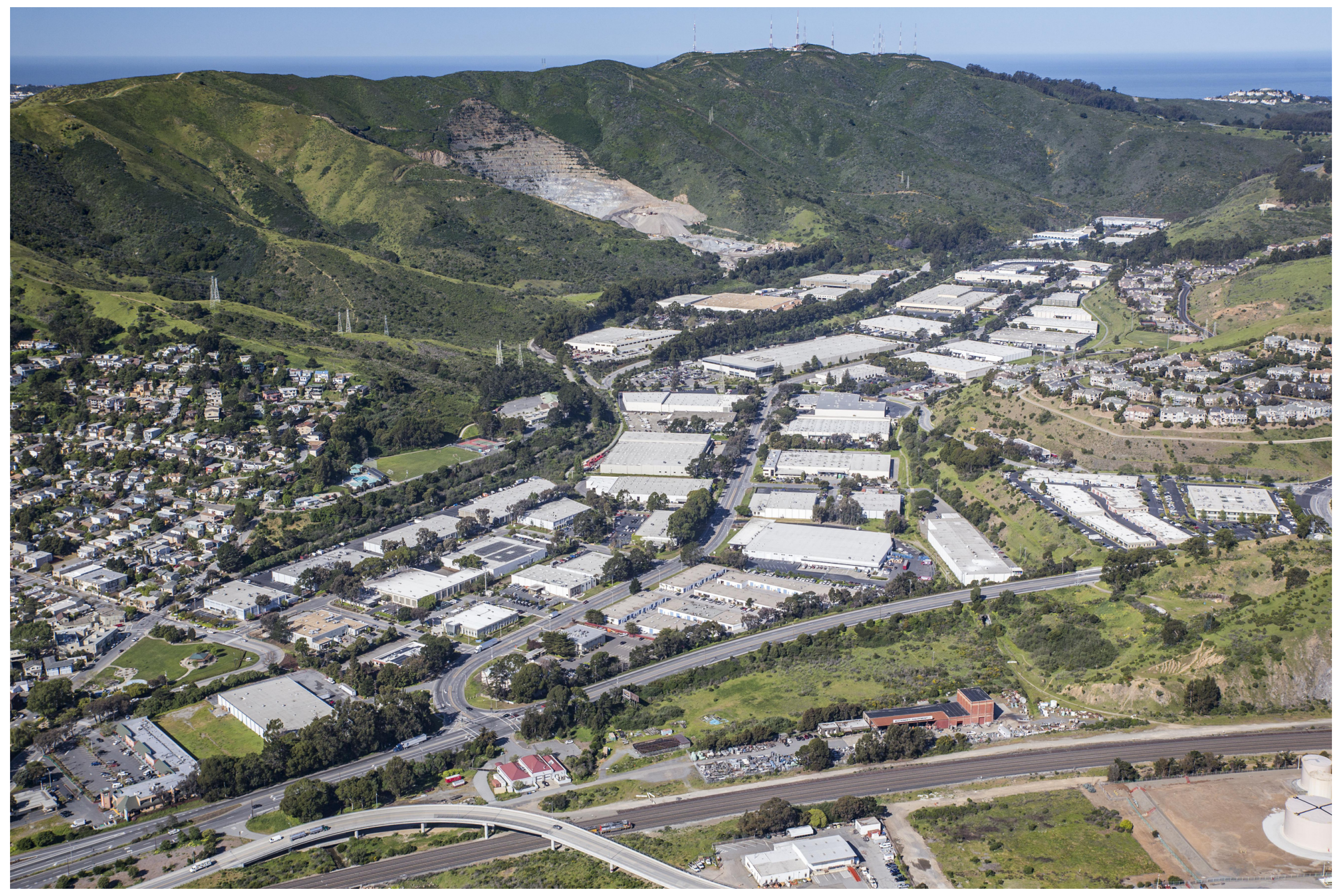
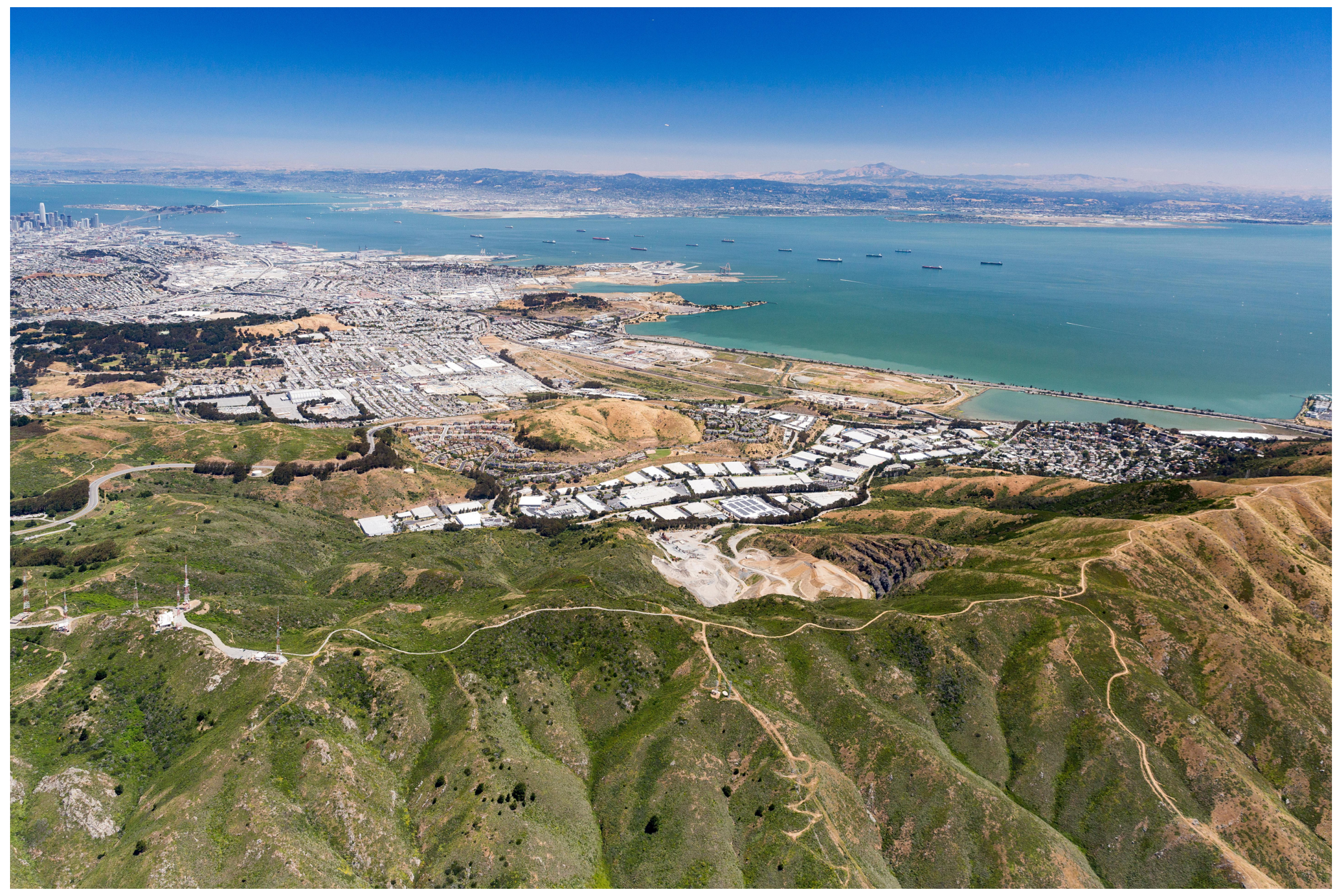
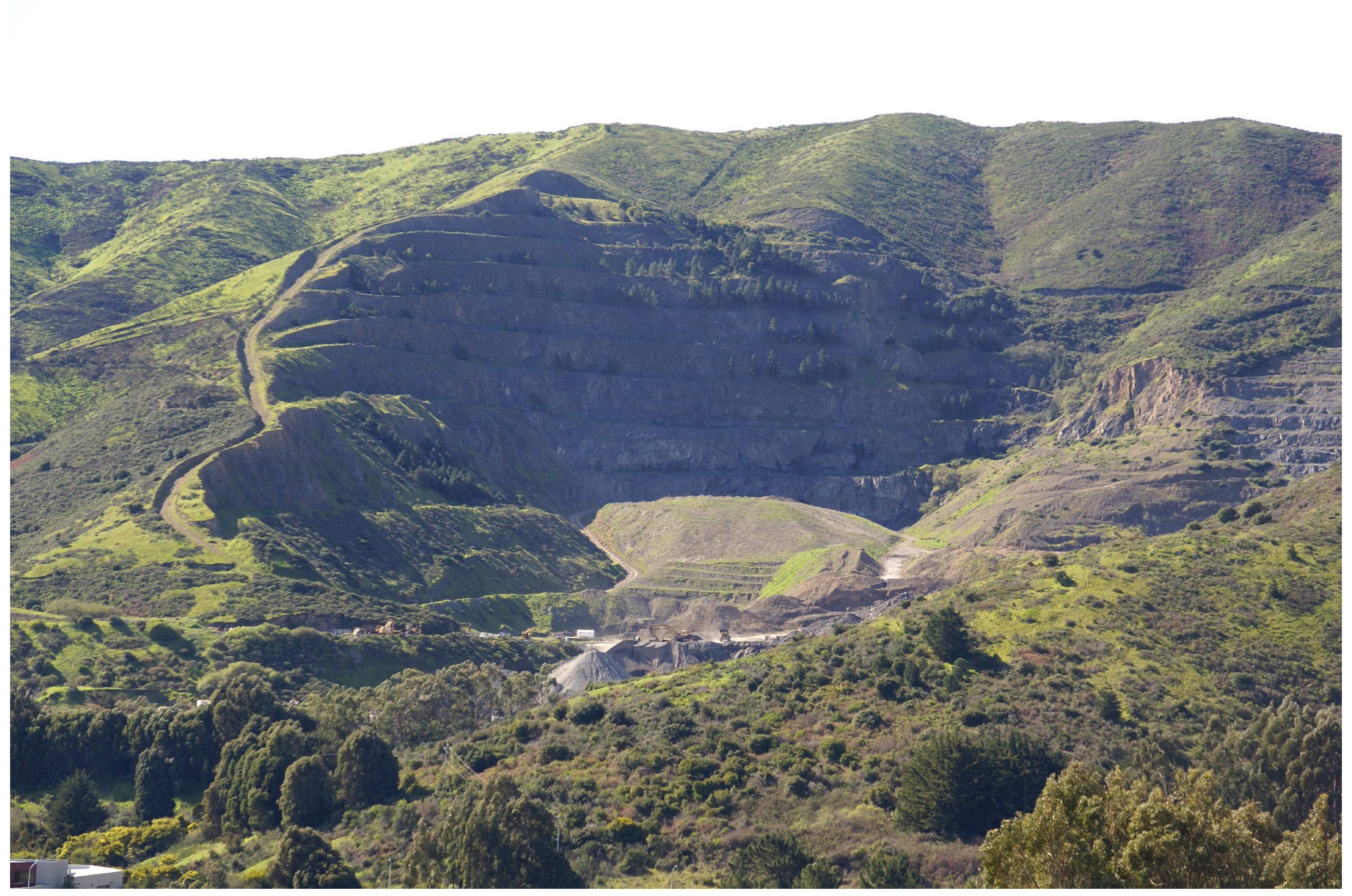


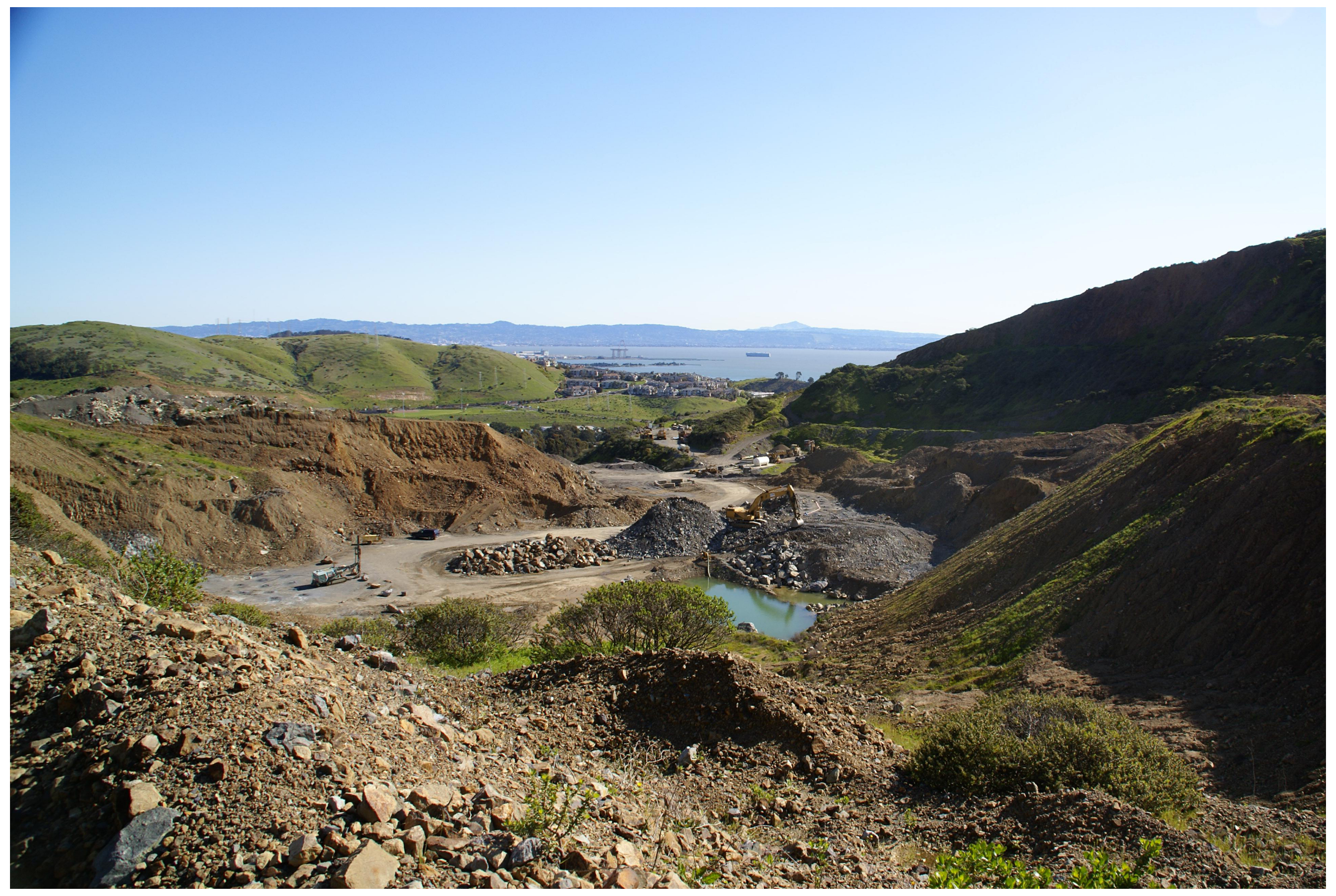
WEST AERIAL VIEW ①
N.T.S.



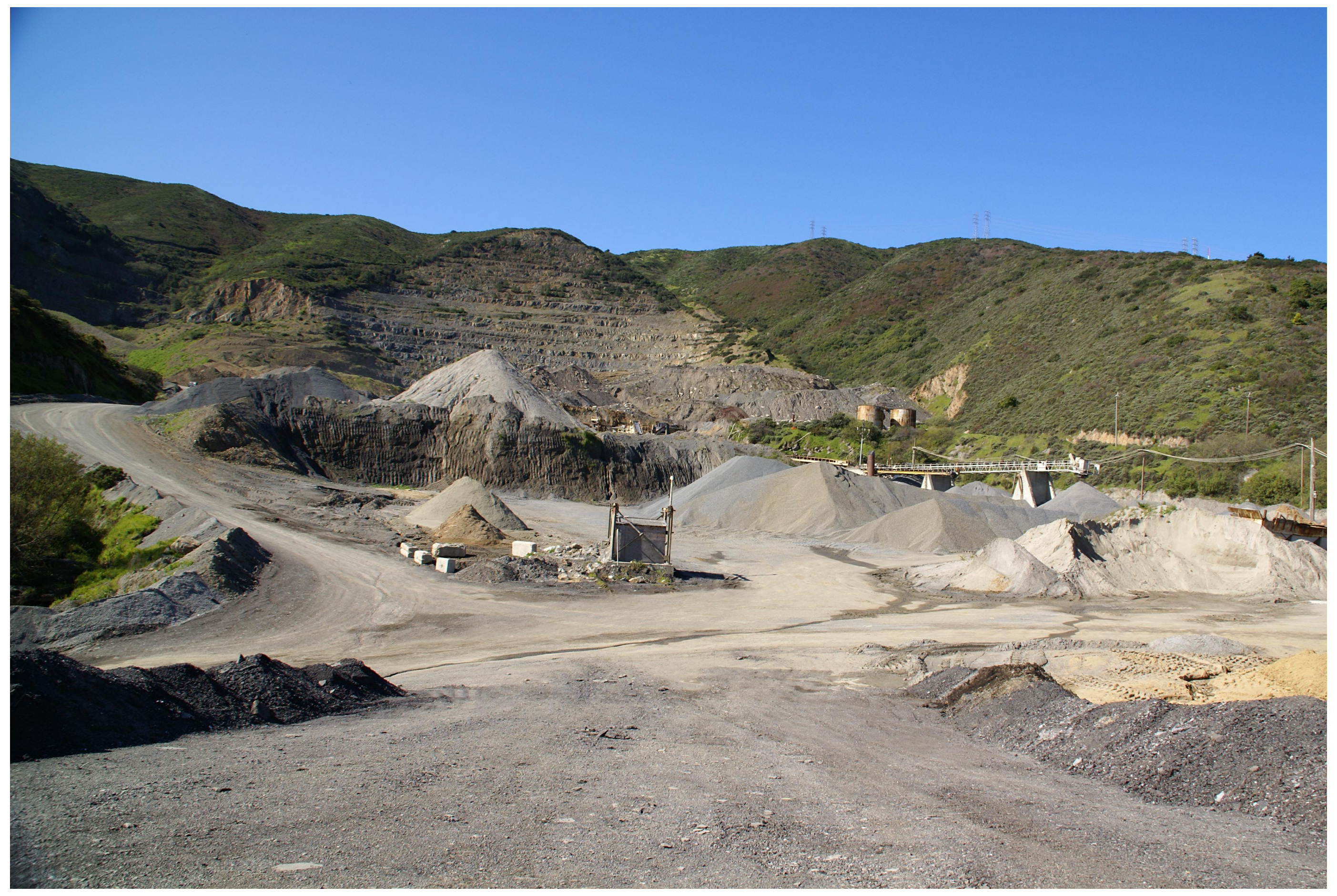
EAST AERIAL VIEW ②
N.T.S.



SOUTH AERIAL VIEW ③
N.T.S.



NORTH SITE VIEW ④
N.T.S.



SOUTH SITE VIEW ⑤
N.T.S.

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SITE PHOTOS

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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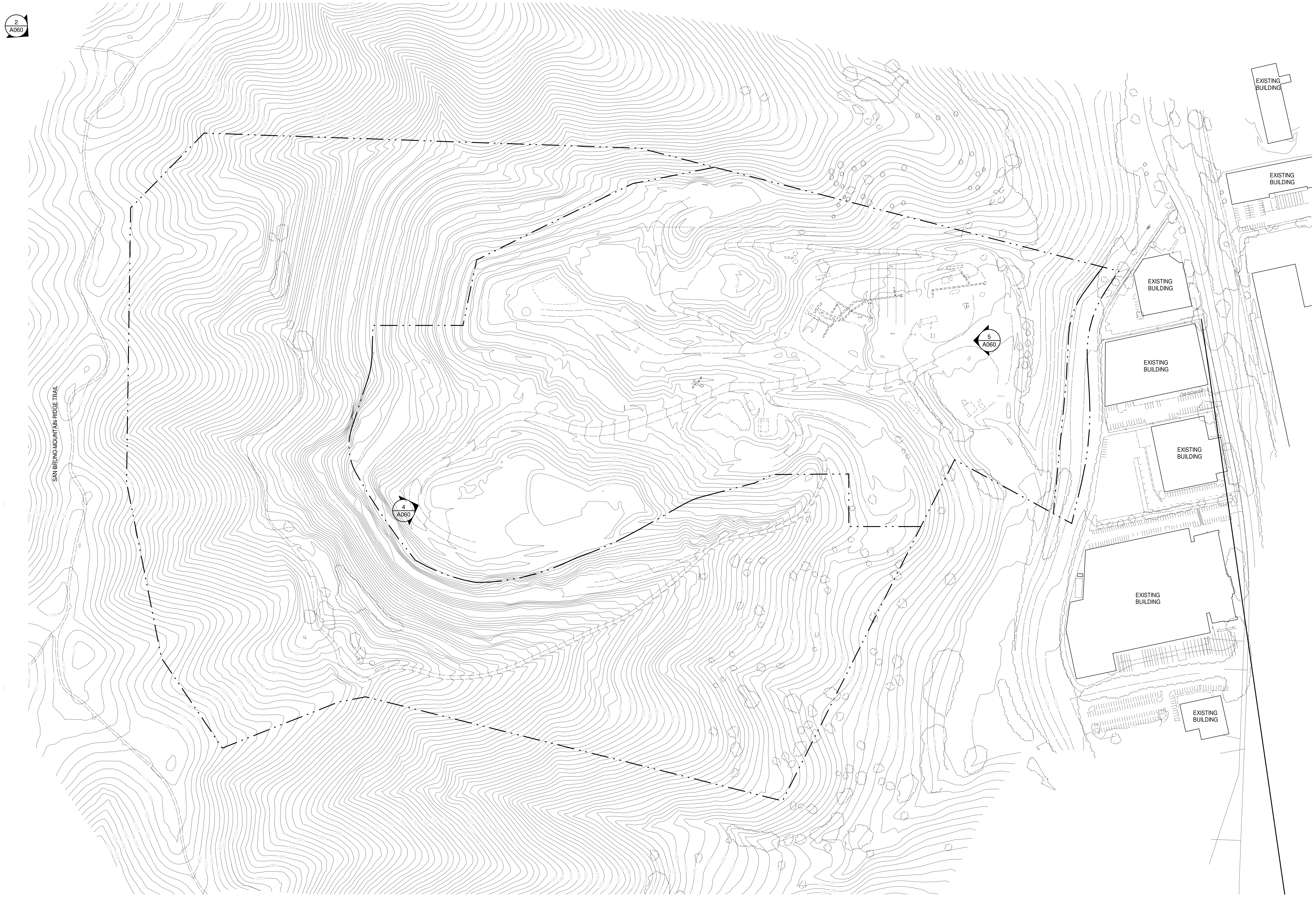

1/160"=1'-0"
0 8' 16' 32' 64'

EXISTING SITE PLAN

SCALE: 1" = 160'-0"

1 PROJECT NORTH N TRUE NORTH

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EXISTING SITE PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	AC
JOB NO.:	SNR18-0030-00

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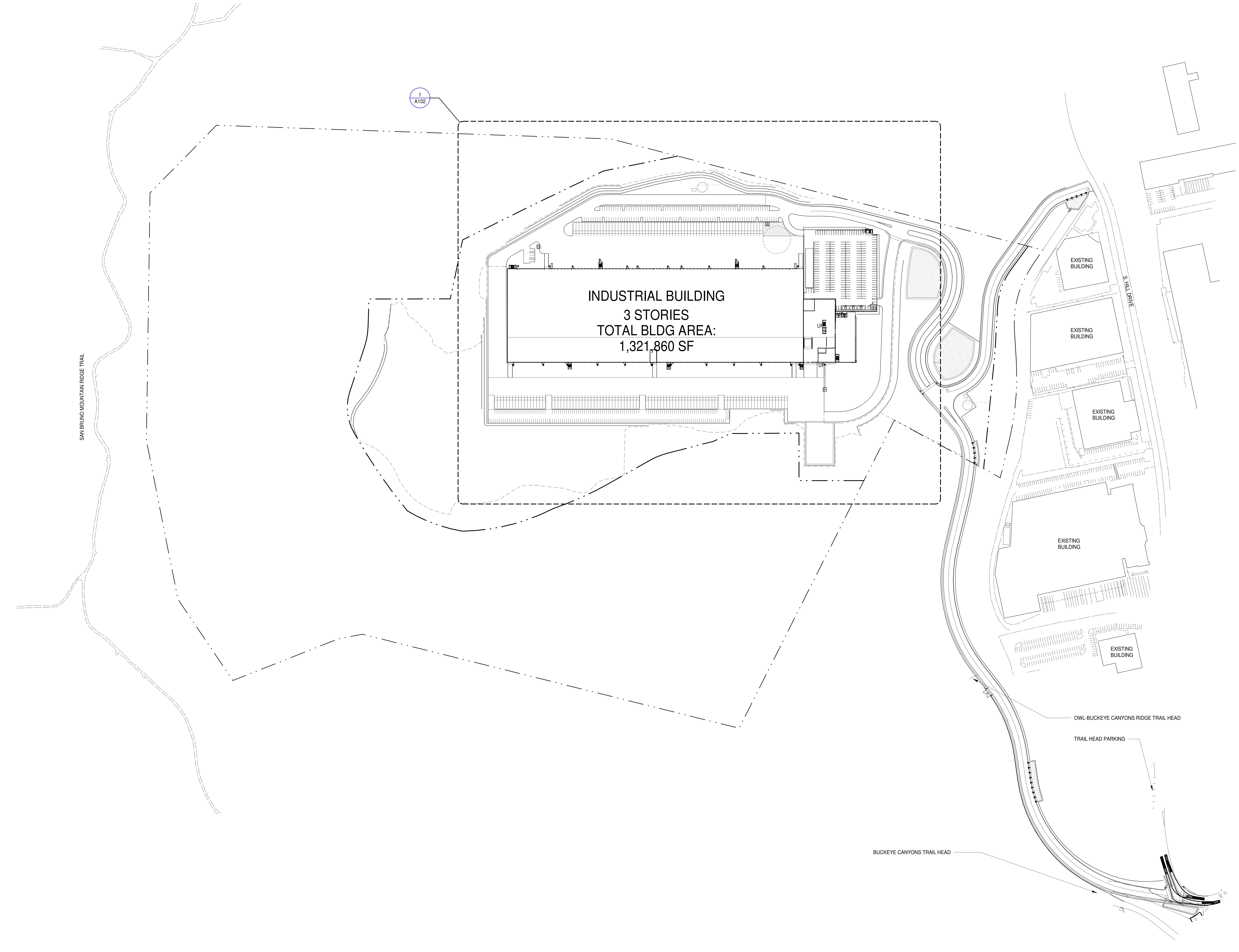

OVERALL PROPOSED SITE PLAN

SCALE: 1" = 160'-0"

PROJECT DATA: SINGLE TENANT L1&L2, 4 TENANT L3

OVERALL SITE AREA:		144.38 AC 6,289,308 SF	
PROPOSED LOT AREA:		61.40 AC 2,674,584 SF	
BUILDING AREA:			
1ST LEVEL PARKING:		**87,551 SF**	
PARKING (233 STALLS)		87,551 SF	
2ND LEVEL PARKING:		**87,551 SF**	
PARKING (232 STALLS)		87,551 SF	
1ST LEVEL:		**499,269 SF**	
WAREHOUSE		440,297 SF	
WAREHOUSE FLEX		29,752 SF	
OFFICE		16,708 SF	
OFFICE-MEZZ		12,512 SF	
2ND LEVEL:		**495,990 SF**	
WAREHOUSE		440,297 SF	
WAREHOUSE FLEX		31,956 SF	
OFFICE		15,382 SF	
OFFICE-MEZZ		8,355 SF	
OUTDOOR SPACE		*3,357 SF*	*NOT INCLUDED IN FAR*
UNDER RAMP AREA		*8,000 SF*	*NOT INCLUDED IN FAR*
3RD LEVEL:		**323,244 SF**	
WAREHOUSE		294,984 SF	
OFFICE		28,260 SF	
RAMP		*19,000 SF*	*NOT INCLUDED IN FAR*
PARKING (312 STALLS)		*141,345 SF*	*NOT INCLUDED IN FAR*
TOTAL BUILDING AREA:		**1,318,503 SF**	
BUILDING USE:			
WAREHOUSE		1,237,286 SF	
OFFICE	6%	81,217 SF	
ALLOWABLE FAR:	0.62	1,658,242 SF	
PROVIDED FAR:	0.56	1,493,605 SF	*BRISBANE MUNICIPAL CODE 17.02.315*
LOT COVERAGE:	21.9%	586,172 SF	*BRISBANE MUNICIPAL CODE 17.02.495* *SEE LOT COVERAGE CALCS ON SHEET A02.*
PARKING REQUIRED:			
WAREHOUSE	1/1000 SF	1,237 STALLS	
OFFICE	1/1000 SF	81 STALLS	
TOTAL		1,319 STALLS	
PARKING PROVIDED:			
TOTAL AUTO:		1,390 STALLS @1.05/1000 SF	
PARKING GARAGE		698 STALLS	
LEVEL 1		233 STALLS	*ENTRY 1*
LEVEL 2		232 STALLS	
LEVEL 3 (ROOF)		233 STALLS	*ENTRY 2*
SURFACE PARKING		385 STALLS	
WEST SURFACE PARKING		158 STALLS	
EAST SURFACE PARKING		227 STALLS	
LEVEL 2 ROOF		307 STALLS	
REQ. ACCESSIBLE:		24 STALLS	
PROVIDED ACCESSIBLE		24 STALLS	
EV STALLS PROVIDED: *(50% OF PARKING REQUIRED)*		660 STALLS	*BRISBANE MUNICIPAL CODE 15.84.080*
COMPACT STALLS PROVIDED (30%):		412 STALLS	
COVERED AND UNCOVERED STALLS:			
COVERED		465 STALLS	
UNCOVERED		925 STALLS	
TRAILER PARKING:		154 STALLS	
LEVEL 1		63 STALLS	
LEVEL 2		91 STALLS	
BICYCLE PARKING			
SHORT TERM: *(5% OF VISITOR MOTORIZED VEHICLE PARKING CAPACITY)*			
REQUIRED		70 STALLS	
PROVIDED		72 STALLS	
LONG TERM: *(5% OF VISITOR MOTORIZED VEHICLE PARKING CAPACITY)* *(LONG TERM BIKE PARKING TO BE PROVIDED INSIDE BUILDING AS PART OF FUTURE TENANT IMPROVEMENTS)*			
REQUIRED		70 STALLS	
PROVIDED		TENANT PROVIDED	
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS		131	
△ KNOCK-OUTS		7	
○ GRADE-LEVEL DOORS		7	

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OVERALL PROPOSED SITE PLAN

DATE	REMARKS
11/08/2022	PLANNING SUBMITTAL
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	B.S./E.S.
JOB NO.:	SNR18-0030-00

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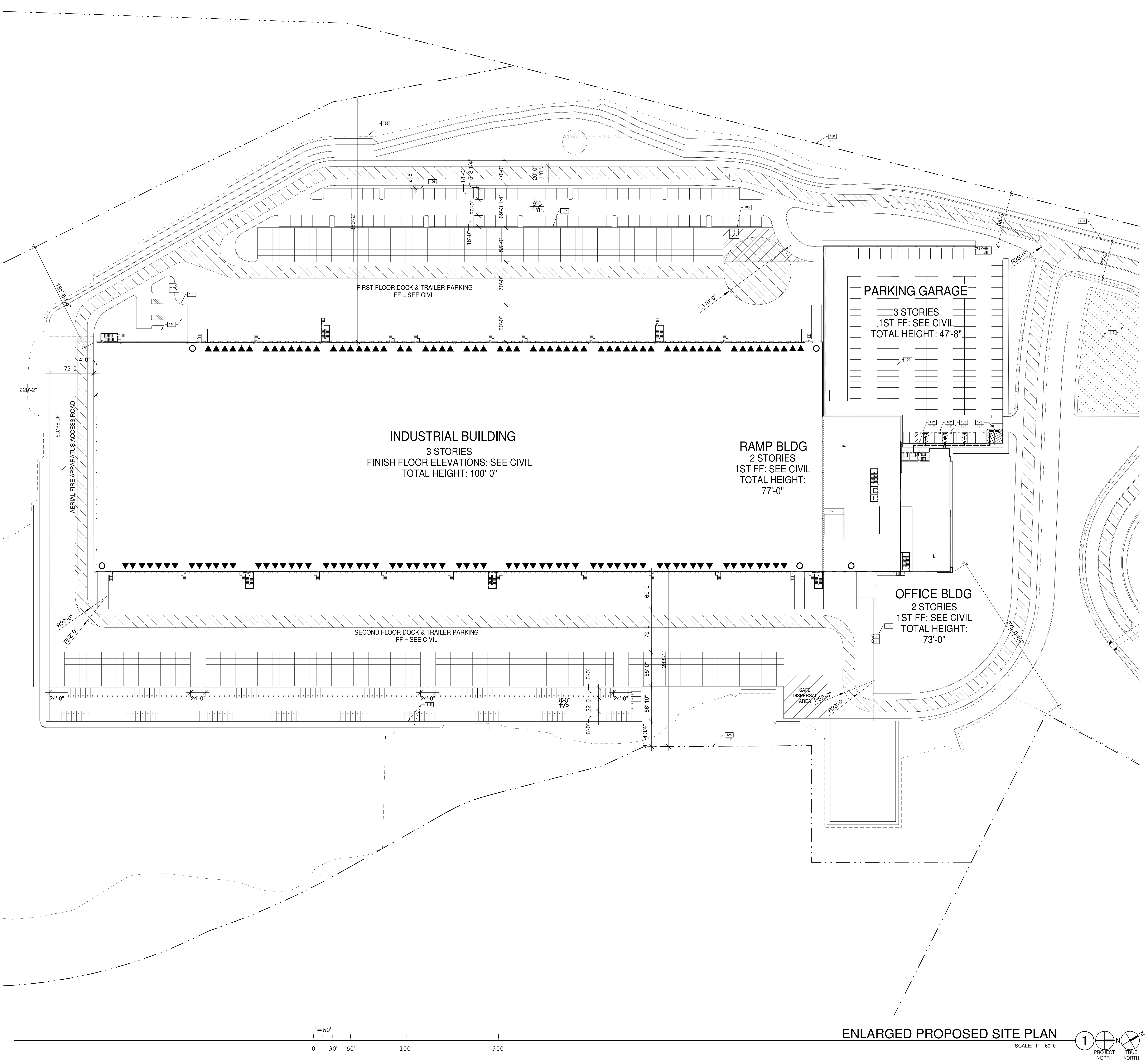

ENLARGED PROPOSED SITE PLAN

SCALE: 1" = 60'-0"

KEYNOTES

SEE SHEET A0.2 FOR GENERAL NOTES

100. EXISTING PROPERTY LINE.
101. ACCESSIBLE ENTRY SIGNAGE.
102. ACCESSIBLE PARKING STALL WITH SIGNAGE.
103. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
104. PAINTED PARKING STRIPING PER CITY STANDARDS.
105. TRASH ENCLOSURE WITH RECYCLE BIN.
106. ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
107. FIRE LANE ENTRY SIGNAGE.
108. FIRE LANE SIGNAGE.
109. FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED.
110. LANDSCAPE AND IRRIGATION AREA.
111. POURED IN PLACE CONCRETE MONUMENT SIGN WITH GROUND MOUNTED ILLUMINATION.
112. PRECAST CONCRETE WHEEL STOP.
113. ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
114. CONCRETE STOOP.
115. CONCRETE RETAINING WALL. SEE CIVIL AND STRUCTURAL DRAWINGS.
116. CONCRETE PAVEMENT.
117. EASEMENT LINE.
118. IMAGINARY PROPERTY LINE.
119. ACCESSIBLE DIRECTIONAL SIGN.
120. TRUNCATED DOMES.
121. RECESSED KNOX-BOX, INSTALL AT 5'-0" ABOVE FINISH FLOOR. COORDINATE FINAL LOCATION WITH FIRE INSPECTOR.
122. CLEAN AIR/VANPOOL/EV DESIGNATED PARKING STALL.
123. SHORT-TERM AND LONG-TERM BIKE PARKING FOR THE PUBLIC AND EMPLOYEES.
124. ACCESS ROAD AND OFFSITE IMPROVEMENTS, SEE CIVIL DRAWINGS.
125. PROPOSED PARCEL LINES.
126. 2'-6" PARKING BUMPER OVERHANG PER BMC 17.34.040
127. K-RAIL BARRIER.

SITE LEGEND

⚲	POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
♀	WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
T	TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
▨	FIRE LANE (HATCHED)
Ⓧ	PARKING STALL COUNT TOTAL
▲	DOCK HIGH TRUCK DOOR
○	GRADE LEVEL TRUCK DOOR
◎	FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
⟷	P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS
C	COMPACT STALL

PARKING SUMMARY

SURFACE PARKING	385 STALLS
WEST SURFACE PARKING	158 STALLS
EAST SURFACE PARKING	227 STALLS

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ENLARGED PROPOSED SITE PLAN

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08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
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JOB NO.:	SNR18-0030-00

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A102

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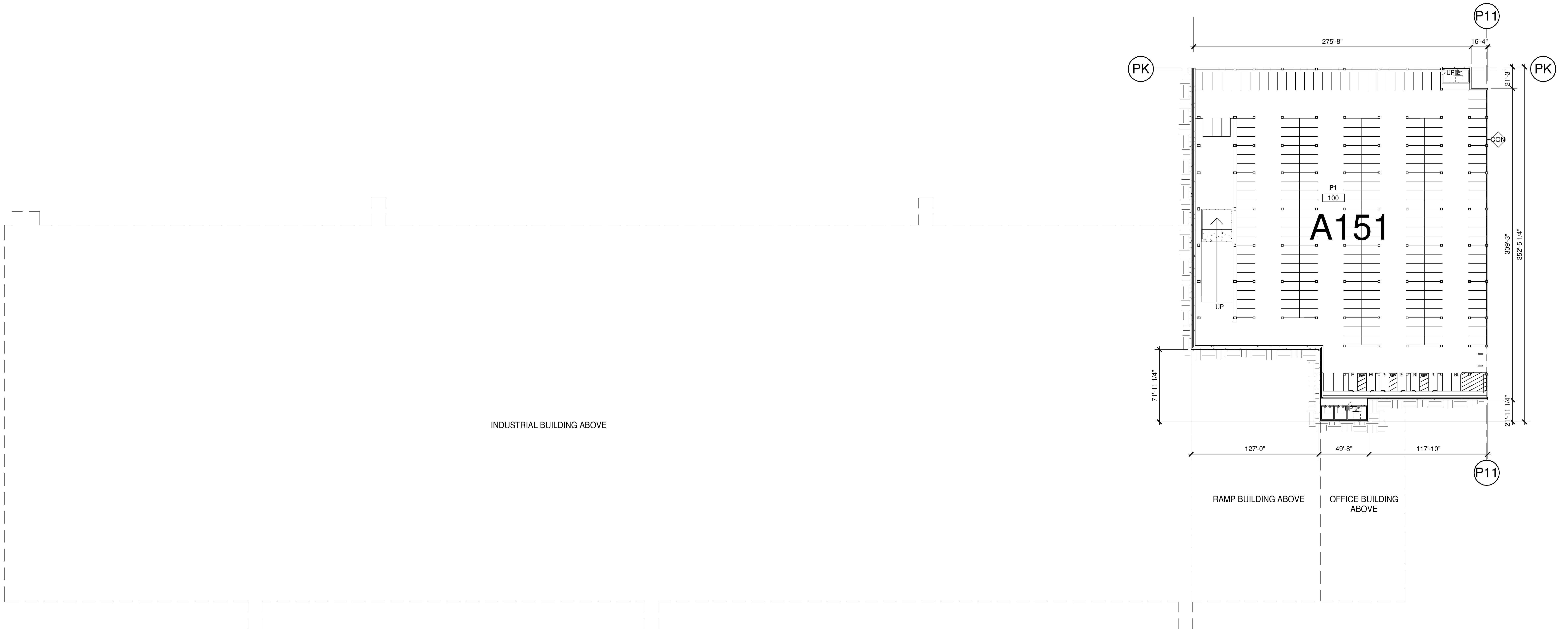

1"=50'
0 25' 50' 100' 250'

OVERALL PARKING FIRST FLOOR PLAN

SCALE: 1" = 50'-0"

1 N

WALL LEGEND

CONCRETE WALL
INSULATED METAL PANEL
2HR FIRE-RESISTANCE RATED

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

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1 QUARRY RD
BRISBANE, CALIFORNIA 94005

OVERALL PARKING FIRST FLOOR PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
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SHEET

A121

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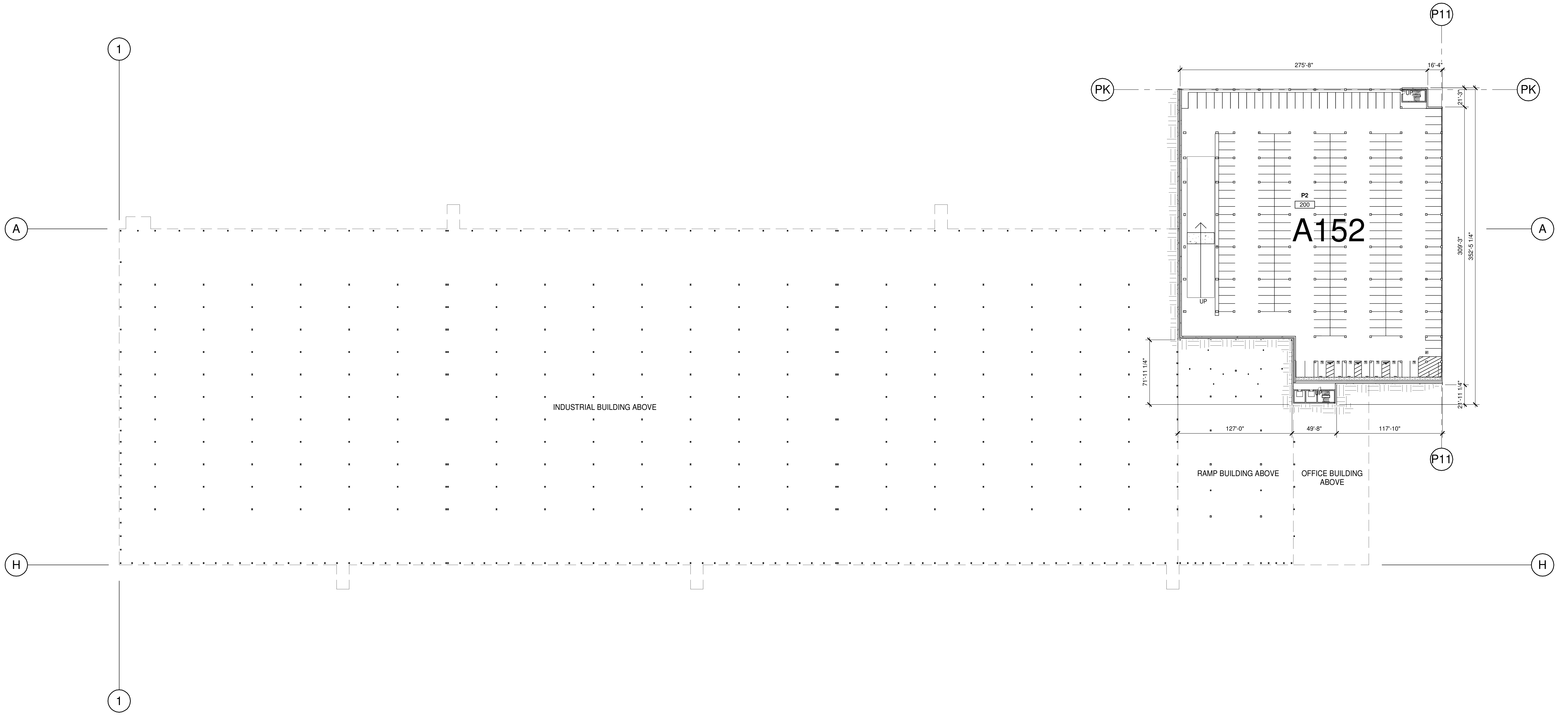

1"=50'

0 25' 50' 100' 250'

OVERALL PARKING SECOND FLOOR PLAN

SCALE: 1" = 50'-0"

1 N

WALL LEGEND

▨ CONCRETE WALL

▭ INSULATED METAL PANEL

▬ 2HR FIRE-RESISTANCE RATED

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

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OVERALL PARKING SECOND FLOOR PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
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SHEET

A122

6/24/2024 9:16:43 PM

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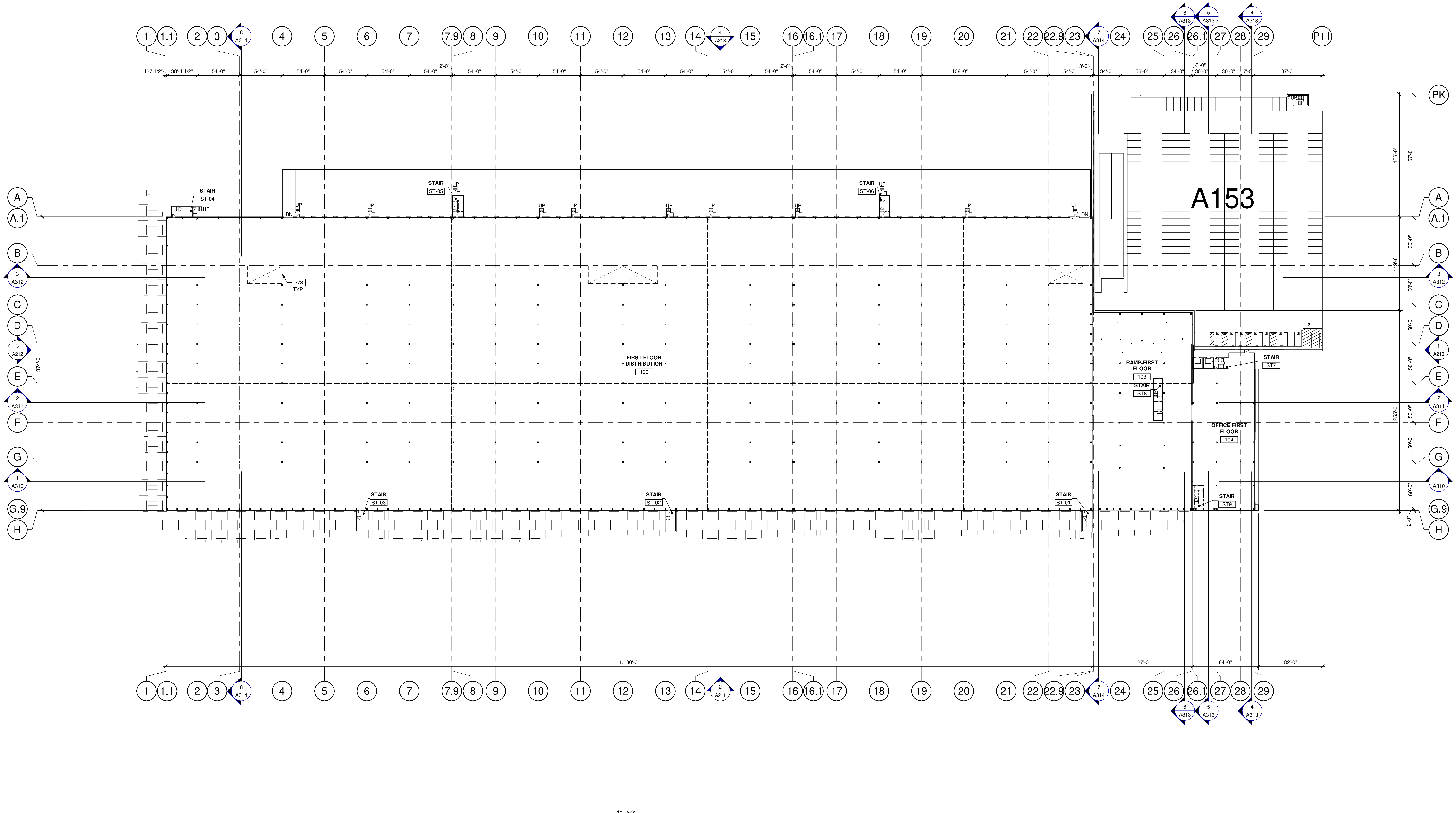

1"=50'

0 25' 50' 100' 250'

OVERALL WAREHOUSE FIRST FLOOR PLAN & PARKING THIRD FLOOR PLAN

1 N

SCALE: 1" = 50'-0"

WALL LEGEND

- CONCRETE WALL
- INSULATED METAL PANEL
- 2HR FIRE-RESISTANCE RATED

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

273 OUTLINE OF FLOOR KNOCK OUT.

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OVERALL WAREHOUSE FIRST FLOOR PLAN

DATE	REMARKS
11/08/2022	PLANNING SUBMITTAL
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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JOB NO.:	SNR18-0030-00

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A123

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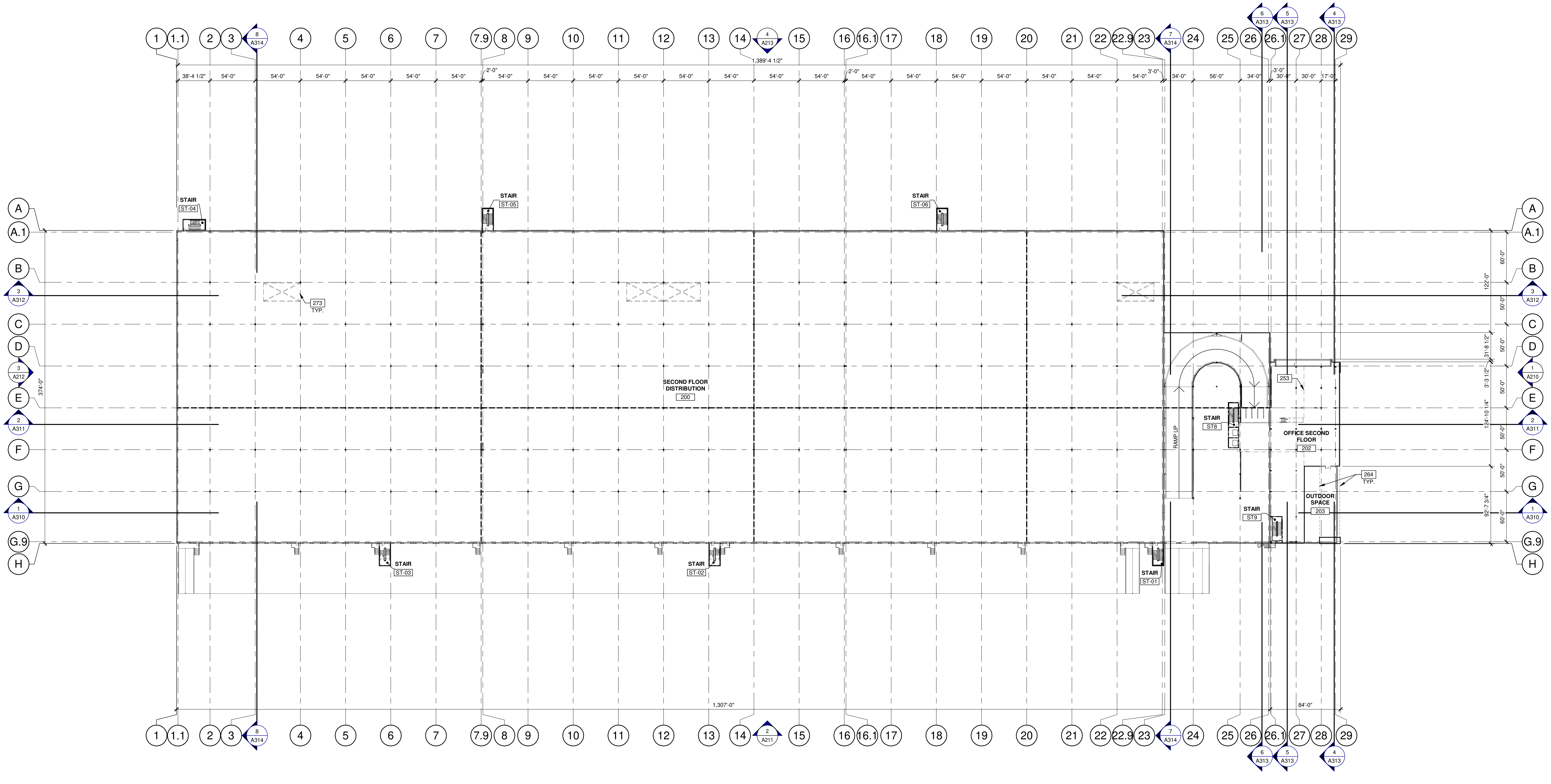

1"=50'
0 25' 50' 100' 250'

OVERALL WAREHOUSE SECOND FLOOR PLAN

1 N

SCALE: 1" = 50'-0"

WALL LEGEND

- ▨ CONCRETE WALL
- ▭ INSULATED METAL PANEL
- ▬ 2HR FIRE-RESISTANCE RATED

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

253	OUTLINE OF FLOOR ABOVE.
264	OUTLINE OF CANOPY ABOVE.
273	OUTLINE OF FLOOR KNOCK OUT.

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OVERALL WAREHOUSE SECOND FLOOR PLAN

DATE	REMARKS
11/08/2022	PLANNING SUBMITTAL
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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A124

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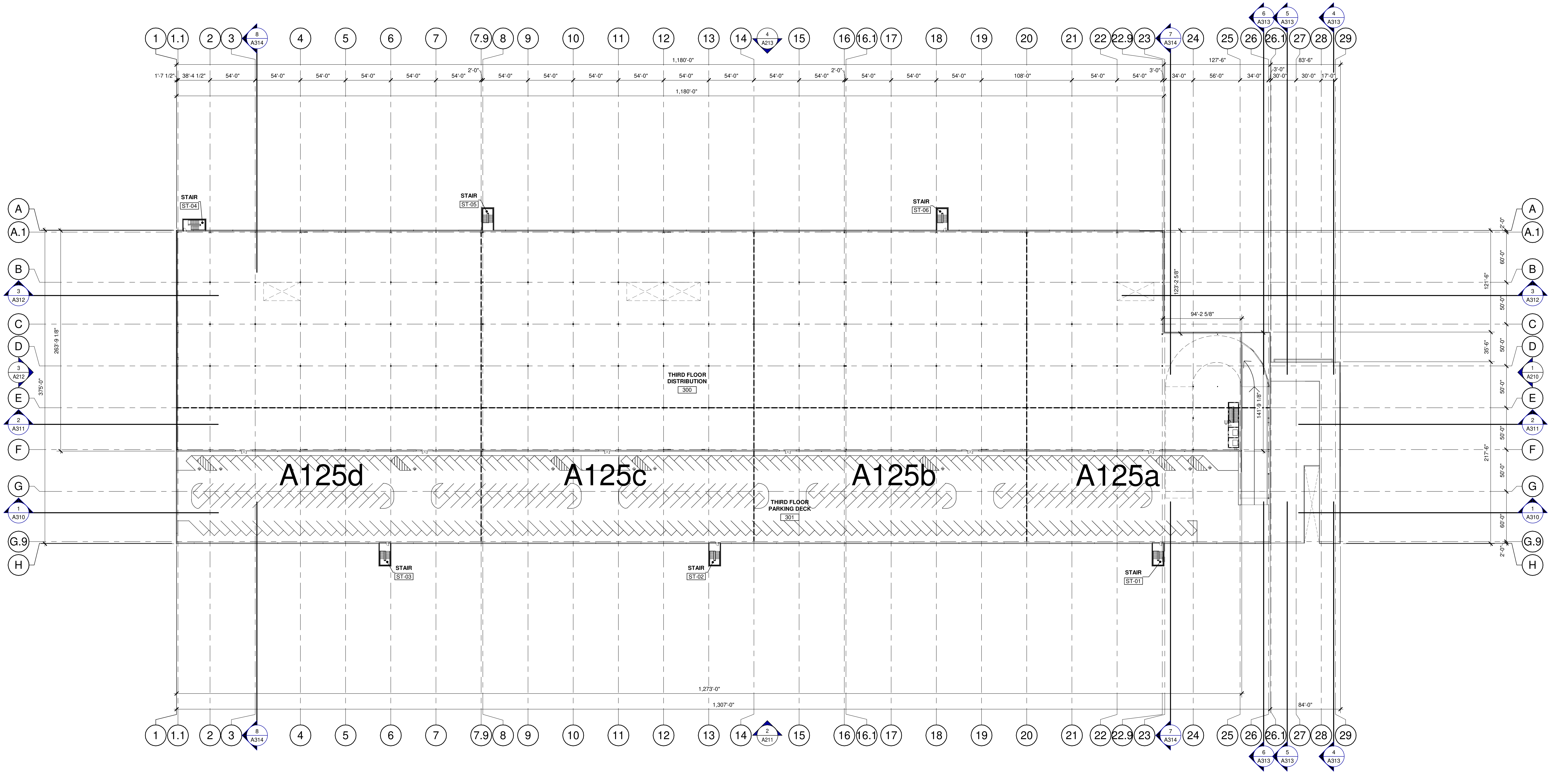

1"=50'
0 25' 50' 100' 250'

OVERALL WAREHOUSE THIRD FLOOR PLAN

1 N

SCALE: 1" = 50'-0"

PARKING SUMMARY

LEVEL 2 ROOF	307 STALLS

WALL LEGEND

▭	CONCRETE WALL
▭	INSULATED METAL PANEL
▬	2HR FIRE-RESISTANCE RATED

KEYNOTES: ▭

SEE SHEET A010 FOR GENERAL NOTES

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OVERALL WAREHOUSE THIRD FLOOR PLAN

DATE	REMARKS
11/08/2022	PLANNING SUBMITTAL
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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A125

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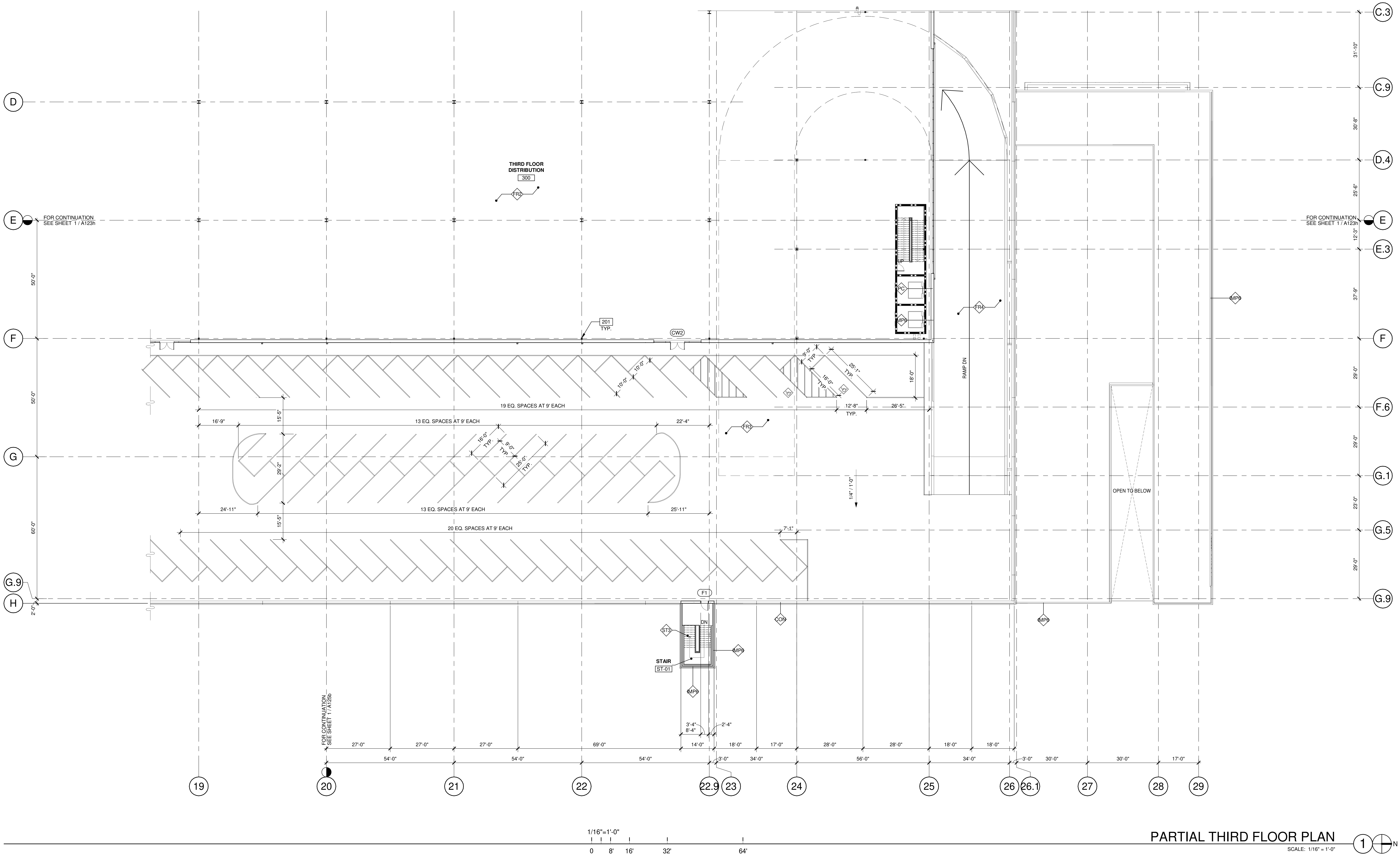


PARTIAL THIRD FLOOR PLAN

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

PARKING SUMMARY

LEVEL 2 ROOF	307 STALLS

BUILDING ELEMENT TYPES

EXTERIOR WALL TYPES

CIP	CAST IN PLACE CONCRETE WALL
CMU	EXTERIOR CONCRETE MASONRY WALL.
CON	TILT-UP CONCRETE WALL.
IMP3	3" INSULATED METAL PANEL OVER STEEL FRAMING.
IMP6	6" INSULATED METAL PANEL OVER STEEL FRAMING.
PC	PRE-CAST CONCRETE PANEL.
SC	SHOTCRETE RETAINING WALL.

INTERIOR WALL TYPES

1p3	1HR FIRE-RESISTANCE RATED PARTITION WALL CONSTRUCTION. 3" METAL STUD FRAMING.
1r6	
2p6	2 HR FIRE-RESISTANCE RATED PARTITION WALLS CONSTRUCTION.6" METAL STUD FRAMING.
2s4	2 HR FIRE-RESISTANCE RATED SHAFT WALL CONSTRUCTION. 4" CH STUD FRAMING.
U3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
SF	EXTERIOR STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, FRONT-GLAZED.

FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER AND CONCRETE SEALER.
FR1a	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER.
FR2	CONCRETE OVER METAL DECK.
FR2a	CONCRETE OVER METAL DECK.
FR3	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.
FR4	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.

STAIR TYPES

ST1	POURED IN PLACE CONCRETE EXTERIOR STAIR WITH METAL HANDRAILS AND DETECTABLE WARNINGS
ST2	EXTERIOR GALVANIZED STEEL STAIR WITH METAL GUARDS AND HANDRAILS WITH DETECTABLE WARNINGS AND AREA FOR ASSISTED RESCUE
ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

WALL LEGEND

▭	CONCRETE WALL
▭	INSULATED METAL PANEL
▬	2HR FIRE-RESISTANCE RATED

LEGEND

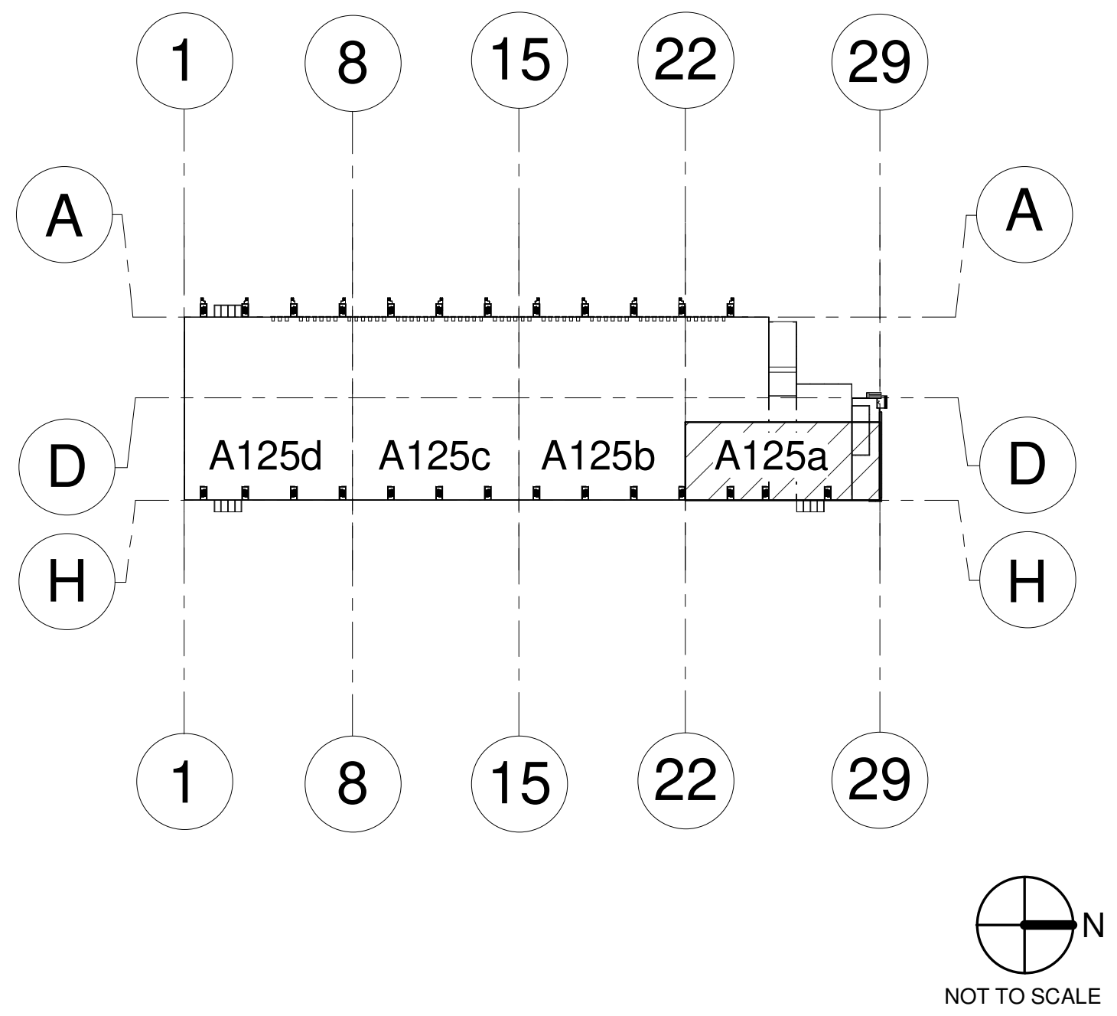
C	COMPACT STALL
EVR1	LEVEL 1 EV READY CIRCUIT PARKING SPACE
EVR2	LEVEL 2 EV READY CIRCUIT PARKING SPACE
EVCS	LEVEL 2 ELECTRIC VEHICLE CHARGING STATION

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

201	STRUCTURAL STEEL COLUMN.

KEY PLAN



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BRISBANE, CALIFORNIA 94005

PARTIAL THIRD FLOOR PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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A125a

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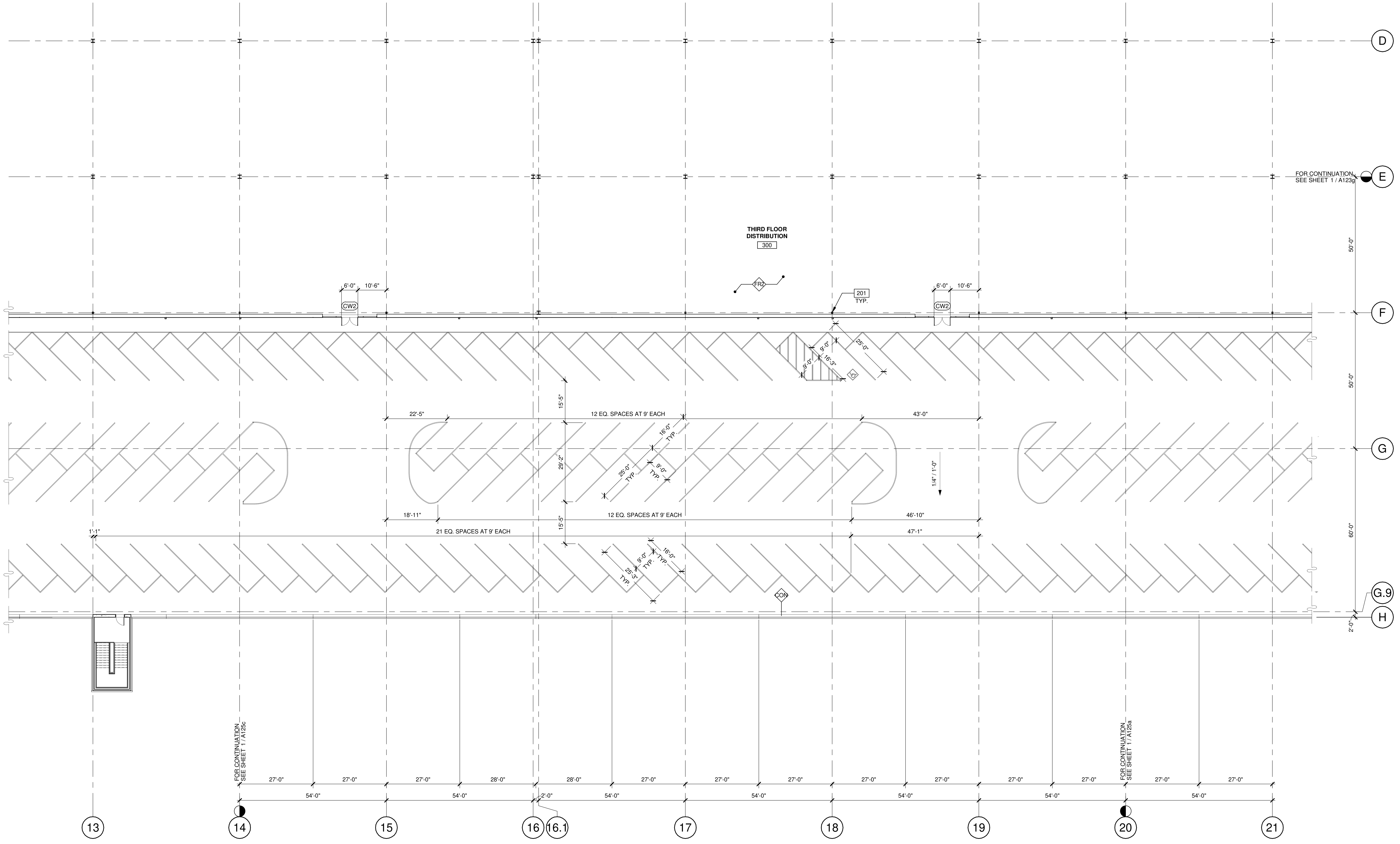


1/16"=1'-0"
0 8' 16' 32' 64'

PARTIAL THIRD FLOOR PLAN

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

1 N

PARKING SUMMARY

LEVEL 2 ROOF	307 STALLS

BUILDING ELEMENT TYPES

EXTERIOR WALL TYPES

CIP	CAST IN PLACE CONCRETE WALL
CMU	EXTERIOR CONCRETE MASONRY WALL.
CON	TILT-UP CONCRETE WALL.
IMP3	3" INSULATED METAL PANEL OVER STEEL FRAMING.
IMP6	6" INSULATED METAL PANEL OVER STEEL FRAMING.
PC	PRE-CAST CONCRETE PANEL.
SC	SHOTCRETE RETAINING WALL.

INTERIOR WALL TYPES

1p3	1HR FIRE-RESISTANCE RATED PARTITION WALL CONSTRUCTION. 3" METAL STUD FRAMING.
1r6	
2p6	2 HR FIRE-RESISTANCE RATED PARTITION WALLS CONSTRUCTION.6" METAL STUD FRAMING.
2s4	2 HR FIRE-RESISTANCE RATED SHAFT WALL CONSTRUCTION. 4" CH STUD FRAMING.
U3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
SF	EXTERIOR STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, FRONT-GLAZED.

FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER AND CONCRETE SEALER.
FR1a	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER.
FR2	CONCRETE OVER METAL DECK.
FR2a	CONCRETE OVER METAL DECK.
FR3	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.
FR4	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.

STAIR TYPES

ST1	POURED IN PLACE CONCRETE EXTERIOR STAIR WITH METAL HANDRAILS AND DETECTABLE WARNINGS
ST2	EXTERIOR GALVANIZED STEEL STAIR WITH METAL GUARDS AND HANDRAILS WITH DETECTABLE WARNINGS AND AREA FOR ASSISTED RESCUE
ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

WALL LEGEND

▭	CONCRETE WALL
▭	INSULATED METAL PANEL
▬	2HR FIRE-RESISTANCE RATED

LEGEND

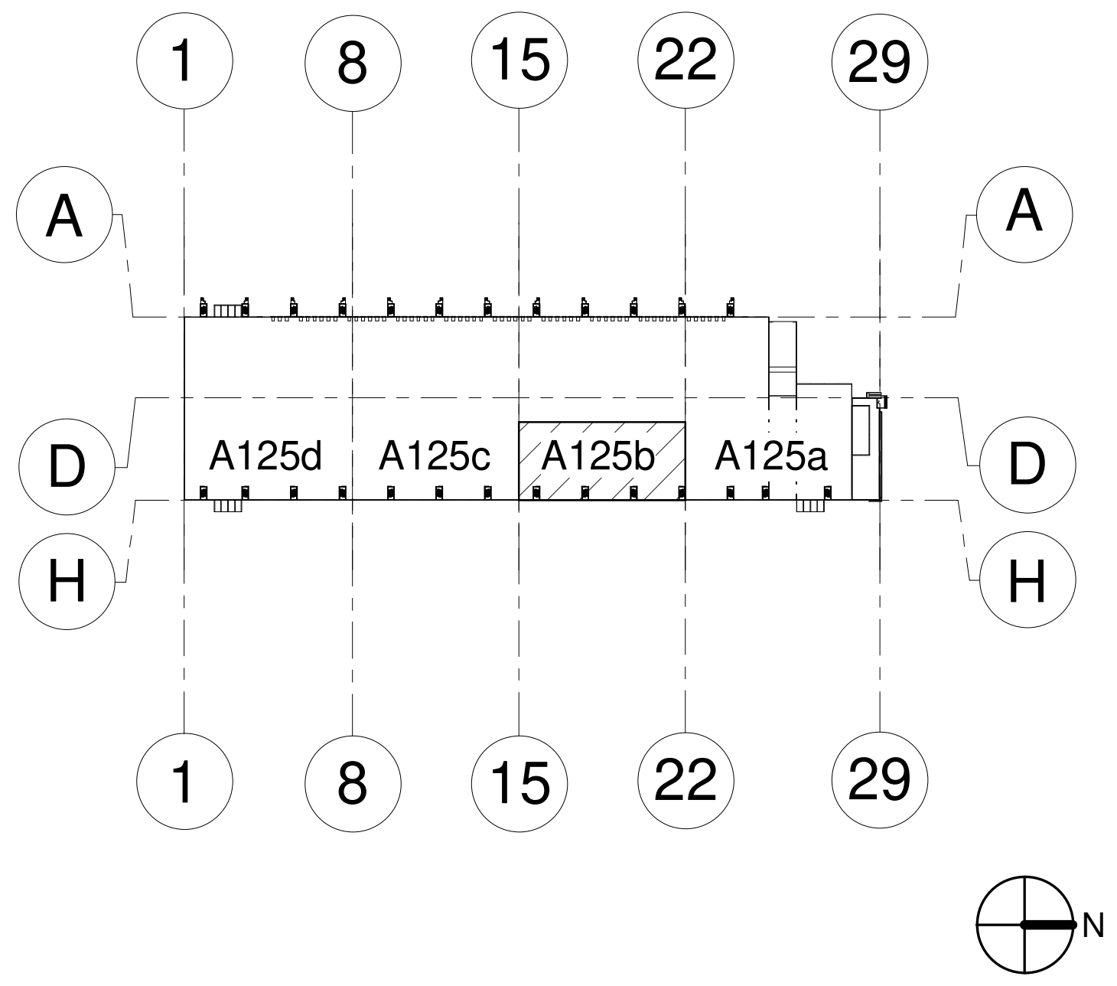
C	COMPACT STALL
EVR1	LEVEL 1 EV READY CIRCUIT PARKING SPACE
EVR2	LEVEL 2 EV READY CIRCUIT PARKING SPACE
EVCS	LEVEL 2 ELECTRIC VEHICLE CHARGING STATION

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

201	STRUCTURAL STEEL COLUMN.

KEY PLAN



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PARTIAL THIRD FLOOR PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
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A125b

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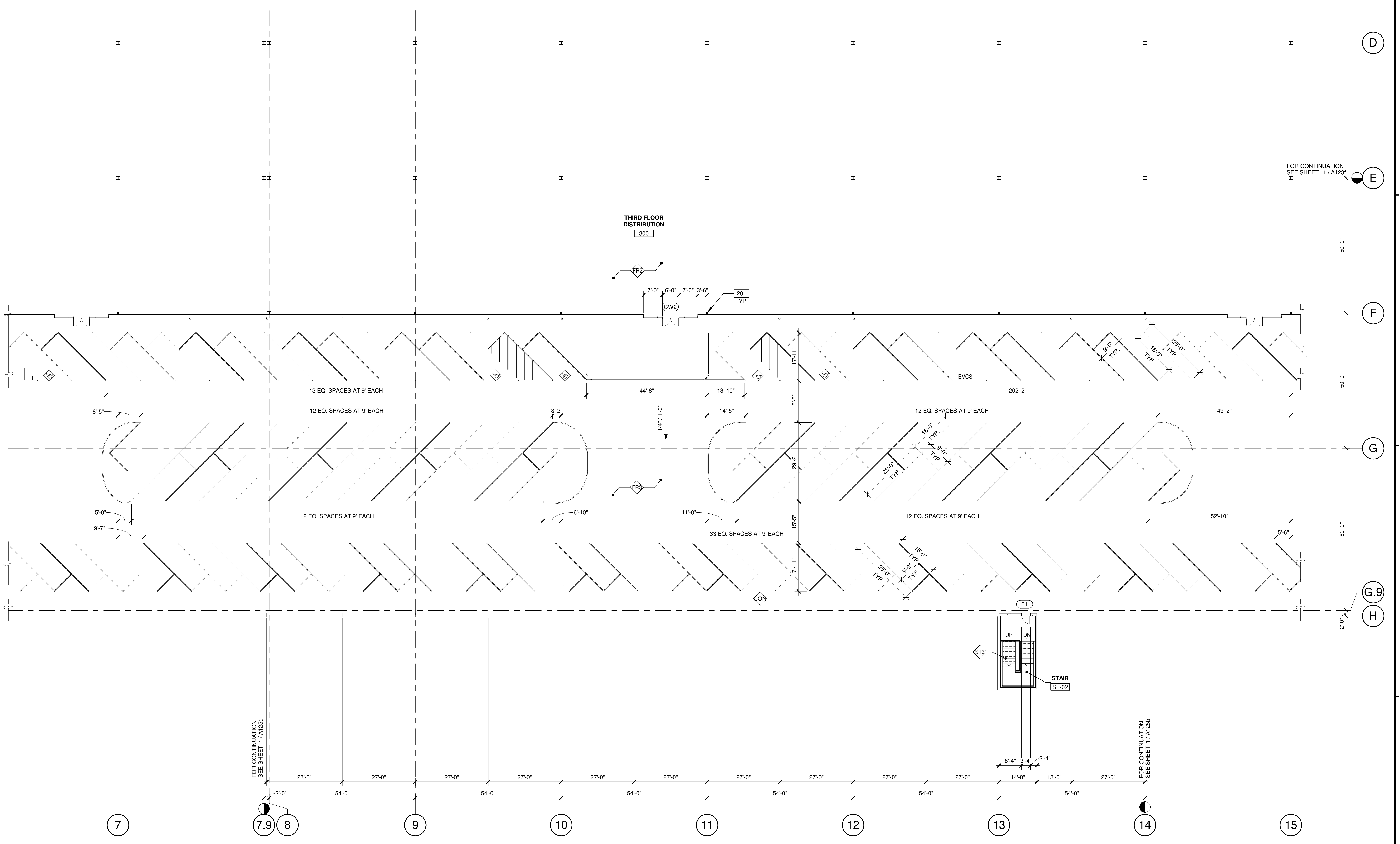


1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL THIRD FLOOR PLAN

1

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

N

PARKING SUMMARY

LEVEL 2 ROOF	307 STALLS

BUILDING ELEMENT TYPES

EXTERIOR WALL TYPES

CIP	CAST IN PLACE CONCRETE WALL
CMU	EXTERIOR CONCRETE MASONRY WALL.
CON	TILT-UP CONCRETE WALL.
IMP3	3" INSULATED METAL PANEL OVER STEEL FRAMING.
IMP6	6" INSULATED METAL PANEL OVER STEEL FRAMING.
PC	PRE-CAST CONCRETE PANEL.
SC	SHOTCRETE RETAINING WALL.

INTERIOR WALL TYPES

1p3	1HR FIRE-RESISTANCE RATED PARTITION WALL CONSTRUCTION. 3" METAL STUD FRAMING.
1r6	
2p6	2 HR FIRE-RESISTANCE RATED PARTITION WALLS CONSTRUCTION.6" METAL STUD FRAMING.
2s4	2 HR FIRE-RESISTANCE RATED SHAFT WALL CONSTRUCTION. 4" CH STUD FRAMING.
U3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
SF	EXTERIOR STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, FRONT-GLAZED.

FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER AND CONCRETE SEALER.
FR1a	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER.
FR2	CONCRETE OVER METAL DECK.
FR2a	CONCRETE OVER METAL DECK.
FR3	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.
FR4	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.

STAIR TYPES

ST1	POURED IN PLACE CONCRETE EXTERIOR STAIR WITH METAL HANDRAILS AND DETECTABLE WARNINGS
ST2	EXTERIOR GALVANIZED STEEL STAIR WITH METAL GUARDS AND HANDRAILS WITH DETECTABLE WARNINGS AND AREA FOR ASSISTED RESCUE
ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

WALL LEGEND

▭	CONCRETE WALL
▭	INSULATED METAL PANEL
▬	2HR FIRE-RESISTANCE RATED

LEGEND

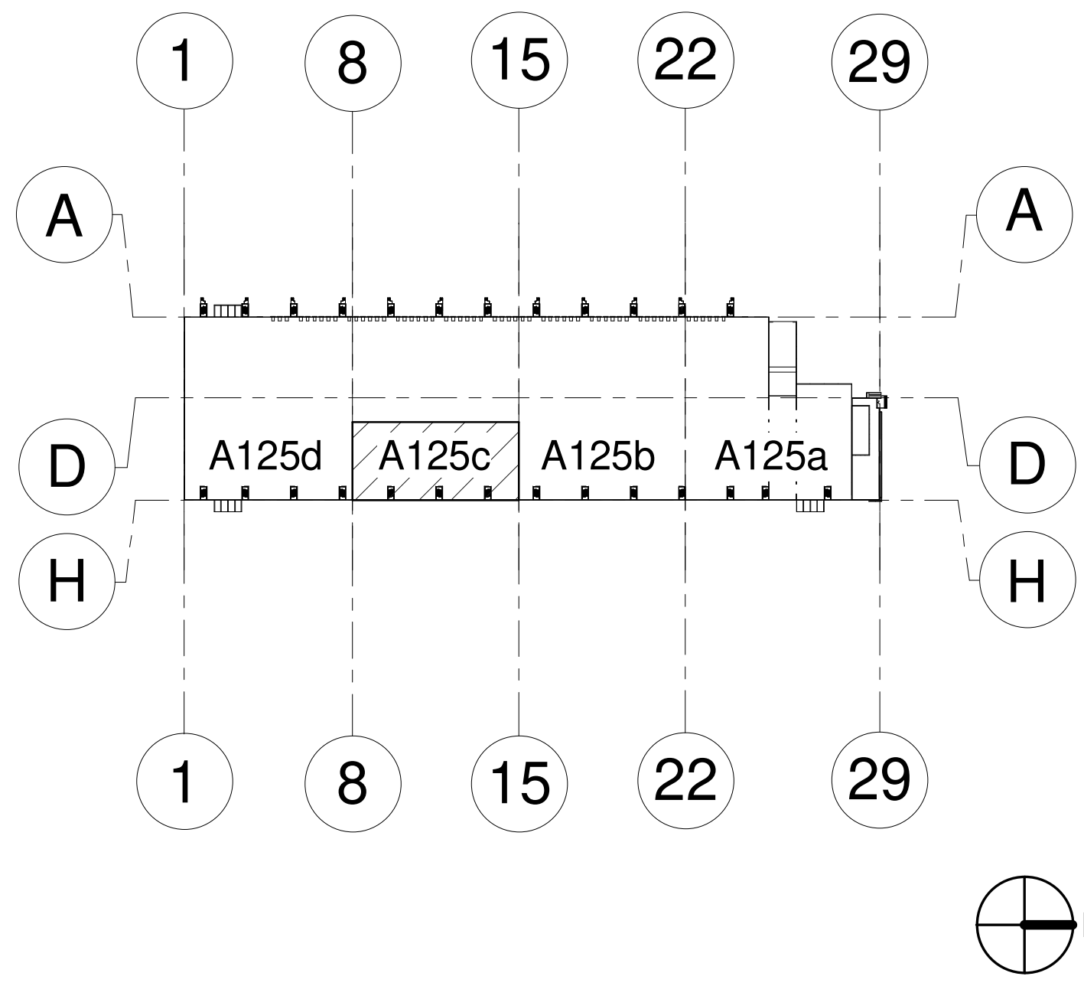
C	COMPACT STALL
EVR1	LEVEL 1 EV READY CIRCUIT PARKING SPACE
EVR2	LEVEL 2 EV READY CIRCUIT PARKING SPACE
EVCS	LEVEL 2 ELECTRIC VEHICLE CHARGING STATION

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

201	STRUCTURAL STEEL COLUMN.

KEY PLAN



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PARTIAL THIRD FLOOR PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
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03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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SHEET
A125c

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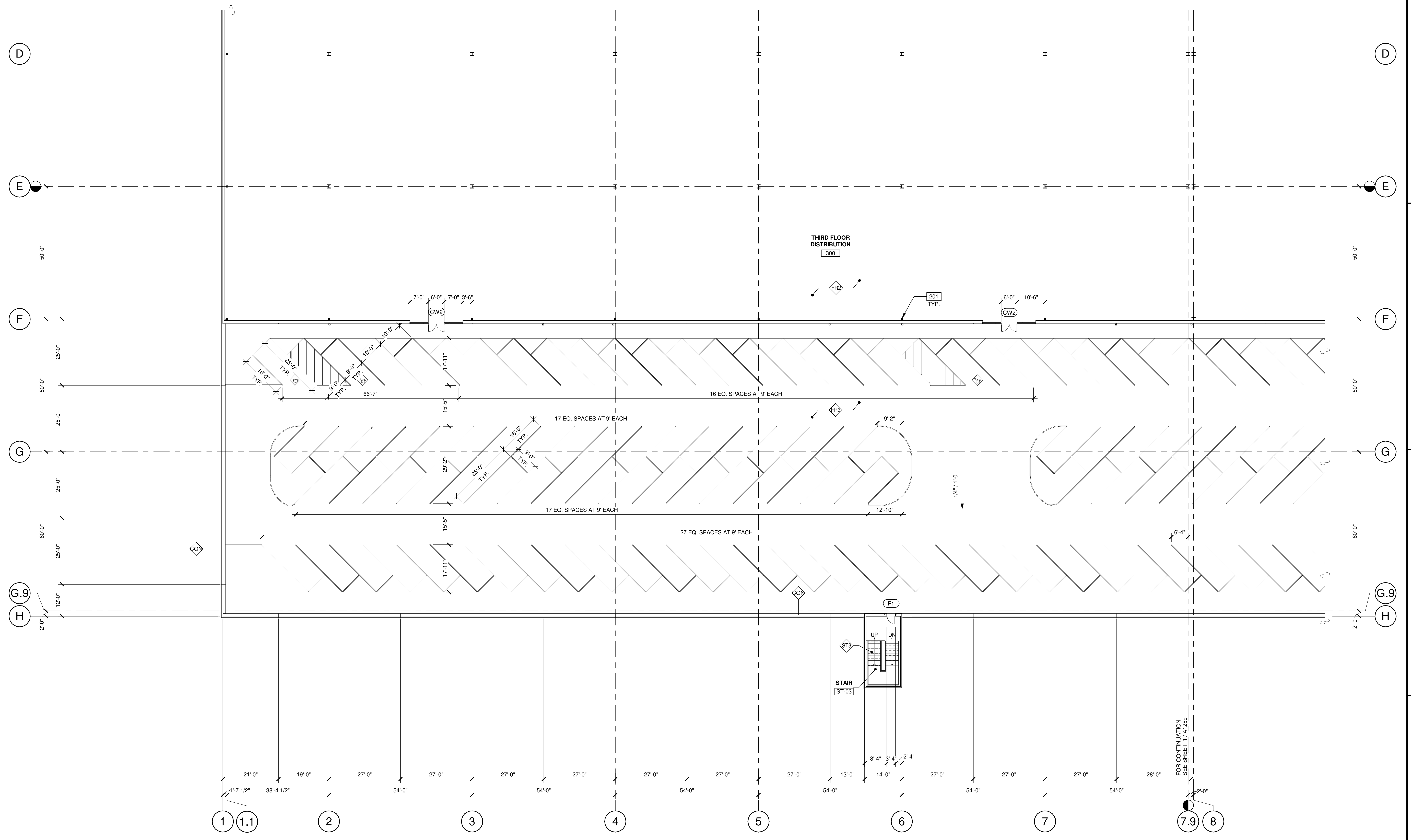


1/16"=1'-0"
0 8' 16' 32' 64'

PARTIAL THIRD FLOOR PLAN

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

1

PARKING SUMMARY

LEVEL 2 ROOF	307 STALLS

BUILDING ELEMENT TYPES

EXTERIOR WALL TYPES

CIP	CAST IN PLACE CONCRETE WALL
CMU	EXTERIOR CONCRETE MASONRY WALL.
CON	TILT-UP CONCRETE WALL.
IMP3	3" INSULATED METAL PANEL OVER STEEL FRAMING.
IMP6	6" INSULATED METAL PANEL OVER STEEL FRAMING.
PC	PRE-CAST CONCRETE PANEL.
SC	SHOTCRETE RETAINING WALL.

INTERIOR WALL TYPES

1p3	1HR FIRE-RESISTANCE RATED PARTITION WALL CONSTRUCTION. 3" METAL STUD FRAMING.
1r6	
2p6	2 HR FIRE-RESISTANCE RATED PARTITION WALLS CONSTRUCTION.6" METAL STUD FRAMING.
2s4	2 HR FIRE-RESISTANCE RATED SHAFT WALL CONSTRUCTION. 4" CH STUD FRAMING.
U3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
SF	EXTERIOR STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, FRONT-GLAZED.

FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER AND CONCRETE SEALER.
FR1a	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER.
FR2	CONCRETE OVER METAL DECK.
FR2a	CONCRETE OVER METAL DECK.
FR3	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.
FR4	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.

STAIR TYPES

ST1	POURED IN PLACE CONCRETE EXTERIOR STAIR WITH METAL HANDRAILS AND DETECTABLE WARNINGS
ST2	EXTERIOR GALVANIZED STEEL STAIR WITH METAL GUARDS AND HANDRAILS WITH DETECTABLE WARNINGS AND AREA FOR ASSISTED RESCUE
ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

WALL LEGEND

▭	CONCRETE WALL
▭	INSULATED METAL PANEL
▬	2HR FIRE-RESISTANCE RATED

LEGEND

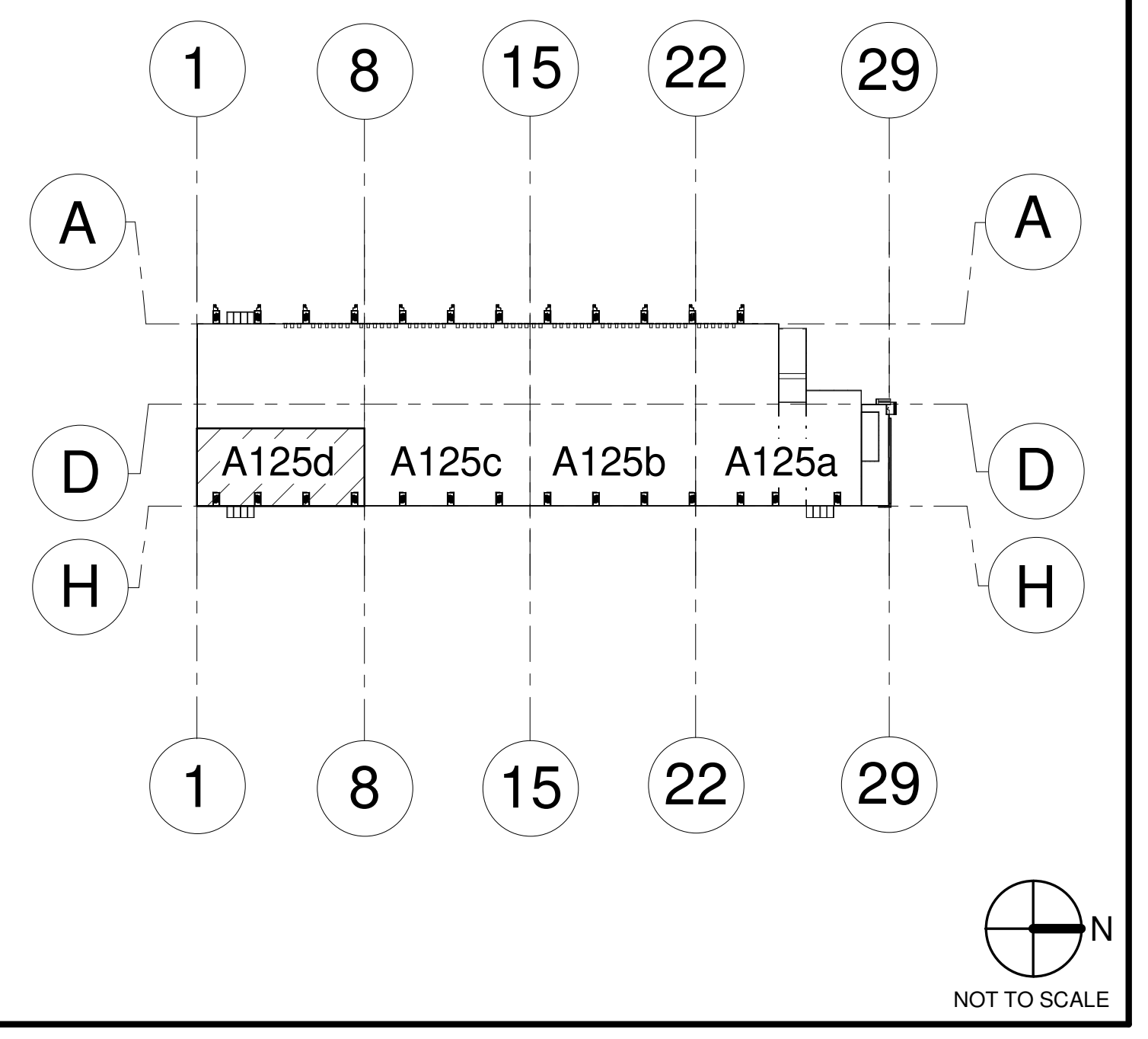
C	COMPACT STALL
EVR1	LEVEL 1 EV READY CIRCUIT PARKING SPACE
EVR2	LEVEL 2 EV READY CIRCUIT PARKING SPACE
EVCS	LEVEL 2 ELECTRIC VEHICLE CHARGING STATION

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

201	STRUCTURAL STEEL COLUMN.

KEY PLAN



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1 QUARRY RD
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PARTIAL THIRD FLOOR PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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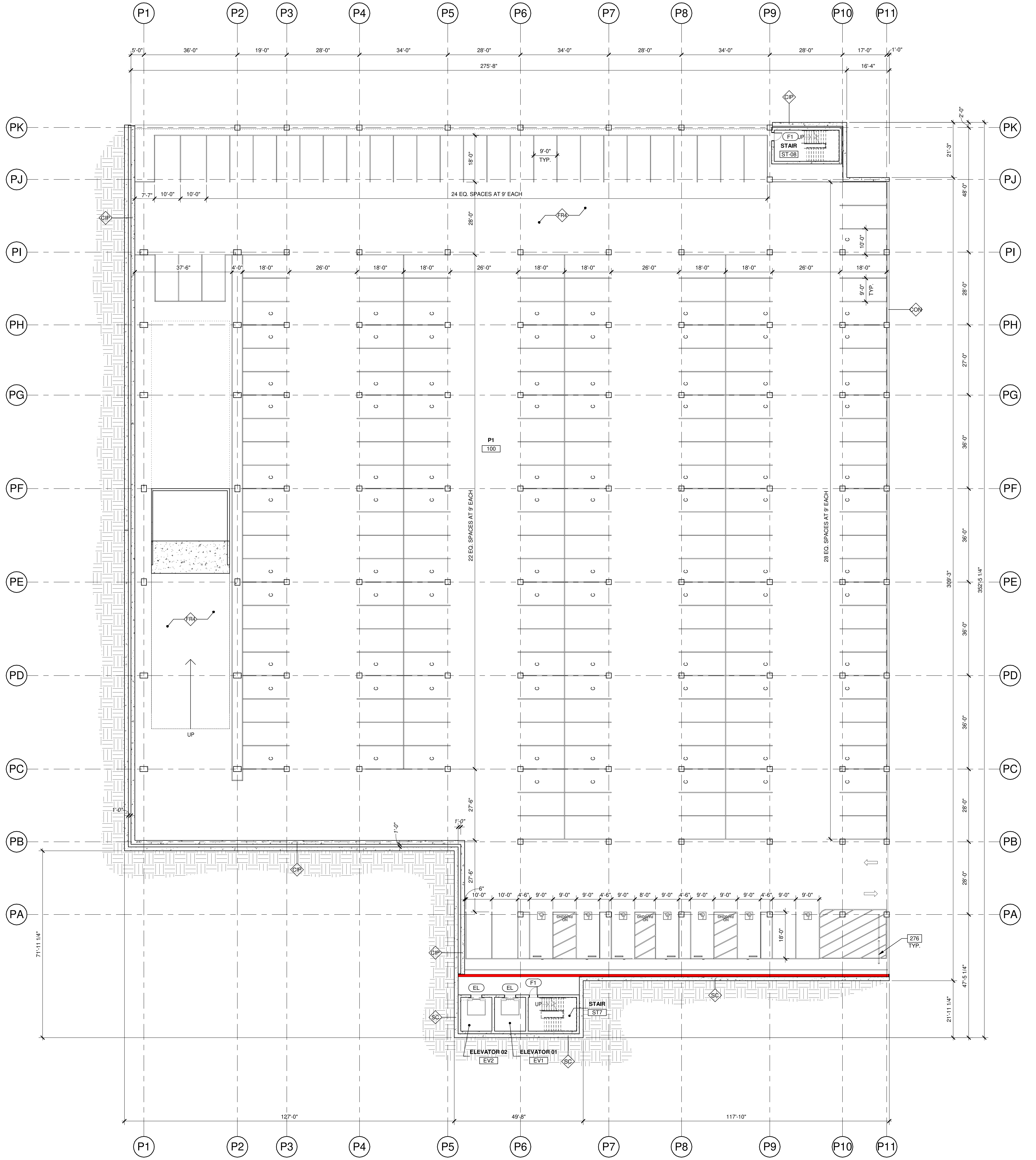

1/16"=1'-0"

0 8' 16' 32' 64'

ENLARGED PARKING FIRST FLOOR PLAN

1 N

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

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

276	BIKE RACK. SEE DETAIL 23/A510.

WALL LEGEND

▭	CONCRETE WALL
▭	INSULATED METAL PANEL
■	2HR FIRE-RESISTANCE RATED

LEGEND

C	COMPACT STALL
EVR1	LEVEL 1 EV READY CIRCUIT PARKING SPACE
EVR2	LEVEL 2 EV READY CIRCUIT PARKING SPACE
EVCS	LEVEL 2 ELECTRIC VEHICLE CHARGING STATION

BUILDING ELEMENT TYPES

EXTERIOR WALL TYPES

CIP	CAST IN PLACE CONCRETE WALL
CMU	EXTERIOR CONCRETE MASONRY WALL.
CON	TILT-UP CONCRETE WALL.
IMP3	3" INSULATED METAL PANEL OVER STEEL FRAMING.
IMP6	6" INSULATED METAL PANEL OVER STEEL FRAMING.
PC	PRE-CAST CONCRETE PANEL.
SC	SHOTCRETE RETAINING WALL.

INTERIOR WALL TYPES

1p3	1HR FIRE-RESISTANCE RATED PARTITION WALL CONSTRUCTION. 3" METAL STUD FRAMING.
1r6	
2p6	2 HR FIRE-RESISTANCE RATED PARTITION WALLS CONSTRUCTION.6" METAL STUD FRAMING.
2s4	2 HR FIRE-RESISTANCE RATED SHAFT WALL CONSTRUCTION. 4" CH STUD FRAMING.
U3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
SF	EXTERIOR STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, FRONT-GLAZED.

FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER AND CONCRETE SEALER.
FR1a	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER.
FR2	CONCRETE OVER METAL DECK.
FR2a	CONCRETE OVER METAL DECK.
FR3	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.
FR4	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.

STAIR TYPES

ST1	POURED IN PLACE CONCRETE EXTERIOR STAIR WITH METAL HANDRAILS AND DETECTABLE WARNINGS
ST2	EXTERIOR GALVANIZED STEEL STAIR WITH METAL GUARDS AND HANDRAILS WITH DETECTABLE WARNINGS AND AREA FOR ASSISTED RESCUE
ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

PARKING SUMMARY

PARKING GARAGE	698 STALLS
LEVEL 1	233 STALLS
LEVEL 2	232 STALLS
LEVEL 3 (ROOF)	233 STALLS

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ENLARGED PARKING FIRST FLOOR PLAN

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03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

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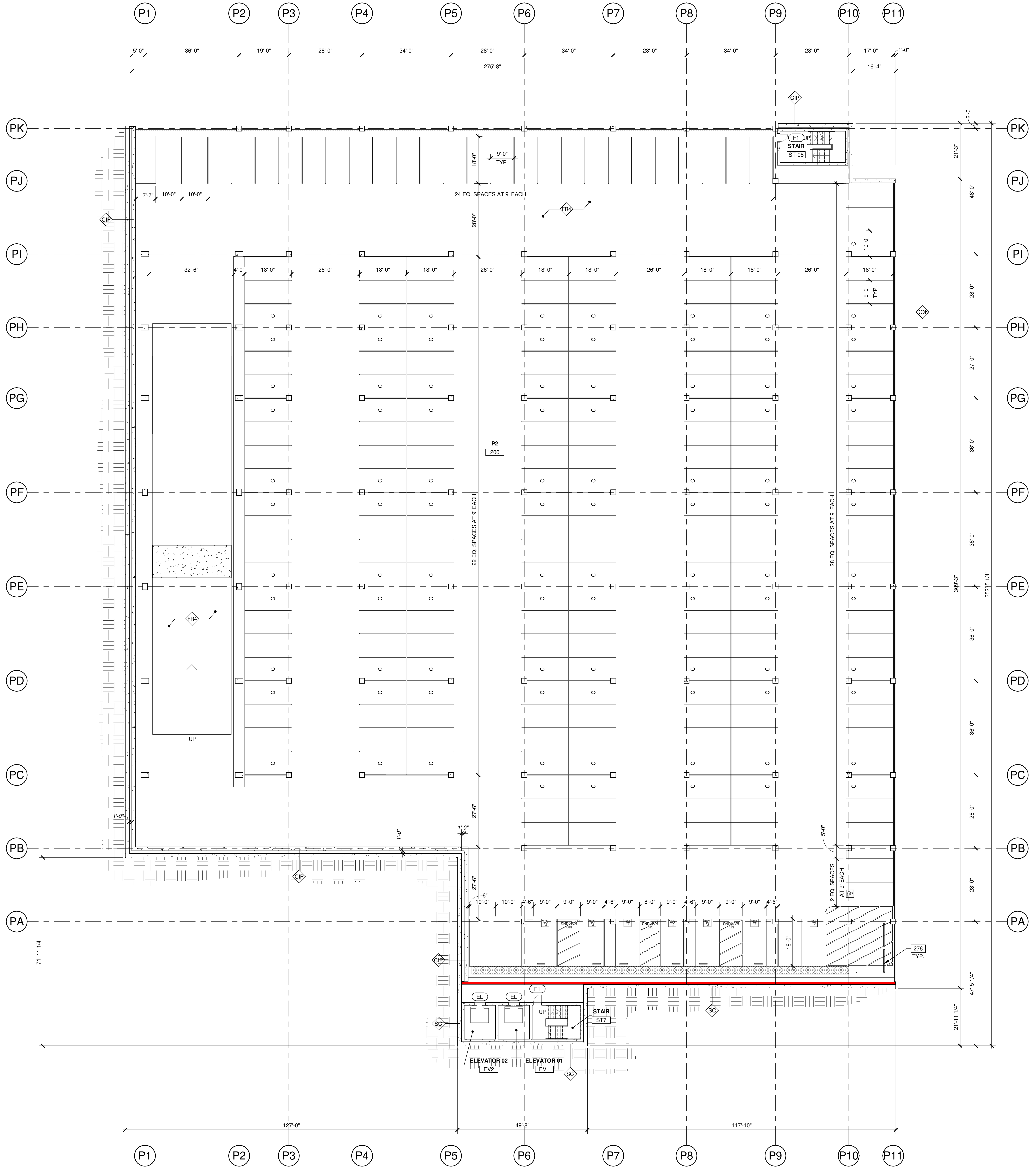

ENLARGED PARKING SECOND FLOOR PLAN

1

1/16"=1'-0"

0 8' 16' 32' 64'

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

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

276 BIKE RACK. SEE DETAIL 23/A510.

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▨	CONCRETE WALL
▭	INSULATED METAL PANEL
▬	2HR FIRE-RESISTANCE RATED

LEGEND

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BUILDING ELEMENT TYPES

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U3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
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ENLARGED PARKING SECOND FLOOR PLAN

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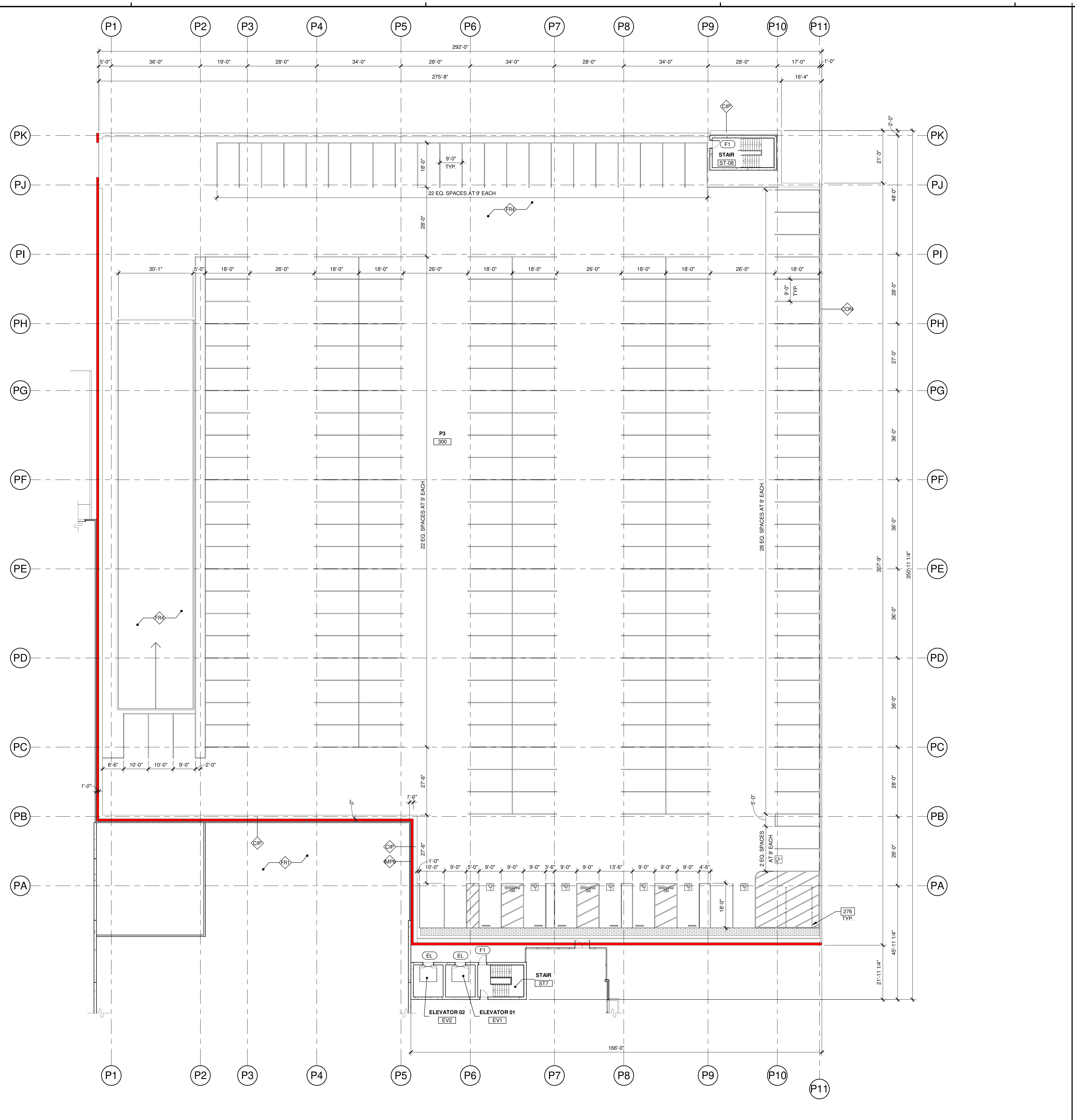

1/16"=1'-0"

0 8' 16' 32' 64'

ENLARGED PARKING THIRD FLOOR PLAN

1 N

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

KEYNOTES: -

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▭	CONCRETE WALL
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ENLARGED PARKING THIRD FLOOR PLAN

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01/12/2024	PLANNING COMMENTS #4
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06/25/2024	PLANNING COMMENTS #6

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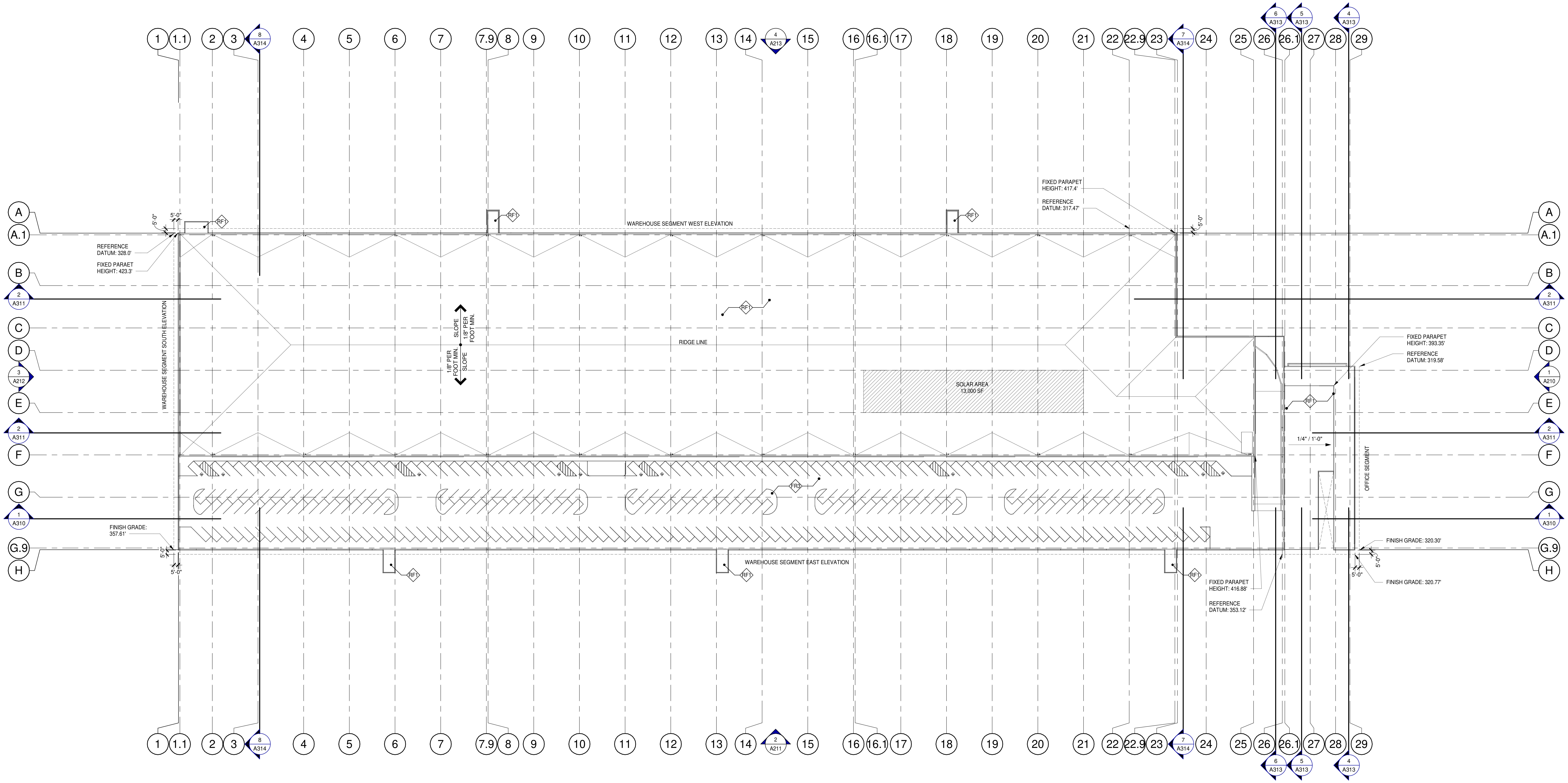

1"=50'

0 25' 50' 100' 250'

ROOF PLAN

1 N

SCALE: 1" = 50'-0"

BUILDING ELEMENT TYPES

ROOF TYPES

RF1	SINGLE-PLY ROOFING OVER RIGID INSULATION OVER METAL DECK

CEILING TYPES

EXTERIOR WALL TYPES

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CMU	EXTERIOR CONCRETE MASONRY WALL.
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ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

CALCULATIONS

SOLAR AREA FOR PV SYSTEM
SIZED ACCORDING TO 2022 CALIFORNIA ENERGY CODE SECTION 140.10.

WAREHOUSE UNCONDITIONED, NO PV SYSTEM NEEDED.

OFFICE CONDITIONED FLOOR AREA (CFA) = 81,217 SF
FACTOR A = 2.59 (SEE TABLE 140.10-A)

kWpvdc = (CFA*A)/1000 = (81,217*2.59)/1000 = 210.35kW
210,350W / 350W/PANEL = 601 PANELS X 21.39SF/PANEL = 12,856 SF

TOTAL AREA FOR SOLAR REQUIRED = 12,856 SF
TOTAL AREA FOR SOLAR PROVIDED = 13,000 SF

PV CAPACITY FACTORS

	FACTOR A—MINIMUM PV CAPACITY (W/ft^2 of conditioned floor area)		
CLIMATE ZONE	1, 3, 5, 16	2, 4, 6—14	15
Grocery	2.62	2.91	3.53
High-Rise Multifamily	1.82	2.21	2.77
Office, Financial Institutions, Unleased Tenant Space	2.59	3.13	3.80
Retail	2.62	2.91	3.53
School	1.27	1.63	2.46
Warehouse	0.39	0.44	0.58
Auditorium, Convention Center, Hotel/Motel, Library, Medical Office Building/Clinic, Restaurant, Theater	0.39	0.44	0.58

TABLE 140.10-B

BATTERY STORAGE CAPACITY FACTORS

	FACTOR B—ENERGY CAPACITY	FACTOR C—POWER CAPACITY
Storage-to-PV Ratio	Wh/W	W/W
Grocery	1.03	0.26
High-Rise Multifamily	1.03	0.26
Office, Financial Institutions, Unleased Tenant Space	1.68	0.42
Retail	1.03	0.26
School	1.87	0.46
Warehouse	0.93	0.23
Auditorium, Convention Center, Hotel/Motel, Library, Medical Office Building/Clinic, Restaurant, Theater	0.93	0.23

BATTERY STORAGE SYSTEM TO BE PROVIDED PER 2022 CALIFORNIA ENERGY CODE SECTION 140.10-B & -C.

EQUATION 140.10-B
kWhbatt = kWpvdc * B/D^0.5 = (210.35*1.68/(80%)^0.5) = 395.11 kWbatt

EQUATION 140.10-C
kWbatt = kWpvdc * C = (210.35*0.42) = 88.35 kWbatt

LEGEND

⊠	SKYLIGHT: (2%) COORDINATE EXACT LOCATION TO PREVENT CONFLICT WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.
▨	SOLAR AREA FOR PV SYSTEM SIZED ACCORDING TO 2022 CALIFORNIA ENERGY CODE SECTION 140.10. ENTIRETY OF THIRD FLOOR ROOF OF WAREHOUSE TO BE PRELOADED FOR FUTURE PV SYSTEMS.

ABBREVIATIONS

T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
M.P. = TOP OF ROOFING - MID POINT
L.P. = TOP OF ROOFING - LOW POINT

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

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ROOF PLAN

DATE	REMARKS
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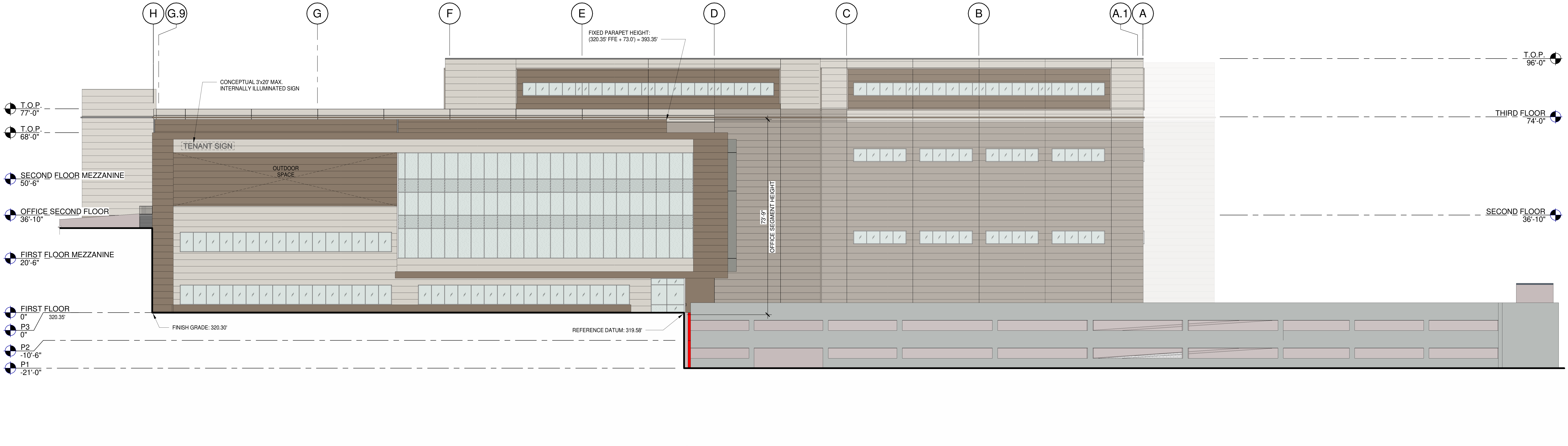
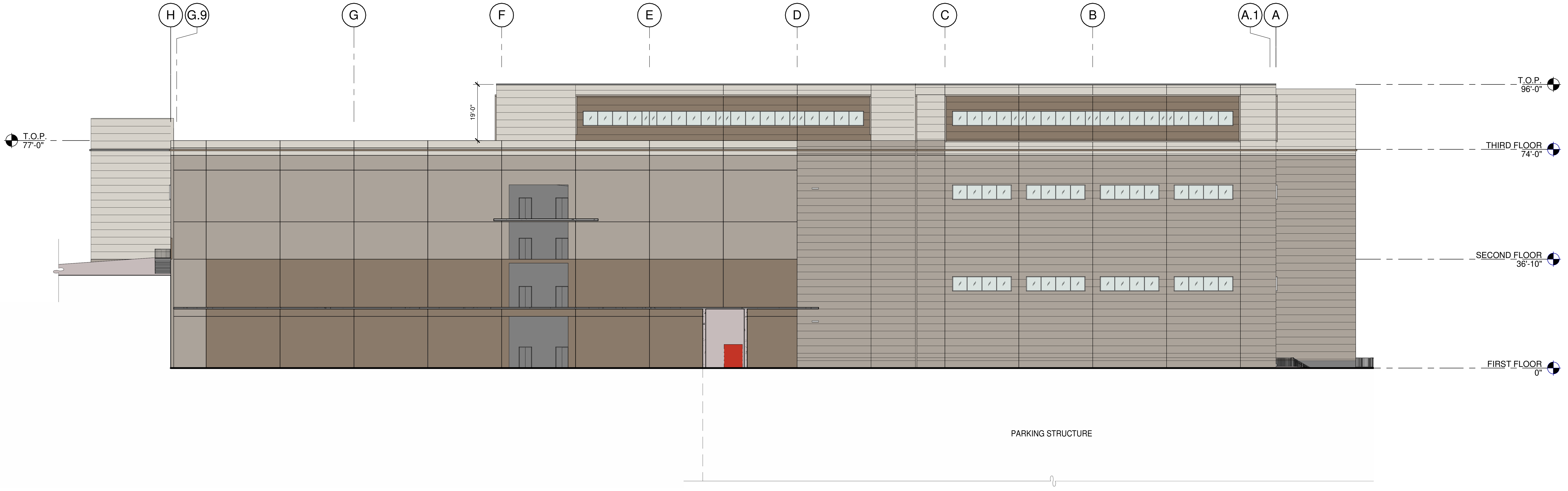


NORTH EXTERIOR ELEVATION

1

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



NORTH EXTERIOR ELEVATION

1A

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

LEGEND

MATERIALS:

▤ INSULATED METAL PANEL

☐ CONCRETE WALL, PAINTED

☐ METAL CANOPY, PAINTED

GLASS:

⫽ VISION GLASS

▨ SPANDREL GLASS

▒ TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

🟫 BASE COLOR: P1 - SW 7039 VIRTUAL TAUPE.

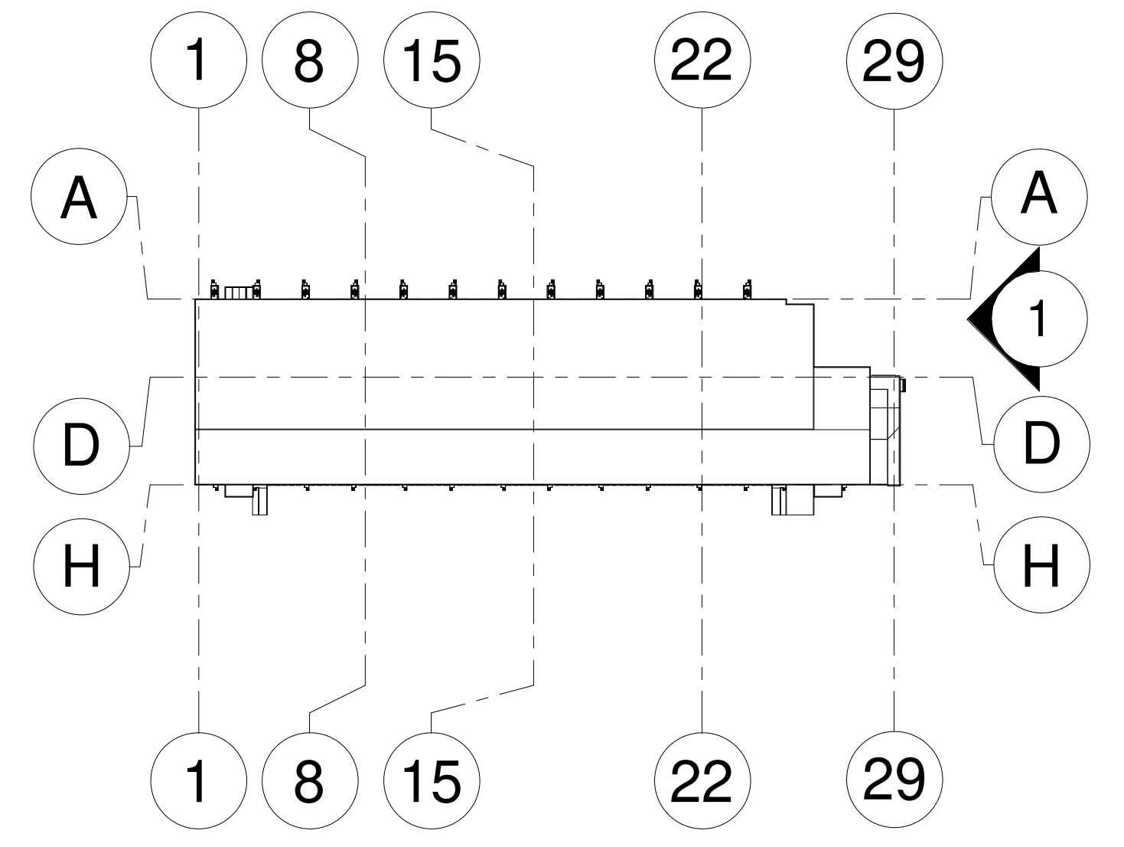
⬜ SECONDARY COLOR: P2 - SW 9566 GREY HERON.

⬜ ACCENT COLOR: P3 - SW 7024 FUNCTIONAL GRAY.

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

KEY PLAN



NOT TO SCALE

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EXTERIOR ELEVATIONS

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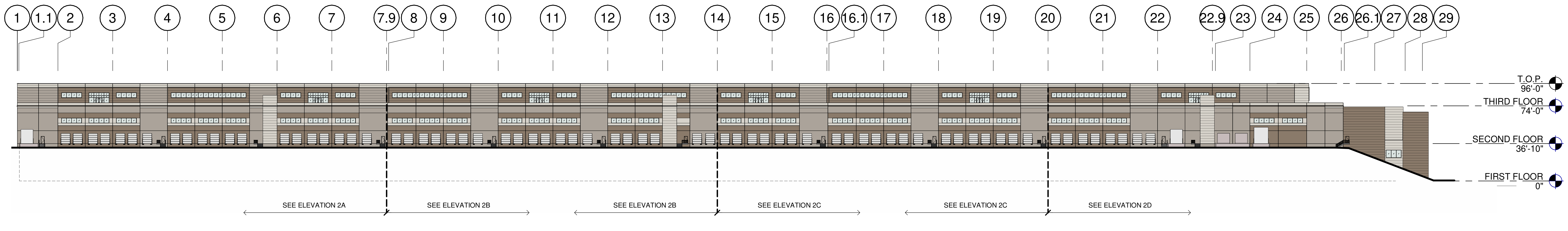


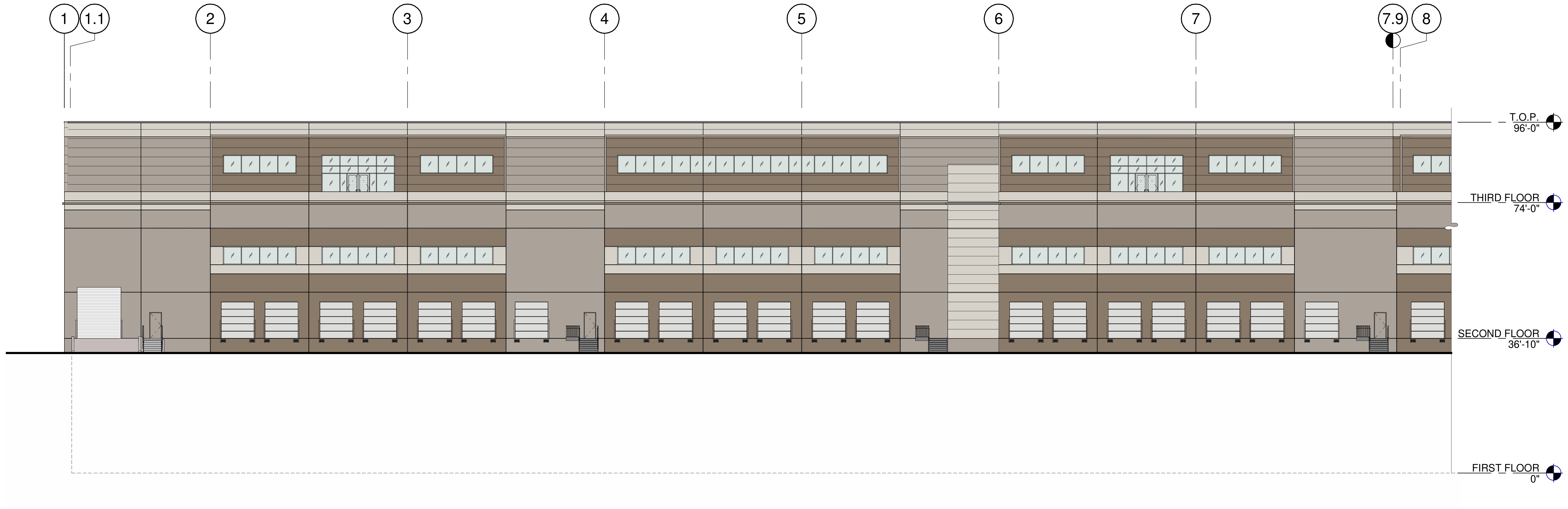
1"=50'

0 25' 50' 100' 250'

EAST EXTERIOR ELEVATION

2

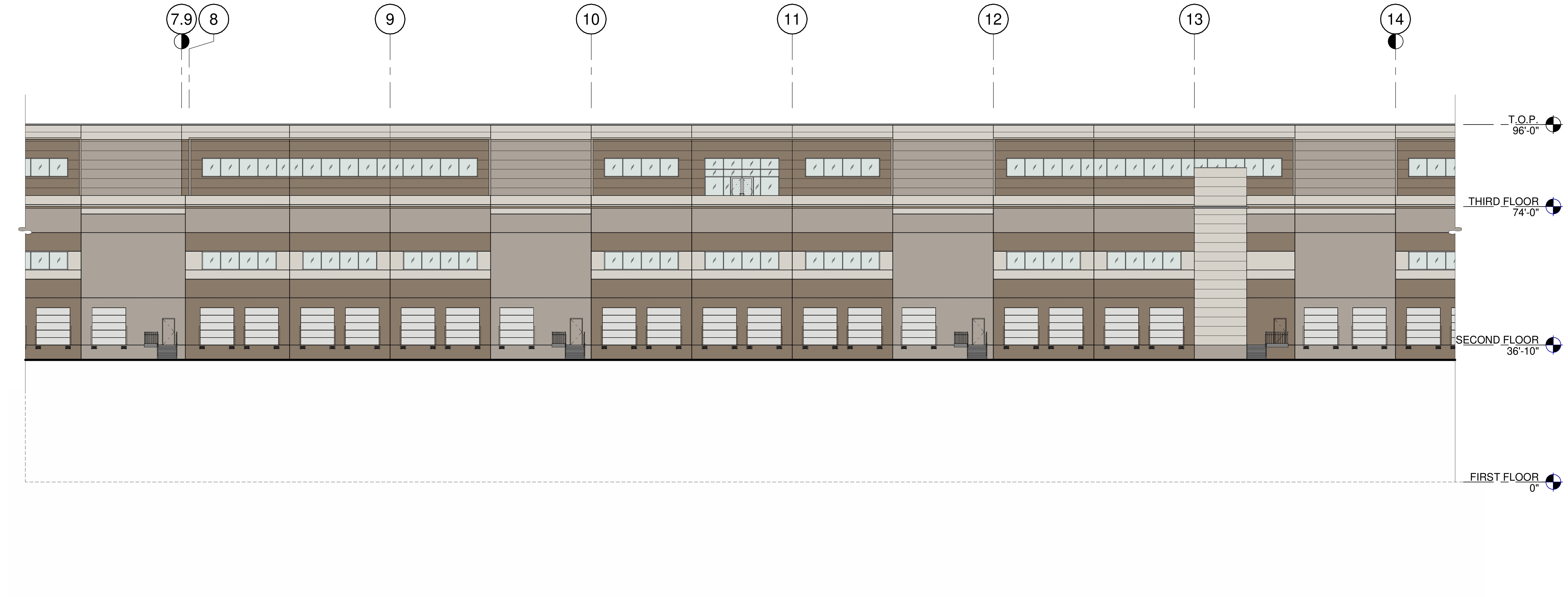
SCALE: 1" = 50'-0"



PARTIAL EAST EXTERIOR ELEVATION

2A

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



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PARTIAL EAST EXTERIOR ELEVATION

2B

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

KEYNOTES: -

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LEGEND

MATERIALS:

☰	INSULATED METAL PANEL
☐	CONCRETE WALL, PAINTED
☐	METAL CANOPY, PAINTED

GLASS:

☐	VISION GLASS
▨	SPANDREL GLASS
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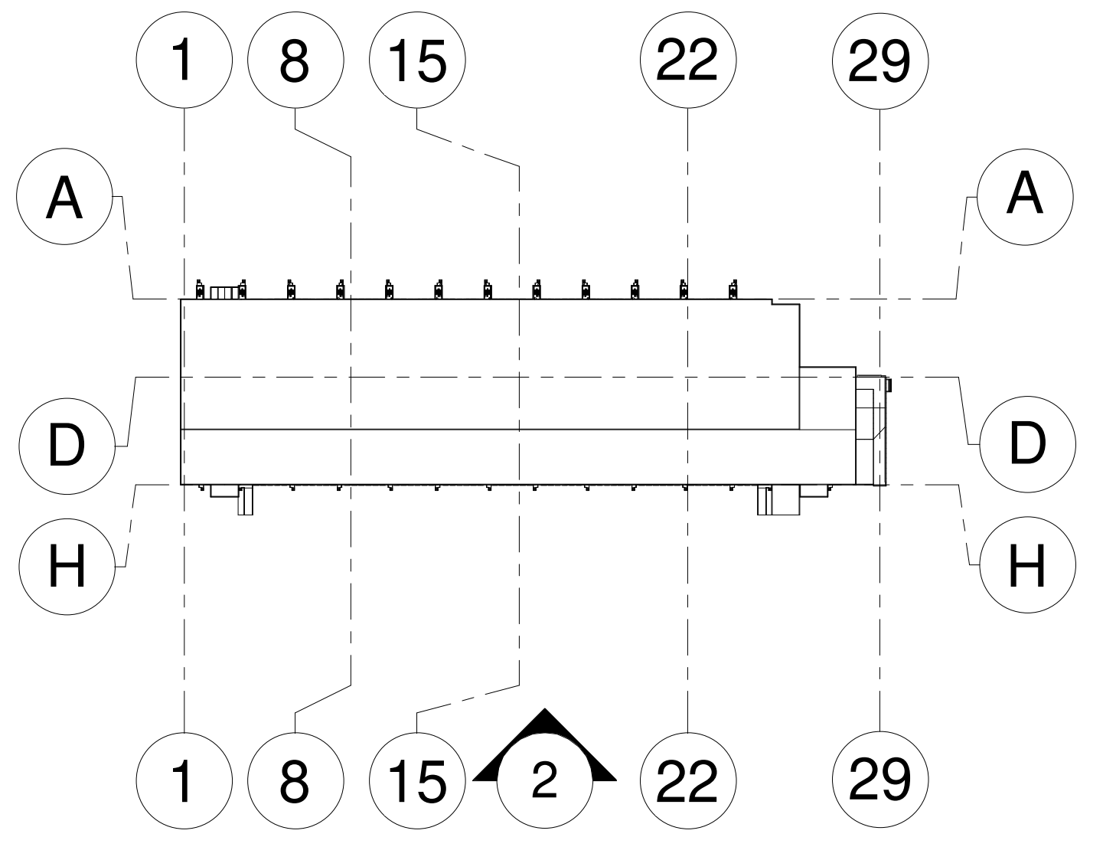
■	BASE COLOR: P1 - SW 7039 VIRTUAL TAUPE.
■	SECONDARY COLOR: P2 - SW 9566 GREY HERON.
■	ACCENT COLOR: P3 - SW 7024 FUNCTIONAL GRAY.

KEY PLAN



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ORCHARD
PARTNERS

GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT

1 QUARRY RD
BRISBANE, CALIFORNIA 94005

EXTERIOR ELEVATIONS

DATE	REMARKS
11/08/2022	PLANNING SUBMITTAL
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
10/27/2023	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	B.S./E.S.
JOB NO.:	SNR18-0030-00

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A211

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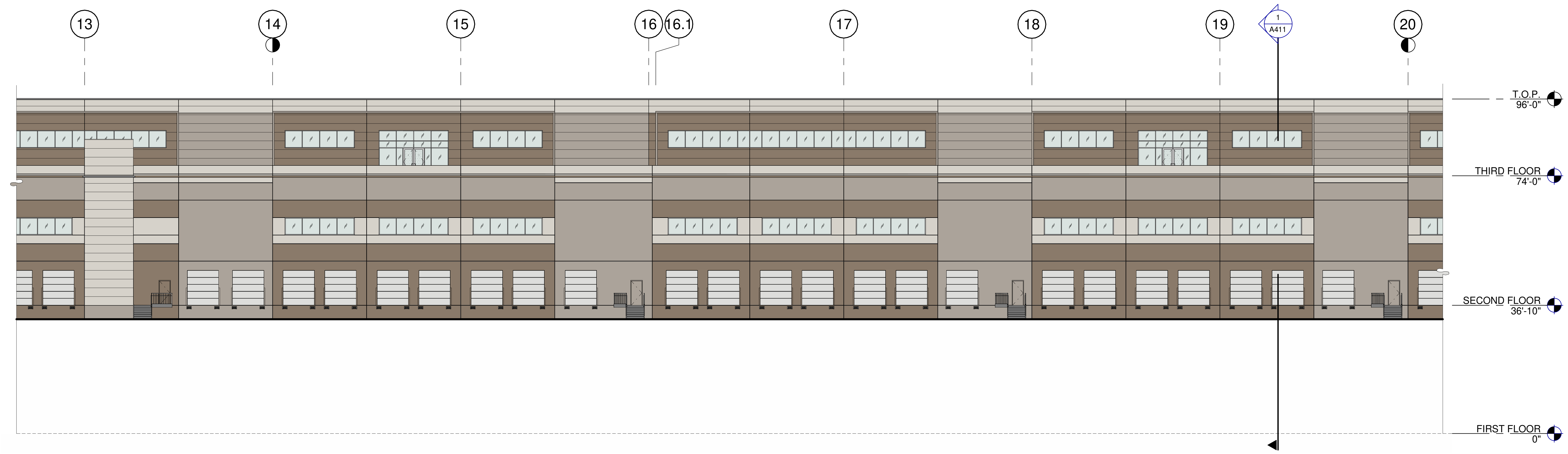
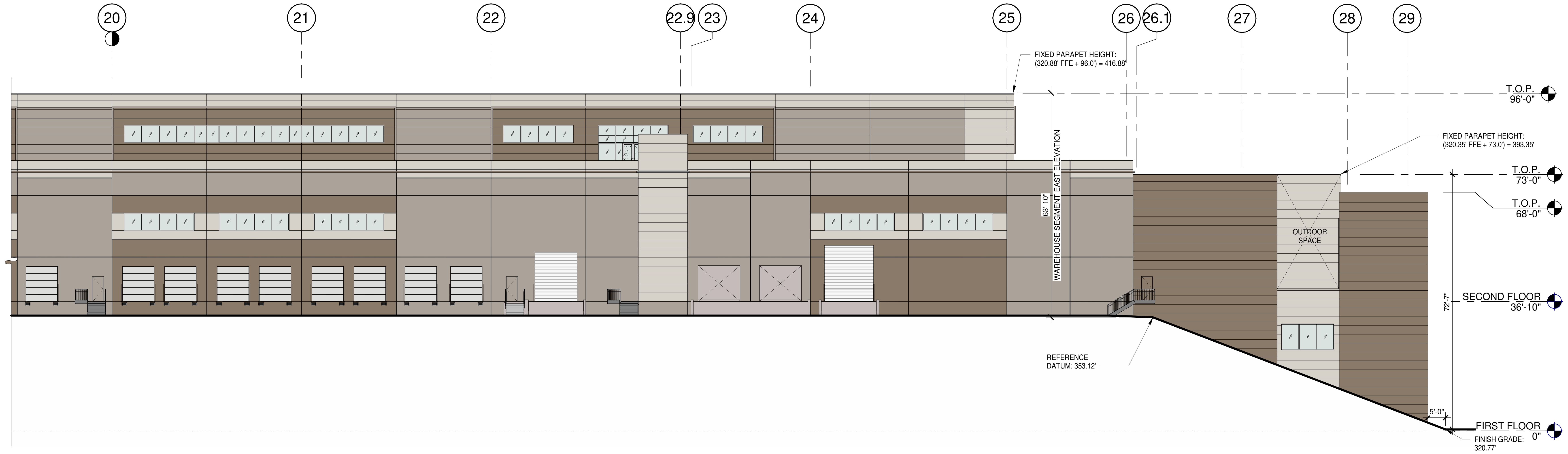


PARTIAL EAST EXTERIOR ELEVATION

2C

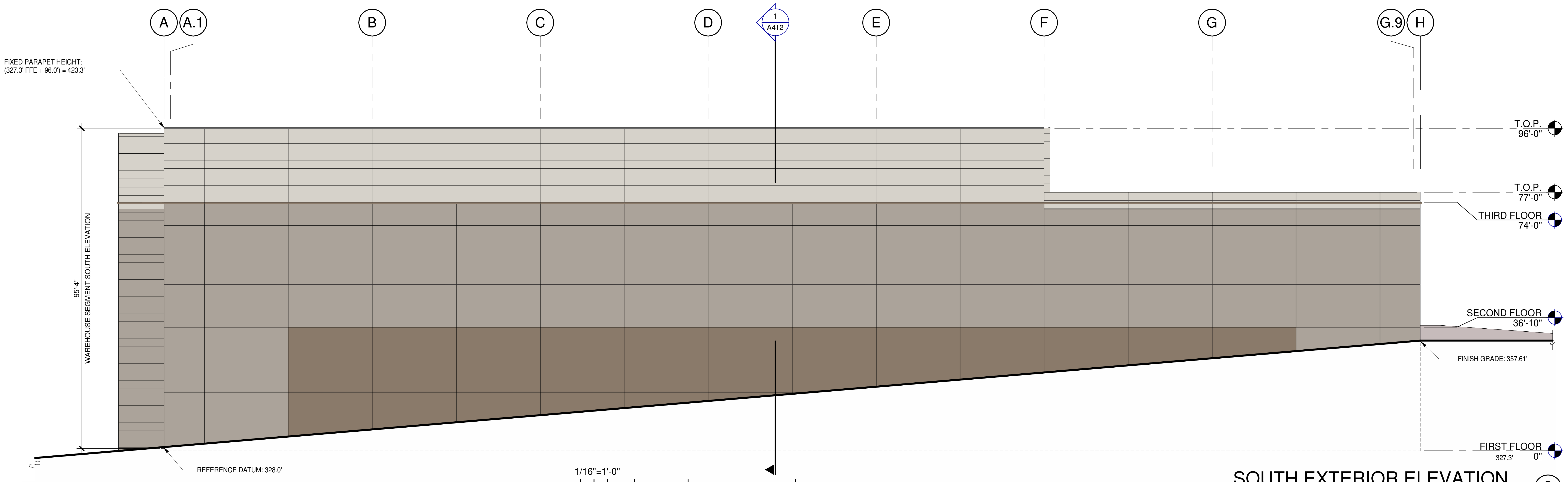
SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION

2D

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



1/16"=1'-0"
0 8' 16' 32' 64'

SOUTH EXTERIOR ELEVATION

3

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

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

LEGEND

MATERIALS:

☰	INSULATED METAL PANEL
☐	CONCRETE WALL, PAINTED
☐	METAL CANOPY, PAINTED

GLASS:

☐	VISION GLASS
▨	SPANDREL GLASS
░	TEMPERED GLASS

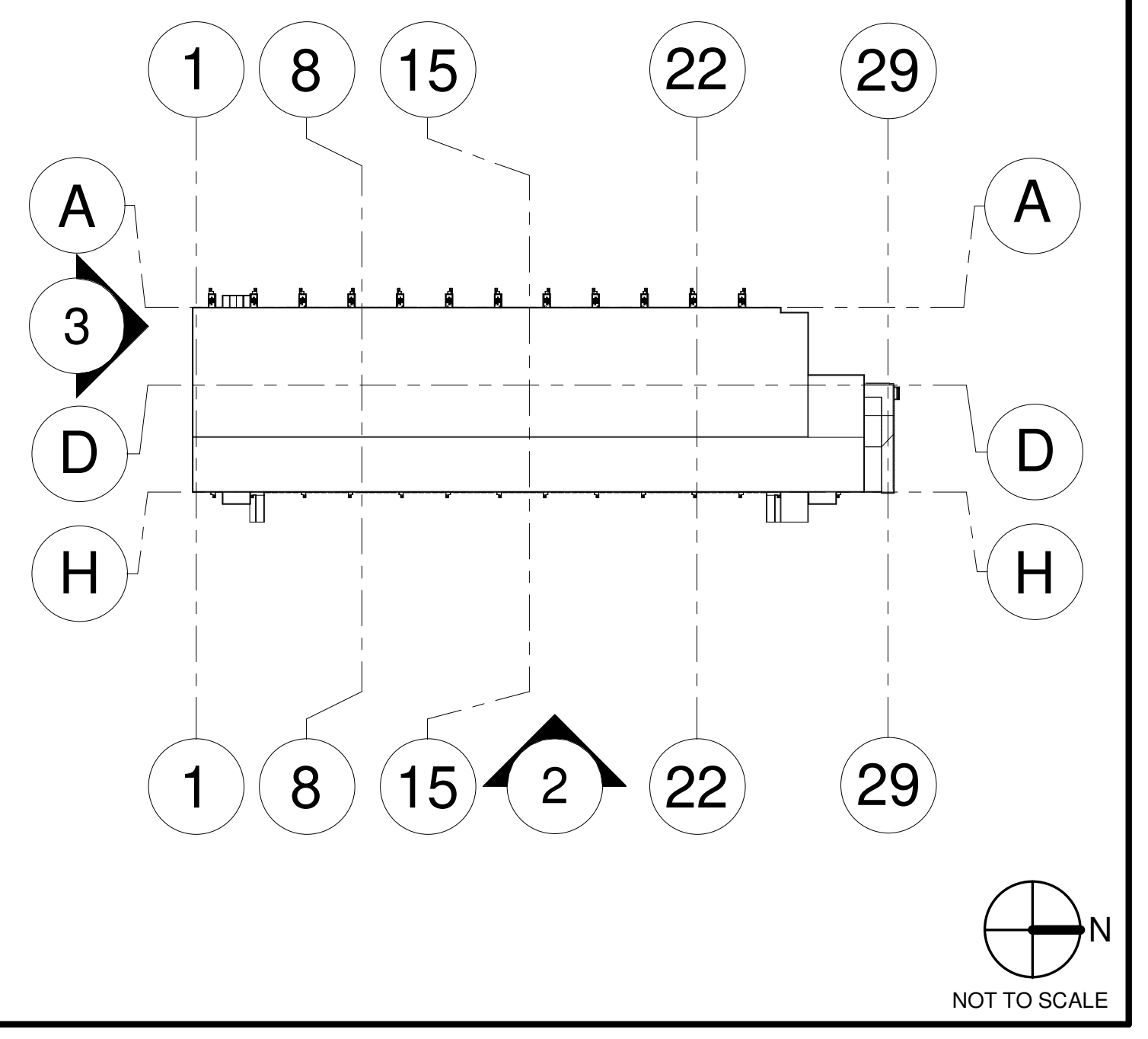
ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

■	BASE COLOR: P1 - SW 7039 VIRTUAL TAUPE.
■	SECONDARY COLOR: P2 - SW 9566 GREY HERON.
■	ACCENT COLOR: P3 - SW 7024 FUNCTIONAL GRAY.

KEY PLAN



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BRISBANE, CALIFORNIA 94005

EXTERIOR ELEVATIONS

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10/27/2023	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
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JOB NO.:	SNR18-0030-00

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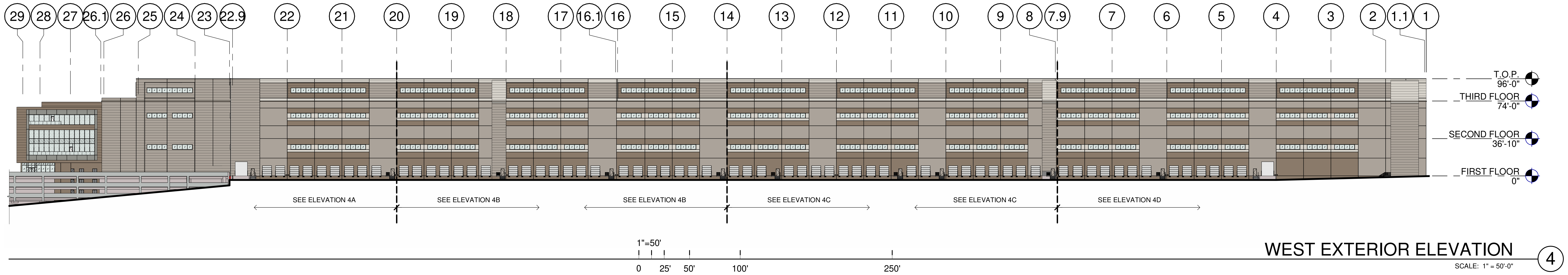
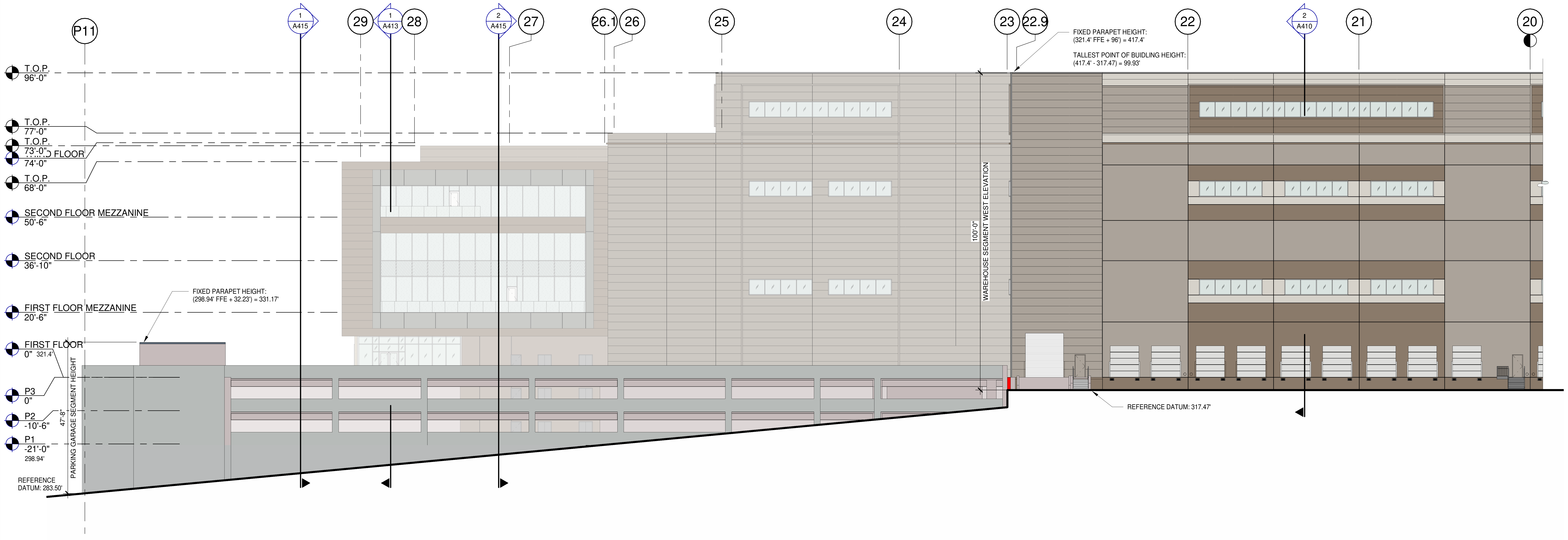


WEST EXTERIOR ELEVATION

4

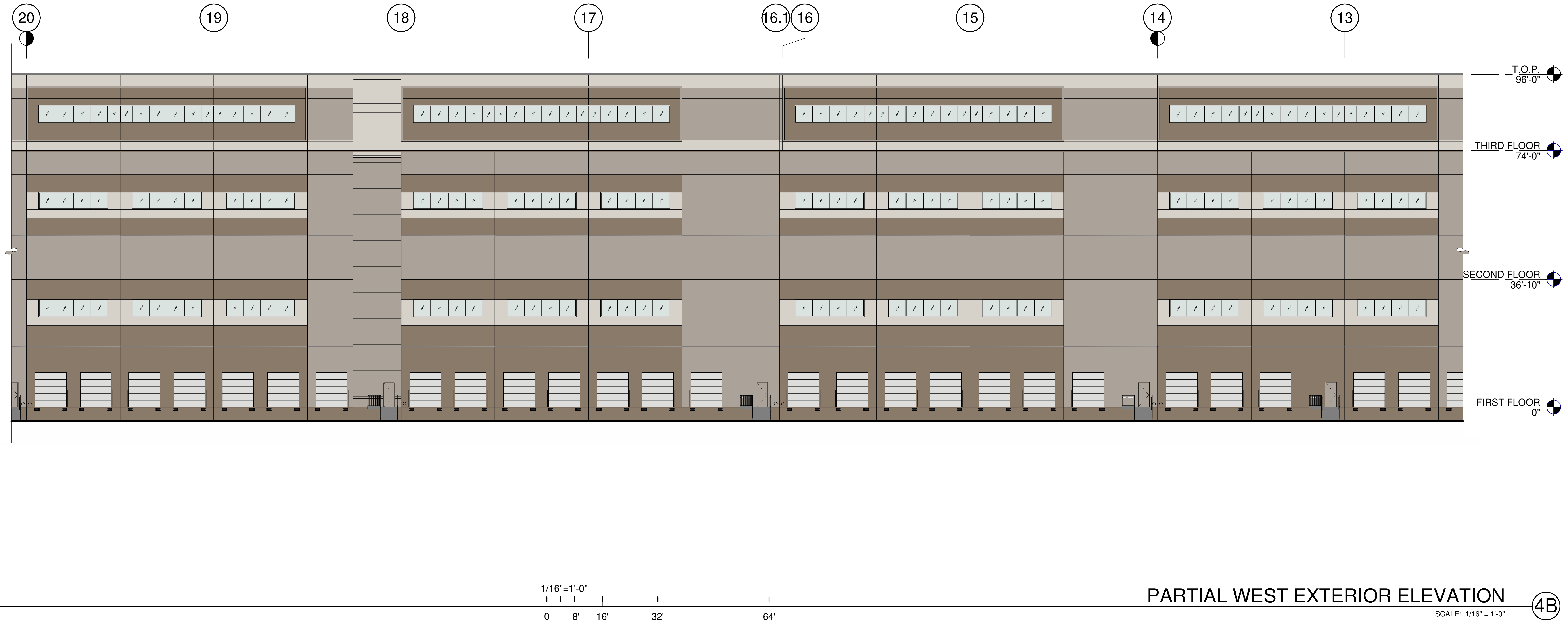
SCALE: 1" = 50'-0"



PARTIAL WEST EXTERIOR ELEVATION

4A

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



PARTIAL WEST EXTERIOR ELEVATION

4B

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

KEYNOTES: ▭

SEE SHEET A010 FOR GENERAL NOTES

LEGEND

MATERIALS:

▤	INSULATED METAL PANEL
▭	CONCRETE WALL, PAINTED
▭	METAL CANOPY, PAINTED

GLASS:

▭	VISION GLASS
▨	SPANDREL GLASS
▒	TEMPERED GLASS

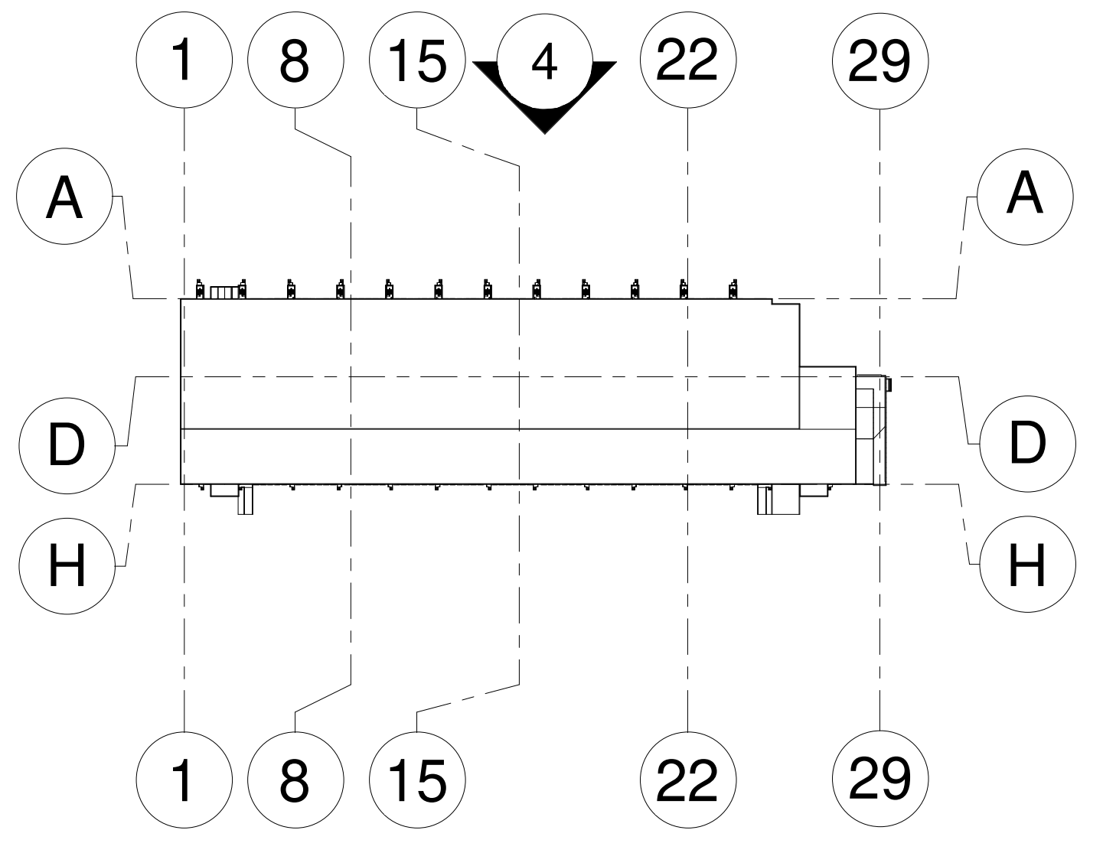
ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

■	BASE COLOR: P1 - SW 7039 VIRTUAL TAUPE.
■	SECONDARY COLOR: P2 - SW 9566 GREY HERON.
■	ACCENT COLOR: P3 - SW 7024 FUNCTIONAL GRAY.

KEY PLAN



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EXTERIOR ELEVATIONS

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08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	B.S./E.S.
JOB NO.:	SNR18-0030-00

SHEET

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6/24/2024 8:57:09 PM

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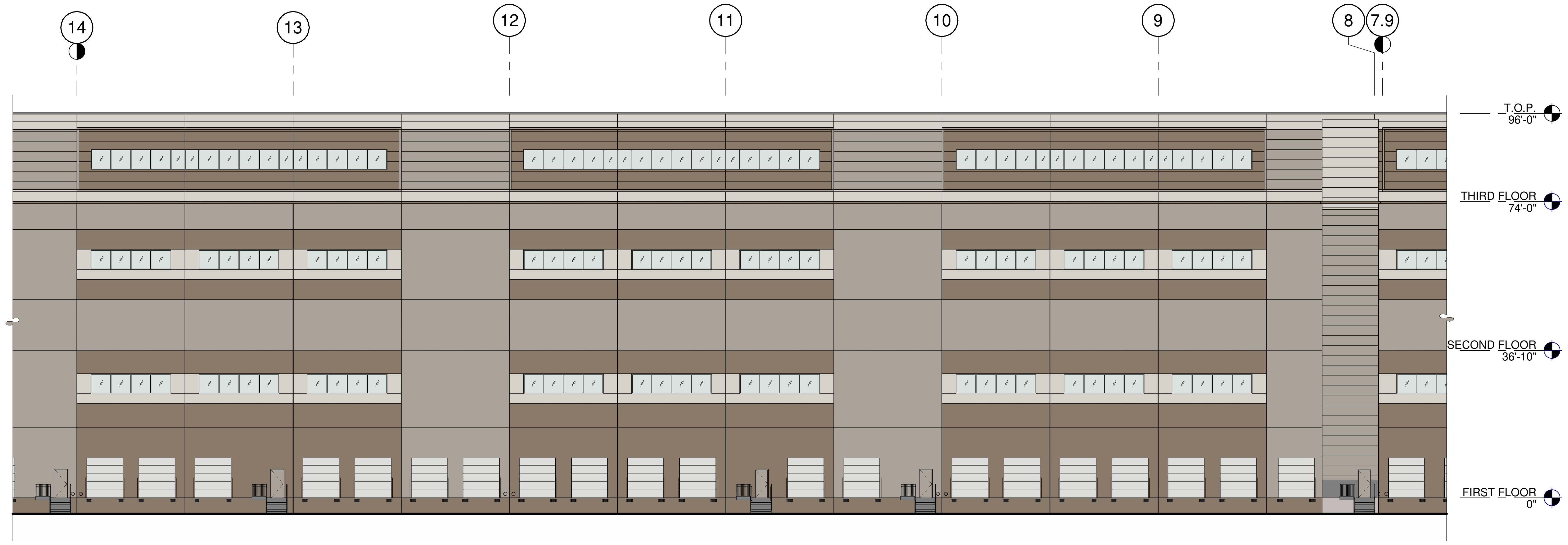
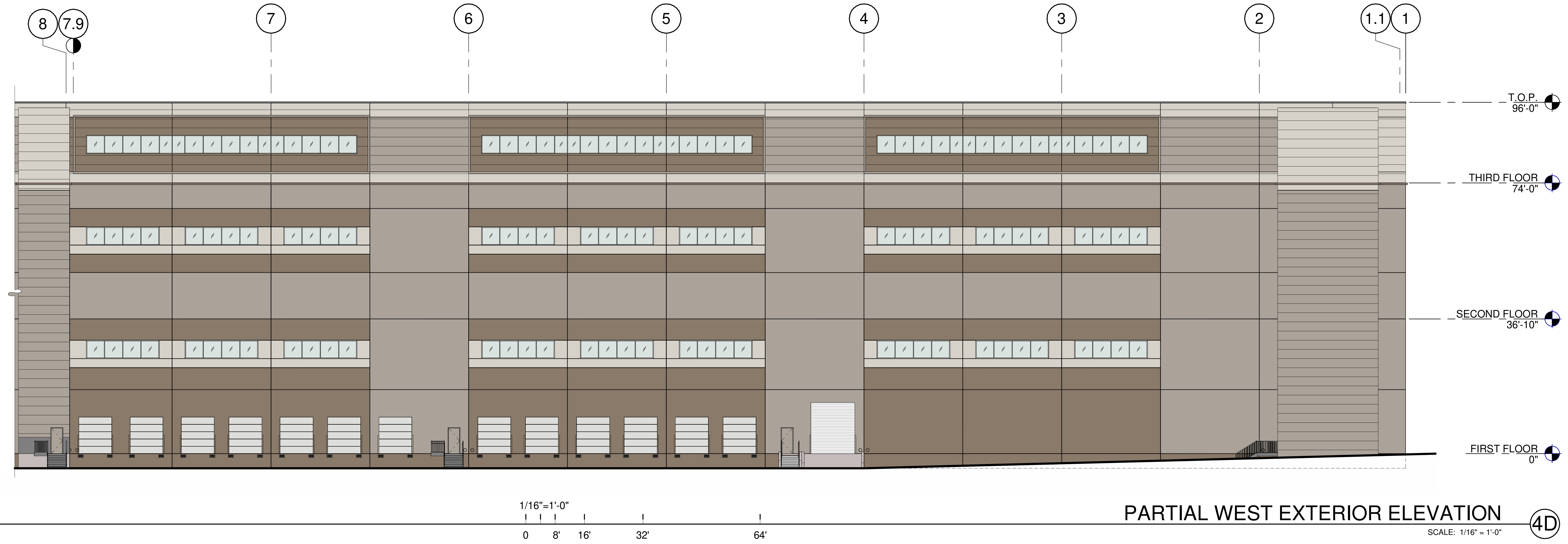


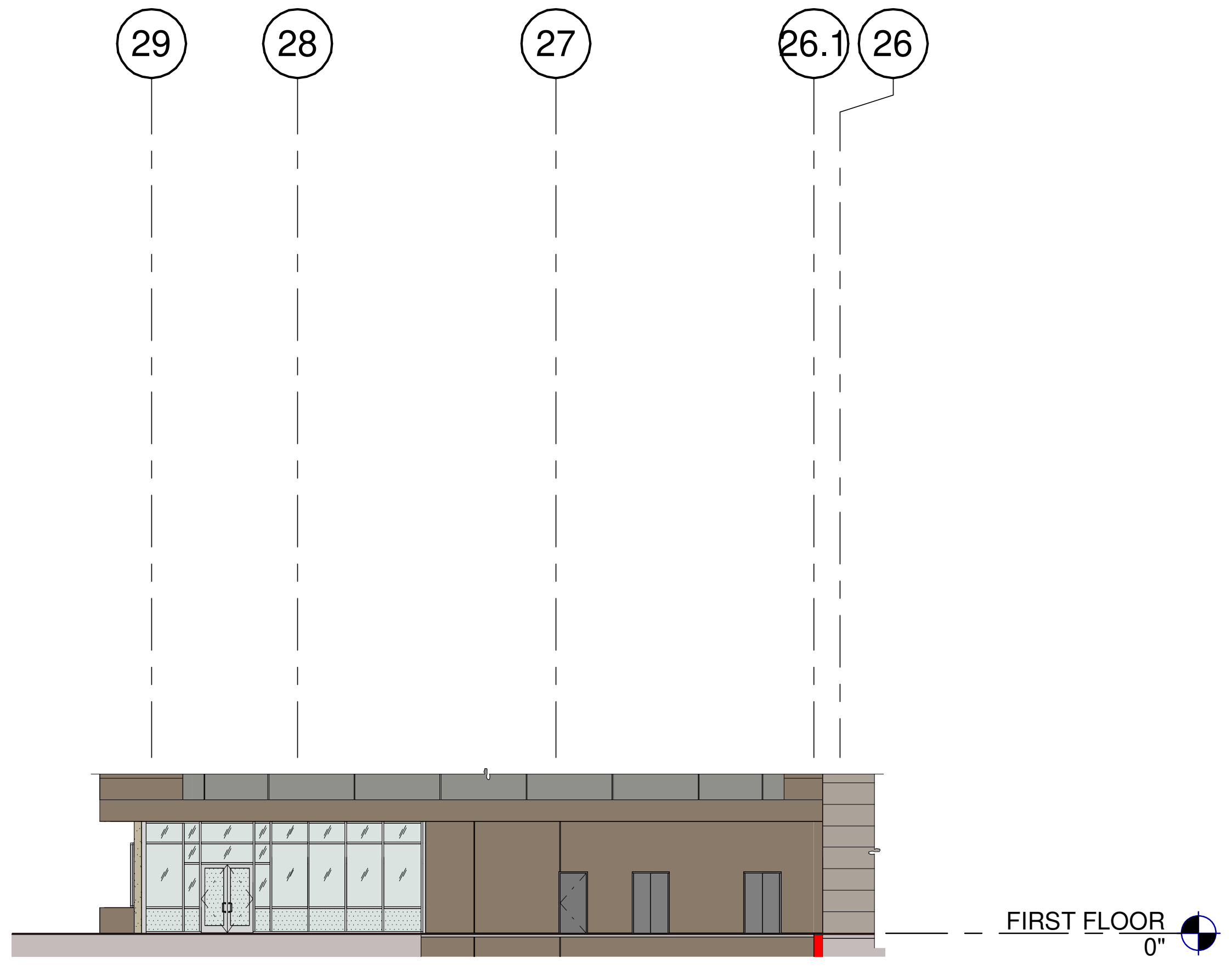
PARTIAL WEST EXTERIOR ELEVATION 4C

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



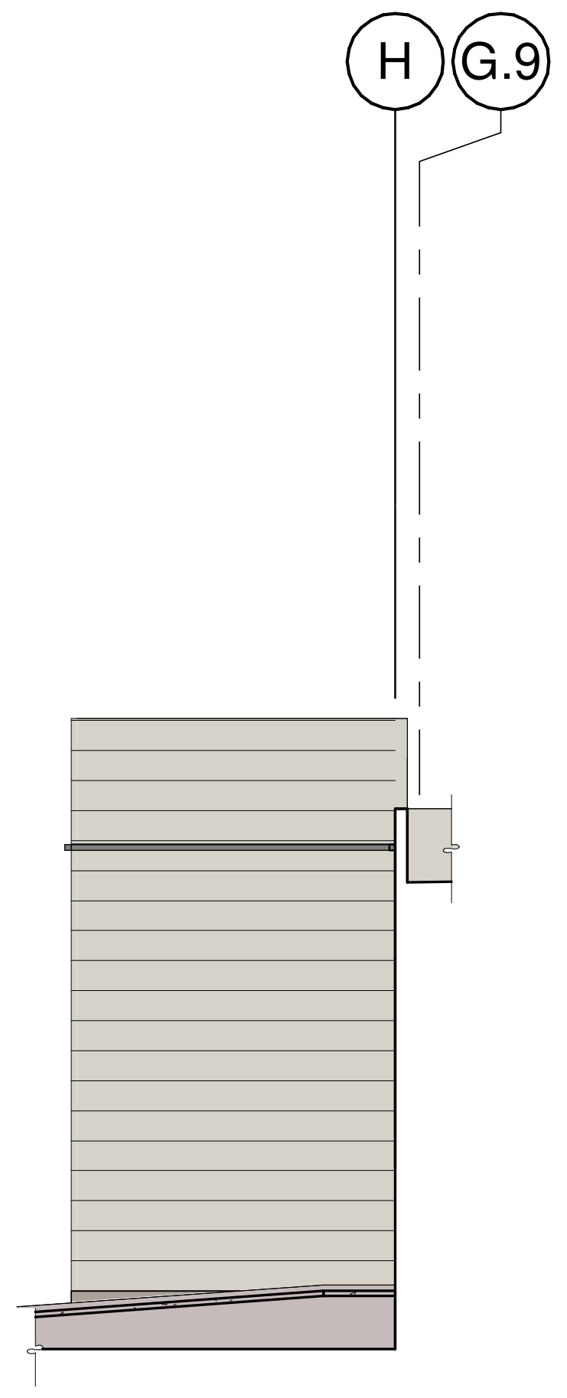
PARTIAL WEST EXTERIOR ELEVATION 4D

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



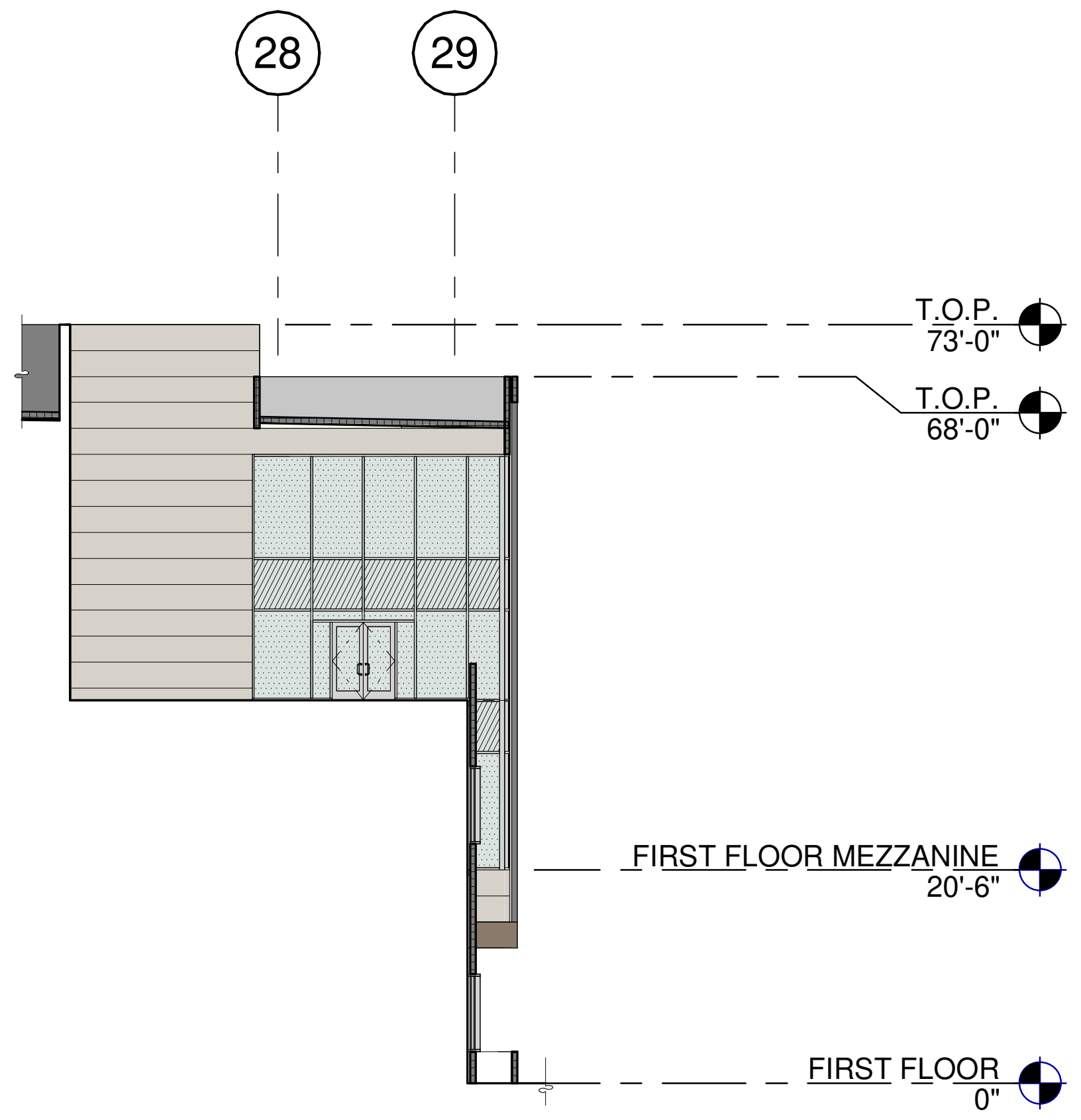
PARTIAL WEST EXTERIOR ELEVATION 7

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



PARTIAL EAST EXTERIOR ELEVATION 6

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



PARTIAL EAST EXTERIOR ELEVATION 5

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

KEYNOTES: ☐

SEE SHEET A010 FOR GENERAL NOTES

LEGEND

MATERIALS:

☰	INSULATED METAL PANEL
☐	CONCRETE WALL, PAINTED
☐	METAL CANOPY, PAINTED

GLASS:

⫽	VISION GLASS
▨	SPANDREL GLASS
░	TEMPERED GLASS

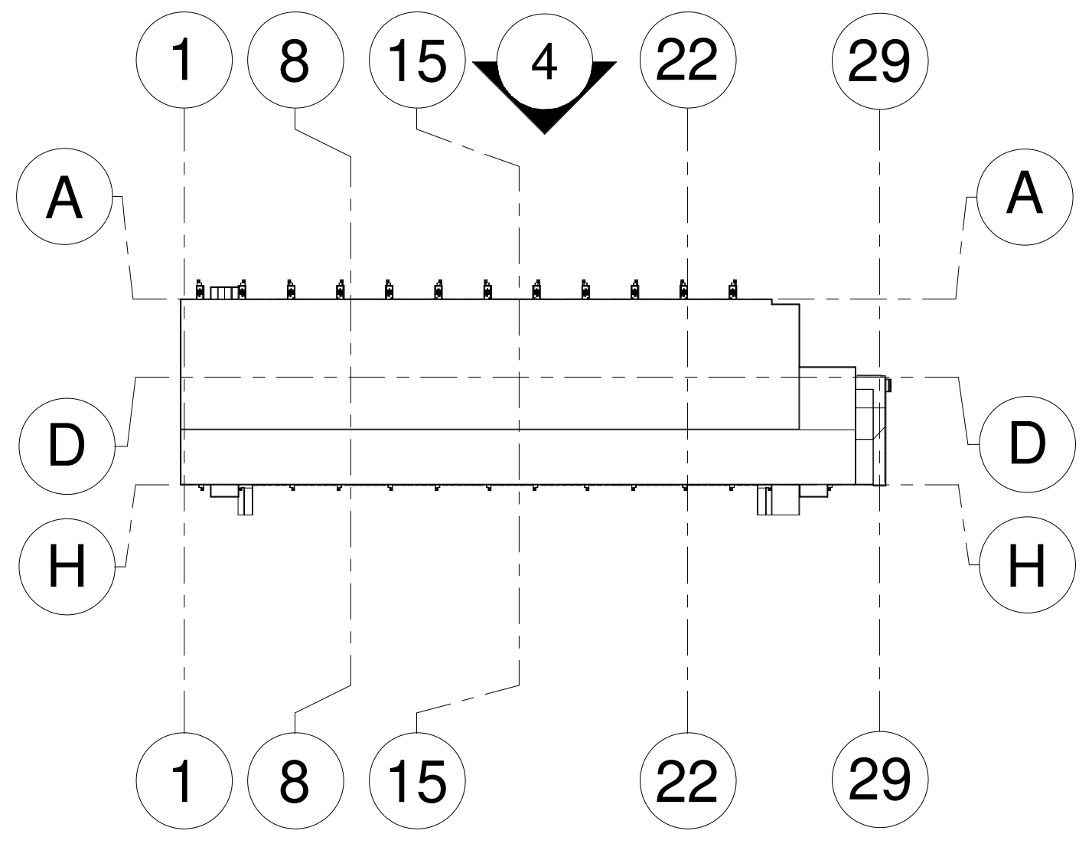
ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

■	BASE COLOR: P1 - SW 7039 VIRTUAL TAUPE.
■	SECONDARY COLOR: P2 - SW 9566 GREY HERON.
■	ACCENT COLOR: P3 - SW 7024 FUNCTIONAL GRAY.

KEY PLAN



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1 QUARRY RD
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EXTERIOR ELEVATIONS

DATE	REMARKS
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01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	B.S./E.S.
JOB NO.:	SNR18-0030-00

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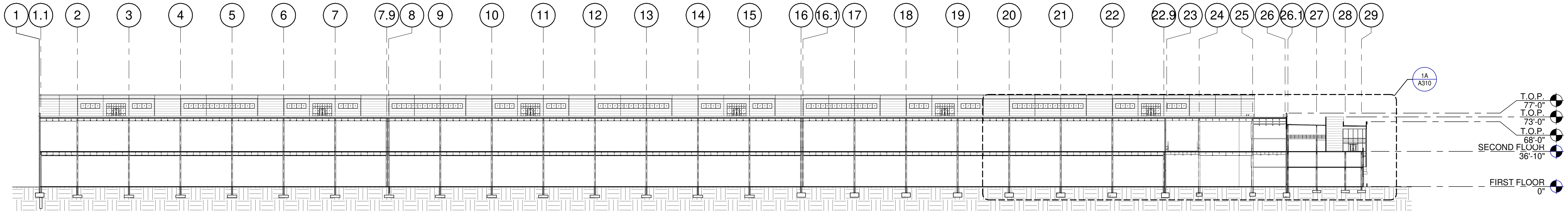
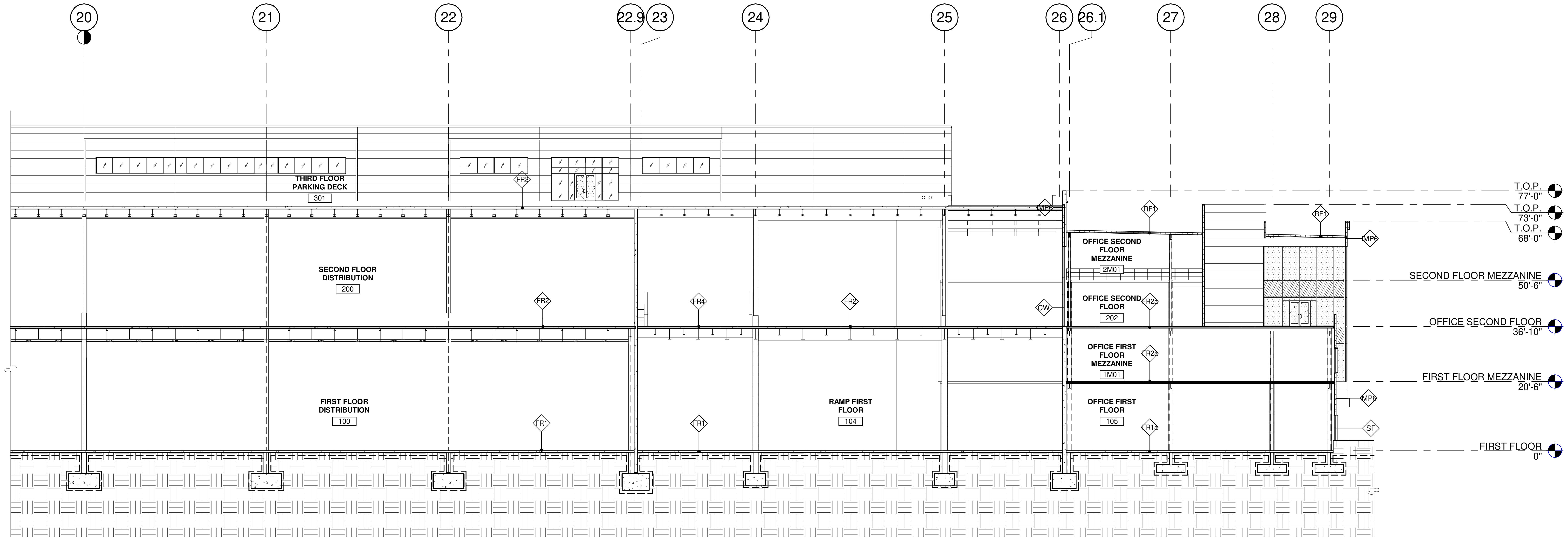


BUILDING SECTION

① SCALE: 1" = 50'-0"



PARTIAL BUILDING SECTION

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

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

BUILDING ELEMENT TYPES

ROOF TYPES

RF1	SINGLE-PLY ROOFING OVER RIGID INSULATION OVER METAL DECK

CEILING TYPES

EXTERIOR WALL TYPES

CIP	CAST IN PLACE CONCRETE WALL
CMU	EXTERIOR CONCRETE MASONRY WALL.
CON	TILT-UP CONCRETE WALL.
IMP3	3" INSULATED METAL PANEL OVER STEEL FRAMING.
IMP6	6" INSULATED METAL PANEL OVER STEEL FRAMING.
PC	PRE-CAST CONCRETE PANEL.
SC	SHOTCRETE RETAINING WALL.

INTERIOR WALL TYPES

1p3	1HR FIRE-RESISTANCE RATED PARTITION WALL CONSTRUCTION. 3" METAL STUD FRAMING.
2p6	2 HR FIRE-RESISTANCE RATED PARTITION WALLS CONSTRUCTION.6" METAL STUD FRAMING.
2s4	2 HR FIRE-RESISTANCE RATED SHAFT WALL CONSTRUCTION. 4" CH STUD FRAMING.
U3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
SF	EXTERIOR STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, FRONT-GLAZED.

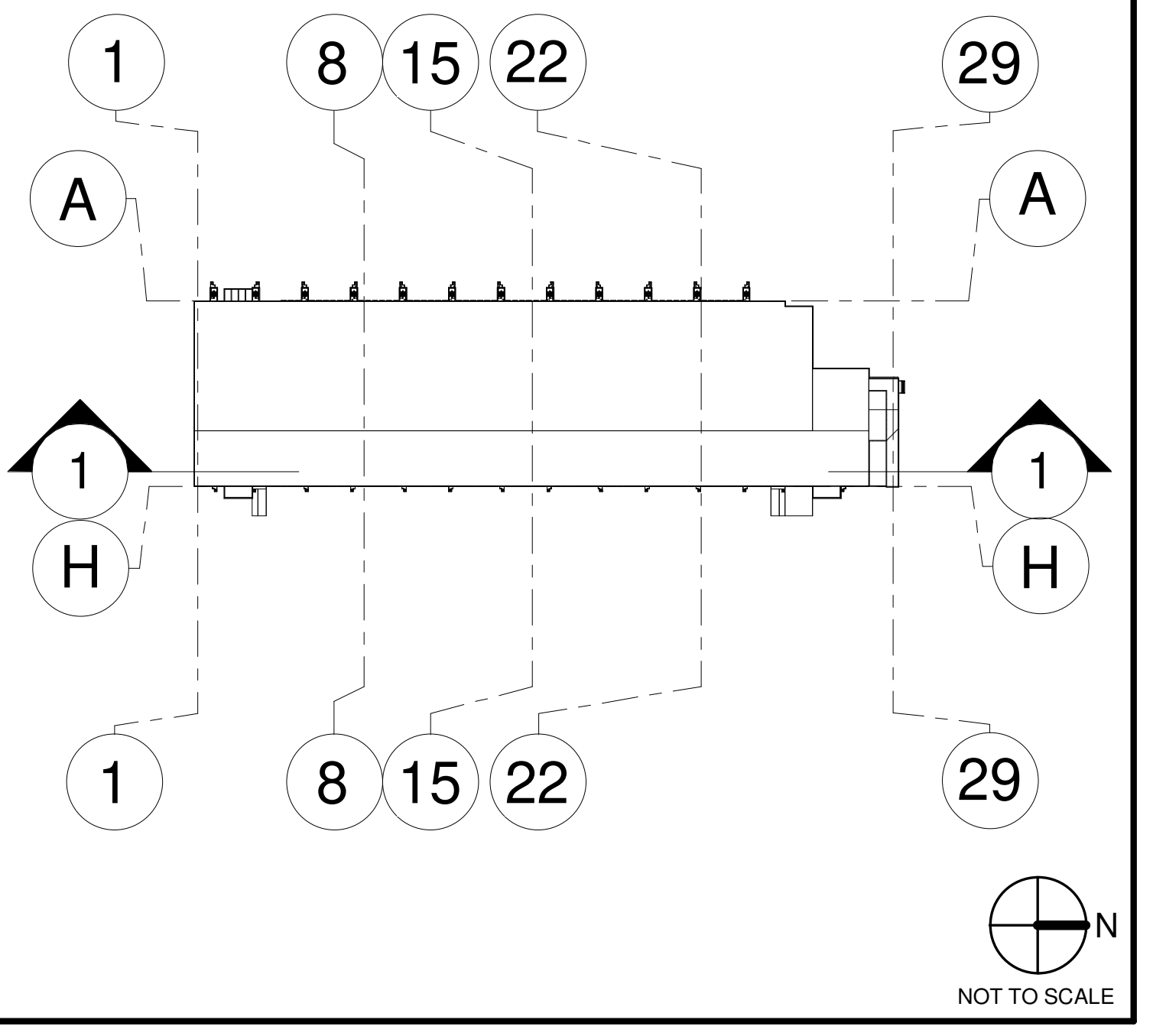
FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER AND CONCRETE SEALER.
FR1a	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER.
FR2	CONCRETE OVER METAL DECK.
FR2a	CONCRETE OVER METAL DECK.
FR3	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.
FR4	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.

STAIR TYPES

ST1	POURED IN PLACE CONCRETE EXTERIOR STAIR WITH METAL HANDRAILS AND DETECTABLE WARNINGS
ST2	EXTERIOR GALVANIZED STEEL STAIR WITH METAL GUARDS AND HANDRAILS WITH DETECTABLE WARNINGS AND AREA FOR ASSISTED RESCUE
ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

KEY PLAN



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BRISBANE, CALIFORNIA 94005

BUILDING SECTIONS

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06/25/2024	PLANNING COMMENTS #6

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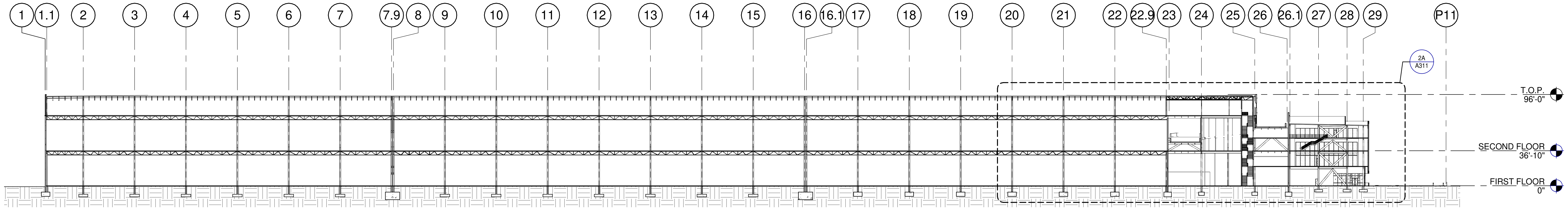
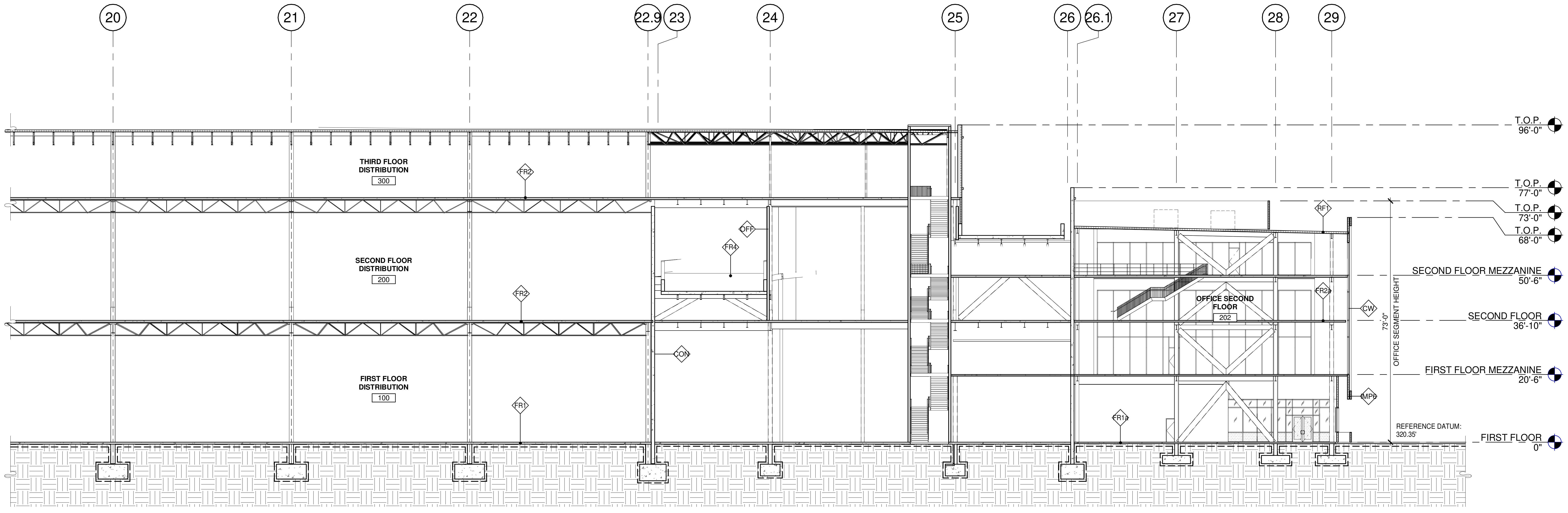


BUILDING SECTION
2

SCALE: 1" = 50'-0"



PARTIAL BUILDING SECTION
2A

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

KEYNOTES: ☐

SEE SHEET A010 FOR GENERAL NOTES

BUILDING ELEMENT TYPES

ROOF TYPES

RF1	SINGLE-PLY ROOFING OVER RIGID INSULATION OVER METAL DECK

CEILING TYPES

EXTERIOR WALL TYPES

CIP	CAST IN PLACE CONCRETE WALL
CMU	EXTERIOR CONCRETE MASONRY WALL.
CON	TILT-UP CONCRETE WALL.
IMP3	3" INSULATED METAL PANEL OVER STEEL FRAMING.
IMP6	6" INSULATED METAL PANEL OVER STEEL FRAMING.
PC	PRE-CAST CONCRETE PANEL.
SC	SHOTCRETE RETAINING WALL.

INTERIOR WALL TYPES

1p3	1HR FIRE-RESISTANCE RATED PARTITION WALL CONSTRUCTION. 3" METAL STUD FRAMING.
1r6	
2p6	2 HR FIRE-RESISTANCE RATED PARTITION WALLS CONSTRUCTION.6" METAL STUD FRAMING.
2s4	2 HR FIRE-RESISTANCE RATED SHAFT WALL CONSTRUCTION. 4" CH STUD FRAMING.
U3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
SF	EXTERIOR STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, FRONT-GLAZED.

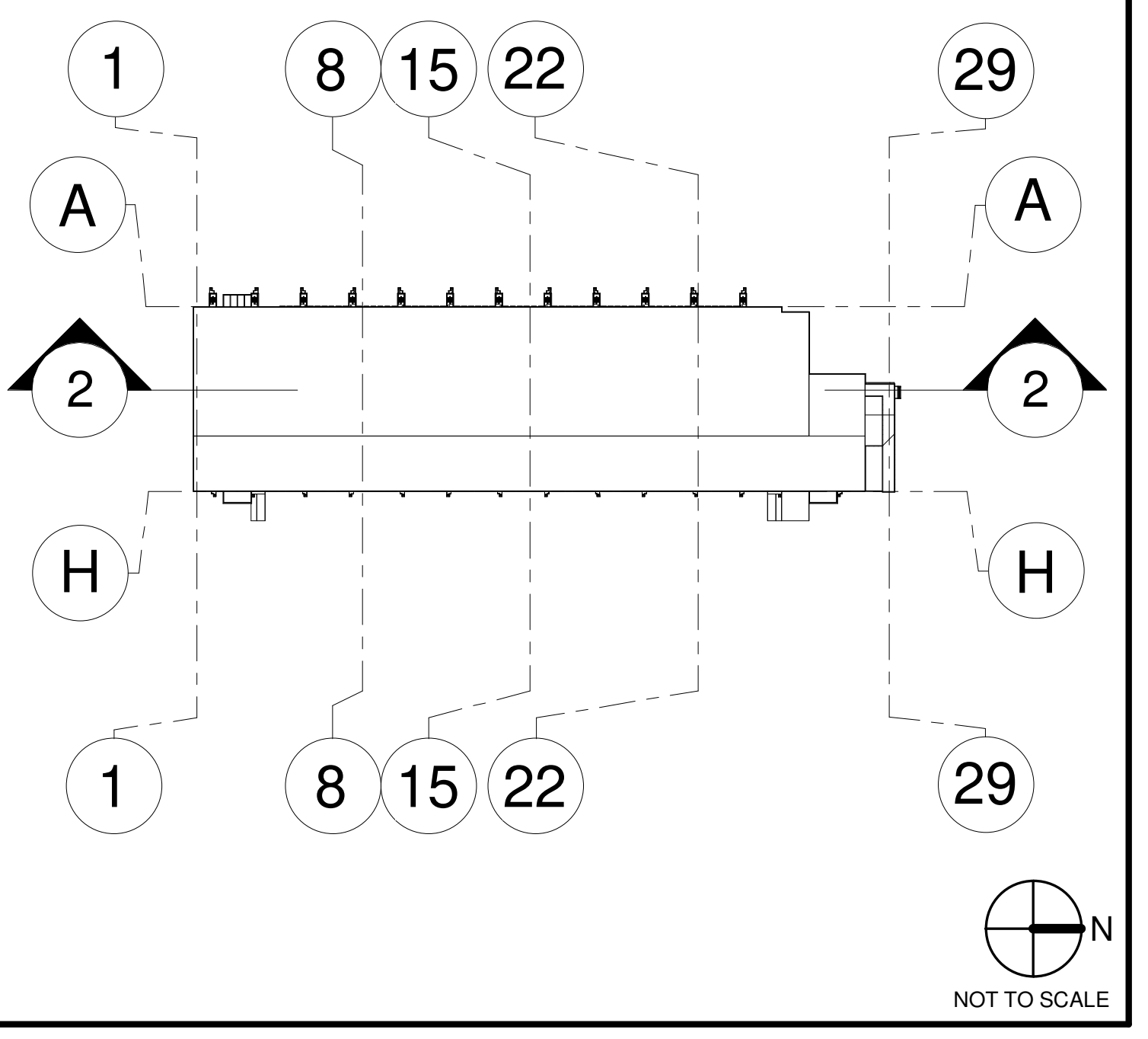
FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER AND CONCRETE SEALER.
FR1a	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER.
FR2	CONCRETE OVER METAL DECK.
FR2a	CONCRETE OVER METAL DECK.
FR3	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.
FR4	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.

STAIR TYPES

ST1	POURED IN PLACE CONCRETE EXTERIOR STAIR WITH METAL HANDRAILS AND DETECTABLE WARNINGS
ST2	EXTERIOR GALVANIZED STEEL STAIR WITH METAL GUARDS AND HANDRAILS WITH DETECTABLE WARNINGS AND AREA FOR ASSISTED RESCUE
ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

KEY PLAN



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PA/PM:	J. TERRY
DRAWN BY.:	B.S./E.S.
JOB NO.:	SNR18-0030-00

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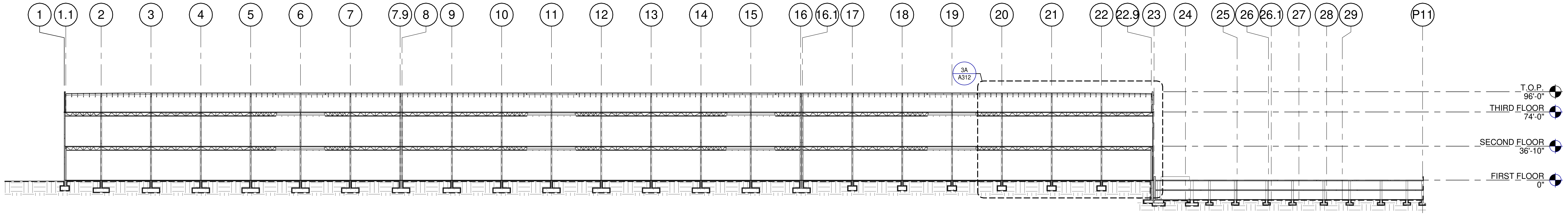
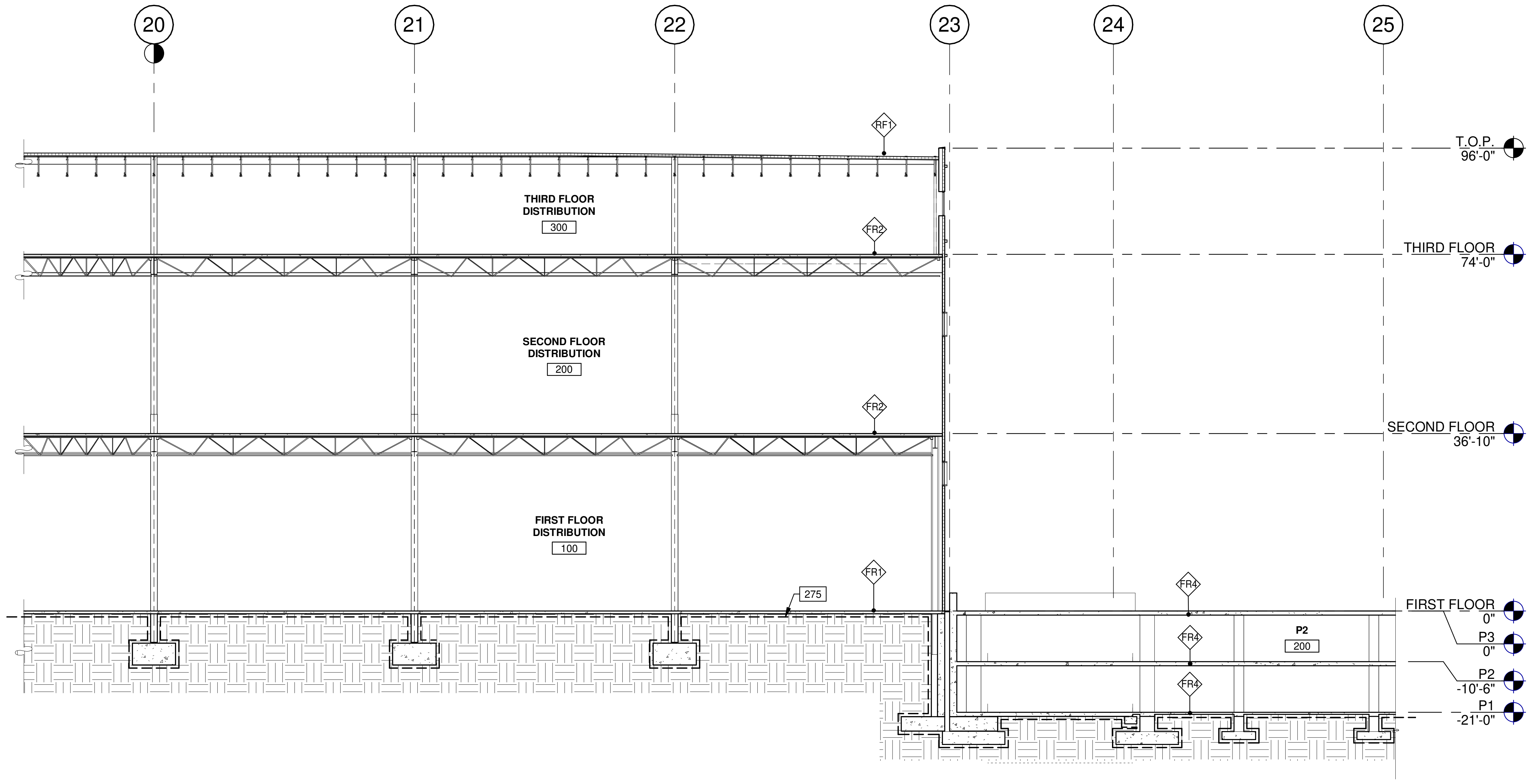


BUILDING SECTION

3

SCALE: 1" = 50'-0"



PARTIAL BUILDING SECTION

3A

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

KEYNOTES:

SEE SHEET A010 FOR GENERAL NOTES

275	UNDERGROUND WATER PROOFING.

BUILDING ELEMENT TYPES

ROOF TYPES

RF1	SINGLE-PLY ROOFING OVER RIGID INSULATION OVER METAL DECK

CEILING TYPES

EXTERIOR WALL TYPES

CIP	CAST IN PLACE CONCRETE WALL
CMU	EXTERIOR CONCRETE MASONRY WALL.
CON	TILT-UP CONCRETE WALL.
IMP3	3" INSULATED METAL PANEL OVER STEEL FRAMING.
IMP6	6" INSULATED METAL PANEL OVER STEEL FRAMING.
PC	PRE-CAST CONCRETE PANEL.
SC	SHOTCRETE RETAINING WALL.

INTERIOR WALL TYPES

1p3	1HR FIRE-RESISTANCE RATED PARTITION WALL CONSTRUCTION. 3" METAL STUD FRAMING.
1r6	
2p6	2 HR FIRE-RESISTANCE RATED PARTITION WALLS CONSTRUCTION.6" METAL STUD FRAMING.
2s4	2 HR FIRE-RESISTANCE RATED SHAFT WALL CONSTRUCTION. 4" CH STUD FRAMING.
U3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
SF	EXTERIOR STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, FRONT-GLAZED.

FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER AND CONCRETE SEALER.
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ST1	POURED IN PLACE CONCRETE EXTERIOR STAIR WITH METAL HANDRAILS AND DETECTABLE WARNINGS
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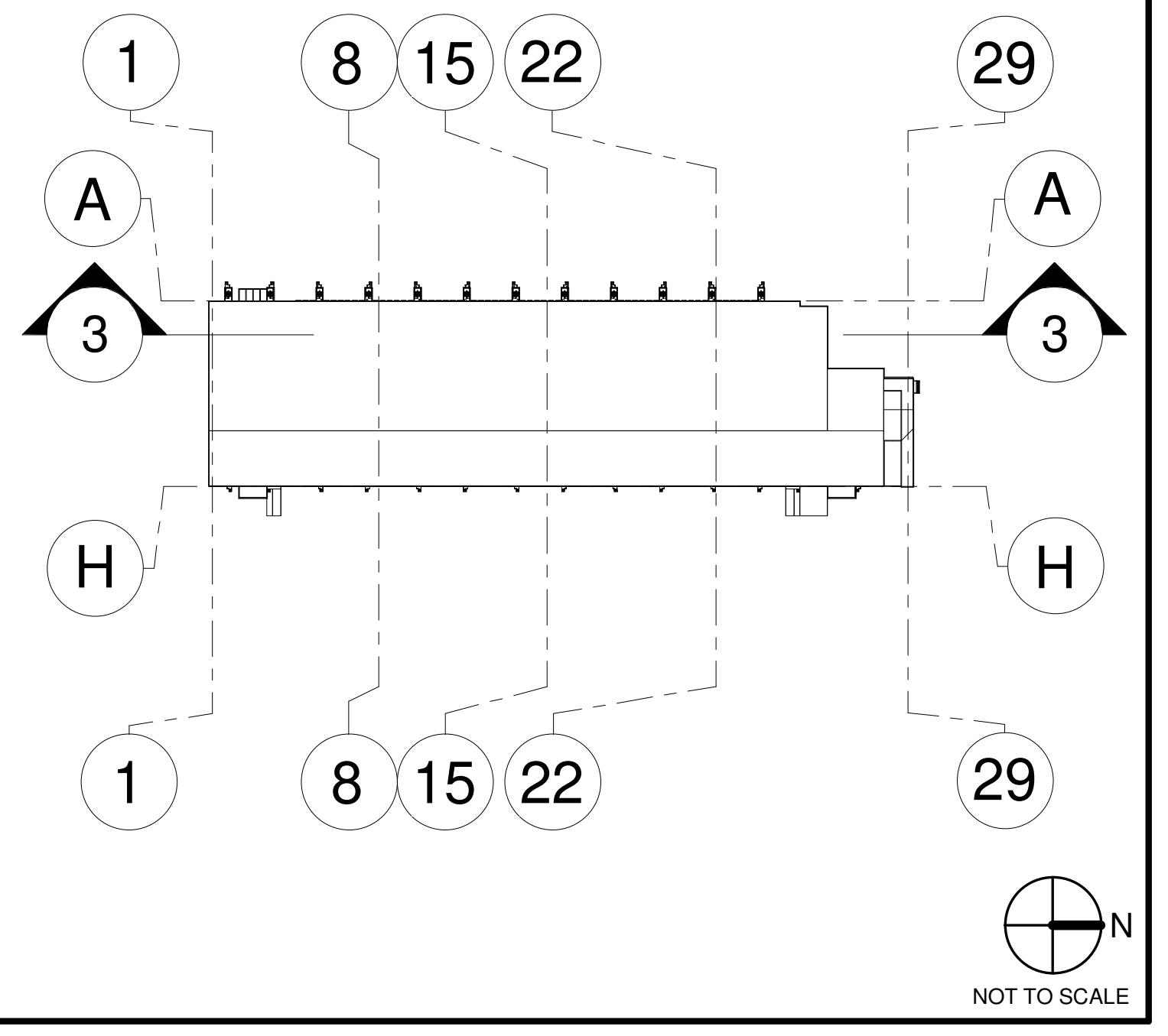
ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

KEY PLAN



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ORCHARD
PARTNERS

GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT
1 QUARRY RD
BRISBANE, CALIFORNIA 94005

BUILDING SECTIONS

DATE	REMARKS
11/08/2022	PLANNING SUBMITTAL
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

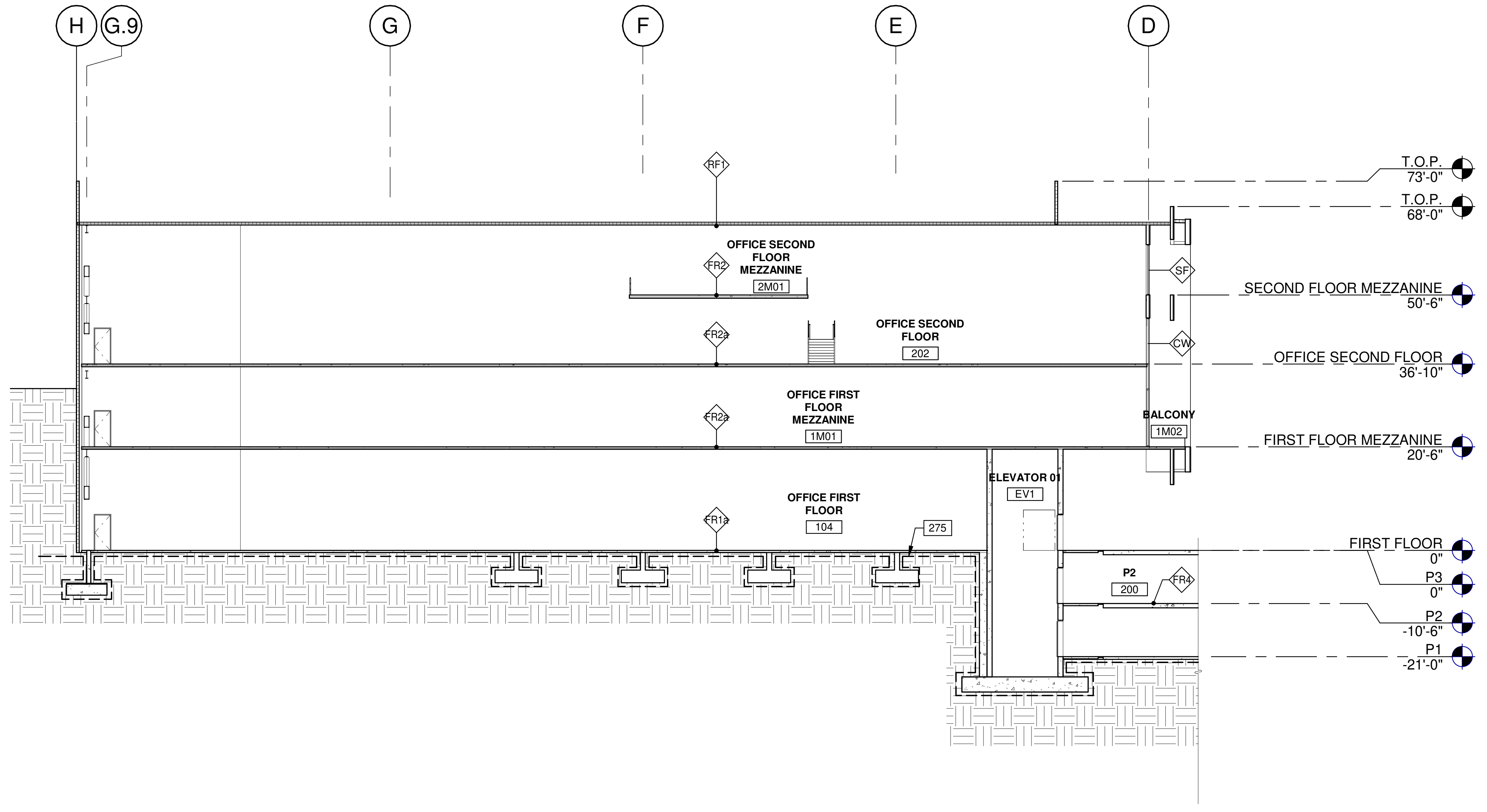
PA/PM:	J. TERRY
DRAWN BY.:	B.S./E.S.
JOB NO.:	SNR18-0030-00

SHEET

A312

6/24/2024 8:57:45 PM

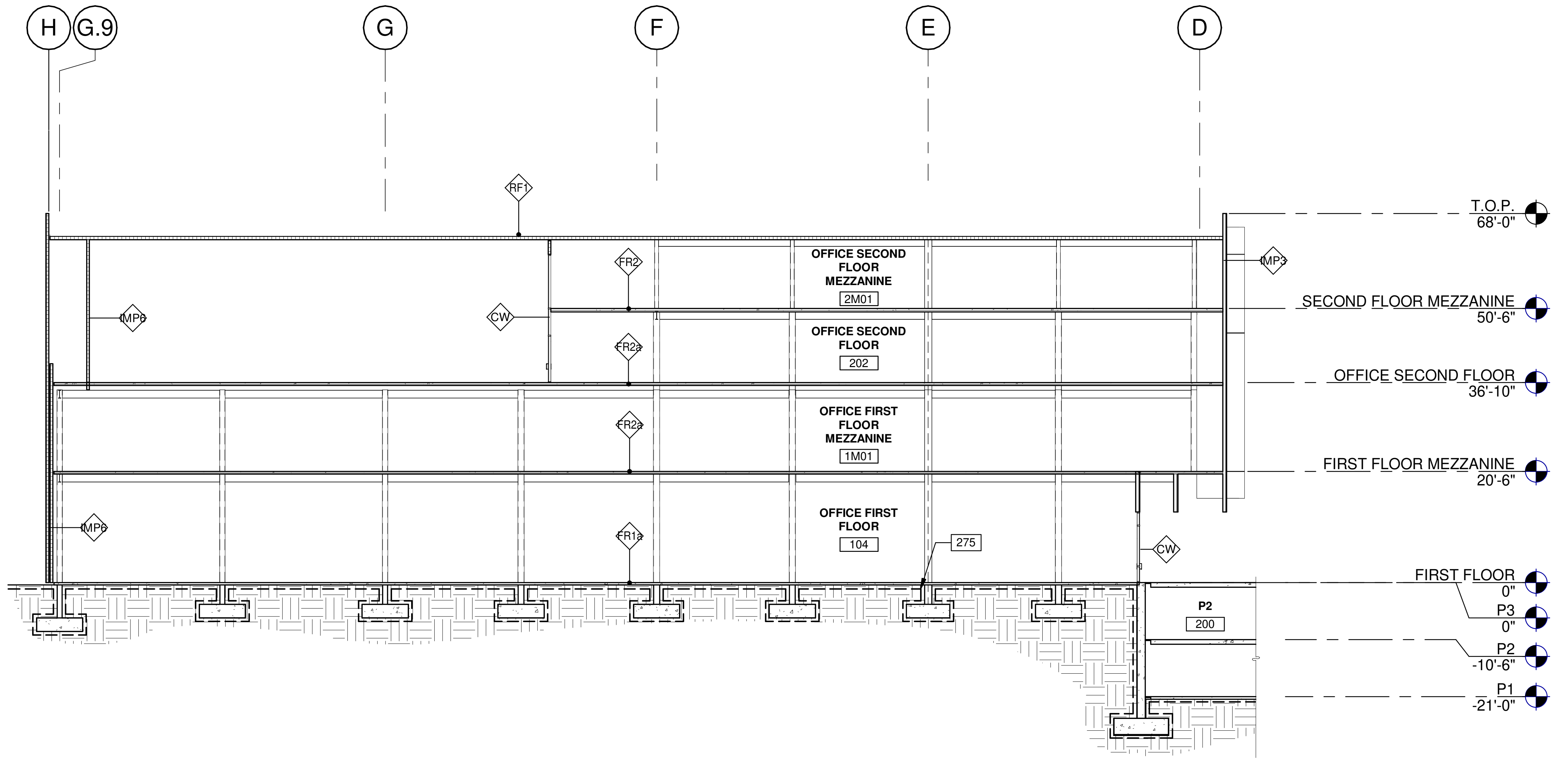
C:_Revit\0030_ARCH_acoonZ244H.rvt



BUILDING SECTION

5

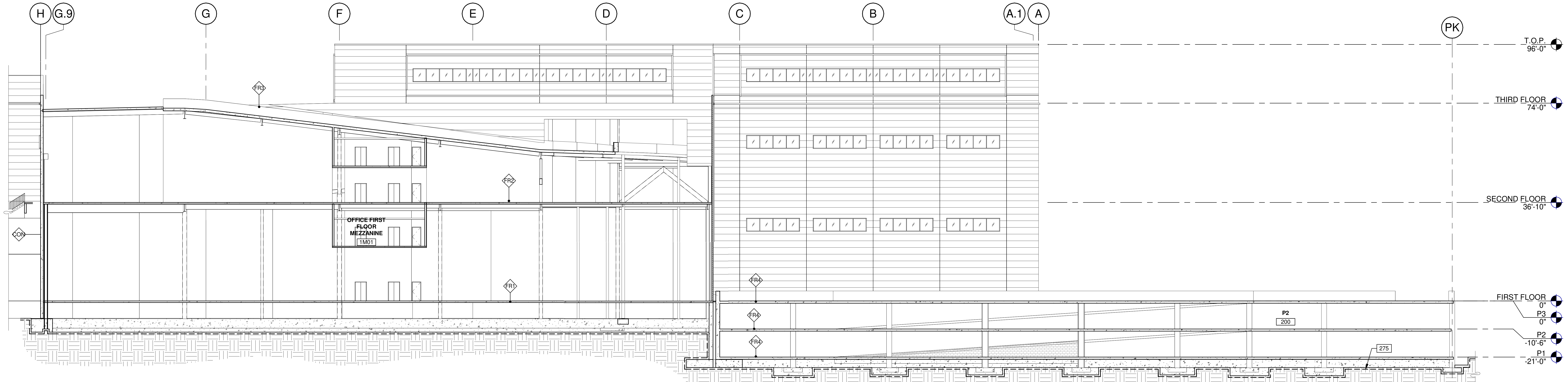
SCALE: 1/16" = 1'-0"



BUILDING SECTION

4

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



BUILDING SECTION

6

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

BUILDING ELEMENT TYPES

ROOF TYPES

RF1	SINGLE-PLY ROOFING OVER RIGID INSULATION OVER METAL DECK

CEILING TYPES

EXTERIOR WALL TYPES

CIP	CAST IN PLACE CONCRETE WALL
CMU	EXTERIOR CONCRETE MASONRY WALL.
CON	TILT-UP CONCRETE WALL.
IMP3	3" INSULATED METAL PANEL OVER STEEL FRAMING.
IMP6	6" INSULATED METAL PANEL OVER STEEL FRAMING.
PC	PRE-CAST CONCRETE PANEL.
SC	SHOTCRETE RETAINING WALL.

INTERIOR WALL TYPES

1p3	1HR FIRE-RESISTANCE RATED PARTITION WALL CONSTRUCTION. 3" METAL STUD FRAMING.
1r6	
2p6	2 HR FIRE-RESISTANCE RATED PARTITION WALLS CONSTRUCTION.6" METAL STUD FRAMING.
2s4	2 HR FIRE-RESISTANCE RATED SHAFT WALL CONSTRUCTION. 4" CH STUD FRAMING.
H3	

GLAZING SYSTEMS

CW	EXTERIOR CURTAIN WALL SYSTEM WITH 1" THICK INSULATED GLASS.
SF	EXTERIOR STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, FRONT-GLAZED.

FLOOR TYPES

FR1	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER AND CONCRETE SEALER.
FR1a	CONCRETE SLAB ON GRADE. WITH VAPOR RETARDER.
FR2	CONCRETE OVER METAL DECK.
FR2a	CONCRETE OVER METAL DECK.
FR3	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.
FR4	TOPPING SLAB OVER WATERPROOFING MEMBRANE OVER CONCRETE OVER METAL DECK.

STAIR TYPES

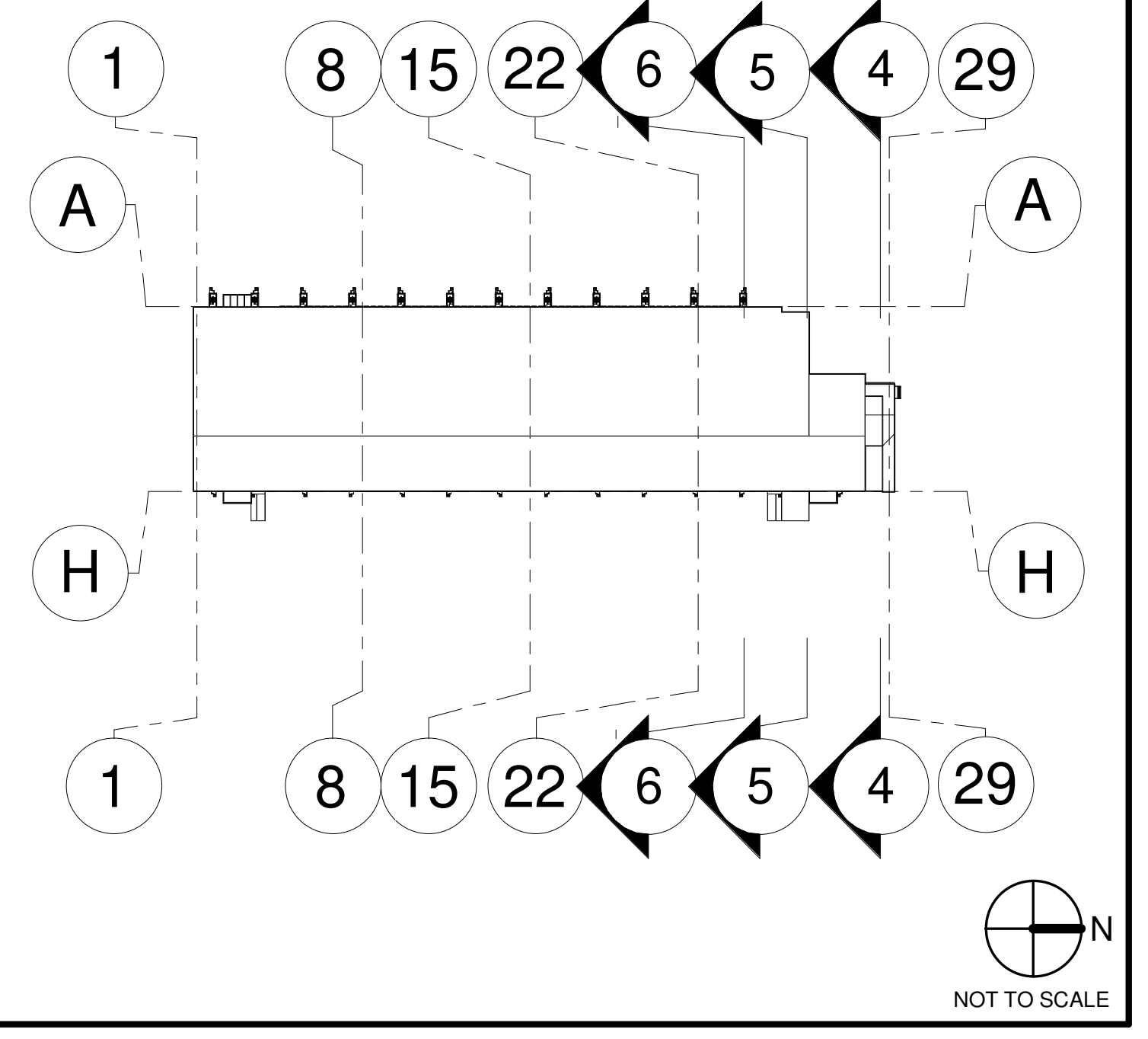
ST1	POURED IN PLACE CONCRETE EXTERIOR STAIR WITH METAL HANDRAILS AND DETECTABLE WARNINGS
ST2	EXTERIOR GALVANIZED STEEL STAIR WITH METAL GUARDS AND HANDRAILS WITH DETECTABLE WARNINGS AND AREA FOR ASSISTED RESCUE
ST3	INTERIOR CONCRETE IN STEEL PAN STAIR WITH METAL GUARDS AND HANDRAILS

KEYNOTES: -

SEE SHEET A010 FOR GENERAL NOTES

275	UNDERGROUND WATER PROOFING.

KEY PLAN



WARE MALCOMB

4683 Chabot Dr, Suite #300
Pleasanton, CA 94588
P 925.244.9620

ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

ORCHARD
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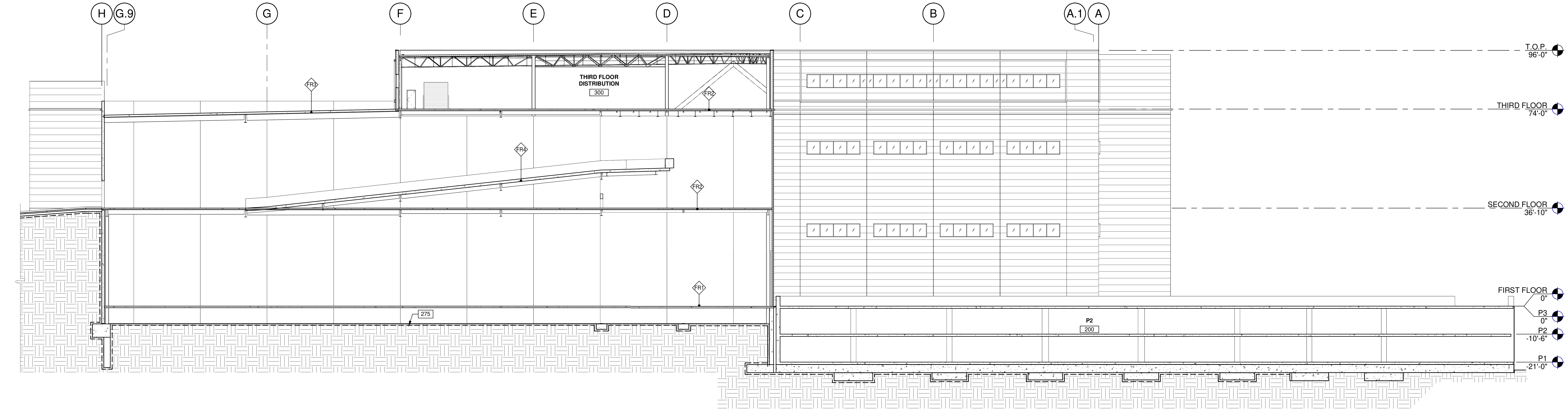
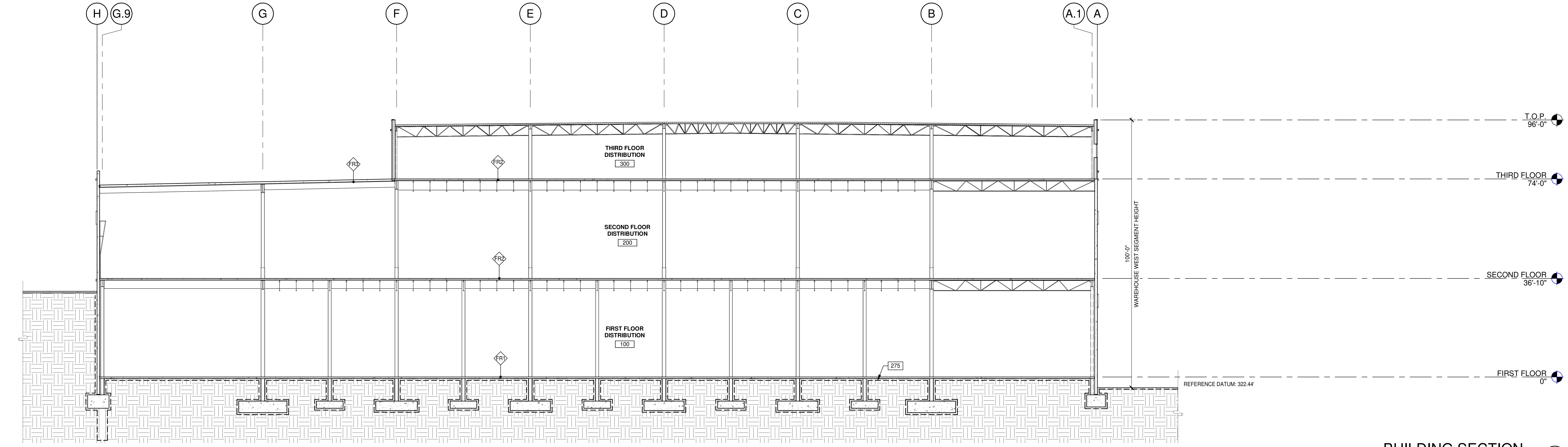


BUILDING SECTION ⑦

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



BUILDING SECTION ⑧

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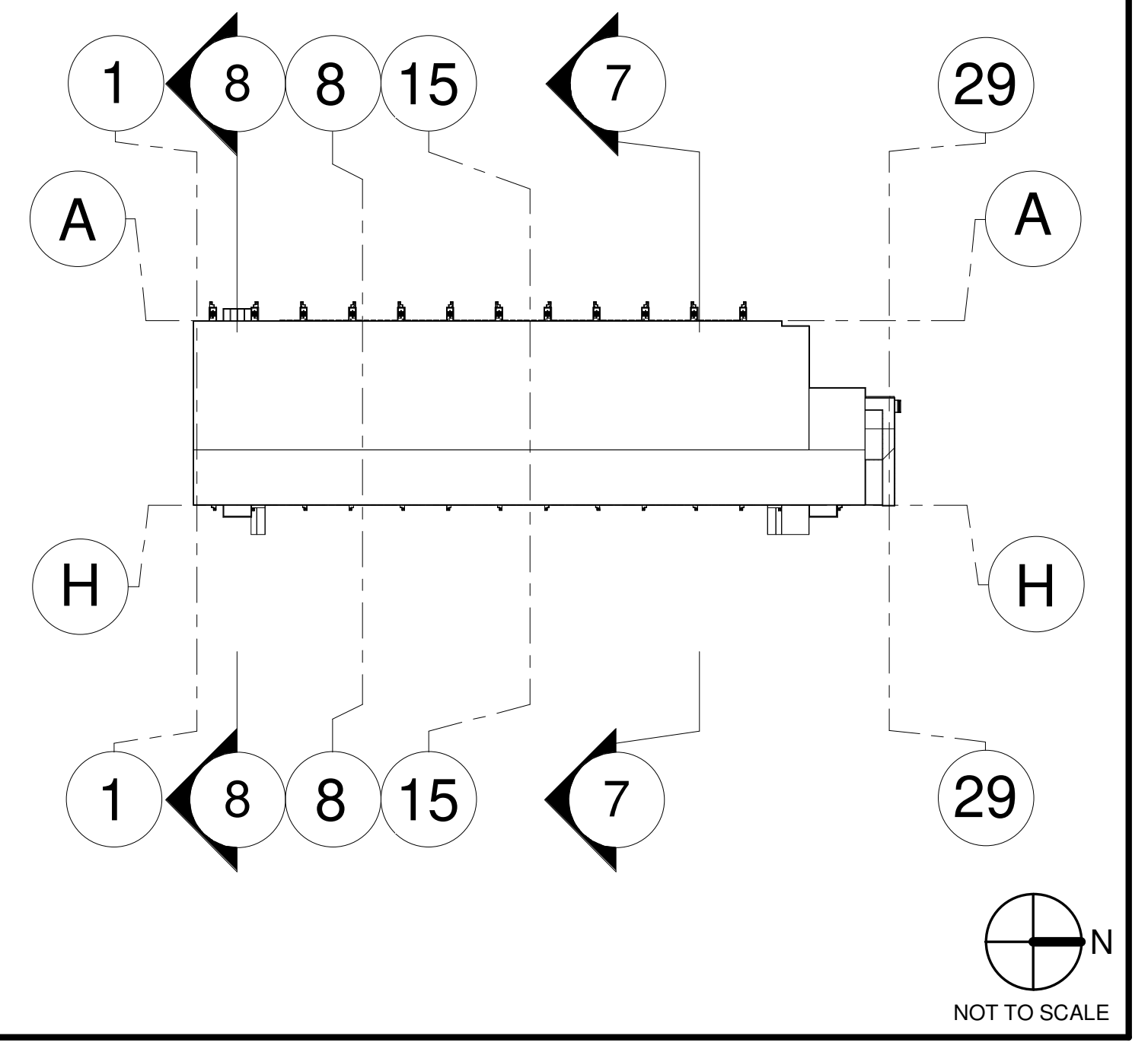

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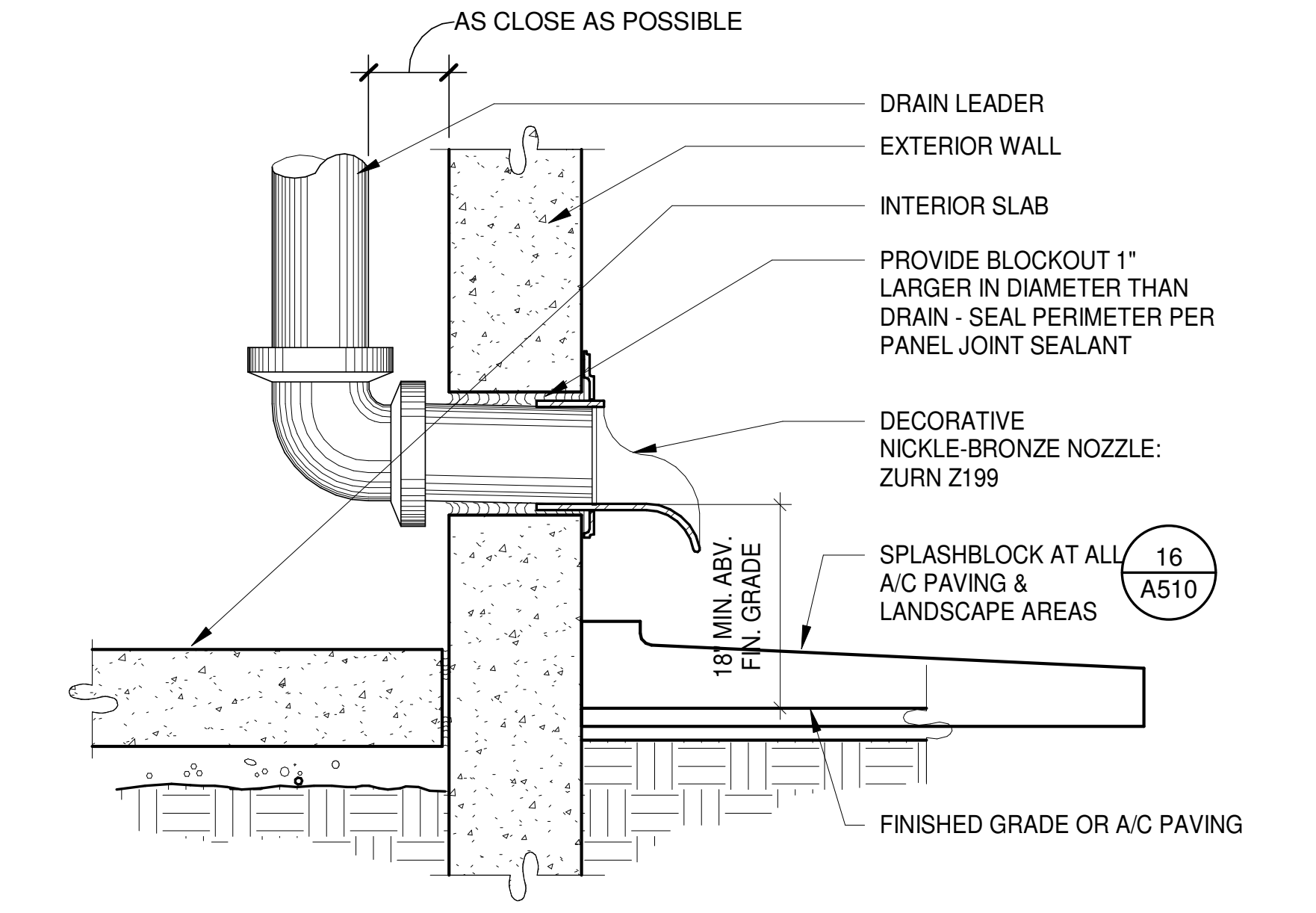
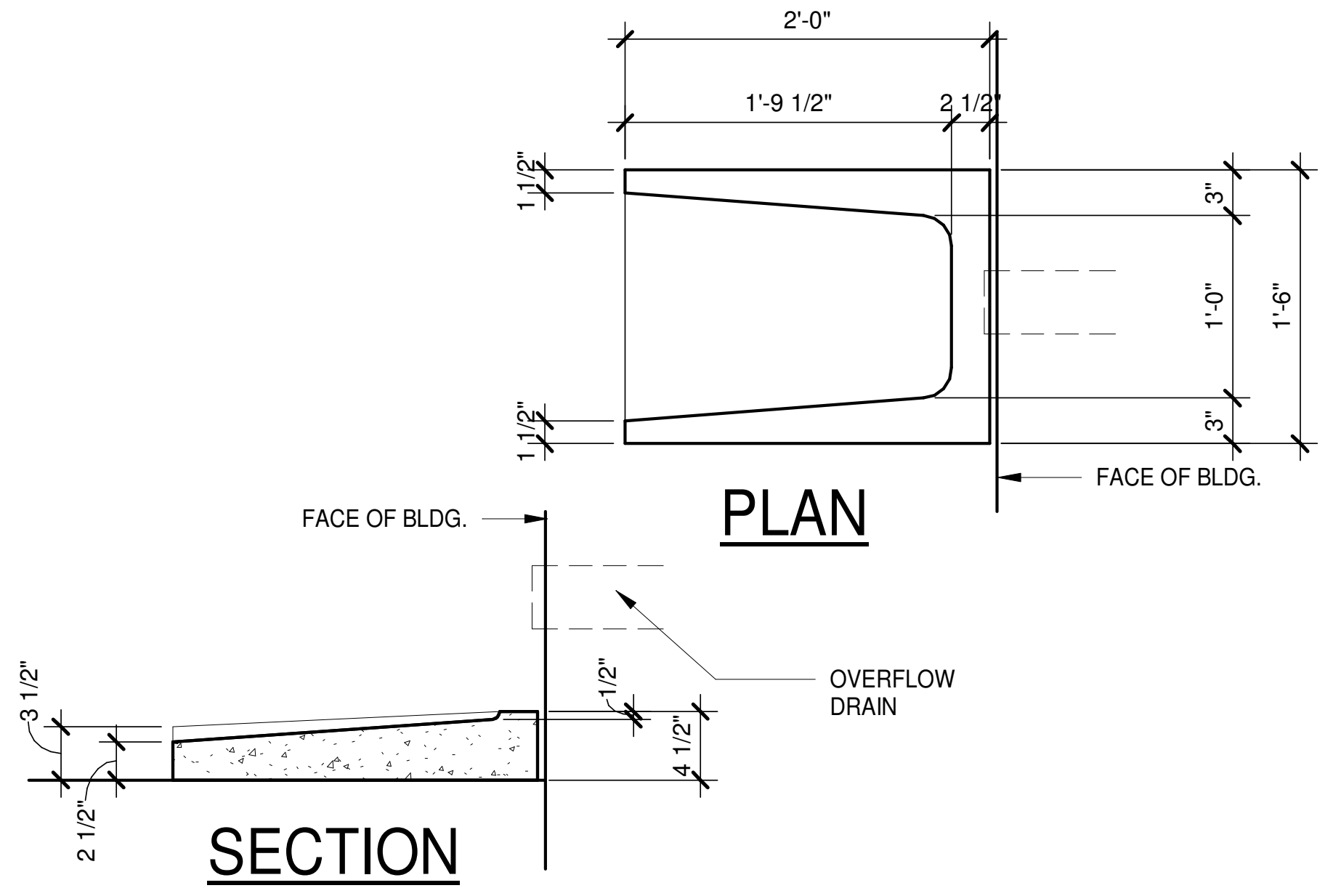
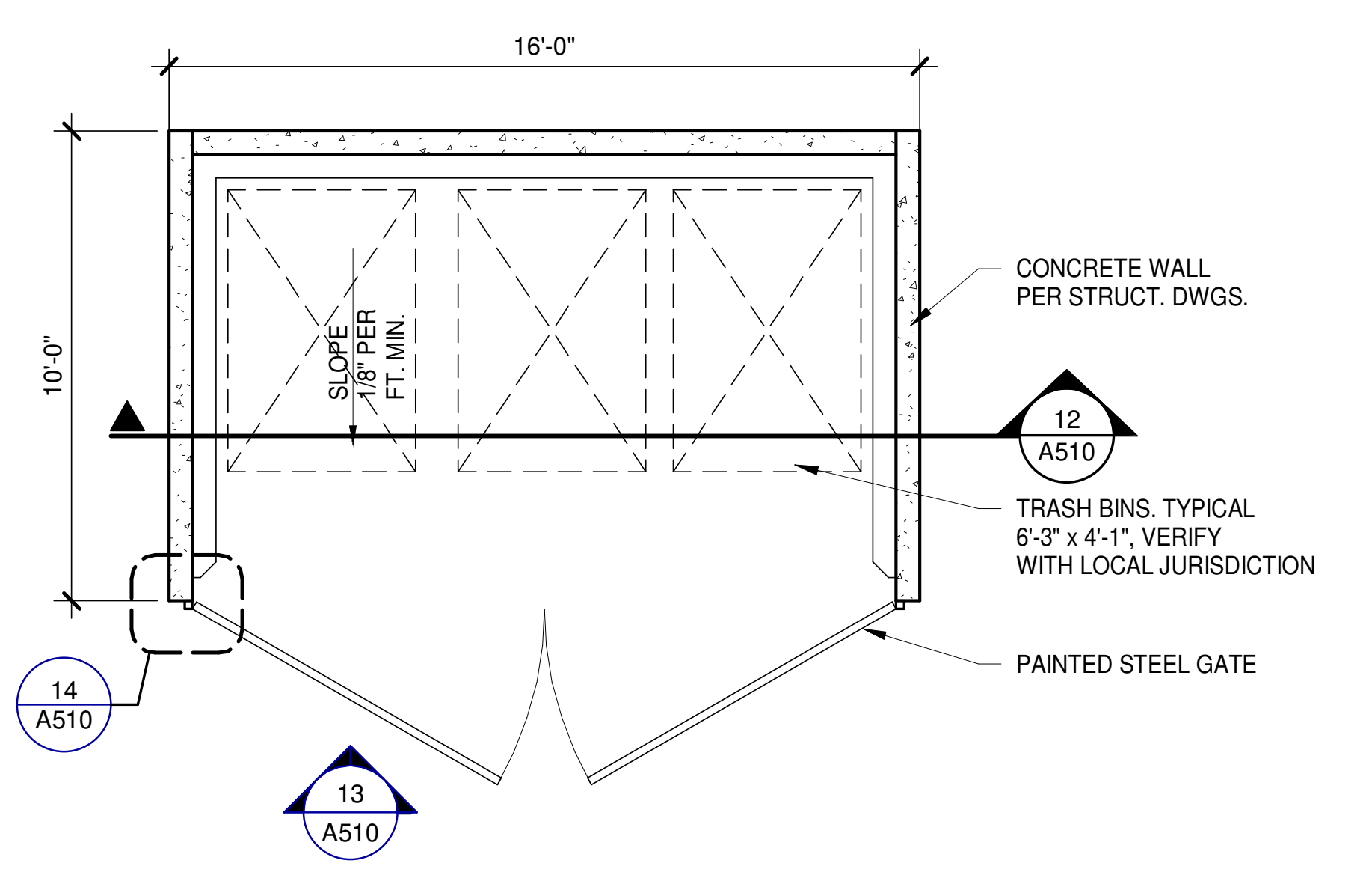

AS CLOSE AS POSSIBLE
DRAIN LEADER
EXTERIOR WALL
INTERIOR SLAB
PROVIDE BLOCKOUT 1" LARGER IN DIAMETER THAN DRAIN - SEAL PERIMETER PER PANEL JOINT SEALANT
DECORATIVE NICKLE-BRONZE NOZZLE: ZURN Z199
SPLASHBLOCK AT ALL A/C PAVING & LANDSCAPE AREAS
16 A510
18" MIN. ABV. FIN. GRADE
FINISHED GRADE OR A/C PAVING

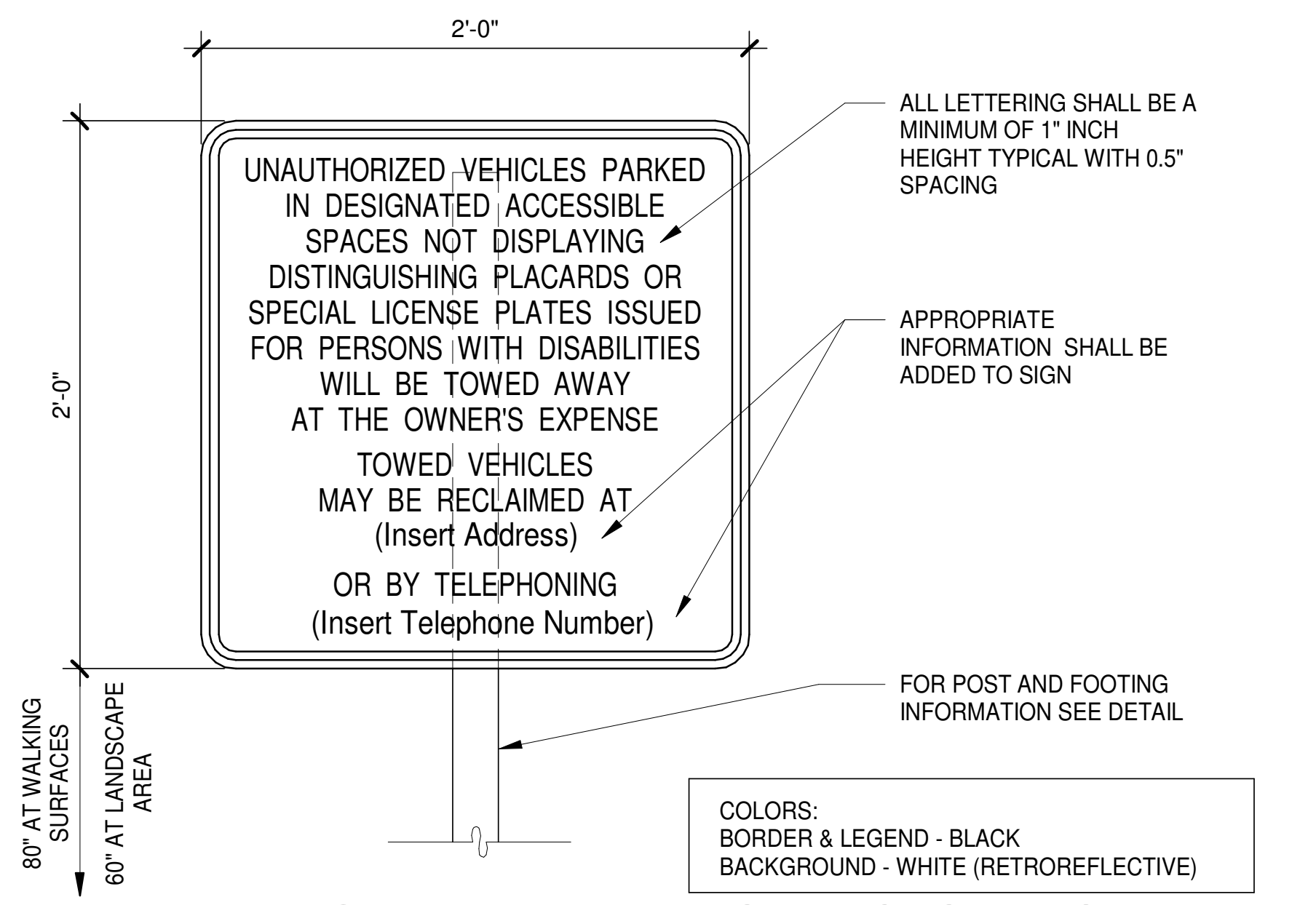
OVERFLOW EXITING ㉑
SCALE: 1 1/2" = 1'-0"



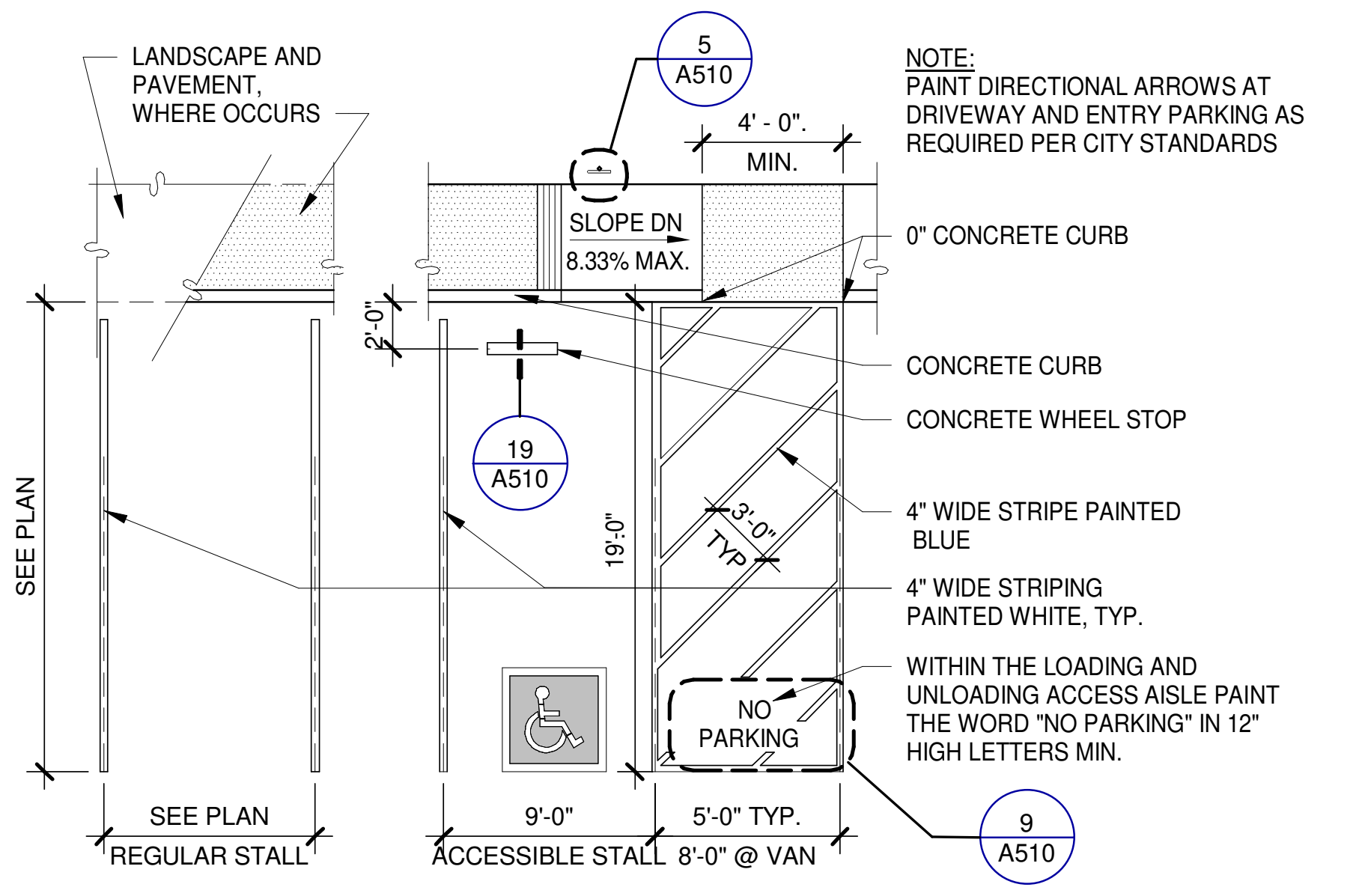
SPLASH BLOCK ⑯
SCALE: 1" = 1'-0"


16'-0"
10'-0"
SLOPE 1/8" PER FT. MIN.
12 A510
CONCRETE WALL PER STRUCT. DWGS.
TRASH BINS. TYPICAL 6'-3" x 4'-1", VERIFY WITH LOCAL JURISDICTION
PAINTED STEEL GATE
14 A510
13 A510

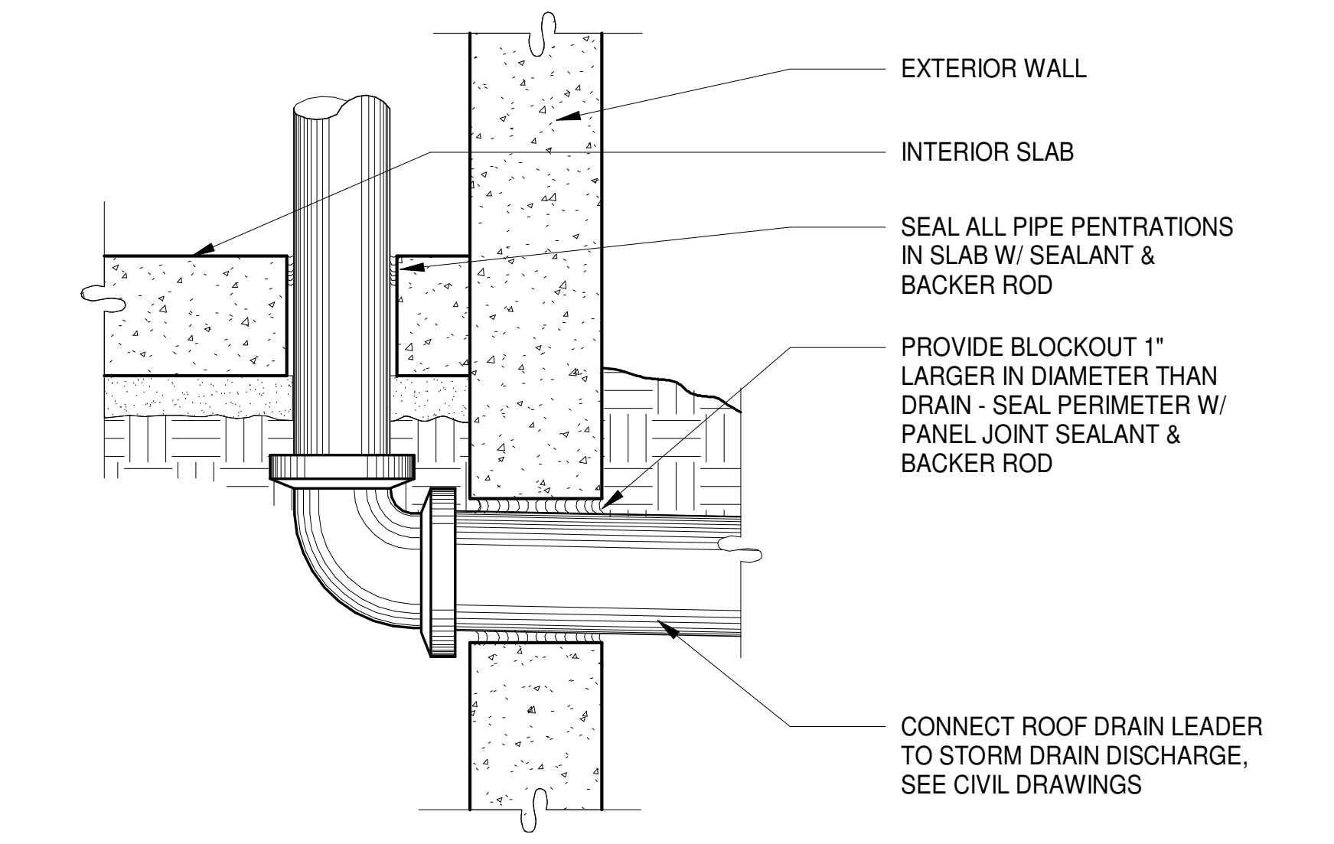
TRASH ENCLOSURE PLAN ⑪
SCALE: 1/4" = 1'-0"


2'-0"
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE
TOWED VEHICLES MAY BE RECLAIMED AT (Insert Address)
OR BY TELEPHONING (Insert Telephone Number)
ALL LETTERING SHALL BE A MINIMUM OF 1" INCH HEIGHT TYPICAL WITH 0.5" SPACING
APPROPRIATE INFORMATION SHALL BE ADDED TO SIGN
FOR POST AND FOOTING INFORMATION SEE DETAIL
80" AT WALKING SURFACES
60" AT LANDSCAPE AREA
COLORS:
BORDER & LEGEND - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)

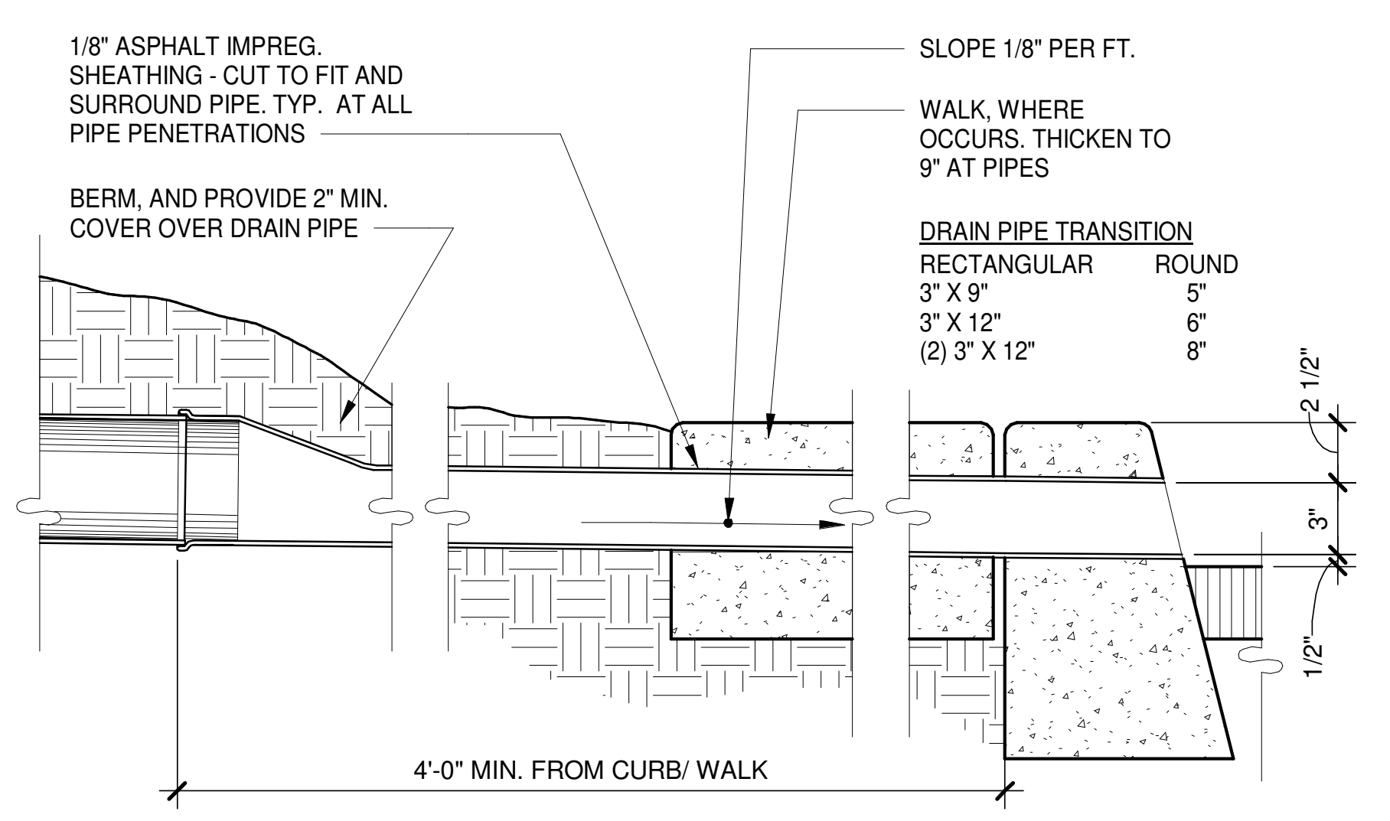
UNAUTHORIZED VEHICLE SIGNAGE ⑥
SCALE: 1 1/2" = 1'-0"


LANDSCAPE AND PAVEMENT, WHERE OCCURS
5 A510
4' - 0". MIN.
SLOPE DN 8.33% MAX.
NOTE:
PAINT DIRECTIONAL ARROWS AT DRIVEWAY AND ENTRY PARKING AS REQUIRED PER CITY STANDARDS
0" CONCRETE CURB
CONCRETE CURB
CONCRETE WHEEL STOP
4" WIDE STRIPE PAINTED BLUE
4" WIDE STRIPING PAINTED WHITE, TYP.
WITHIN THE LOADING AND UNLOADING ACCESS AISLE PAINT THE WORD "NO PARKING" IN 12" HIGH LETTERS MIN.
2'-0"
19 A510
19'-0"
3'-0" TYP.
NO PARKING
SEE PLAN
SEE PLAN
REGULAR STALL
9'-0"
5'-0" TYP.
ACCESSIBLE STALL 8'-0" @ VAN
9 A510

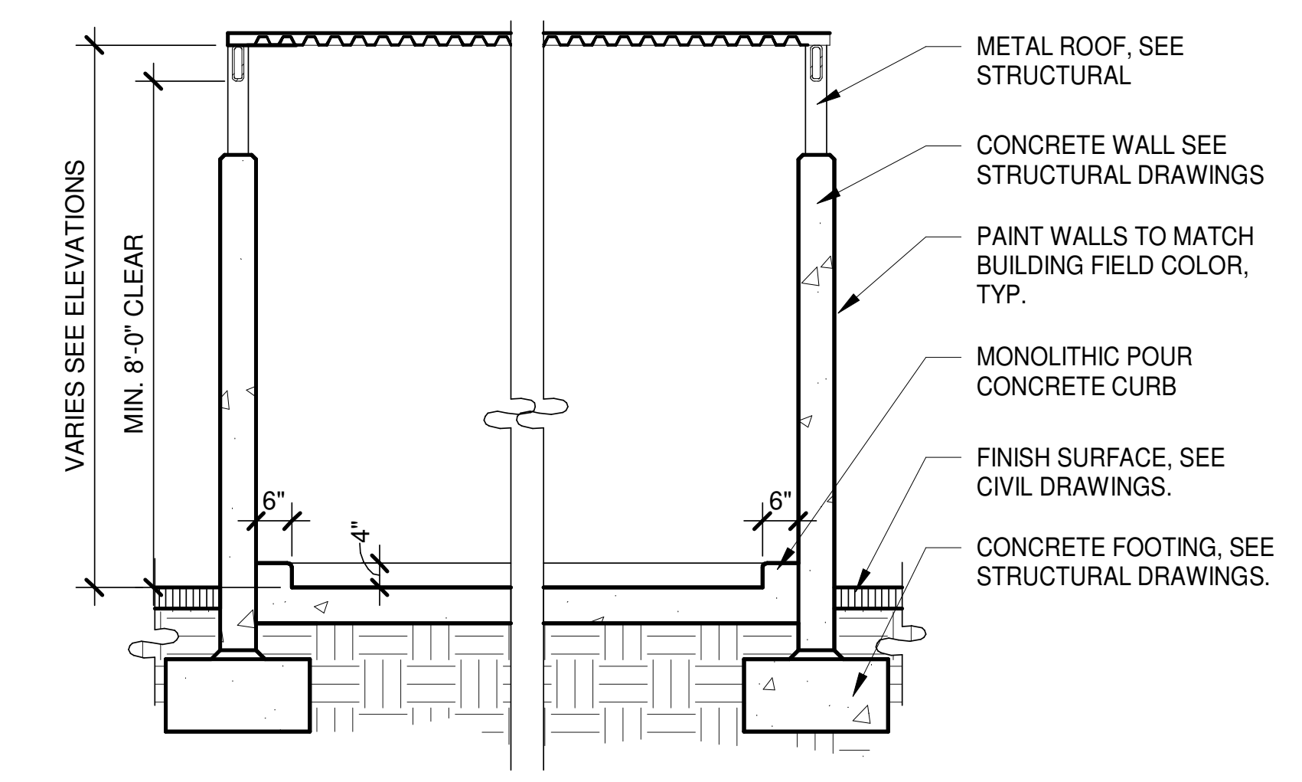
TYPICAL PARKING STALLS ①
SCALE: 1/8" = 1'-0"


EXTERIOR WALL
INTERIOR SLAB
SEAL ALL PIPE PENTRATIONS IN SLAB W/ SEALANT & BACKER ROD
PROVIDE BLOCKOUT 1" LARGER IN DIAMETER THAN DRAIN - SEAL PERIMETER W/ PANEL JOINT SEALANT & BACKER ROD
CONNECT ROOF DRAIN LEADER TO STORM DRAIN DISCHARGE, SEE CIVIL DRAWINGS

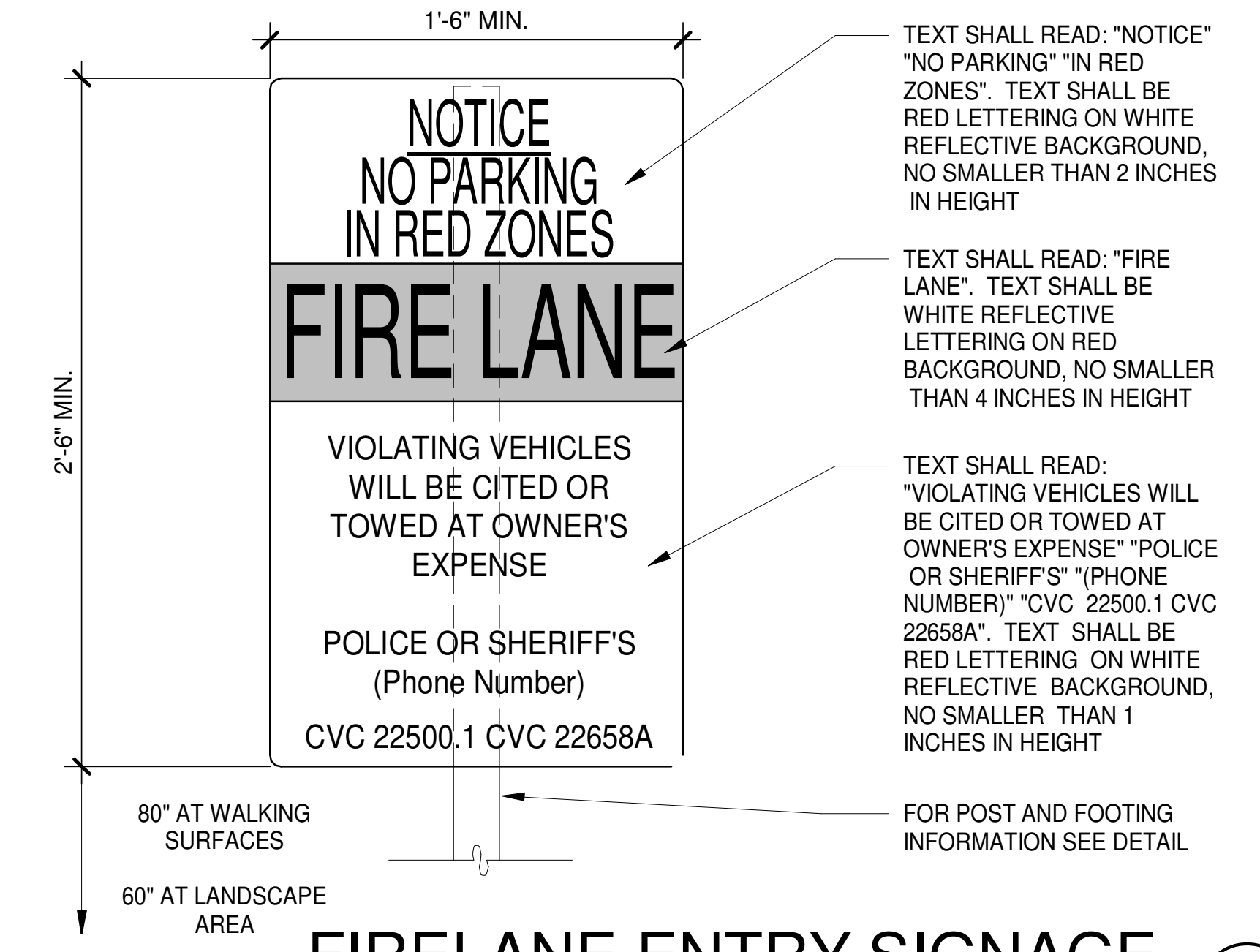
ROOF DRAIN LEADER ㉒
SCALE: 1 1/2" = 1'-0"


1/8" ASPHALT IMPREG. SHEATHING - CUT TO FIT AND SURROUND PIPE. TYP. AT ALL PIPE PENETRATIONS
BERM, AND PROVIDE 2" MIN. COVER OVER DRAIN PIPE
SLOPE 1/8" PER FT.
WALK, WHERE OCCURS. THICKEN TO 9" AT PIPES
DRAIN PIPE TRANSITION
RECTANGULAR ROUND
3" X 9" 5"
3" X 12" 6"
(2) 3" X 12" 8"
2 1/2"
3"
1/2"
4'-0" MIN. FROM CURB/ WALK

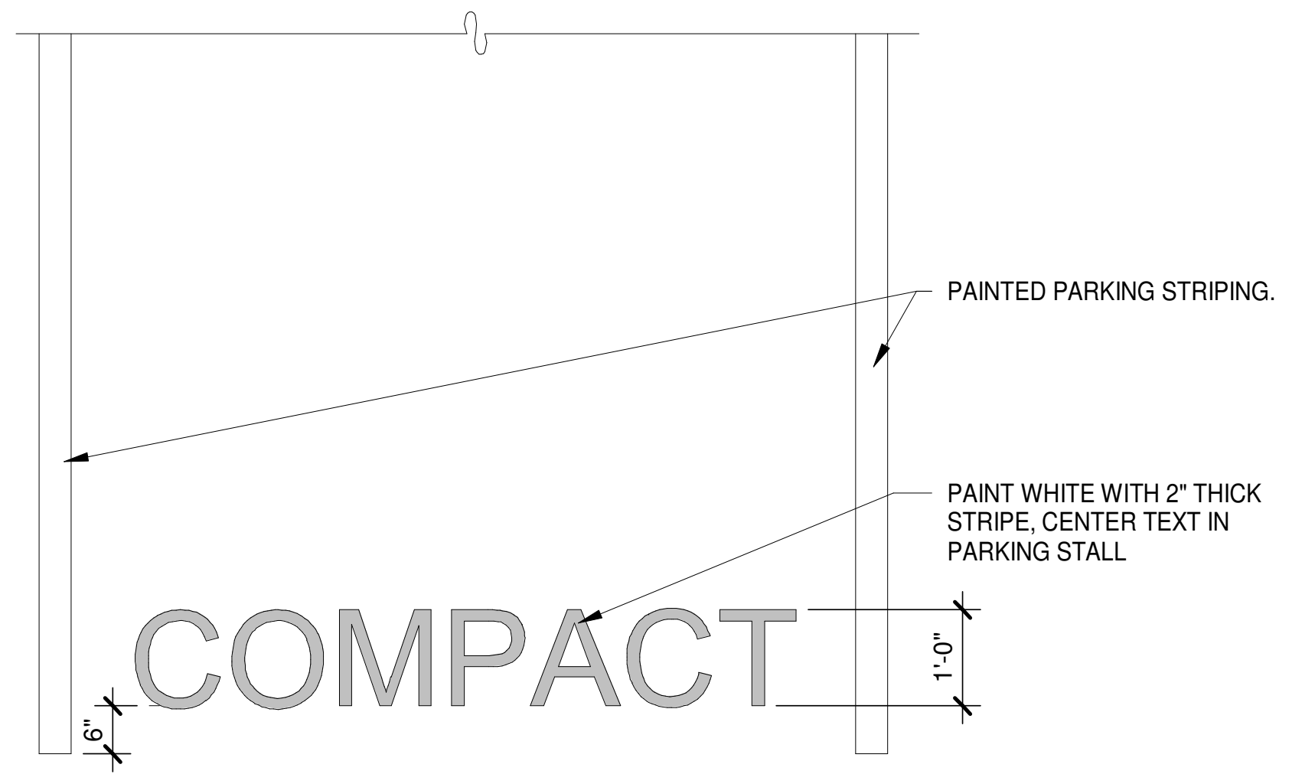
ROOF DRAIN EXITING TO CURB ⑰
SCALE: 1 1/2" = 1'-0"


VARIES SEE ELEVATIONS
MIN. 8'-0" CLEAR
METAL ROOF, SEE STRUCTURAL
CONCRETE WALL SEE STRUCTURAL DRAWINGS
PAINT WALLS TO MATCH BUILDING FIELD COLOR, TYP.
MONOLITHIC POUR CONCRETE CURB
FINISH SURFACE, SEE CIVIL DRAWINGS.
CONCRETE FOOTING, SEE STRUCTURAL DRAWINGS.
6"
6"
4"

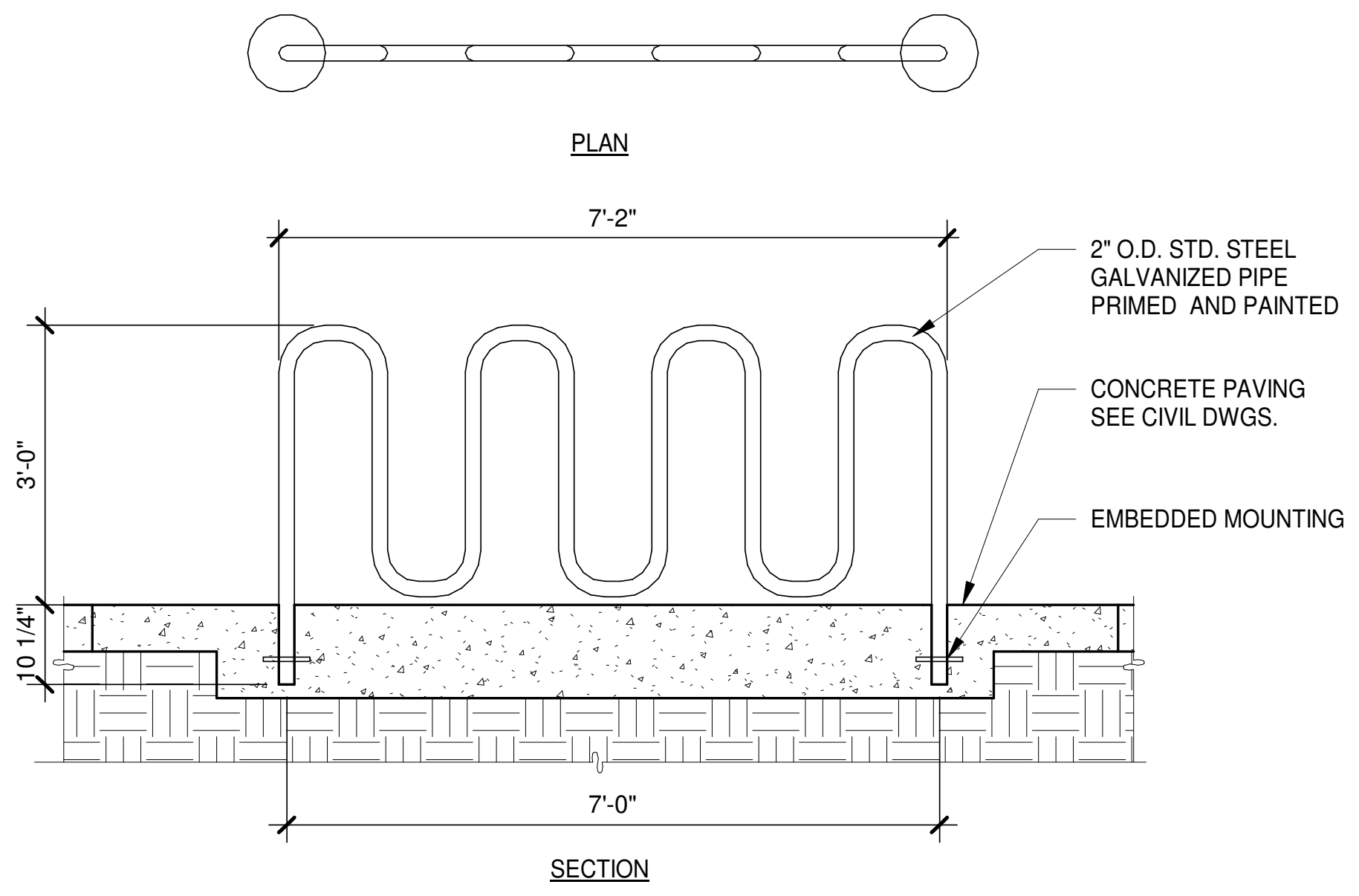
TRASH ENCLOSURE SECTION ⑫
SCALE: 3/8" = 1'-0"


1'-6" MIN.
2'-6" MIN.
NOTICE
NO PARKING
IN RED ZONES
FIRE LANE
VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE
POLICE OR SHERIFF'S (Phone Number)
CVC 22500.1 CVC 22658A
TEXT SHALL READ: "NOTICE" "NO PARKING" "IN RED ZONES". TEXT SHALL BE RED LETTERING ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN 2 INCHES IN HEIGHT
TEXT SHALL READ: "FIRE LANE". TEXT SHALL BE WHITE REFLECTIVE LETTERING ON RED BACKGROUND, NO SMALLER THAN 4 INCHES IN HEIGHT
TEXT SHALL READ: "VIOLATING VEHICLES WILL BE CITED OR TOWED AT OWNER'S EXPENSE" "POLICE OR SHERIFF'S" "(PHONE NUMBER)" "CVC 22500.1 CVC 22658A". TEXT SHALL BE RED LETTERING ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN 1 INCHES IN HEIGHT
FOR POST AND FOOTING INFORMATION SEE DETAIL
80" AT WALKING SURFACES
60" AT LANDSCAPE AREA

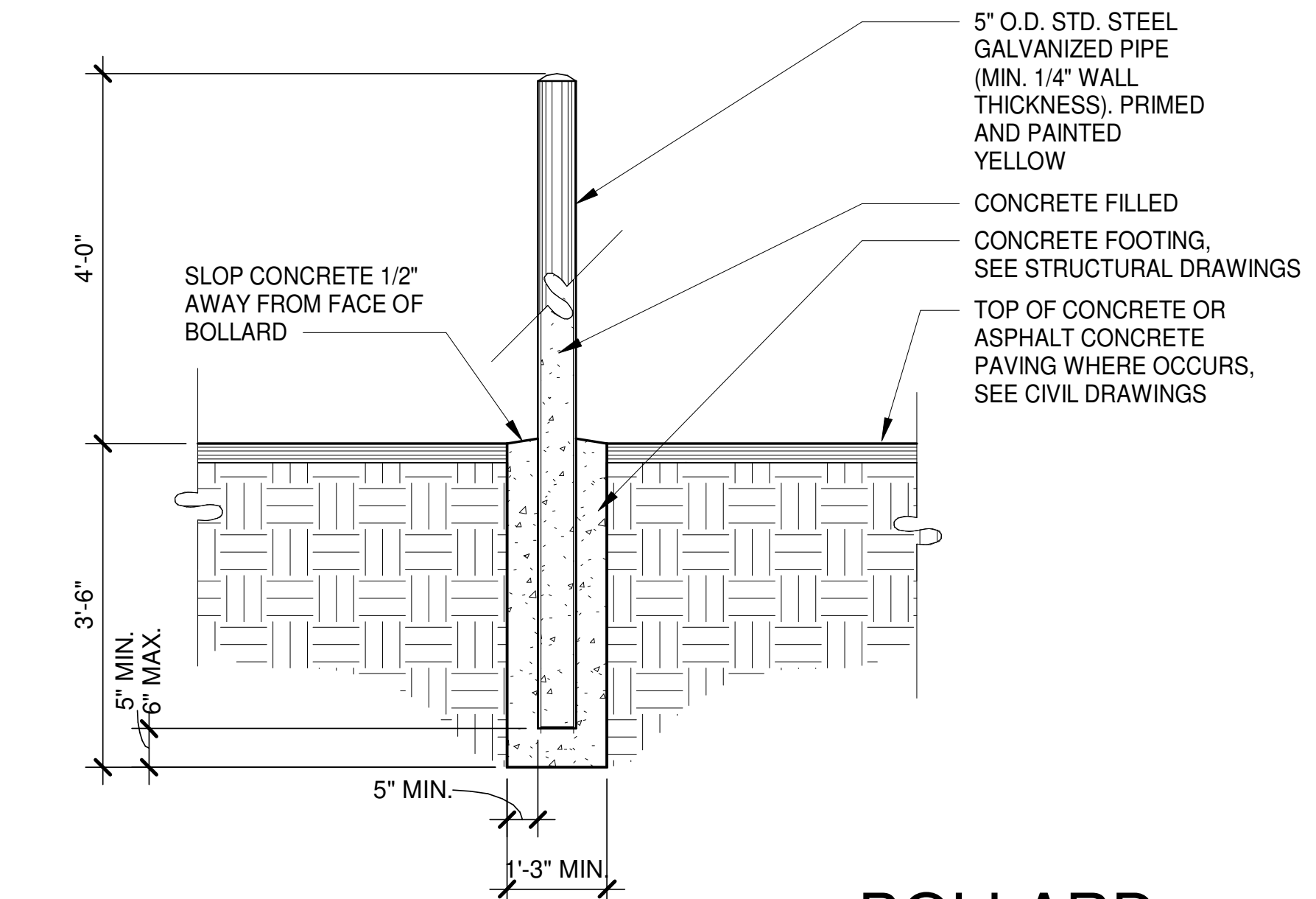
FIRELANE ENTRY SIGNAGE ⑦
SCALE: 1 1/2" = 1'-0"


PAINTED PARKING STRIPING.
PAINT WHITE WITH 2" THICK STRIPE, CENTER TEXT IN PARKING STALL
COMPACT
1'-0"
6"

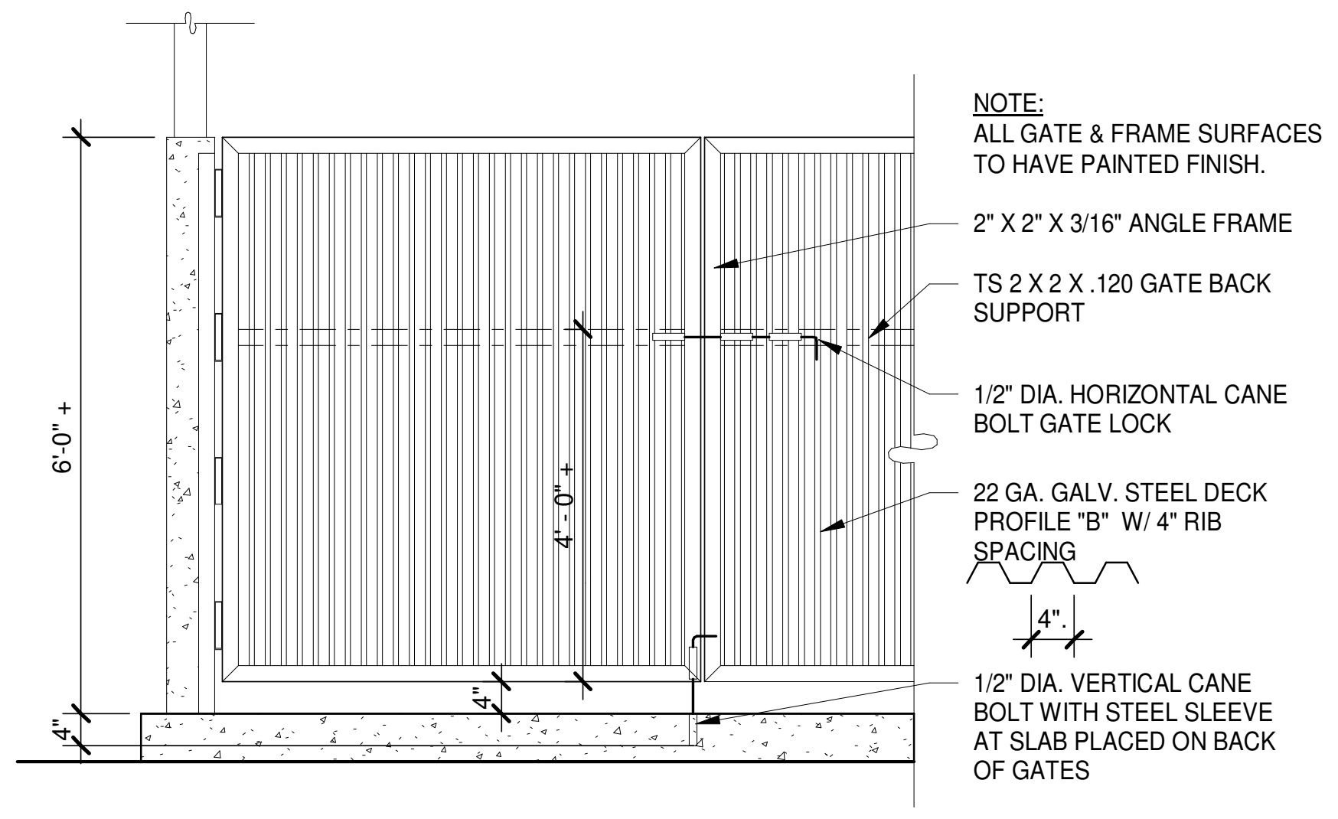
PAINTED "COMPACT" SIGN (S2)
SCALE: 1/2" = 1'-0"


PLAN
7'-2"
3'-0"
10 1/4"
2" O.D. STD. STEEL GALVANIZED PIPE PRIMED AND PAINTED
CONCRETE PAVING SEE CIVIL DWGS.
EMBEDDED MOUNTING
7'-0"
SECTION

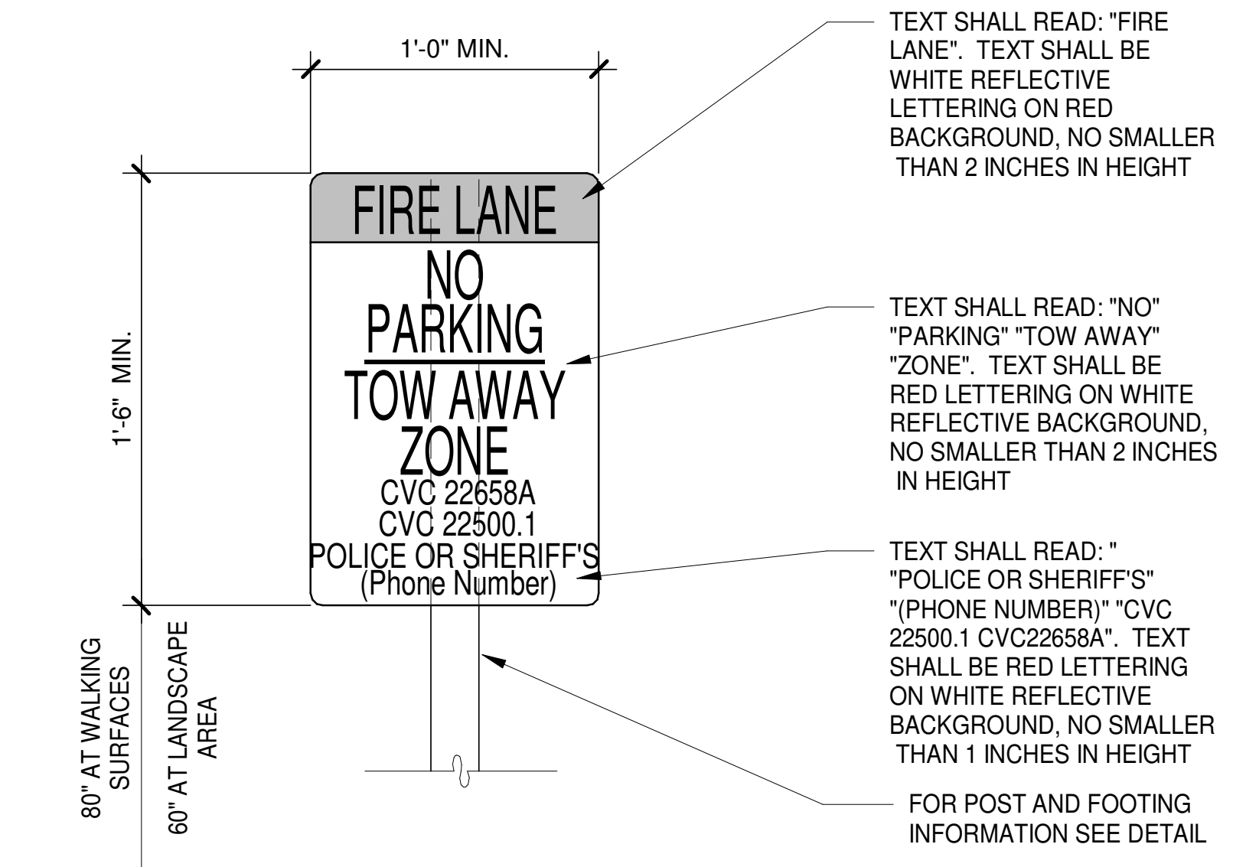
BIKE RACK ㉓
SCALE: 1/2" = 1'-0"


4'-0"
3'-6"
5" MIN. 6" MAX.
SLOP CONCRETE 1/2" AWAY FROM FACE OF BOLLARD
5" O.D. STD. STEEL GALVANIZED PIPE (MIN. 1/4" WALL THICKNESS). PRIMED AND PAINTED YELLOW
CONCRETE FILLED
CONCRETE FOOTING, SEE STRUCTURAL DRAWINGS
TOP OF CONCRETE OR ASPHALT CONCRETE PAVING WHERE OCCURS, SEE CIVIL DRAWINGS
5" MIN.
1'-3" MIN.

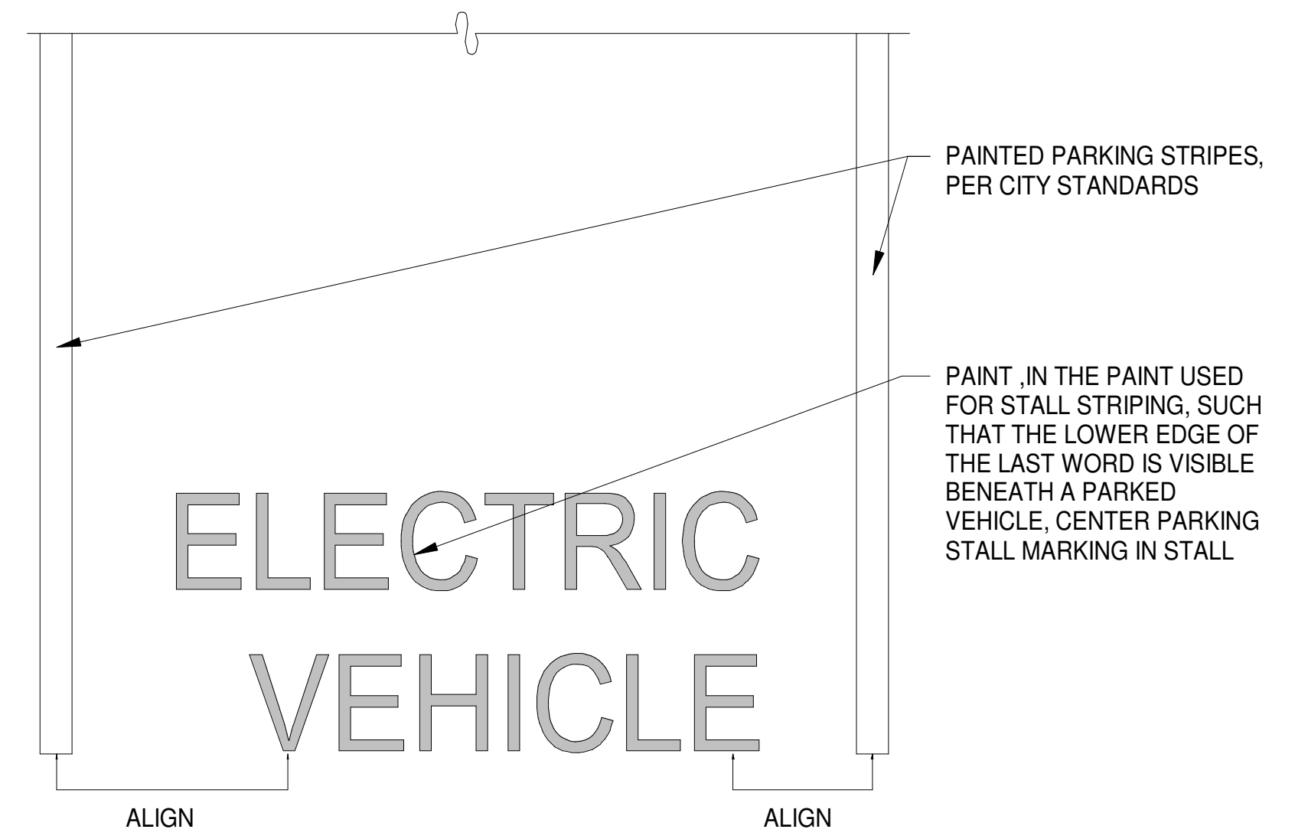
BOLLARD ⑱
SCALE: 1/2" = 1'-0"


NOTE:
ALL GATE & FRAME SURFACES TO HAVE PAINTED FINISH.
2" X 2" X 3/16" ANGLE FRAME
TS 2 X 2 X .120 GATE BACK SUPPORT
1/2" DIA. HORIZONTAL CANE BOLT GATE LOCK
22 GA. GALV. STEEL DECK PROFILE "B" W/ 4" RIB SPACING
4"
1/2" DIA. VERTICAL CANE BOLT WITH STEEL SLEEVE AT SLAB PLACED ON BACK OF GATES
6'-0" +
4'-0" +
4"
4"

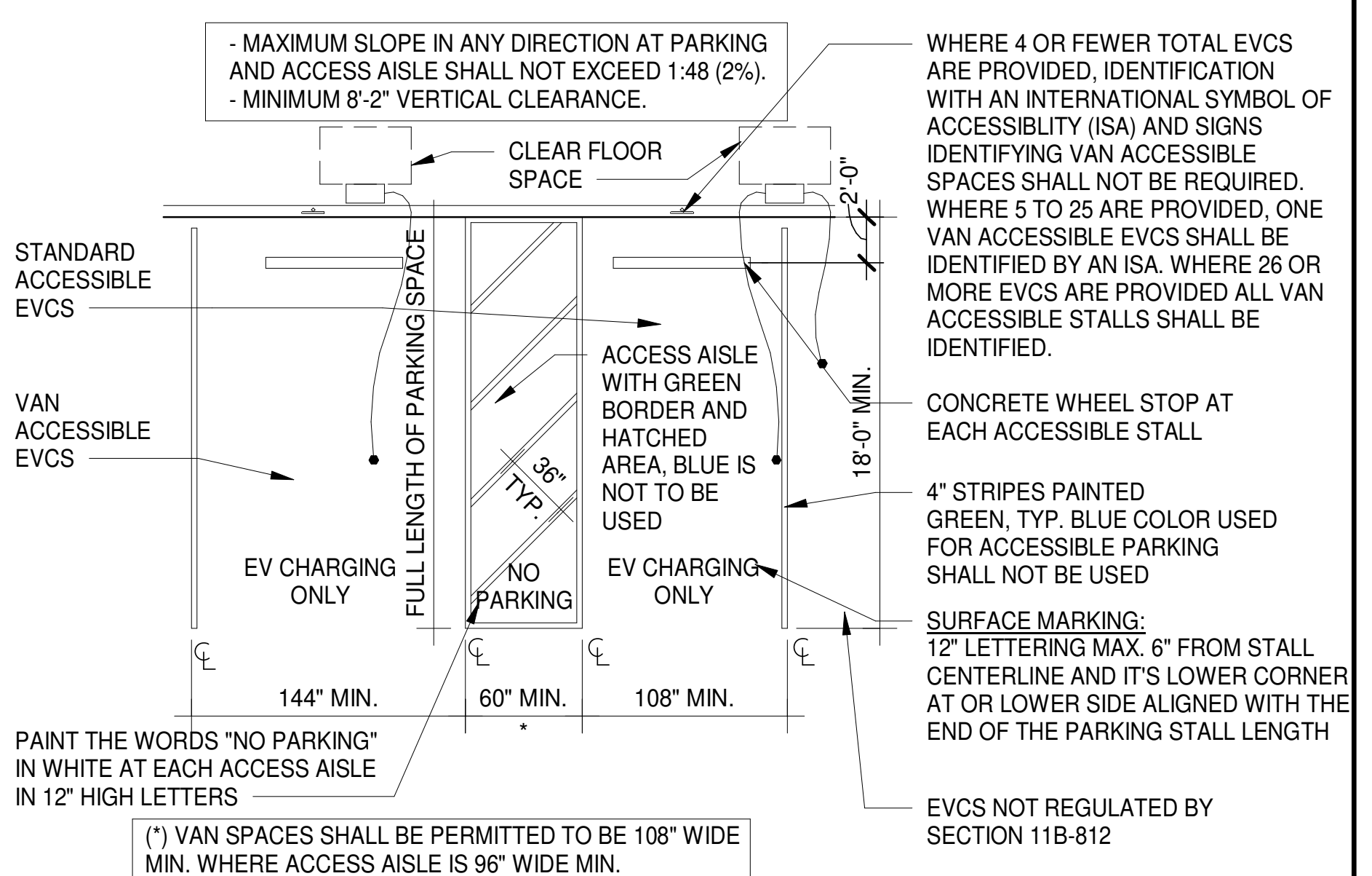
TRASH ENCLOSURE GATE ⑬
SCALE: 1/2" = 1'-0"


1'-0" MIN.
1'-6" MIN.
FIRE LANE
NO PARKING
TOW AWAY ZONE
CVC 22658A
CVC 22500.1
POLICE OR SHERIFF'S
(Phone Number)
TEXT SHALL READ: "FIRE LANE". TEXT SHALL BE WHITE REFLECTIVE LETTERING ON RED BACKGROUND, NO SMALLER THAN 2 INCHES IN HEIGHT
TEXT SHALL READ: "NO" "PARKING" "TOW AWAY" "ZONE". TEXT SHALL BE RED LETTERING ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN 2 INCHES IN HEIGHT
TEXT SHALL READ: " "POLICE OR SHERIFF'S" "(PHONE NUMBER)" "CVC 22500.1 CVC22658A". TEXT SHALL BE RED LETTERING ON WHITE REFLECTIVE BACKGROUND, NO SMALLER THAN 1 INCHES IN HEIGHT
FOR POST AND FOOTING INFORMATION SEE DETAIL
80" AT WALKING SURFACES
60" AT LANDSCAPE AREA

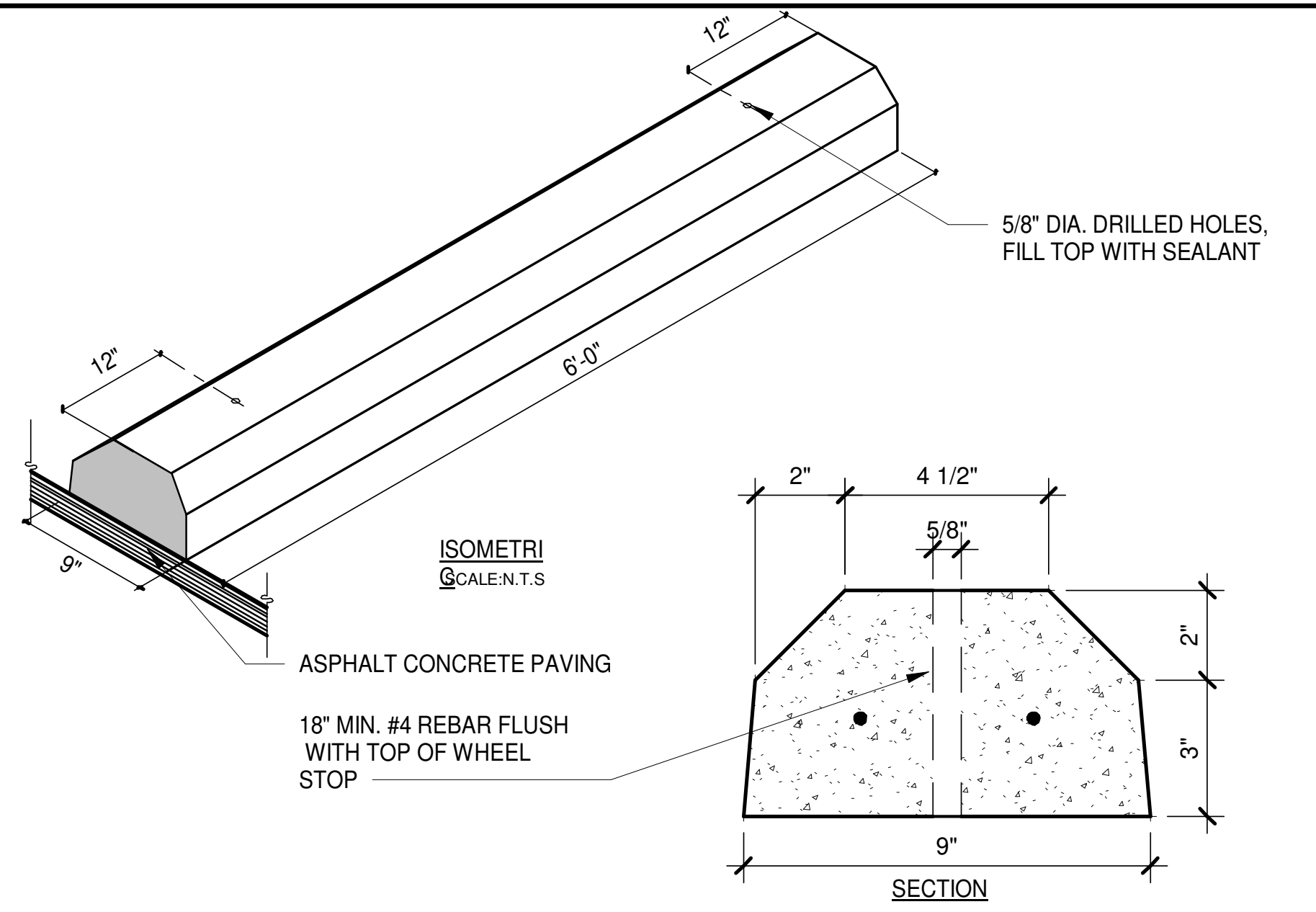
FIRELANE SIGNAGE ⑧
SCALE: 1 1/2" = 1'-0"


PAINTED PARKING STRIPES, PER CITY STANDARDS
PAINT ,IN THE PAINT USED FOR STALL STRIPING, SUCH THAT THE LOWER EDGE OF THE LAST WORD IS VISIBLE BENEATH A PARKED VEHICLE, CENTER PARKING STALL MARKING IN STALL
ELECTRIC
VEHICLE
ALIGN
ALIGN

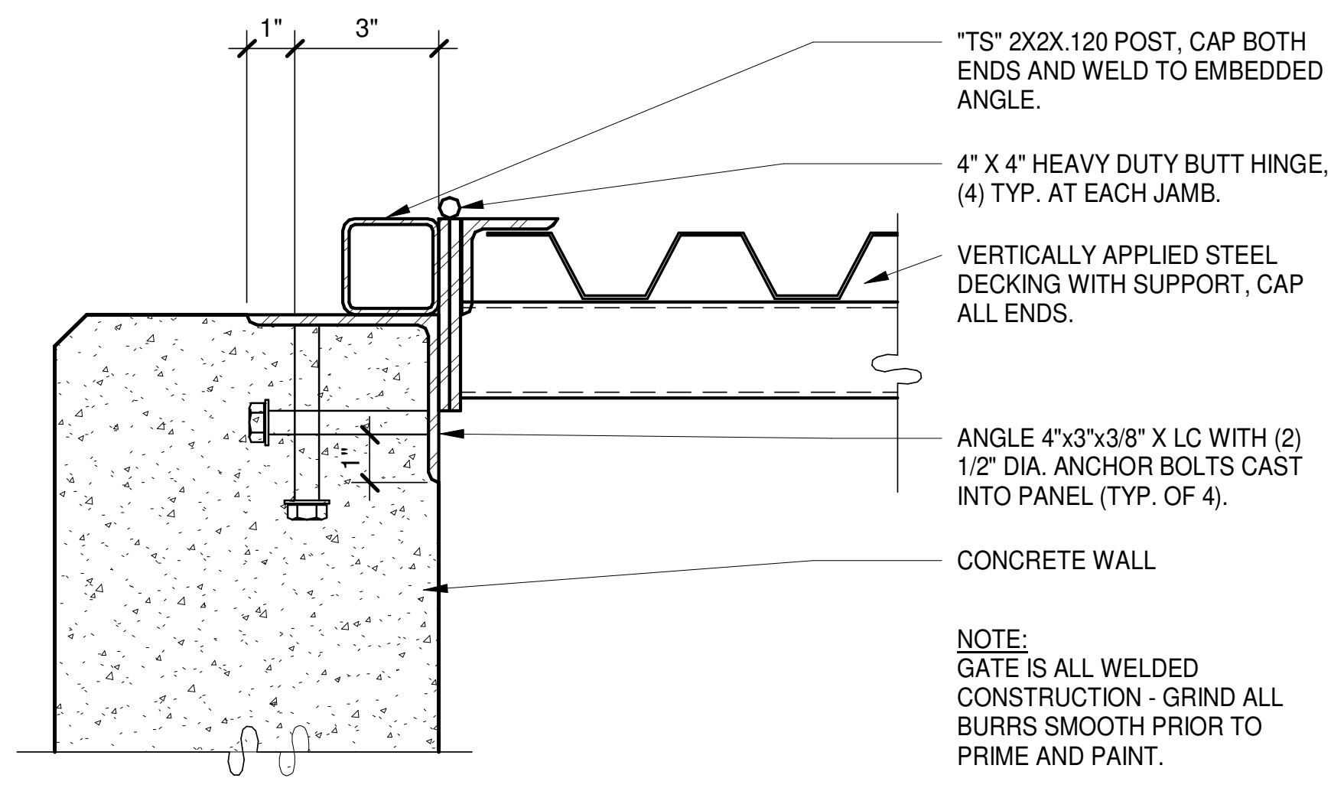
PAINTED "EV" MARKING (S3)
SCALE: 1/2" = 1'-0"


- MAXIMUM SLOPE IN ANY DIRECTION AT PARKING AND ACCESS AISLE SHALL NOT EXCEED 1:48 (2%).
- MINIMUM 8'-2" VERTICAL CLEARANCE.
CLEAR FLOOR SPACE
STANDARD ACCESSIBLE EVCS
VAN ACCESSIBLE EVCS
FULL LENGTH OF PARKING SPACE
ACCESS AISLE WITH GREEN BORDER AND HATCHED AREA, BLUE IS NOT TO BE USED
36" TYP.
2'-0"
18'-0" MIN.
EV CHARGING ONLY
NO PARKING
EV CHARGING ONLY
144" MIN.
60" MIN.
108" MIN.
*
WHERE 4 OR FEWER TOTAL EVCS ARE PROVIDED, IDENTIFICATION WITH AN INTERNATIONAL SYMBOL OF ACCESSIBLITY (ISA) AND SIGNS IDENTIFYING VAN ACCESSIBLE SPACES SHALL NOT BE REQUIRED. WHERE 5 TO 25 ARE PROVIDED, ONE VAN ACCESSIBLE EVCS SHALL BE IDENTIFIED BY AN ISA. WHERE 26 OR MORE EVCS ARE PROVIDED ALL VAN ACCESSIBLE STALLS SHALL BE IDENTIFIED.
CONCRETE WHEEL STOP AT EACH ACCESSIBLE STALL
4" STRIPES PAINTED GREEN, TYP. BLUE COLOR USED FOR ACCESSIBLE PARKING SHALL NOT BE USED
SURFACE MARKING:
12" LETTERING MAX. 6" FROM STALL CENTERLINE AND IT'S LOWER CORNER AT OR LOWER SIDE ALIGNED WITH THE END OF THE PARKING STALL LENGTH
PAINT THE WORDS "NO PARKING" IN WHITE AT EACH ACCESS AISLE IN 12" HIGH LETTERS
EVCS NOT REGULATED BY SECTION 11B-812
(*) VAN SPACES SHALL BE PERMITTED TO BE 108" WIDE MIN. WHERE ACCESS AISLE IS 96" WIDE MIN.

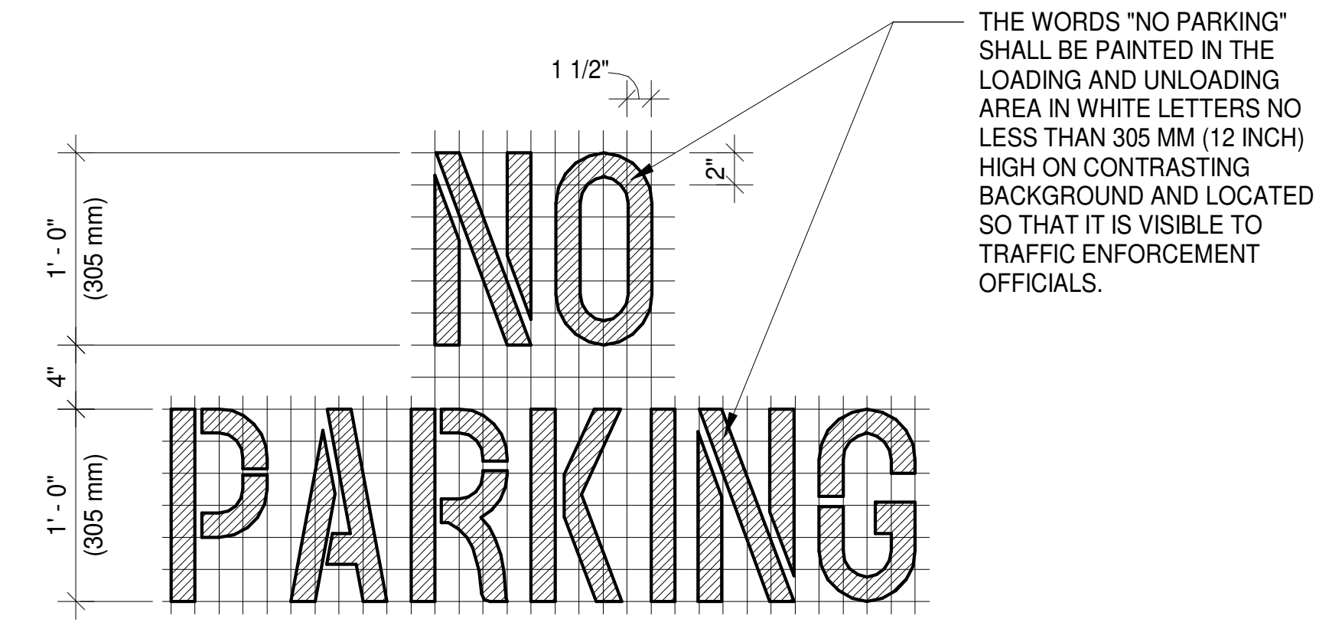
EV CHARGING PARKING SPACES ㉔
SCALE: 1/8" = 1'-0"


12"
12"
6'-0"
9"
5/8" DIA. DRILLED HOLES, FILL TOP WITH SEALANT
ISOMETRI
SCALE:N.T.S
ASPHALT CONCRETE PAVING
18" MIN. #4 REBAR FLUSH WITH TOP OF WHEEL STOP
2"
4 1/2"
5/8"
2"
3"
9"
SECTION

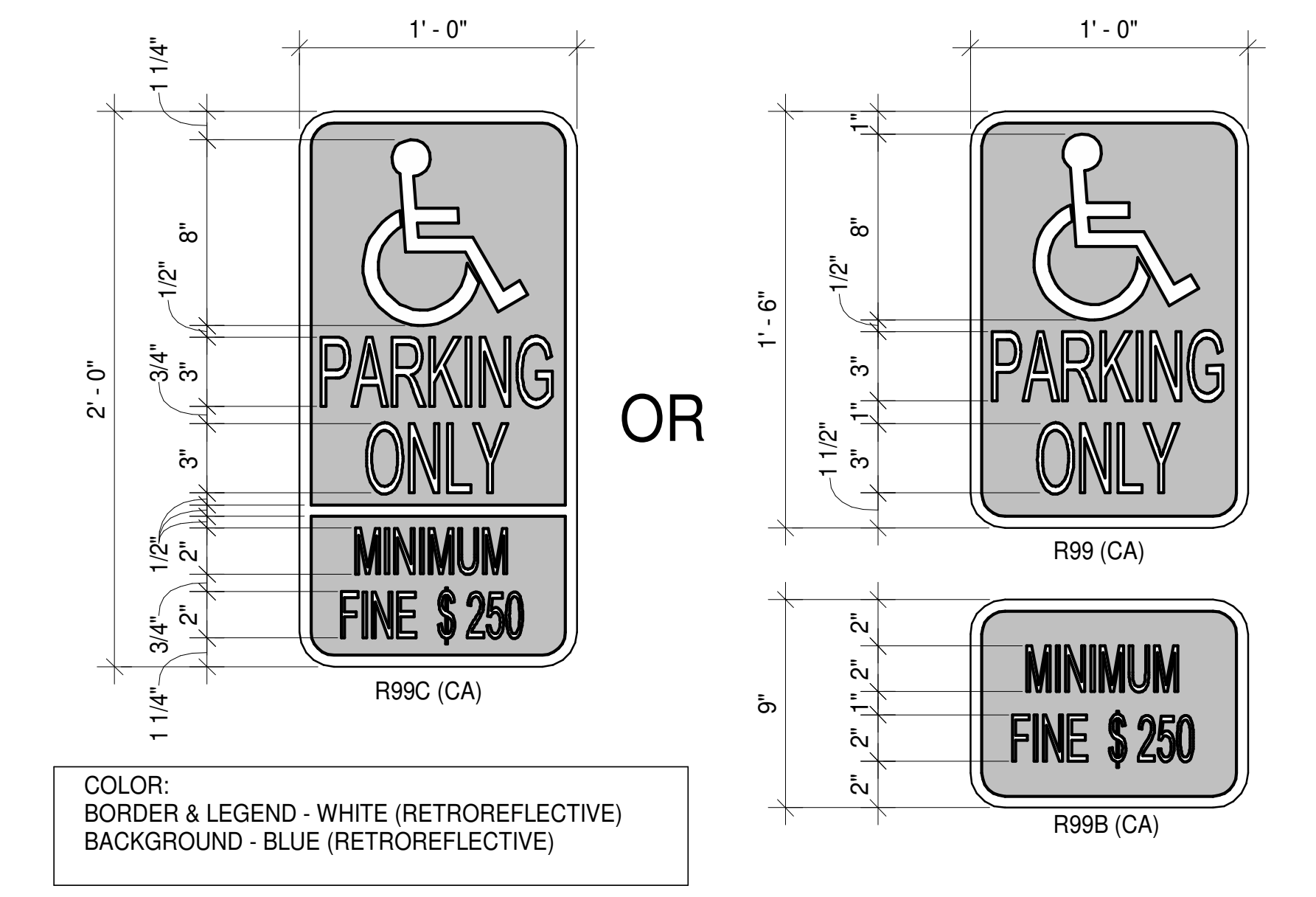
PRECAST CONCRETE WHEELSTOP ⑲
SCALE: 3" = 1'-0"


1"
3"
"TS" 2X2X.120 POST, CAP BOTH ENDS AND WELD TO EMBEDDED ANGLE.
4" X 4" HEAVY DUTY BUTT HINGE, (4) TYP. AT EACH JAMB.
VERTICALLY APPLIED STEEL DECKING WITH SUPPORT, CAP ALL ENDS.
ANGLE 4"x3"x3/8" X LC WITH (2) 1/2" DIA. ANCHOR BOLTS CAST INTO PANEL (TYP. OF 4).
CONCRETE WALL
NOTE:
GATE IS ALL WELDED CONSTRUCTION - GRIND ALL BURRS SMOOTH PRIOR TO PRIME AND PAINT.

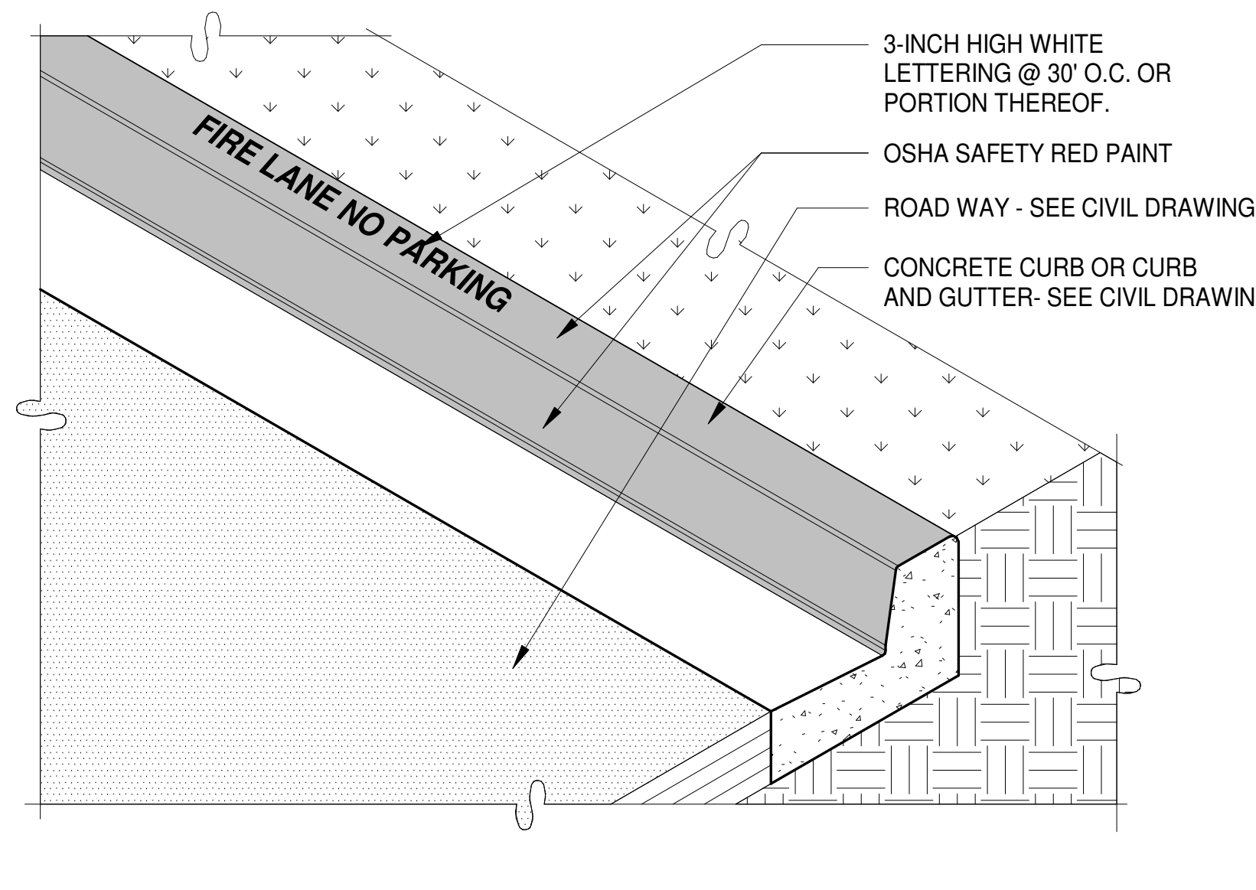
TRASH GATE JAMB AT CONCRETE ⑭
SCALE: 3" = 1'-0"


1 1/2"
2"
1' - 0" (305 mm)
4"
1' - 0" (305 mm)
NO
PARKING
THE WORDS "NO PARKING" SHALL BE PAINTED IN THE LOADING AND UNLOADING AREA IN WHITE LETTERS NO LESS THAN 305 MM (12 INCH) HIGH ON CONTRASTING BACKGROUND AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

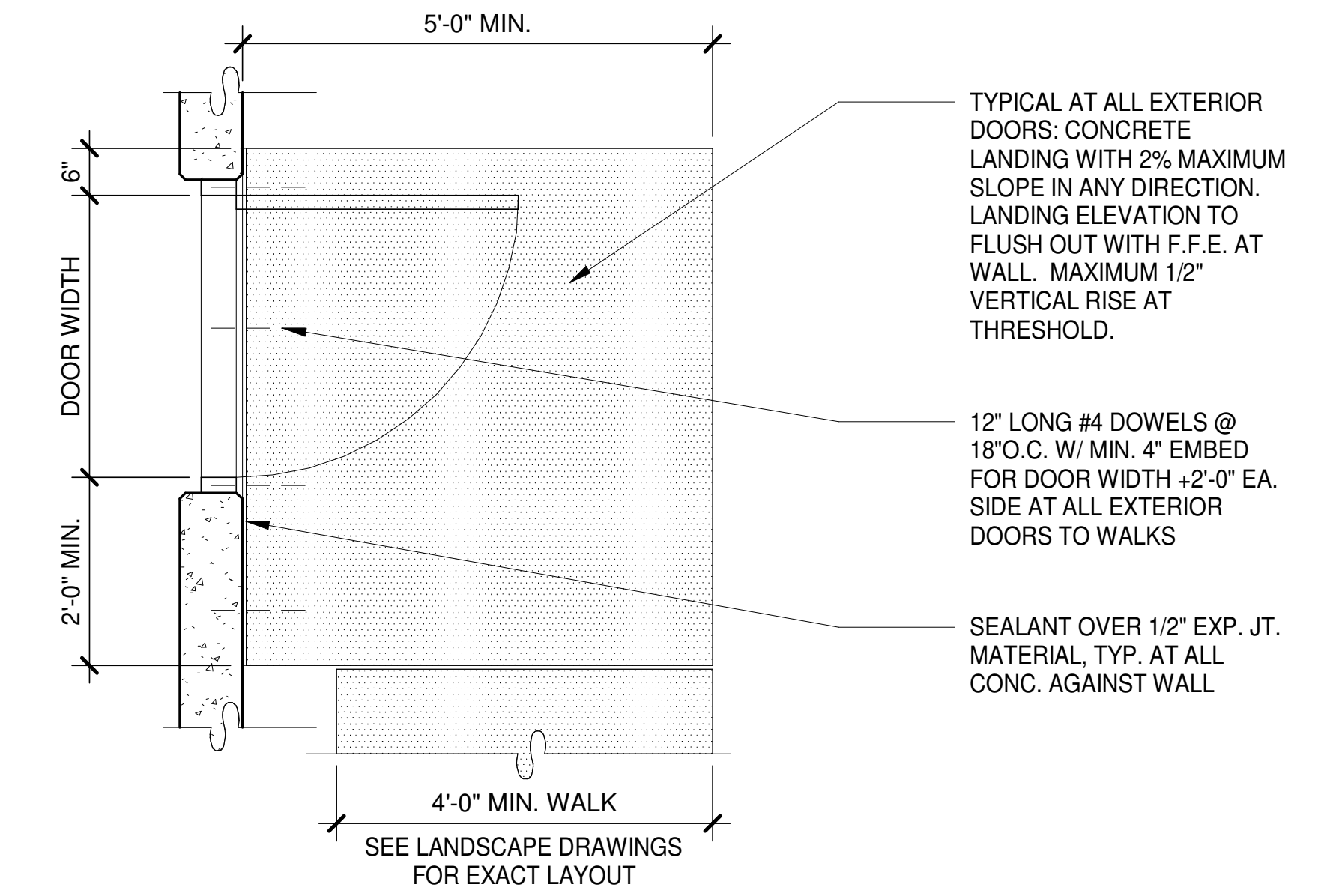
"NO PARKING" PAVEMENT MARKING ⑨
SCALE: 1" = 1'-0"



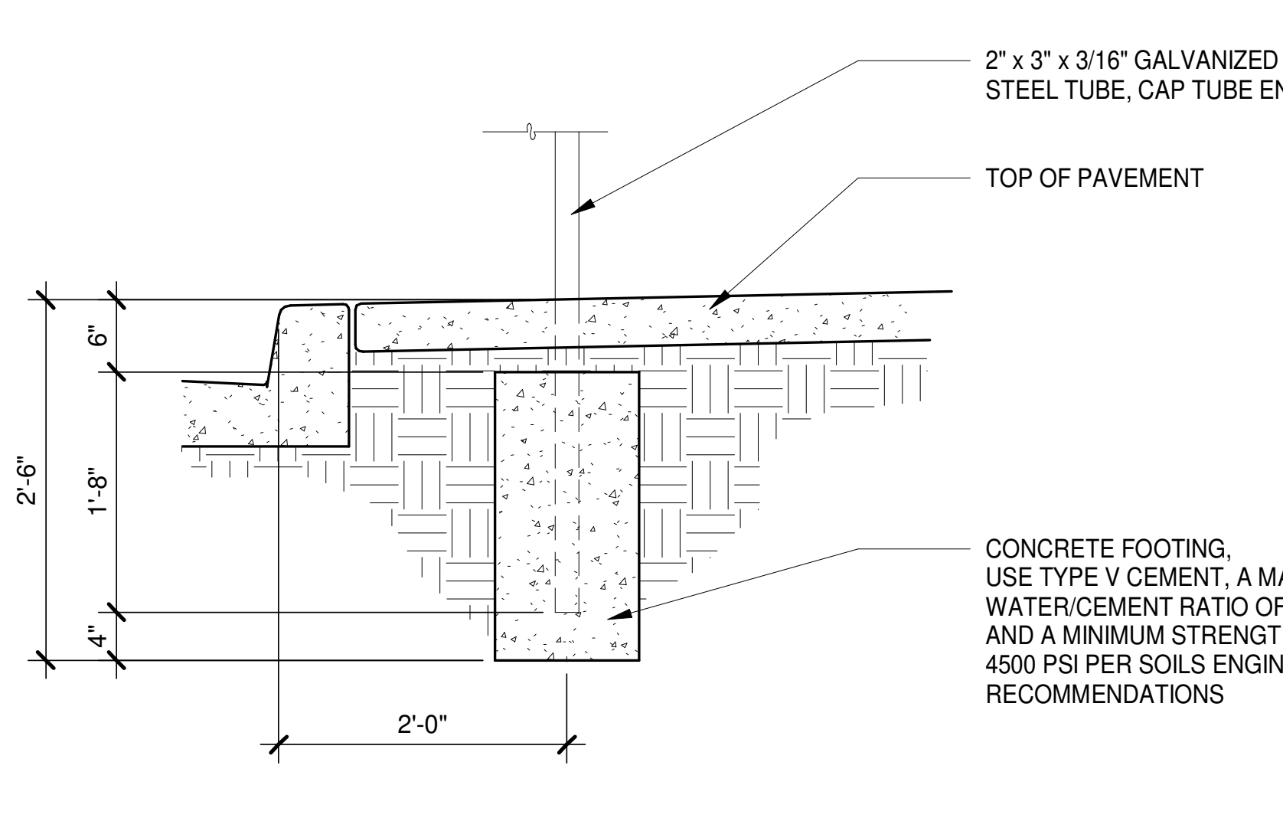
ACCESSIBLE SIGNS ④
SCALE: 1 1/2" = 1'-0"


FIRE LANE NO PARKING
3-INCH HIGH WHITE LETTERING @ 30' O.C. OR PORTION THEREOF.
OSHA SAFETY RED PAINT
ROAD WAY - SEE CIVIL DRAWINGS
CONCRETE CURB OR CURB AND GUTTER- SEE CIVIL DRAWINGS

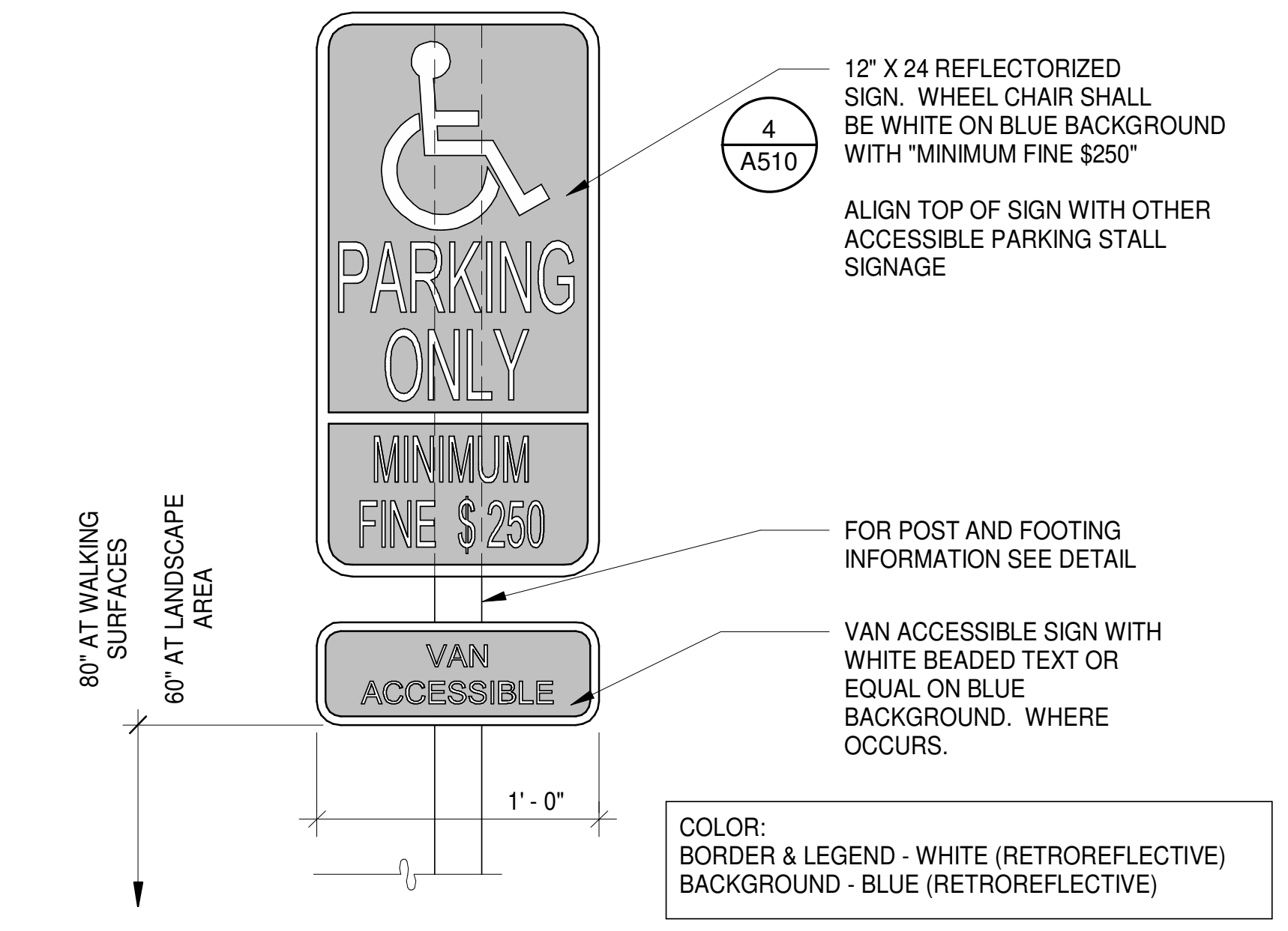
FIRE LANE CURB ⑳
SCALE: 3/4" = 1'-0"


5'-0" MIN.
6"
DOOR WIDTH
2'-0" MIN.
TYPICAL AT ALL EXTERIOR DOORS: CONCRETE LANDING WITH 2% MAXIMUM SLOPE IN ANY DIRECTION. LANDING ELEVATION TO FLUSH OUT WITH F.F.E. AT WALL. MAXIMUM 1/2" VERTICAL RISE AT THRESHOLD.
12" LONG #4 DOWELS @ 18"O.C. W/ MIN. 4" EMBED FOR DOOR WIDTH +2'-0" EA. SIDE AT ALL EXTERIOR DOORS TO WALKS
SEALANT OVER 1/2" EXP. JT. MATERIAL, TYP. AT ALL CONC. AGAINST WALL
4'-0" MIN. WALK
SEE LANDSCAPE DRAWINGS FOR EXACT LAYOUT

CONCRETE LANDING ⑮
SCALE: 1/2" = 1'-0"


2" x 3" x 3/16" GALVANIZED STEEL TUBE, CAP TUBE END
TOP OF PAVEMENT
CONCRETE FOOTING, USE TYPE V CEMENT, A MAXIMUM WATER/CEMENT RATIO OF 0.45 AND A MINIMUM STRENGTH OF 4500 PSI PER SOILS ENGINEER RECOMMENDATIONS
2'-6"
6"
1'-8"
4"
2'-0"

TYPICAL SIGN FOUNDATION ⑩
SCALE: 3/4" = 1'-0"


PARKING ONLY
MINIMUM FINE $ 250
VAN ACCESSIBLE
4 A510
12" X 24 REFLECTORIZED SIGN. WHEEL CHAIR SHALL BE WHITE ON BLUE BACKGROUND WITH "MINIMUM FINE $250"
ALIGN TOP OF SIGN WITH OTHER ACCESSIBLE PARKING STALL SIGNAGE
FOR POST AND FOOTING INFORMATION SEE DETAIL
VAN ACCESSIBLE SIGN WITH WHITE BEADED TEXT OR EQUAL ON BLUE BACKGROUND. WHERE OCCURS.
80" AT WALKING SURFACES
60" AT LANDSCAPE AREA
1' - 0"
COLOR:
BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

VAN ACCESSIBLE SIGNAGE ⑤
SCALE: 1 1/2" = 1'-0"

WARE MALCOMB
4683 Chabot Dr, Suite #300
Pleasanton, CA 94588
P 925.244.9620
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

ORCHARD
PARTNERS

GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT
1 QUARRY RD
BRISBANE, CALIFORNIA 94005

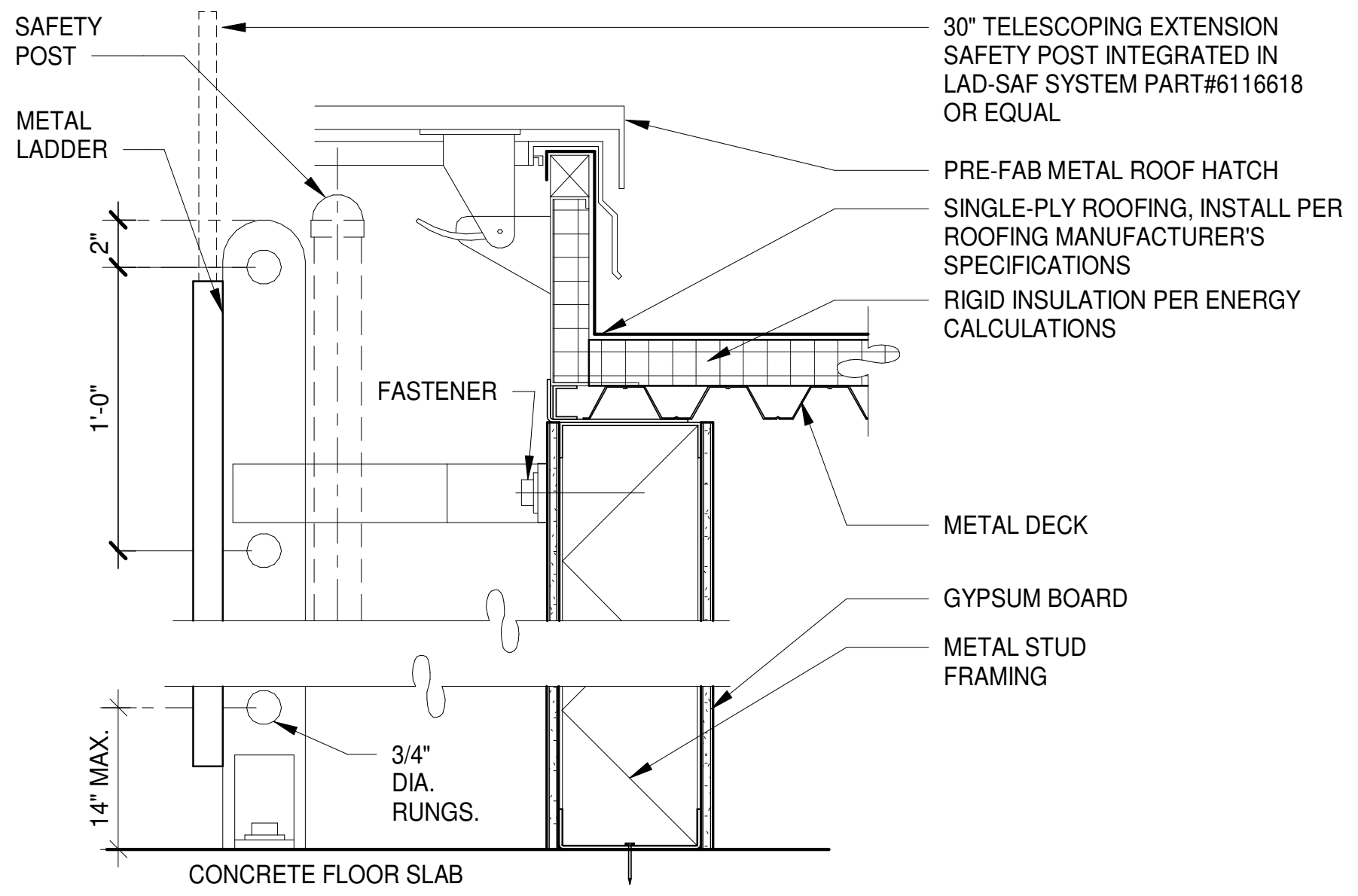
DETAILS

DATE	REMARKS
11/08/2022	PLANNING SUBMITTAL
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

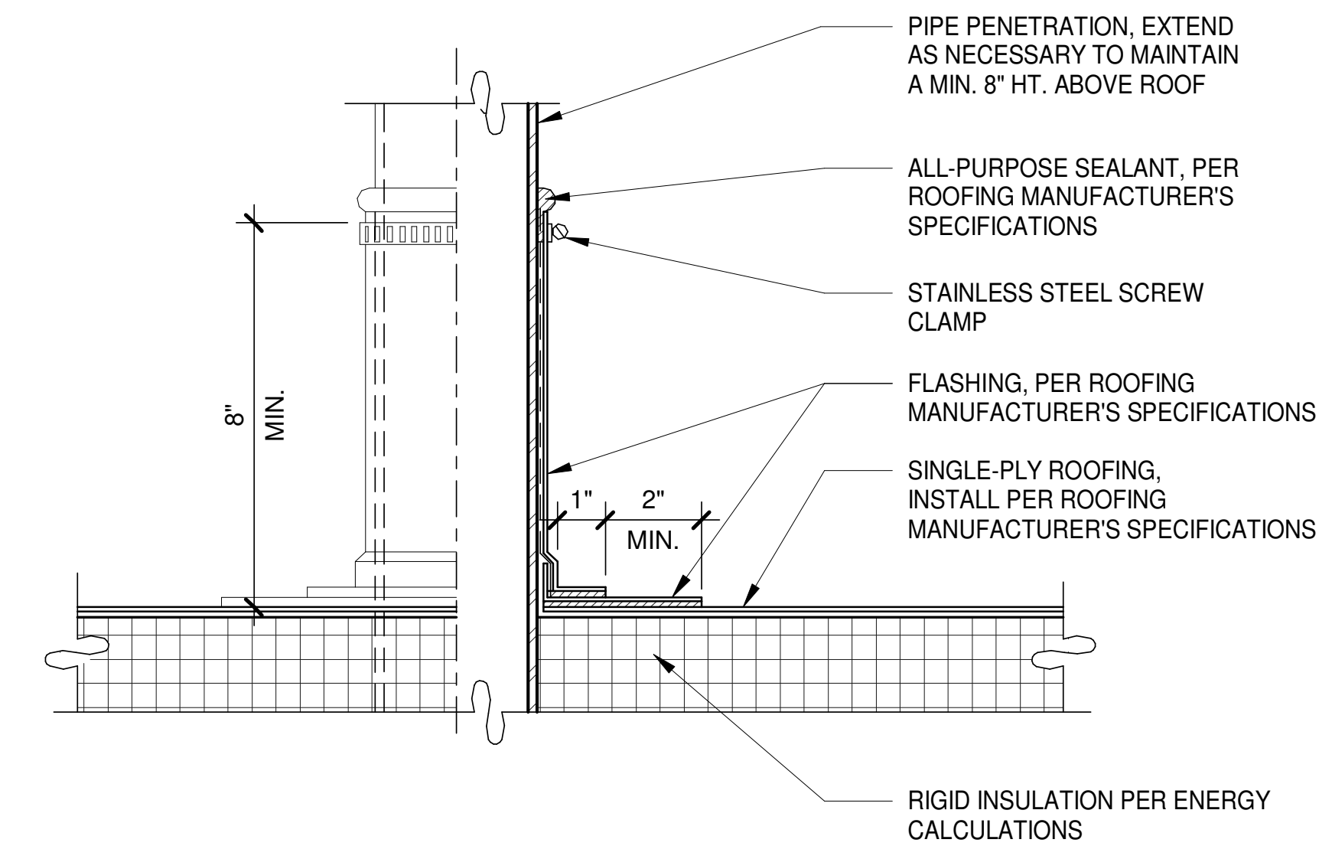
PA/PM:	J. TERRY
DRAWN BY.:	B.S./E.S.
JOB NO.:	SNR18-0030-00

SHEET
A510

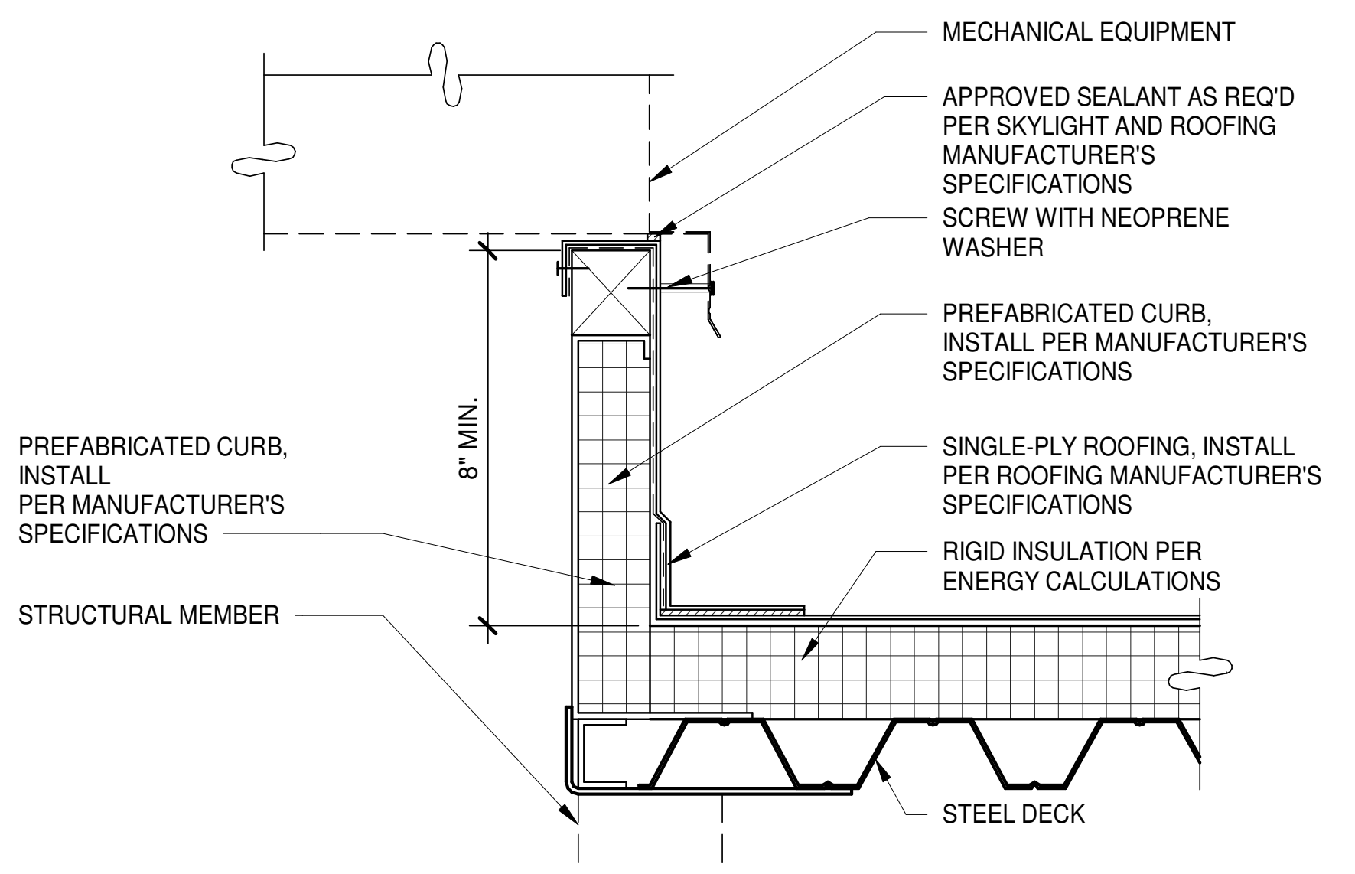
6/24/2024 8:58:12 PM


SAFETY POST
METAL LADDER
30" TELESCOPING EXTENSION SAFETY POST INTEGRATED IN LAD-SAF SYSTEM PART#6116618 OR EQUAL
PRE-FAB METAL ROOF HATCH
SINGLE-PLY ROOFING, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS
RIGID INSULATION PER ENERGY CALCULATIONS
FASTENER
METAL DECK
GYPSUM BOARD
METAL STUD FRAMING
2"
1'-0"
14" MAX.
3/4" DIA. RUNGS.
CONCRETE FLOOR SLAB

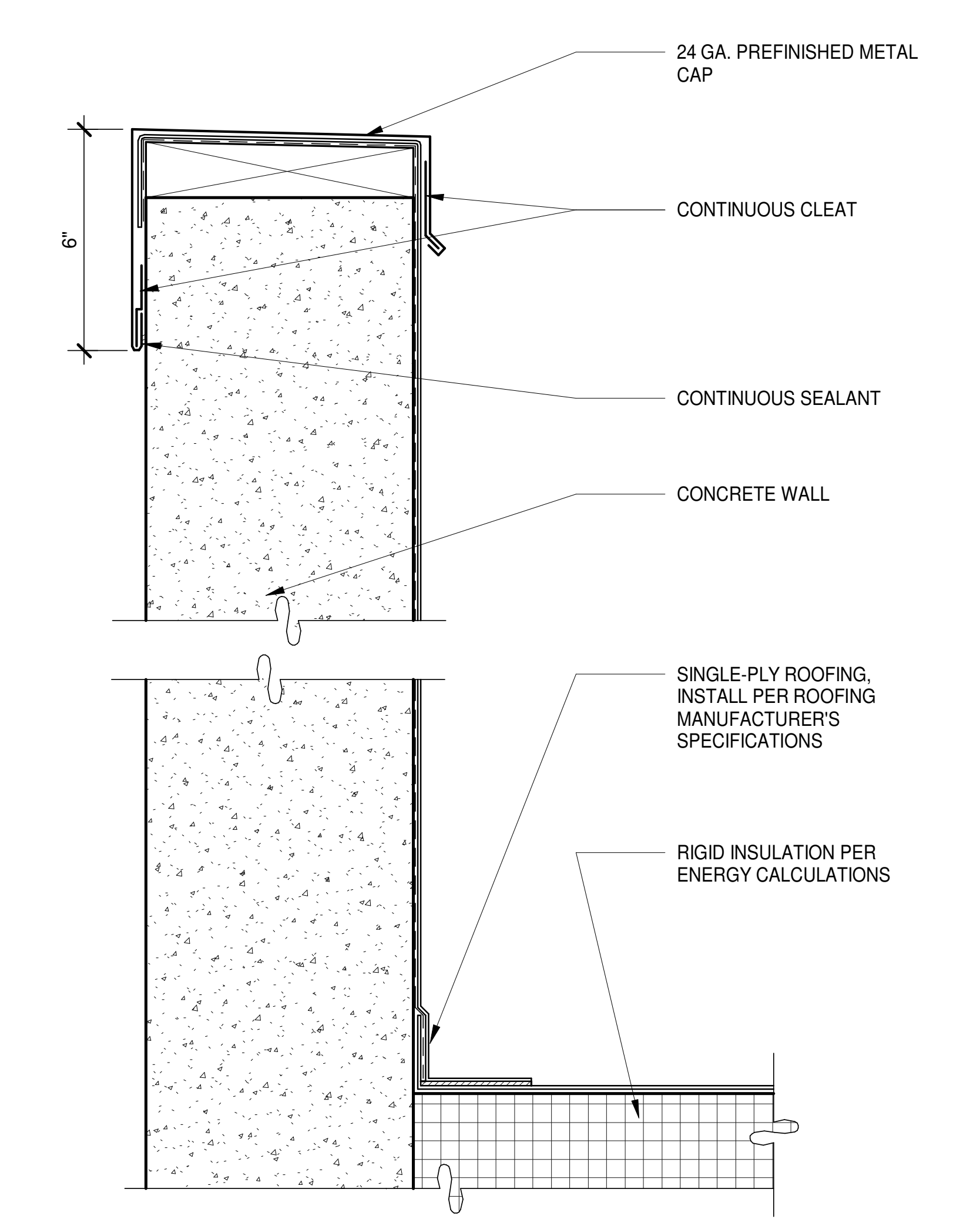
ROOF HATCH & LADDER ㉑
SCALE: 1 1/2" = 1'-0"


PIPE PENETRATION, EXTEND AS NECESSARY TO MAINTAIN A MIN. 8" HT. ABOVE ROOF
ALL-PURPOSE SEALANT, PER ROOFING MANUFACTURER'S SPECIFICATIONS
STAINLESS STEEL SCREW CLAMP
FLASHING, PER ROOFING MANUFACTURER'S SPECIFICATIONS
SINGLE-PLY ROOFING, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS
RIGID INSULATION PER ENERGY CALCULATIONS
8" MIN.
1"
2" MIN.

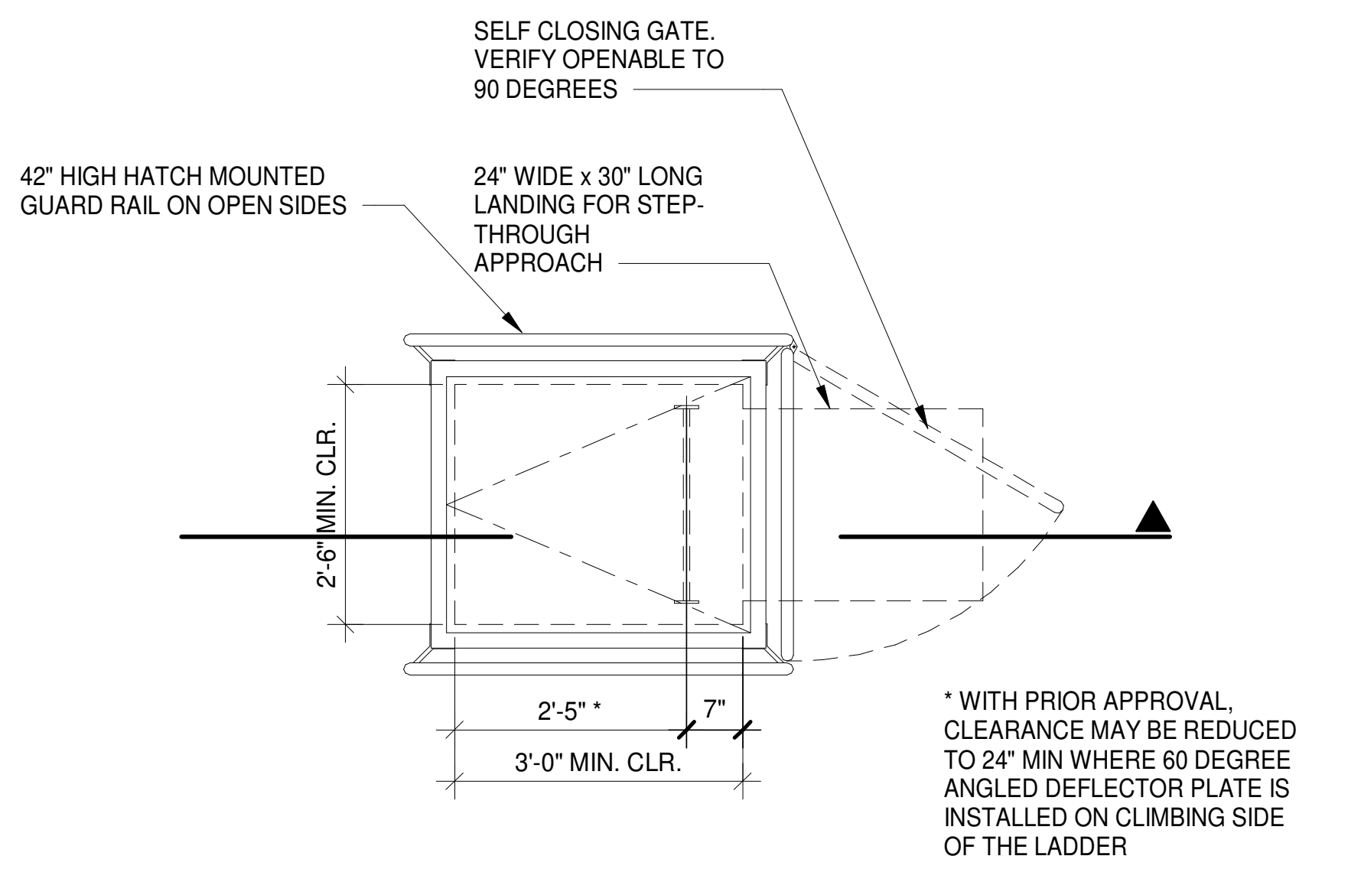
ROOF PENETRATION FLASHING ⑪
SCALE: 3" = 1'-0"


MECHANICAL EQUIPMENT
APPROVED SEALANT AS REQ'D PER SKYLIGHT AND ROOFING MANUFACTURER'S SPECIFICATIONS
SCREW WITH NEOPRENE WASHER
PREFABRICATED CURB, INSTALL PER MANUFACTURER'S SPECIFICATIONS
SINGLE-PLY ROOFING, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS
RIGID INSULATION PER ENERGY CALCULATIONS
PREFABRICATED CURB, INSTALL PER MANUFACTURER'S SPECIFICATIONS
STRUCTURAL MEMBER
STEEL DECK
8" MIN.

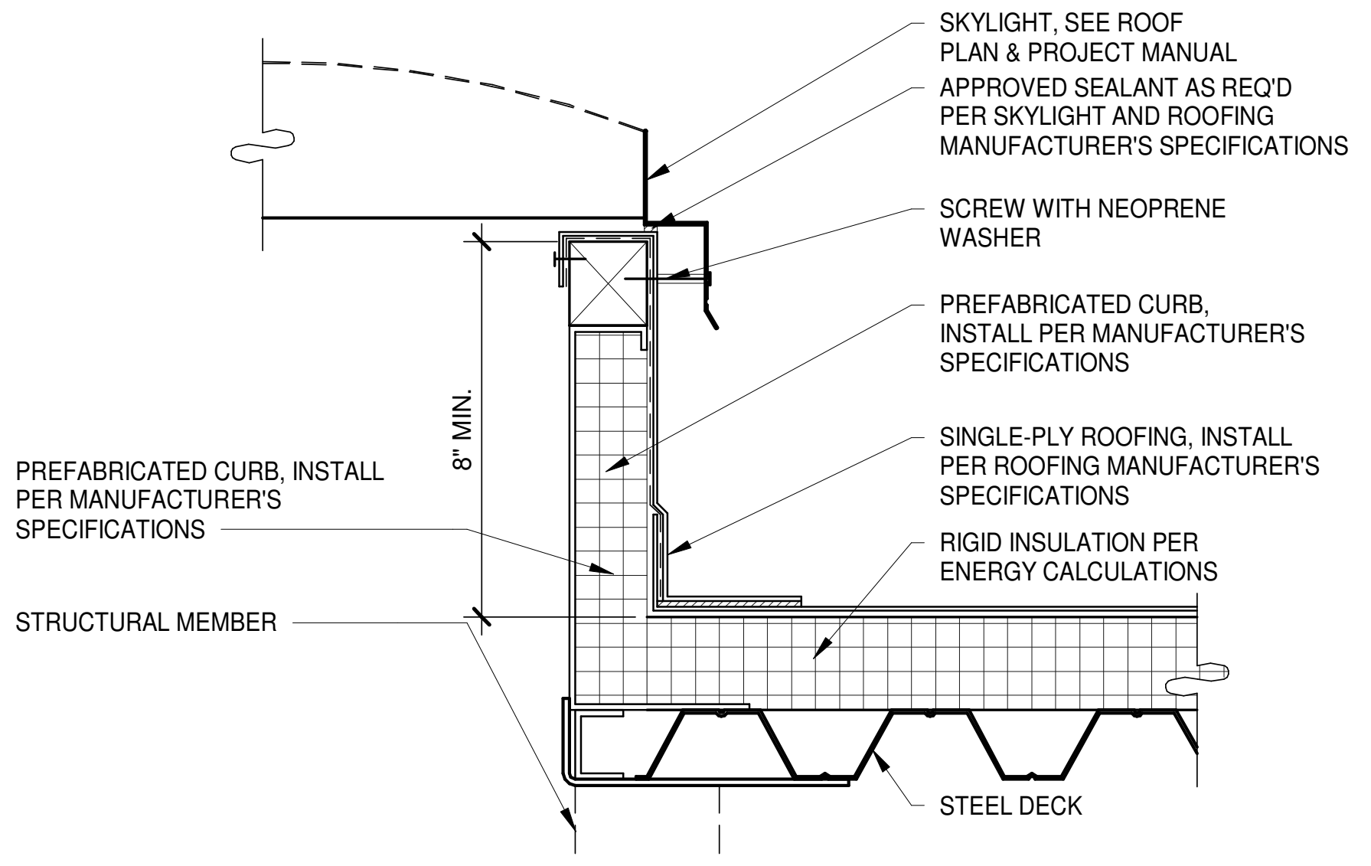
ROOFING @ PREFABRICATED CURB ⑥
SCALE: 3" = 1'-0"


24 GA. PREFINISHED METAL CAP
CONTINUOUS CLEAT
CONTINUOUS SEALANT
CONCRETE WALL
SINGLE-PLY ROOFING, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS
RIGID INSULATION PER ENERGY CALCULATIONS
6"

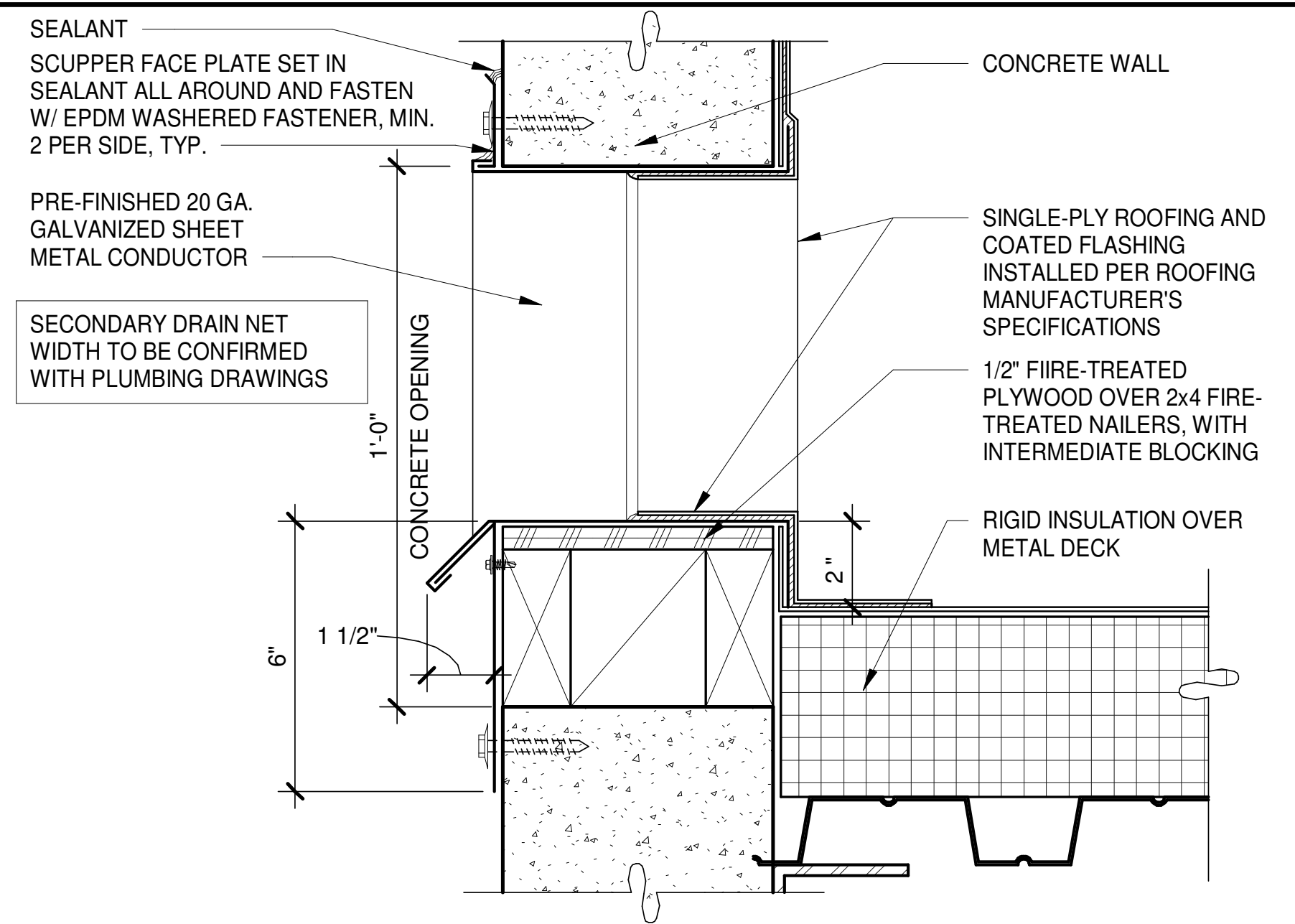
SINGLE-PLY ROOFING @ PARAPET ②
SCALE: 3" = 1'-0"


SELF CLOSING GATE. VERIFY OPENABLE TO 90 DEGREES
42" HIGH HATCH MOUNTED GUARD RAIL ON OPEN SIDES
24" WIDE x 30" LONG LANDING FOR STEP-THROUGH APPROACH
2'-6" MIN. CLR.
2'-5" *
7"
3'-0" MIN. CLR.
* WITH PRIOR APPROVAL, CLEARANCE MAY BE REDUCED TO 24" MIN WHERE 60 DEGREE ANGLED DEFLECTOR PLATE IS INSTALLED ON CLIMBING SIDE OF THE LADDER

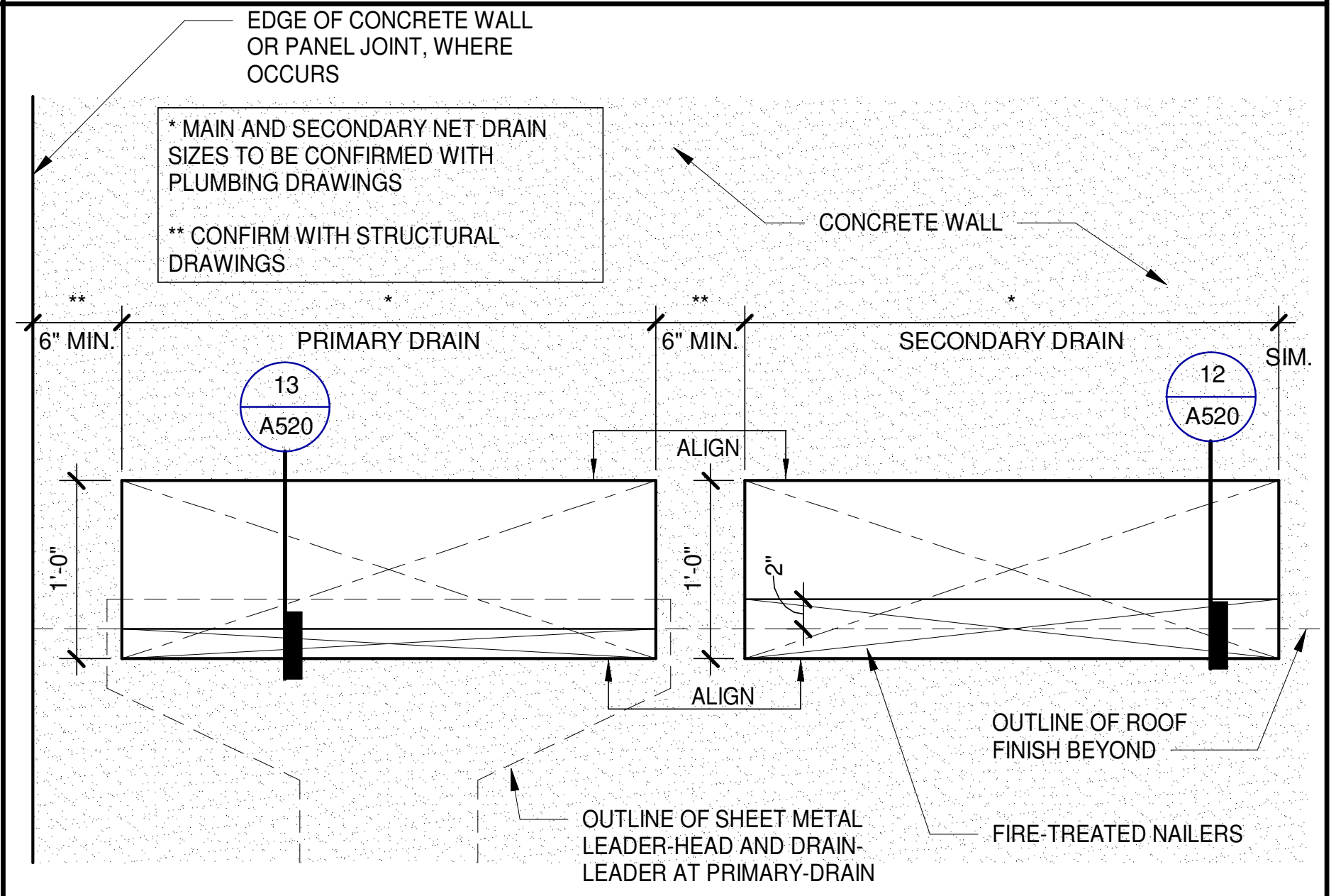
THROUGH-STEP ROOF HATCH PLAN ㉒
SCALE: 1/2" = 1'-0"


SKYLIGHT, SEE ROOF PLAN & PROJECT MANUAL
APPROVED SEALANT AS REQ'D PER SKYLIGHT AND ROOFING MANUFACTURER'S SPECIFICATIONS
SCREW WITH NEOPRENE WASHER
PREFABRICATED CURB, INSTALL PER MANUFACTURER'S SPECIFICATIONS
SINGLE-PLY ROOFING, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS
RIGID INSULATION PER ENERGY CALCULATIONS
PREFABRICATED CURB, INSTALL PER MANUFACTURER'S SPECIFICATIONS
STRUCTURAL MEMBER
STEEL DECK
8" MIN.

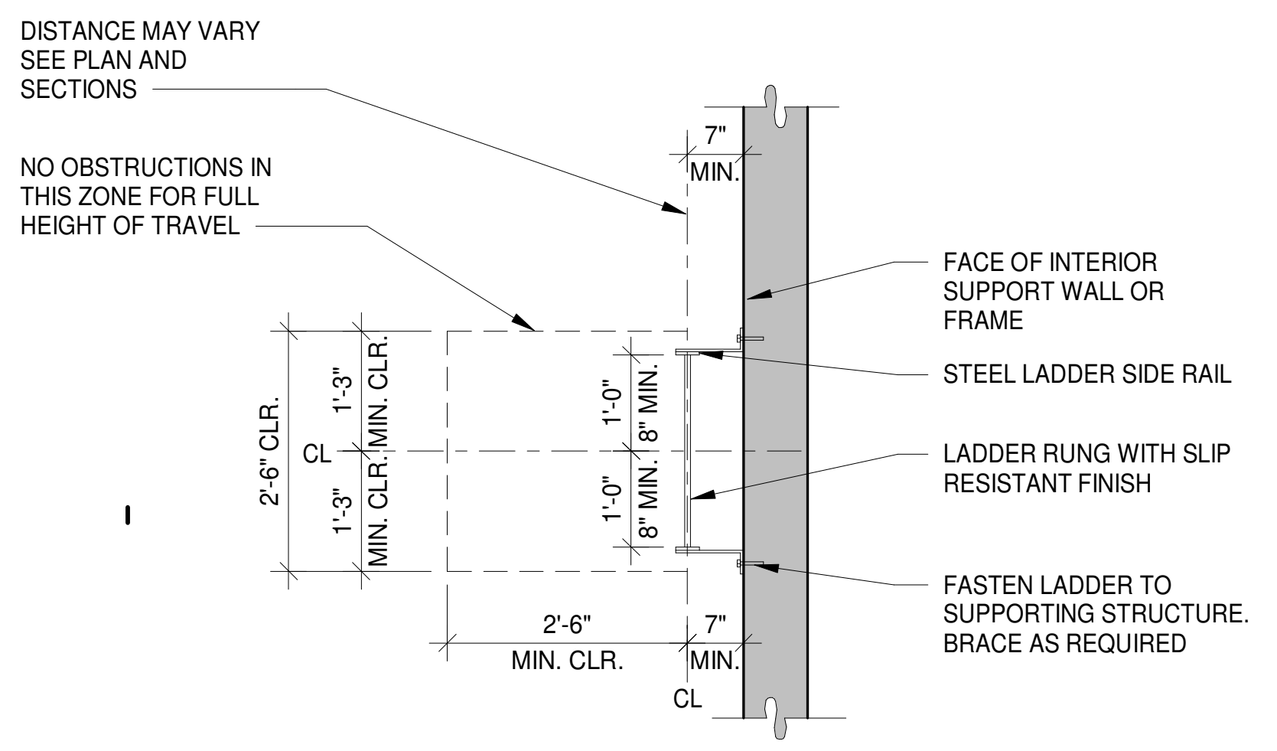
CURB MOUNTED SKYLIGHT ⑰
SCALE: 3" = 1'-0"


SEALANT
SCUPPER FACE PLATE SET IN SEALANT ALL AROUND AND FASTEN W/ EPDM WASHERED FASTENER, MIN. 2 PER SIDE, TYP.
PRE-FINISHED 20 GA. GALVANIZED SHEET METAL CONDUCTOR
SECONDARY DRAIN NET WIDTH TO BE CONFIRMED WITH PLUMBING DRAWINGS
CONCRETE WALL
SINGLE-PLY ROOFING AND COATED FLASHING INSTALLED PER ROOFING MANUFACTURER'S SPECIFICATIONS
1/2" FIIRE-TREATED PLYWOOD OVER 2x4 FIRE-TREATED NAILERS, WITH INTERMEDIATE BLOCKING
RIGID INSULATION OVER METAL DECK
1'-0"
CONCRETE OPENING
6"
1 1/2"
2"

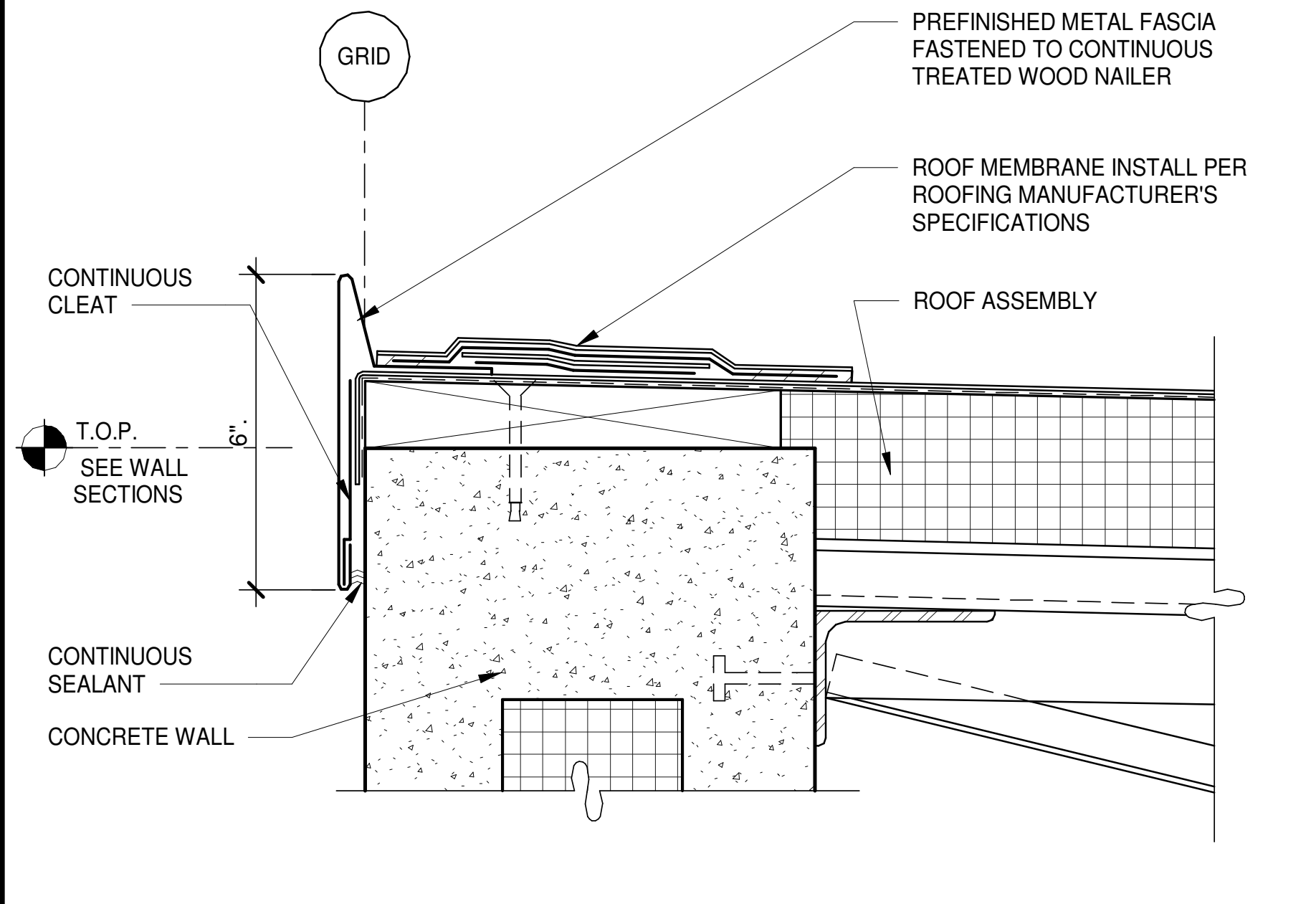
SECONDARY DRAIN AT CONC. WALL ⑫
SCALE: 3" = 1'-0"


EDGE OF CONCRETE WALL OR PANEL JOINT, WHERE OCCURS
* MAIN AND SECONDARY NET DRAIN SIZES TO BE CONFIRMED WITH PLUMBING DRAWINGS
** CONFIRM WITH STRUCTURAL DRAWINGS
CONCRETE WALL
**
*
6" MIN.
PRIMARY DRAIN
SECONDARY DRAIN
SIM.
13
A520
12
A520
ALIGN
1'-0"
2"
OUTLINE OF ROOF FINISH BEYOND
FIRE-TREATED NAILERS
OUTLINE OF SHEET METAL LEADER-HEAD AND DRAIN-LEADER AT PRIMARY-DRAIN

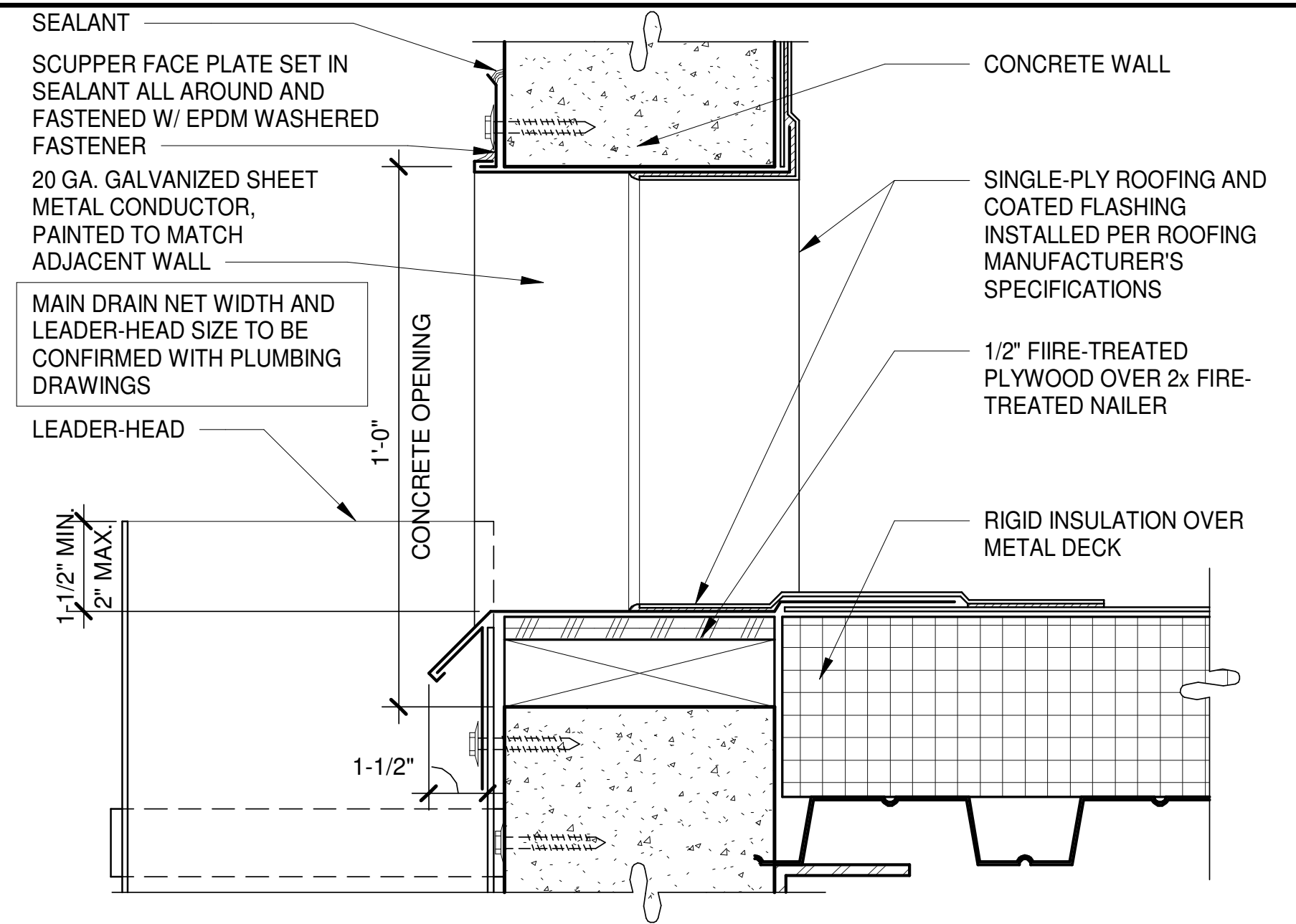
ROOF DRAINAGE ⑦
SCALE: 1" = 1'-0"


DISTANCE MAY VARY SEE PLAN AND SECTIONS
NO OBSTRUCTIONS IN THIS ZONE FOR FULL HEIGHT OF TRAVEL
FACE OF INTERIOR SUPPORT WALL OR FRAME
STEEL LADDER SIDE RAIL
LADDER RUNG WITH SLIP RESISTANT FINISH
FASTEN LADDER TO SUPPORTING STRUCTURE. BRACE AS REQUIRED
7" MIN.
2'-6" CLR.
1'-3"
1'-3" MIN. CLR.
MIN. CLR.
1'-0"
8" MIN.
2'-6" MIN. CLR.
CL

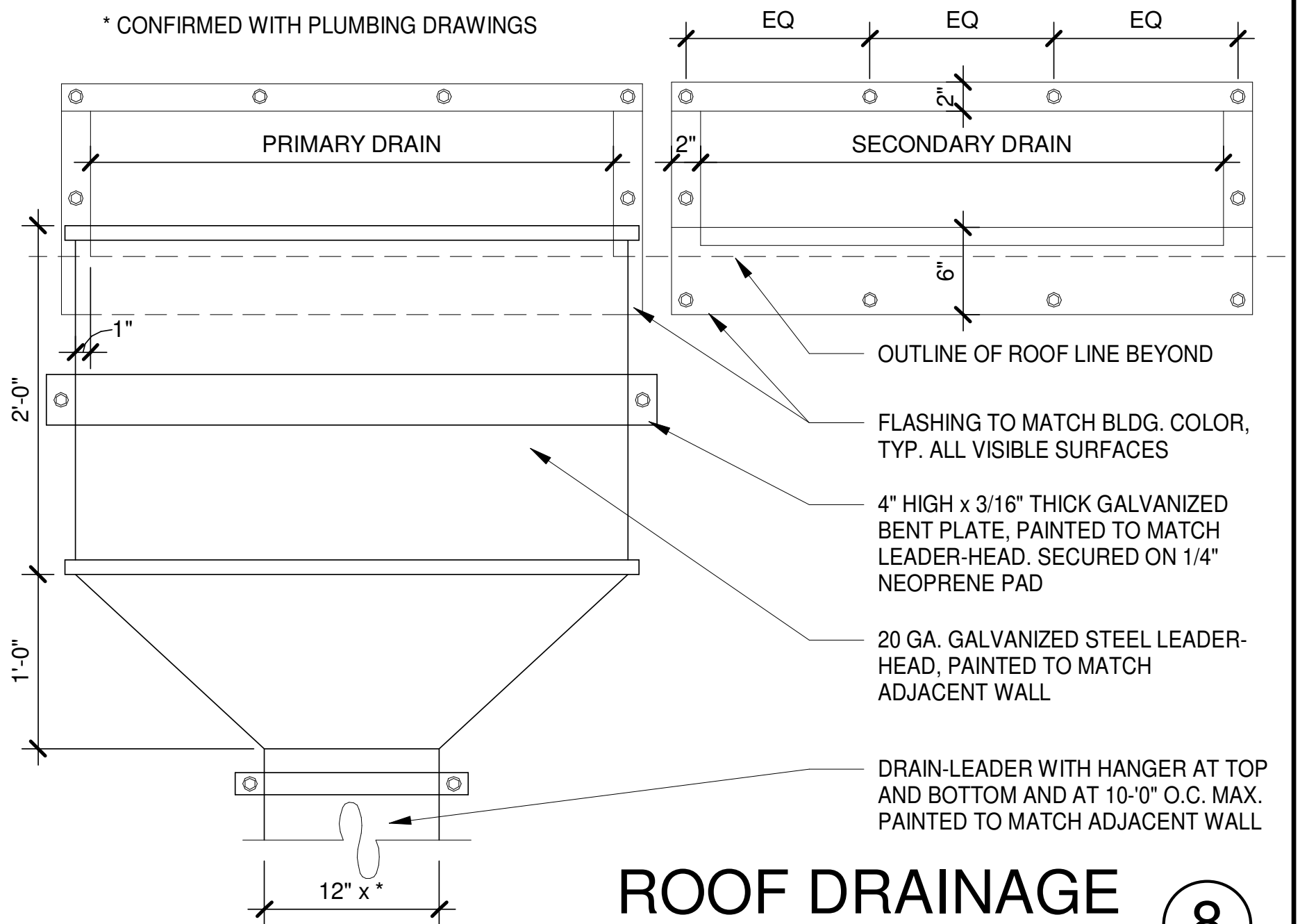
THROUGH-STEP LADDER PLAN ㉓
SCALE: 1/2" = 1'-0"


GRID
PREFINISHED METAL FASCIA FASTENED TO CONTINUOUS TREATED WOOD NAILER
ROOF MEMBRANE INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS
ROOF ASSEMBLY
CONTINUOUS CLEAT
T.O.P.
SEE WALL SECTIONS
6"
CONTINUOUS SEALANT
CONCRETE WALL

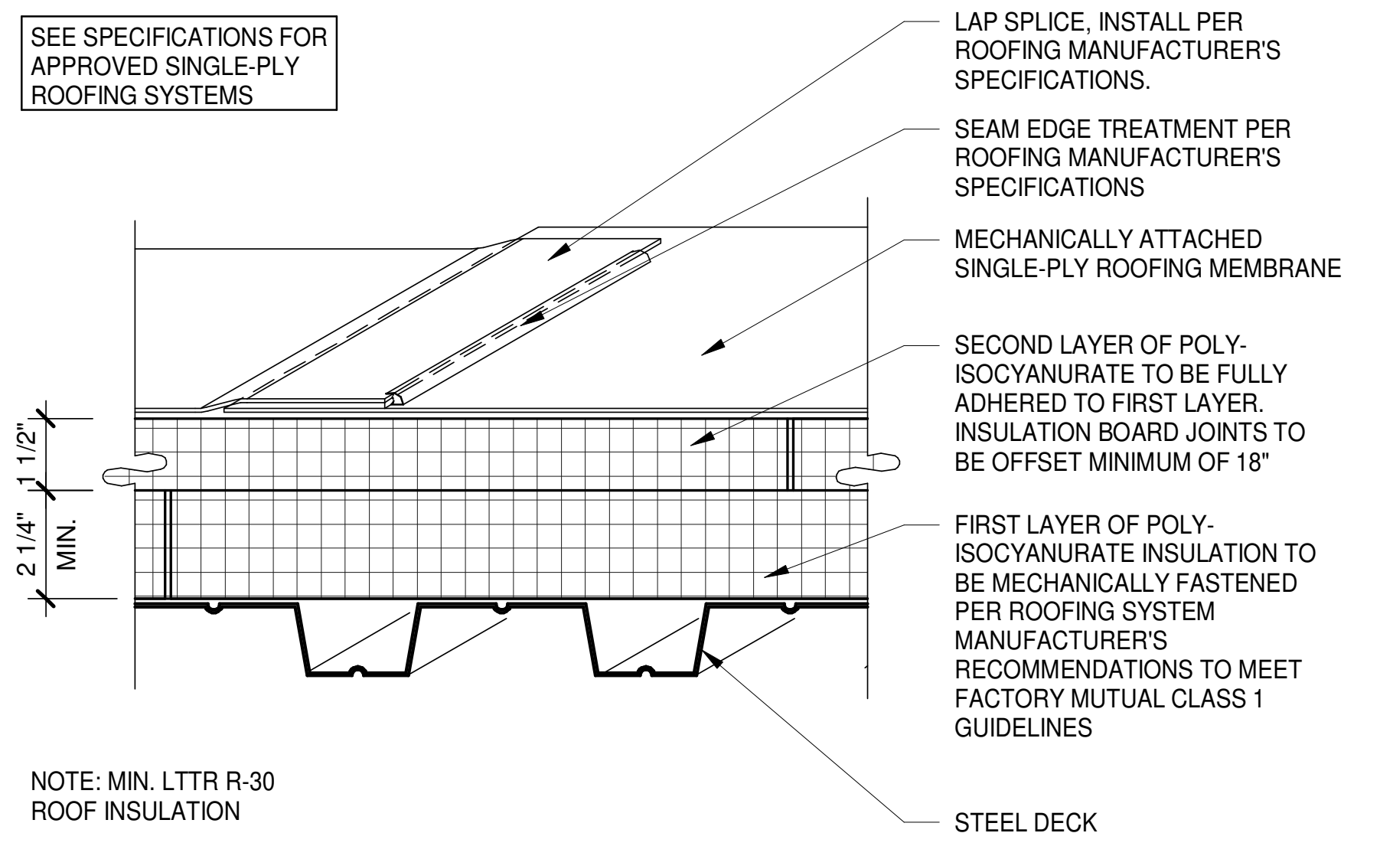
ROOF EDGE W/ GRAVEL STOP ⑱
SCALE: 3" = 1'-0"


SEALANT
SCUPPER FACE PLATE SET IN SEALANT ALL AROUND AND FASTENED W/ EPDM WASHERED FASTENER
20 GA. GALVANIZED SHEET METAL CONDUCTOR, PAINTED TO MATCH ADJACENT WALL
MAIN DRAIN NET WIDTH AND LEADER-HEAD SIZE TO BE CONFIRMED WITH PLUMBING DRAWINGS
LEADER-HEAD
CONCRETE WALL
SINGLE-PLY ROOFING AND COATED FLASHING INSTALLED PER ROOFING MANUFACTURER'S SPECIFICATIONS
1/2" FIRE-TREATED PLYWOOD OVER 2x FIRE-TREATED NAILER
RIGID INSULATION OVER METAL DECK
1'-0"
CONCRETE OPENING
1-1/2" MIN.
2" MAX.
1-1/2"

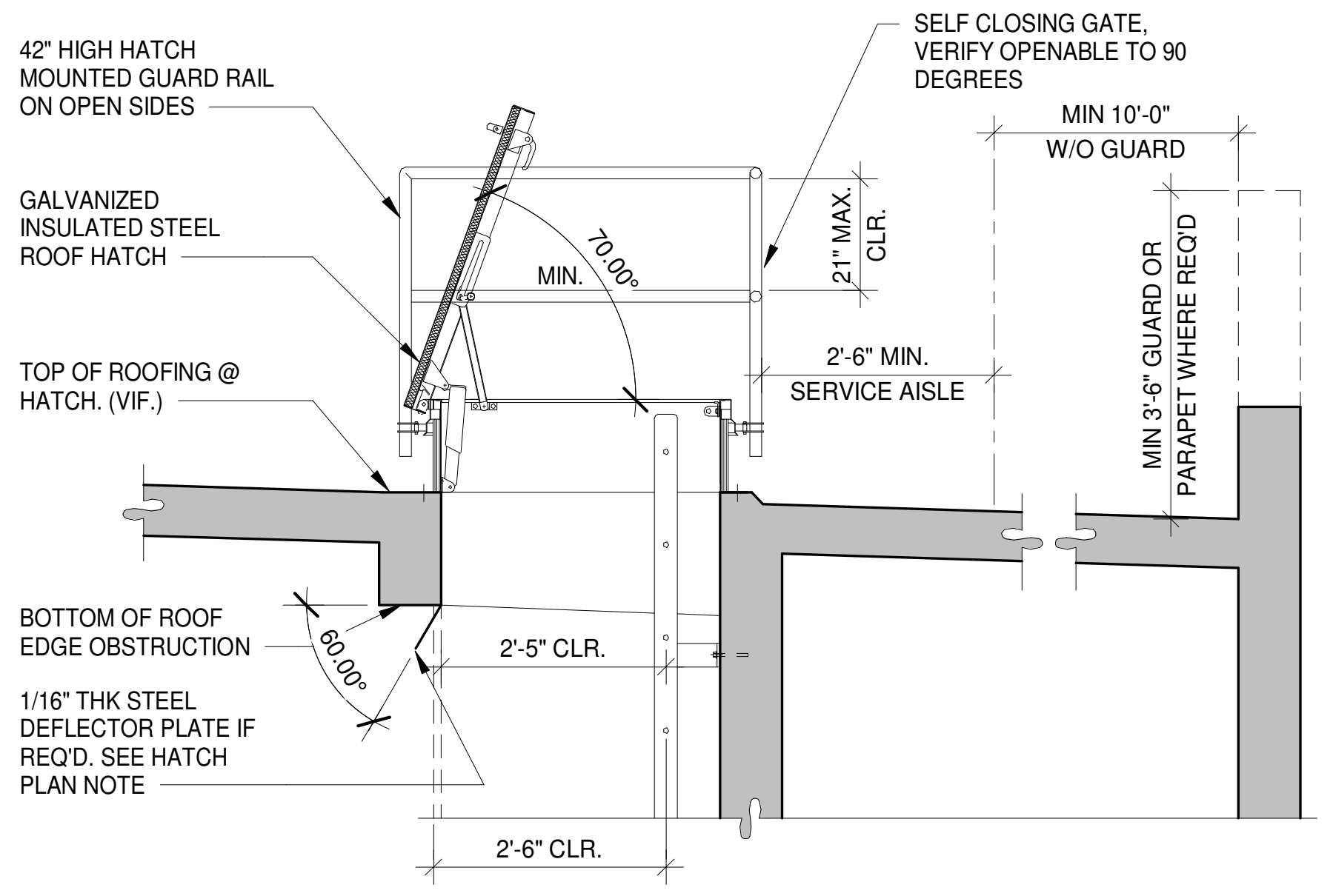
PRIMARY DRAIN AT CONC. WALL ⑬
SCALE: 3" = 1'-0"


* CONFIRMED WITH PLUMBING DRAWINGS
EQ
PRIMARY DRAIN
SECONDARY DRAIN
2"
6"
1"
2'-0"
1'-0"
12" x *
OUTLINE OF ROOF LINE BEYOND
FLASHING TO MATCH BLDG. COLOR, TYP. ALL VISIBLE SURFACES
4" HIGH x 3/16" THICK GALVANIZED BENT PLATE, PAINTED TO MATCH LEADER-HEAD. SECURED ON 1/4" NEOPRENE PAD
20 GA. GALVANIZED STEEL LEADER-HEAD, PAINTED TO MATCH ADJACENT WALL
DRAIN-LEADER WITH HANGER AT TOP AND BOTTOM AND AT 10-'0" O.C. MAX. PAINTED TO MATCH ADJACENT WALL

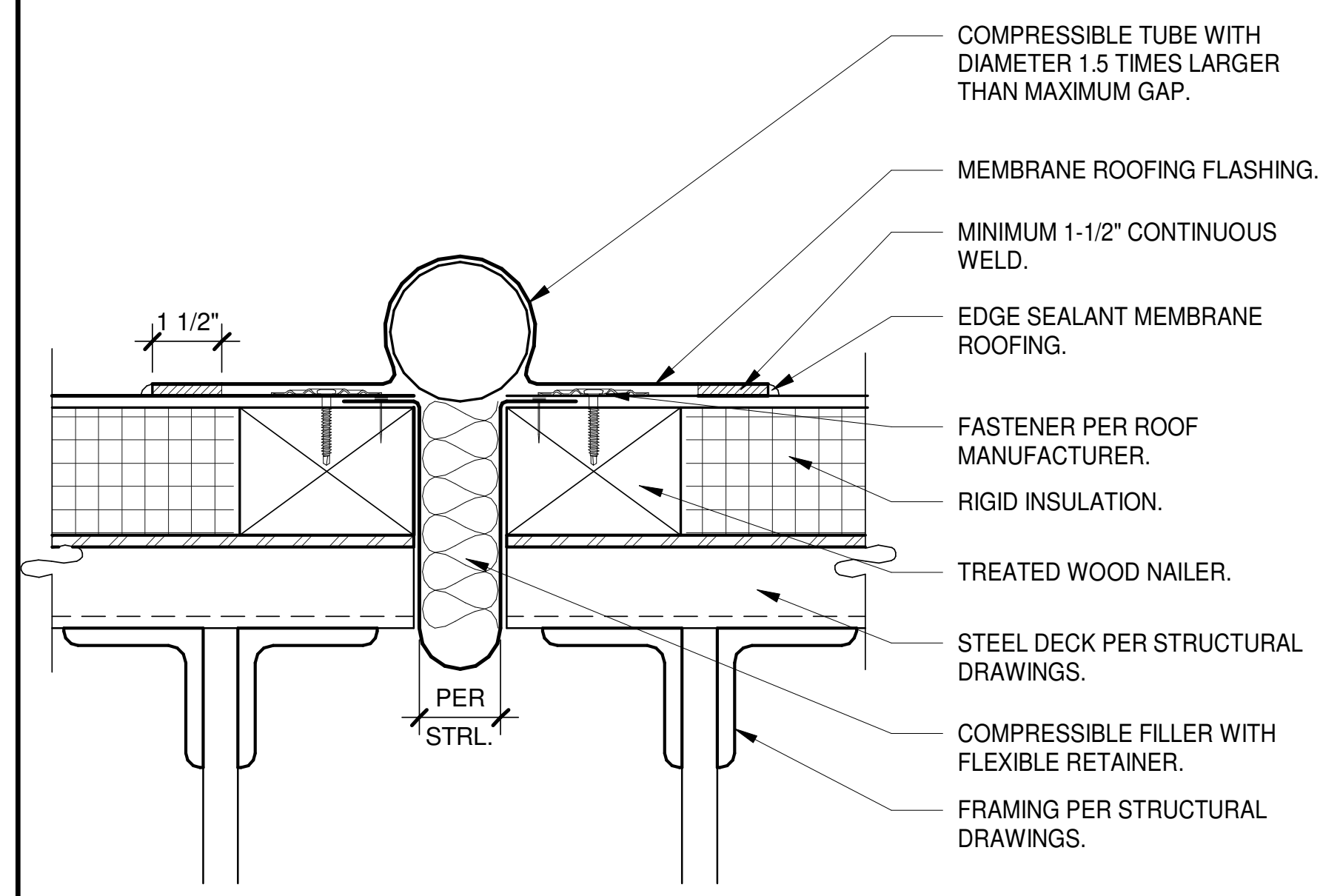
ROOF DRAINAGE ⑧
SCALE: 1" = 1'-0"


SEE SPECIFICATIONS FOR APPROVED SINGLE-PLY ROOFING SYSTEMS
LAP SPLICE, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS.
SEAM EDGE TREATMENT PER ROOFING MANUFACTURER'S SPECIFICATIONS
MECHANICALLY ATTACHED SINGLE-PLY ROOFING MEMBRANE
SECOND LAYER OF POLY-ISOCYANURATE TO BE FULLY ADHERED TO FIRST LAYER. INSULATION BOARD JOINTS TO BE OFFSET MINIMUM OF 18"
FIRST LAYER OF POLY-ISOCYANURATE INSULATION TO BE MECHANICALLY FASTENED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS TO MEET FACTORY MUTUAL CLASS 1 GUIDELINES
STEEL DECK
1 1/2"
2 1/4" MIN.
NOTE: MIN. LTTR R-30 ROOF INSULATION

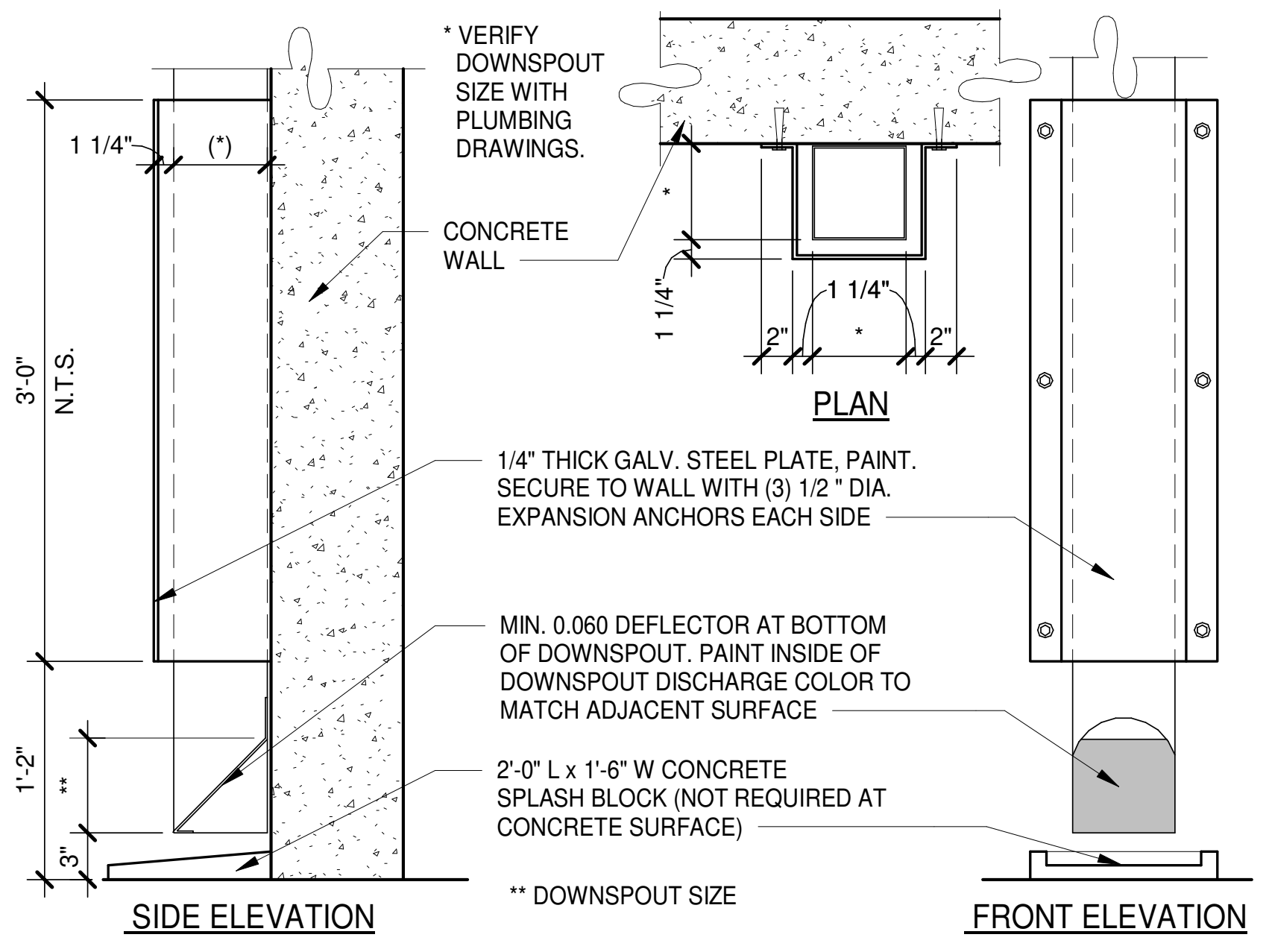
SINGLE-PLY ROOFING SECTION ③
N.T.S.


42" HIGH HATCH MOUNTED GUARD RAIL ON OPEN SIDES
GALVANIZED INSULATED STEEL ROOF HATCH
TOP OF ROOFING @ HATCH. (VIF.)
BOTTOM OF ROOF EDGE OBSTRUCTION
1/16" THK STEEL DEFLECTOR PLATE IF REQ'D. SEE HATCH PLAN NOTE
SELF CLOSING GATE, VERIFY OPENABLE TO 90 DEGREES
MIN 10'-0" W/O GUARD
MIN 3'-6" GUARD OR PARAPET WHERE REQ'D
21" MAX. CLR.
MIN.
70.00°
2'-6" MIN. SERVICE AISLE
60.00°
2'-5" CLR.
2'-6" CLR.

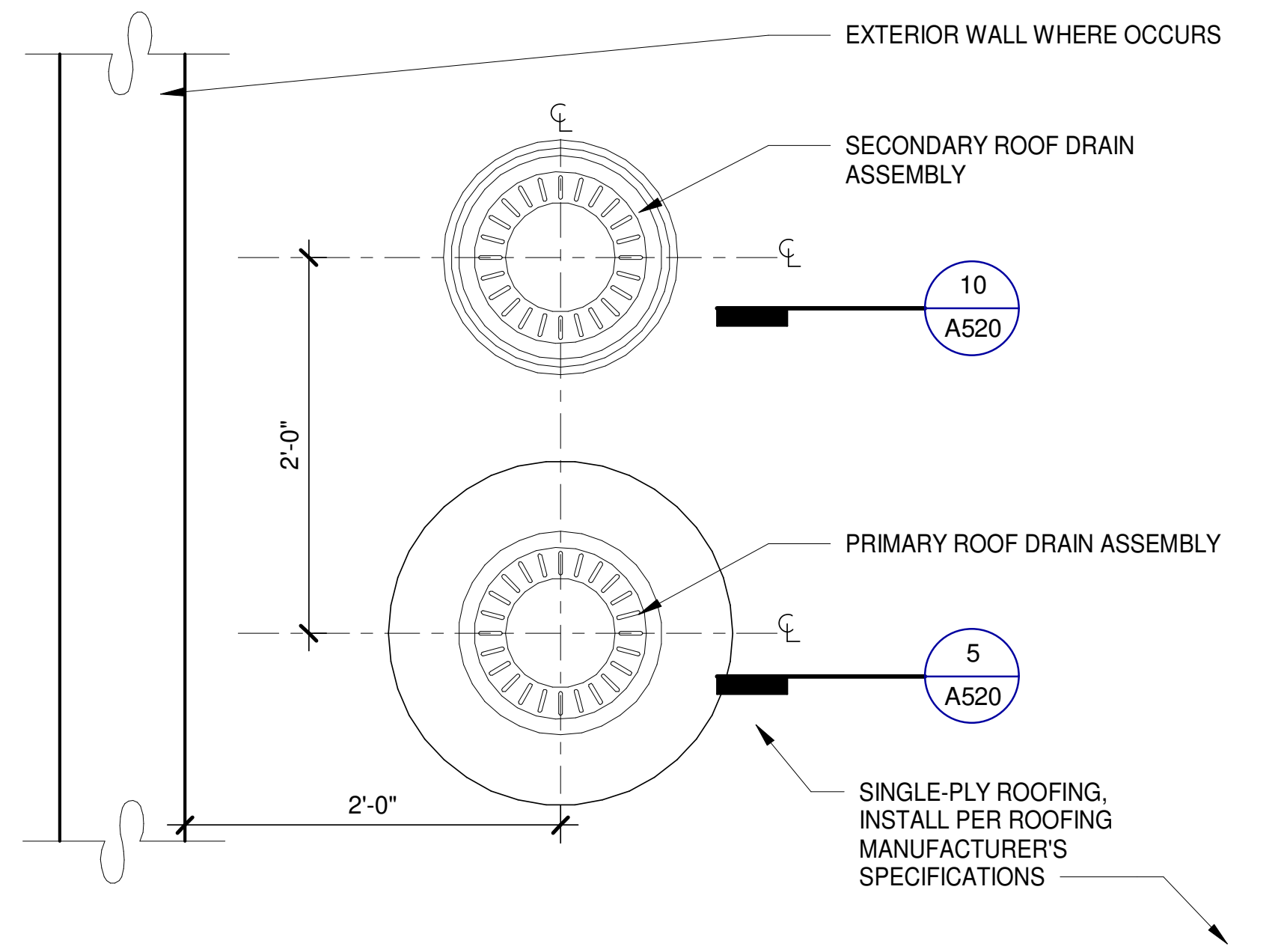
THROUGH-STEP HATCH SECTION ㉔
SCALE: 1/2" = 1'-0"


COMPRESSIBLE TUBE WITH DIAMETER 1.5 TIMES LARGER THAN MAXIMUM GAP.
MEMBRANE ROOFING FLASHING.
MINIMUM 1-1/2" CONTINUOUS WELD.
EDGE SEALANT MEMBRANE ROOFING.
FASTENER PER ROOF MANUFACTURER.
RIGID INSULATION.
TREATED WOOD NAILER.
STEEL DECK PER STRUCTURAL DRAWINGS.
COMPRESSIBLE FILLER WITH FLEXIBLE RETAINER.
FRAMING PER STRUCTURAL DRAWINGS.
1 1/2"
PER STRL.

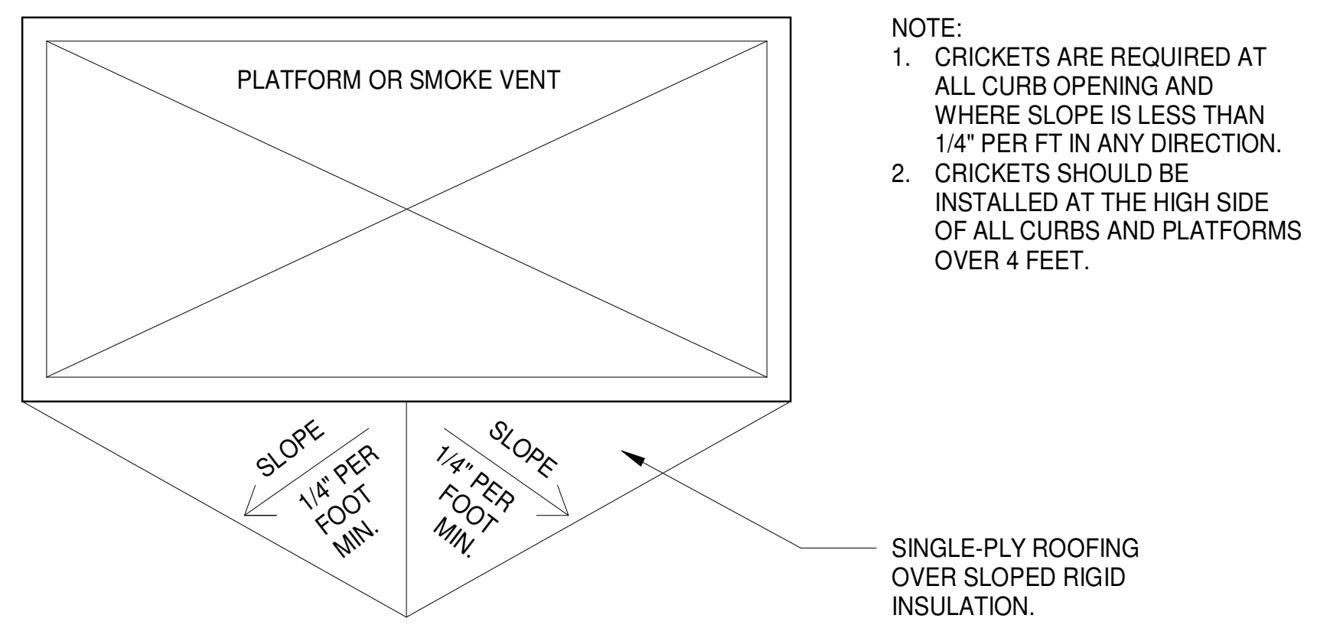
ROOF EXPANSION JOINT ⑲
SCALE: 3" = 1'-0"


* VERIFY DOWNSPOUT SIZE WITH PLUMBING DRAWINGS.
CONCRETE WALL
1 1/4"
(*)
3'-0"
N.T.S.
1'-2"
**
3"
*
2"
PLAN
1/4" THICK GALV. STEEL PLATE, PAINT. SECURE TO WALL WITH (3) 1/2 " DIA. EXPANSION ANCHORS EACH SIDE
MIN. 0.060 DEFLECTOR AT BOTTOM OF DOWNSPOUT. PAINT INSIDE OF DOWNSPOUT DISCHARGE COLOR TO MATCH ADJACENT SURFACE
2'-0" L x 1'-6" W CONCRETE SPLASH BLOCK (NOT REQUIRED AT CONCRETE SURFACE)
** DOWNSPOUT SIZE
SIDE ELEVATION
FRONT ELEVATION

DOWNSPOUT GUARD ⑭
SCALE: 1" = 1'-0"

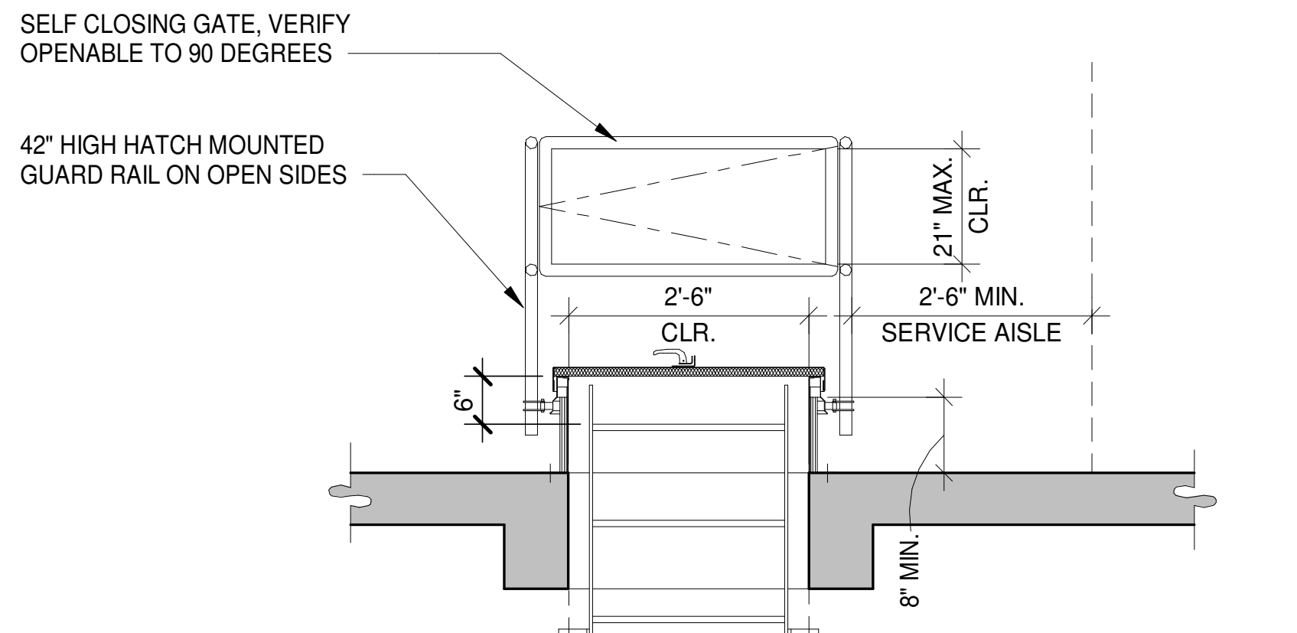

EXTERIOR WALL WHERE OCCURS
SECONDARY ROOF DRAIN ASSEMBLY
10
A520
PRIMARY ROOF DRAIN ASSEMBLY
5
A520
2'-0"
SINGLE-PLY ROOFING, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS

PRIMARY & SECONDARY DRAINS ⑨
SCALE: 1" = 1'-0"

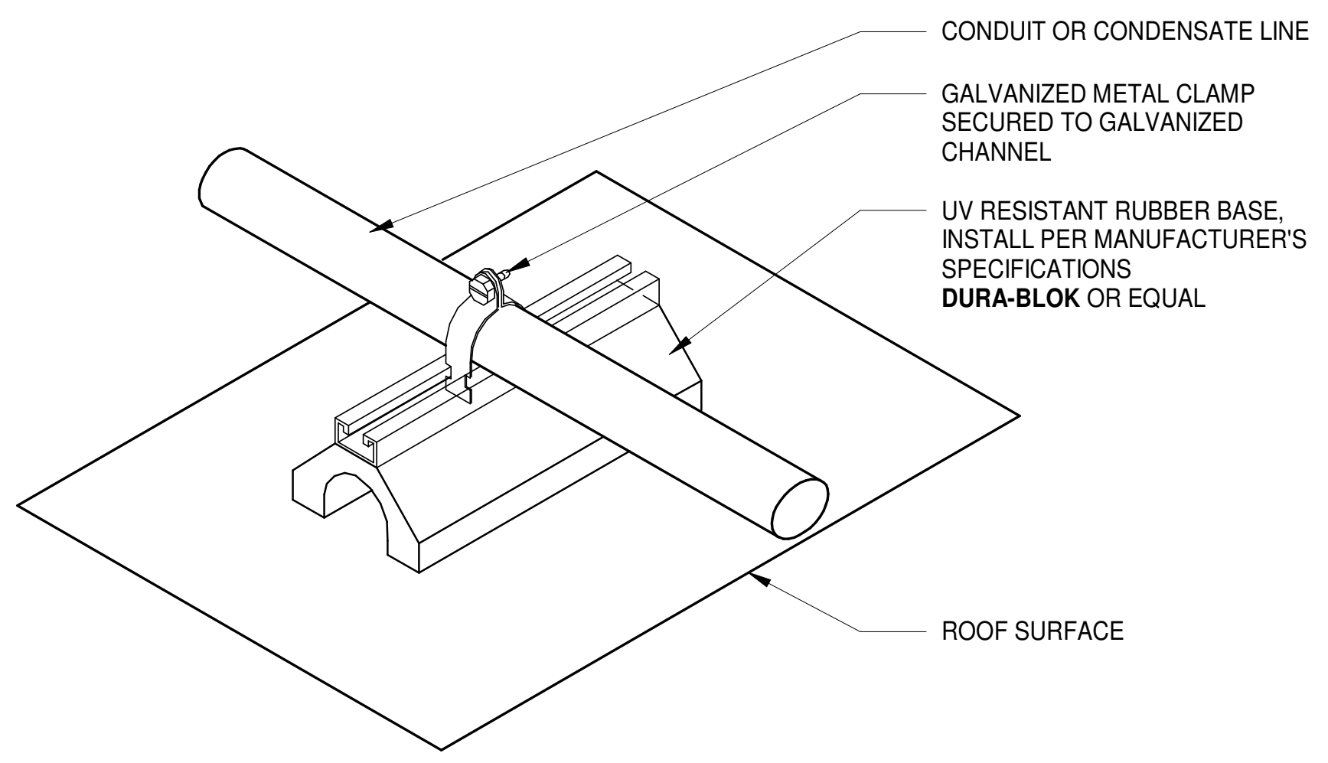


NOTE:
1. CRICKETS ARE REQUIRED AT ALL CURB OPENING AND WHERE SLOPE IS LESS THAN 1/4" PER FT IN ANY DIRECTION.
2. CRICKETS SHOULD BE INSTALLED AT THE HIGH SIDE OF ALL CURBS AND PLATFORMS OVER 4 FEET.

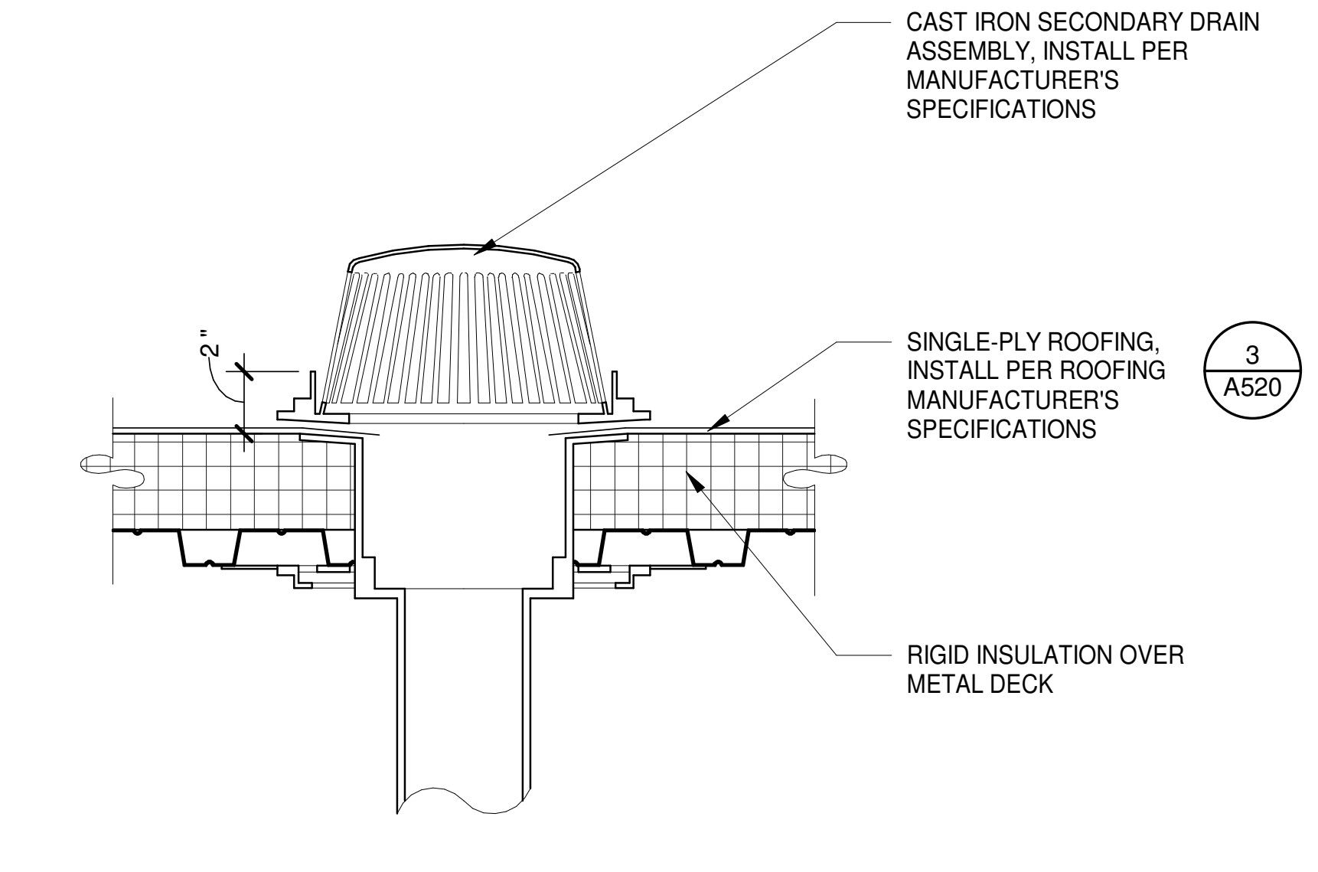
CRICKET ④
SCALE: 1/2" = 1'-0"


SELF CLOSING GATE, VERIFY OPENABLE TO 90 DEGREES
42" HIGH HATCH MOUNTED GUARD RAIL ON OPEN SIDES
21" MAX. CLR.
2'-6" CLR.
2'-6" MIN. SERVICE AISLE
6"
8" MIN.

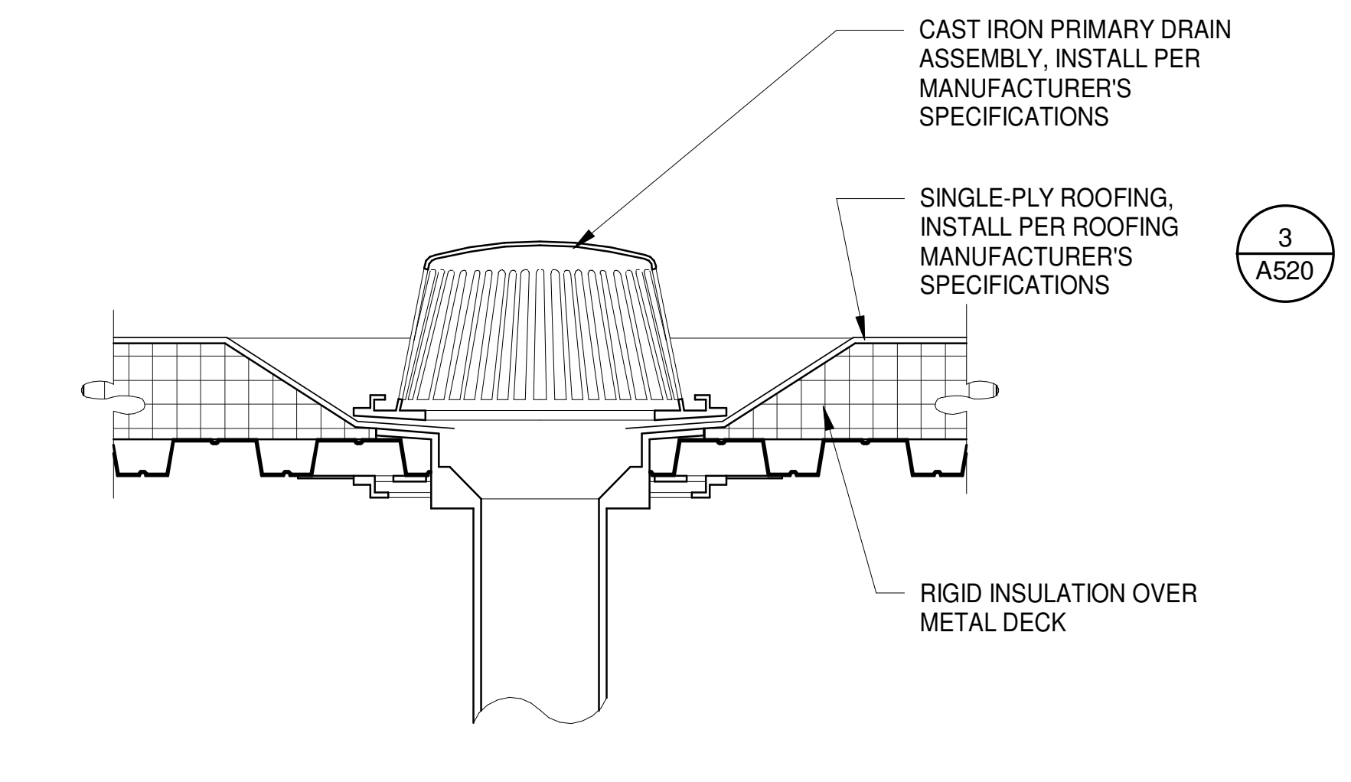
THROUGH-STEP HATCH ELEV. ㉕
SCALE: 1/2" = 1'-0"


CONDUIT OR CONDENSATE LINE
GALVANIZED METAL CLAMP SECURED TO GALVANIZED CHANNEL
UV RESISTANT RUBBER BASE, INSTALL PER MANUFACTURER'S SPECIFICATIONS DURA-BLOK OR EQUAL
ROOF SURFACE

ROOF PIPE SUPPORT ⑮
N.T.S.


CAST IRON SECONDARY DRAIN ASSEMBLY, INSTALL PER MANUFACTURER'S SPECIFICATIONS
2"
SINGLE-PLY ROOFING, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS
3
A520
RIGID INSULATION OVER METAL DECK

SECONDARY INTERNAL DRAIN ⑩
SCALE: 1 1/2" = 1'-0"


CAST IRON PRIMARY DRAIN ASSEMBLY, INSTALL PER MANUFACTURER'S SPECIFICATIONS
SINGLE-PLY ROOFING, INSTALL PER ROOFING MANUFACTURER'S SPECIFICATIONS
3
A520
RIGID INSULATION OVER METAL DECK

PRIMARY INTERNAL DRAIN ⑤
SCALE: 1 1/2" = 1'-0"

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ORCHARD PARTNERS

GUADALUPE QUARRY - CLOSURE,
ANNEXATION & REDEVELOPMENT
1 QUARRY RD
BRISBANE, CALIFORNIA 94005

DETAILS

DATE	REMARKS
11/08/2022	PLANNING SUBMITTAL
02/10/2023	PLANNING COMMENTS #1
05/19/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3
01/12/2024	PLANNING COMMENTS #4
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	B.S./E.S.
JOB NO.:	SNR18-0030-00

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A520

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THE RETAINING WALLS WILL BE DESIGNED TO SEAMLESSLY BLEND INTO THE SURROUNDING QUARRY LANDSCAPE WHILE MINIMIZING THEIR VISUAL IMPACT. THE RETAINING WALL CONSTRUCTION INCLUDES A COMBINATION OF SOIL NAIL WALLS AND MECHANICALLY STABILIZED EARTH (MSE) WALLS. BOTH WALL TYPES WILL FEATURE A SIMILAR DECORATIVE FINISH MATERIAL, SUCH AS STAMPED CONCRETE, CAREFEULLY CRAFTED TO MIMIC THE ORGANIC APPEARANCE AND ARTICULATION OF NATURAL STONE. EARTH TONES SUCH AS WARM BROWNS WILL BE USED TO HARMONIZE WITH THE SURROUNDING EXISTING QUARRY ROCK WALLS AND VEGETATION. NATIVE AND DROUGHT-TOLERANT LANDSCAPE SCREENING WILL BE PROVIDED WHERE FEASIBLE IN FRONT TO SOFTEN THE WALLS AND CAUSE THEM TO BLEND INTO THE SITE.

ALL WALLS ABOVE FOUR FEET IN HEIGHT WILL HAVE A 3'-8" CABLE RAILING PER CALTRANS DETAIL B11-47 INSTALLED ON TOP OF THE WALL. THE MINIMAL NATURE OF THE CABLE RAILING AND SLENDER STEEL POSTS WILL PROVIDE SAFETY TO THE PEDESTRIANS AND VEHICLES ON SITE WHILE MINIMIZING THE VISUAL EFFECT ON THE LANDSCAPE.

CONCEPTUAL RETAINING WALL DESIGN NARRATIVE

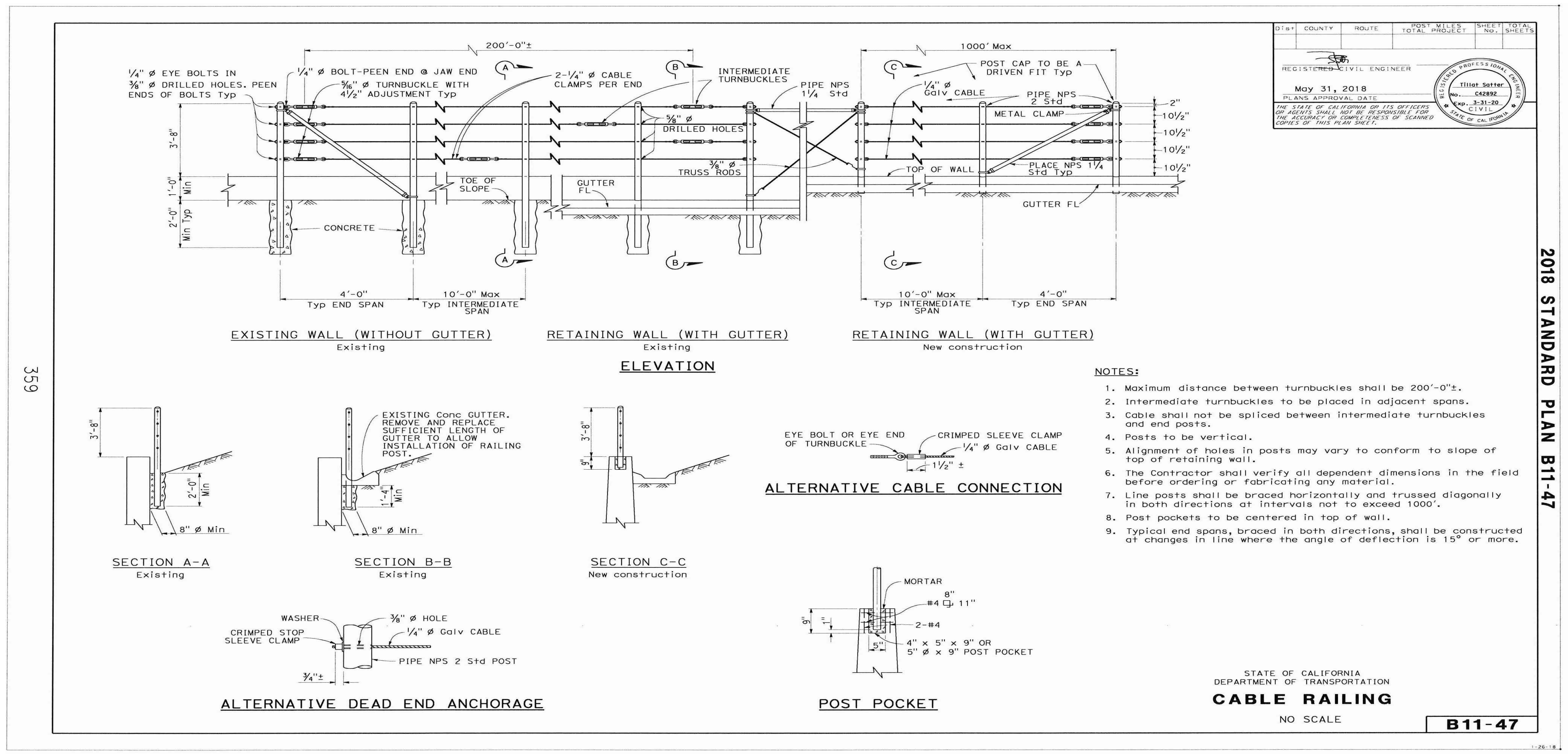
①

SCALE: N.T.S.

RETAINING WALL INSPIRATION PHOTOS

③

SCALE: N.T.S.


200'-0"±
1/4" ø EYE BOLTS IN 3/8" ø DRILLED HOLES. PEEN ENDS OF BOLTS Typ
1/4" ø BOLT-PEEN END @ JAW END
5/16" ø TURNBUCKLE WITH 4 1/2" ADJUSTMENT Typ
2-1/4" ø CABLE CLAMPS PER END
INTERMEDIATE TURNBUCKLES
PIPE NPS 1 1/4 Std
5/8" ø DRILLED HOLES
3/8" ø TRUSS RODS
TOE OF SLOPE
GUTTER FL
CONCRETE
3'-8"
1'-0" Min
2'-0" Min Typ
A
B
C
4'-0" Typ END SPAN
10'-0" Max Typ INTERMEDIATE SPAN
1000' Max
POST CAP TO BE A DRIVEN FIT Typ
1/4" ø Galv CABLE
PIPE NPS 2 Std
METAL CLAMP
TOP OF WALL
PLACE NPS 1 1/4 Std Typ
GUTTER FL
2"
10 1/2"
10 1/2"
10 1/2"
10 1/2"
10'-0" Max Typ INTERMEDIATE SPAN
4'-0" Typ END SPAN
EXISTING WALL (WITHOUT GUTTER)
Existing
RETAINING WALL (WITH GUTTER)
Existing
RETAINING WALL (WITH GUTTER)
New construction
ELEVATION
Dist
COUNTY
ROUTE
POST MILES TOTAL PROJECT
SHEET No.
TOTAL SHEETS
REGISTERED CIVIL ENGINEER
May 31, 2018
PLANS APPROVAL DATE
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.
Tillat Satter
No. C42892
Exp. 3-31-20
CIVIL
359
3'-8"
2'-0" Min
8" ø Min
SECTION A-A
Existing
EXISTING Conc GUTTER. REMOVE AND REPLACE SUFFICIENT LENGTH OF GUTTER TO ALLOW INSTALLATION OF RAILING POST.
1'-4" Min
8" ø Min
SECTION B-B
Existing
3'-8"
9"
SECTION C-C
New construction
EYE BOLT OR EYE END OF TURNBUCKLE
CRIMPED SLEEVE CLAMP
1/4" ø Galv CABLE
1 1/2" ±
ALTERNATIVE CABLE CONNECTION
WASHER
CRIMPED STOP SLEEVE CLAMP
3/8" ø HOLE
1/4" ø Galv CABLE
PIPE NPS 2 Std POST
3/4"±
ALTERNATIVE DEAD END ANCHORAGE
MORTAR
8"
#4 11"
2-#4
9"
1"
5"
4" x 5" x 9" OR 5" ø x 9" POST POCKET
POST POCKET
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION
CABLE RAILING
NO SCALE
B11-47
2018 STANDARD PLAN B11-47
1-26-18

NOTES:

1. Maximum distance between turnbuckles shall be 200'-0"±.
2. Intermediate turnbuckles to be placed in adjacent spans.
3. Cable shall not be spliced between intermediate turnbuckles and end posts.
4. Posts to be vertical.
5. Alignment of holes in posts may vary to conform to slope of top of retaining wall.
6. The Contractor shall verify all dependent dimensions in the field before ordering or fabricating any material.
7. Line posts shall be braced horizontally and trussed diagonally in both directions at intervals not to exceed 1000'.
8. Post pockets to be centered in top of wall.
9. Typical end spans, braced in both directions, shall be constructed at changes in line where the angle of deflection is 15° or more.

CALTRANS DETAIL B11-47 CABLE RAILING

②

SCALE: N.T.S.

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ORCHARD PARTNERS

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ANNEXATION & REDEVELOPMENT
1 QUARRY RD
BRISBANE, CALIFORNIA 94005

DETAILS

DATE	REMARKS
03/22/2024	PLANNING COMMENTS #5
06/25/2024	PLANNING COMMENTS #6

PA/PM:	J. TERRY
DRAWN BY.:	AC
JOB NO.:	SNR18-0030-00

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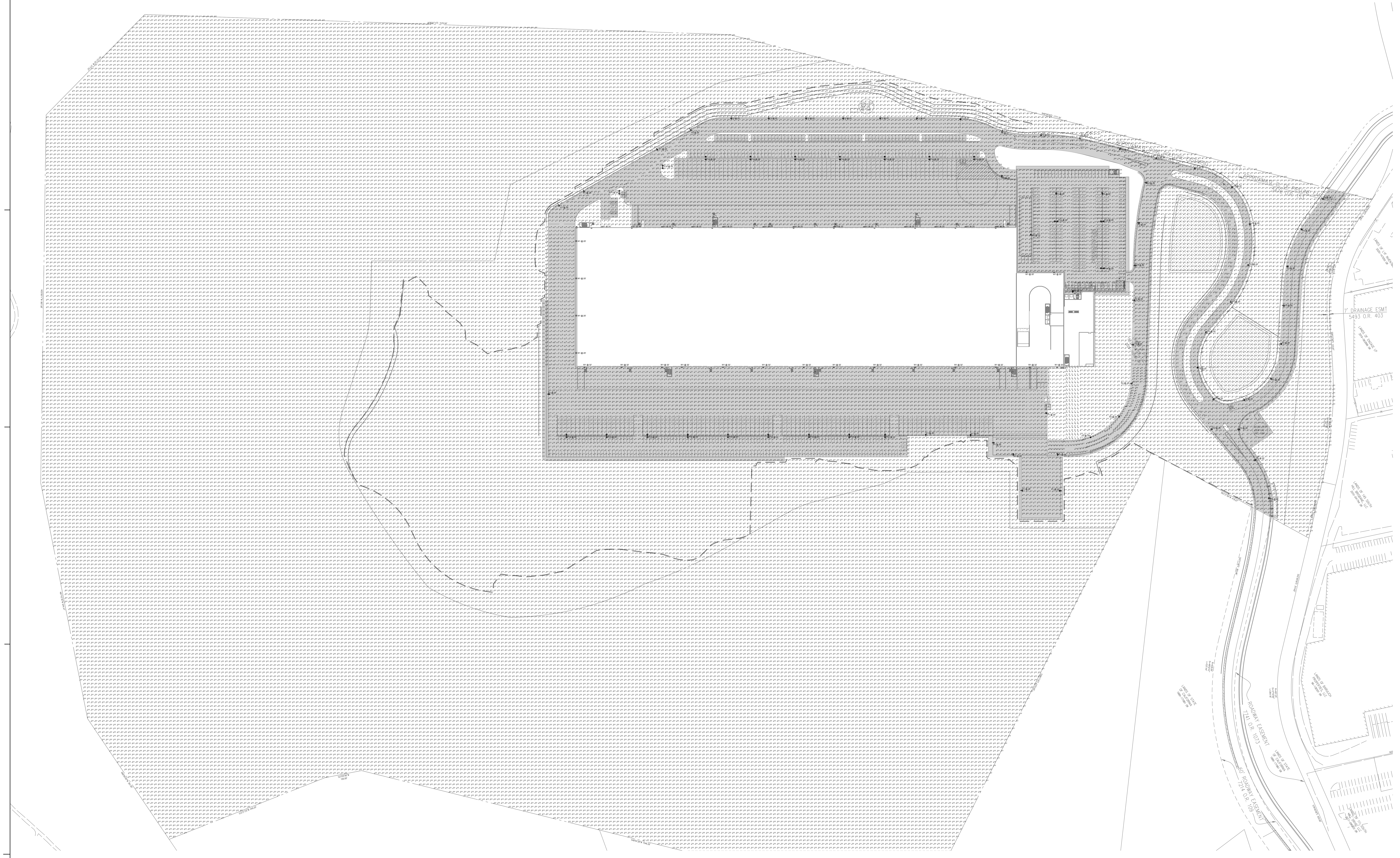

LUMENS CALCULATION

AREA OF HARDSCAPE (SF)	MAXIMUM LUMENS PER SF OF HARDSCAPE	MAXIMUM ALLOWED LUMENS	TOTAL DESIGN LUMENS
919,097.00	3.5	3,216,839.50	2,268,230.00

SCHEDULE

SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER OF LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	WATTAGE	DISTRIBUTION
▭	W1	34	LITHONIA LIGHTING	WDGE4 LED P3 70CRI RFT 30K	WDGE4 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC	LED	1	16889	0.92	125	TYPE IV, SHORT, BUG RATING: B2 - U0 - G3
▭	W2	2	LITHONIA LIGHTING	WDGE4 LED P3 70CRI R3 30K	WDGE4 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE TYPE R3 DISTRIBUTION	LED	1	16656	0.92	125	TYPE III, SHORT, BUG RATING: B2 - U0 - G3
□	P1	13	LITHONIA LIGHTING	RSX2 LED P3 30K R4	RSX AREA FIXTURE SIZE 2 P3 LUMEN PACKAGE 3000K CCT TYPE R4 DISTRIBUTION	LED	1	20043	0.92	150	TYPE IV, SHORT, BUG RATING: B3 - U0 - G3
□ □	P1A	21	LITHONIA LIGHTING	RSX2 LED P3 30K R4	RSX AREA FIXTURE SIZE 2 P3 LUMEN PACKAGE 3000K CCT TYPE R4 DISTRIBUTION	LED	2	20043	0.92	300	TYPE IV, SHORT, BUG RATING: B3 - U0 - G3
□	P2	19	LITHONIA LIGHTING	RSX2 LED P3 30K R2	RSX AREA LUMINAIRE SIZE 2 P3 LUMEN PACKAGE 3000K CCT TYPE R2 DISTRIBUTION	LED	1	19855	0.92	150	TYPE II, SHORT, BUG RATING: B3 - U0 - G2
□	P3	22	LITHONIA LIGHTING	RSX2 LED P3 30K R2 EGS	RSX AREA LUMINAIRE SIZE 2 P3 LUMEN PACKAGE 3000K CCT TYPE R2 DISTRIBUTION WITH EGS SHIELD	LED	1	8231	0.92	73	TYPE II, SHORT, BUG RATING: B2 - U0 - G1

STATISTICS

DESCRIPTION	SYMBOL	AVE	MAX	MIN	MAX/MIN	AVE/MIN
EAST	+	1.80	9.00	0.20	45.0:1	9.0:1
ELEVATOR LOBBY	+	10.40	17.00	5.90	2.9:1	1.8:1
NORTH DRIVEWAY	+	3.40	11.40	0.20	57.0:1	17.0:1
NORTH LANDSCAPE	+	0.30	4.30	0.00	N/A	N/A
NORTHEAST SLOPE	+	3.10	4.00	1.30	3.1:1	2.4:1
PARKING GARAGE	+	1.60	12.00	0.40	30.0:1	4.0:1
PARKING GARAGE RAMP	+	3.00	23.60	0.20	118.0:1	15.0:1
SOUTH	+	1.20	4.40	0.40	11.0:1	3.0:1
WEST	+	2.00	14.70	0.00	N/A	N/A
WEST SLOPE	+	2.15	4.62	0.61	7.57:1	3.52:1
OUTSIDE PROPERTY LINE - EAST	+	0.00	1.20	0.00	N/A	N/A

PROJECT NORTH

OVERALL SITE PHOTOMETRIC PLAN

SCALE
1" = 100'-0"

1

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OVERALL SITE PHOTOMETRIC PLAN

REV	DATE	REMARKS
	02/10/2023	PLANNING SUBMITTAL
	03/22/2024	PLANNING COMMENTS #5
	06/12/2024	PLANNING COMMENTS #6

PA/PM:	CL
DRAWN BY.:	JE
JOB NO.:	SNR18-0030-00

SHEET
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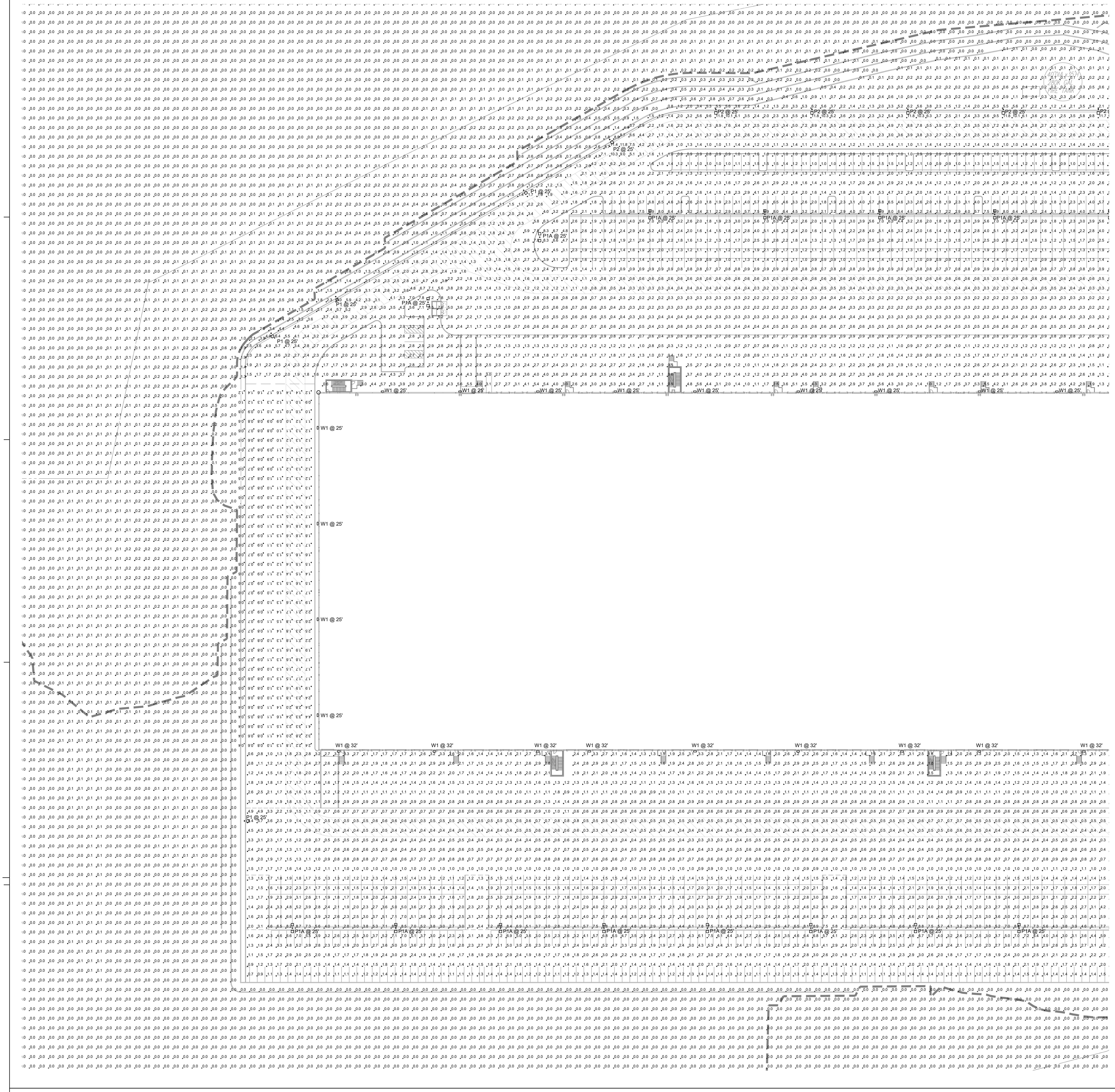

STATISTICS

DESCRIPTION	SYMBOL	AVE	MAX	MIN	MAX/MIN	AVE/MIN
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PARKING GARAGE	+	1.60	12.00	0.40	30.0:1	4.0:1
PARKING GARAGE RAMP	+	3.00	23.60	0.20	118.0:1	15.0:1
SOUTH	+	1.20	4.40	0.40	11.0:1	3.0:1
WEST	+	2.00	14.70	0.00	N/A	N/A
WEST SLOPE	+	2.15	4.62	0.61	7.57:1	3.52:1
OUTSIDE PROPERTY LINE - EAST	+	0.00	1.20	0.00	N/A	N/A

ELECTRICAL SITE PHOTOMETRIC PLAN - WEST
SCALE
1" = 40'-0"
1

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ELECTRICAL SITE PHOTOMETRIC PLAN - WEST

REV	DATE	REMARKS
	02/10/2023	PLANNING SUBMITTAL
	03/22/2024	PLANNING COMMENTS #5
	06/12/2024	PLANNING COMMENTS #6

PA/PM:	CL
DRAWN BY.:	JE
JOB NO.:	SNR18-0030-00

SHEET
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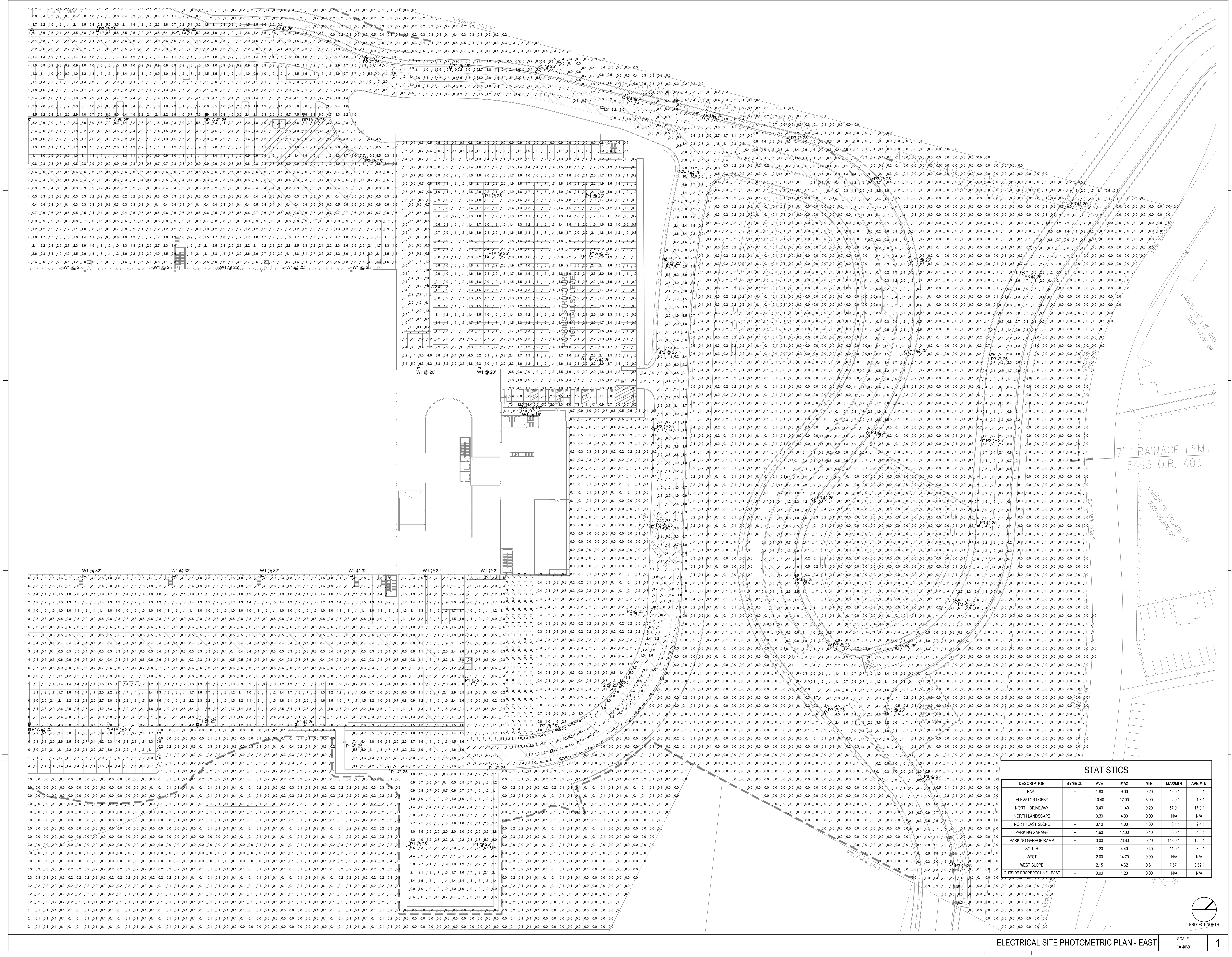

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WEST	+	2.00	14.70	0.00	N/A	N/A
WEST SLOPE	+	2.15	4.62	0.61	7.57:1	3.52:1
OUTSIDE PROPERTY LINE - EAST	+	0.00	1.20	0.00	N/A	N/A

ELECTRICAL SITE PHOTOMETRIC PLAN - EAST

SCALE
1" = 40'-0"

1

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ELECTRICAL SITE PHOTOMETRIC PLAN - EAST

REV	DATE	REMARKS
	02/10/2023	PLANNING SUBMITTAL
	03/22/2024	PLANNING COMMENTS #5
	06/12/2024	PLANNING COMMENTS #6

PA/PM:	CL
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SHEET
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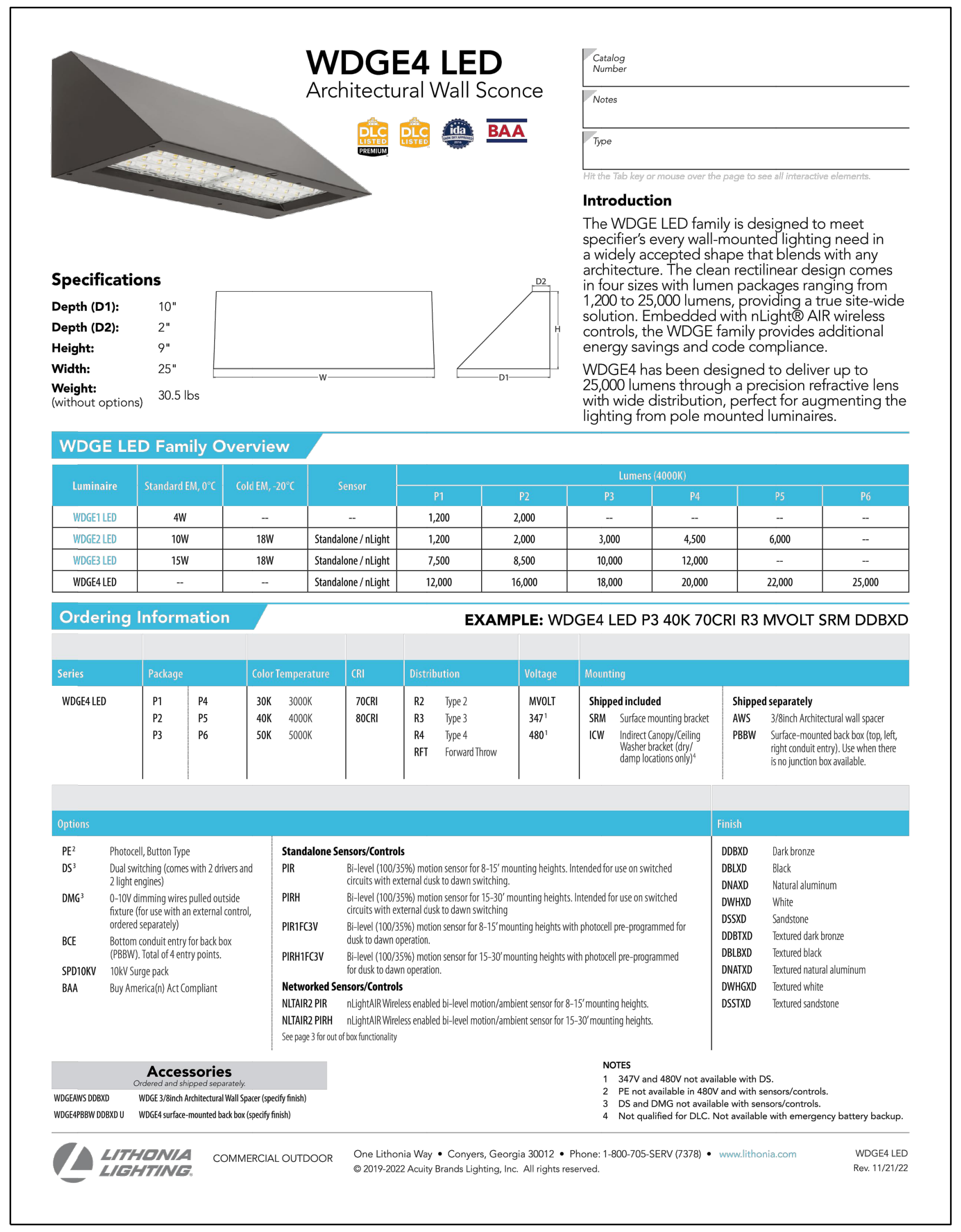

WDGE4 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE4 has been designed to deliver up to 25,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Specifications

Depth (D1):	10"
Depth (D2):	2"
Height:	9"
Width:	25"
Weight: (without options)	30.5 lbs

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE4 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE4 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347[1] 480[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options

PE[2]	Photocell, Button Type
DS[3]	Dual switching (comes with 2 drivers and 2 light engines)
DMG[3]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
SPD10KV	10kV Surge pack
BAA	Buy America(n) Act Compliant

Standalone Sensors/Controls

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.

See page 3 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories
Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE4PBBW DDBXD U	WDGE4 surface-mounted back box (specify finish)

NOTES
1 347V and 480V not available with DS.
2 PE not available in 480V and with sensors/controls.
3 DS and DMG not available with sensors/controls.
4 Not qualified for DLC. Not available with emergency battery backup.

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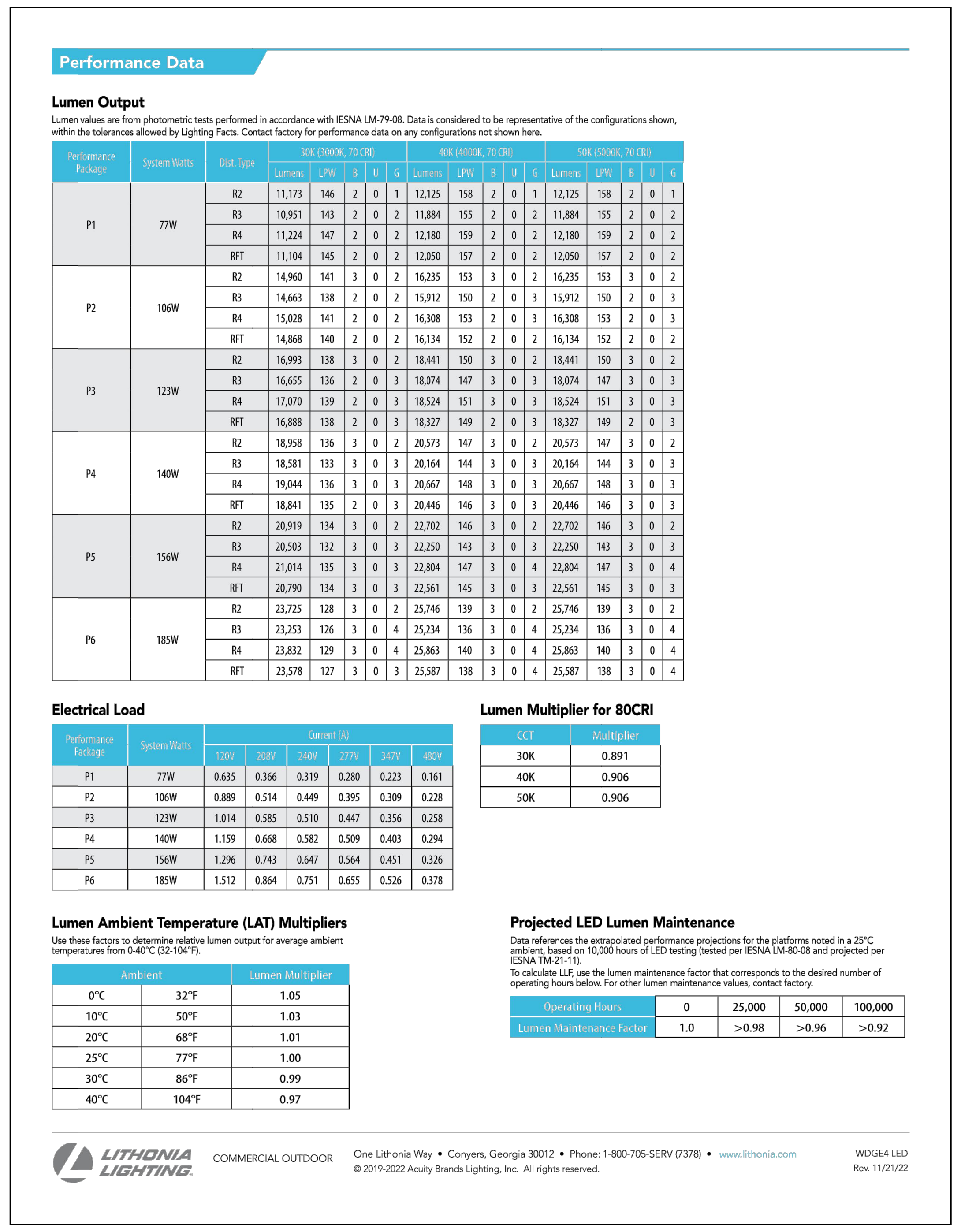
WDGE4 LED Rev. 11/21/22



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI) Lumens	LPW	B	U	G	40K (4000K, 70 CRI) Lumens	LPW	B	U	G	50K (5000K, 70 CRI) Lumens	LPW	B	U	G
P1	77W	R2	11,173	146	2	0	1	12,125	158	2	0	1	12,125	158	2	0	1
		R3	10,951	143	2	0	2	11,884	155	2	0	2	11,884	155	2	0	2
		R4	11,224	147	2	0	2	12,180	159	2	0	2	12,180	159	2	0	2
		RFT	11,104	145	2	0	2	12,050	157	2	0	2	12,050	157	2	0	2
P2	106W	R2	14,960	141	3	0	2	16,235	153	3	0	2	16,235	153	3	0	2
		R3	14,663	138	2	0	2	15,912	150	2	0	3	15,912	150	2	0	3
		R4	15,028	141	2	0	2	16,308	153	2	0	3	16,308	153	2	0	3
		RFT	14,868	140	2	0	2	16,134	152	2	0	2	16,134	152	2	0	2
P3	123W	R2	16,993	138	3	0	2	18,441	150	3	0	2	18,441	150	3	0	2
		R3	16,655	136	2	0	3	18,074	147	3	0	3	18,074	147	3	0	3
		R4	17,070	139	2	0	3	18,524	151	3	0	3	18,524	151	3	0	3
		RFT	16,888	138	2	0	3	18,327	149	2	0	3	18,327	149	2	0	3
P4	140W	R2	18,958	136	3	0	2	20,573	147	3	0	2	20,573	147	3	0	2
		R3	18,581	133	3	0	3	20,164	144	3	0	3	20,164	144	3	0	3
		R4	19,044	136	3	0	3	20,667	148	3	0	3	20,667	148	3	0	3
		RFT	18,841	135	2	0	3	20,446	146	3	0	3	20,446	146	3	0	3
P5	156W	R2	20,919	134	3	0	2	22,702	146	3	0	2	22,702	146	3	0	2
		R3	20,503	132	3	0	3	22,250	143	3	0	3	22,250	143	3	0	3
		R4	21,014	135	3	0	3	22,804	147	3	0	4	22,804	147	3	0	4
		RFT	20,790	134	3	0	3	22,561	145	3	0	3	22,561	145	3	0	3
P6	185W	R2	23,725	128	3	0	2	25,746	139	3	0	2	25,746	139	3	0	2
		R3	23,253	126	3	0	4	25,234	136	3	0	4	25,234	136	3	0	4
		R4	23,832	129	3	0	4	25,863	140	3	0	4	25,863	140	3	0	4
		RFT	23,578	127	3	0	3	25,587	138	3	0	4	25,587	138	3	0	4

Electrical Load

Performance Package	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
P1	77W	0.635	0.366	0.319	0.280	0.223	0.161
P2	106W	0.889	0.514	0.449	0.395	0.309	0.228
P3	123W	1.014	0.585	0.510	0.447	0.356	0.258
P4	140W	1.159	0.668	0.582	0.509	0.403	0.294
P5	156W	1.296	0.743	0.647	0.564	0.451	0.326
P6	185W	1.512	0.864	0.751	0.655	0.526	0.378

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.96	>0.92

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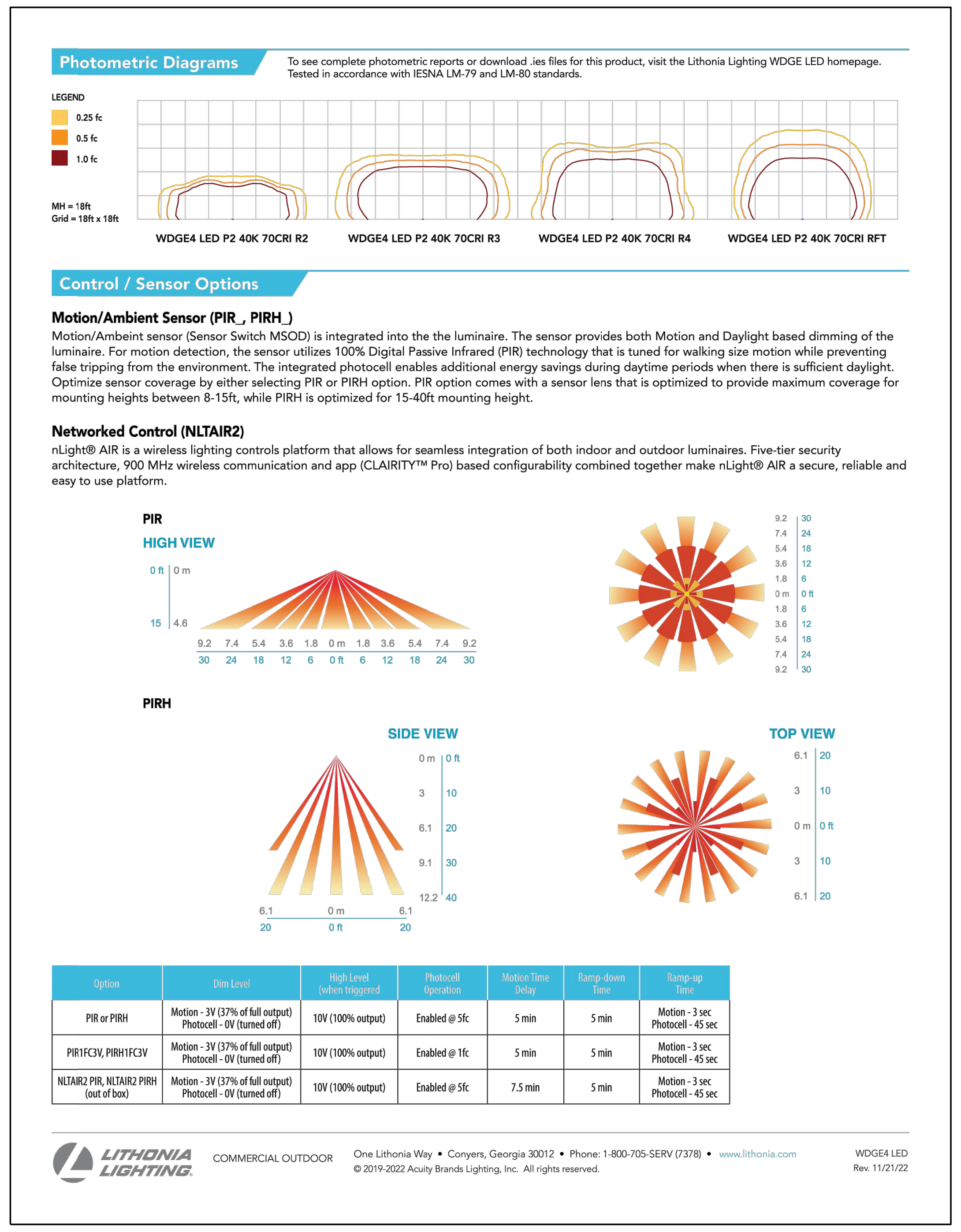

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND
0.25 fc
0.5 fc
1.0 fc
MH = 18ft
Grid = 18ft x 18ft

WDGE4 LED P2 40K 70CRI R2 | WDGE4 LED P2 40K 70CRI R3 | WDGE4 LED P2 40K 70CRI R4 | WDGE4 LED P2 40K 70CRI RFT

Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR

HIGH VIEW
0 ft 0 m
15 4.6
9.2 7.4 5.4 3.6 1.8 0 m 1.8 3.6 5.4 7.4 9.2
30 24 18 12 6 0 ft 6 12 18 24 30
9.2 30
7.4 24
5.4 18
3.6 12
1.8 6
0 m 0 ft

PIRH

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

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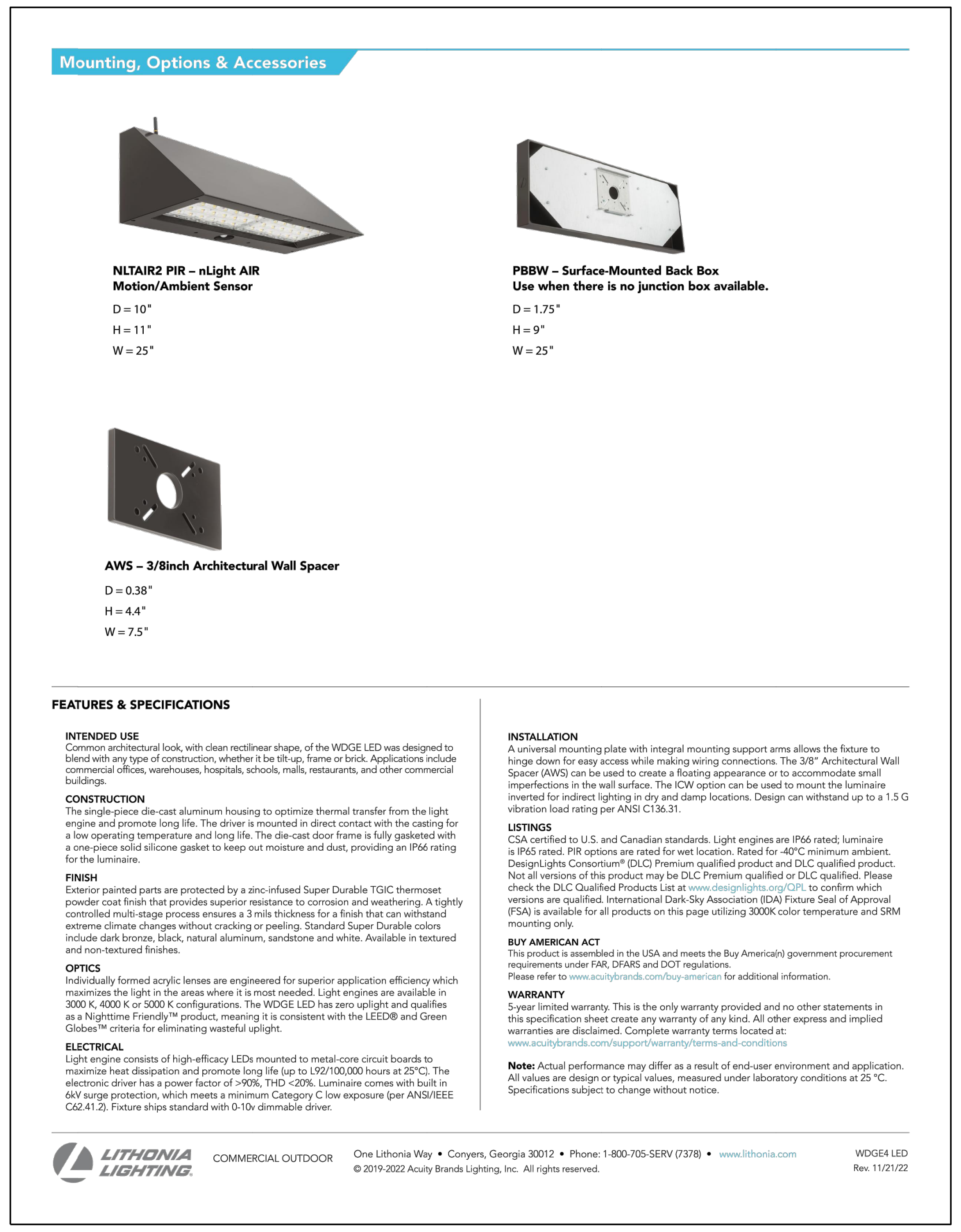

Mounting, Options & Accessories

NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor
D = 10"
H = 11"
W = 25"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.
D = 1.75"
H = 9"
W = 25"

AWS – 3/8inch Architectural Wall Spacer
D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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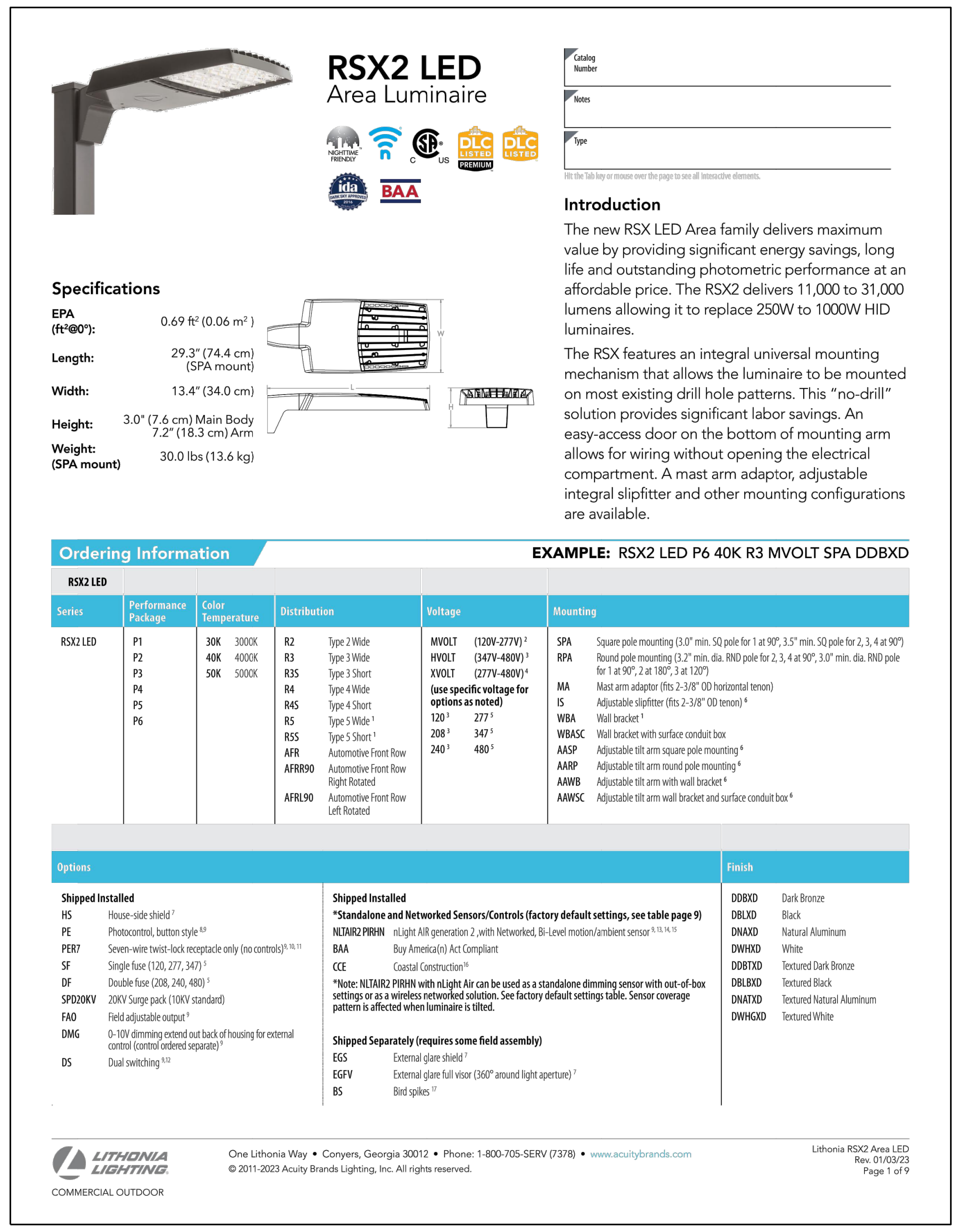

RSX2 LED
Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²@0°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide[1] R5S Type 5 Short[1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V)[2] HVOLT (347V-480V)[3] XVOLT (277V-480V)[4] (use specific voltage for options as noted) 120[3] 277[5] 208[3] 347[5] 240[3] 480[5]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon)[6] WBA Wall bracket[1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting[6] AARP Adjustable tilt arm round pole mounting[6] AAWB Adjustable tilt arm with wall bracket[6] AAWSC Adjustable tilt arm wall bracket and surface conduit box[6]

Options

Shipped Installed

HS	House-side shield[7]
PE	Photocontrol, button style[8,9]
PER7	Seven-wire twist-lock receptacle only (no controls)[9, 10, 11]
SF	Single fuse (120, 277, 347)[5]
DF	Double fuse (208, 240, 480)[5]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output[9]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)[9]
DS	Dual switching[9,12]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**

NLTAIR2 PIRHN	nLight AIR generation 2 ,with Networked, Bi-Level motion/ambient sensor[9, 13, 14, 15]
BAA	Buy America(n) Act Compliant
CCE	Coastal Construction[16]

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (requires some field assembly)

EGS	External glare shield[7]
EGFV	External glare full visor (360° around light aperture)[7]
BS	Bird spikes[17]

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

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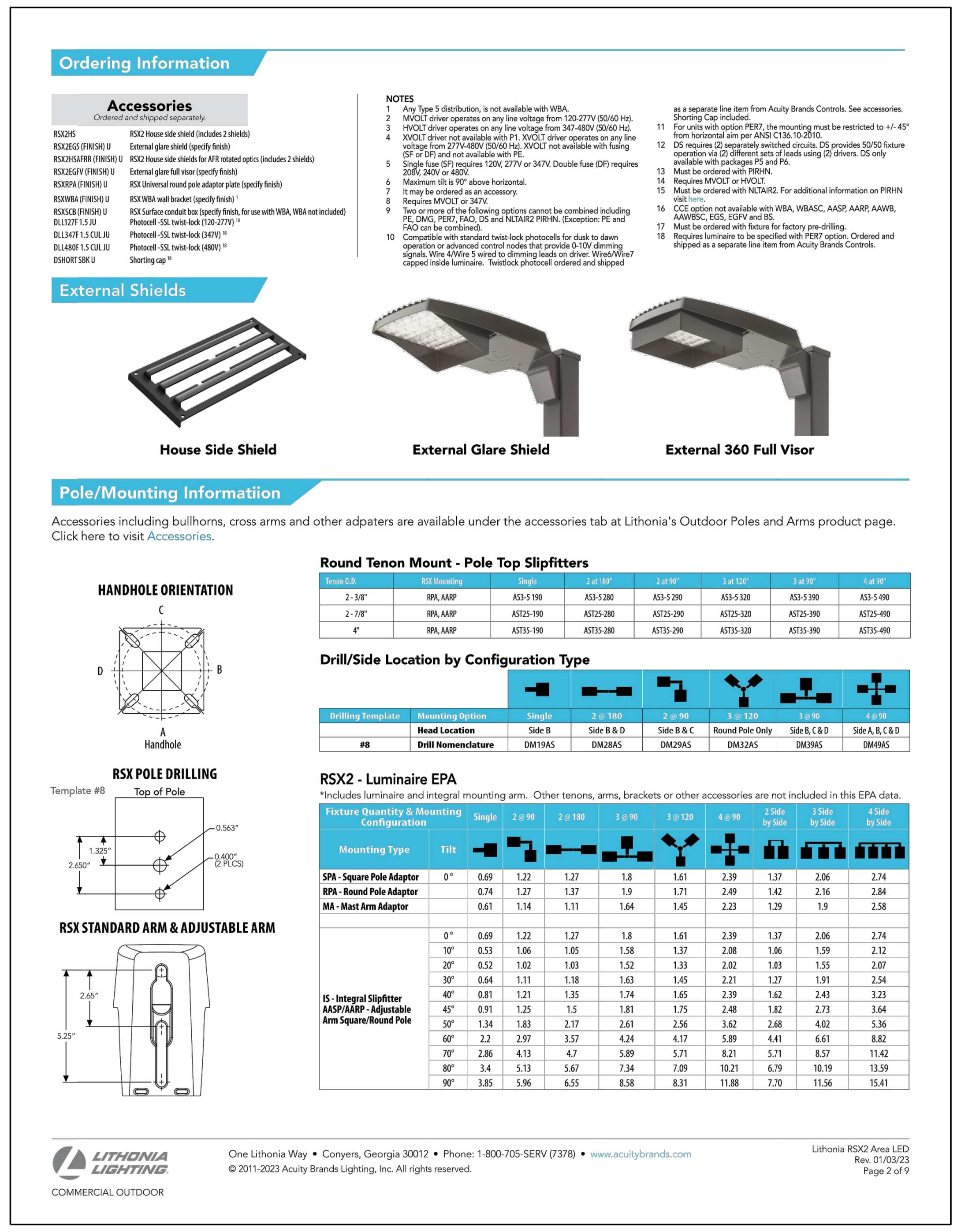

Ordering Information

Accessories
Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish)[1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V)[18]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V)[18]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V)[18]
DSHORT SBK U	Shorting cap[18]

NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as an accessory.
8 Requires MVOLT or 347V.
9 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined).
10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire6/Wire7 capped inside luminaire. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
12 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
13 Must be ordered with PIRHN.
14 Requires MVOLT or HVOLT.
15 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
16 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
17 Must be ordered with fixture for factory pre-drilling.
18 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields

House Side Shield | External Glare Shield | External 360 Full Visor

Pole/Mounting Informatiion

Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	**Drill Nomenclature**	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Mounting Type	Tilt	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

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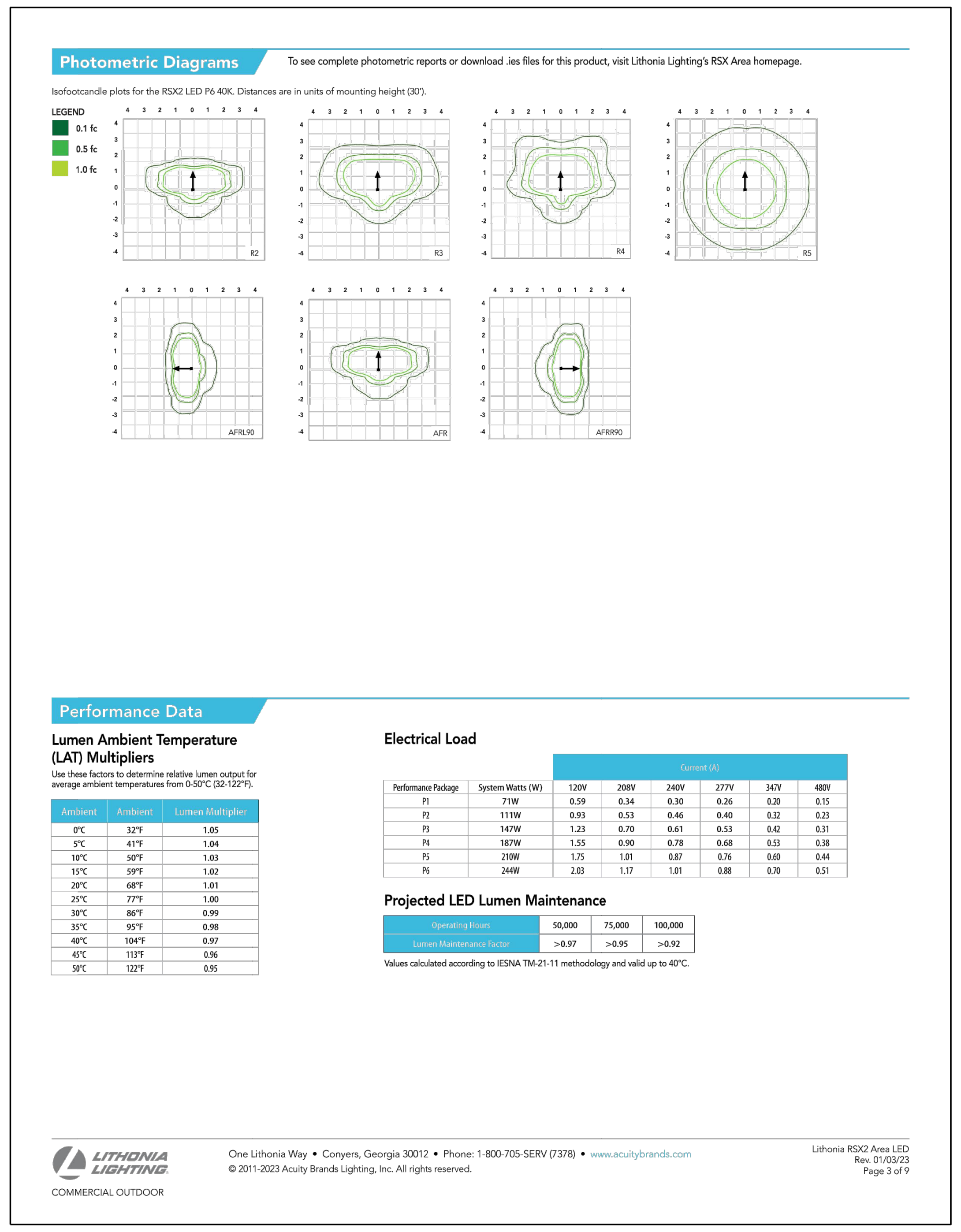

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

LEGEND
0.1 fc
0.5 fc
1.0 fc

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A) 120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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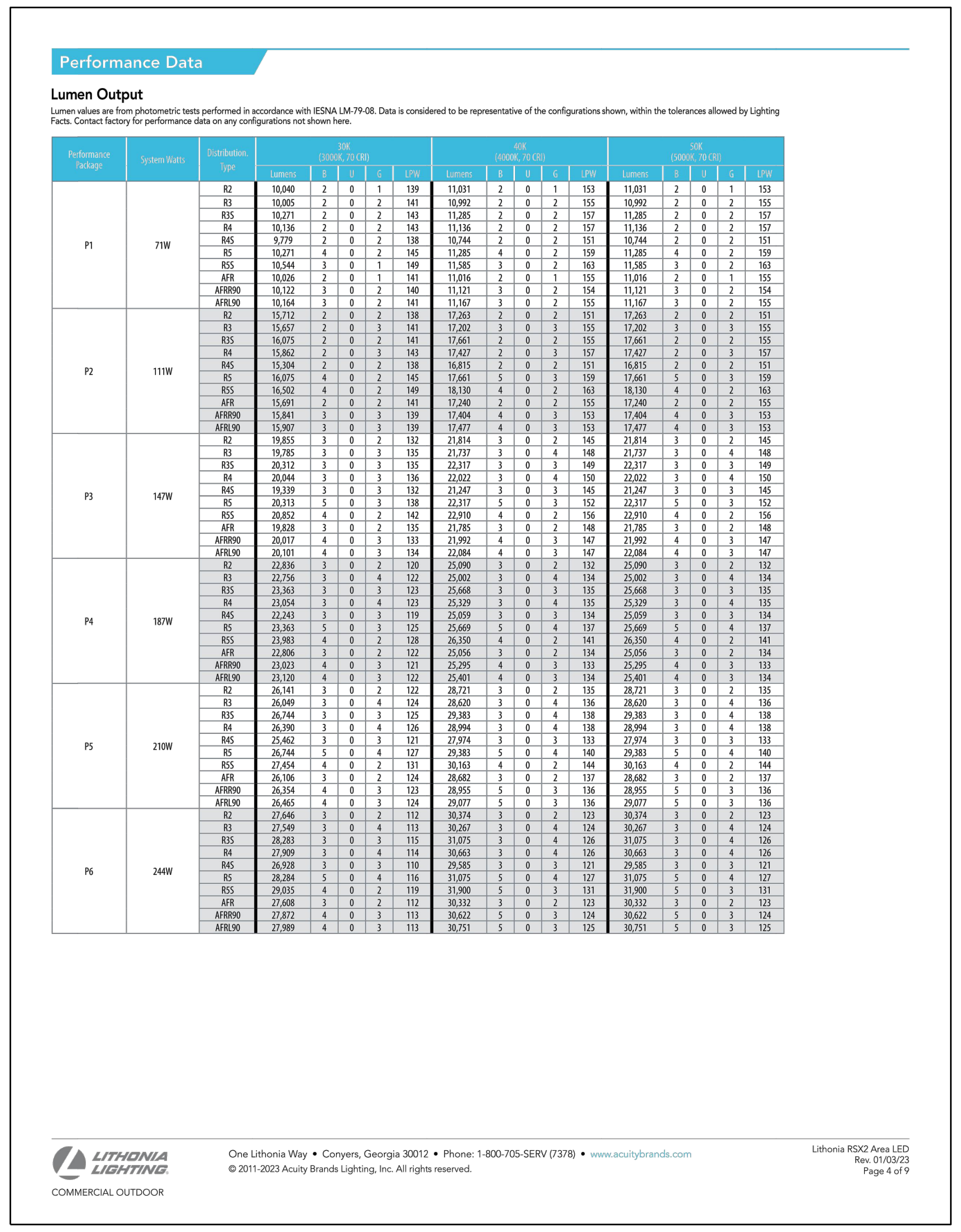

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

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GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT
1 QUARRY RD
BRISBANE, CALIFORNIA 94005

LIGHTING FIXTURE CUTSHEETS

REV	DATE	REMARKS
	02/10/2023	PLANNING SUBMITTAL
	03/22/2024	PLANNING COMMENTS #5
	06/12/2024	PLANNING COMMENTS #6

PA/PM:	CL
DRAWN BY.:	JE
JOB NO.:	SNR18-0030-00

SHEET
EP1.3

LIGHTING FIXTURE CUTSHEETS
SCALE NTS
1

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PLANTING NOTES

GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL MANAGEMENT REPORT:

A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.

1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. Soil analysis may include:
   a. Soil texture
   b. Infiltration rate determined by laboratory test or soil infiltration rate table
   c. pH
   d. Total soluble salts
   e. Sodium
   f. Percent organic matter
   g. Recommendations

B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.

C. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans and if required, submitted to the City prior to application.

D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS) The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. CCW 'Super Humus' compost and 20 lbs. organic fertilizer 'Phyta-Boost' 7-2-1 per 1,000 sq. ft . into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 compost amendment and 2/3 amended topsoil as noted above.

TREE PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta Boost' 7-1-2 -pelleted (or equal) for 15 gallon trees: 1 lb., 1/ 2 lb.for 5 gallon trees and shrubs: Mix fertilizer with backfill soil and thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long centered on the tree trunk. (See detail)

SHRUB PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost 7-1-2 organic fertilzer-pelleted.(or equal) at the following rates: For 5 gallon shrubs:1/2 lb. for, 1 gallon shrubs:1/4 lb. Mix fertilizerl with backfill soil and thoroughly water shrubs immediately after planting. Do not plant any plant within 2'0" of any building wall.

MULCHING: Mulch all planting areas, except hydroseeded areas, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, non-dyed with a PH of no higher than 5.0. and free of noxious weeds and foreign materials. Available from 'Re-User Inc.' or approved equal. Keep 2" away from stems of plants to avoid smothering and rot while still covering rootball.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Organics Fertilizers 1-800-269-5690 www.organicag.com
Compost available from Contra Costa Waste Management: www.contracostawaste.com

HYDROSEED NOTES:

1. Clear away and remove all stones, rocks and debris measuring 2" in size or larger to a 6" depth
2. finish grade planting area to provide smooth even planting surface. Do not alter drainage patterns.
3. Non-irrigated hydroseed shall be applied during the months of October to March.
4. Install hydroseed according to manufacturer's specifications. See plant list for mixes.
5. Use blocking to cut off hydroseed application from spraying other planting areas.

GENERAL NOTES:

1. PLANS TO COMPLY WITH APPLICABLE CITY OF BRISBANE LANDSCAPE STANDARDS

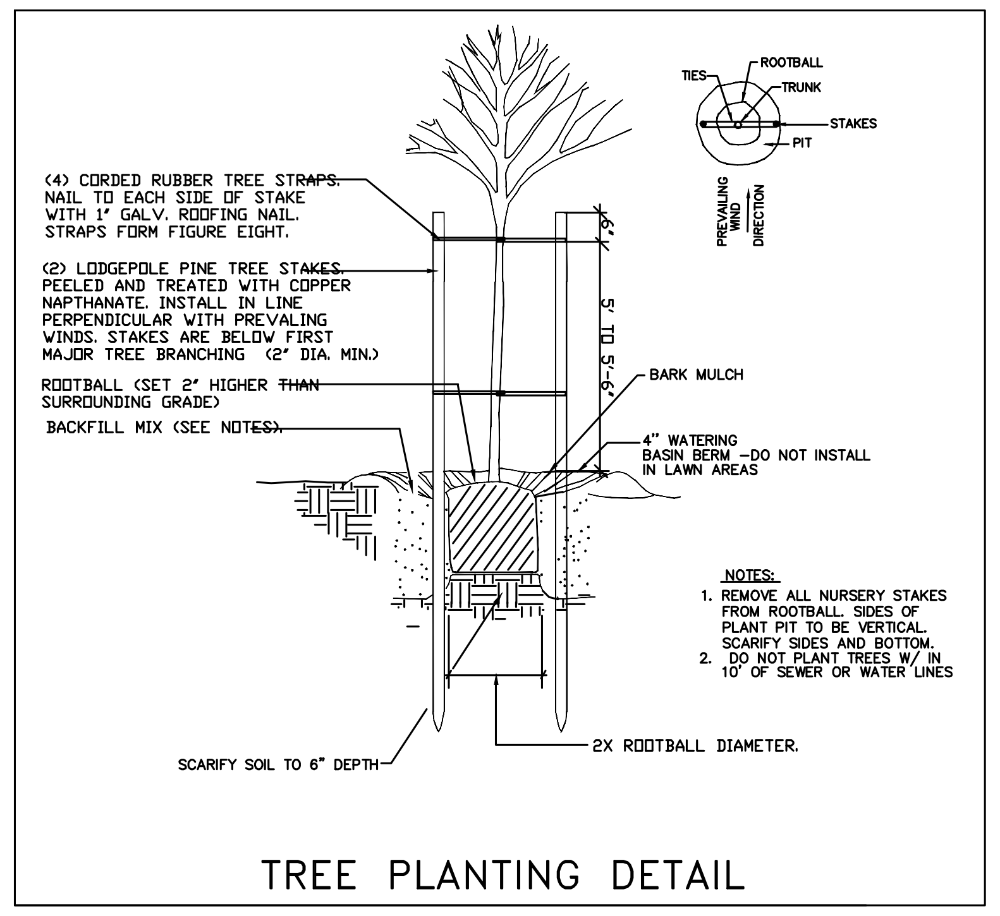
2. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY OF BRISBANE BMC CHAPTER 15.7 WATER EFFICIENCY LANDSCAPE ORDINANCE AND WATER CONSERVATION STANDARDS AS WELL AS APPLICABLE WATER CONSERVATION REQUIREMENTS OF THE STATE OF CALIFORNIA. THIS INCLUDES WATER USE CALCULATIONS AND WATER BUDGET CALCULATIONS FOR REVIEW.

3. CITY 'STATEMENT OF COMPLIANCE' SHALL BE SUBMITTED SIGNED BY LANDSCAPE ARCHITECT IF REQUIRED.

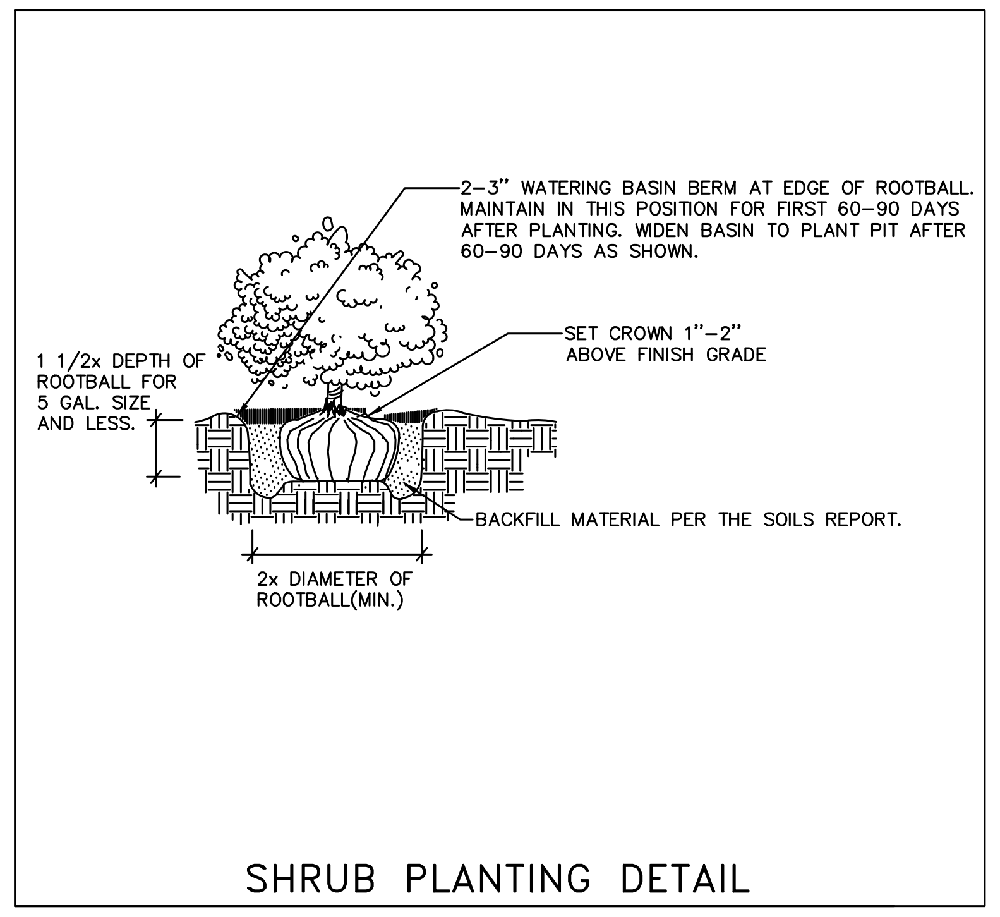
4. IRRIGATION TO BE A TEMPORARY APPLICATION (5 YEARS MAX.) WATER CONSERVING DRIP TYPE SYSTEM WITH A WEATHER BASED 'SMART' CONTROLLER WITH RAIN SHUT OFF, MASTER VALVE AND FLOW SENSOR.

5. ALL UTILITIES INCLUDING BACKFLOW PREVENTERS, ENCLOSURES AND TRANSFORMERS SHALL BE SCREENED WITH PLANT MATERIALS 5 GALLON SIZE MINIMUM.

6. TOTAL AREA OF IRRIGATED LANDSCAPE: 155,472 SQ. FT.
TOTAL AREA OF NON-IRRIGATED LANDSCAPE: 720,176 SQ. FT.
TOTAL LANDSCAPE AREA COMBINED: 875,648 SQ. FT.


TIES
ROOTBALL
TRUNK
STAKES
PIT
PREVAILING WIND DIRECTION
(4) CORDED RUBBER TREE STRAPS. NAIL TO EACH SIDE OF STAKE WITH 1" GALV. ROOFING NAIL. STRAPS FORM FIGURE EIGHT.
(2) LODGEPOLE PINE TREE STAKES. PEELED AND TREATED WITH COPPER NAPTHANATE. INSTALL IN LINE PERPENDICULAR WITH PREVALING WINDS. STAKES ARE BELOW FIRST MAJOR TREE BRANCHING (2" DIA. MIN.)
ROOTBALL (SET 2" HIGHER THAN SURROUNDING GRADE)
BACKFILL MIX (SEE NOTES)
6"
5' TO 5'-6"
BARK MULCH
4" WATERING BASIN BERM -DO NOT INSTALL IN LAWN AREAS
NOTES:
1. REMOVE ALL NURSERY STAKES FROM ROOTBALL. SIDES OF PLANT PIT TO BE VERTICAL. SCARIFY SIDES AND BOTTOM.
2. DO NOT PLANT TREES W/ IN 10' OF SEWER OR WATER LINES
SCARIFY SOIL TO 6" DEPTH
2X ROOTBALL DIAMETER.

TREE PLANTING DETAIL


2-3" WATERING BASIN BERM AT EDGE OF ROOTBALL. MAINTAIN IN THIS POSITION FOR FIRST 60-90 DAYS AFTER PLANTING. WIDEN BASIN TO PLANT PIT AFTER 60-90 DAYS AS SHOWN.
SET CROWN 1"-2" ABOVE FINISH GRADE
1 1/2x DEPTH OF ROOTBALL FOR 5 GAL. SIZE AND LESS.
BACKFILL MATERIAL PER THE SOILS REPORT.
2x DIAMETER OF ROOTBALL(MIN.)

SHRUB PLANTING DETAIL

WATER EFFICIENT LANDSCAPE WORKSHEET - BY HYDROZONE

REFERENCE EVAPOTRANSPIRATION (ETo): 39

HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	AREA	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	154,014	57042.22222	1379280.9	99%
2	LOW WATER USE	TREES	0.3	BUBBLER	0.81	0.37037037	1,458	540	13057.2	1%
						TOTALS:	155472	57582		100%
	SPECIAL LANDSCAPE AREAS:									
	REC. AREA					1		0	0	
	POOL					1		0	0	
	WATER FEATURE 2					1		0	0	
						TOTALS:	0	0		
								ETWU TOTAL:	1,392,338	
								MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	1,691,691	

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	57,582
TOTAL LANDSCAPE AREA	155,472
AVERAGE ETAF	0.37

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	57,582
TOTAL LANDSCAPE AREA	155,472
SITEWIDE ETAF	0.37

PLANT MATERIALS LIST

TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE WUCOLS	SIZE	MATURE SIZE	COUNT
	'▲' INDICATES 36" BOX SIZE TREE; 53 COUNT; SEE PLAN FOR LOCATIONS					
○	CERCIS OCCIDENTALIS STANDARD	REDBUD	LOW	24" BOX	50'Hx35'W	3
○	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VERY LOW	24" BOX	40'Hx40'W	112
○	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	VERY LOW	24" BOX	40'Hx30'W	42
○	QUERCUS WISLIZENI	INTRIOR LIVE OAK	VERY LOW	24" BOX	50'Hx35'W	45

TOTAL TREE COUNT: 202

SHRUBS:

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE WUCOLS	SIZE	MATURE SIZE	COUNT
○	CARPENTERIA CALIFORNICA	BUSH ANENOME	LOW	5 GA	15'Hx15'W	35
○	FRANGULA CALIFORNICA	COFFEEBERRY	LOW	5 GA	8'Hx8'W	77
○	HETEROMELES ARBUTIFOLIA	TOYON	LOW	5 GA	16'Hx16'W	90
○	ROSA CALIFORNICA	WILD ROSE	LOW	5 GA	3'Hx5'W	67
○	SALVIA SPATHACEA	HUMMINGBIRD SAGE	LOW	5 GA	3'Hx5'W	59
○	TRICHOSTEMA LANATUM	WOOLY BLUE CURLS	LOW	5 GA	5'Hx8'W	48
○	UMBELLARIA CALIFORNICA	BAY LAUREL	LOW	5 GA	14'Wx14''W	78

PERENNIALS: (STAGGER IN DIAGONAL PATTERN)

▨	ACHIELLEA MILLEFOLIUM	COMMON YARROW	LOW	1 GA	48" O.C.	4'Hx6'W
▨	MUHLENBERIA CAPILLARIS	PINK MUHLY	LOW	1 GA	42"O.C.	3'Hx5'W
▨	ROMNEYA COULTERI	MATILJA POPPY	LOW	1 GA	48"O.C.	8'Hx4'W

GROUND COVER:

▨	ARCTOSTAPHYLOS 'POINT REYES'	MANZANITA	LOW	1 GA	36" O.C.	2'Hx5'W
▨	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	LOW	1 GA	42" O.C.	6'Hx6'W

▨ 2" DEEP PEA GRAVEL APPROX. 1/4" SIZE. TAN TONES (PROVIDE SAMPLE) OVER PERMEABLE WEED BARRIER. PROVIDE HEADER BOARD AT INTERFACE WITH NON-GRAVELED OR PLANTED AREA

NON-IRRIGATED HYDROSEED MIX: (40 LBS PER ACRE.) 720,176 SF

▨ BROMUS CARINATUS (NATIVE CALIFORNIA BROME) 12 LBS/ACRE
ELYMUS GLAUCUS (BLUE WILDRYE) 10 LBS/ACRE
HORDEUM CALIFORNICUM (CALIFORNIA BARLEY) 8 LBS/ACRE
VULPIA MICROSTAYCHYS (NCN) 6 LBS/ACRE
FESTUCA IDAHOENSIS (IDAHO FESCUE) 5 LBS/ACRE
NASSELLA PULCHRA (PURPLE NEEDLEGRASS) 5 LBS/ACRE
POA SECUNDA (NATIVE PINE BLUEGRASS) 4 LBS/ACRE
ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY) 2 LBS/ACRE
LUPINUS NANUS (SKY LUPINE) 4 LBS/ACRE
CLARIA PURPUREA (FAIRWELL TO SPRING) 1 LB/ACRE

BALANCE OF HYDROSEED INGREDIENTS
'ENVIRO-POST' ORGANIC COMPOST FERTILIZER: 4 CU YDS/ACRE
'HYDROSTRAW' WOOD FIBER 2,500 LBS/ACRE
STABILIZING 'M BINDER' OR EQUAL TO BE ADDED TO 'DRYLAND MIX' APPLICATION
GREEN DYE MARKER ADDITIVE
INSTALL PER MANUFACTURER'S SPECIFICATIONS
AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE CA.
(925)373-4417 www.pcseed.com

RW Stover & Associates, Inc.
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1620 North Main Street, Suite 4
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Ph: 925.933.2583

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P 925.244.9620

ORCHARD PARTNERS

GUADALUPE QUARRY -
CLOSURE, ANNEXATION &
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1 QUARRY RD
BRISBANE, CALIFORNIA 94005

RECOMMENDED PLANT
LIST, NOTES & DETAILS

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/05/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3

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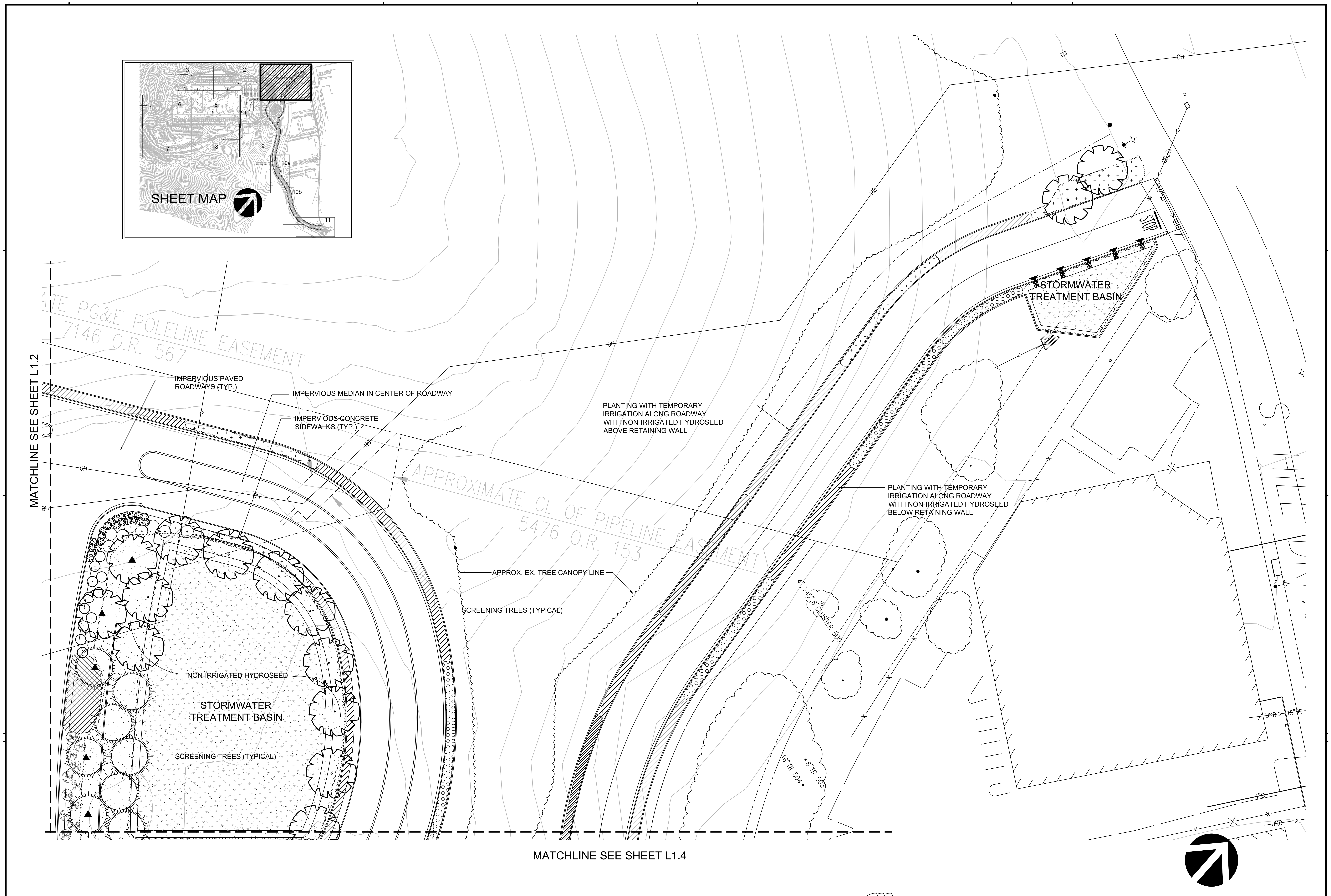
SHEET MAP
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10a
10b
11
MATCHLINE SEE SHEET L1.2
MATCHLINE SEE SHEET L1.4
ATE PG&E POLELINE EASEMENT
7146 O.R. 567
APPROXIMATE CL OF PIPELINE EASEMENT
5476 O.R. 153
IMPERVIOUS PAVED ROADWAYS (TYP.)
IMPERVIOUS MEDIAN IN CENTER OF ROADWAY
IMPERVIOUS CONCRETE SIDEWALKS (TYP.)
PLANTING WITH TEMPORARY IRRIGATION ALONG ROADWAY WITH NON-IRRIGATED HYDROSEED ABOVE RETAINING WALL
PLANTING WITH TEMPORARY IRRIGATION ALONG ROADWAY WITH NON-IRRIGATED HYDROSEED BELOW RETAINING WALL
APPROX. EX. TREE CANOPY LINE
SCREENING TREES (TYPICAL)
NON-IRRIGATED HYDROSEED
STORMWATER TREATMENT BASIN
SCREENING TREES (TYPICAL)
STORMWATER TREATMENT BASIN
STOP
4",3-5",6",8" CLUSTER 500
16"TR 504
6"TR 503
OH
UKD
15"SD

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REFER TO SHEET L1.0 FOR RECOMMENDED PLANT LIST, NOTES AND DETAILS

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PRELIMINARY LANDSCAPE PLAN

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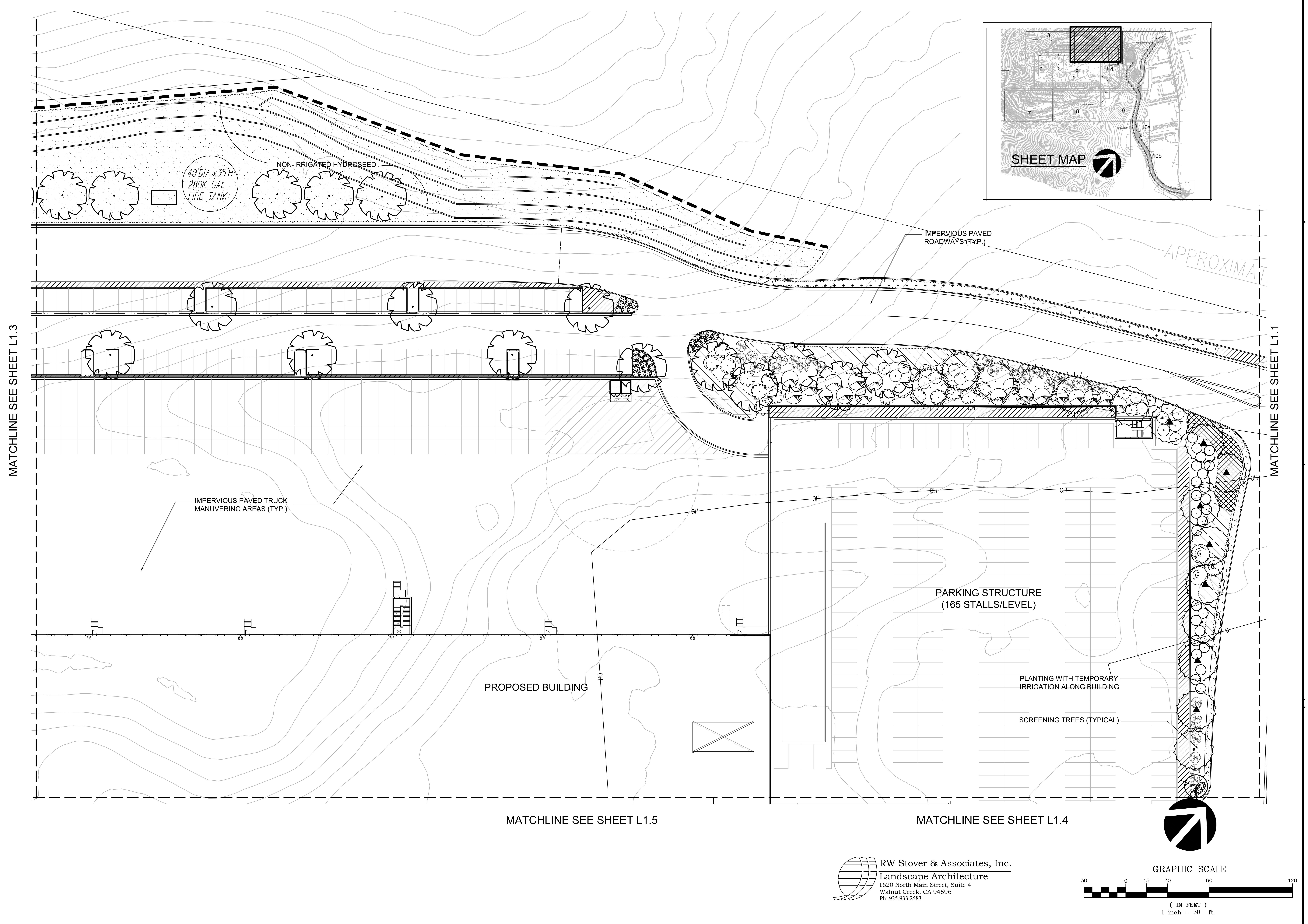

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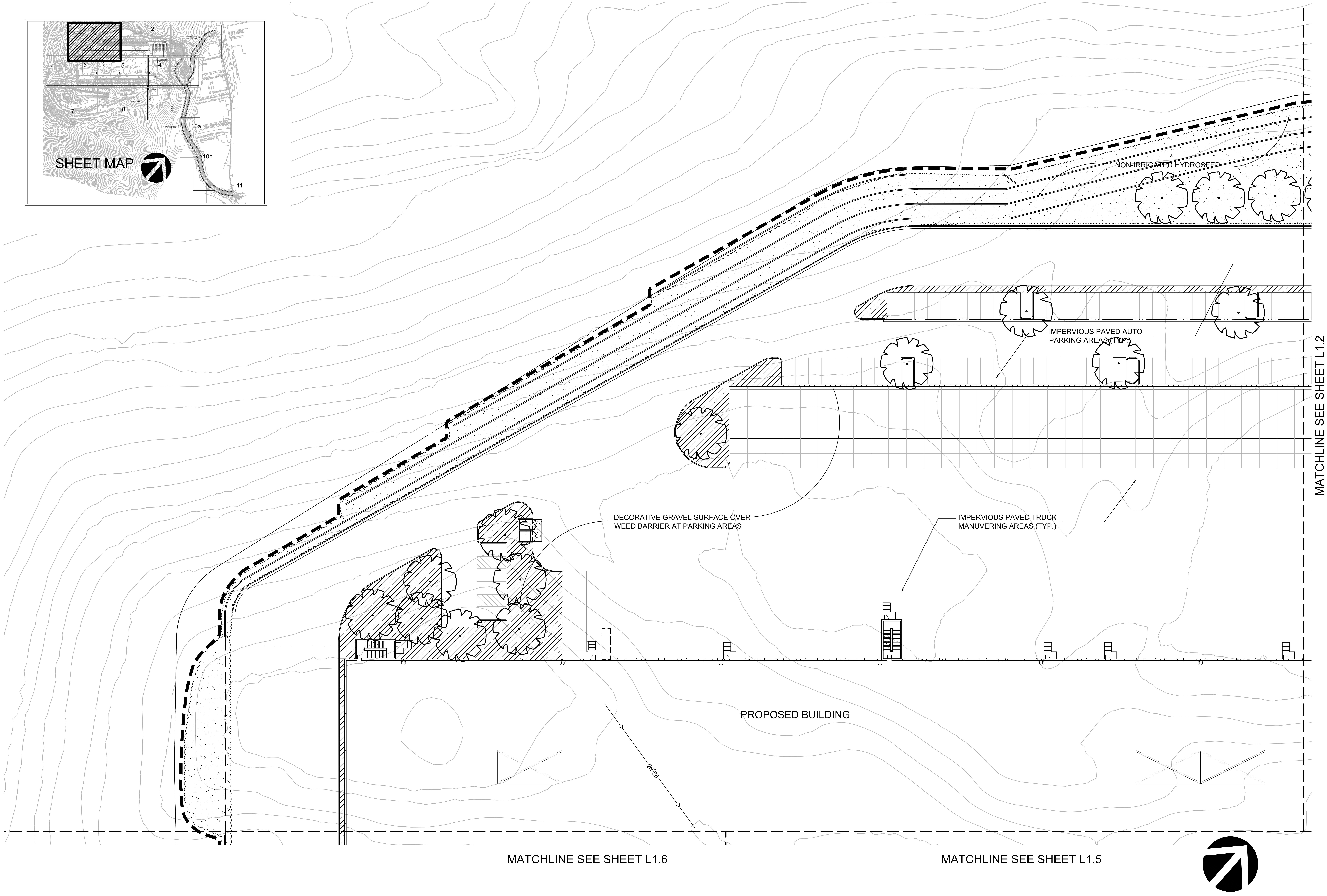

SHEET MAP
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10a
10b
11
NON-IRRIGATED HYDROSEED
IMPERVIOUS PAVED AUTO PARKING AREAS (TYP.)
DECORATIVE GRAVEL SURFACE OVER WEED BARRIER AT PARKING AREAS
IMPERVIOUS PAVED TRUCK MANUVERING AREAS (TYP.)
PROPOSED BUILDING
28'-6"
MATCHLINE SEE SHEET L1.2
MATCHLINE SEE SHEET L1.6
MATCHLINE SEE SHEET L1.5

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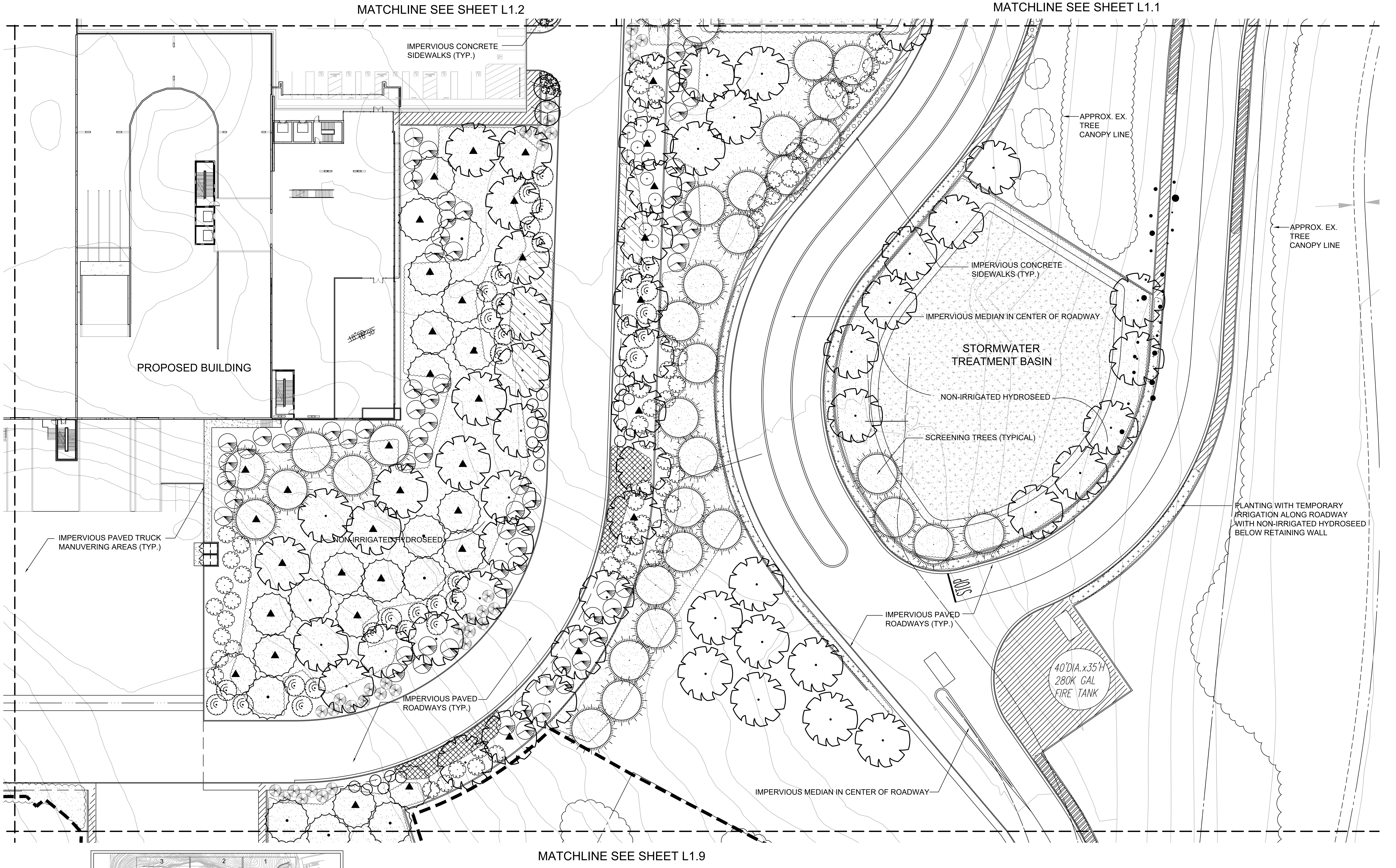
MATCHLINE SEE SHEET L1.2
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MATCHLINE SEE SHEET L1.9
IMPERVIOUS CONCRETE SIDEWALKS (TYP.)
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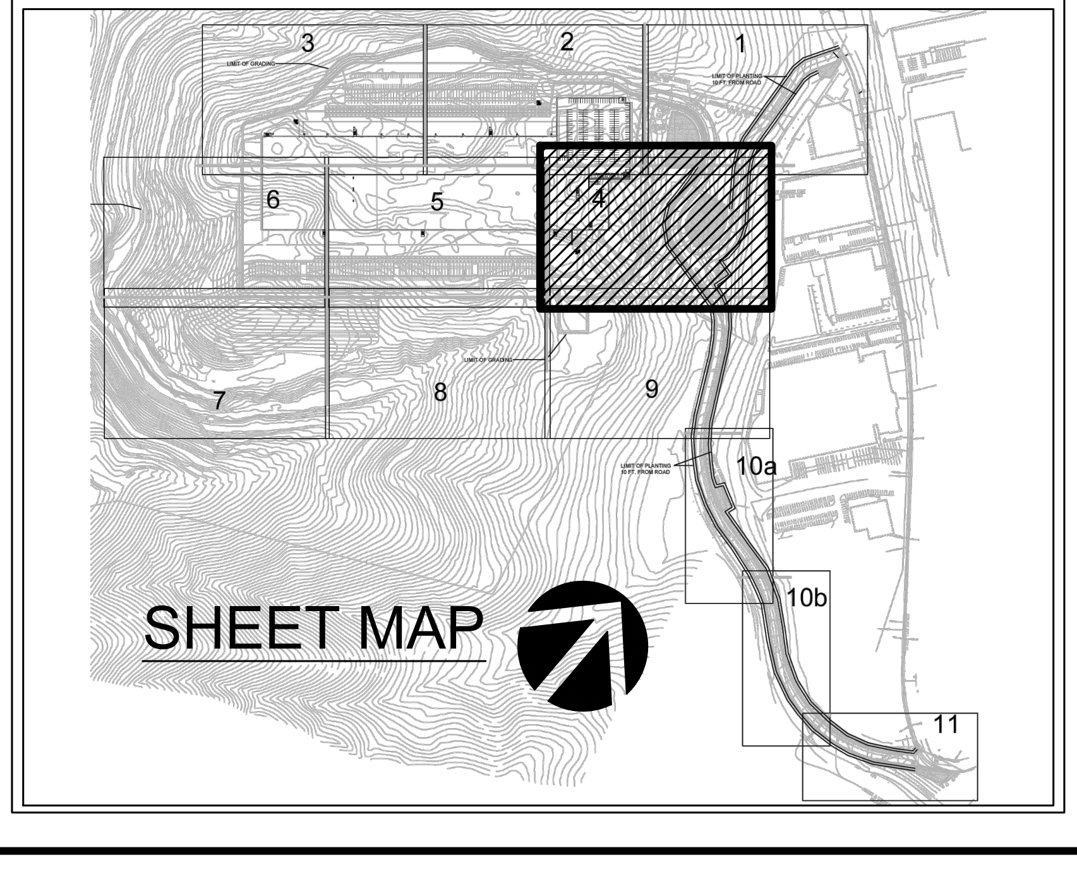
APPROX. EX. TREE CANOPY LINE
PLANTING WITH TEMPORARY IRRIGATION ALONG ROADWAY WITH NON-IRRIGATED HYDROSEED BELOW RETAINING WALL
STOP
IMPERVIOUS PAVED ROADWAYS (TYP.)
40'DIA.x35'H 280K GAL FIRE TANK
IMPERVIOUS MEDIAN IN CENTER OF ROADWAY



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PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SNR18-0030-00

SHEET
L1.4

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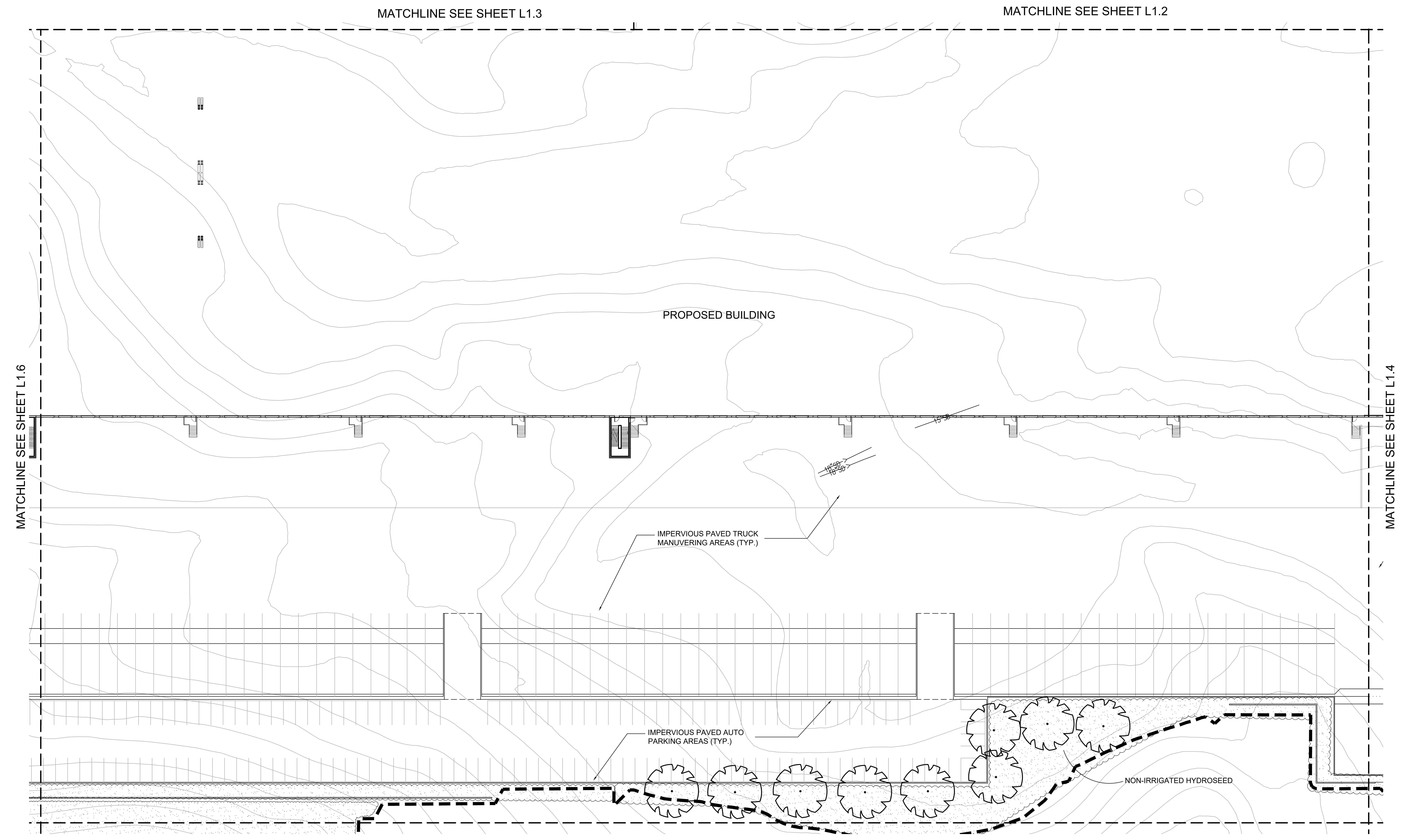
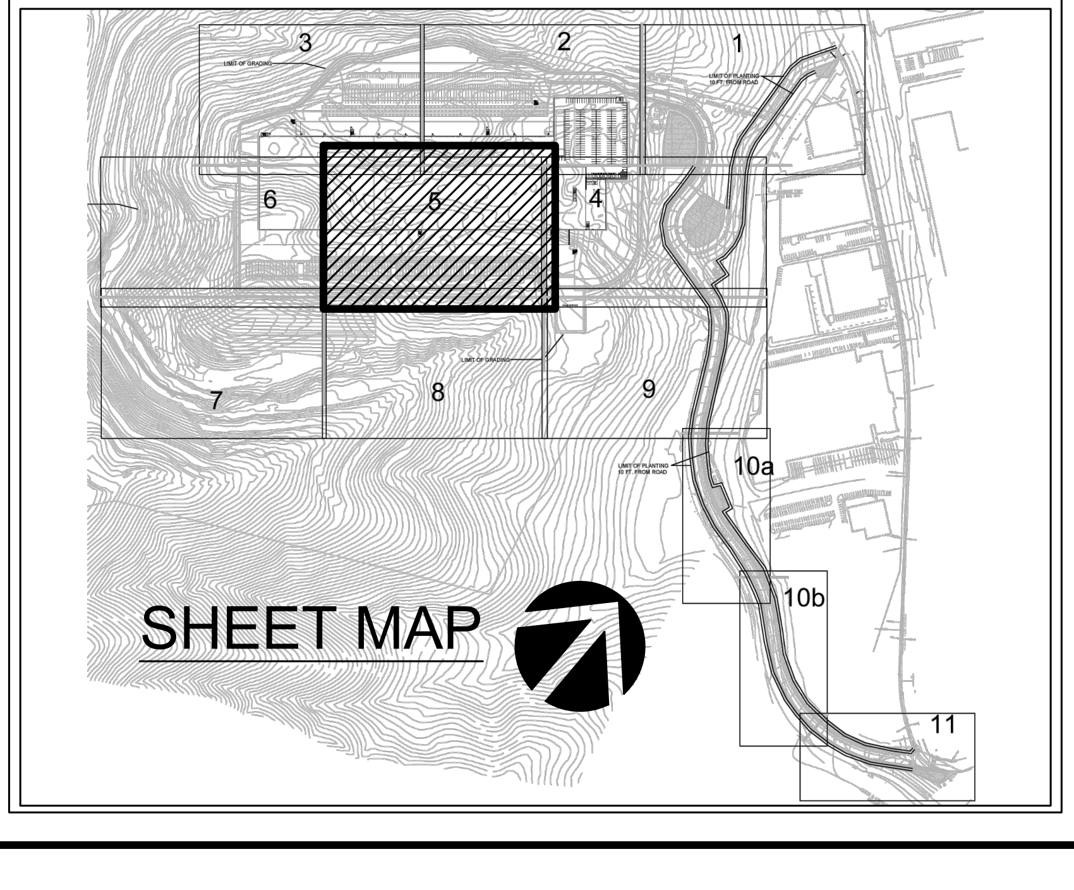
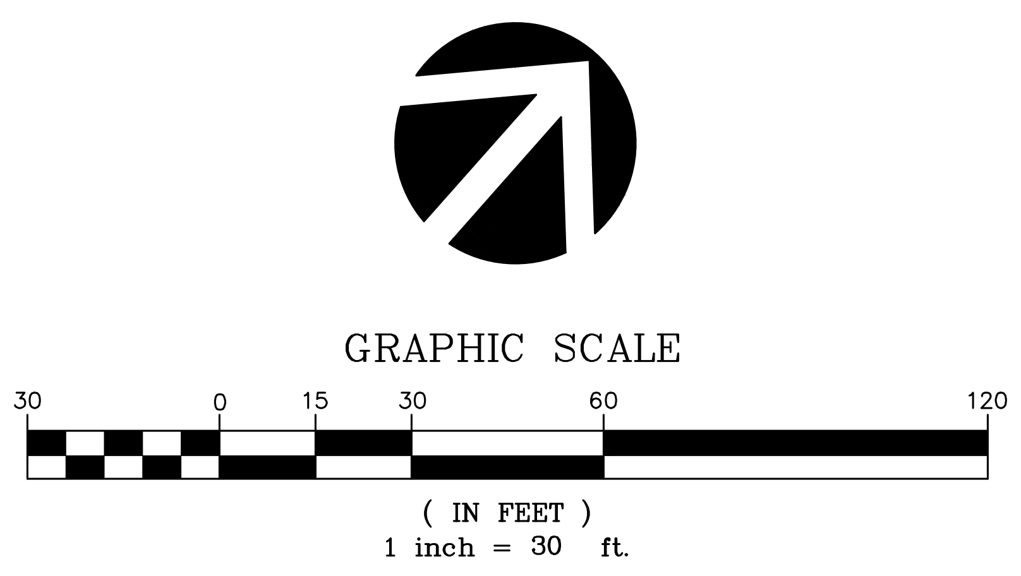
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT





SHEET MAP

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583



REFER TO SHEET L1.0 FOR RECOMMENDED PLANT LIST, NOTES AND DETAILS

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WARE MALCOMB

ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

4683 Chabot Dr, Suite #300
Pleasanton, CA 94588
P 925.244.9620

ORCHARD
PARTNERS

GUADALUPE QUARRY -
CLOSURE, ANNEXATION &
REDEVELOPMENT

1 QUARRY RD
BRISBANE, CALIFORNIA 94005

PRELIMINARY
LANDSCAPE PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
05/05/2023	PLANNING COMMENTS #2
08/11/2023	PLANNING COMMENTS #3

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SNR18-0030-00

SHEET
L1.5

2/1/2023 4:02:37 PM

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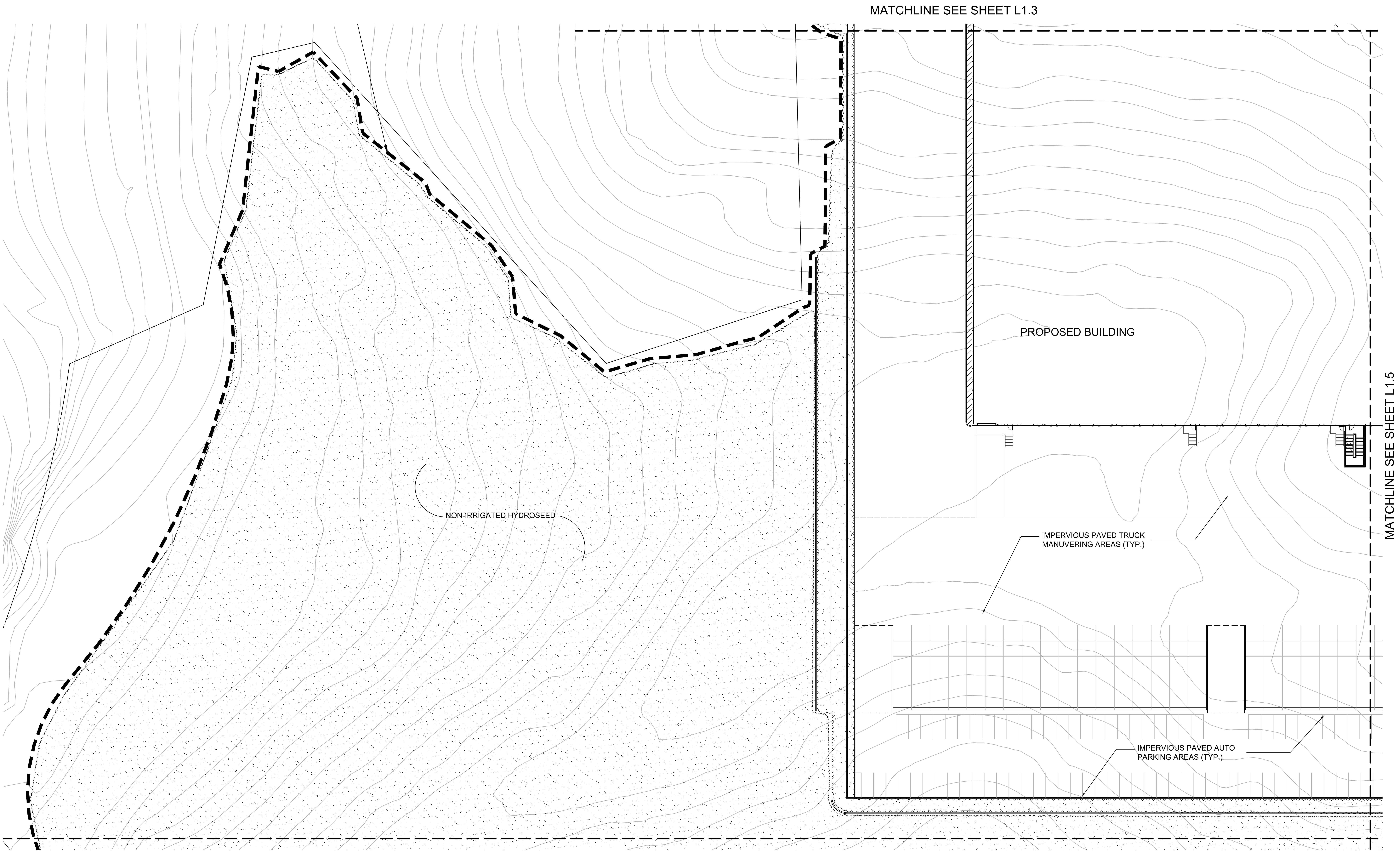
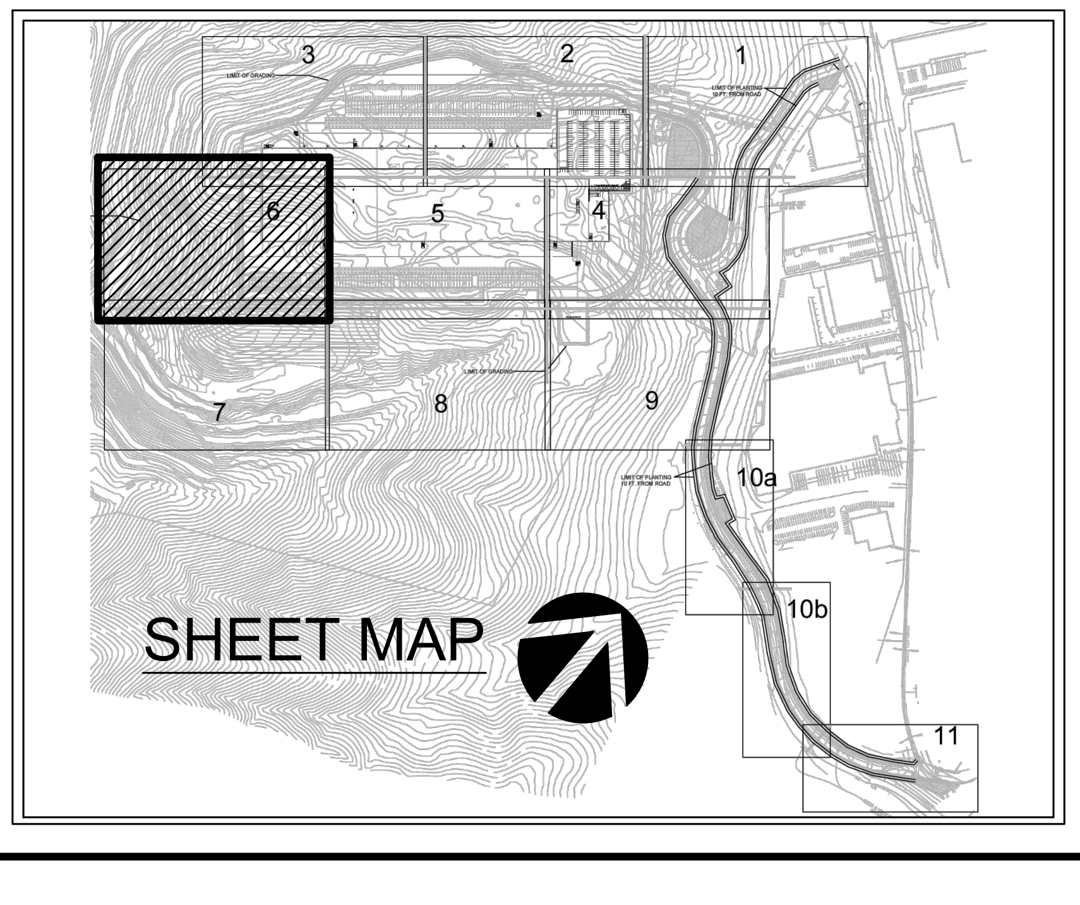
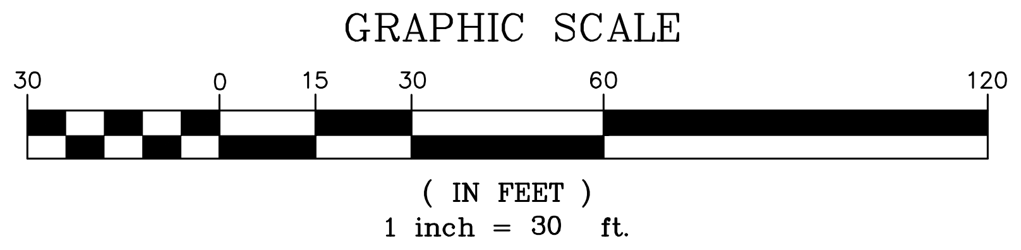

MATCHLINE SEE SHEET L1.3
PROPOSED BUILDING
NON-IRRIGATED HYDROSEED
IMPERVIOUS PAVED TRUCK MANUVERING AREAS (TYP.)
IMPERVIOUS PAVED AUTO PARKING AREAS (TYP.)
MATCHLINE SEE SHEET L1.5

MATCHLINE SEE SHEET L1.7



SHEET MAP

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583



REFER TO SHEET L1.0 FOR RECOMMENDED PLANT LIST, NOTES AND DETAILS

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ORCHARD PARTNERS

GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT
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BRISBANE, CALIFORNIA 94005

PRELIMINARY LANDSCAPE PLAN

DATE	REMARKS
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DRAWN BY.:	Author
JOB NO.:	SNR18-0030-00

SHEET
L1.6

2/1/2023 4:02:37 PM

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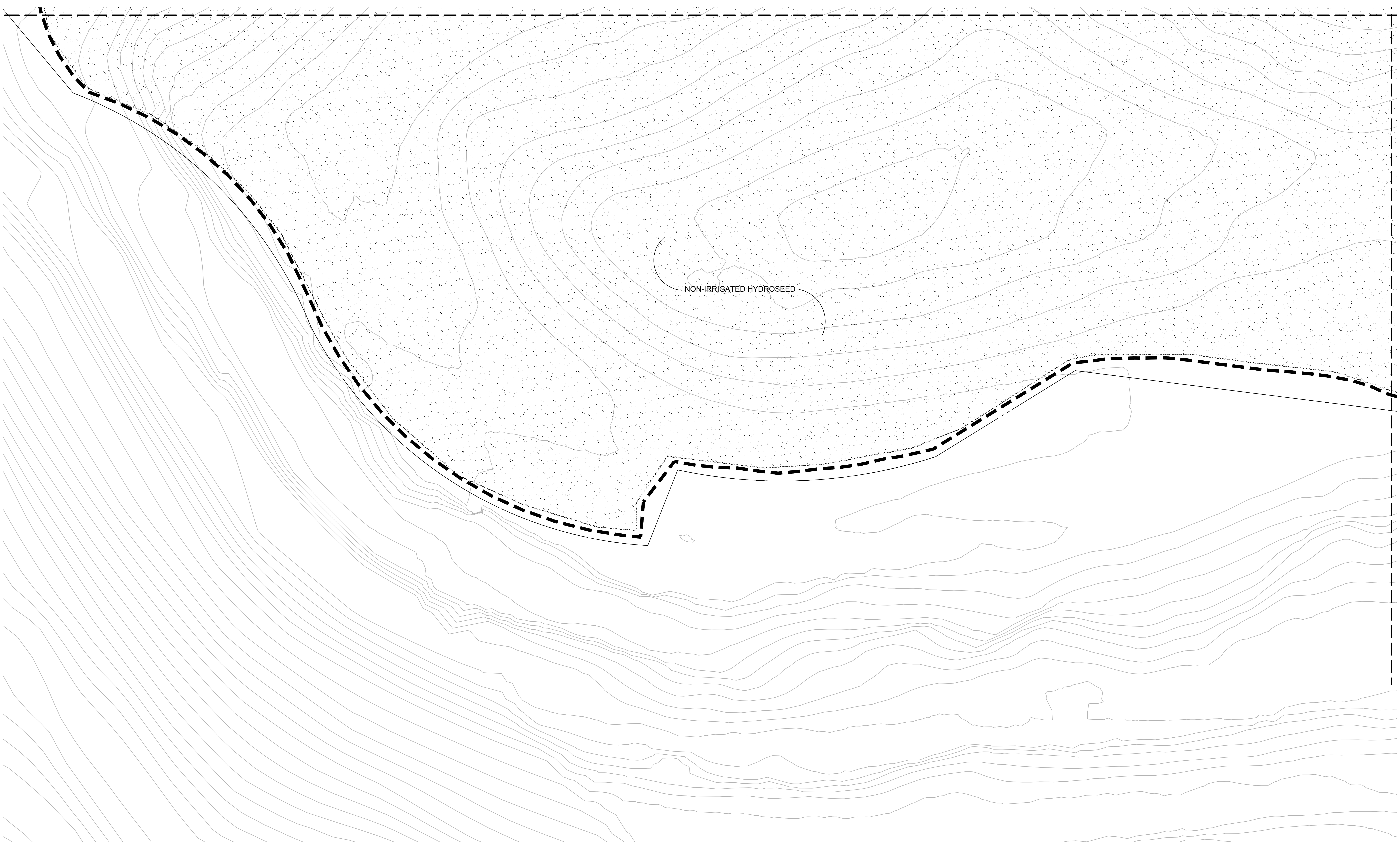
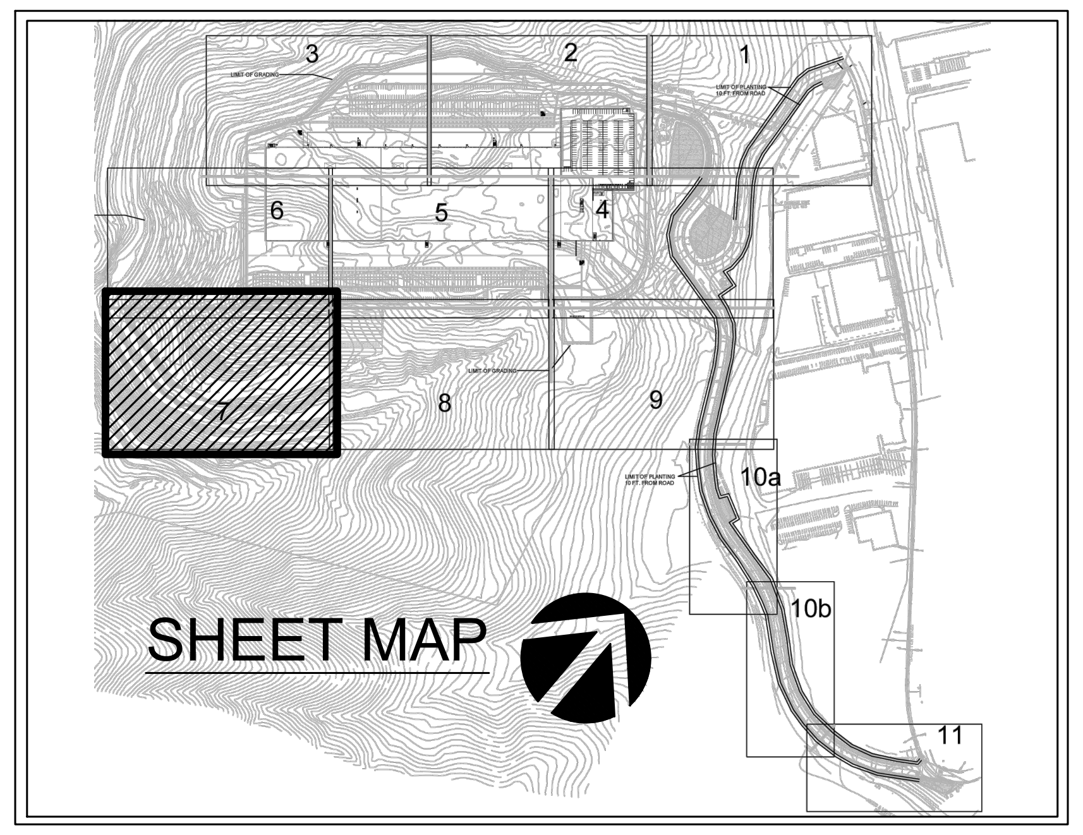
MATCHLINE SEE SHEET L1.6





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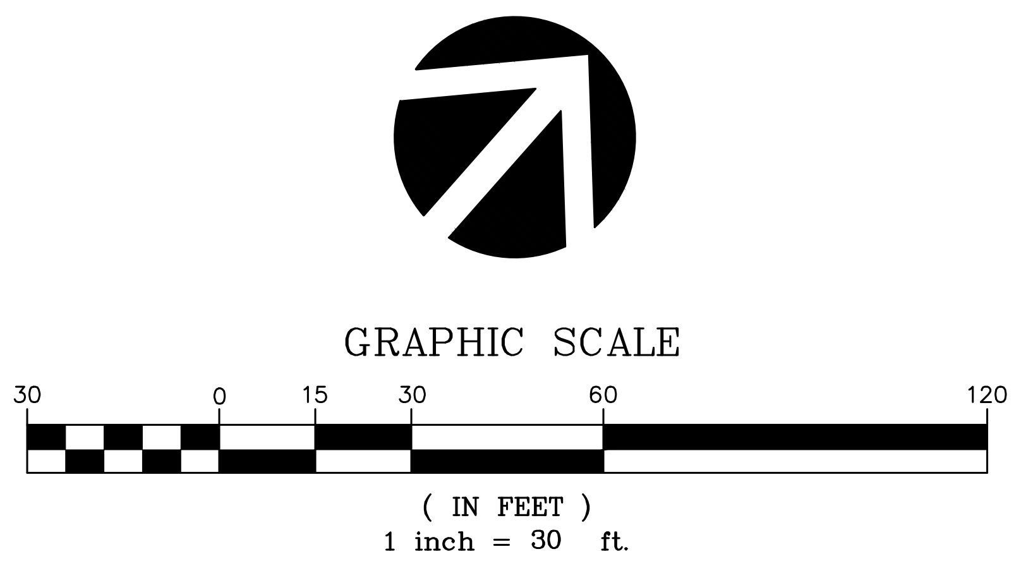

REFER TO SHEET L1.0 FOR RECOMMENDED PLANT LIST, NOTES AND DETAILS

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PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

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Pleasanton, CA 94588
P 925.244.9620

ORCHARD
PARTNERS

GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT
1 QUARRY RD
BRISBANE, CALIFORNIA 94005

PRELIMINARY LANDSCAPE PLAN

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JOB NO.:	SNR18-0030-00

SHEET
L1.7

2/1/2023 4:02:37 PM

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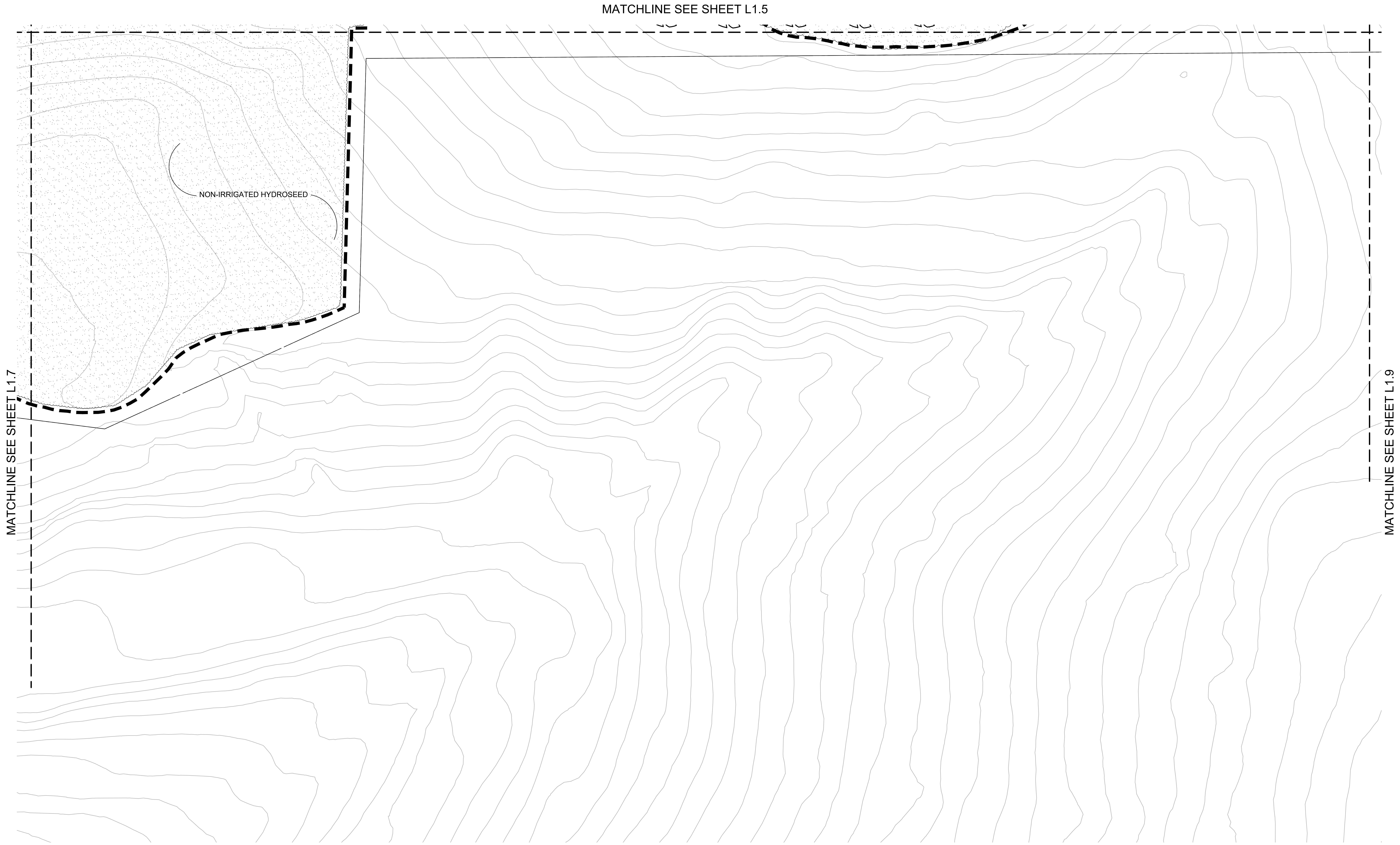

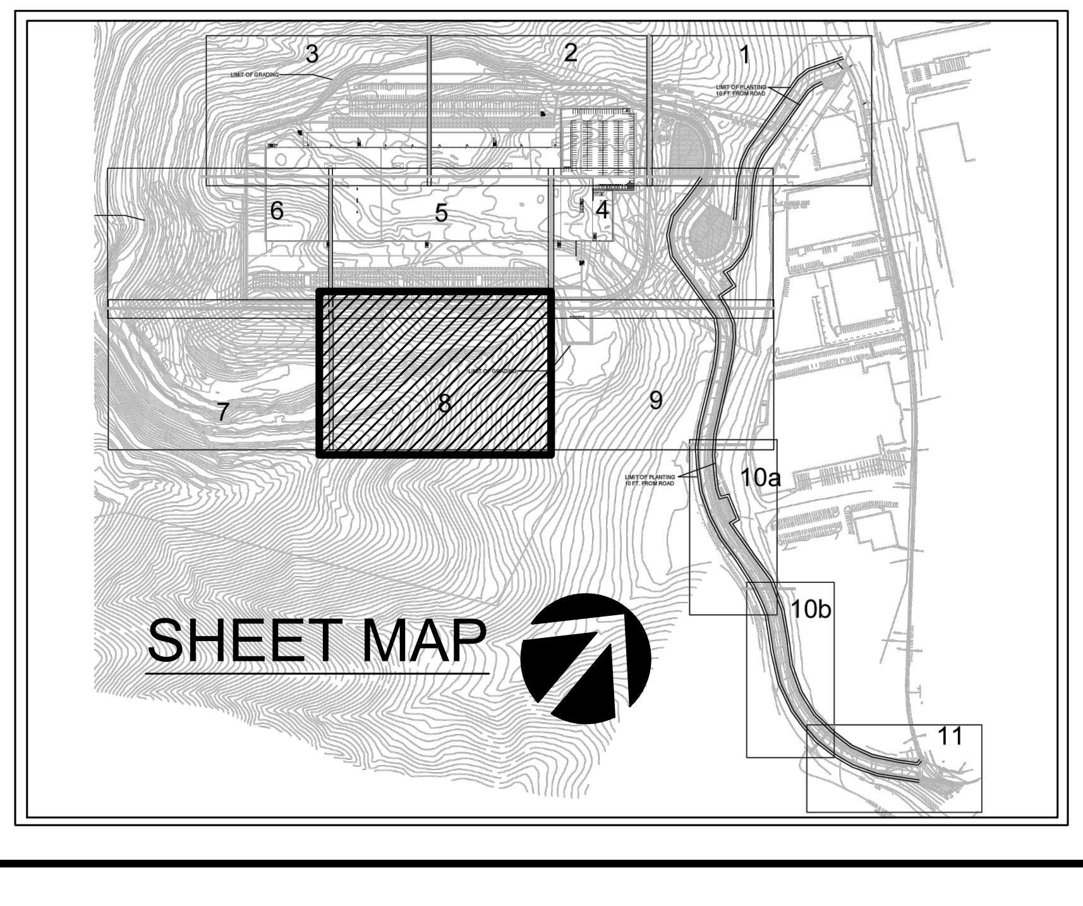

RW Stover & Associates, Inc.
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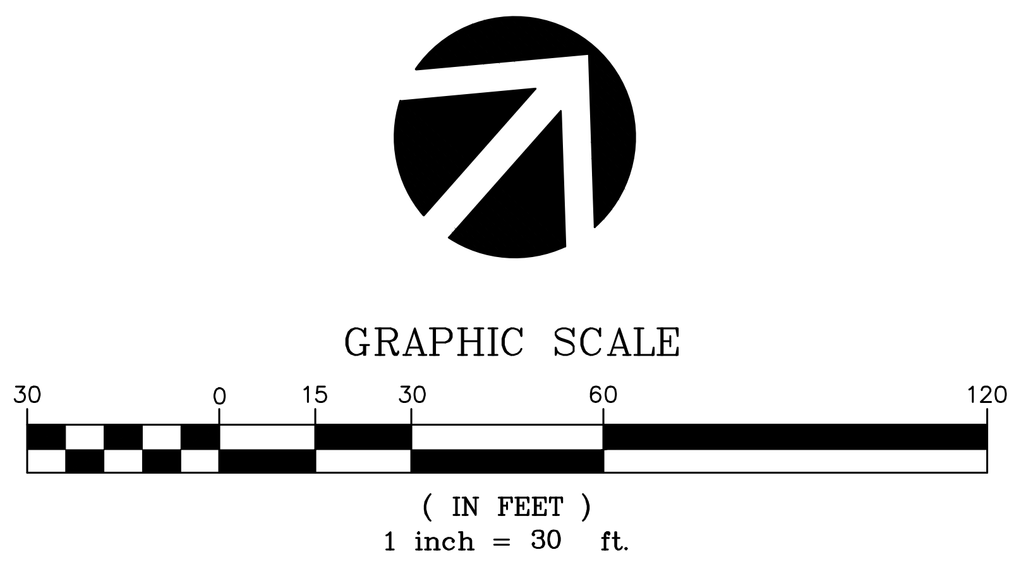
Ph: 925.933.2583



REFER TO SHEET L1.0 FOR RECOMMENDED PLANT LIST, NOTES AND DETAILS

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PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
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GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT

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PRELIMINARY LANDSCAPE PLAN

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PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SNR18-0030-00

SHEET
L1.8

2/1/2023 4:02:37 PM

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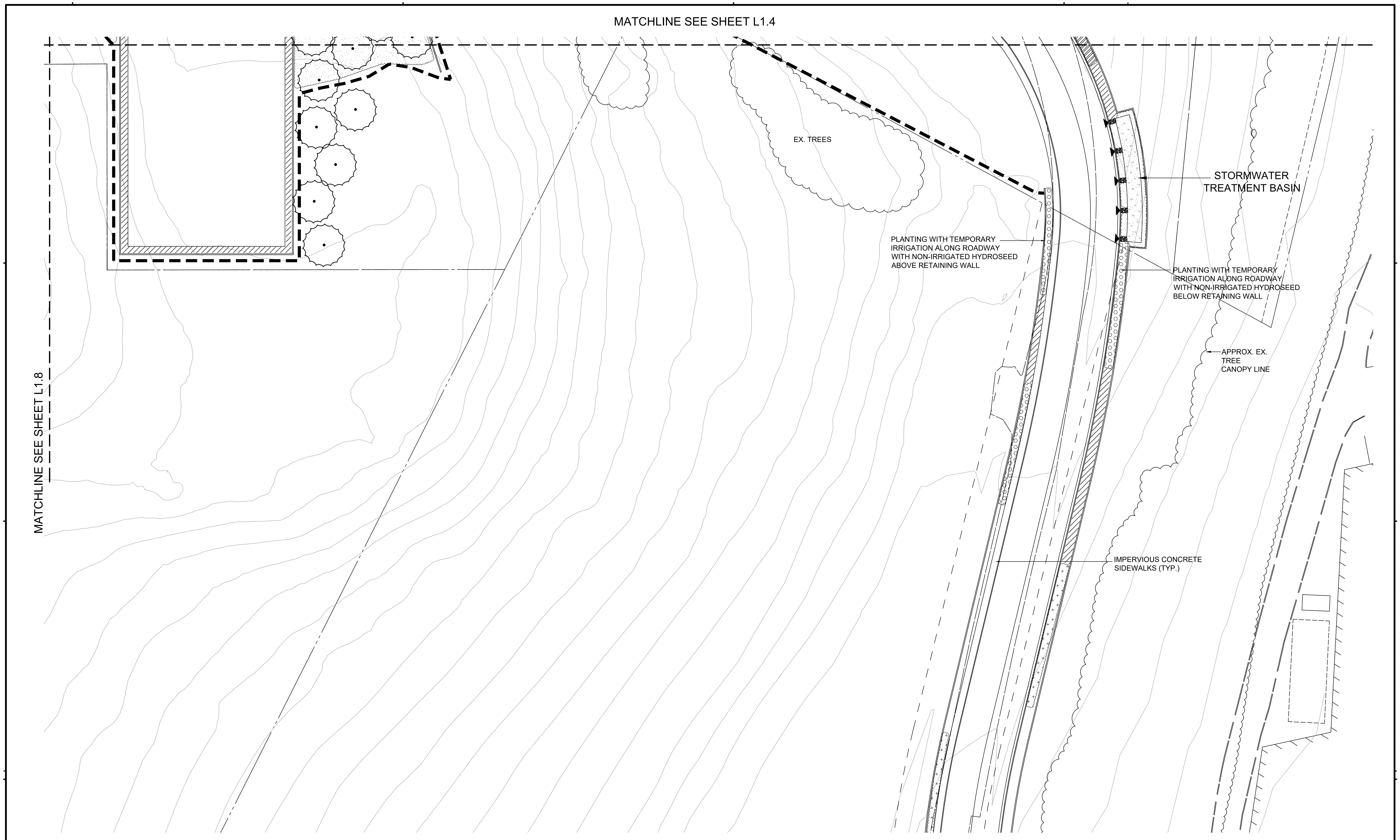
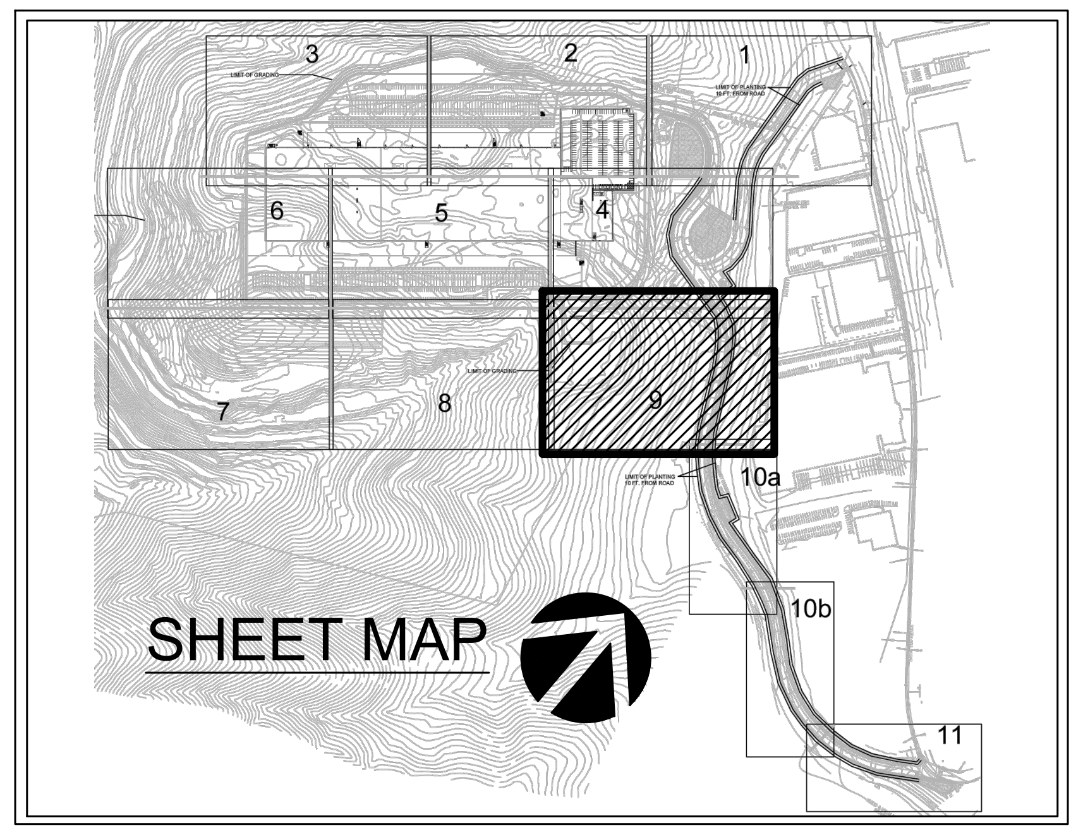
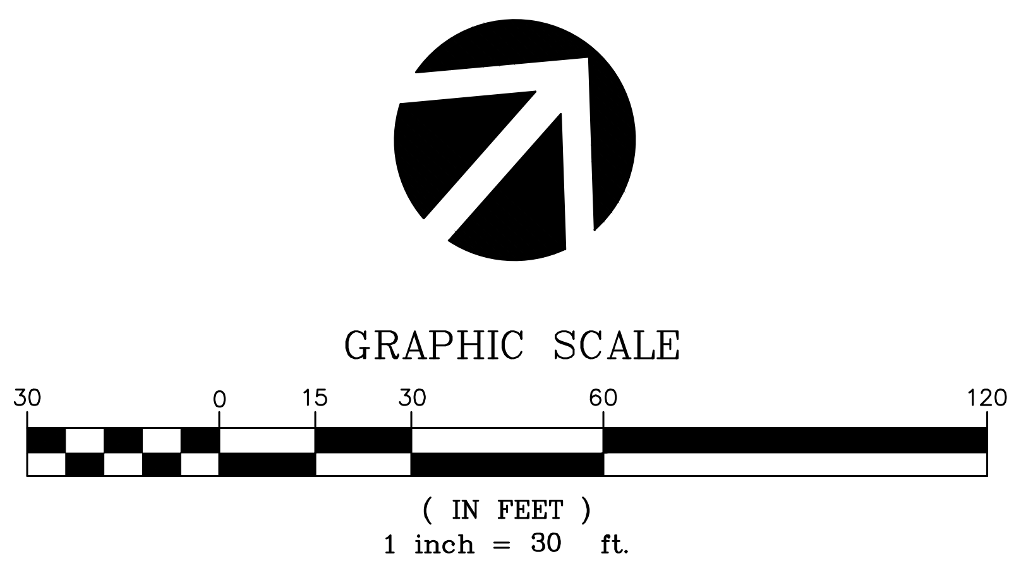

MATCHLINE SEE SHEET L1.4
MATCHLINE SEE SHEET L1.8
EX. TREES
STORMWATER TREATMENT BASIN
PLANTING WITH TEMPORARY IRRIGATION ALONG ROADWAY WITH NON-IRRIGATED HYDROSEED ABOVE RETAINING WALL
PLANTING WITH TEMPORARY IRRIGATION ALONG ROADWAY WITH NON-IRRIGATED HYDROSEED BELOW RETAINING WALL
APPROX. EX. TREE CANOPY LINE
IMPERVIOUS CONCRETE SIDEWALKS (TYP.)


SHEET MAP


GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

REFER TO SHEET L1.0 FOR RECOMMENDED PLANT LIST, NOTES AND DETAILS

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PLANNING BRANDING
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GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT
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PRELIMINARY LANDSCAPE PLAN

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PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SNR18-0030-00

SHEET
L1.9

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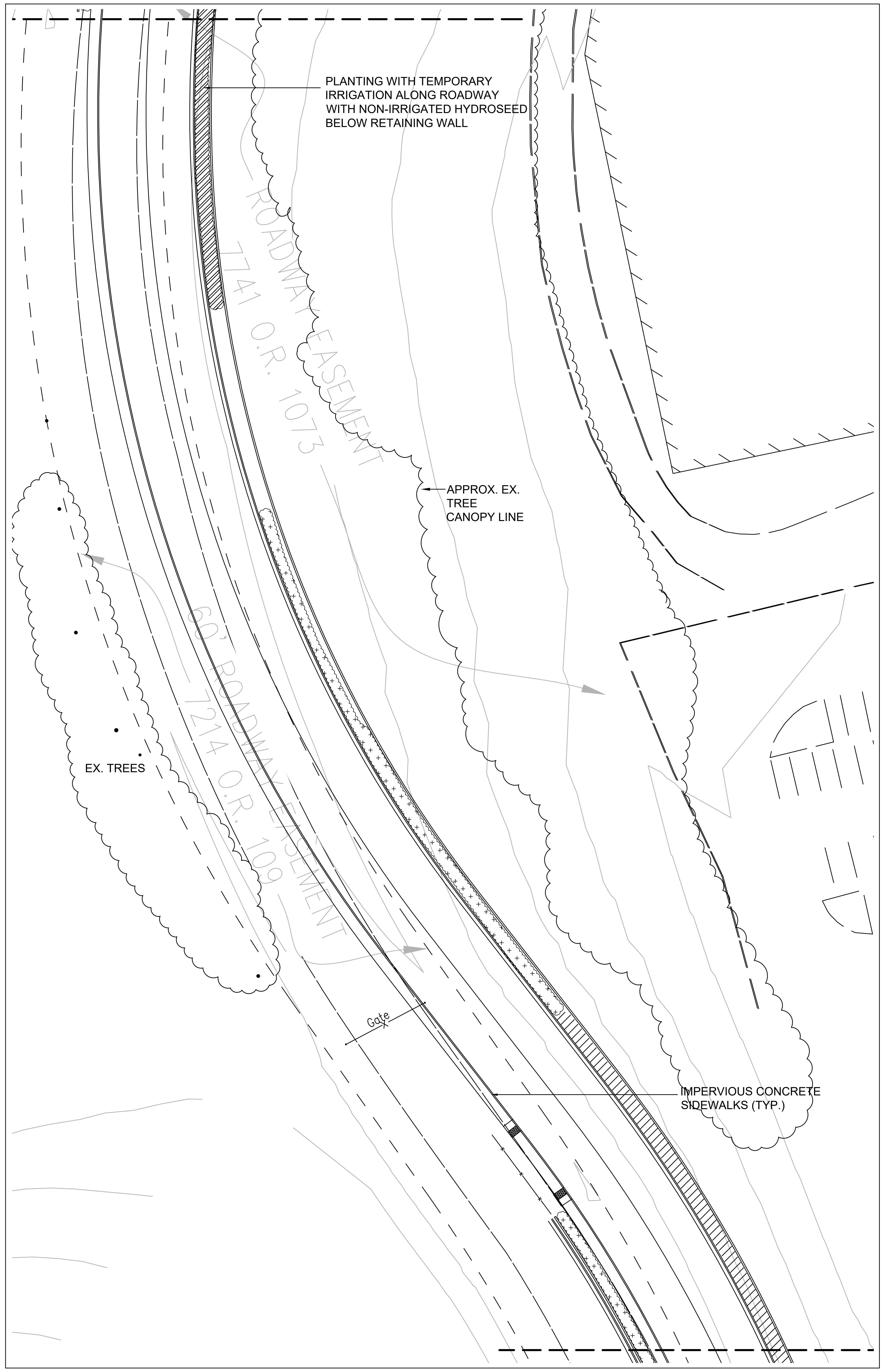
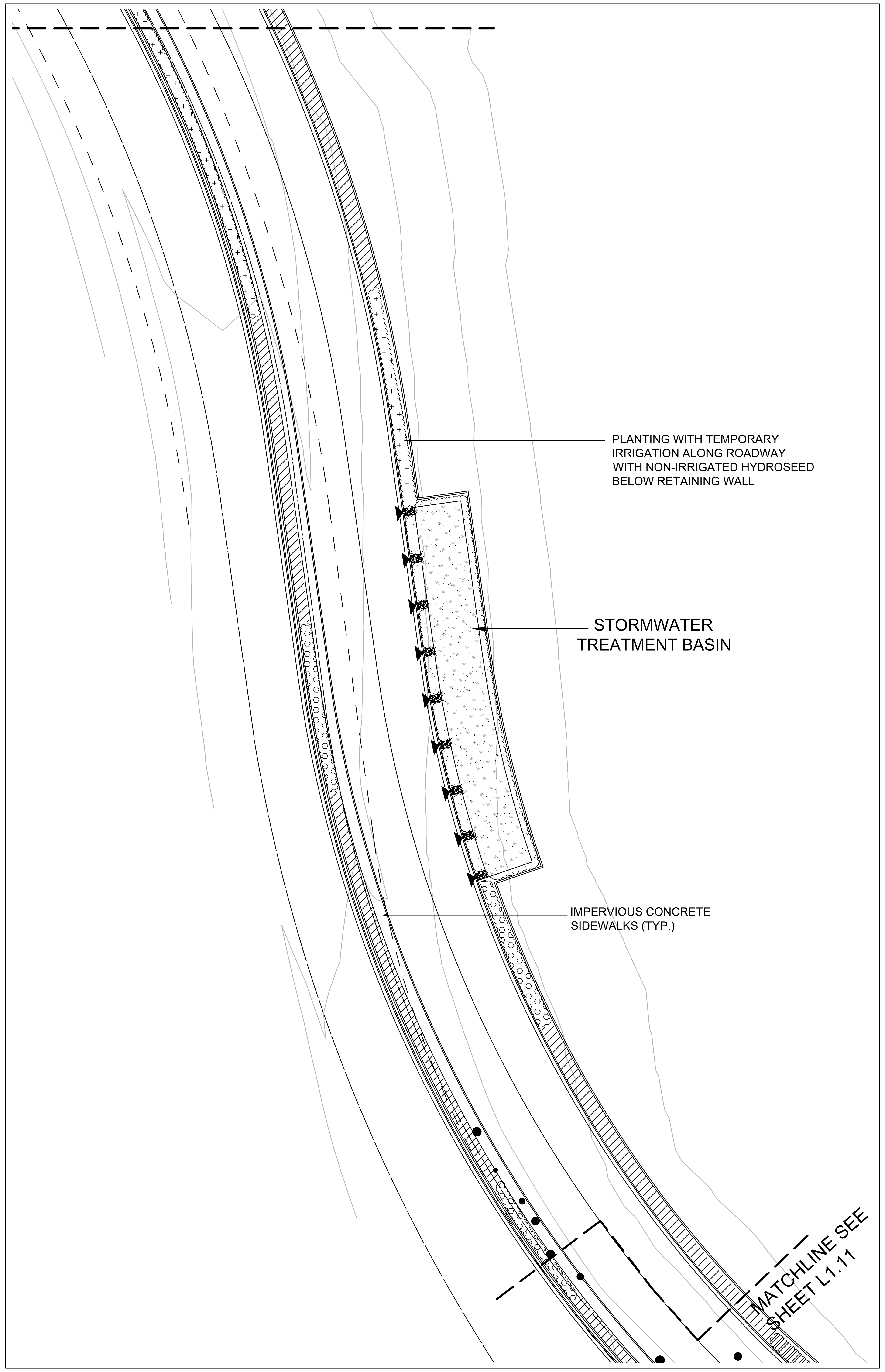
MATCHLINE SEE SHEET L1.9

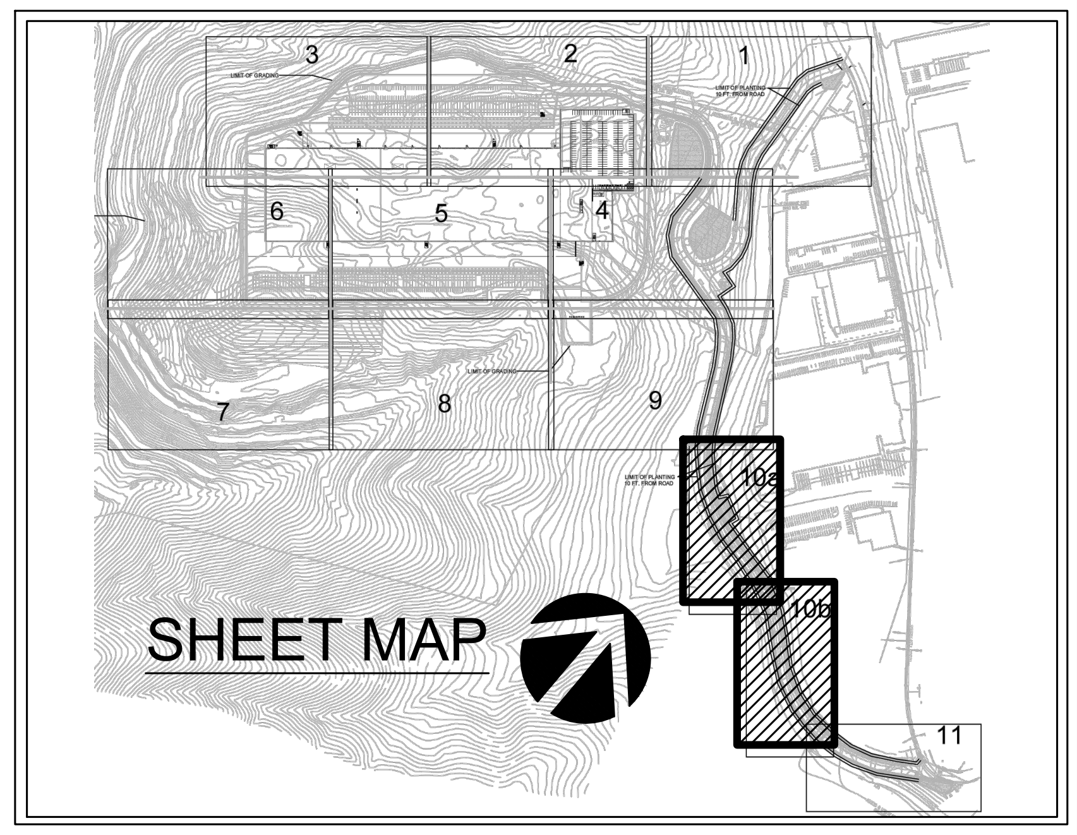


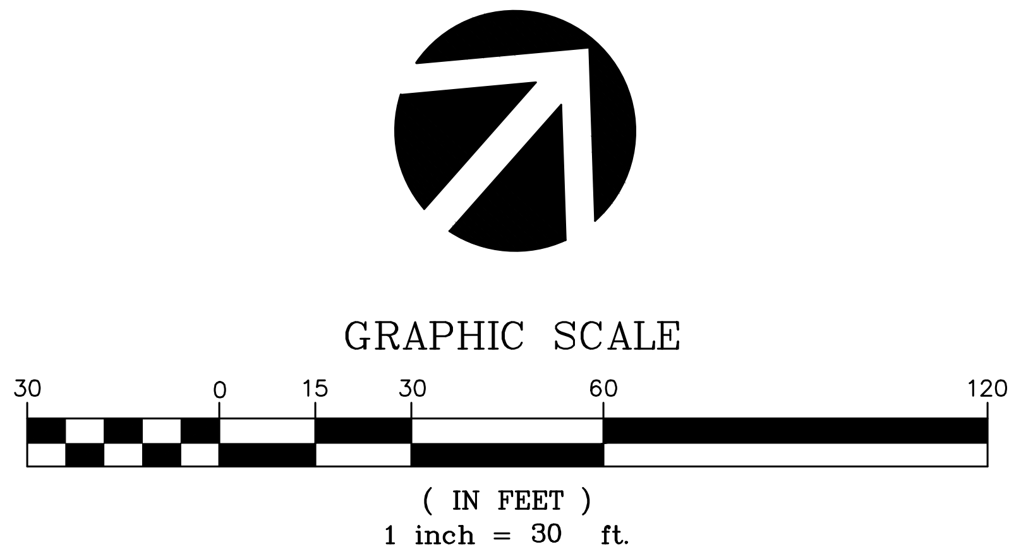
MATCHLINE SEE ABOVE RIGHT

MATCHLINE SEE BELOW LEFT



MATCHLINE SEE SHEET L1.8





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P 925.244.9620

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PARTNERS

GUADALUPE QUARRY - CLOSURE, ANNEXATION & REDEVELOPMENT

1 QUARRY RD
BRISBANE, CALIFORNIA 94005

PRELIMINARY LANDSCAPE PLAN

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PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SNR18-0030-00

SHEET
L1.10

2/1/2023 4:02:37 PM

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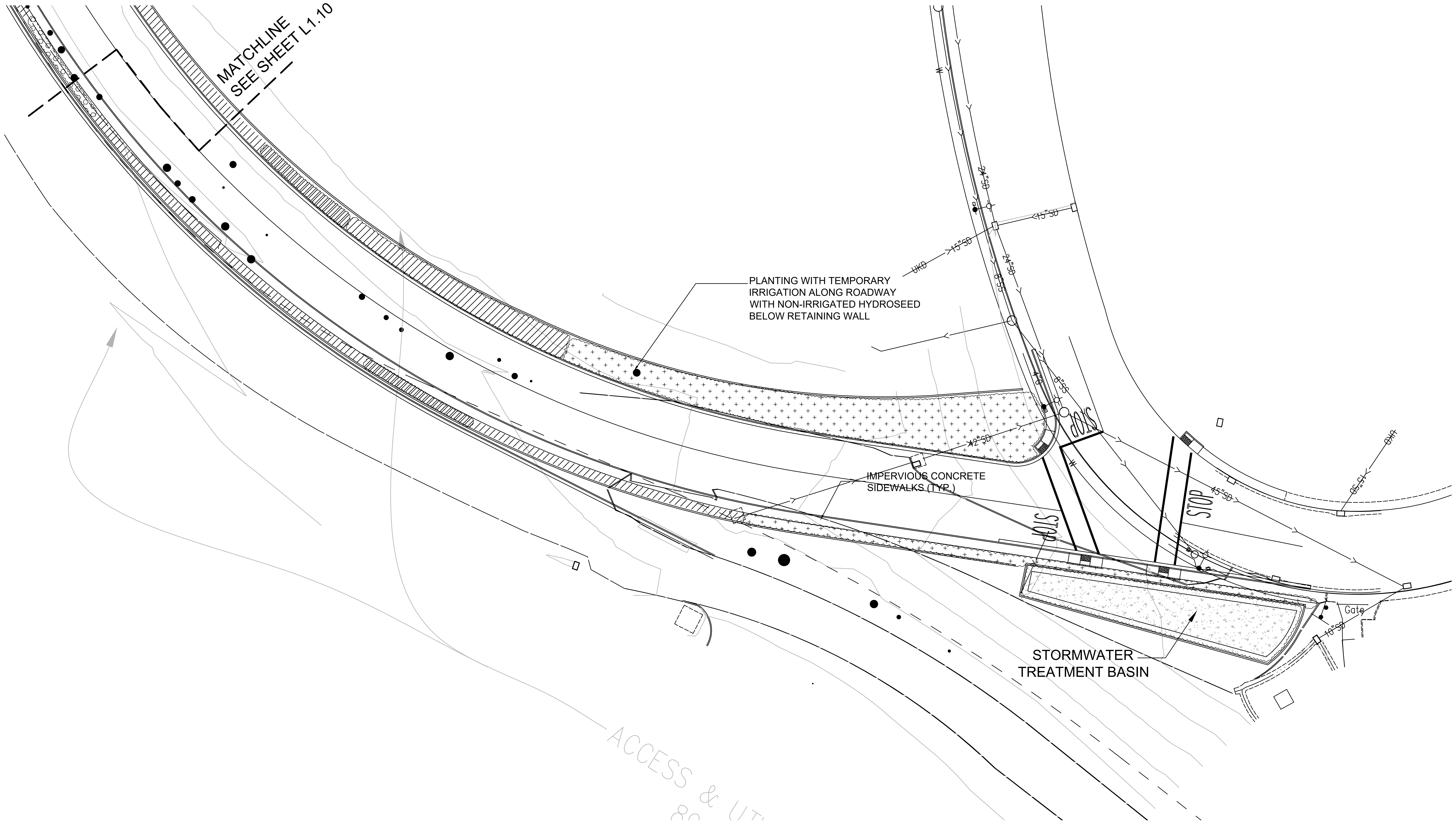

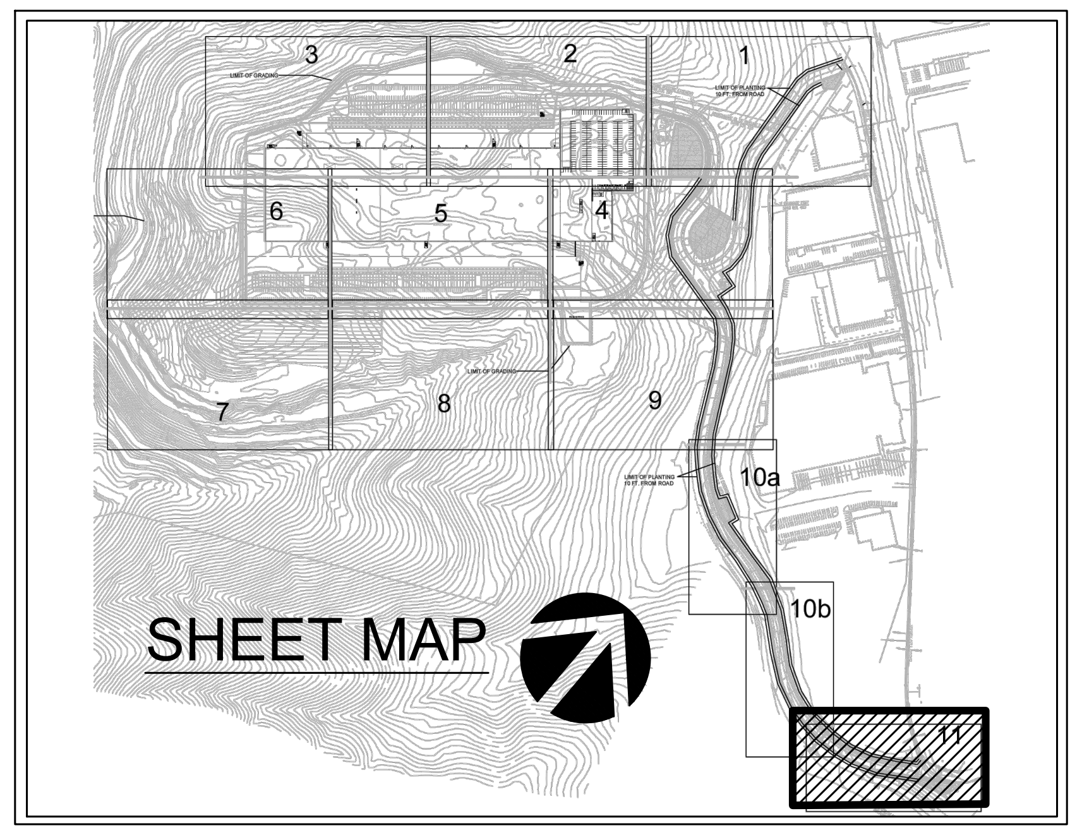

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REFER TO SHEET L1.0 FOR RECOMMENDED PLANT LIST, NOTES AND DETAILS

WARE MALCOMB
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
4683 Chabot Dr, Suite #300
Pleasanton, CA 94588
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ORCHARD
PARTNERS

GUADALUPE QUARRY -
CLOSURE, ANNEXATION &
REDEVELOPMENT
1 QUARRY RD
BRISBANE, CALIFORNIA 94005

PRELIMINARY
LANDSCAPE PLAN

DATE	REMARKS
02/10/2023	PLANNING COMMENTS #1
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08/11/2023	PLANNING COMMENTS #3

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SNR18-0030-00

SHEET
L1.11

C:\Users\acoon\Documents\0030_ARCH_acoonZ244H.rvt

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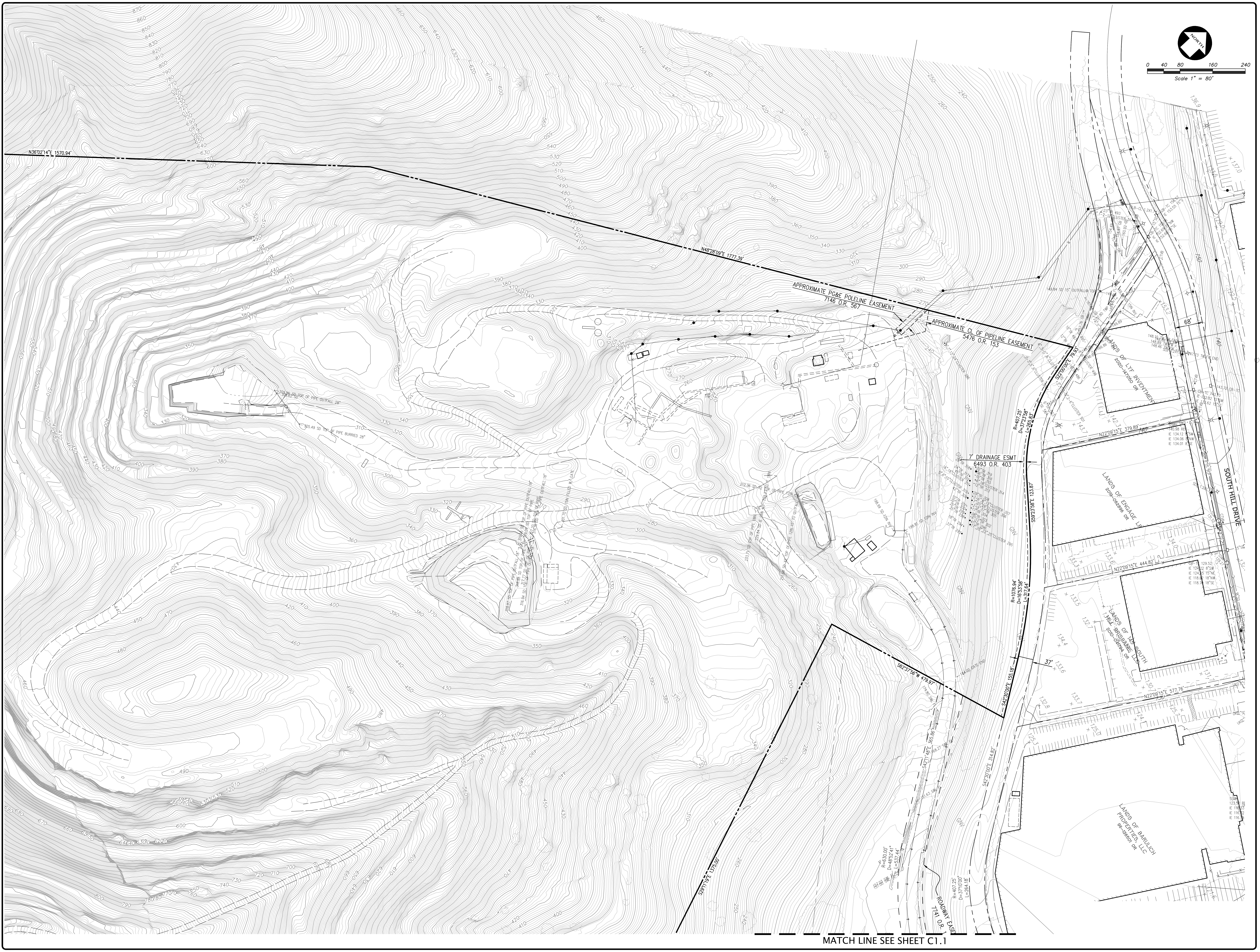

BY	REVISION	NO.
		△
		△
		△
		△
		△

JOHN ADAM MAHONEY
No. 62365
PLAN CHECK ONLY

KIER+WRIGHT
250 Cherry Lane, Suite 107, 208
Manteca, CA 95337
Phone: (209) 328-1123
www.kierwright.com

TOPOGRAPHIC SURVEY
OF
GUADALUPE QUARRY - CLOSURE, ANNEXATION AND REDEVELOPMENT
FOR
ORCHARD PARTNERS, LLC

BRISBANE, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C1.0
OF _	SHEETS

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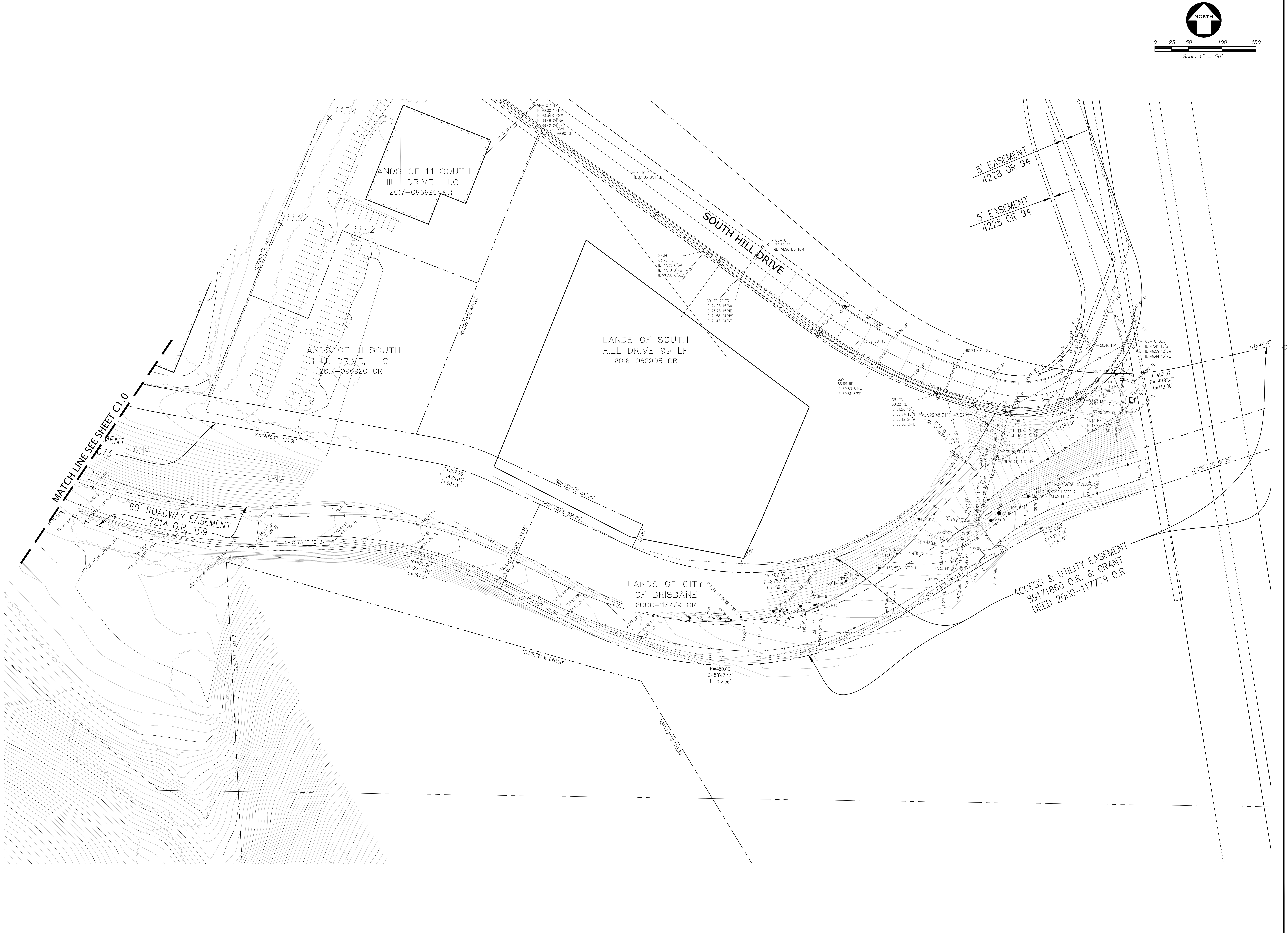
NORTH
0 25 50 100 150
Scale 1" = 50'
LANDS OF 111 SOUTH HILL DRIVE, LLC 2017-096920 OR
LANDS OF 111 SOUTH HILL DRIVE, LLC 2017-096920 OR
LANDS OF SOUTH HILL DRIVE 99 LP 2016-062905 OR
SOUTH HILL DRIVE
5' EASEMENT 4228 OR 94
5' EASEMENT 4228 OR 94
MATCH LINE SEE SHEET C1.0
60' ROADWAY EASEMENT 7214 O.R. 109
LANDS OF CITY OF BRISBANE 2000-117779 OR
ACCESS & UTILITY EASEMENT 89171860 O.R. & GRANT DEED 2000-117779 O.R.
GNV
GNV
113.4
113.2
111.2
111.2
N22°09'15"E 447.91'
N22°09'15"E 481.22'
S79°40'00"E 420.00'
R=357.25' D=14°35'00" L=90.93'
S65°05'00"E 235.00'
S65°05'00"E 235.00'
N88°55'31"E 101.37'
R=620.00' D=27°30'03" L=297.59'
S63°54'26"E 140.94'
N73°57'21"W 640.00'
R=480.00' D=58°47'43" L=492.56'
R=402.50' D=83°55'00" L=589.51'
N29°45'21"E 47.02'
R=180.00' D=61°48'35" L=194.18'
R=450.97' D=14°19'53" L=112.80'
N76°41'59"
N71°52'13"E 257.30'
R=970.00' D=14°14'22" L=241.07'
S25°57'21"E 341.13'
N31°17'21"W 203.84'

Z:\2018\A18573-3\DWG\ENTITLEMENTS\ONSITE\A18573-3-PG.dwg 6-25-24 05:31:40 PM kshaw

REVISION	BY	NO.
		△ △ △ △ △

REVISION	BY	NO.
		△ △ △ △ △

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No. 62365

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Manteca, CA 95337
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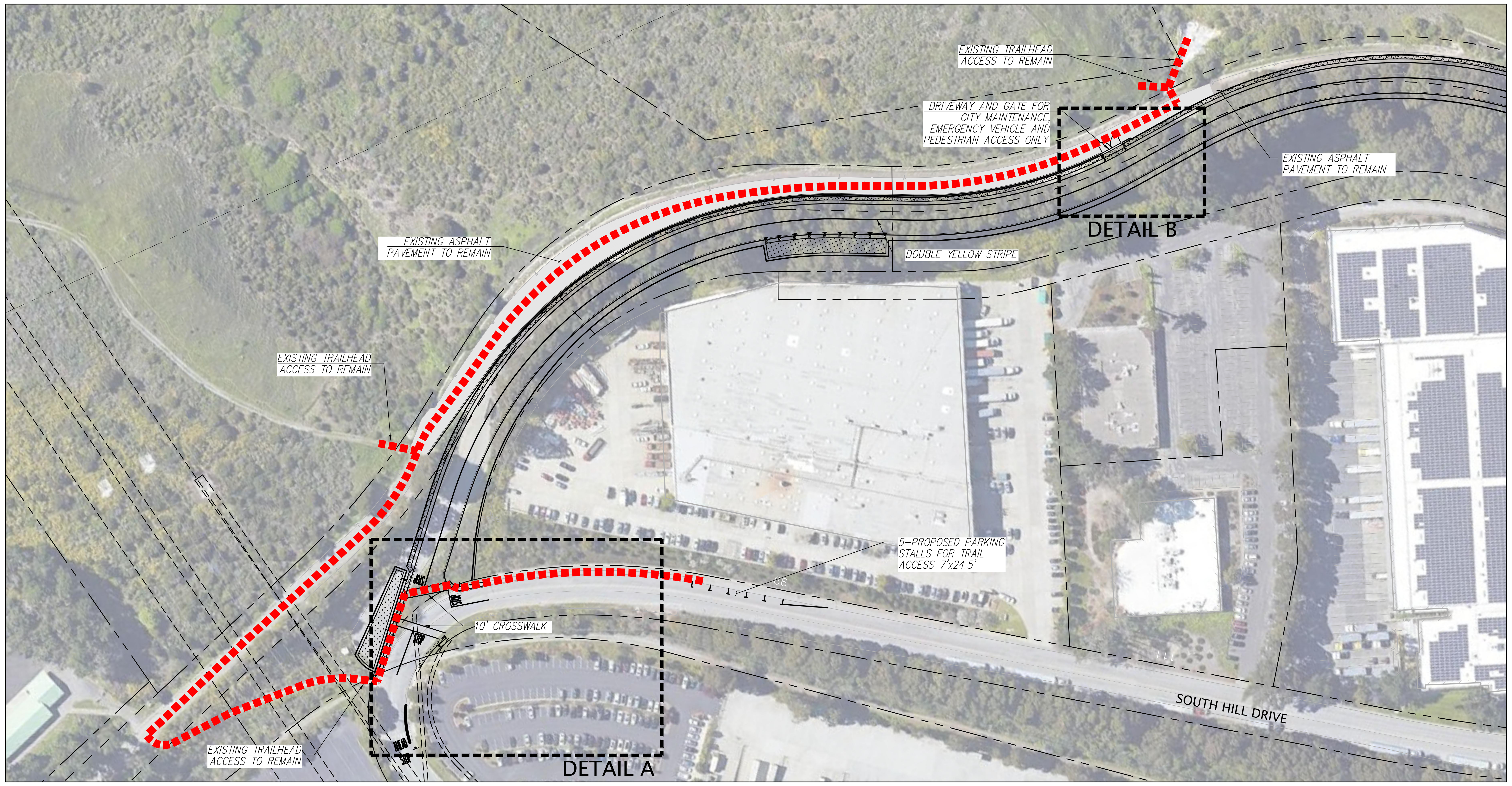
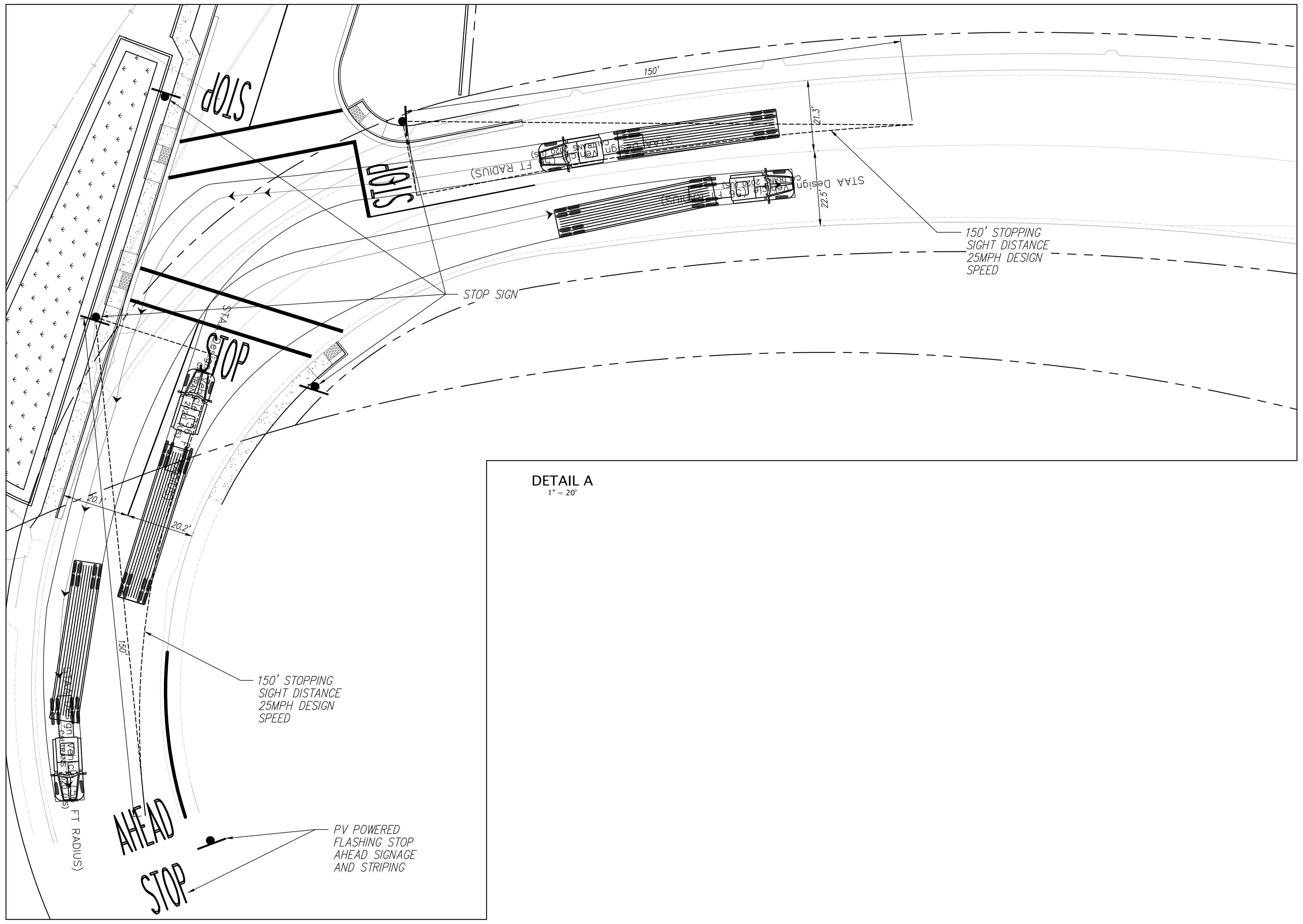
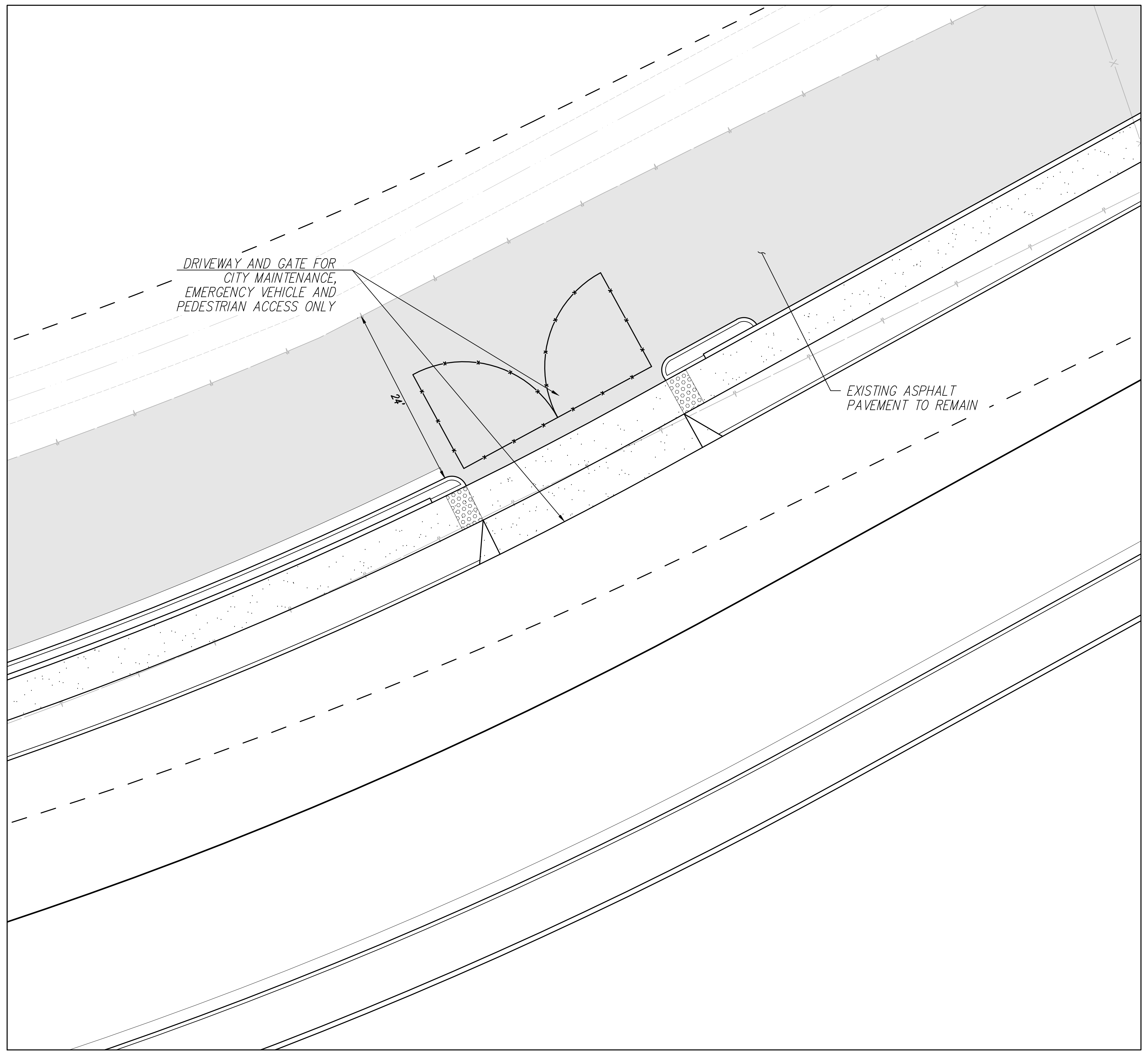
TOPOGRAPHIC SURVEY
OF
GUADALUPE QUARRY - CLOSURE, ANNEXATION AND REDEVELOPMENT
FOR
ORCHARD PARTNERS, LLC
BRISBANE, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C1.1
OF _	SHEETS


EXISTING TRAILHEAD ACCESS TO REMAIN
DRIVEWAY AND GATE FOR CITY MAINTENANCE, EMERGENCY VEHICLE AND PEDESTRIAN ACCESS ONLY
EXISTING ASPHALT PAVEMENT TO REMAIN
DETAIL B
EXISTING ASPHALT PAVEMENT TO REMAIN
DOUBLE YELLOW STRIPE
EXISTING TRAILHEAD ACCESS TO REMAIN
5-PROPOSED PARKING STALLS FOR TRAIL ACCESS 7'x24.5'
10' CROSSWALK
SOUTH HILL DRIVE
EXISTING TRAILHEAD ACCESS TO REMAIN
DETAIL A
NORTH
0 40' 80' 160'
Scale 1" = 80'


STOP
STOP
150'
20.3'
22.3'
(FT RADIUS)
STAA Design
150' STOPPING SIGHT DISTANCE 25MPH DESIGN SPEED
STOP SIGN
STOP
20.1'
20.2'
150'
150' STOPPING SIGHT DISTANCE 25MPH DESIGN SPEED
AHEAD
STOP
FT RADIUS)
PV POWERED FLASHING STOP AHEAD SIGNAGE AND STRIPING

DETAIL A
1" = 20'


DRIVEWAY AND GATE FOR CITY MAINTENANCE, EMERGENCY VEHICLE AND PEDESTRIAN ACCESS ONLY
24'
EXISTING ASPHALT PAVEMENT TO REMAIN

DETAIL B
1" = 10'

NO.	REVISION	BY
△		
△		
△		
△		
△		

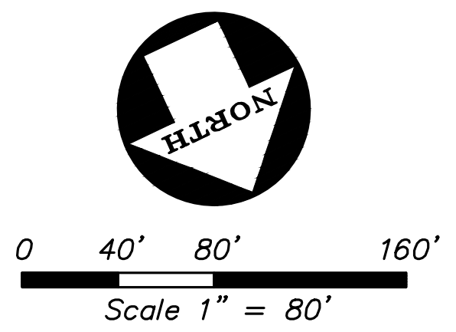
NO.	REVISION	BY
△		
△		
△		
△		
△		

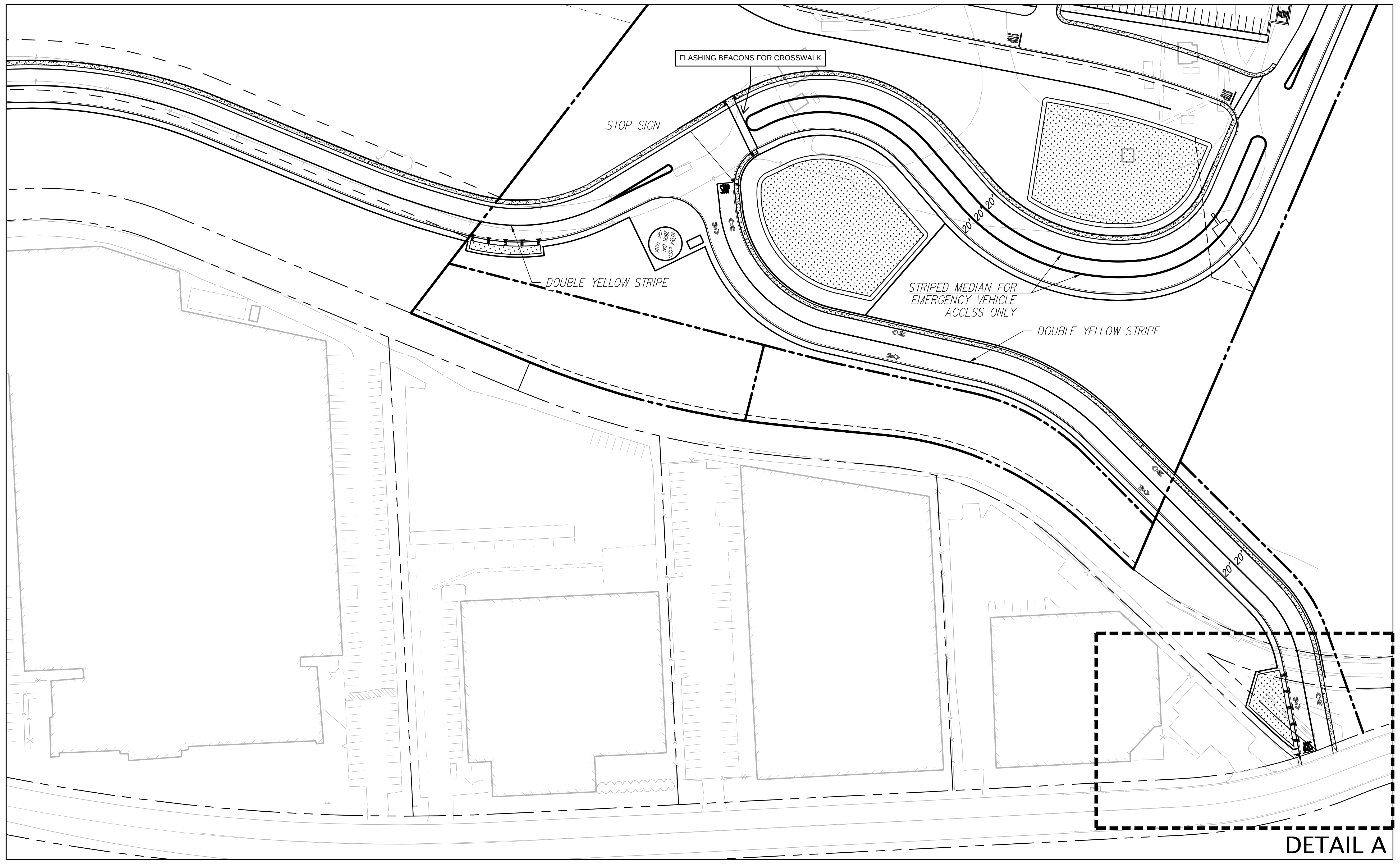
REGISTERED PROFESSIONAL ENGINEER
JOHN ADAM MAHONEY
No. 62365
CIVIL
STATE OF CALIFORNIA
PLAN CHECK ONLY

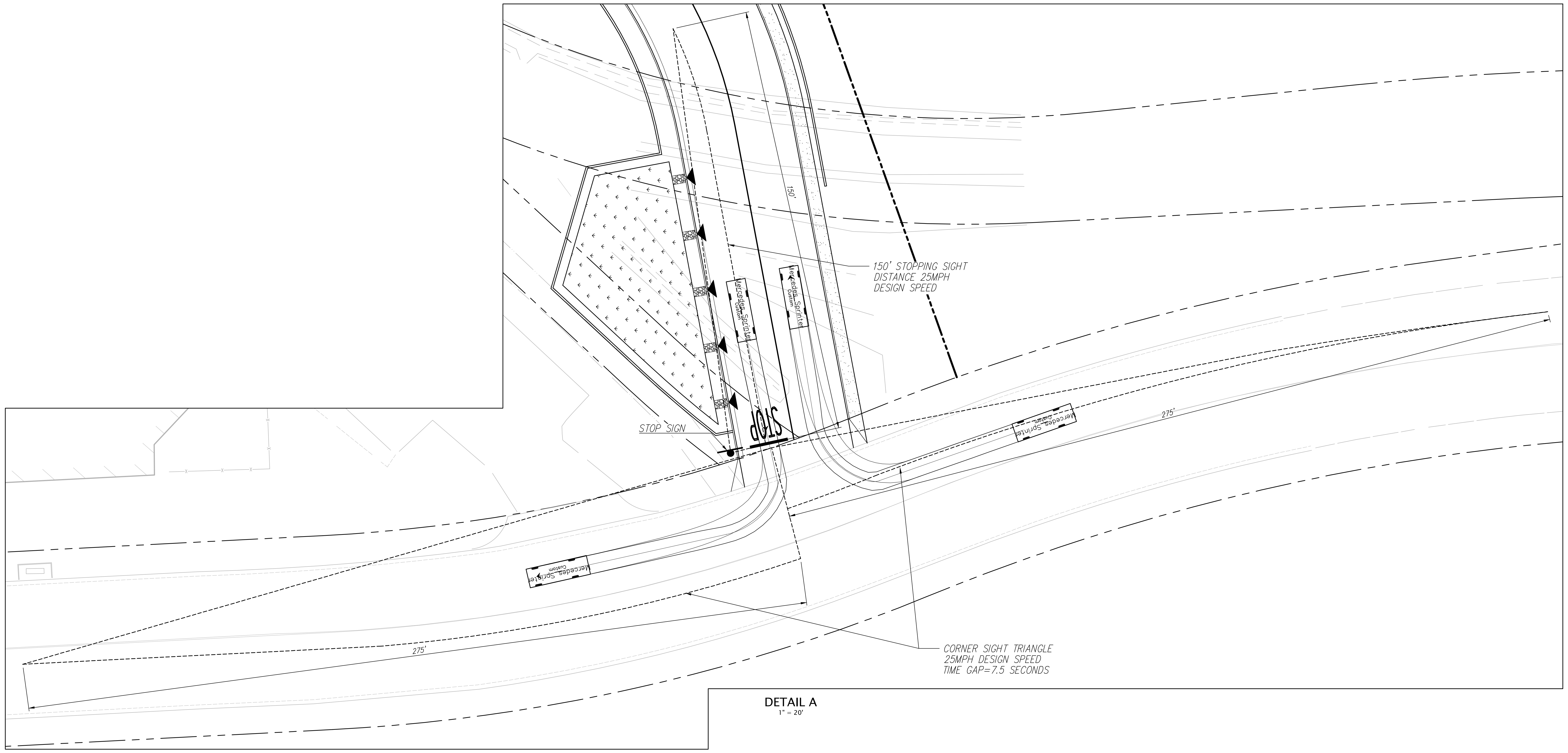
KIER+WRIGHT
250 Cherry Lane, Suite 107, 208
Manteca, CA 95337
Phone: (209) 328-1123
www.kierwright.com

SITE ACCESS PLAN
OF
GUADALUPE QUARRY - CLOSURE, ANNEXATION AND REDEVELOPMENT
FOR
ORCHARD PARTNERS, LLC
BRISBANE, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C2.0
OF	_ SHEETS




FLASHING BEACONS FOR CROSSWALK
STOP SIGN
DOUBLE YELLOW STRIPE
STRIPED MEDIAN FOR EMERGENCY VEHICLE ACCESS ONLY
DOUBLE YELLOW STRIPE
20'
20'
20'
20'
20'
DETAIL A



DETAIL A
1" = 20'

NO.	REVISION	BY
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NO.	REVISION	BY
△		
△		
△		
△		
△		

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No. 62365

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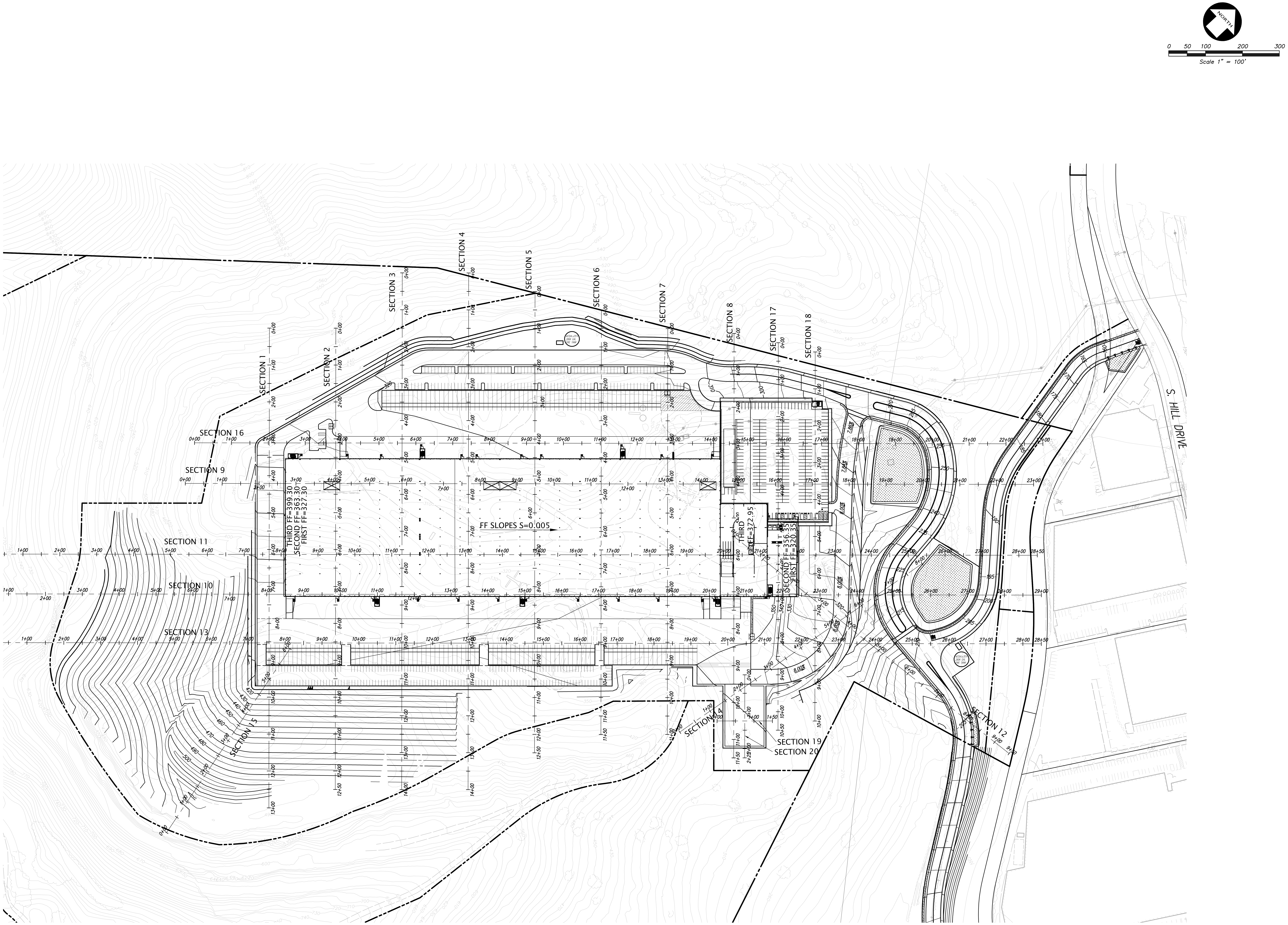
250 Cherry Lane, Suite 107, 208
Manteca, CA 95337
Phone: (209) 328-1123
www.kierwright.com

SITE ACCESS PLAN
OF
GUADALUPE QUARRY - CLOSURE, ANNEXATION AND REDEVELOPMENT
FOR
ORCHARD PARTNERS, LLC

BRISBANE, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C2.1
OF _ SHEETS	



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REGISTERED PROFESSIONAL ENGINEER
JOHN ADAM MAHONEY
No. 62365
CIVIL
STATE OF CALIFORNIA
PLAN CHECK ONLY

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250 Cherry Lane, Suite 107, 208
Manteca, CA 95337
Phone: (209) 328-1123
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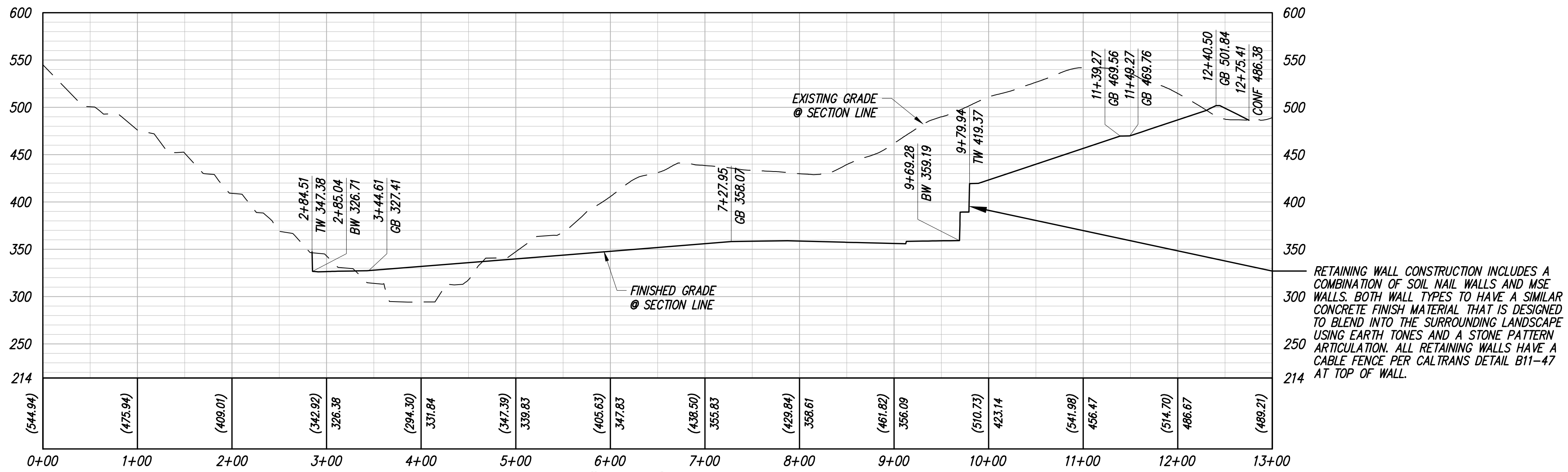
SITE SECTIONS KEYMAP
OF
GUADALUPE QUARRY - CLOSURE, ANNEXATION AND REDEVELOPMENT
FOR
ORCHARD PARTNERS, LLC
BRISBANE, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C2.2
OF _	SHEETS

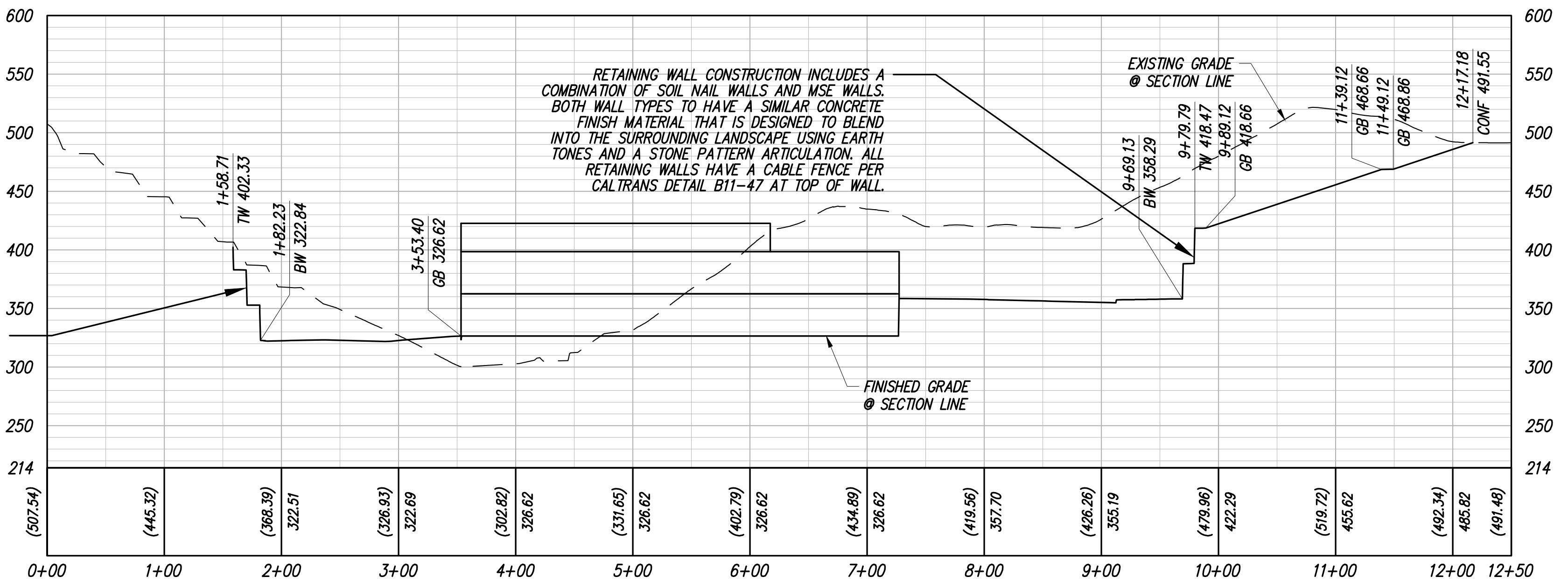


RETAINING WALL CONSTRUCTION INCLUDES A COMBINATION OF SOIL NAIL WALLS AND MSE WALLS. BOTH WALL TYPES TO HAVE A SIMILAR CONCRETE FINISH MATERIAL THAT IS DESIGNED TO BLEND INTO THE SURROUNDING LANDSCAPE USING EARTH TONES AND A STONE PATTERN ARTICULATION. ALL RETAINING WALLS HAVE A CABLE FENCE PER CALTRANS DETAIL B11-47 AT TOP OF WALL.

1" = 100' HORIZ.
1" = 100' VERT.

PROFILE

SECTION 1



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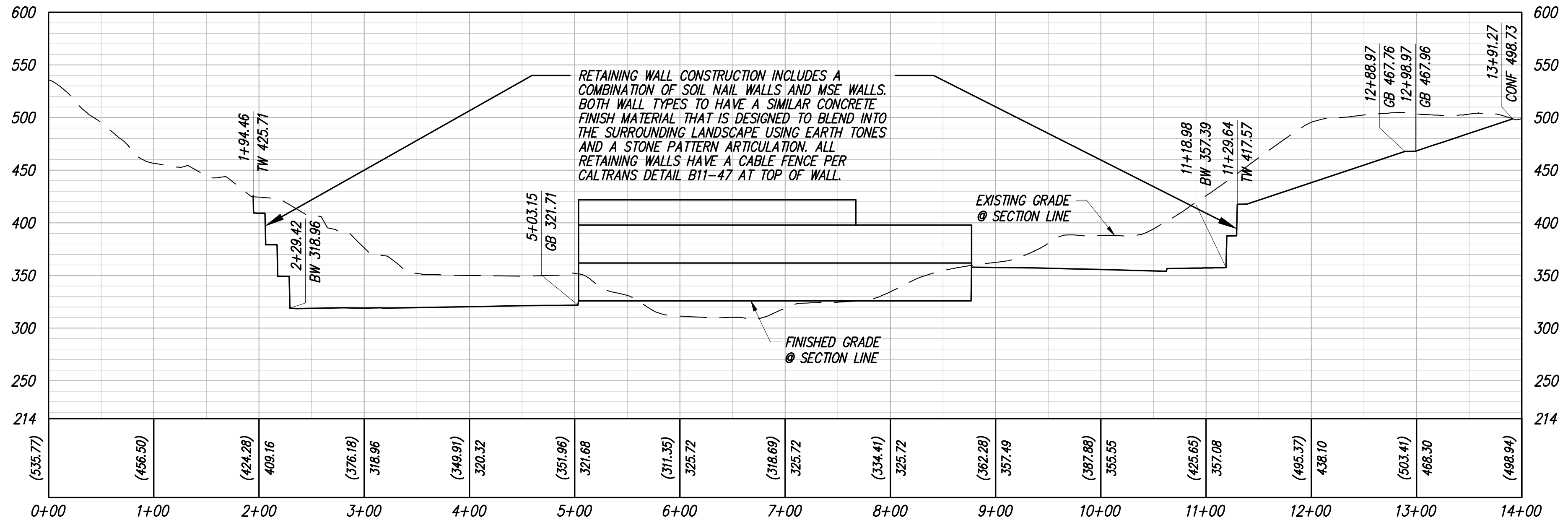
1" = 100' HORIZ.
1" = 100' VERT.

PROFILE

SECTION 2



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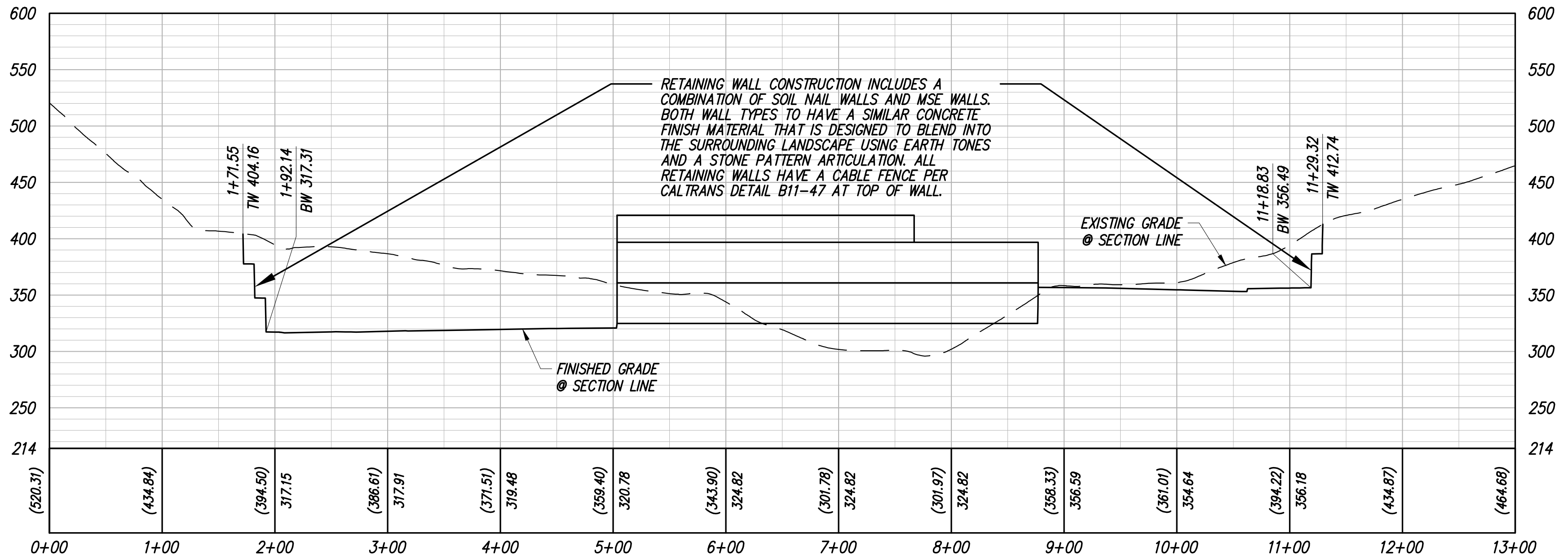
PROFILE

SECTION 3



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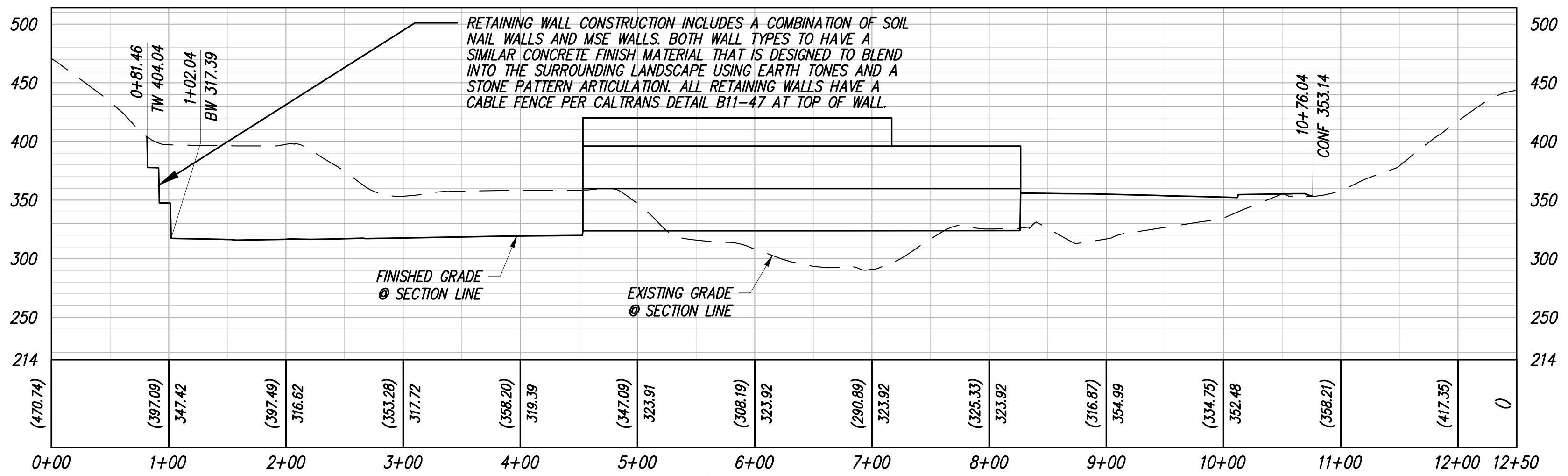
PROFILE

SECTION 4



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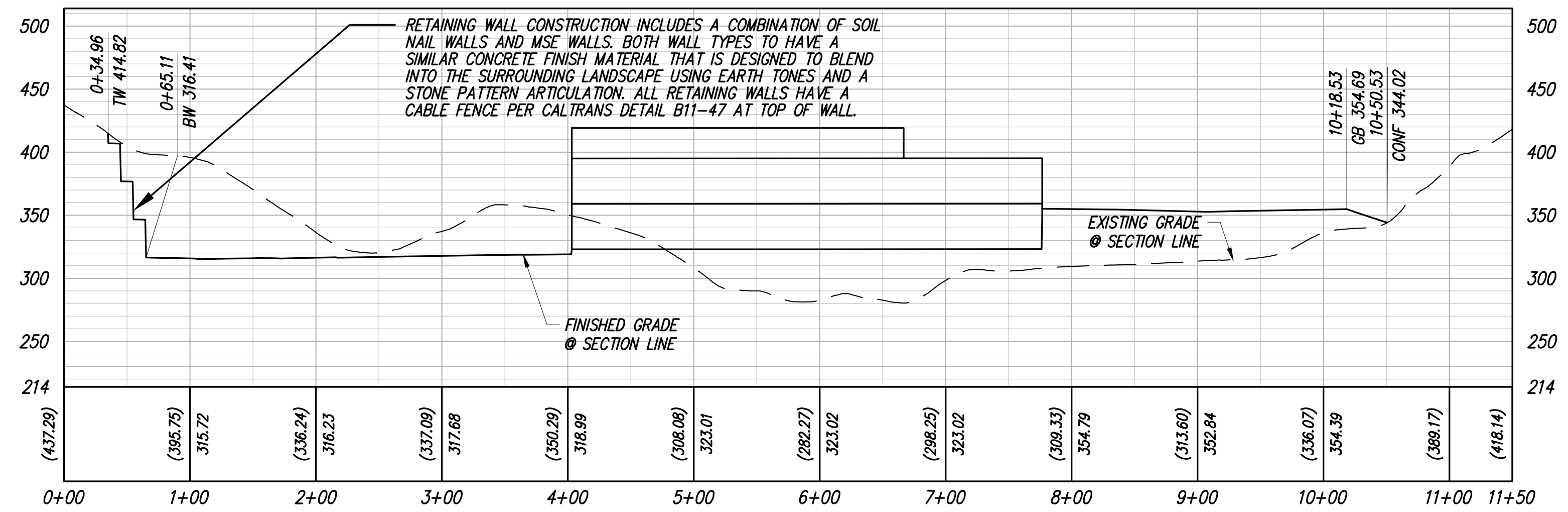
1" = 100' VERT.

PROFILE

SECTION 5



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1" = 100' HORIZ.
1" = 100' VERT.

PROFILE

SECTION 6

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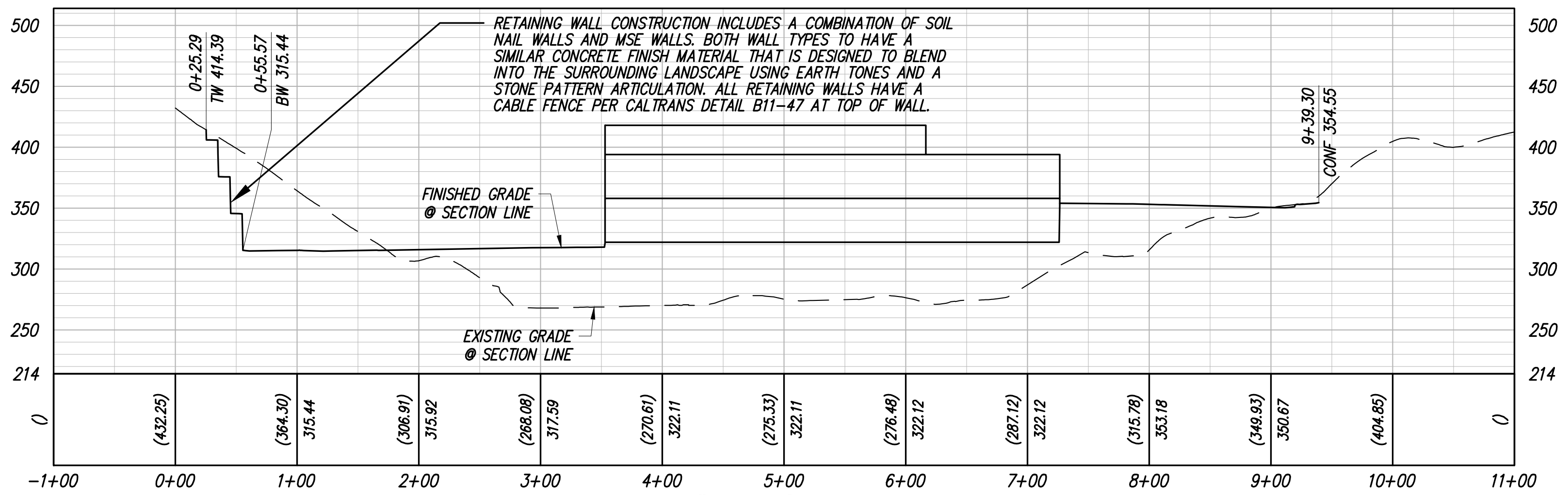
SHEET C2.3
OF _ SHEETS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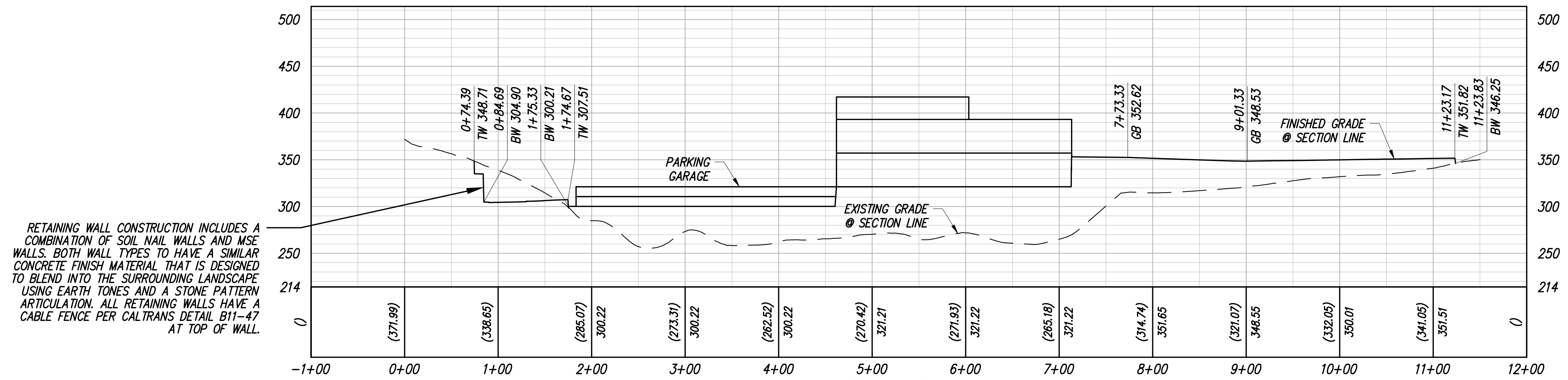
0+25.29
TW 414.39
0+55.57
BW 315.44
9+39.30
CONF 354.55
FINISHED GRADE @ SECTION LINE
EXISTING GRADE @ SECTION LINE
500
450
400
350
300
250
214
()
(432.25)
(364.30)
315.44
(306.91)
315.92
(268.08)
317.59
(270.61)
322.11
(275.33)
322.11
(276.48)
322.12
(287.12)
322.12
(315.78)
353.18
(349.93)
350.67
(404.85)
()
-1+00
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00

1" = 100' HORIZ.
1" = 100' VERT.
PROFILE

SECTION 7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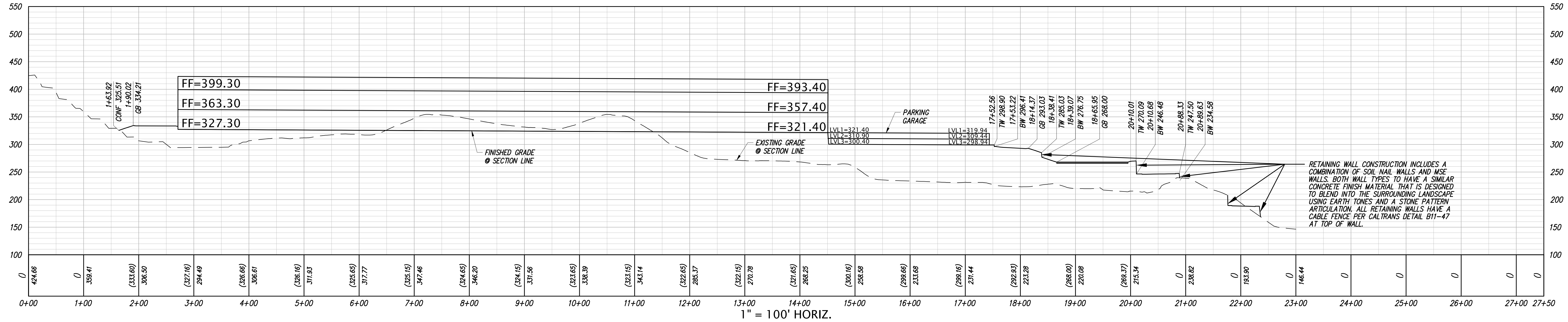
0+74.39
TW 348.71
0+84.69
BW 304.90
1+75.33
BW 300.21
1+74.67
TW 307.51
PARKING GARAGE
EXISTING GRADE @ SECTION LINE
7+73.33
GB 352.62
9+01.33
GB 348.53
FINISHED GRADE @ SECTION LINE
11+23.17
TW 351.82
11+23.83
BW 346.25
500
450
400
350
300
250
214
()
(371.99)
(338.65)
(285.07)
300.22
(273.31)
300.22
(262.52)
300.22
(270.42)
321.21
(271.93)
321.22
(265.18)
321.22
(314.74)
351.65
(321.07)
348.55
(332.05)
350.01
(341.05)
351.51
()
-1+00
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00

1" = 100' HORIZ.
1" = 100' VERT.
PROFILE

SECTION 8



1" = 100' HORIZ.
1" = 100' VERT.
PROFILE

SECTION 9

NO.	REVISION	BY
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SITE SECTIONS
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BRISBANE, CALIFORNIA

DATE	JUNE, 2024
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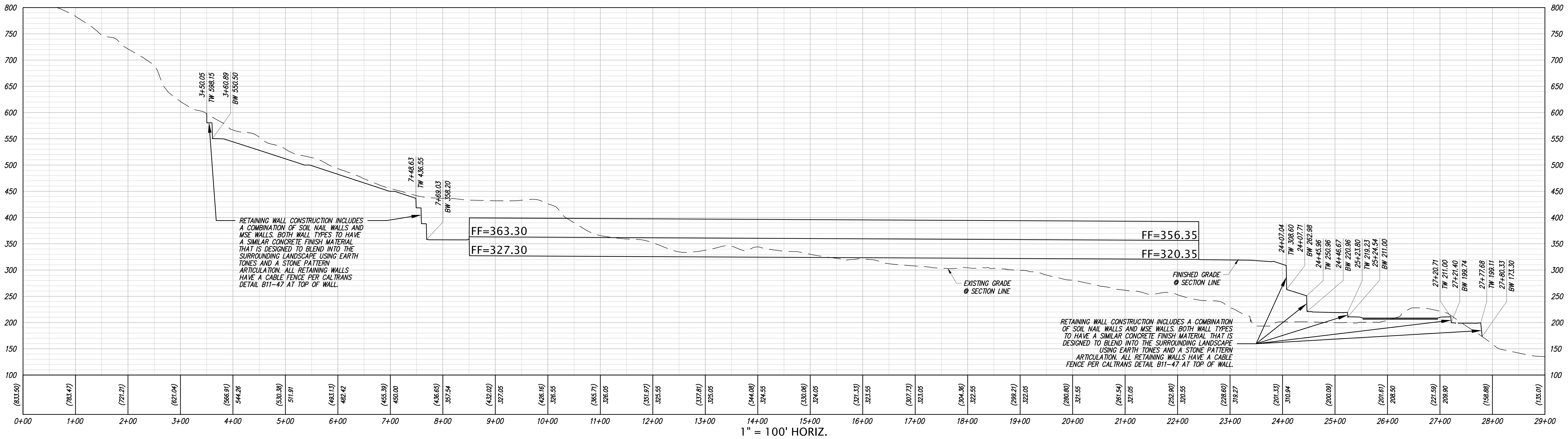
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C2.4
OF _	SHEETS



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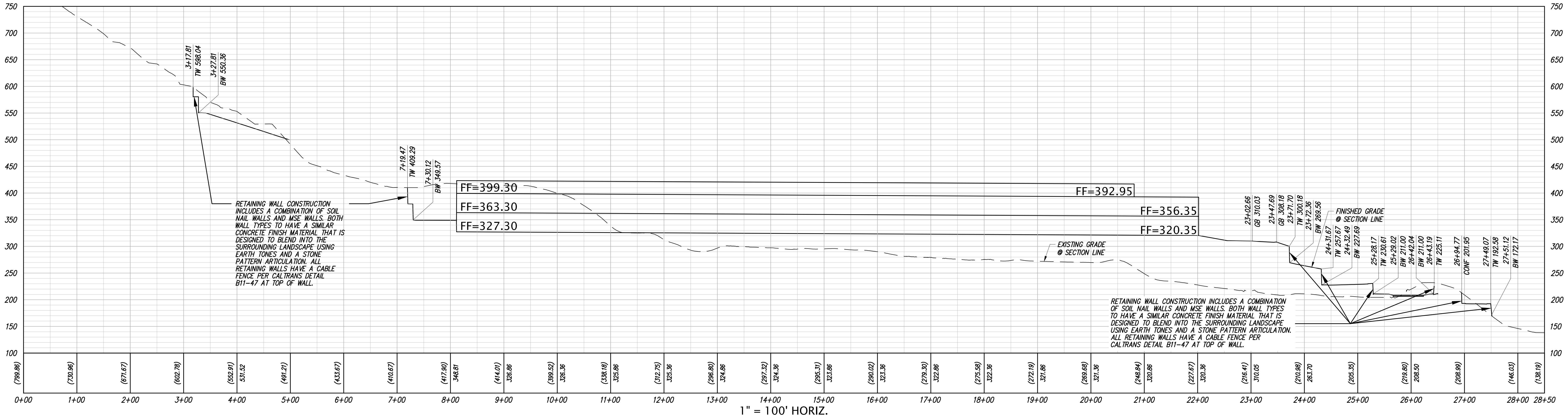
PROFILE

SECTION 10



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1" = 100' VERT.

PROFILE

SECTION 11

NO.	REVISION	BY
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DATE	JUNE, 2024
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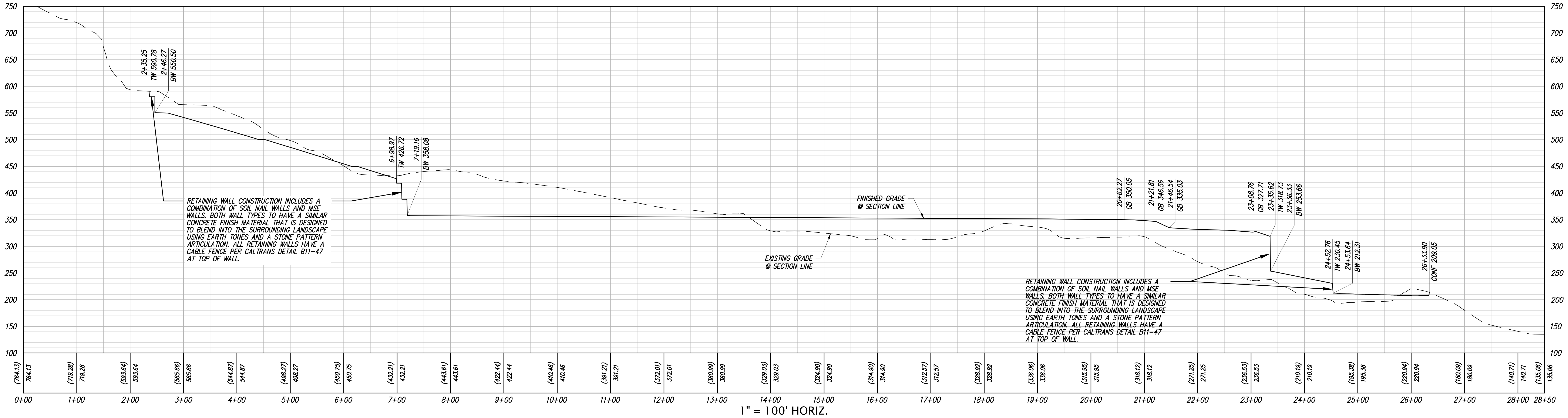
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C2.5
OF _	SHEETS



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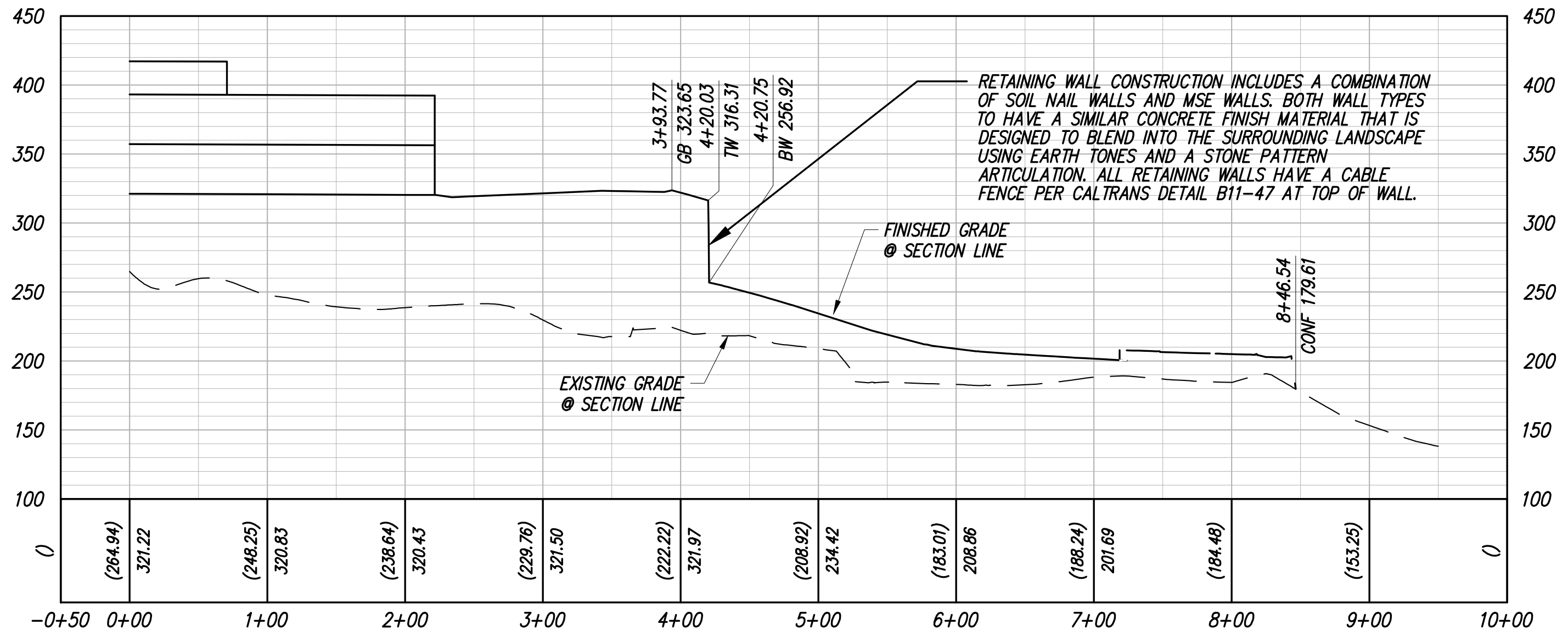
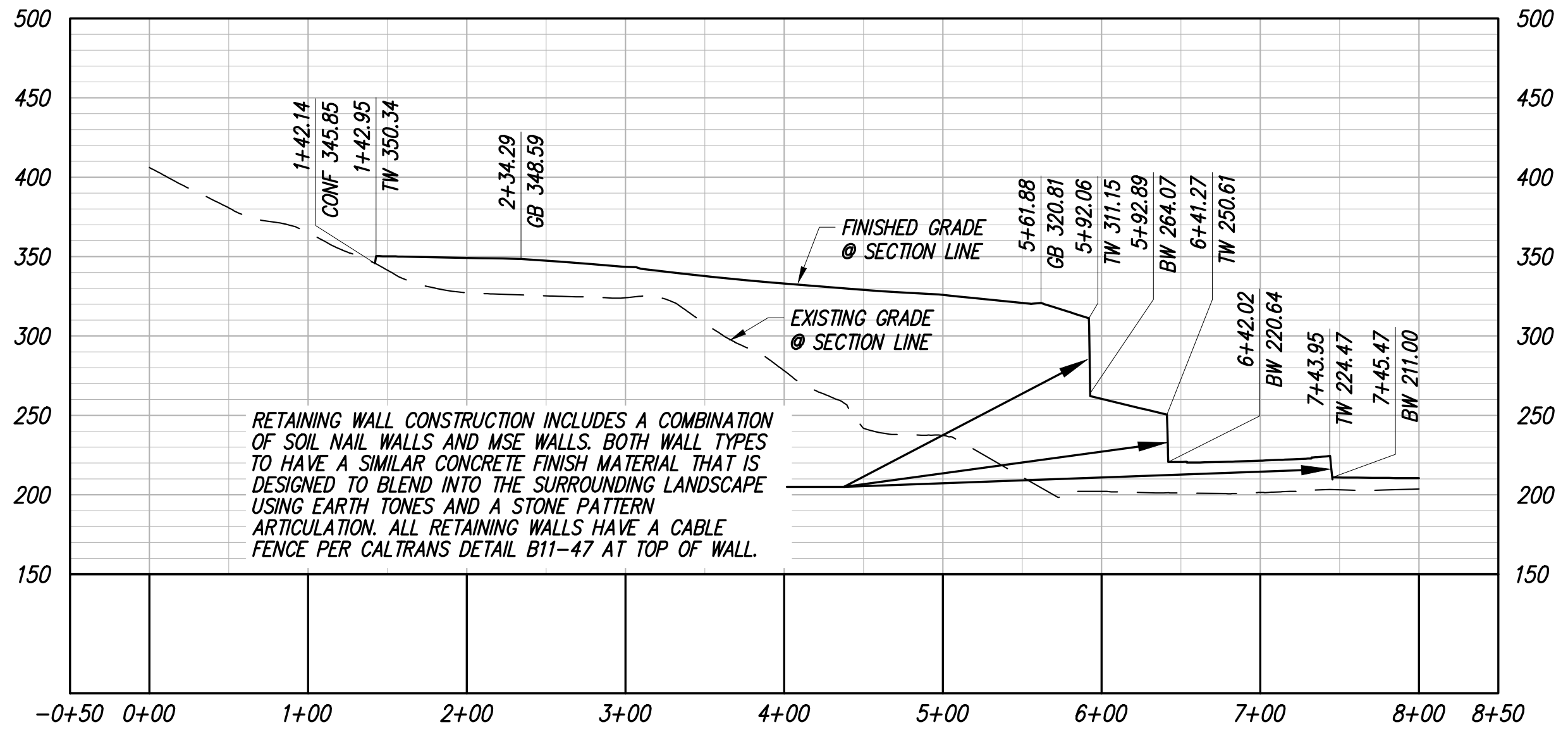
PROFILE

SECTION 13


450
400
350
300
250
200
150
100
3+93.77
GB 323.65
4+20.03
TW 316.31
4+20.75
BW 256.92
RETAINING WALL CONSTRUCTION INCLUDES A COMBINATION OF SOIL NAIL WALLS AND MSE WALLS. BOTH WALL TYPES TO HAVE A SIMILAR CONCRETE FINISH MATERIAL THAT IS DESIGNED TO BLEND INTO THE SURROUNDING LANDSCAPE USING EARTH TONES AND A STONE PATTERN ARTICULATION. ALL RETAINING WALLS HAVE A CABLE FENCE PER CALTRANS DETAIL B11-47 AT TOP OF WALL.
FINISHED GRADE @ SECTION LINE
EXISTING GRADE @ SECTION LINE
8+46.54
CONF 179.61
()
(264.94) 321.22
(248.25) 320.83
(238.64) 320.43
(229.76) 321.50
(222.22) 321.97
(208.92) 234.42
(183.01) 208.86
(188.24) 201.69
(184.48)
(153.25)
()
-0+50
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00

1" = 100' HORIZ.
1" = 100' VERT.
PROFILE

SECTION 12


500
450
400
350
300
250
200
150
1+42.14
CONF 345.85
1+42.95
TW 350.34
2+34.29
GB 348.59
FINISHED GRADE @ SECTION LINE
EXISTING GRADE @ SECTION LINE
5+61.88
GB 320.81
5+92.06
TW 311.15
5+92.89
BW 264.07
6+41.27
TW 250.61
6+42.02
BW 220.64
7+43.95
TW 224.47
7+45.47
BW 211.00
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-0+50
0+00
1+00
2+00
3+00
4+00
5+00
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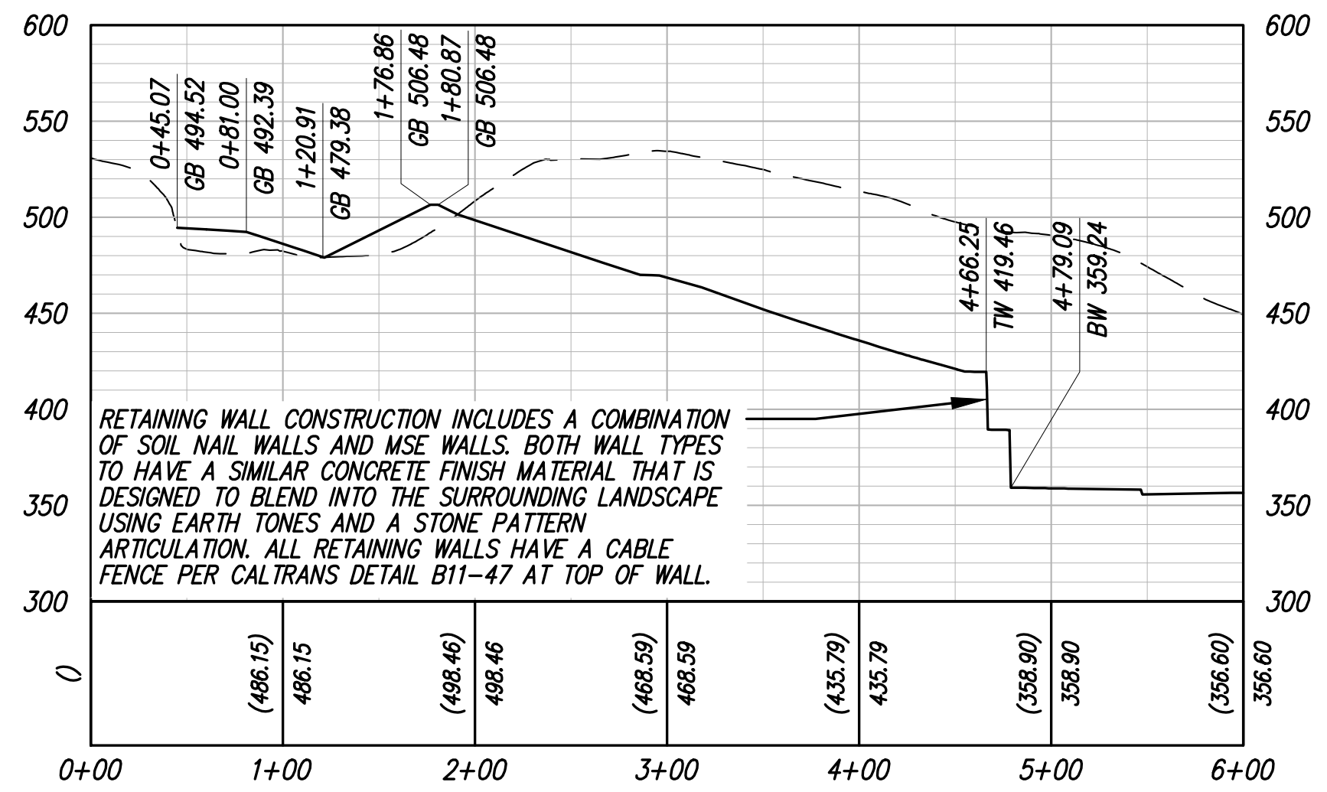
7+00
8+00
8+50

1" = 100' HORIZ.
1" = 100' VERT.
PROFILE

SECTION 14


600
550
500
450
400
350
300
0+45.07
GB 494.52
0+81.00
GB 492.39
1+20.91
GB 479.38
1+76.86
GB 506.48
1+80.87
GB 506.48
4+66.25
TW 419.46
4+79.09
BW 359.24
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(486.15) 486.15
(498.46) 498.46
(468.59) 468.59
(435.79) 435.79
(358.90) 358.90
(356.60) 356.60
0+00
1+00
2+00
3+00
4+00
5+00
6+00

1" = 100' HORIZ.
1" = 100' VERT.
PROFILE

SECTION 15

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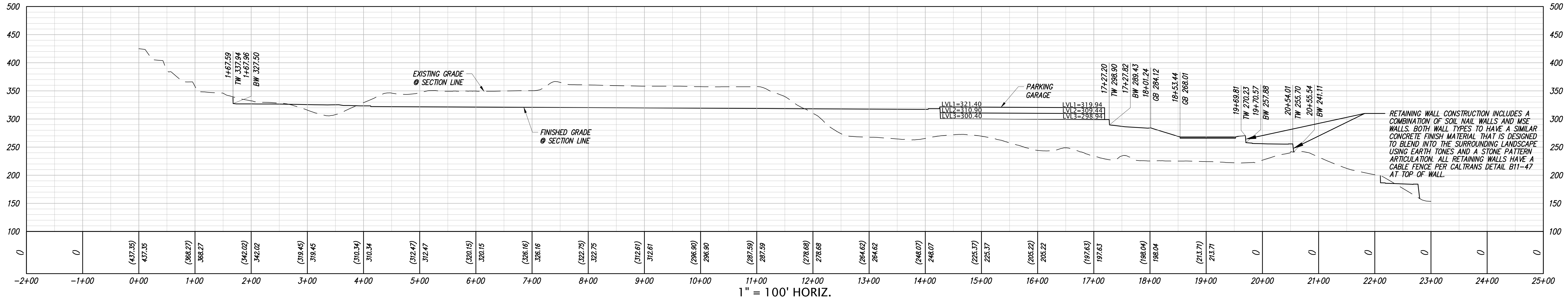

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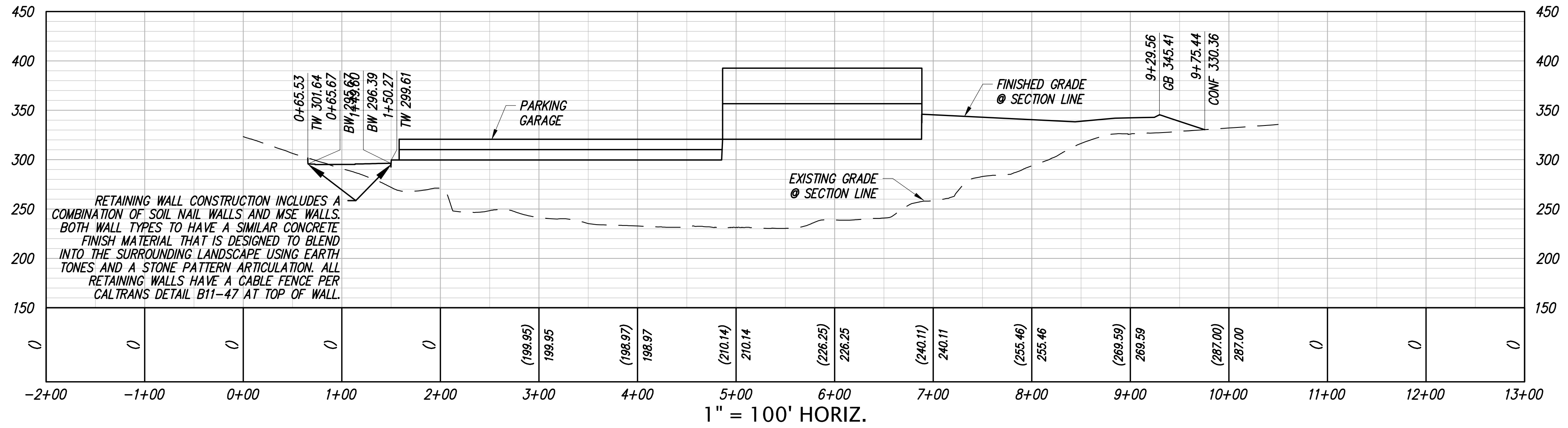
1" = 100' VERT.
PROFILE

SECTION 16



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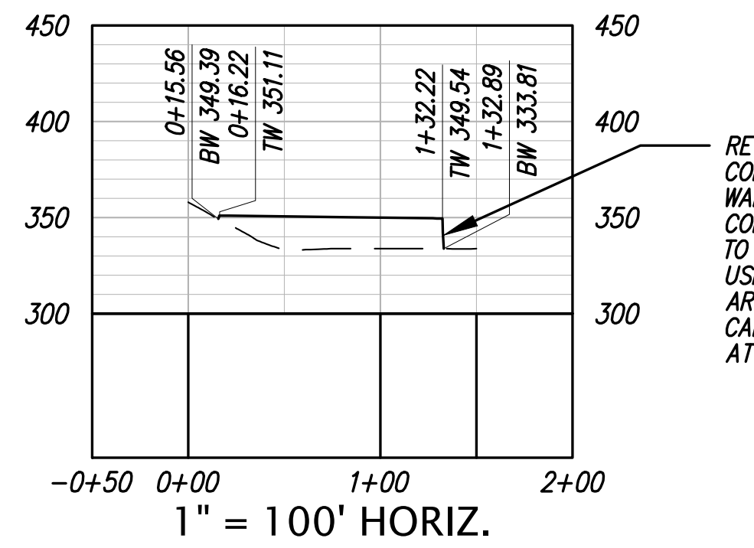
PROFILE

SECTION 17



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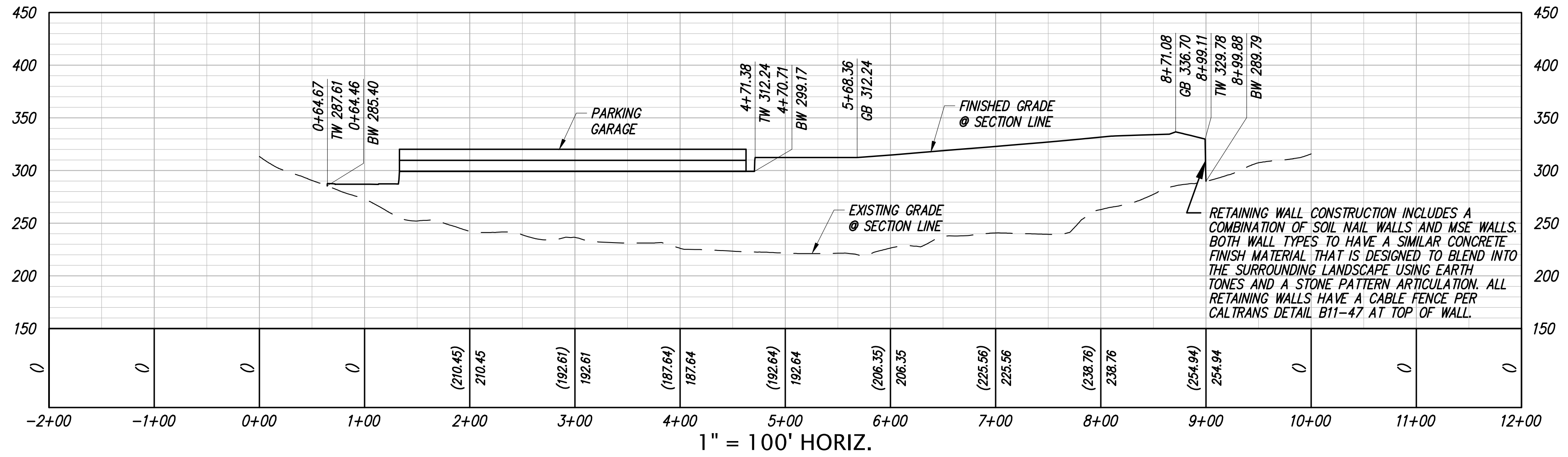
PROFILE

SECTION 19



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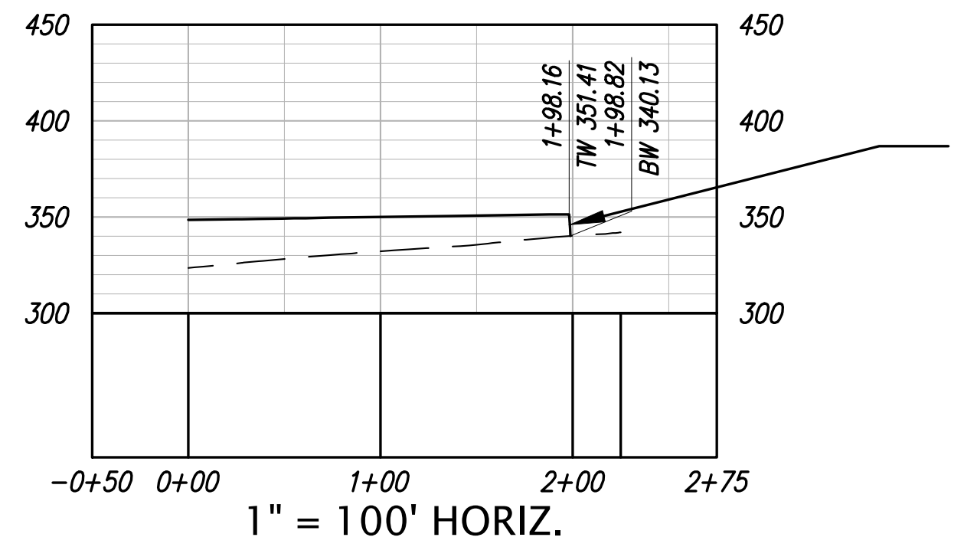
1" = 100' VERT.
PROFILE

SECTION 18



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1" = 100' HORIZ.
1" = 100' VERT.
PROFILE

SECTION 20

NO.	REVISION	BY

JOHN ADAM MAHONEY
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CIVIL

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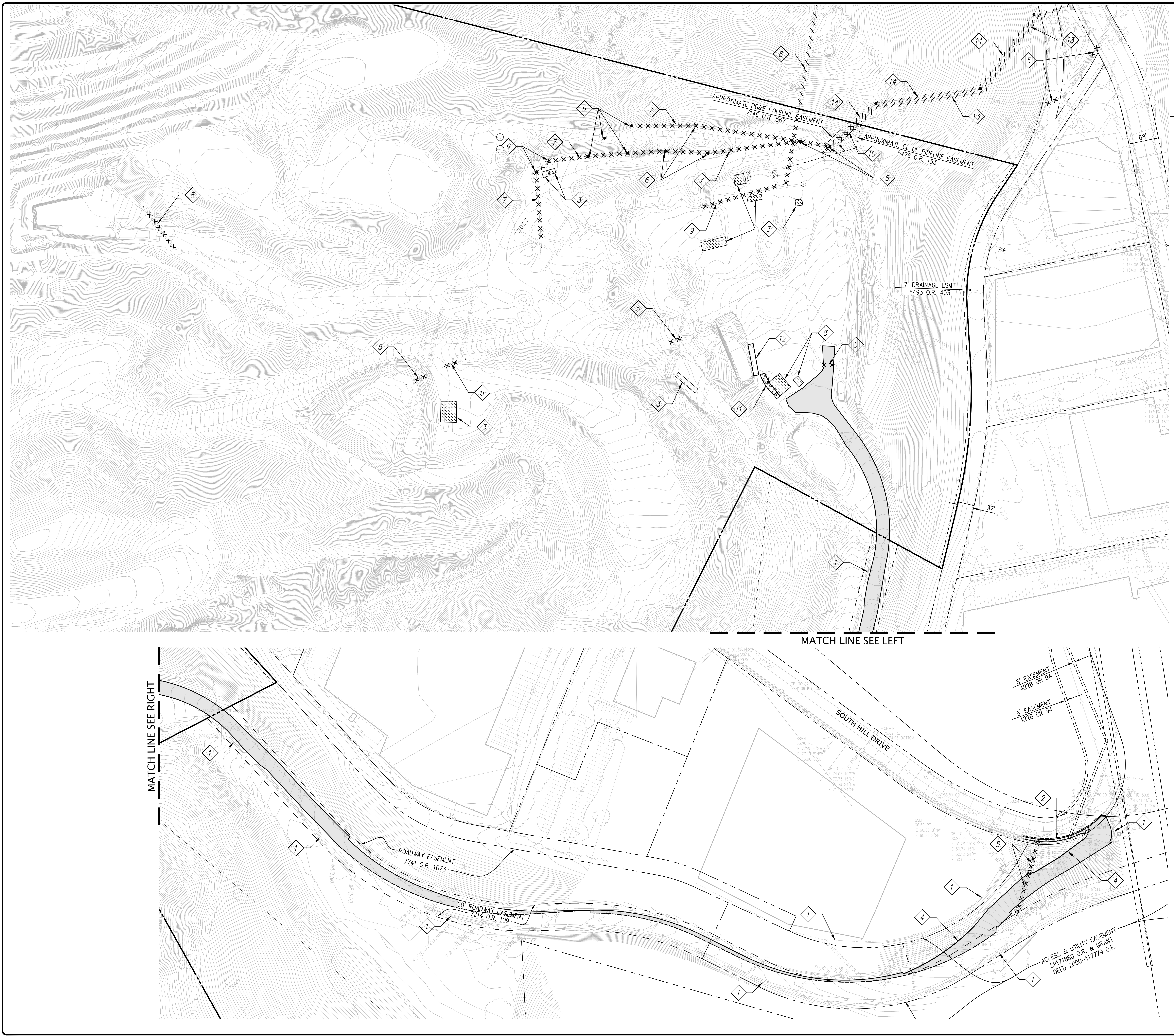
SITE SECTIONS
OF
GUADALUPE QUARRY - CLOSURE, ANNEXATION AND REDEVELOPMENT
FOR
ORCHARD PARTNERS, LLC
BRISBANE, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C2.7
OF	_ SHEETS



NORTH

0 40 80 160 240

Scale 1" = 80'

LEGEND

▨	EXISTING BUILDING TO BE DEMOLISHED
▭	EXISTING AC PAVEMENT TO BE REMOVED
▨	EXISTING CONCRETE TO BE REMOVED
— — — —	SAWCUT LINE
✕ ✕ ✕ ✕	UNDERGROUND UTILITIES TO BE REMOVED
/ / / /	UNDERGROUND UTILITIES TO BE ABANDONED
[	PLUG AND CAP END
1	EXISTING CONCRETE V-DITCH TO REMAIN AND BE PROTECTED
2	REMOVE CONCRETE CURB
3	REMOVE EXISTING BUILDING
4	REMOVE EXISTING ASPHALT BERM
5	REMOVE EXISTING STORM DRAIN PIPE/STRUCTURE
6	REMOVE EXISTING POWER POLE
7	REMOVE EXISTING OVERHEAD ELECTRIC LINES
8	ABANDON IN PLACE EXISTING UNDERGROUND GAS LINE
9	REMOVE EXISTING UNDERGROUND GAS LINE
10	REMOVE EXISTING UNDERGROUND WATER LINE
11	REMOVE EXISTING 2000 GALLON SEPTIC TANK AND LEACH FIELD, PER DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS
12	REMOVE EXISTING TRUCK SCALE
13	ABANDON IN PLACE EXISTING UNDERGROUND WATER LINE
14	ABANDON IN PLACE EXISTING OVERHEAD ELECTRIC LINES

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REGISTERED PROFESSIONAL ENGINEER
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DEMOLITION PLAN
OF
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FOR
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BRISBANE, CALIFORNIA

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OF _	SHEETS

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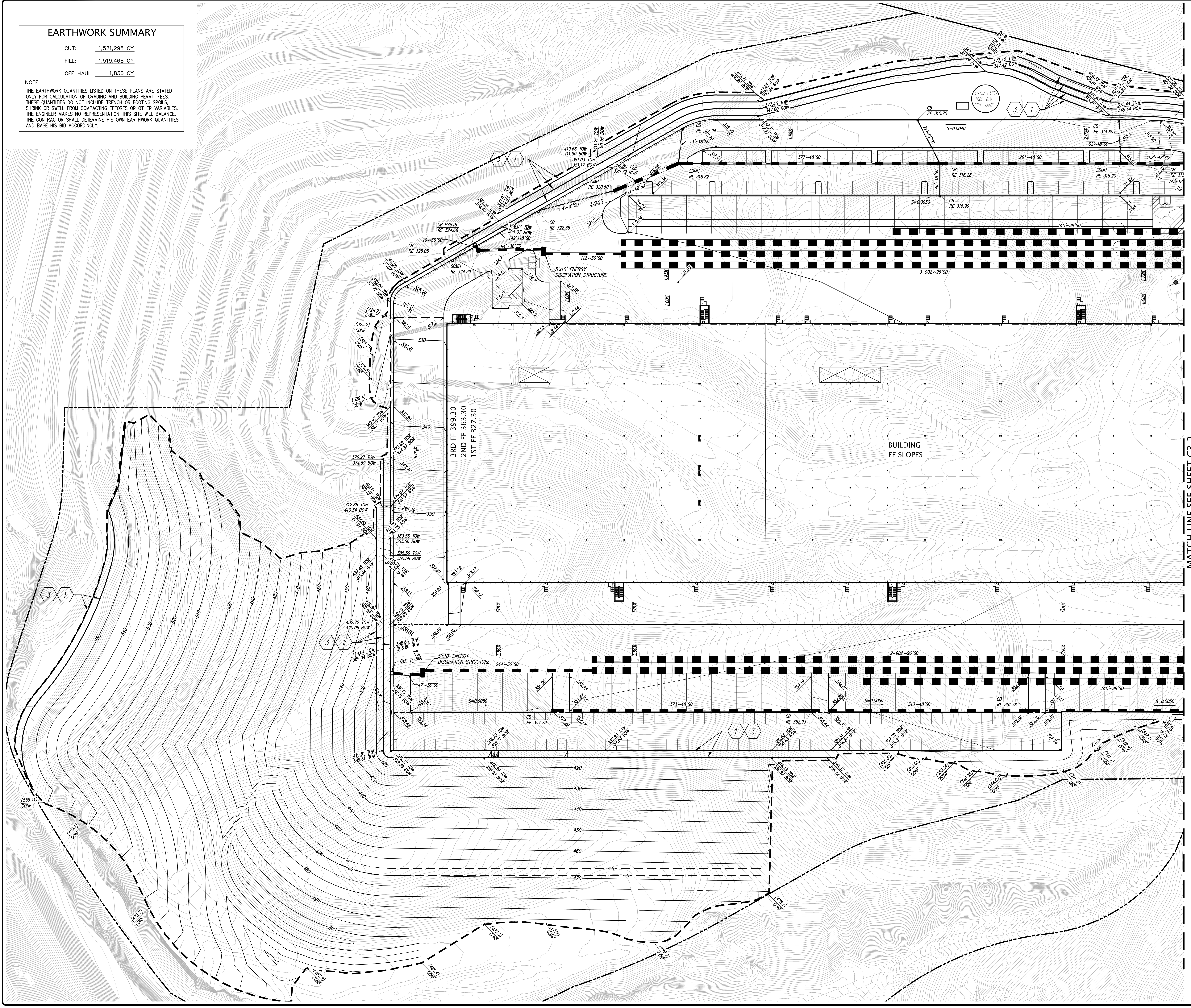
EARTHWORK SUMMARY

CUT:	1,521,298 CY
FILL:	1,519,468 CY
OFF HAUL:	1,830 CY

NOTE:

THE EARTHWORK QUANTITIES LISTED ON THESE PLANS ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, SHRINK OR SWELL FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.



LEGEND

▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB
▼	CURB OPENING PER DETAIL 2/C3.2

NOTE:
ALL ELEVATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN

NOTE:
SEE VESTING TENTATIVE MAP FOR UNDERLYING PROPERTY OWNERSHIP INFORMATION, PROPOSED EASEMENTS, AND PROPERTY LINES

KEY NOTES

1	REINFORCED SHOTCRETE SOIL NAIL RETAINING WALLS
2	MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALLS
3	RETAINING WALL CONSTRUCTION INCLUDES A COMBINATION OF SOIL NAIL WALLS AND MSE WALLS. BOTH WALL TYPES TO HAVE A SIMILAR CONCRETE FINISH MATERIAL THAT IS DESIGNED TO BLEND INTO THE SURROUNDING LANDSCAPE USING EARTH TONES AND A STONE PATTERN ARTICULATION.

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PRELIMINARY GRADING PLAN
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ORCHARD PARTNERS, LLC

BRISBANE, CALIFORNIA

DATE	JUNE, 2024
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OF _	SHEETS

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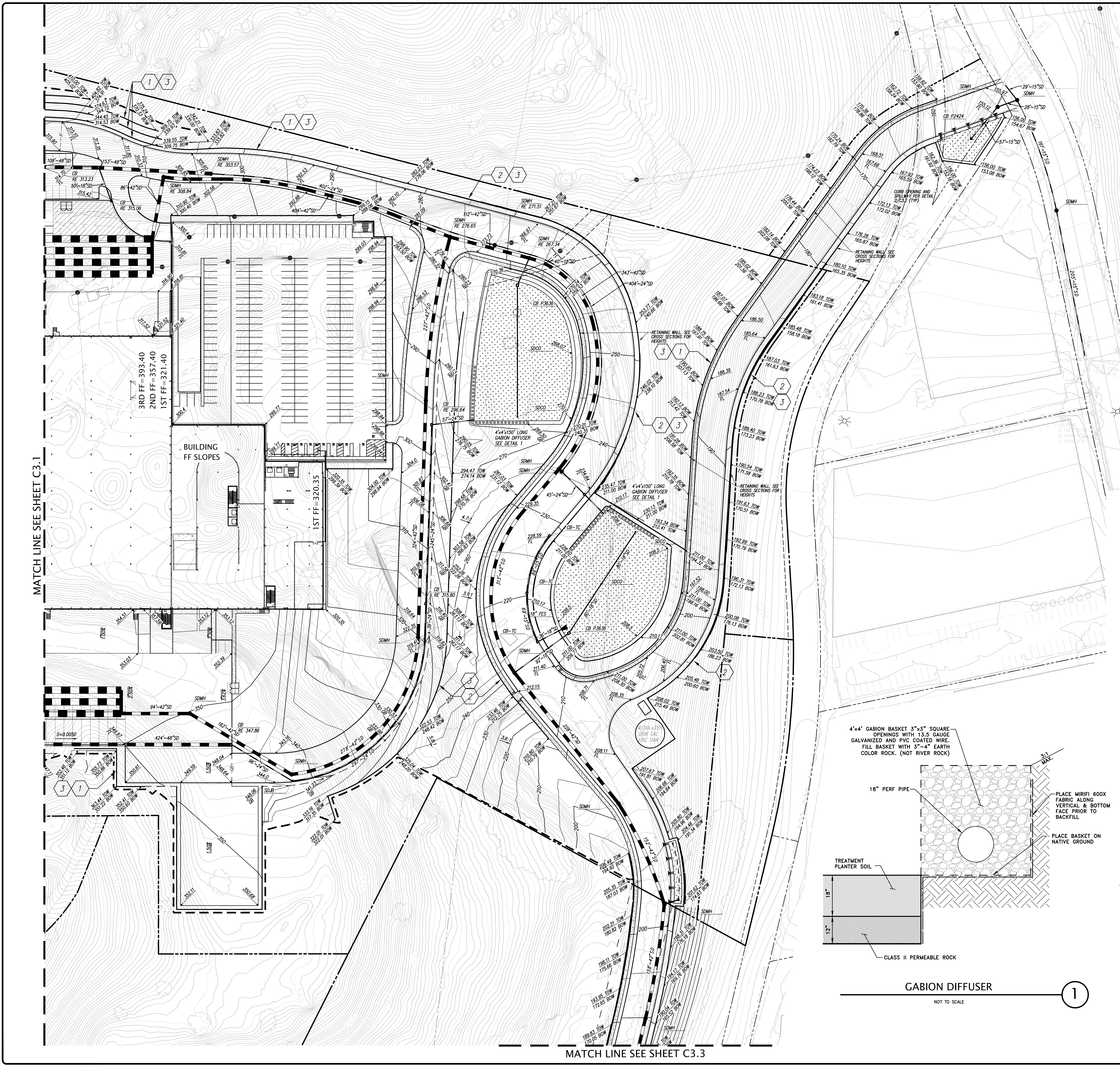
MATCH LINE SEE SHEET C3.1
MATCH LINE SEE SHEET C3.3
3RD FF=393.40
2ND FF=357.40
1ST FF=321.40
BUILDING FF SLOPES
1ST FF=320.35
RETAINING WALL SEE CROSS SECTIONS FOR HEIGHTS
4'x4'x150' LONG GABION DIFFUSER SEE DETAIL 1
CURB OPENING AND SPILLWAY PER DETAIL 2/C3.2 (TYP.)
40'DIA.x35'H 285K GAL FIRE TANK
SDMH
CB
SDCO
TOW
BOW
FL
1
2
3
4'x4' GABION BASKET 3"x3" SQUARE OPENINGS WITH 13.5 GAUGE GALVANIZED AND PVC COATED WIRE. FILL BASKET WITH 3"-4" EARTH COLOR ROCK. (NOT RIVER ROCK)
3:1 MAX.
18" PERF PIPE
PLACE MIRIFI 600X FABRIC ALONG VERTICAL & BOTTOM FACE PRIOR TO BACKFILL
PLACE BASKET ON NATIVE GROUND
TREATMENT PLANTER SOIL
18"
12"
CLASS II PERMEABLE ROCK

GABION DIFFUSER

1

NOT TO SCALE

0 25 50 100 150

Scale 1" = 50'

LEGEND

▲	AREA DRAIN
◻	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB
▼	CURB OPENING PER DETAIL 2/C3.2

NOTE:
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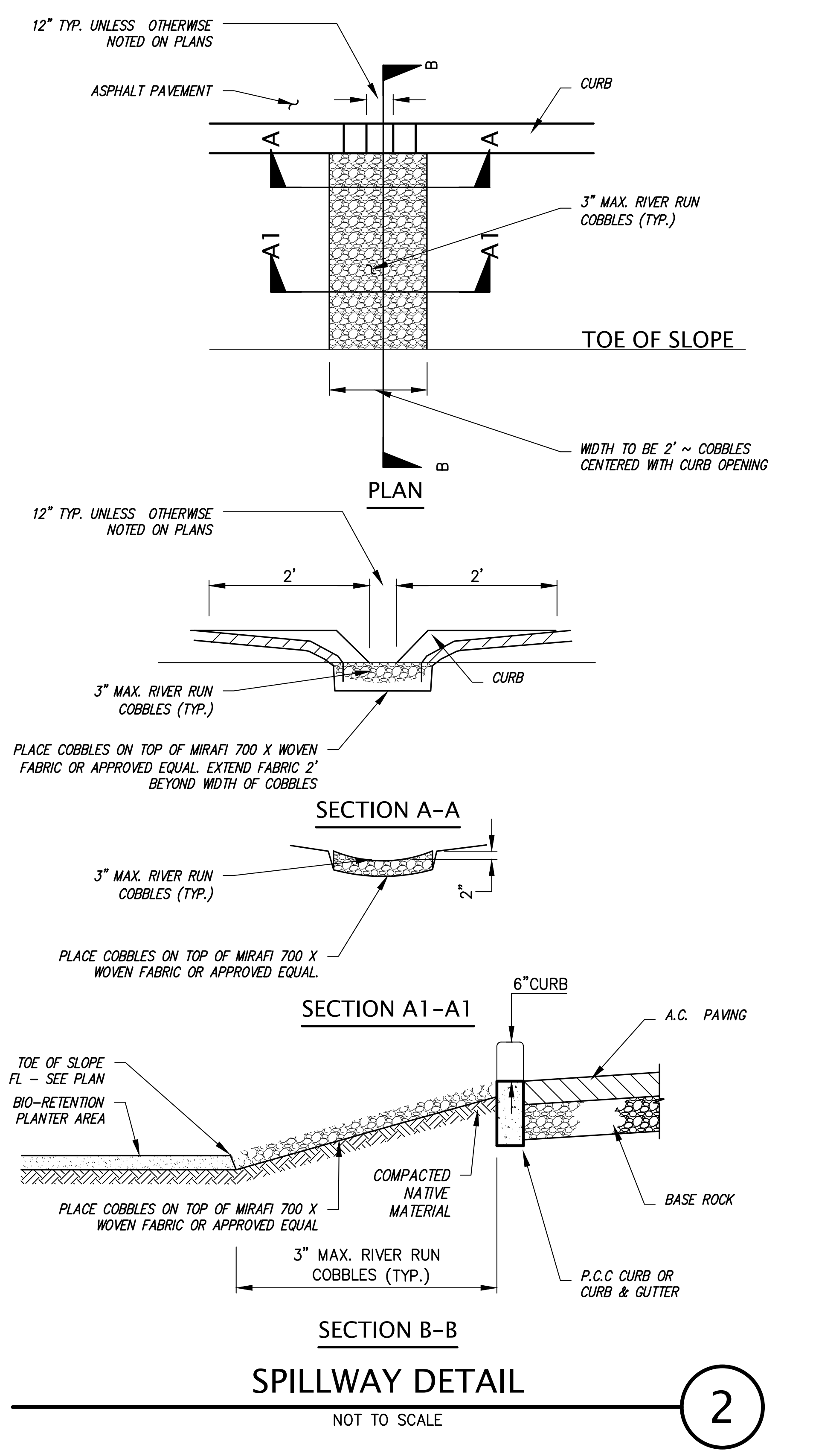
12" TYP. UNLESS OTHERWISE NOTED ON PLANS
ASPHALT PAVEMENT
CURB
A
A1
B
3" MAX. RIVER RUN COBBLES (TYP.)
TOE OF SLOPE
WIDTH TO BE 2' ~ COBBLES CENTERED WITH CURB OPENING
PLAN
2'
PLACE COBBLES ON TOP OF MIRAFI 700 X WOVEN FABRIC OR APPROVED EQUAL. EXTEND FABRIC 2' BEYOND WIDTH OF COBBLES
SECTION A-A
2"
PLACE COBBLES ON TOP OF MIRAFI 700 X WOVEN FABRIC OR APPROVED EQUAL.
SECTION A1-A1
6"CURB
A.C. PAVING
TOE OF SLOPE FL - SEE PLAN
BIO-RETENTION PLANTER AREA
COMPACTED NATIVE MATERIAL
BASE ROCK
PLACE COBBLES ON TOP OF MIRAFI 700 X WOVEN FABRIC OR APPROVED EQUAL
3" MAX. RIVER RUN COBBLES (TYP.)
P.C.C CURB OR CURB & GUTTER
SECTION B-B

SPILLWAY DETAIL

2

NOT TO SCALE

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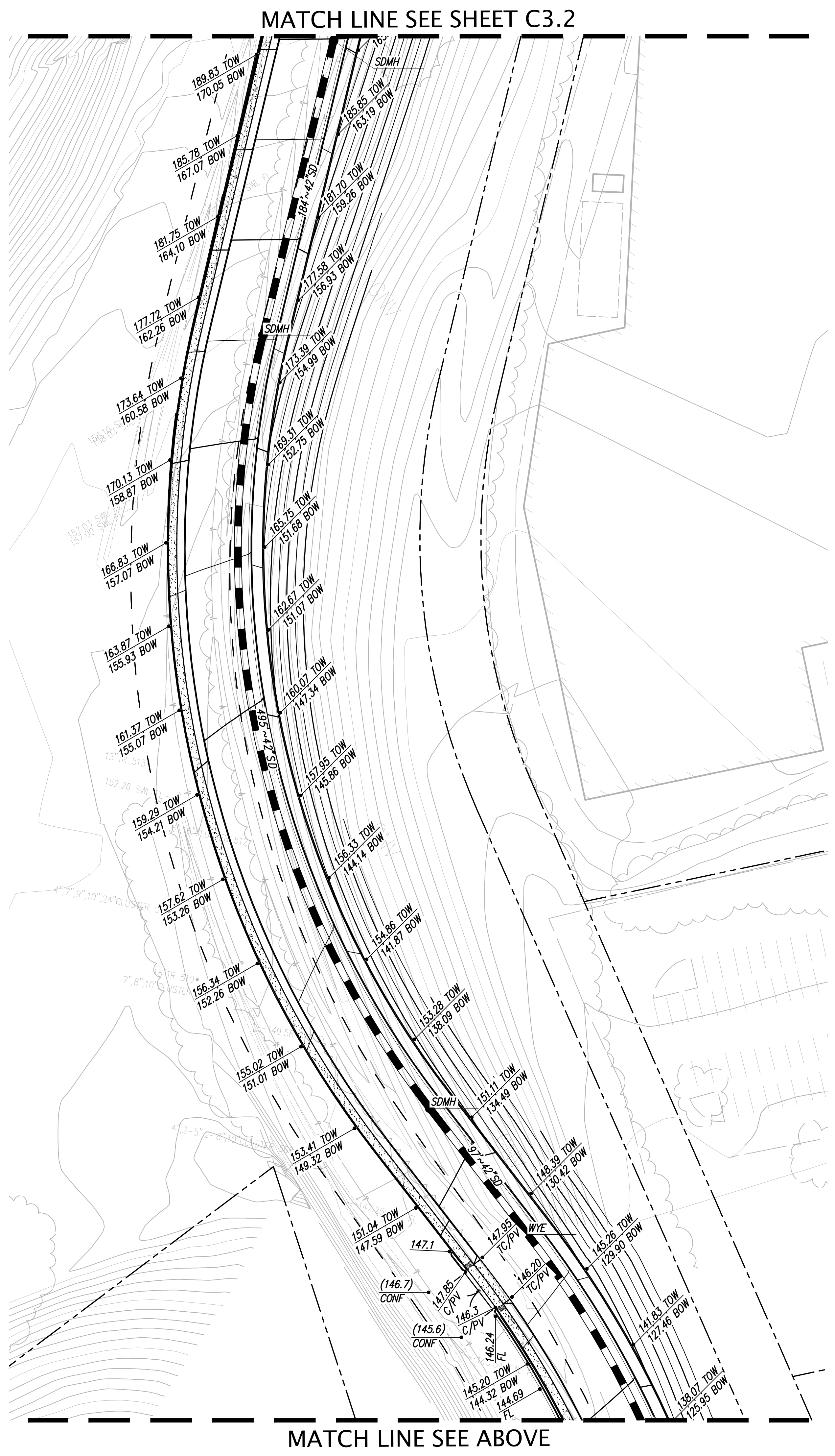

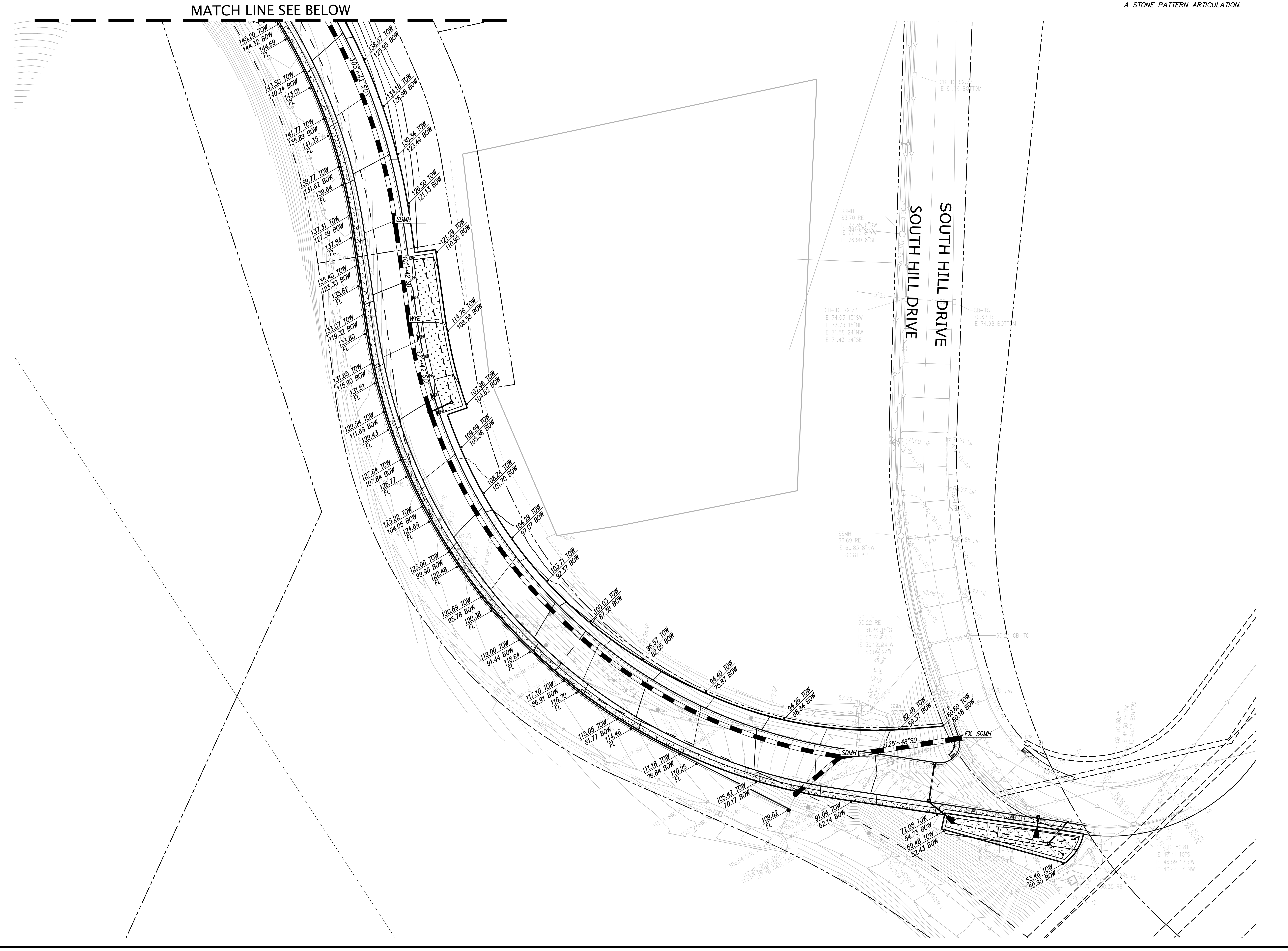

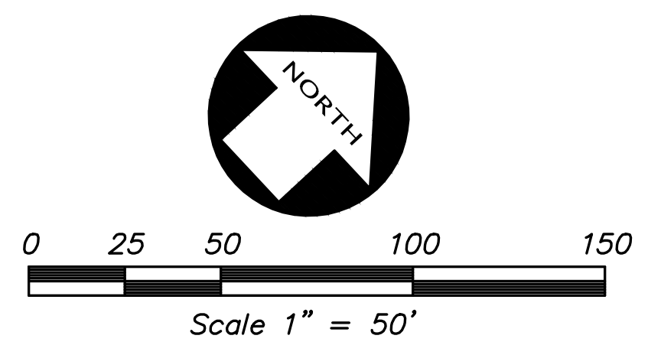

Scale 1" = 50'

LEGEND

▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB
▼	CURB OPENING PER DETAIL 2/C3.2

NOTE:
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NO.	BY	REVISION
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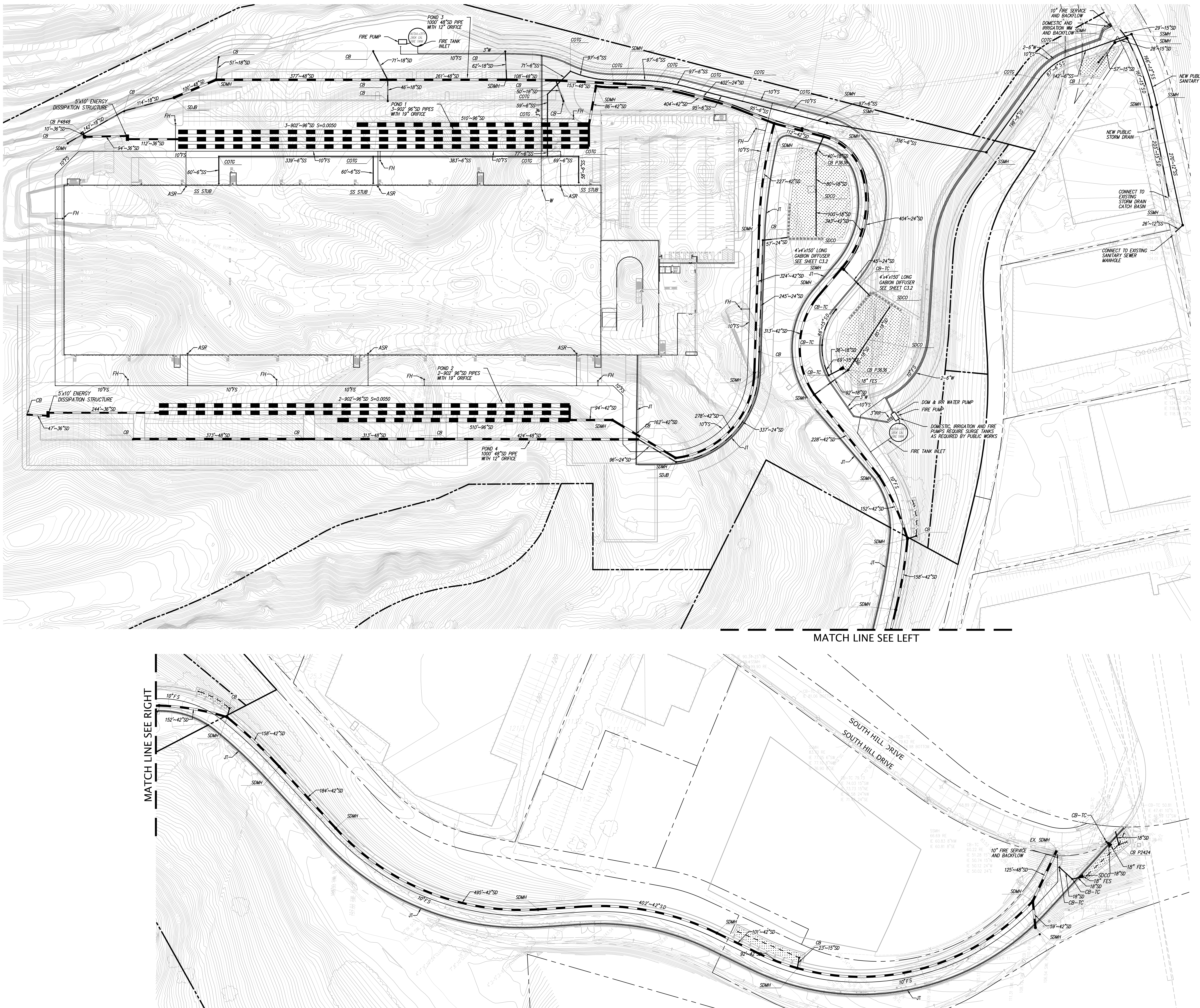

Scale 1" = 80'

LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
—✕——✕—	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
═ ═ ═	STORM DRAIN LINE
▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
●┼●	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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PRELIMINARY UTILITY PLAN
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FOR
ORCHARD PARTNERS, LLC

BRISBANE, CALIFORNIA

DATE	JUNE, 2024
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Bioretention Calculations

Area No.	Total Area (SF)	DMA Landscape (SF)	DMA Impervious (SF)	Treatment Area * (SF)	Minimum IMP Size** (SF)	IMP Size Provided (SF)	Sizing Ratio (%)	Facility Name and Number
1	779,215	91,942	665,172	674,366	22,101	22,101	3.3%	BIORETENTION PLANTER 1
2	779,594	91,674	666,202	675,369	21,718	21,718	3.2%	BIORETENTION PLANTER 2
3	71,234	10,425	58,219	59,262	2,370	2,590	4.4%	BIORETENTION PLANTER 3
4	25,665	3,179	21,616	21,934	877	870	4.0%	BIORETENTION PLANTER 4
5	83,647	16,039	64,446	66,050	2,642	3,162	4.8%	BIORETENTION PLANTER 5
6	52,753	11,252	39,166	40,291	1,612	2,335	5.8%	BIORETENTION PLANTER 6
7	135,558	135,558	-	-	-	-	-	SELF TREATING LANDSCAPE
Total:	1,927,666	224,511	1,514,821	1,537,272		52,776		

*: Treatment Area is equal to Impverious Area + 10% of the Landscape Area.

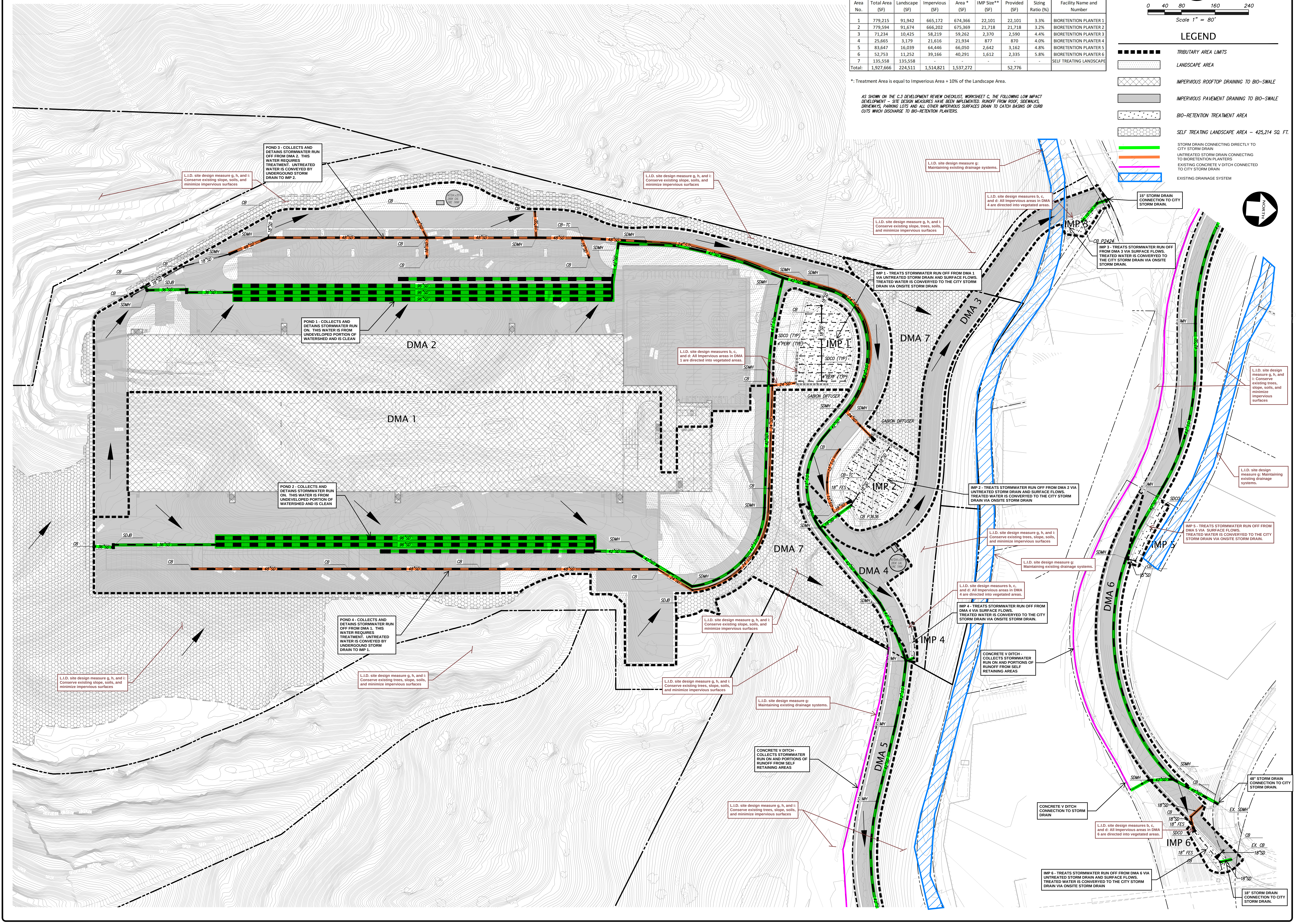
AS SHOWN ON THE C.3 DEVELOPMENT REVIEW CHECKLIST, WORKSHEET C, THE FOLLOWING LOW IMPACT DEVELOPMENT – SITE DESIGN MEASURES HAVE BEEN IMPLEMENTED. RUNOFF FROM ROOF, SIDEWALKS, DRIVEWAYS, PARKING LOTS AND ALL OTHER IMPERVIOUS SURFACES DRAIN TO CATCH BASINS OR CURB CUTS WHICH DISCHARGE TO BIO-RETENTION PLANTERS.

0 40 80 160 240

Scale 1" = 80'

LEGEND

■ ■ ■ ■	*TRIBUTARY AREA LIMITS*
░	*LANDSCAPE AREA*
▨	*IMPERVIOUS ROOFTOP DRAINING TO BIO–SWALE*
▒	*IMPERVIOUS PAVEMENT DRAINING TO BIO–SWALE*
░	*BIO–RETENTION TREATMENT AREA*
⬡	*SELF TREATING LANDSCAPE AREA – 425,214 SQ. FT.*
🟩	STORM DRAIN CONNECTING DIRECTLY TO CITY STORM DRAIN
🟧	UNTREATED STORM DRAIN CONNECTING TO BIORETENTION PLANTERS
🟪	EXISTING CONCRETE V DITCH CONNECTED TO CITY STORM DRAIN
▨	EXISTING DRAINAGE SYSTEM



POND 3 - COLLECTS AND DETAINS STORMWATER RUN OFF FROM DMA 2. THIS WATER REQUIRES TREATMENT. UNTREATED WATER IS CONVEYED BY UNDERGOUND STORM DRAIN TO IMP 2.

L.I.D. site design measure g, h, and i: Conserve existing slope, soils, and minimize impervious surfaces

POND 1 - COLLECTS AND DETAINS STORMWATER RUN ON. THIS WATER IS FROM UNDEVELOPED PORTION OF WATERSHED AND IS CLEAN

L.I.D. site design measure g, h, and i: Conserve existing slope, soils, and minimize impervious surfaces

L.I.D. site design measure g: Maintaining existing drainage systems.

L.I.D. site design measures b, c, and d: All Impervious areas in DMA 4 are directed into vegetated areas.

15" STORM DRAIN CONNECTION TO CITY STORM DRAIN.

L.I.D. site design measure g, h, and i: Conserve existing slope, trees, soils, and minimize impervious surfaces

IMP 3 - TREATS STORMWATER RUN OFF FROM DMA 3 VIA SURFACE FLOWS. TREATED WATER IS CONVERYED TO THE CITY STORM DRAIN VIA ONSITE STORM DRAIN.

IMP 1 - TREATS STORMWATER RUN OFF FROM DMA 1 VIA UNTREATED STORM DRAIN AND SURFACE FLOWS. TREATED WATER IS CONVERYED TO THE CITY STORM DRAIN VIA ONSITE STORM DRAIN

L.I.D. site design measures b, c, and d: All Impervious areas in DMA 1 are directed into vegetated areas.

L.I.D. site design measure g, h, and i: Conserve existing trees, slope, soils, and minimize impervious surfaces

L.I.D. site design measure g: Maintaining existing drainage systems.

POND 2 - COLLECTS AND DETAINS STORMWATER RUN ON. THIS WATER IS FROM UNDEVELOPED PORTION OF WATERSHED AND IS CLEAN

IMP 2 - TREATS STORMWATER RUN OFF FROM DMA 2 VIA UNTREATED STORM DRAIN AND SURFACE FLOWS. TREATED WATER IS CONVERYED TO THE CITY STORM DRAIN VIA ONSITE STORM DRAIN

L.I.D. site design measure g, h, and i: Conserve existing trees, slope, soils, and minimize impervious surfaces

L.I.D. site design measure g: Maintaining existing drainage systems.

IMP 5 - TREATS STORMWATER RUN OFF FROM DMA 5 VIA SURFACE FLOWS. TREATED WATER IS CONVERYED TO THE CITY STORM DRAIN VIA ONSITE STORM DRAIN.

L.I.D. site design measures b, c, and d: All Impervious areas in DMA 4 are directed into vegetated areas.

IMP 4 - TREATS STORMWATER RUN OFF FROM DMA 4 VIA SURFACE FLOWS. TREATED WATER IS CONVERYED TO THE CITY STORM DRAIN VIA ONSITE STORM DRAIN.

POND 4 - COLLECTS AND DETAINS STORMWATER RUN OFF FROM DMA 1. THIS WATER REQUIRES TREATMENT. UNTREATED WATER IS CONVEYED BY UNDERGOUND STORM DRAIN TO IMP 1.

L.I.D. site design measure g, h, and i: Conserve existing slope, soils, and minimize impervious surfaces

L.I.D. site design measure g, h, and i: Conserve existing slope, soils, and minimize impervious surfaces

L.I.D. site design measure g, h, and i: Conserve existing trees, slope, soils, and minimize impervious surfaces

L.I.D. site design measure g, h, and i: Conserve existing trees, slope, soils, and minimize impervious surfaces

CONCRETE V DITCH - COLLECTS STORMWATER RUN ON AND PORTIONS OF RUNOFF FROM SELF RETAINING AREAS

L.I.D. site design measure g: Maintaining existing drainage systems.

CONCRETE V DITCH - COLLECTS STORMWATER RUN ON AND PORTIONS OF RUNOFF FROM SELF RETAINING AREAS

L.I.D. site design measure g, h, and i: Conserve existing trees, slope, soils, and minimize impervious surfaces

L.I.D. site design measure g, h, and i: Conserve existing trees, slope, soils, and minimize impervious surfaces

L.I.D. site design measure g: Maintaining existing drainage systems.

48" STORM DRAIN CONNECTION TO CITY STORM DRAIN.

CONCRETE V DITCH CONNECTION TO STORM DRAIN

L.I.D. site design measures b, c, and d: All Impervious areas in DMA 6 are directed into vegetated areas.

IMP 6 - TREATS STORMWATER RUN OFF FROM DMA 6 VIA UNTREATED STORM DRAIN AND SURFACE FLOWS. TREATED WATER IS CONVERYED TO THE CITY STORM DRAIN VIA ONSITE STORM DRAIN

18" STORM DRAIN CONNECTION TO CITY STORM DRAIN.

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STORMWATER QUALITY CONTROL PLAN
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BRISBANE, CALIFORNIA

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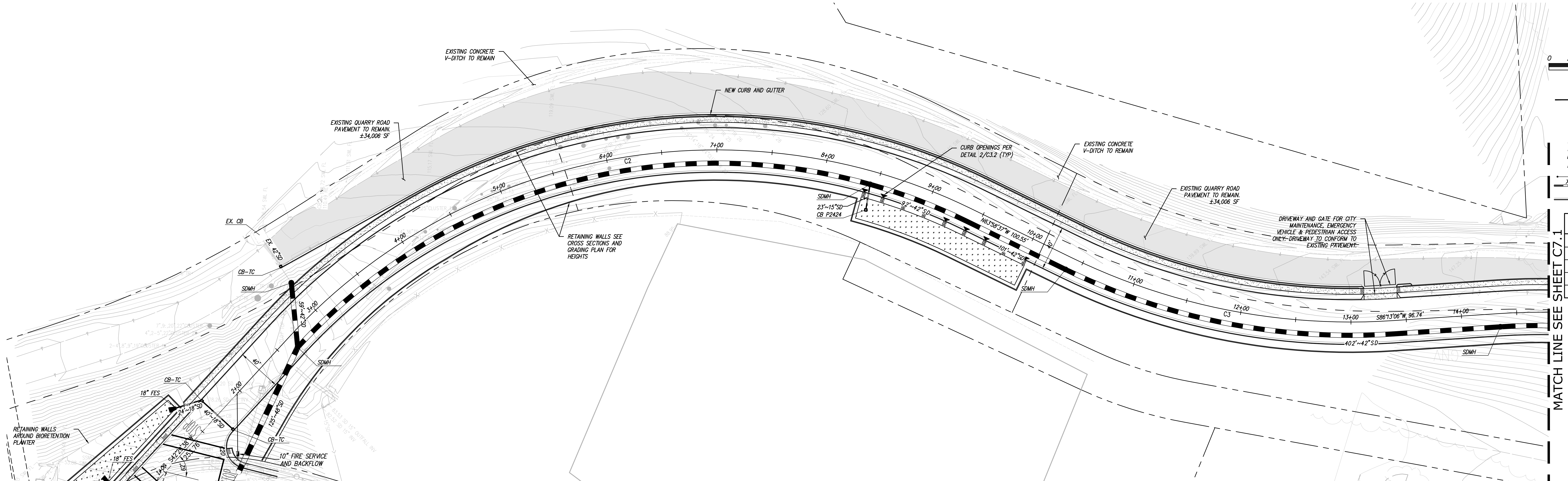
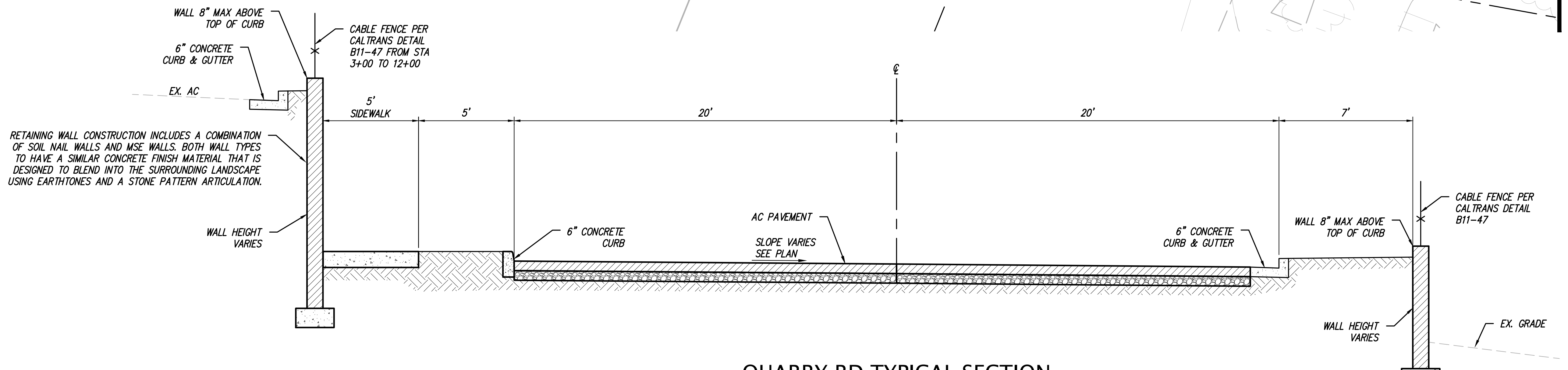

NORTH
0 20 40 80 120
Scale 1" = 40'
EXISTING CONCRETE V-DITCH TO REMAIN
NEW CURB AND GUTTER
EXISTING QUARRY ROAD PAVEMENT TO REMAIN. ±34,006 SF
CURB OPENINGS PER DETAIL 2/C3.2 (TYP)
EXISTING CONCRETE V-DITCH TO REMAIN
EXISTING QUARRY ROAD PAVEMENT TO REMAIN. ±34,006 SF
DRIVEWAY AND GATE FOR CITY MAINTENANCE, EMERGENCY VEHICLE & PEDESTRIAN ACCESS ONLY. DRIVEWAY TO CONFORM TO EXISTING PAVEMENT.
RETAINING WALLS SEE CROSS SECTIONS AND GRADING PLAN FOR HEIGHTS
RETAINING WALLS AROUND BIORETENTION PLANTER
EX. CB
CB-TC
SDMH
18" FES
CB P2424
EX. CB
EX. SDMH
10" FIRE SERVICE AND BACKFLOW
23'-15"SD
CB P2424
92'-42"SD
N83°50'37"W 100.55'
101'-42"SD
125'-48"SD
402'-42"SD
S86°13'06"W 96.74'
C1
C2
C3
SOUTH HILL DRIVE
MATCH LINE SEE SHEET C7.1

LEGEND

▲	AREA DRAIN
☐	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB
▼	CURB OPENING

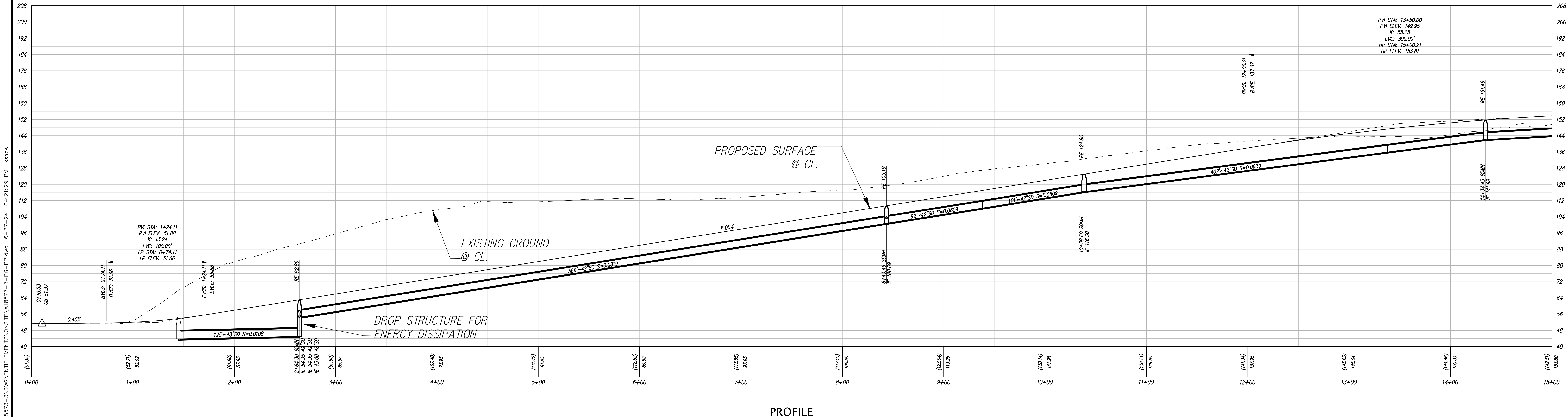
CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	149.28'	31°27'20"	81.96'
C2	525.00'	73°31'46"	673.75'
C3	575.00'	29°48'17"	299.11'
C20	20.00'	118°21'01"	41.31'


WALL 8" MAX ABOVE TOP OF CURB
6" CONCRETE CURB & GUTTER
EX. AC
CABLE FENCE PER CALTRANS DETAIL B11-47 FROM STA 3+00 TO 12+00
RETAINING WALL CONSTRUCTION INCLUDES A COMBINATION OF SOIL NAIL WALLS AND MSE WALLS. BOTH WALL TYPES TO HAVE A SIMILAR CONCRETE FINISH MATERIAL THAT IS DESIGNED TO BLEND INTO THE SURROUNDING LANDSCAPE USING EARTHTONES AND A STONE PATTERN ARTICULATION.
5' SIDEWALK
5'
20'
20'
7'
WALL HEIGHT VARIES
6" CONCRETE CURB
AC PAVEMENT
SLOPE VARIES SEE PLAN
6" CONCRETE CURB & GUTTER
WALL 8" MAX ABOVE TOP OF CURB
CABLE FENCE PER CALTRANS DETAIL B11-47
WALL HEIGHT VARIES
EX. GRADE

QUARRY RD TYPICAL SECTION

NOT TO SCALE



PROFILE
1" = 40' HORIZ.
1" = 20' VERT.

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JOHN ADAM MAHONEY
No. 62365
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Phone: (209) 328-1123
www.kierwright.com

QUARRY ROAD PLAN & PROFILE
OF
GUADALUPE QUARRY - CLOSURE, ANNEXATION AND REDEVELOPMENT
FOR
ORCHARD PARTNERS, LLC
BRISBANE, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C7.0
OF _	SHEETS

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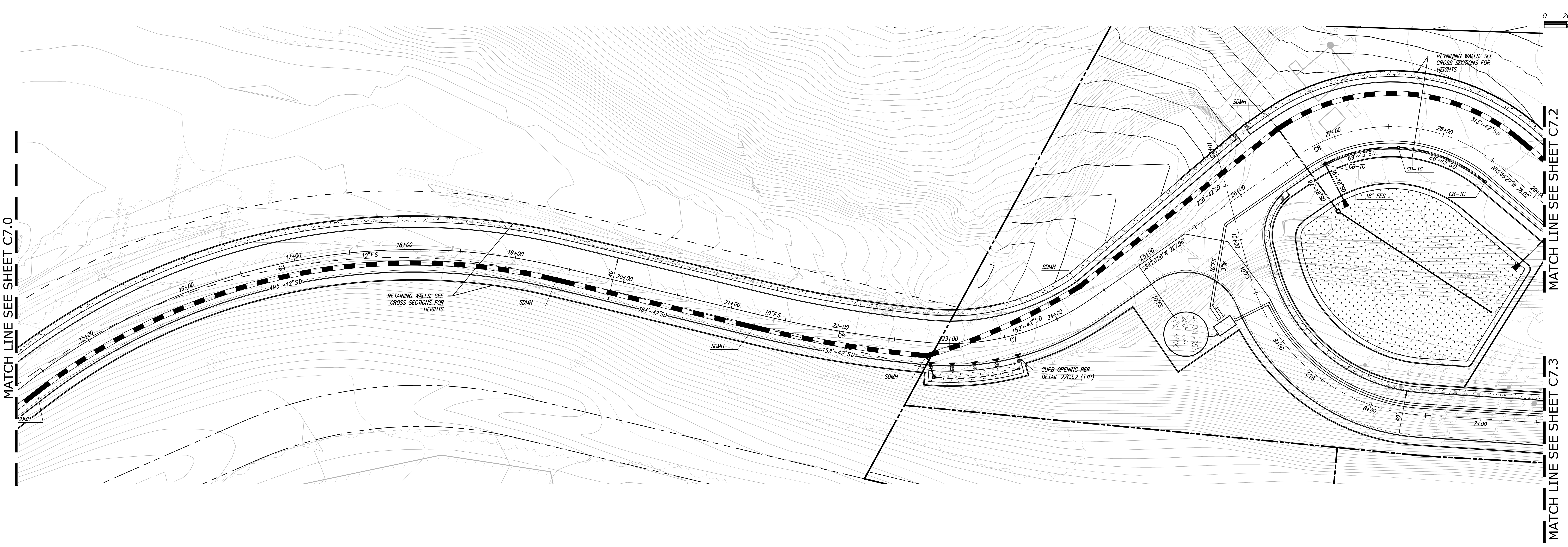
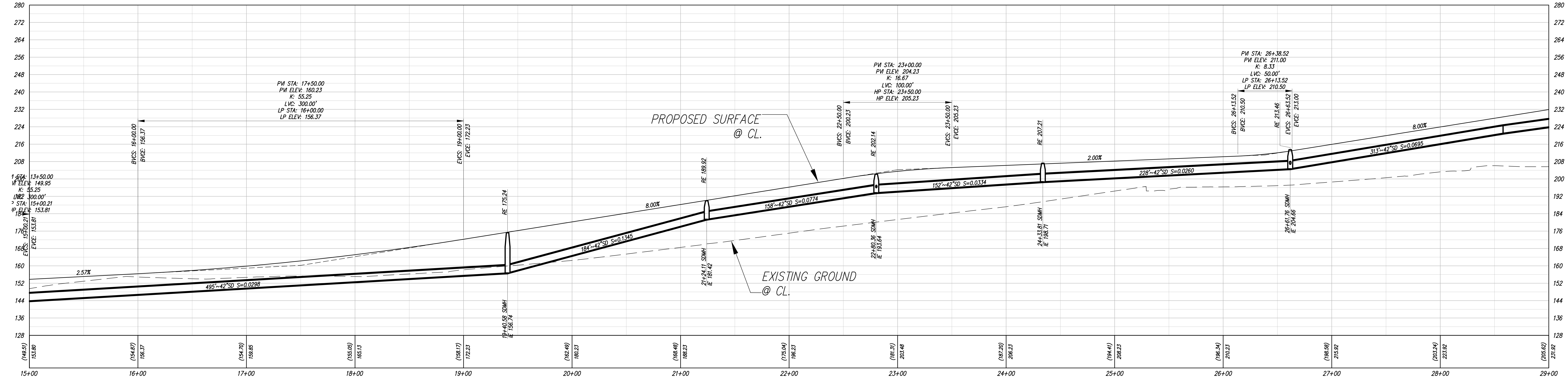


CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C4	565.00'	51°19'34"	506.13'
C6	1086.54'	8°14'22"	156.25'
C7	220.00'	39°57'52"	153.45'
C8	150.00'	74°54'07"	196.09'
C20	20.00'	118°21'01"	41.31'



PROFILE
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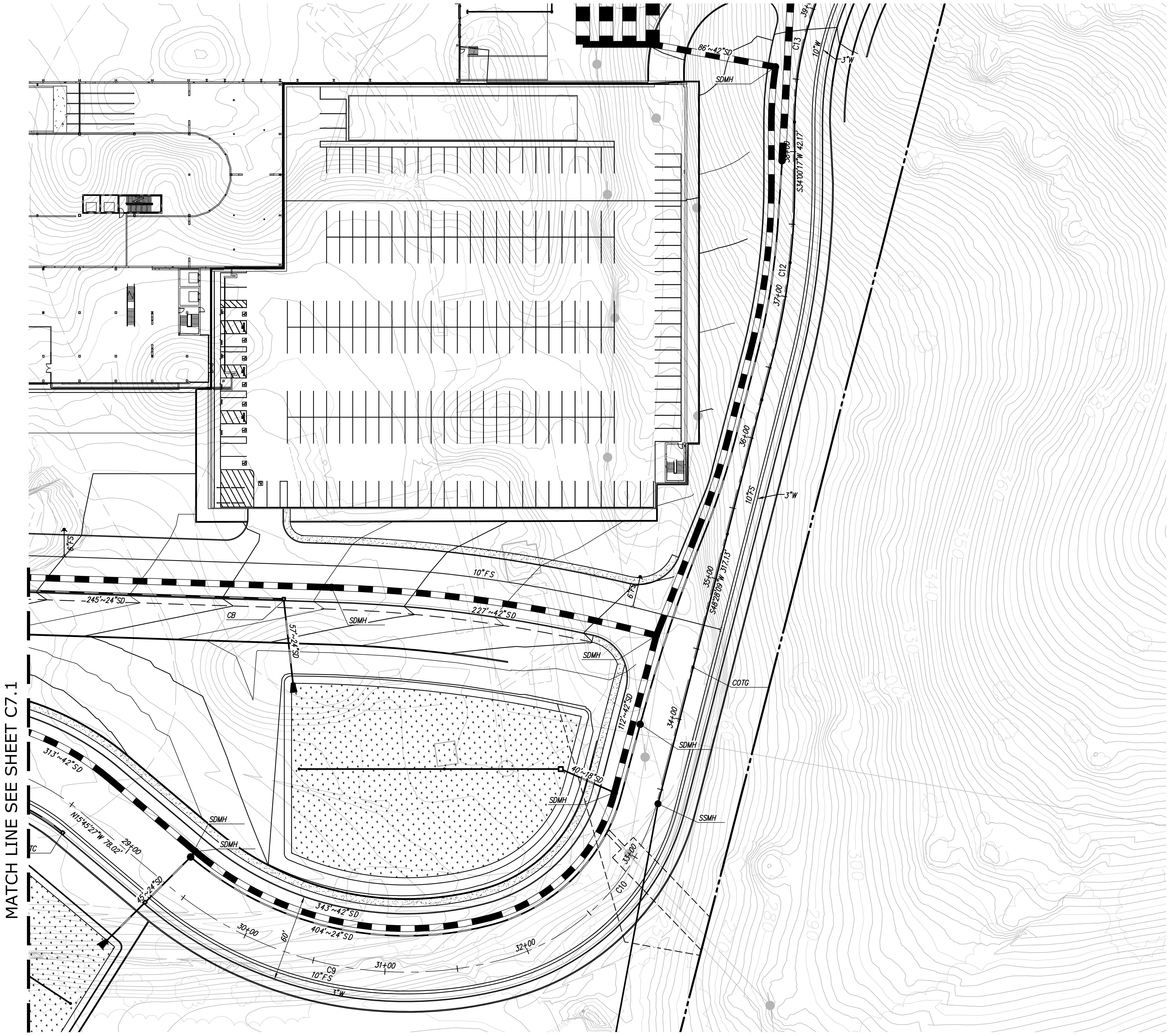
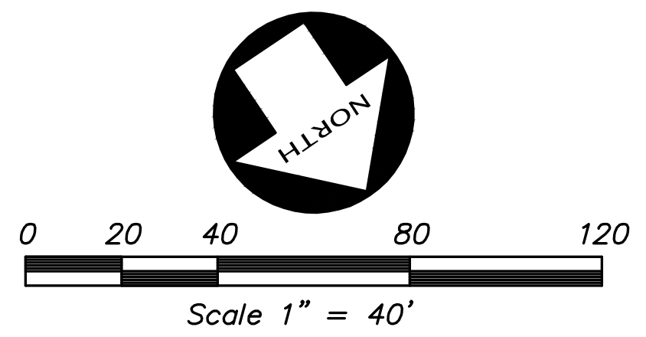
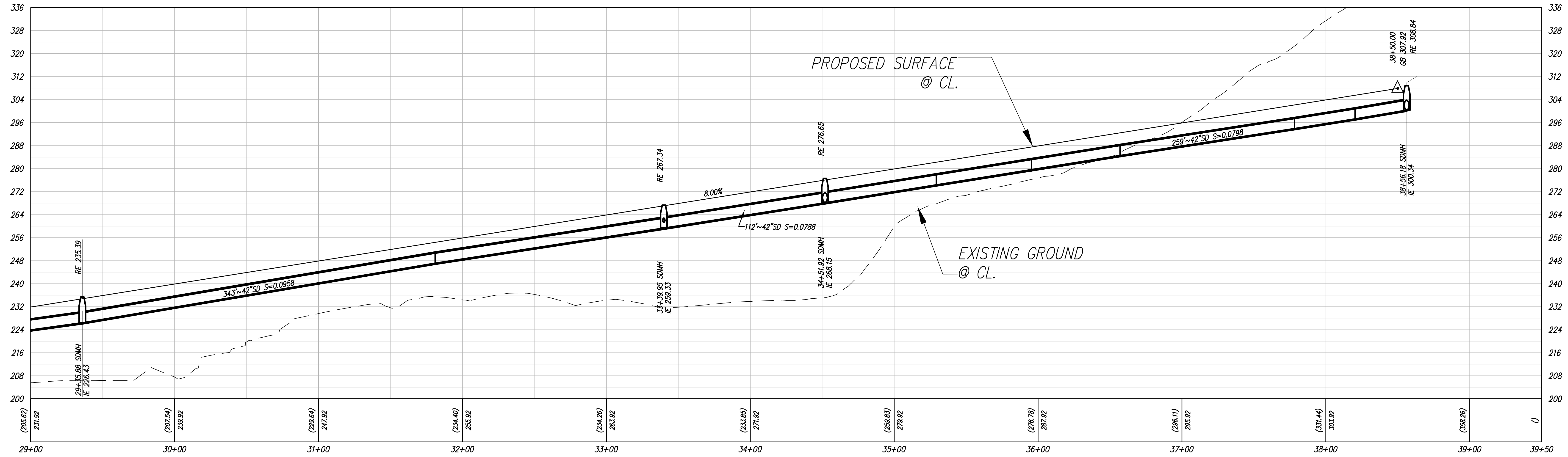




CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C9	255.00'	55°05'58"	245.23'
C10	150.00'	60°40'26"	158.84'
C12	480.00'	14°27'52"	121.18'
C13	236.11'	25°58'13"	107.02'
C14	150.00'	34°30'45"	90.35'



PROFILE
1" = 40' HORIZ.
1" = 20' VERT.

QUARRY RD

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REGISTERED PROFESSIONAL ENGINEER
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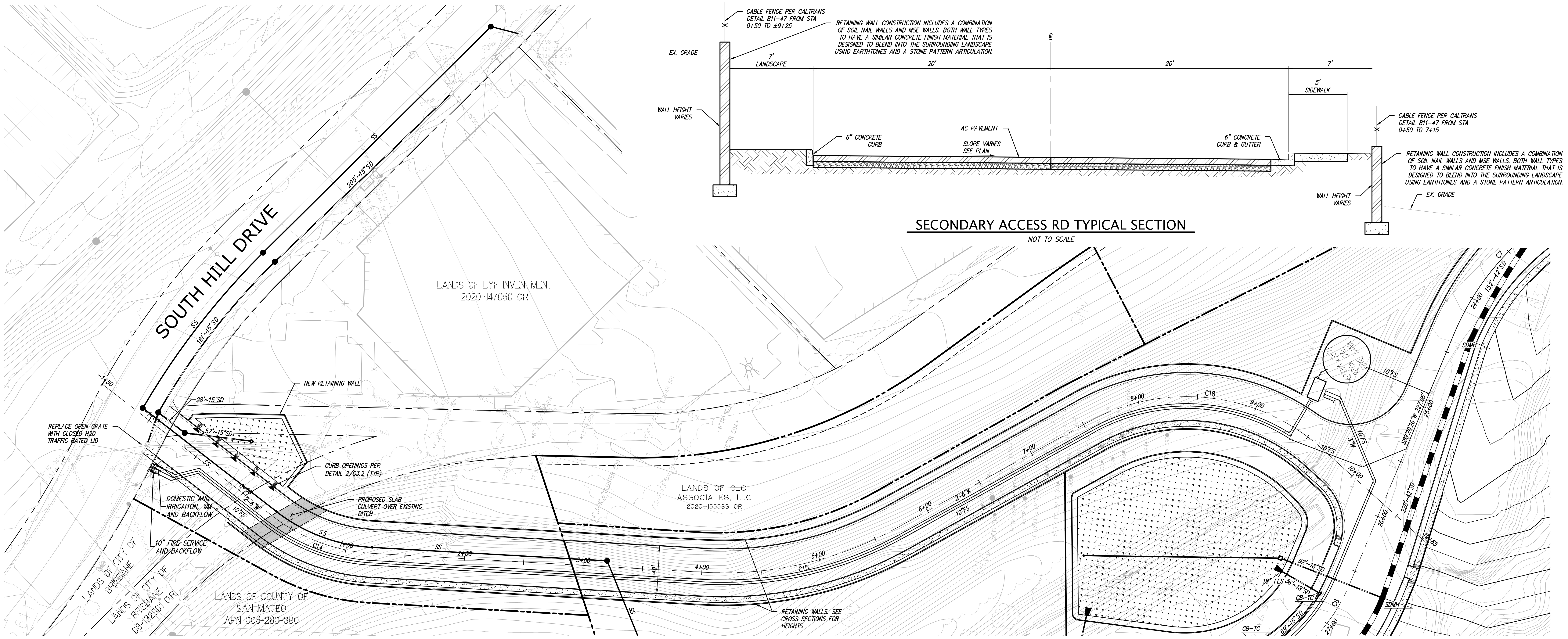


SECONDARY ACCESS RD TYPICAL SECTION

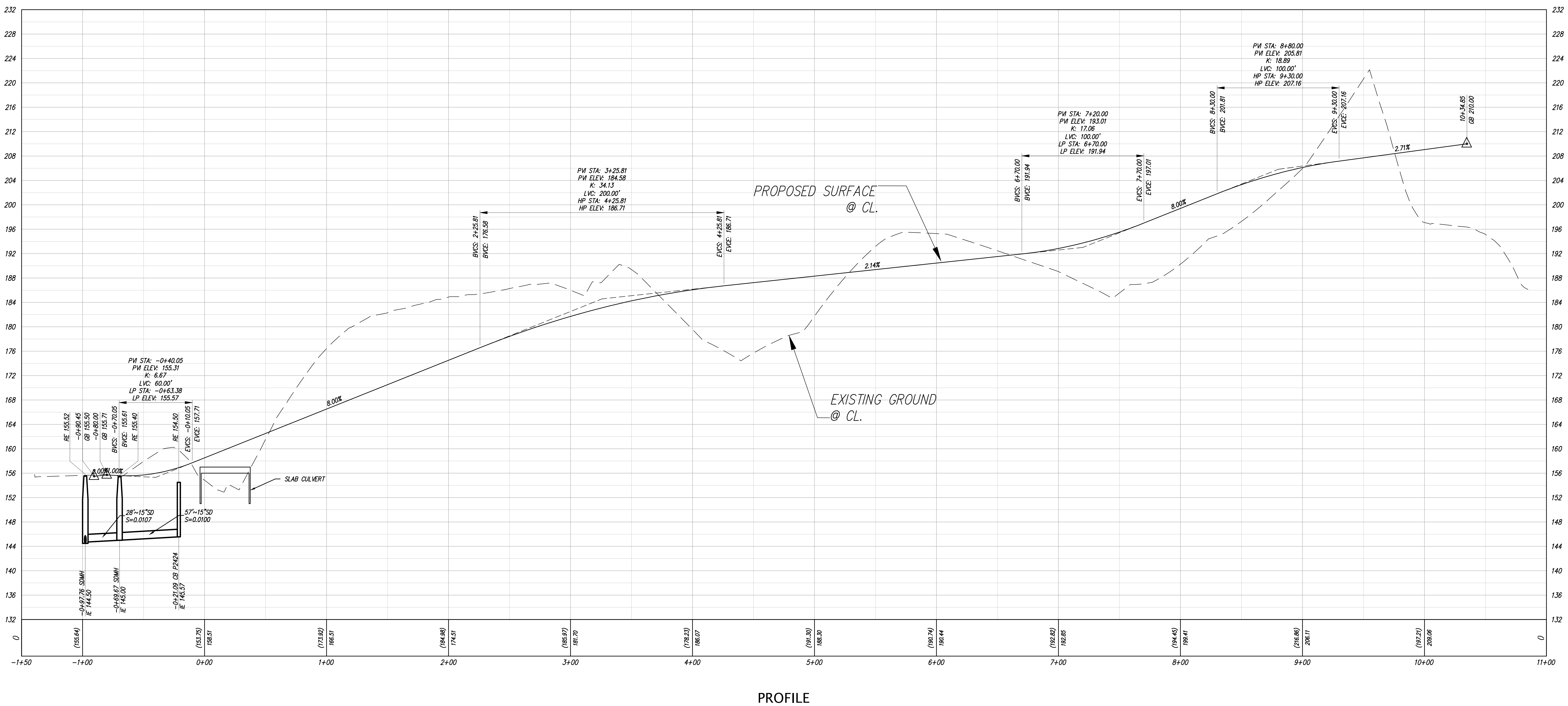
NOT TO SCALE

NORTH

0 20 40 80 120

Scale 1" = 40'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C7	220.00'	39°57'52"	153.45'
C8	150.00'	74°54'07"	196.09'
C15	300.00'	32°12'31"	168.64'
C18	170.00'	71°01'04"	210.71'
C20	20.00'	118°21'01"	41.31'



PROFILE
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1" = 8 VERT.

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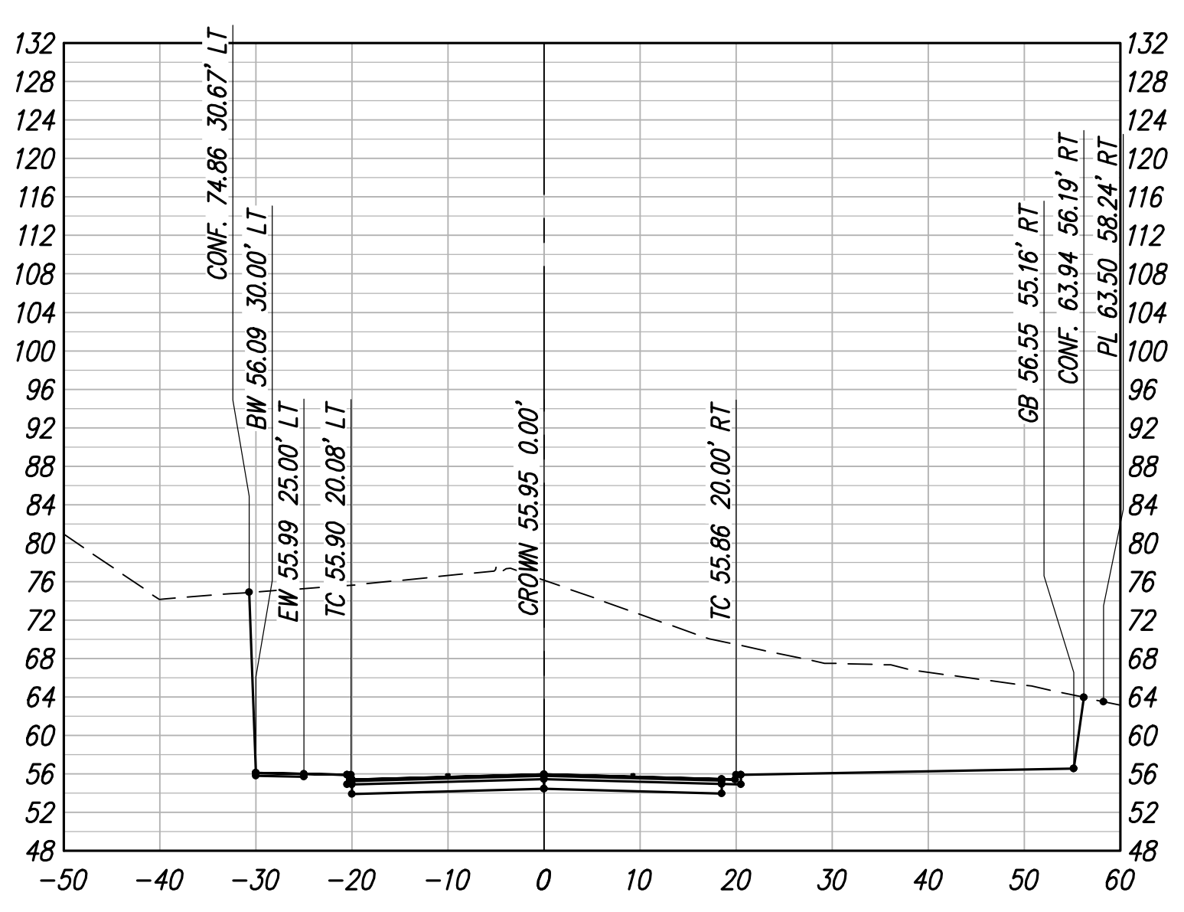

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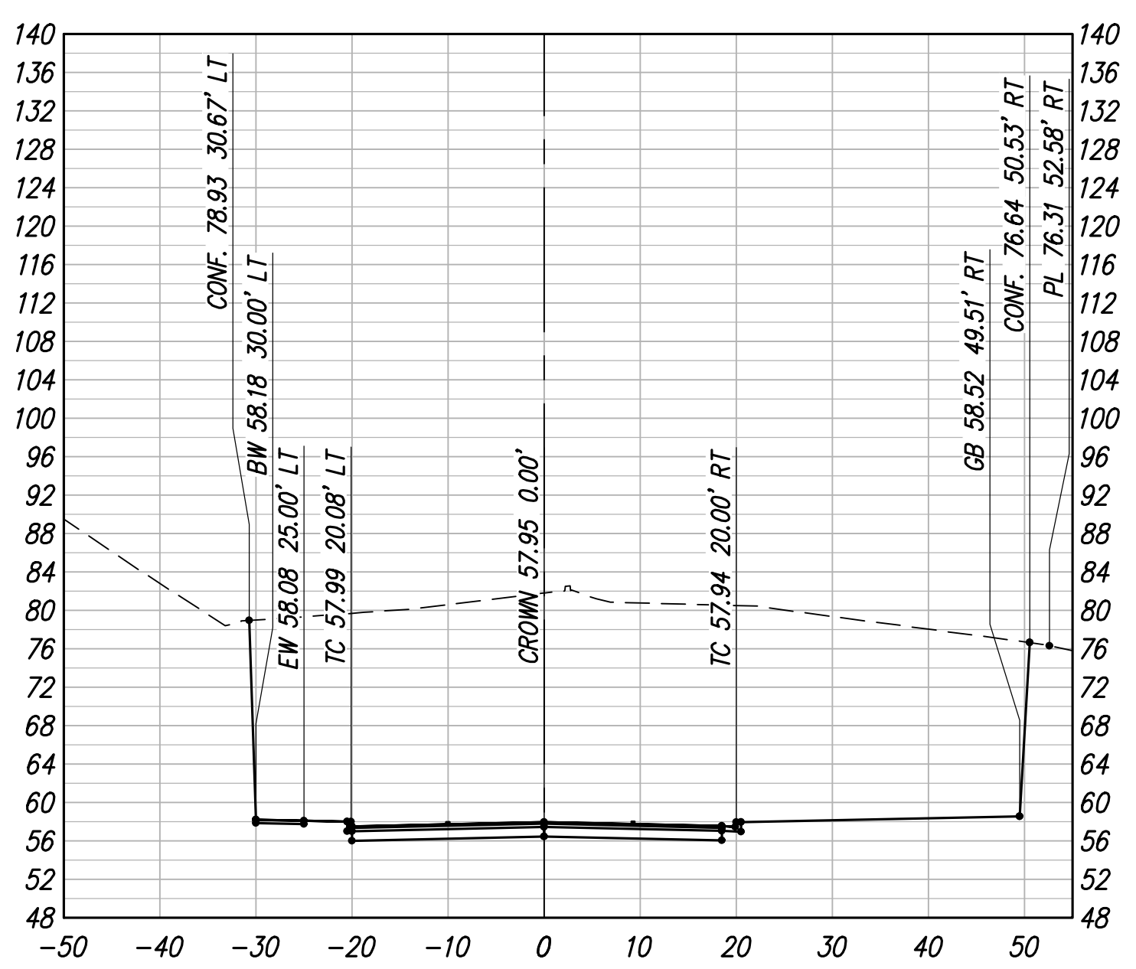

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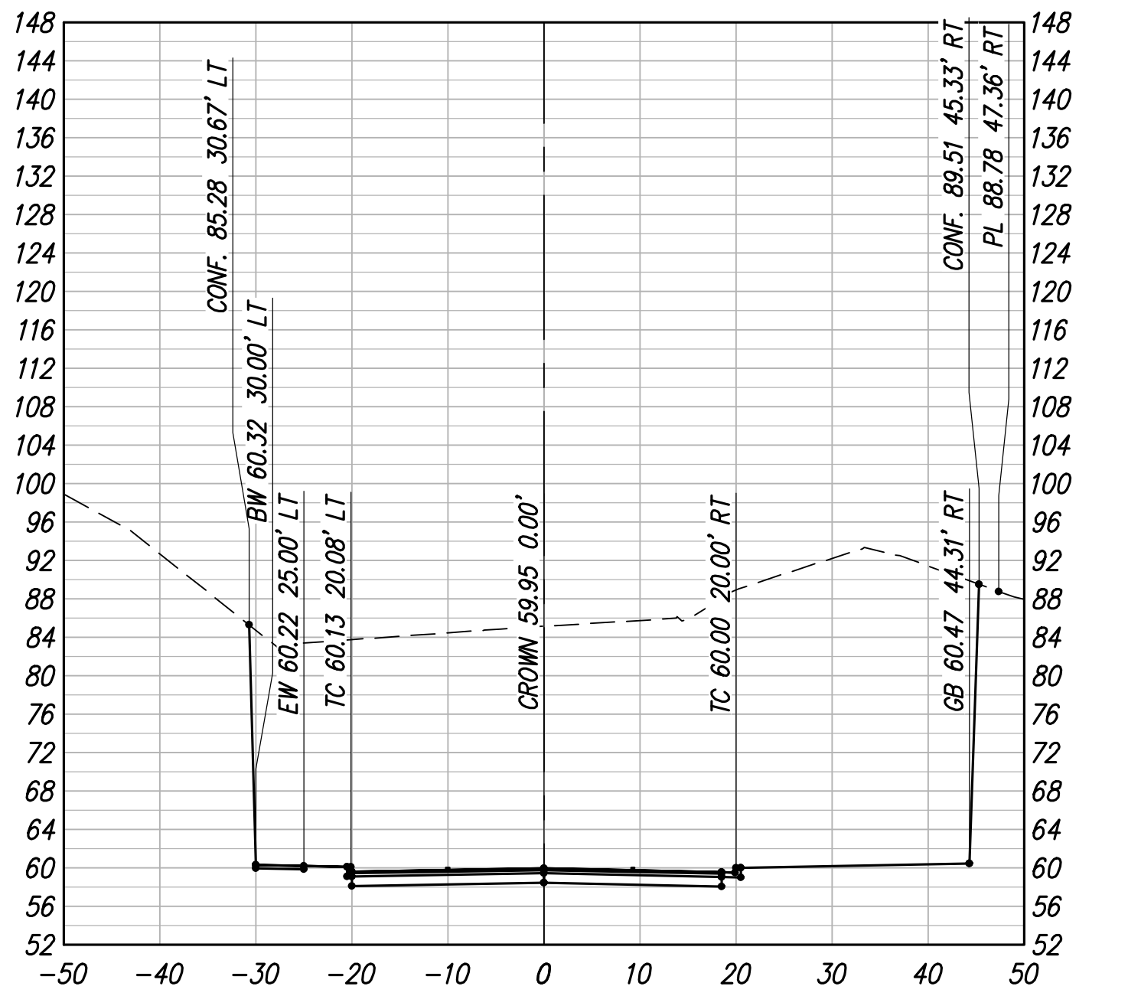

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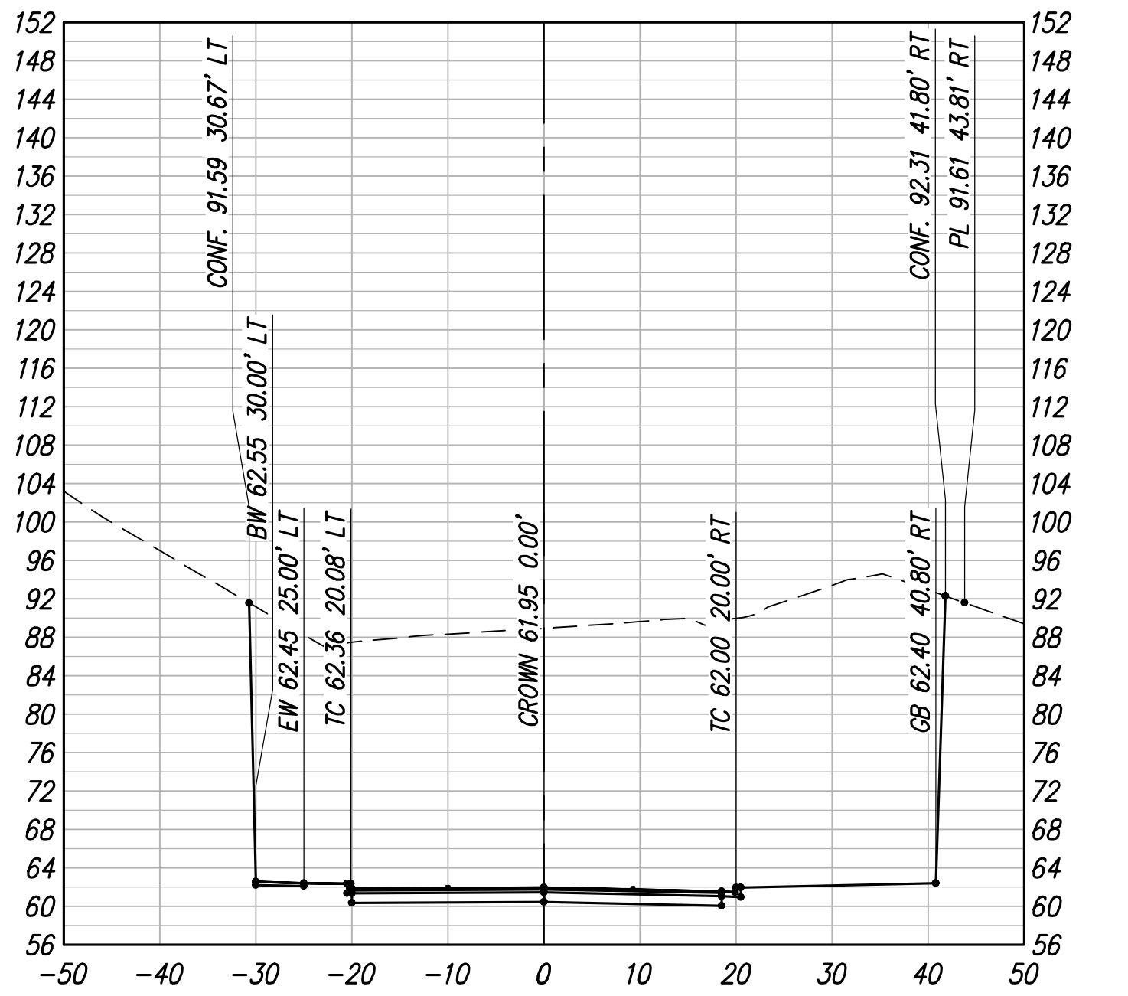

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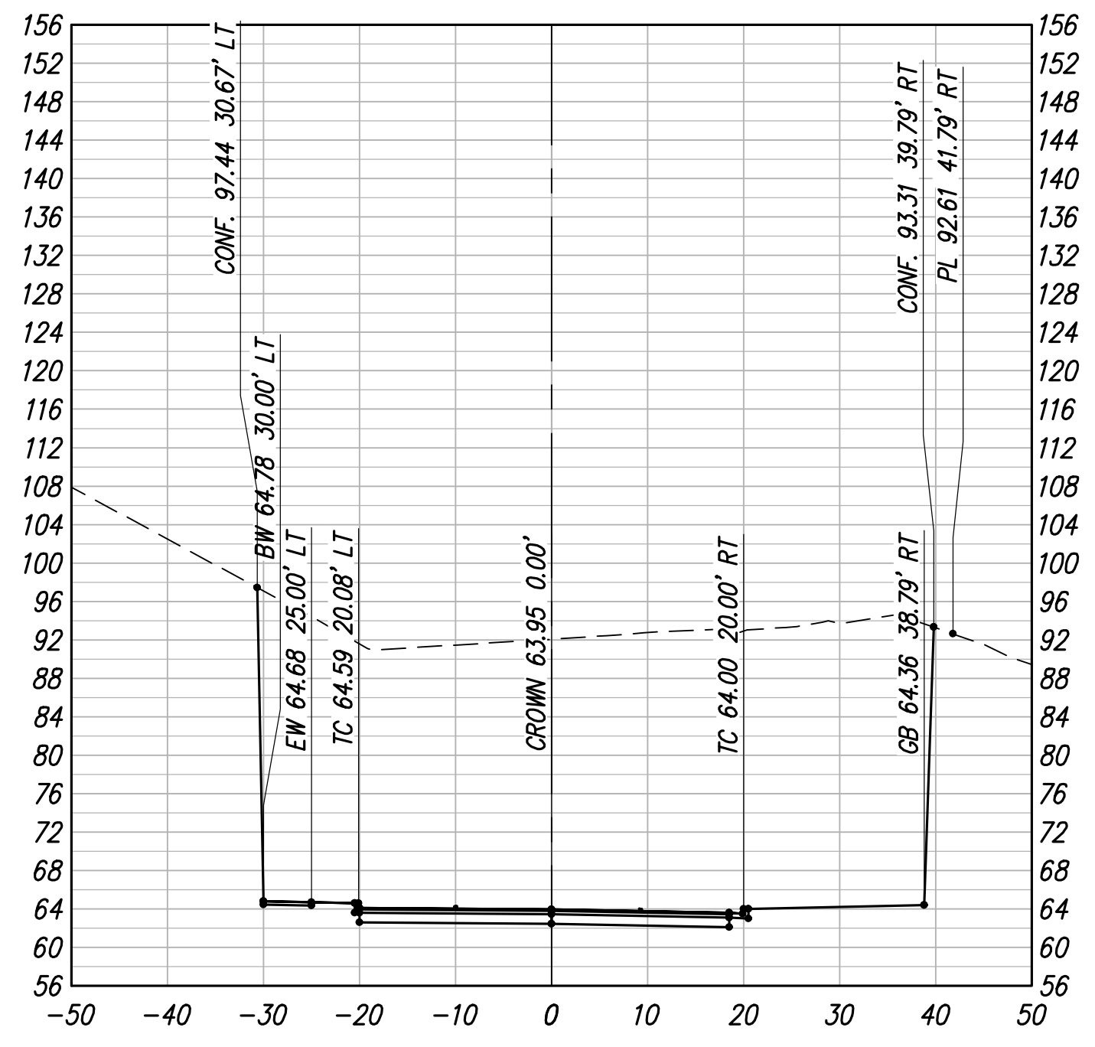

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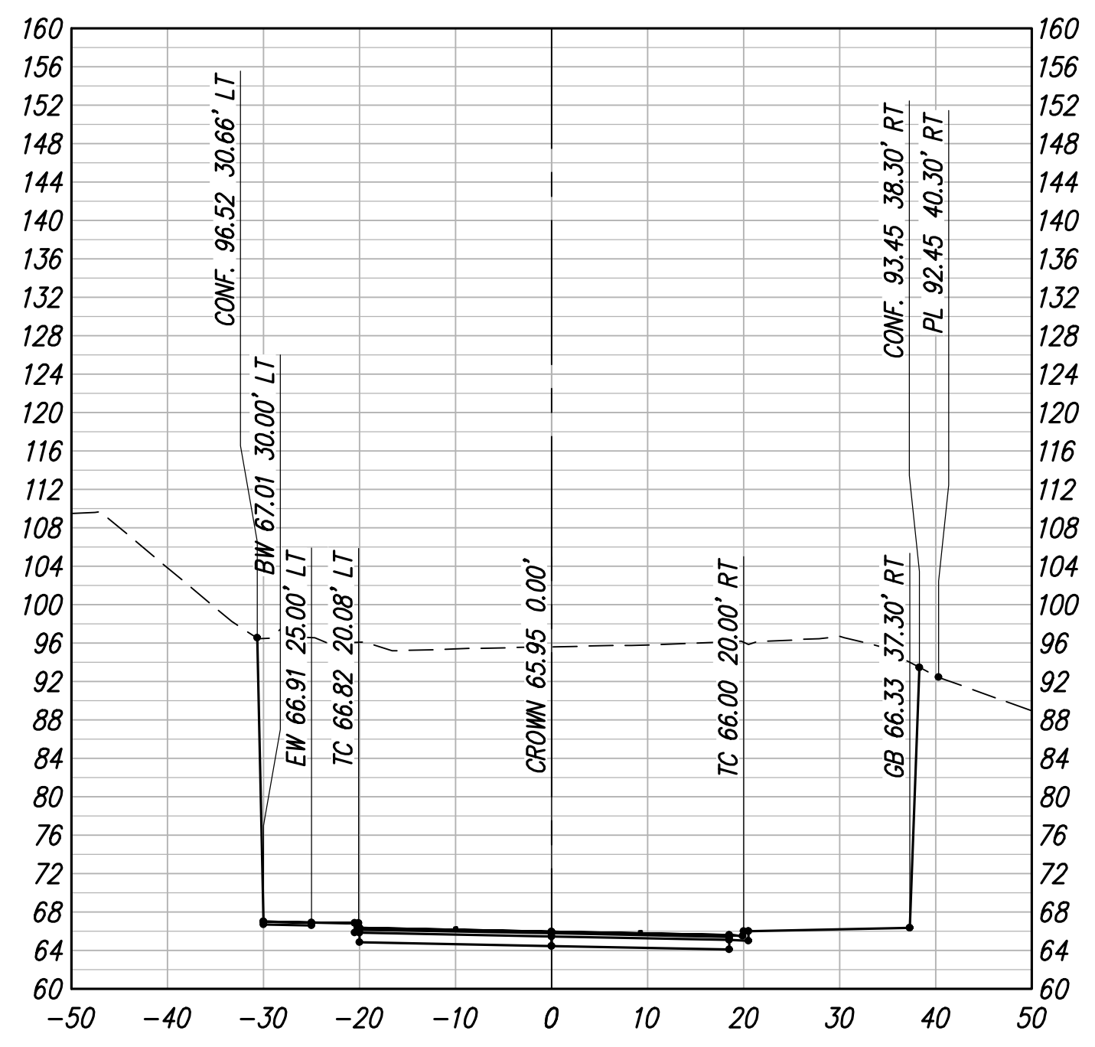

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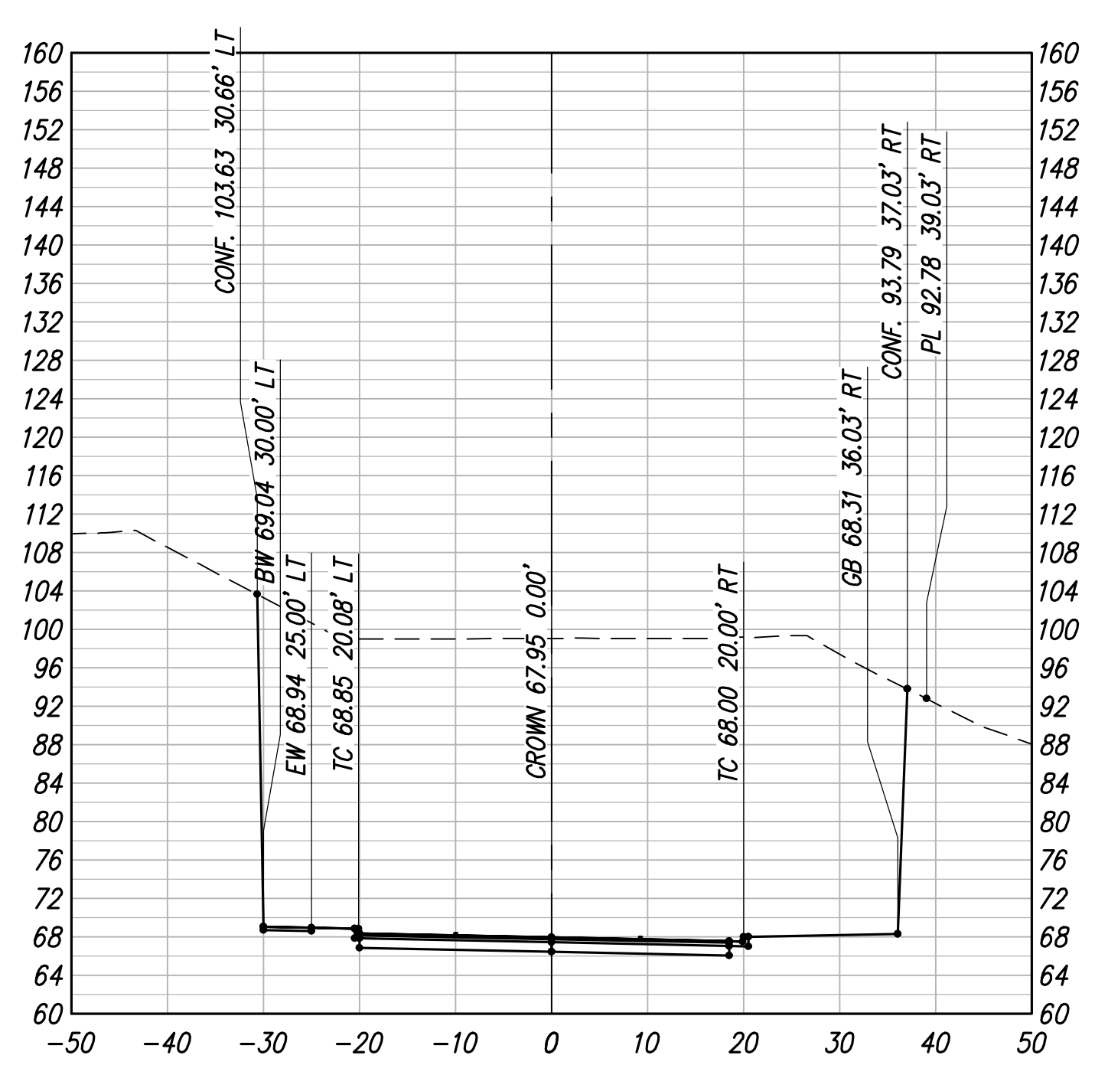

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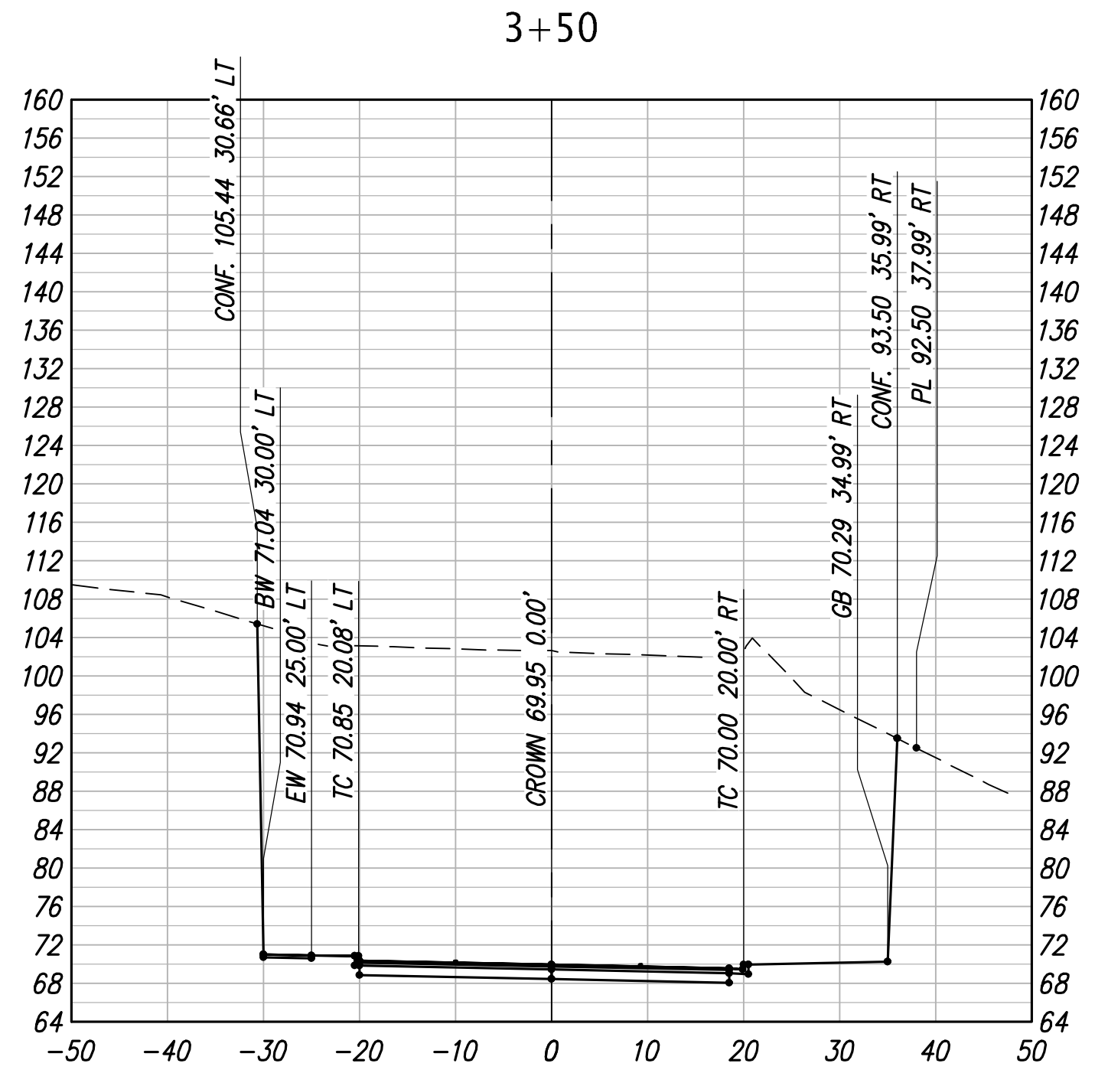

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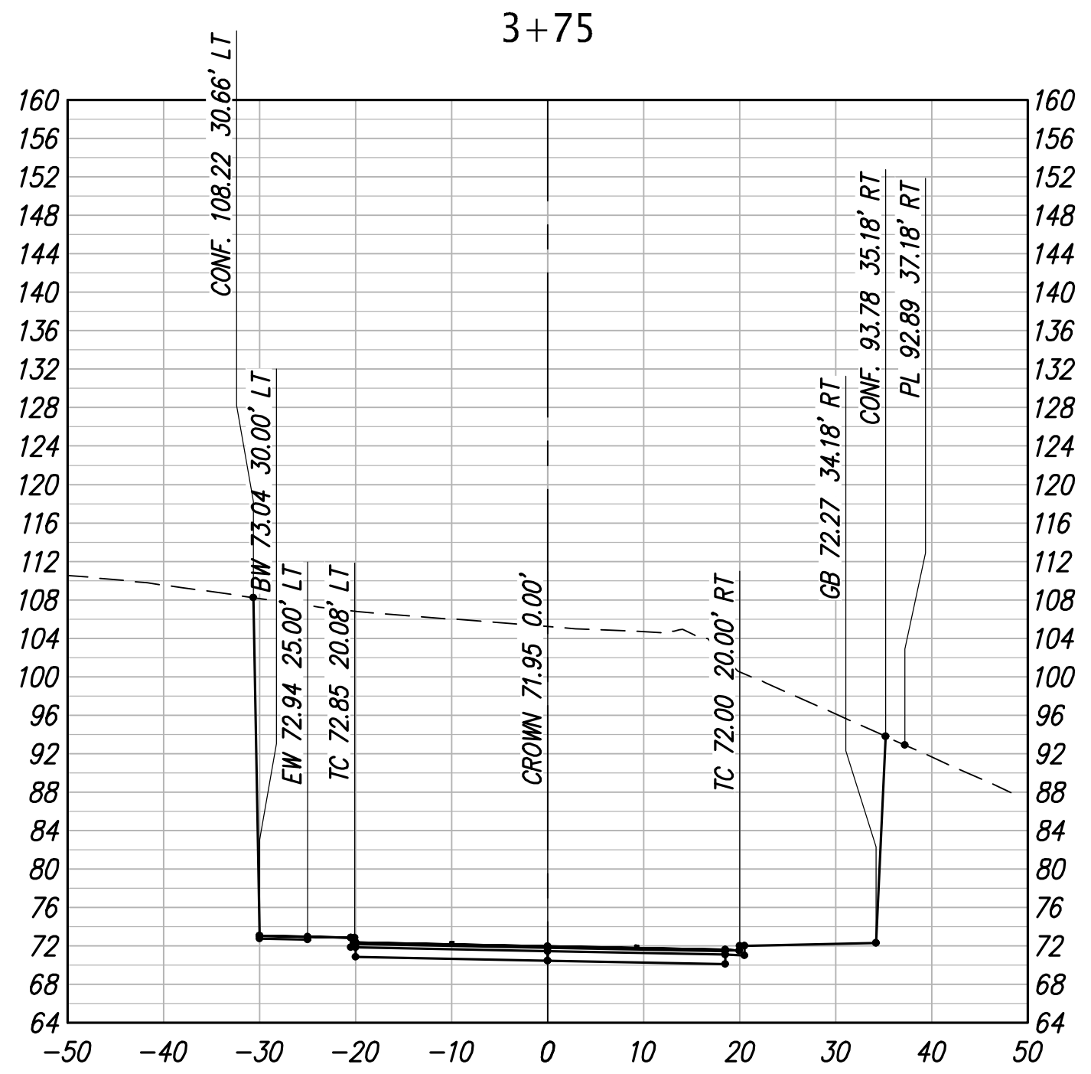

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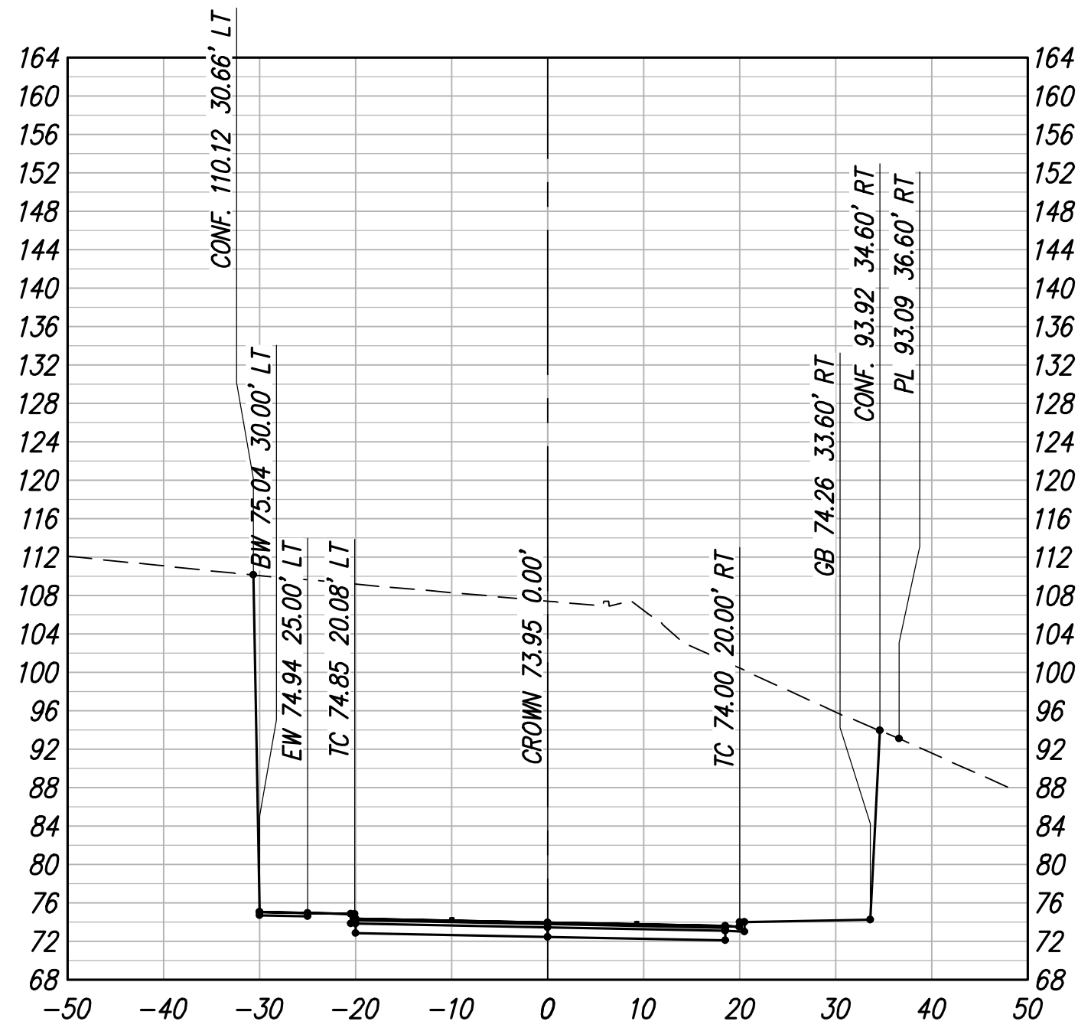

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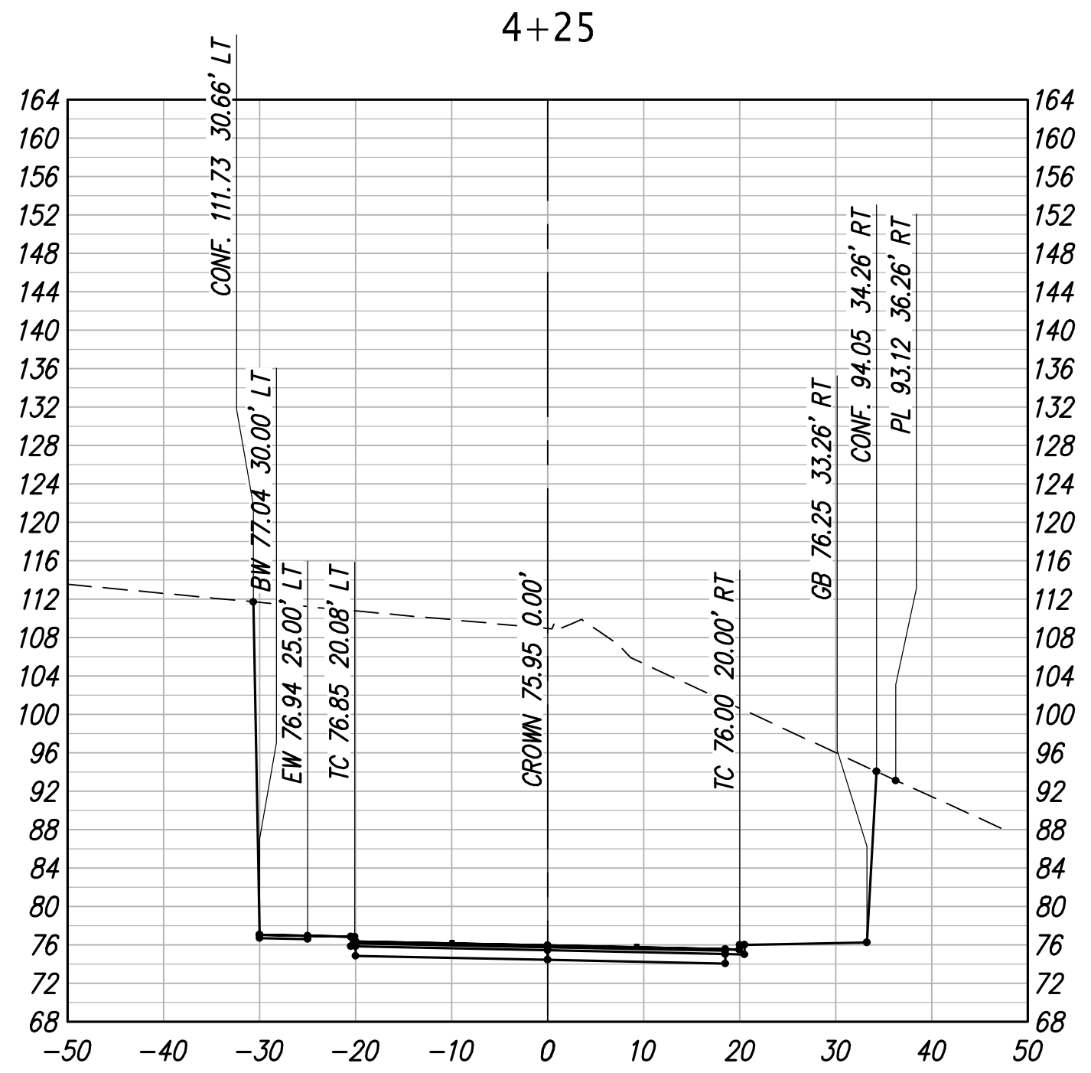

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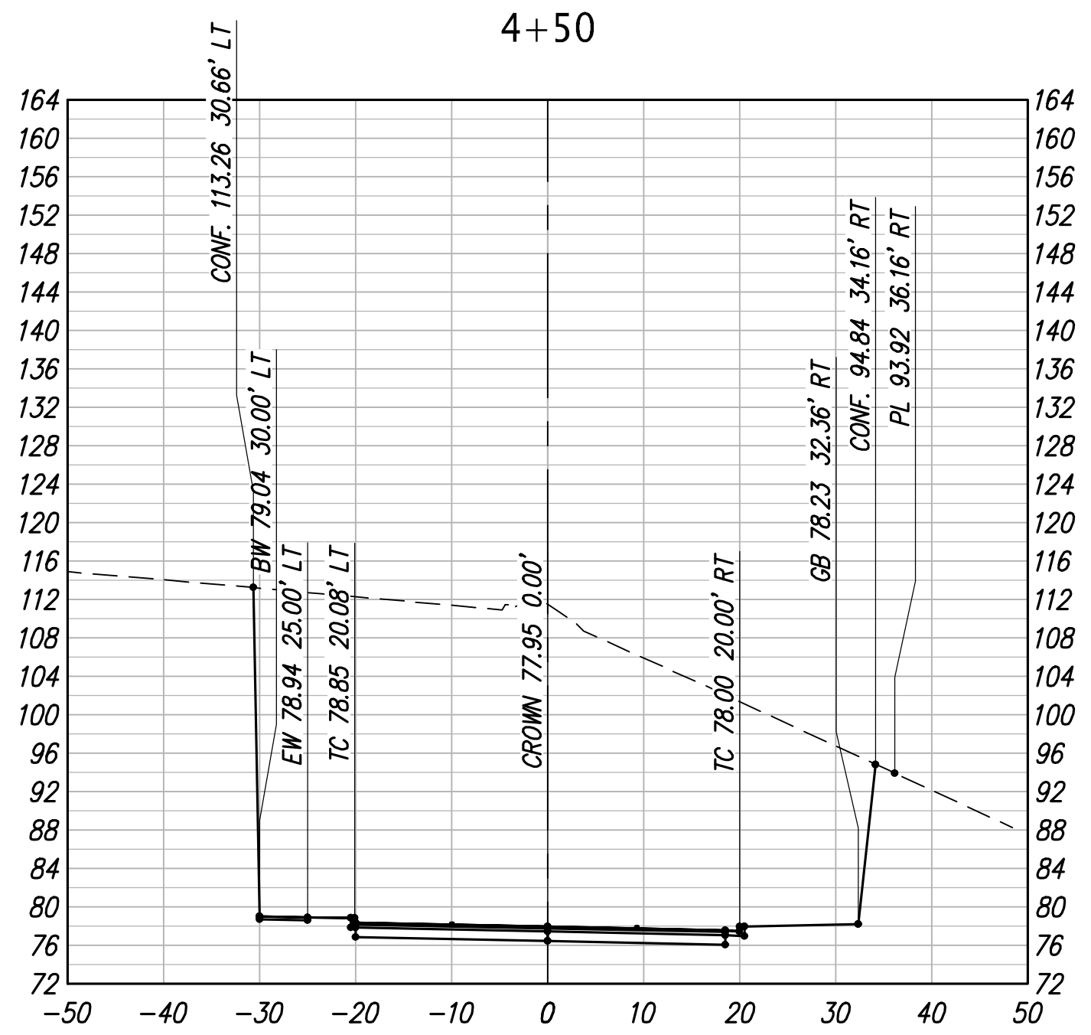

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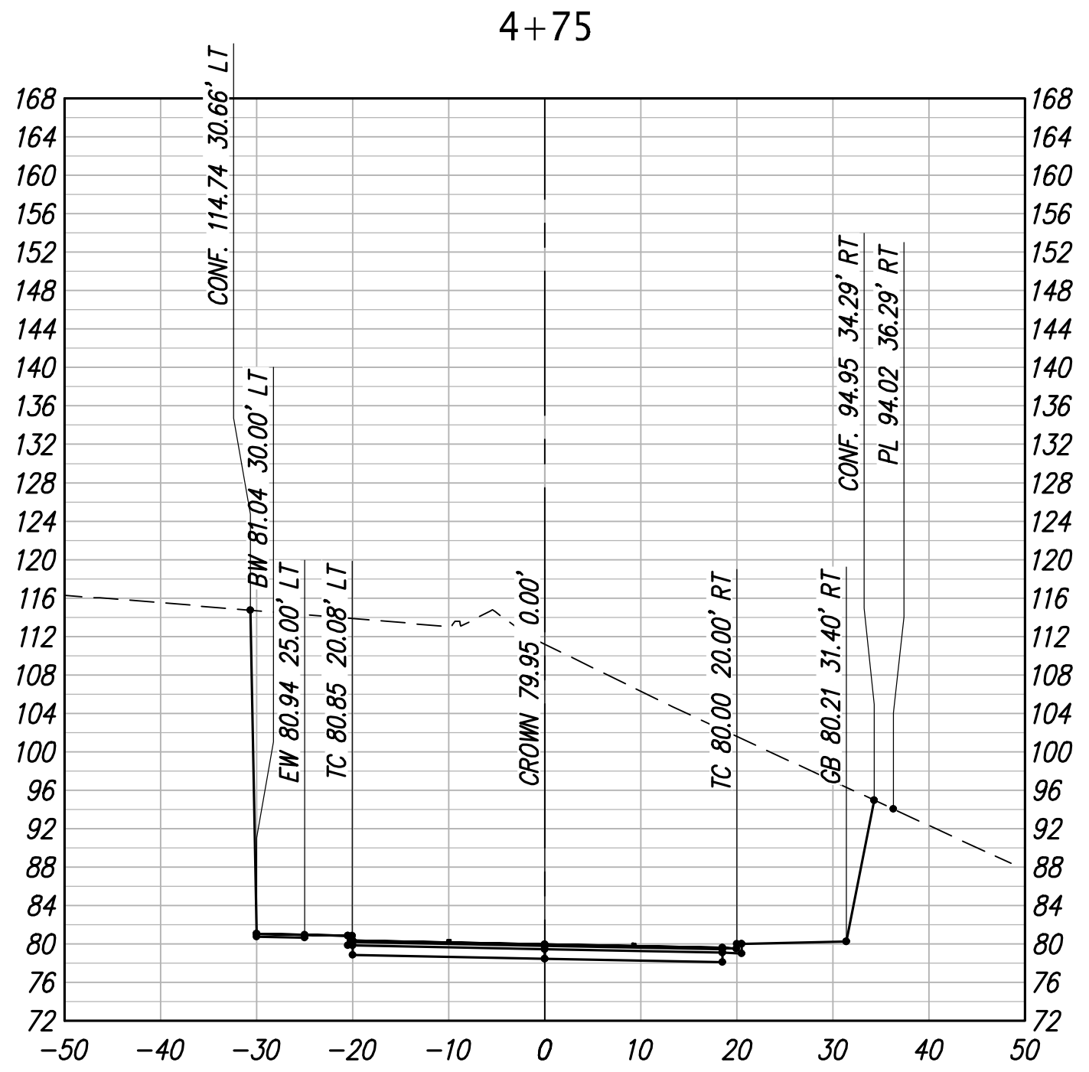

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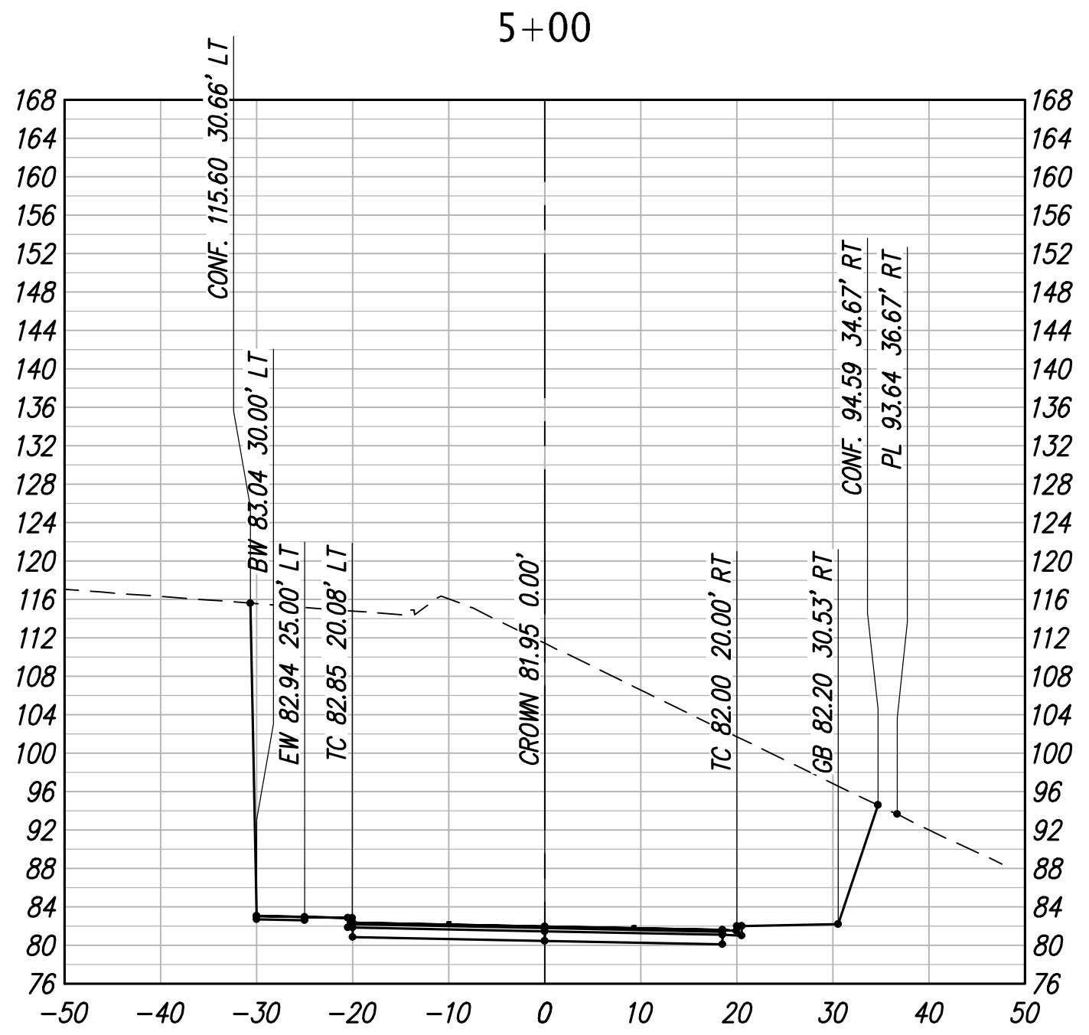

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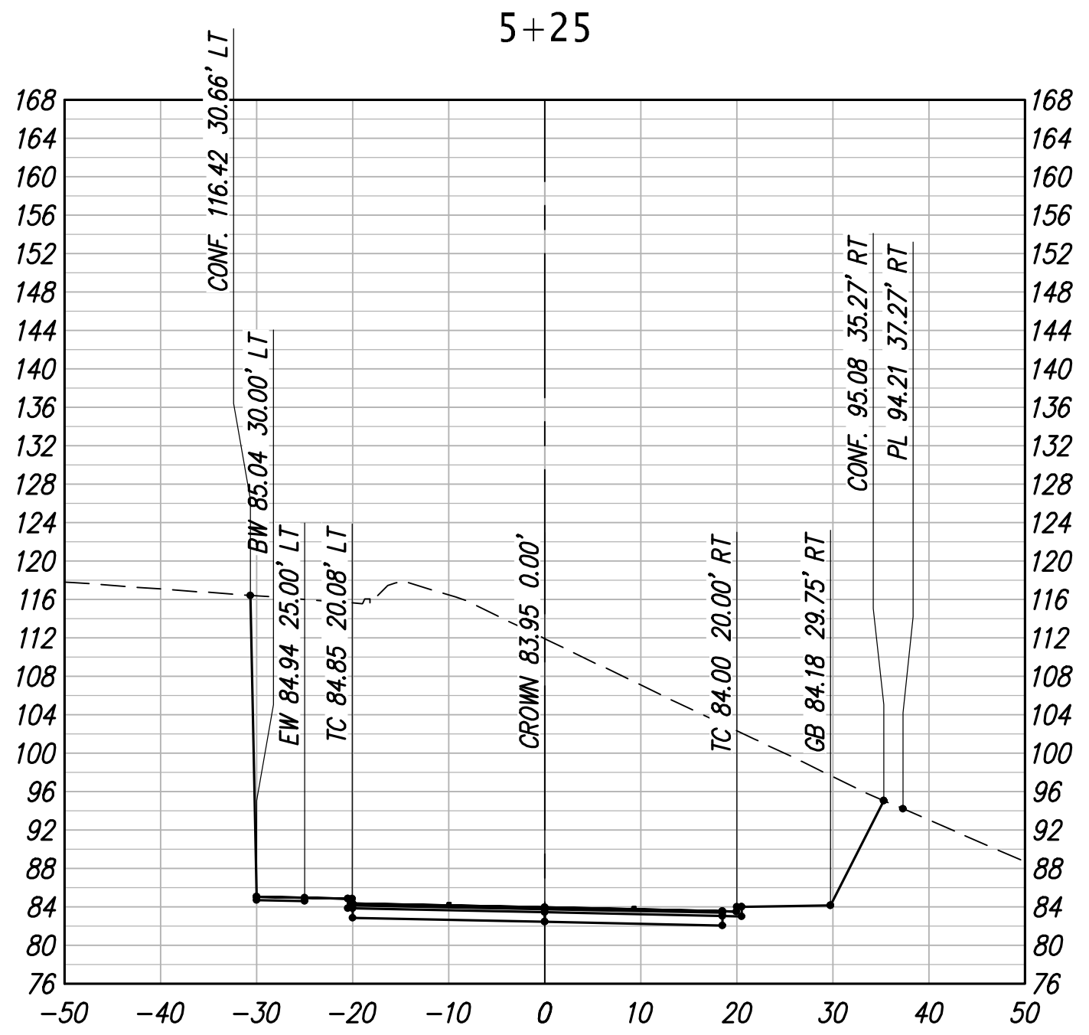

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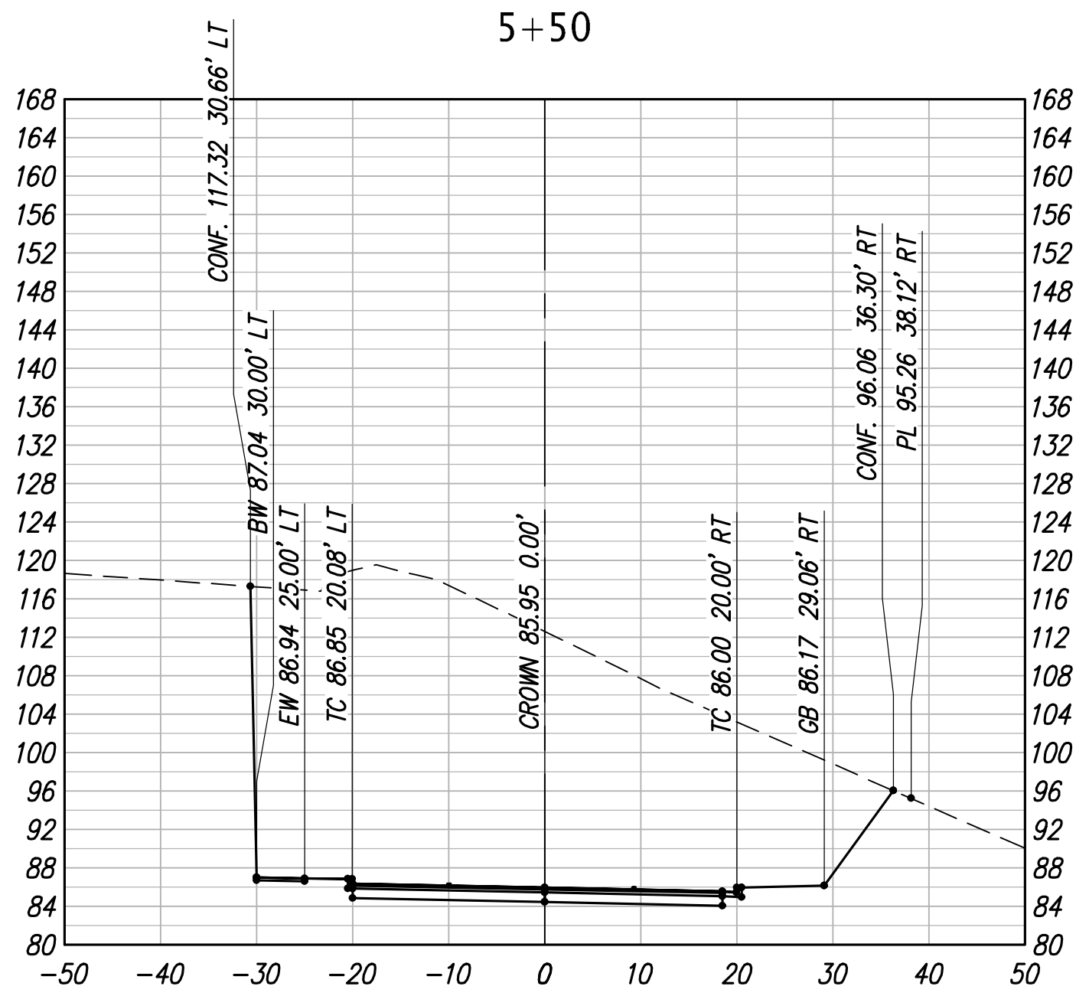

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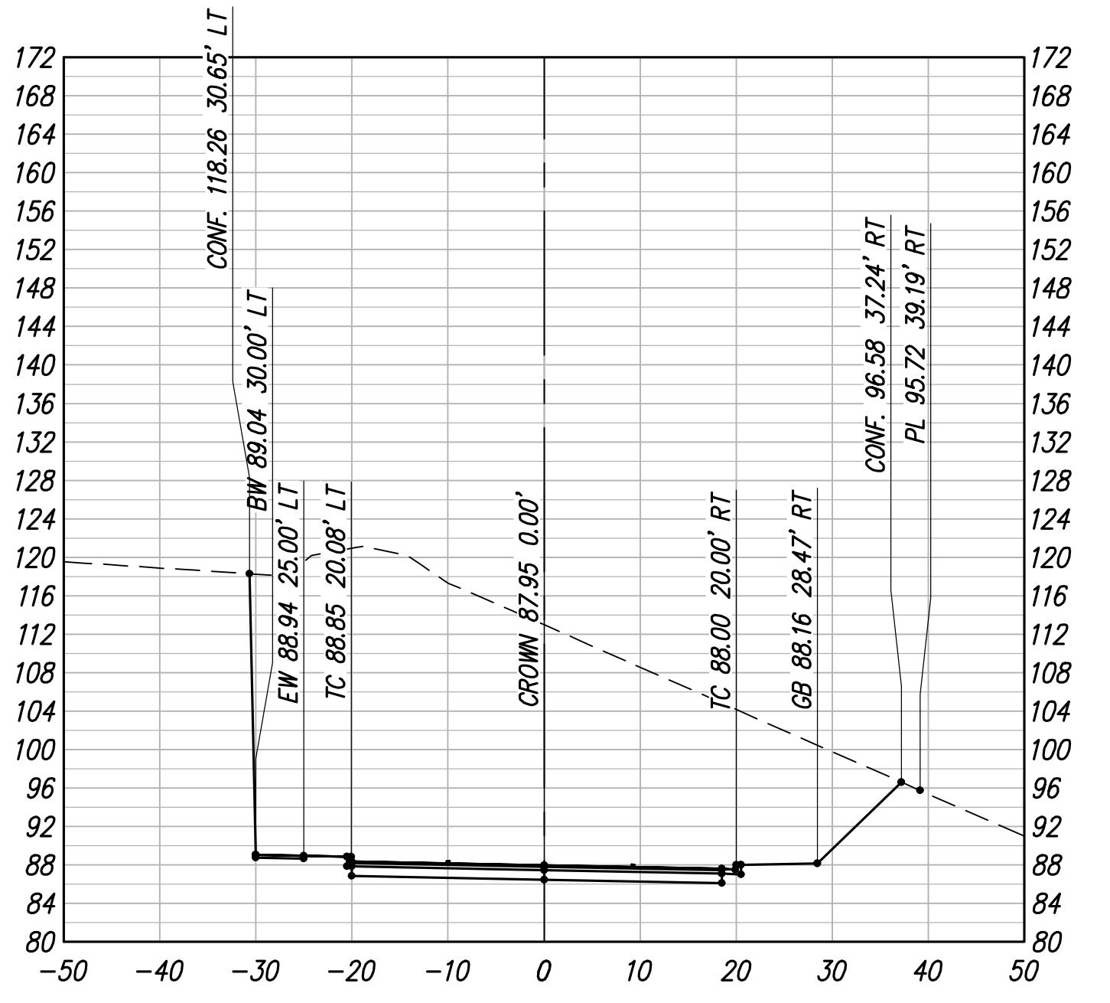

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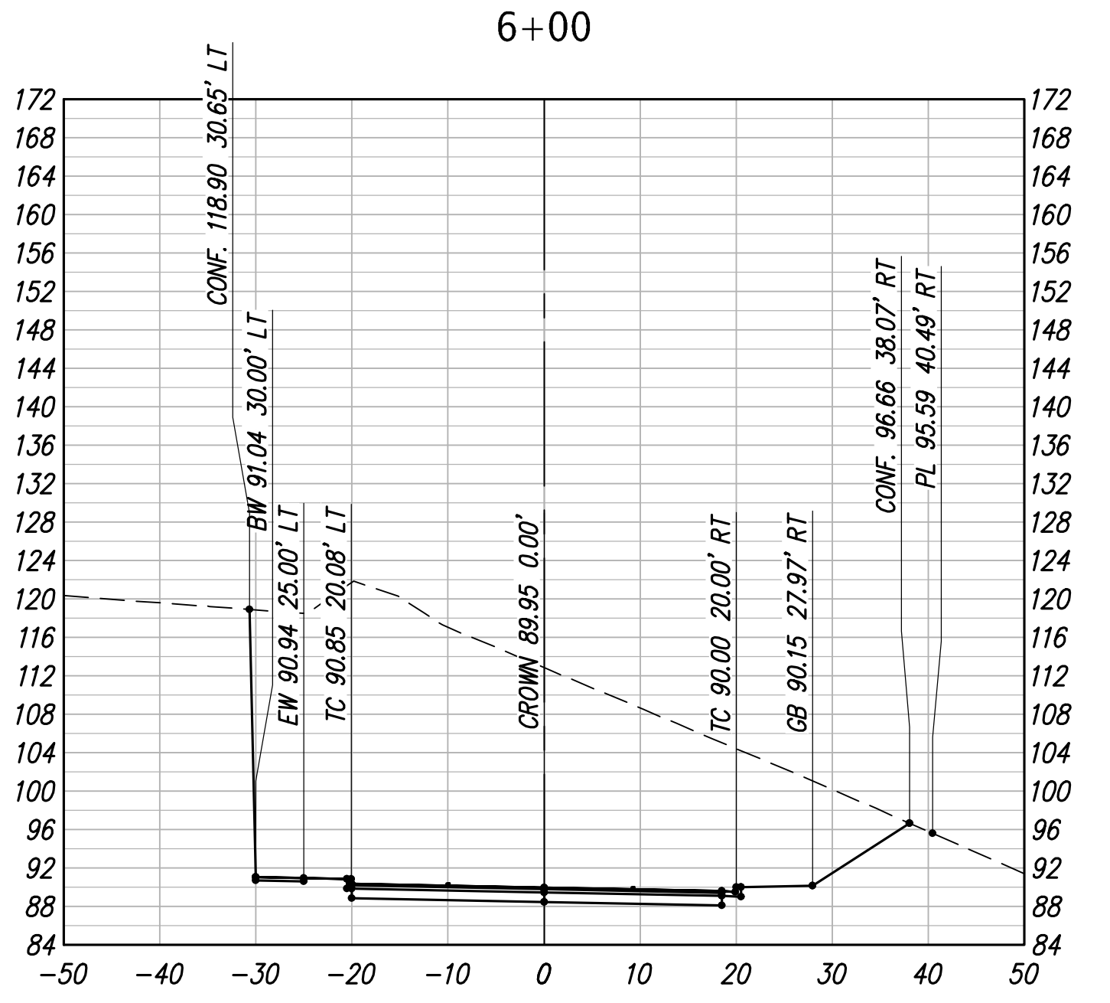

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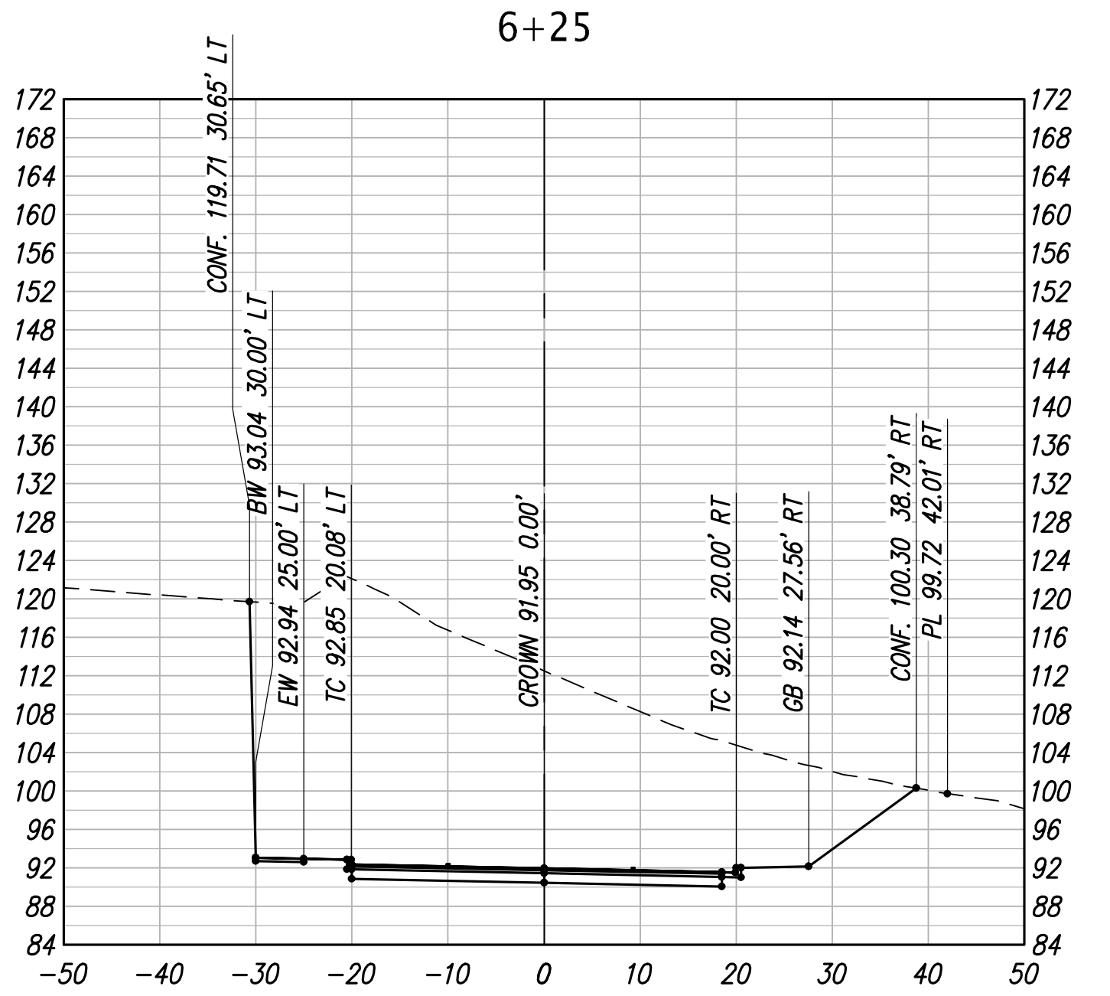

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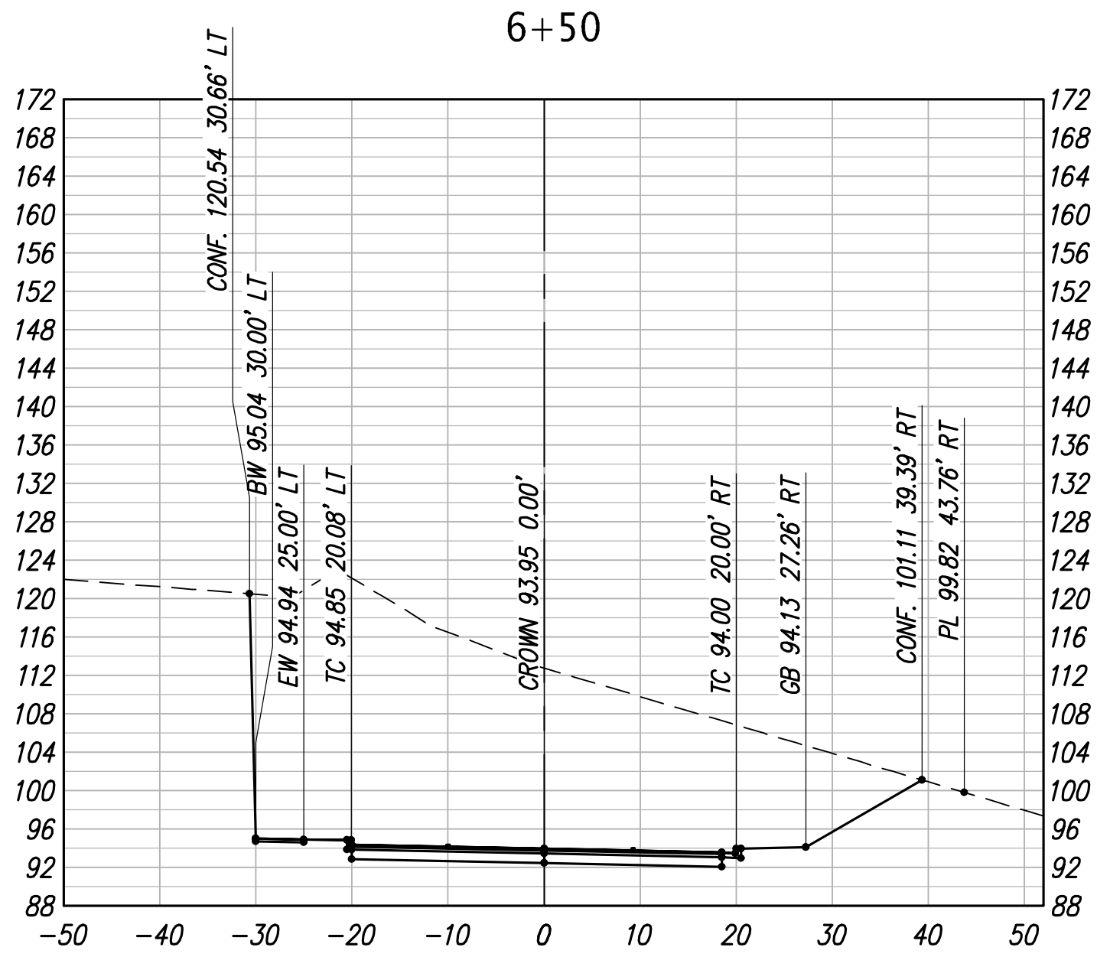

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QUARRY ROAD CROSS SECTIONS

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ORCHARD PARTNERS, LLC

BRISBANE, CALIFORNIA

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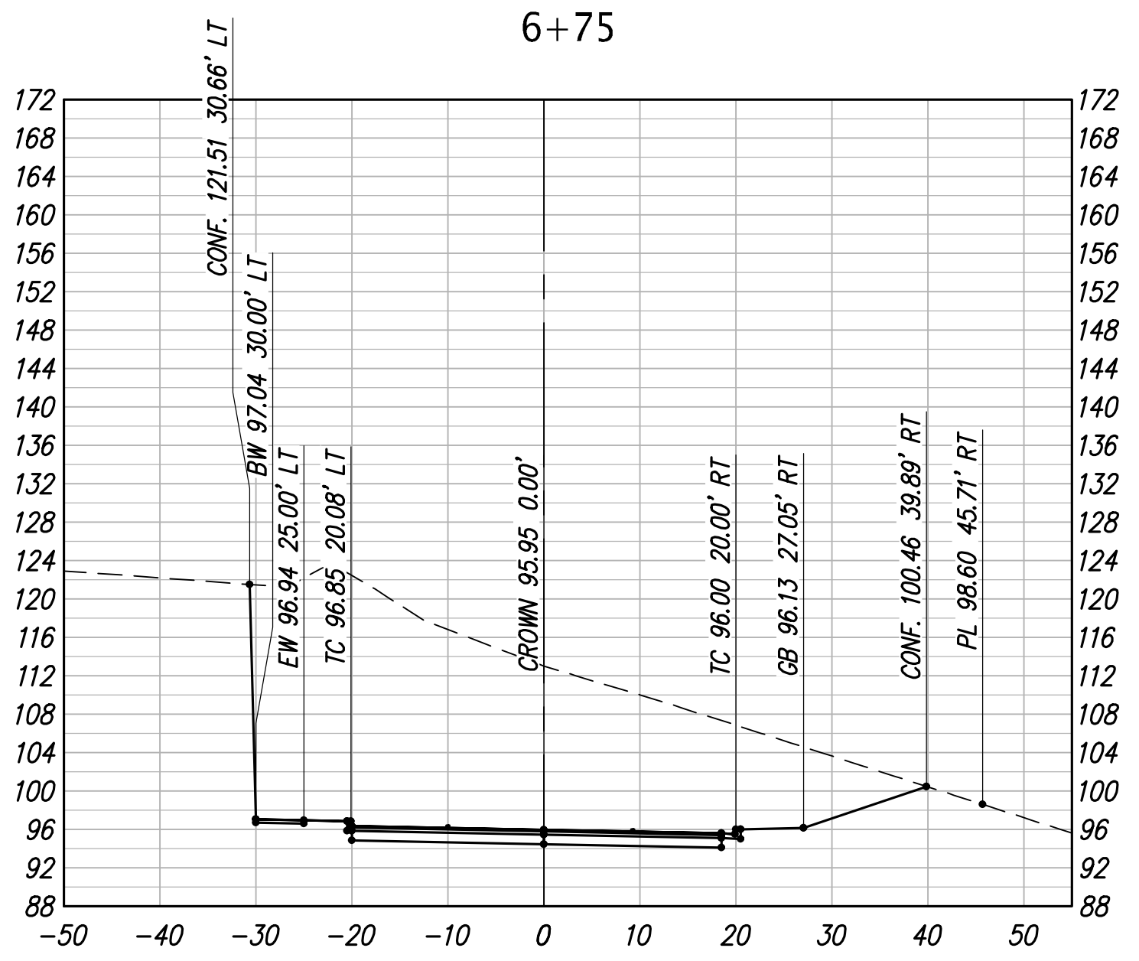

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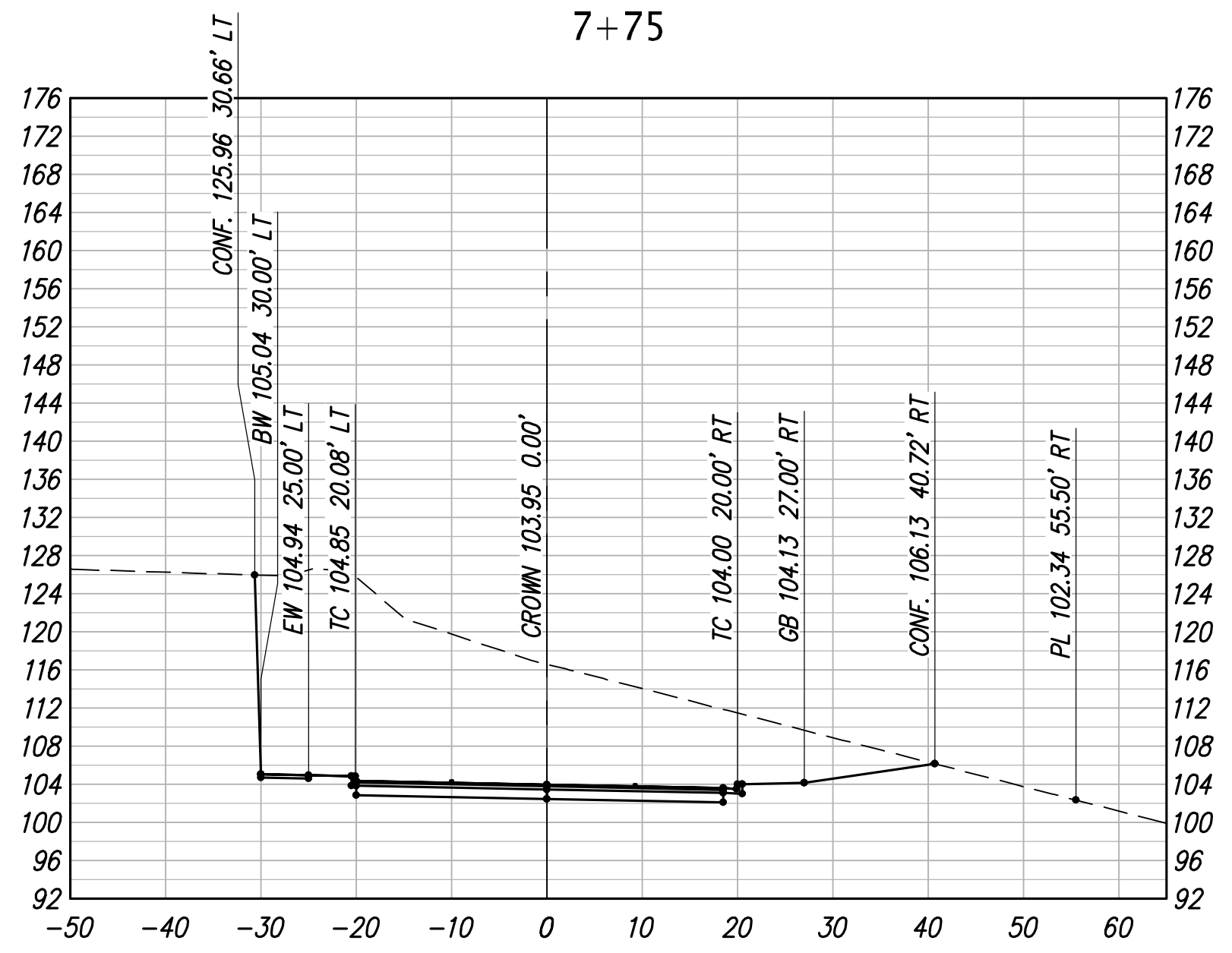

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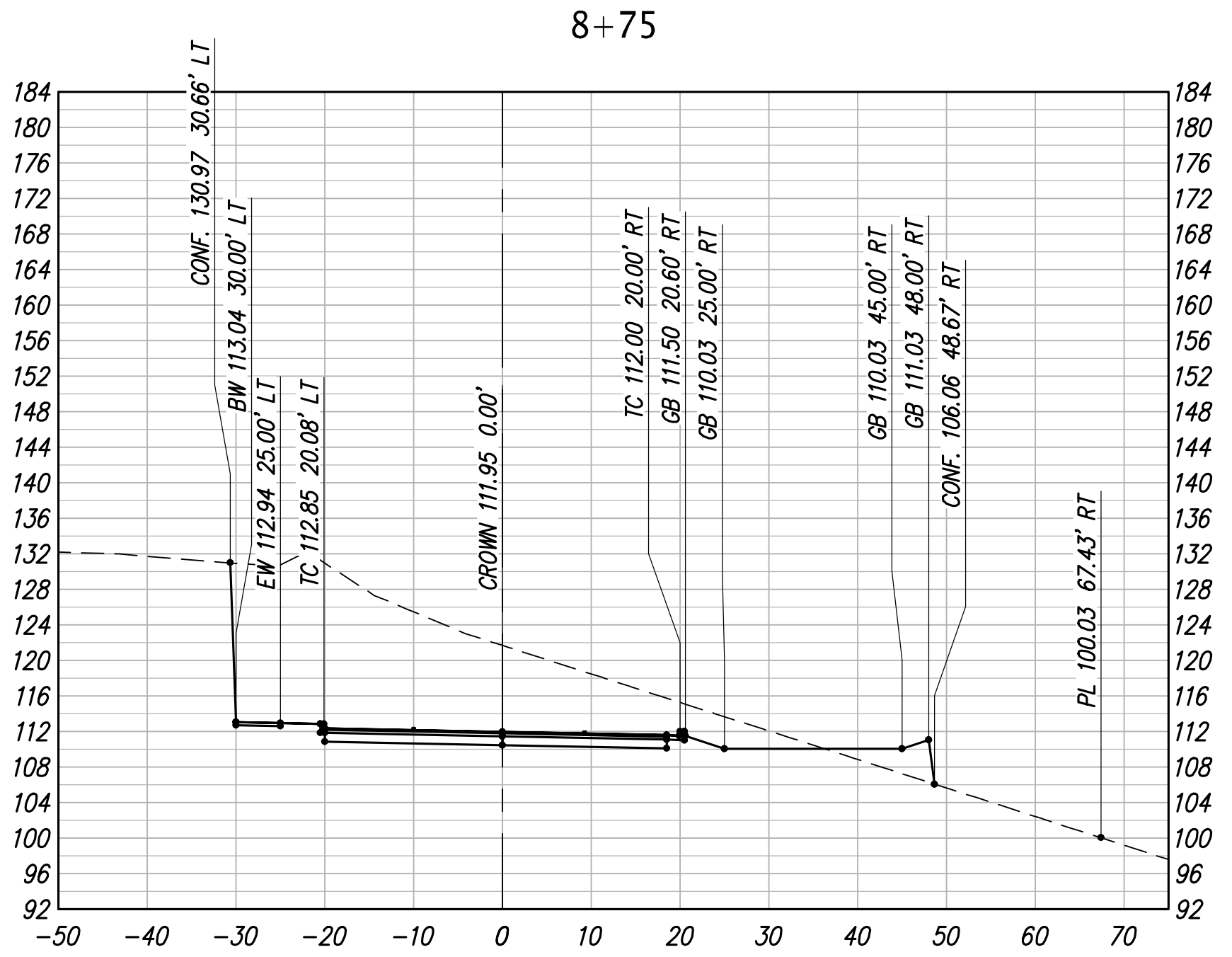

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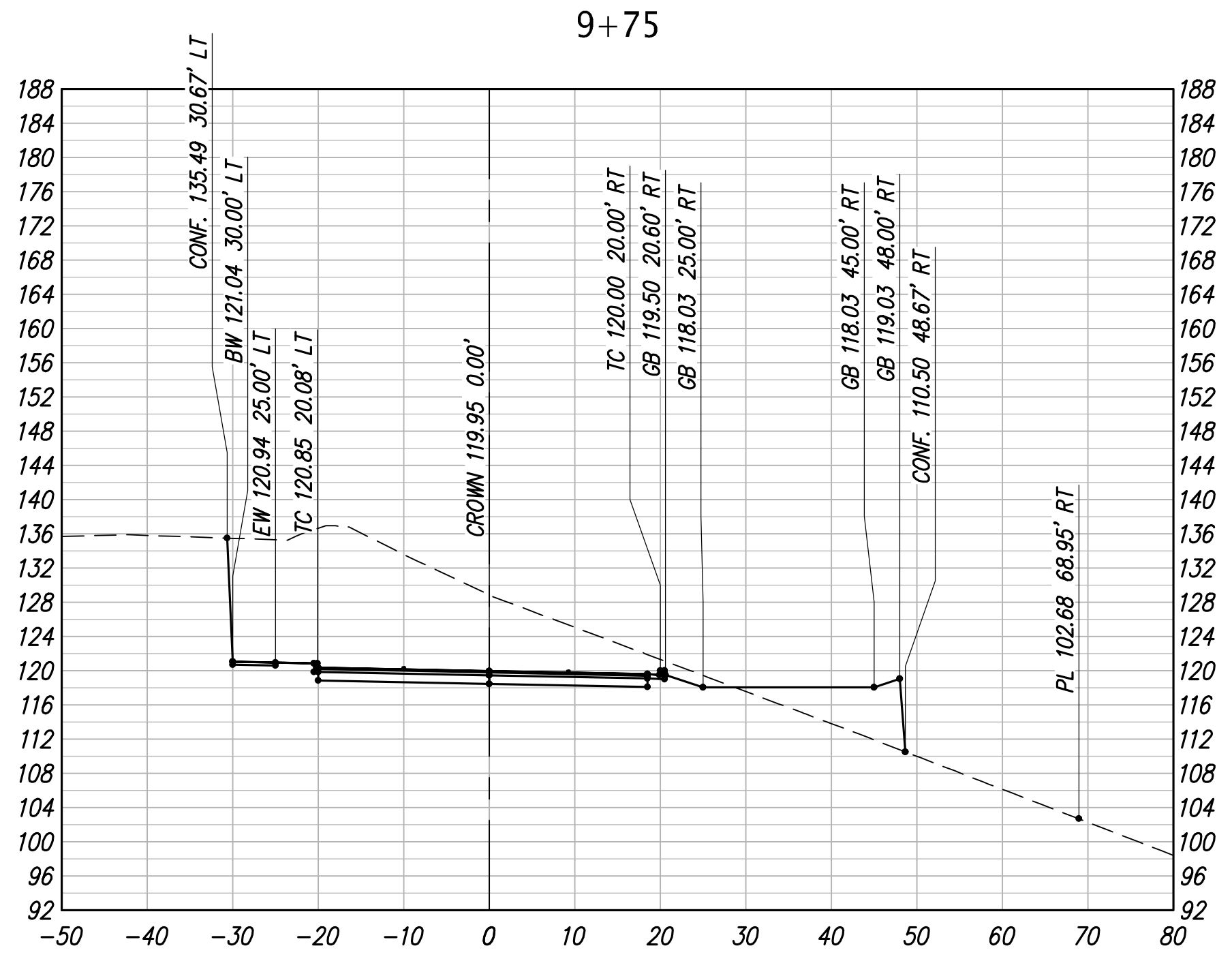

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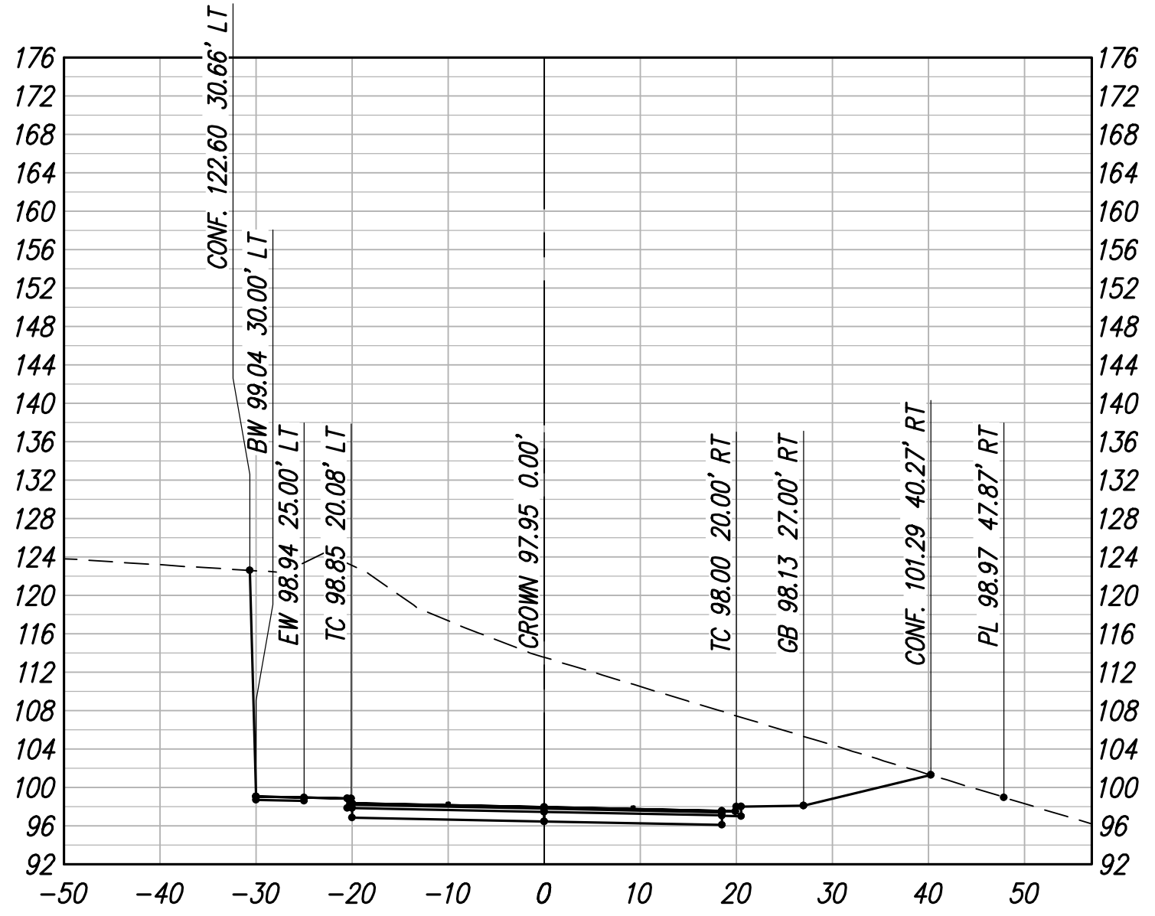

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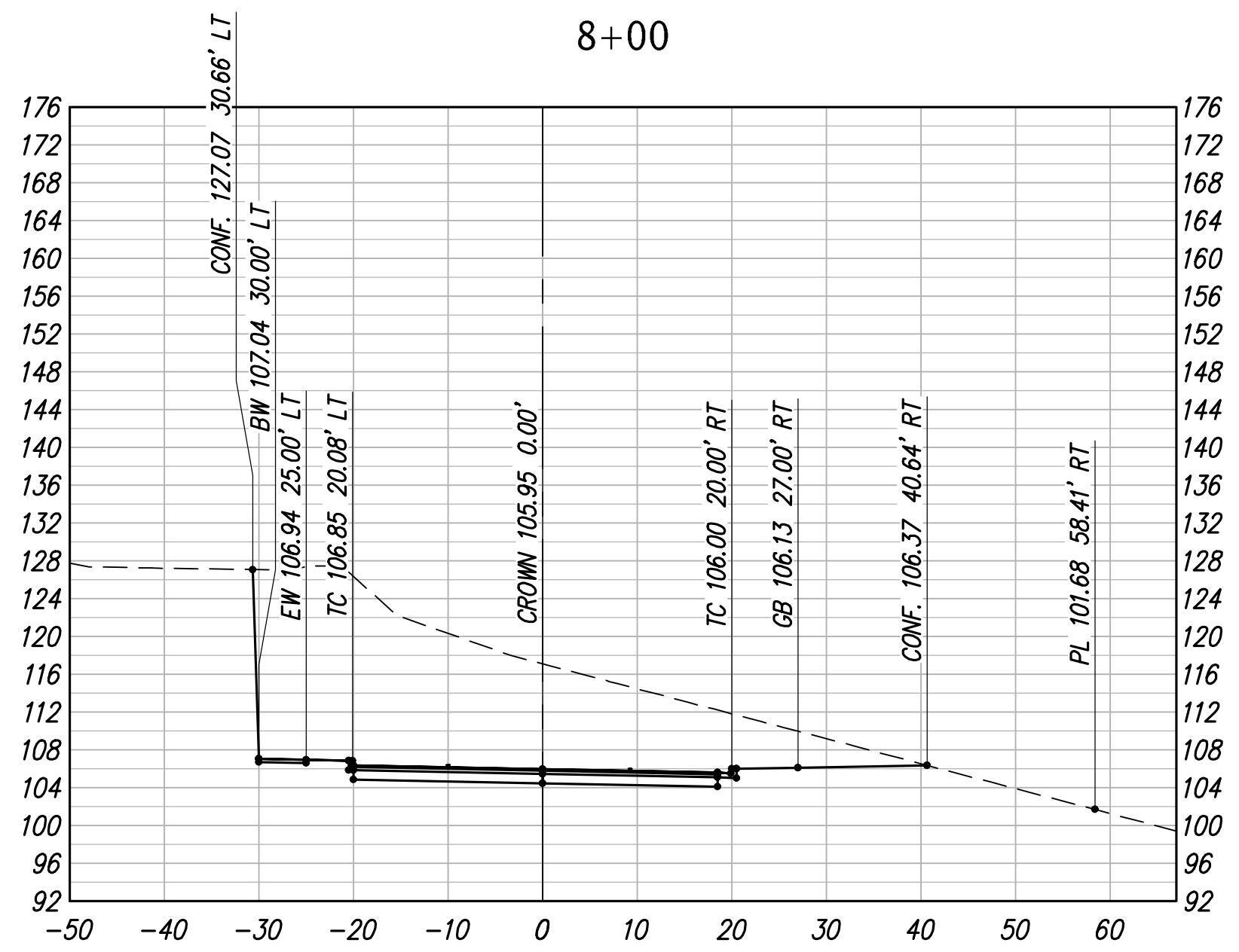

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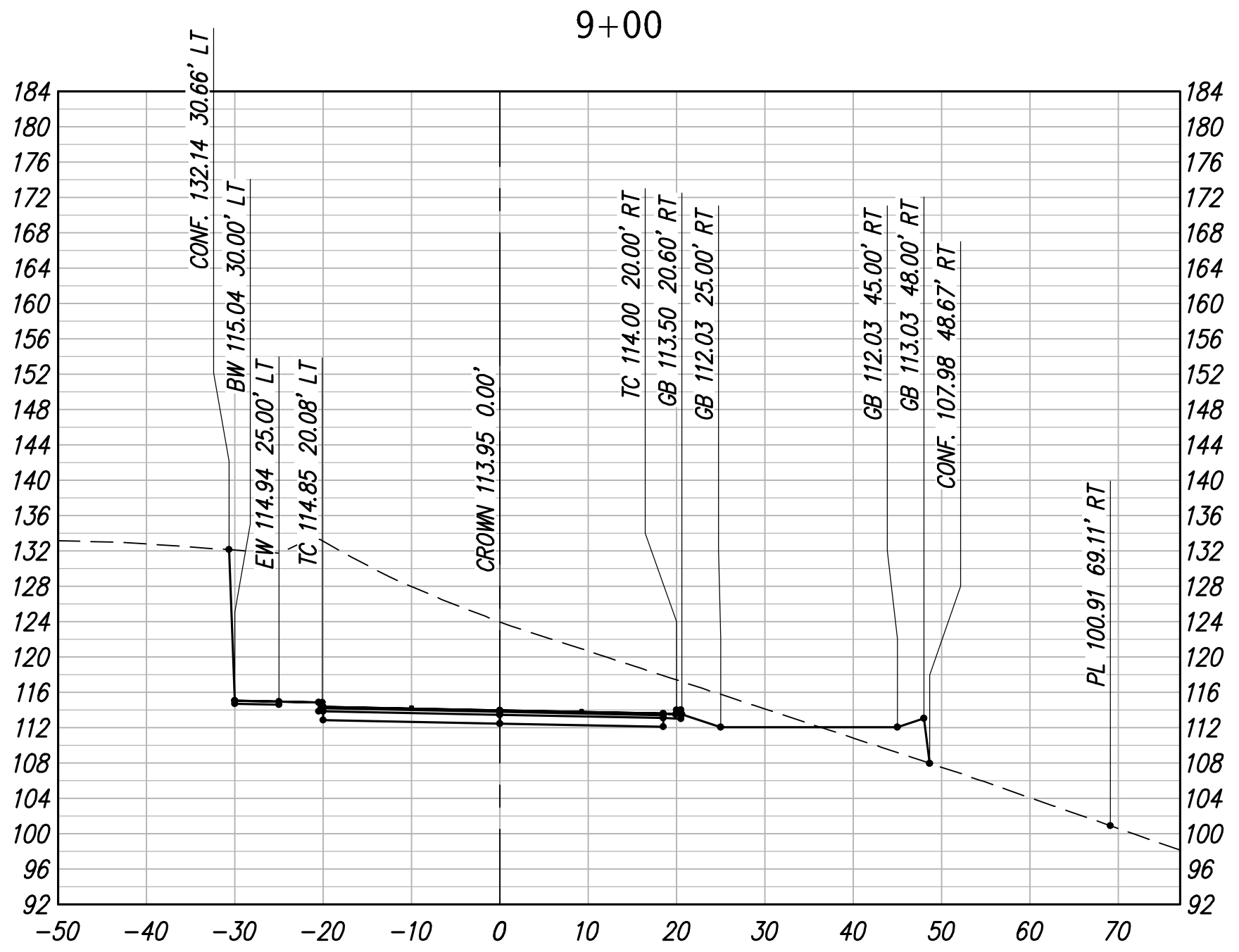

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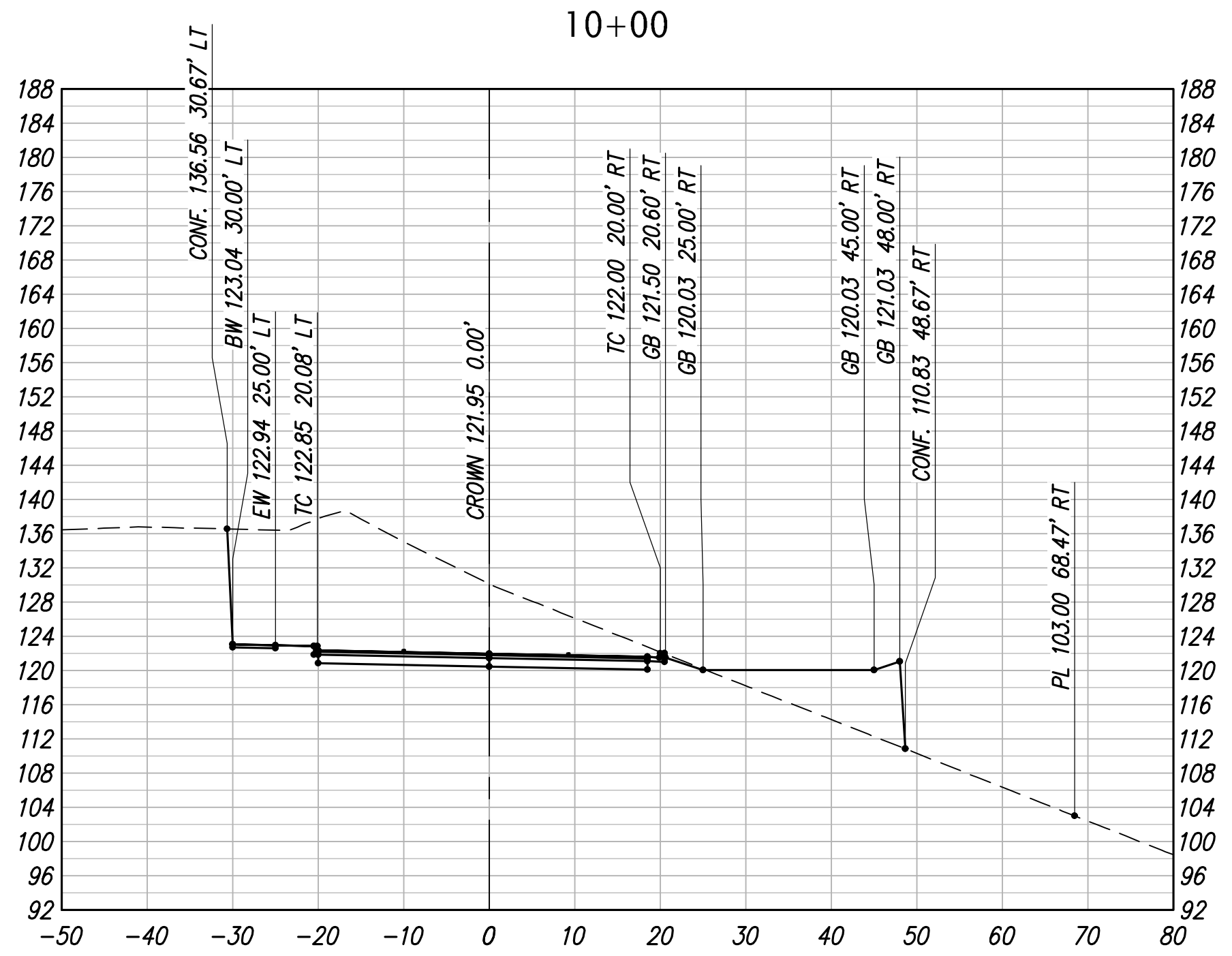

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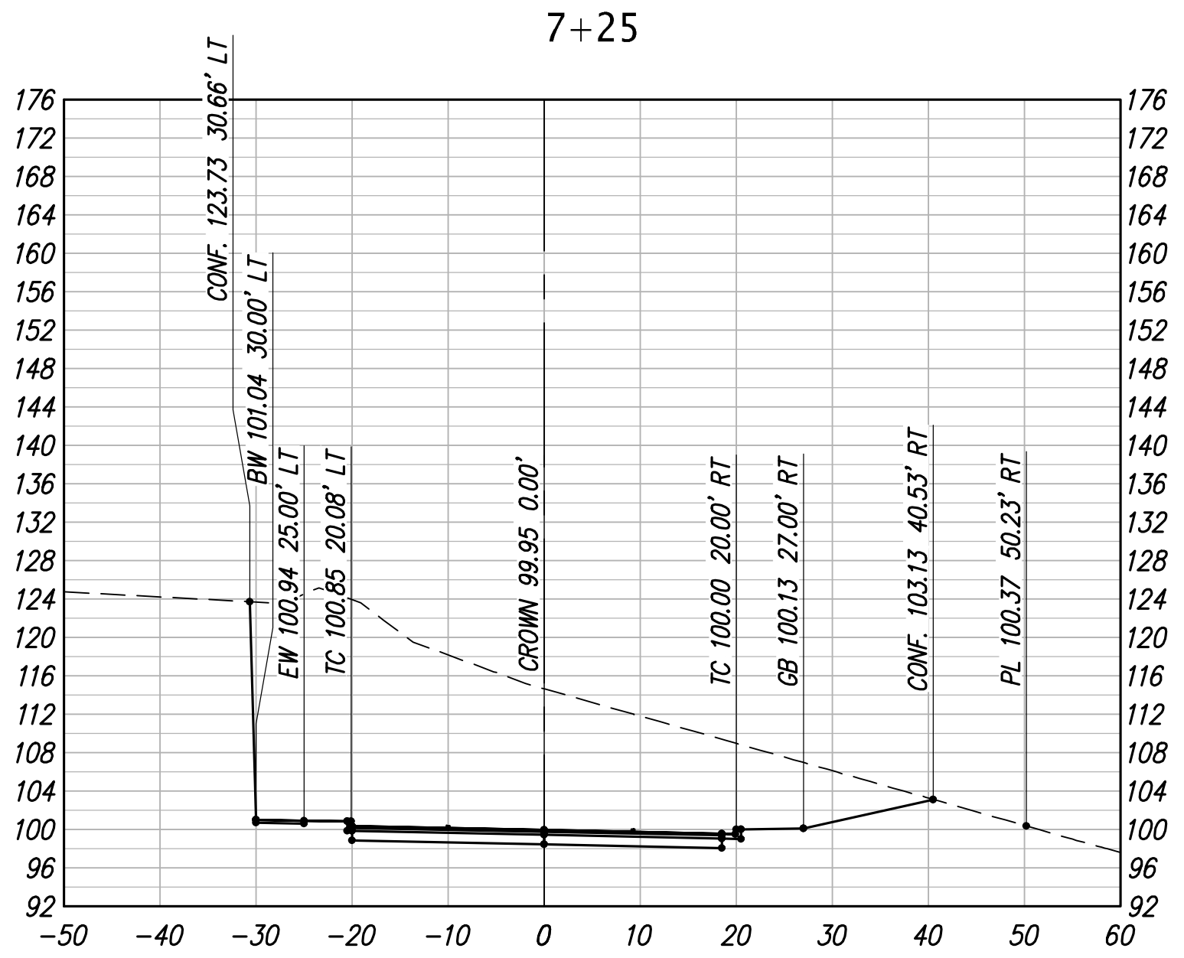

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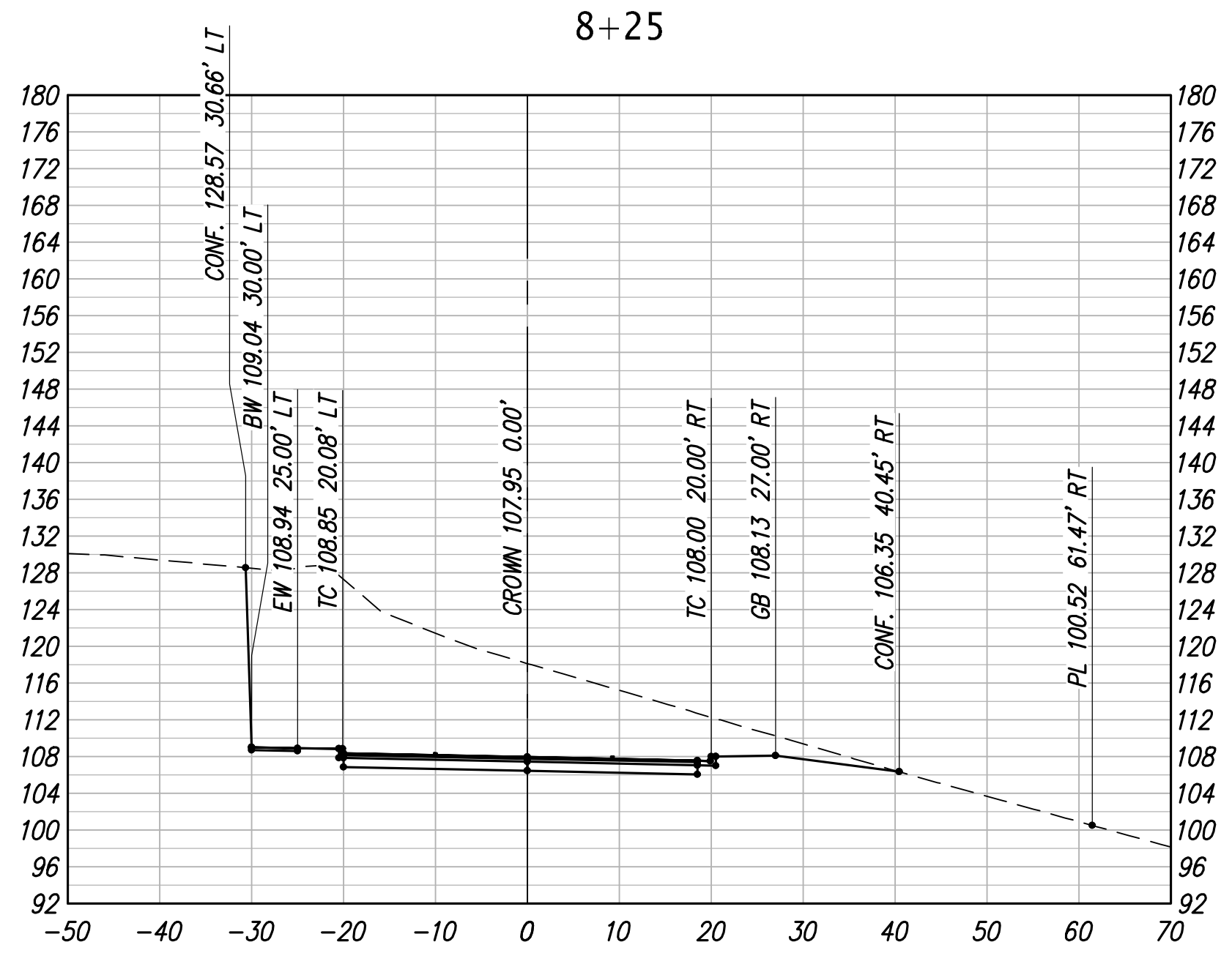

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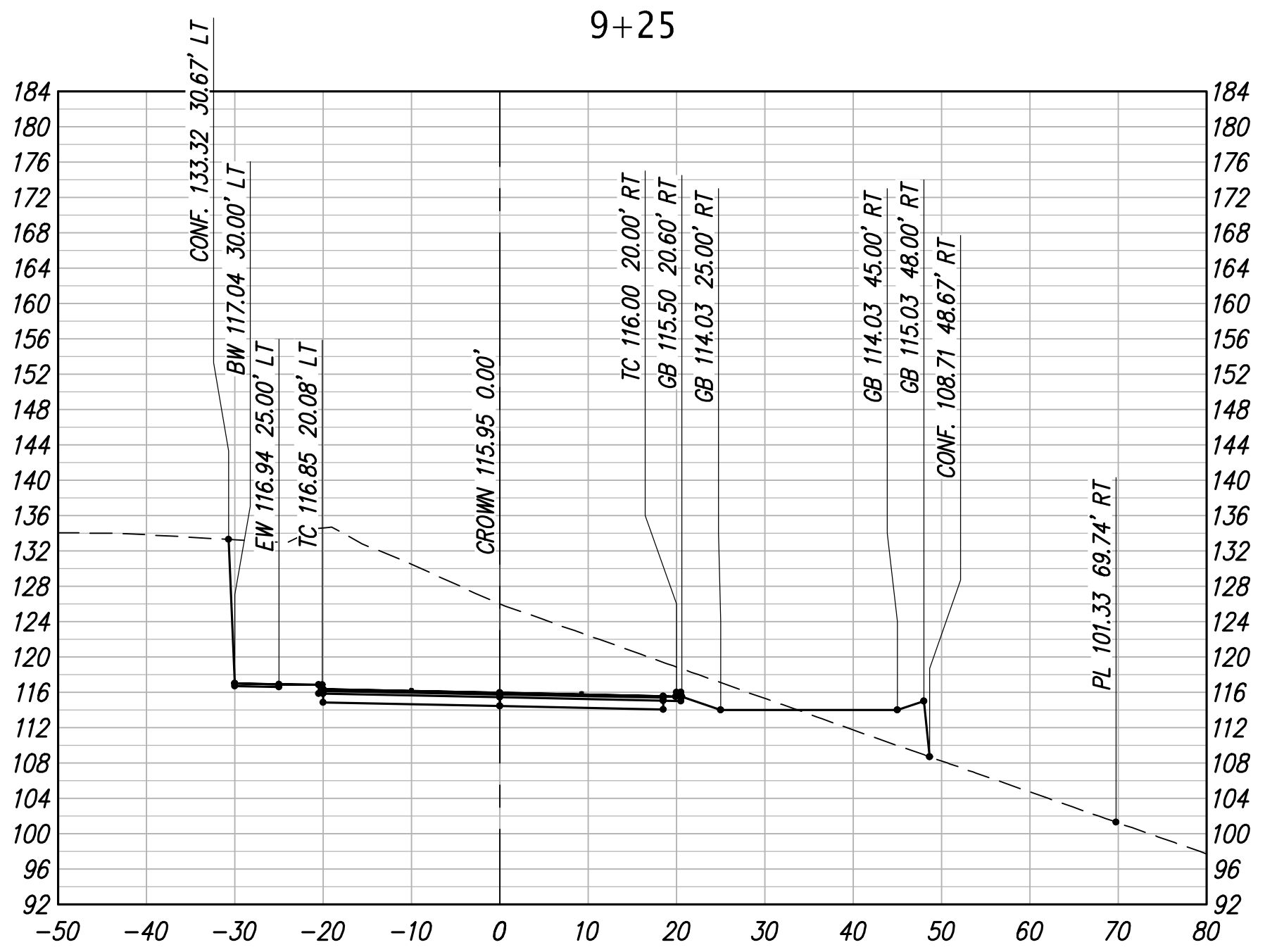

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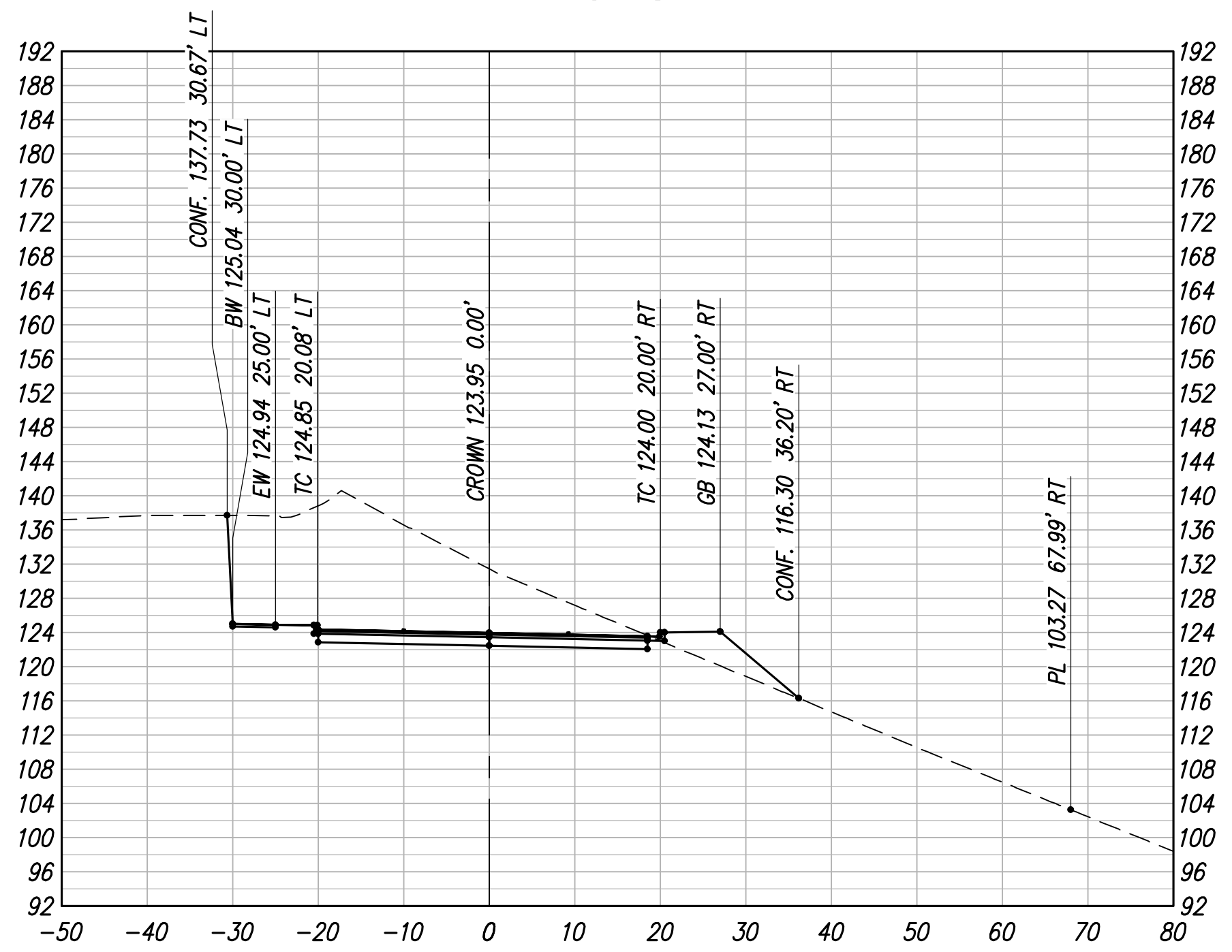

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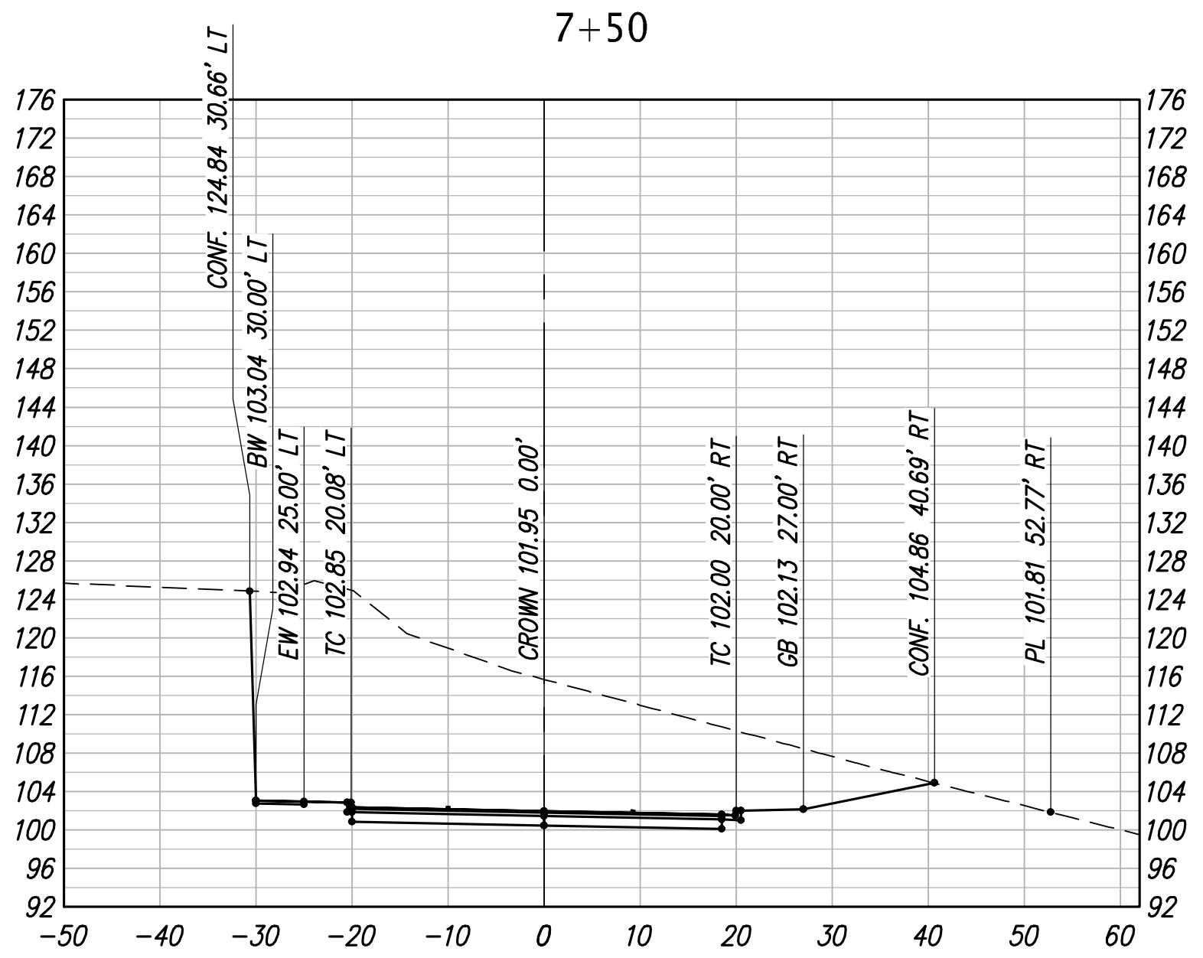

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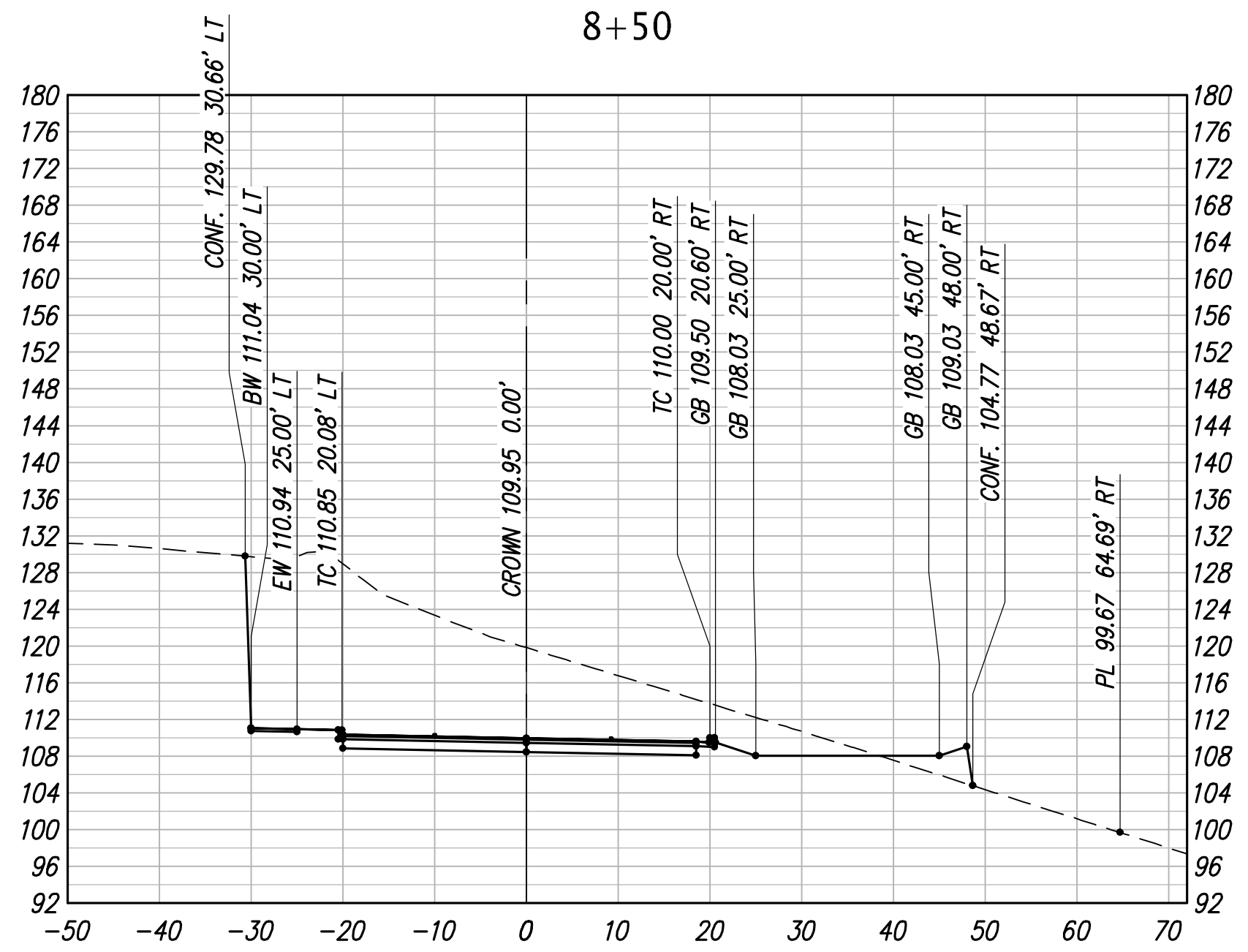

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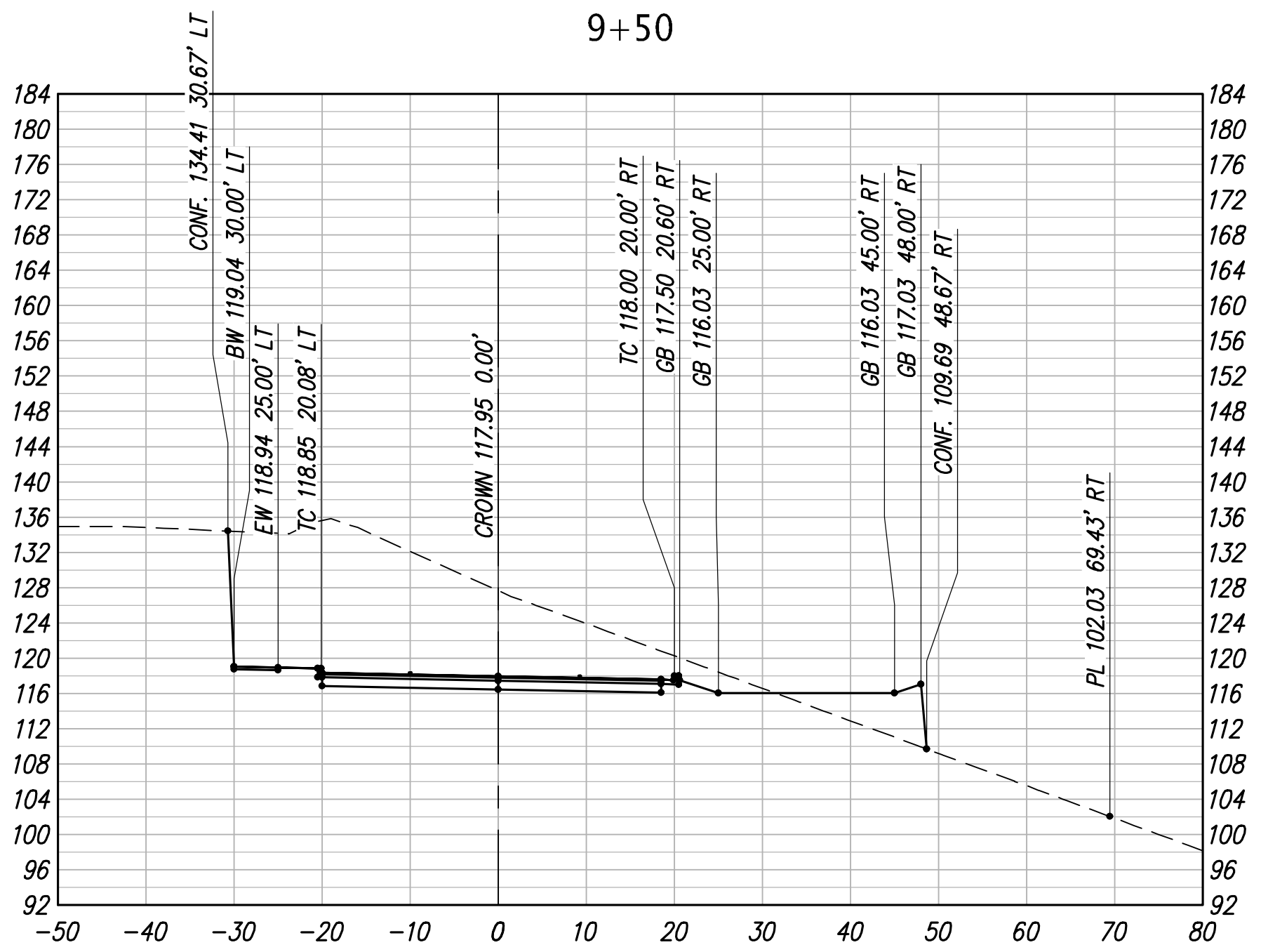

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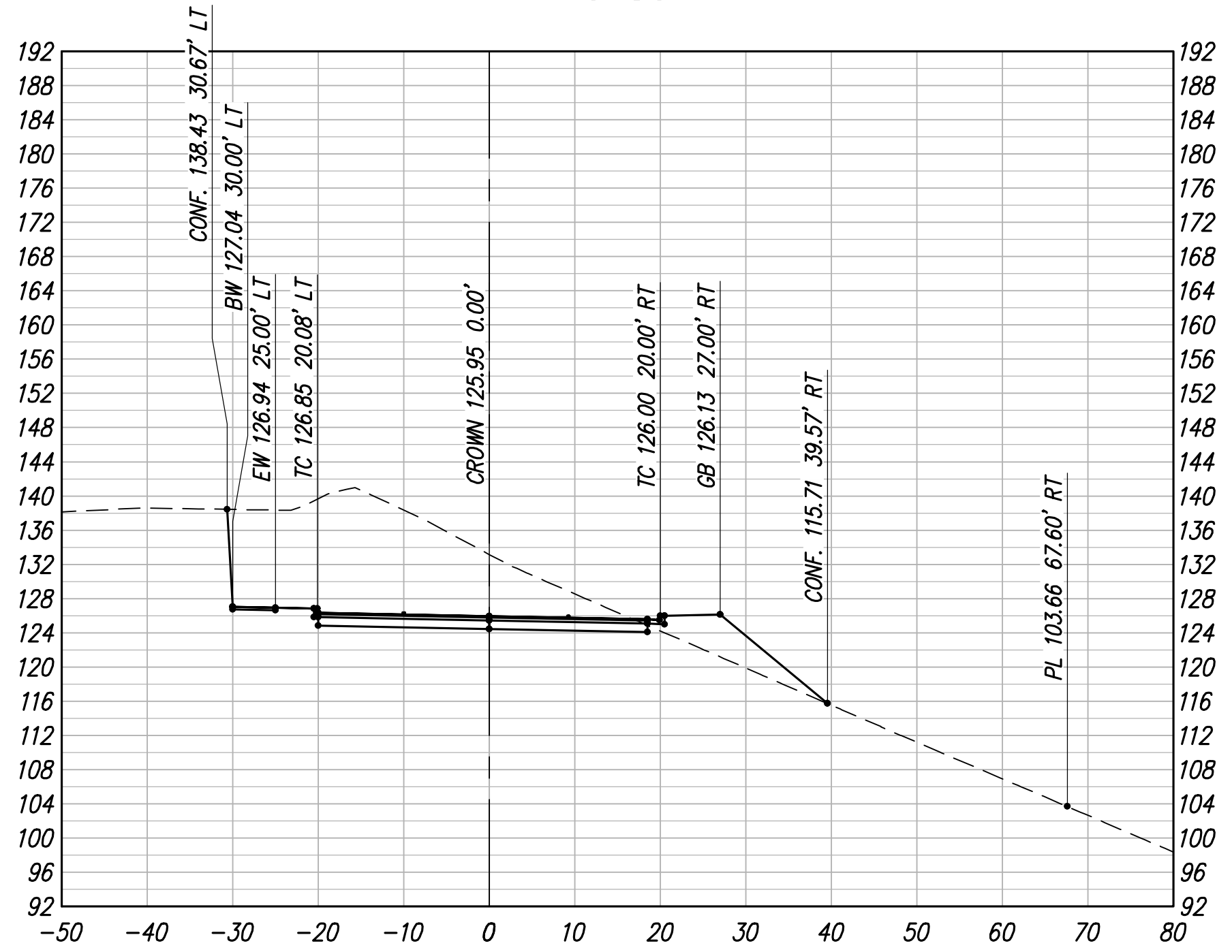

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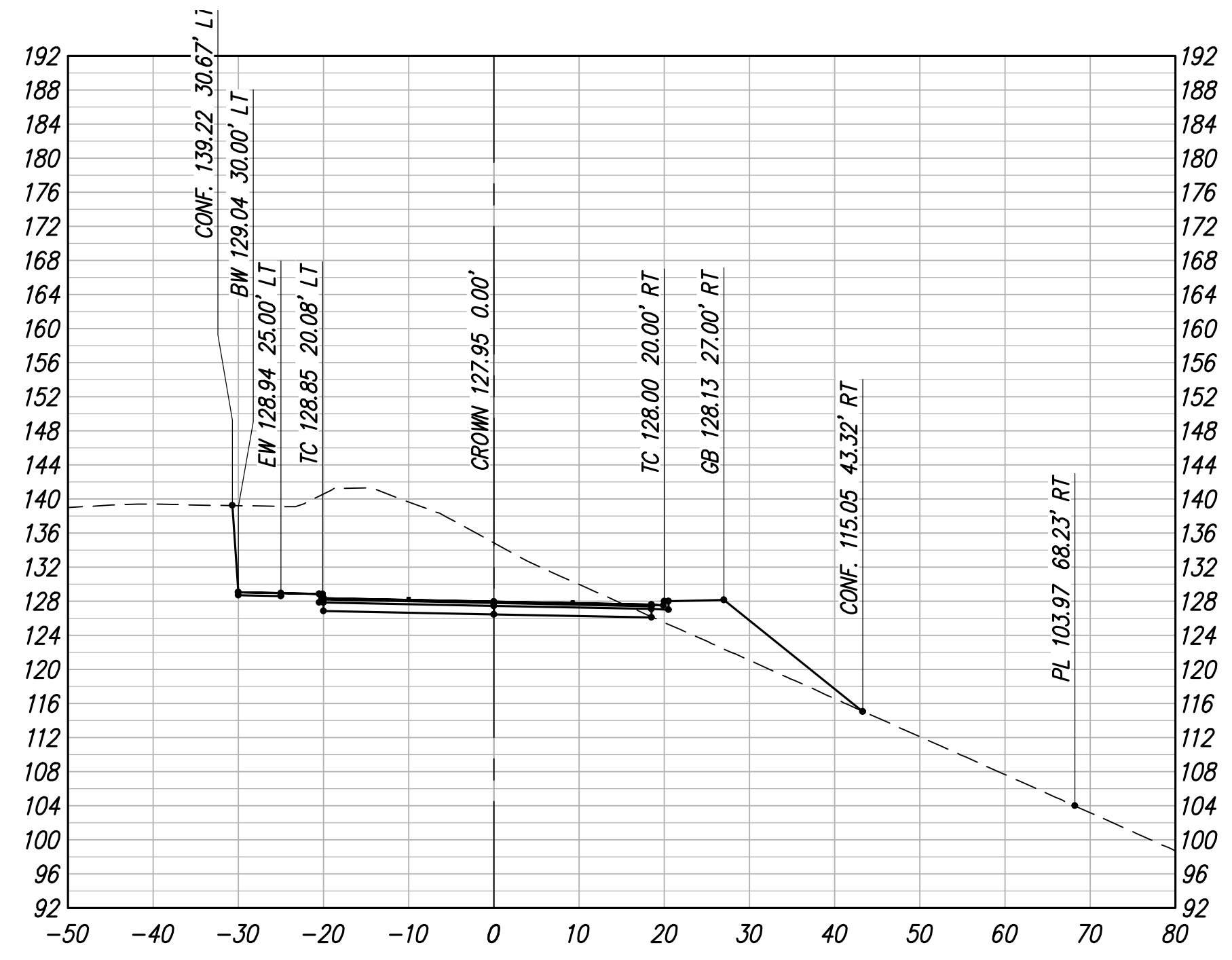

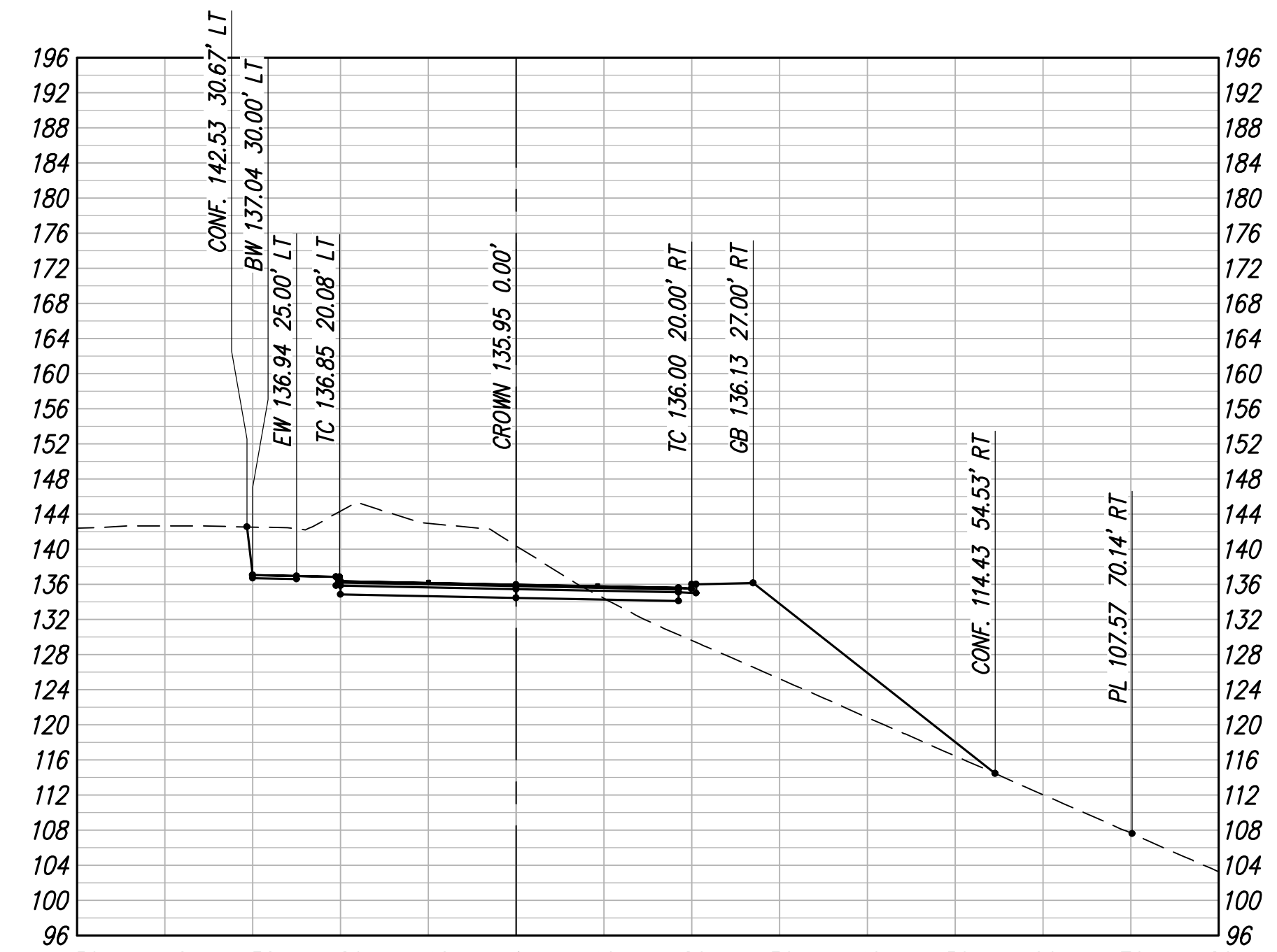

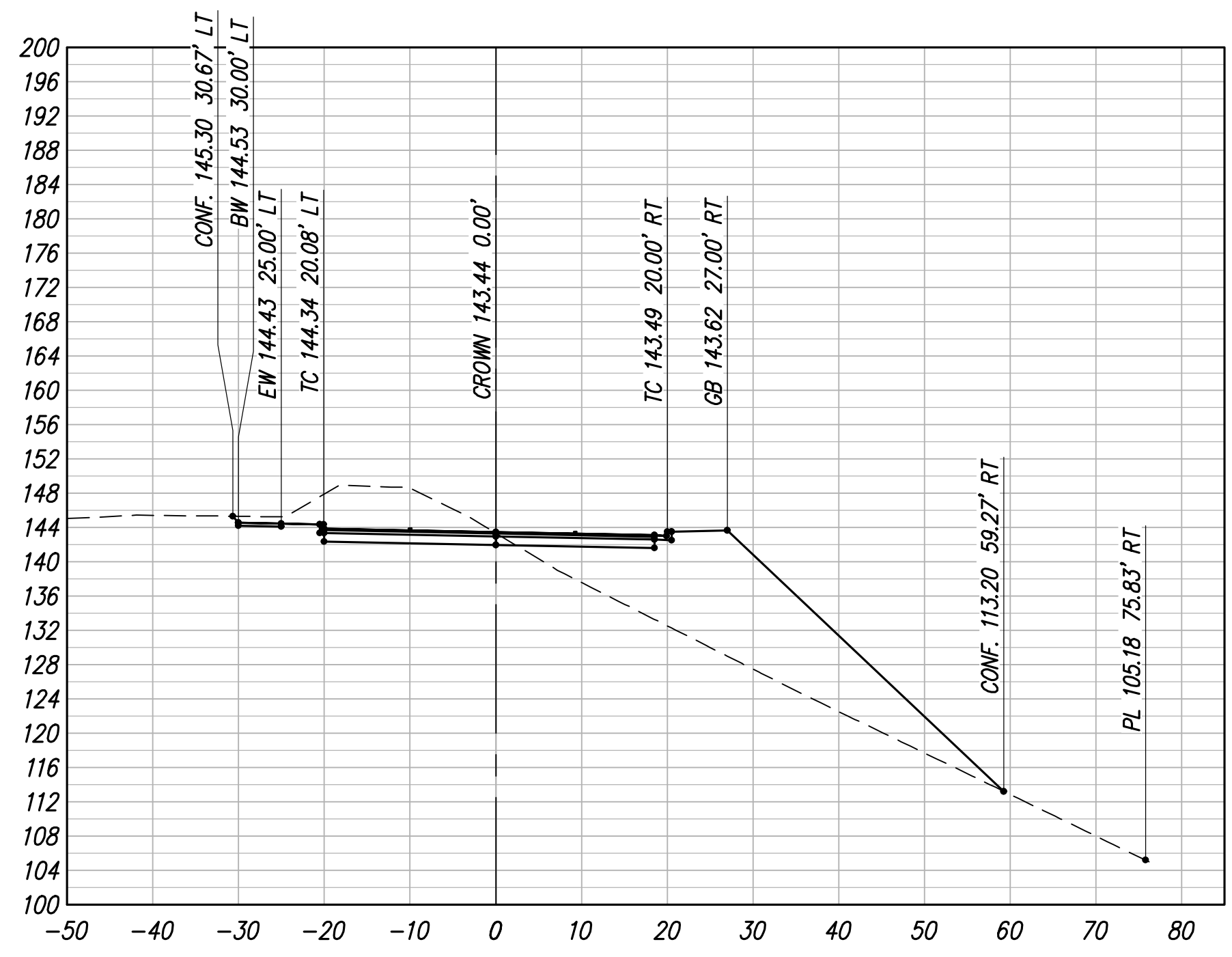

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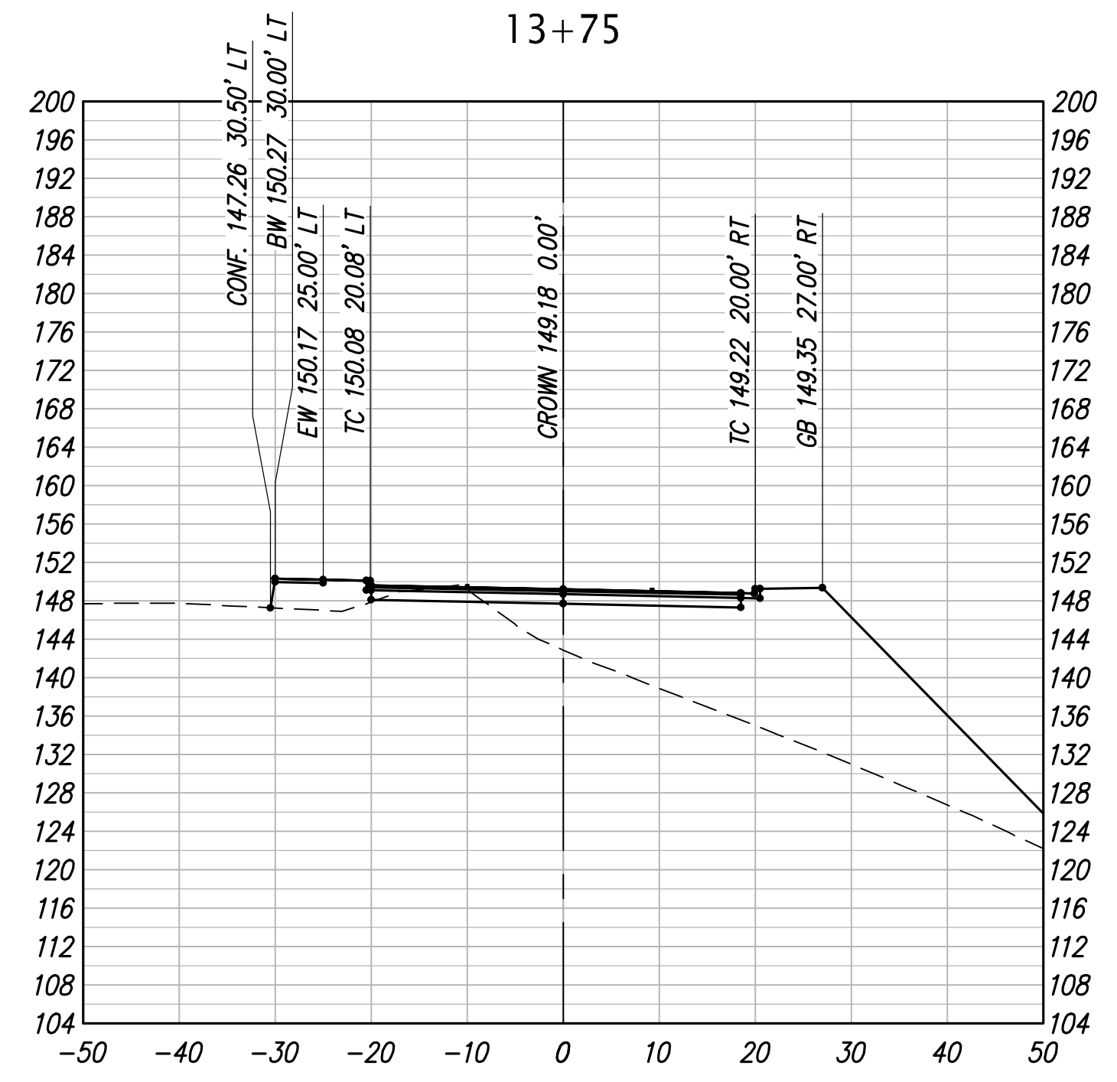

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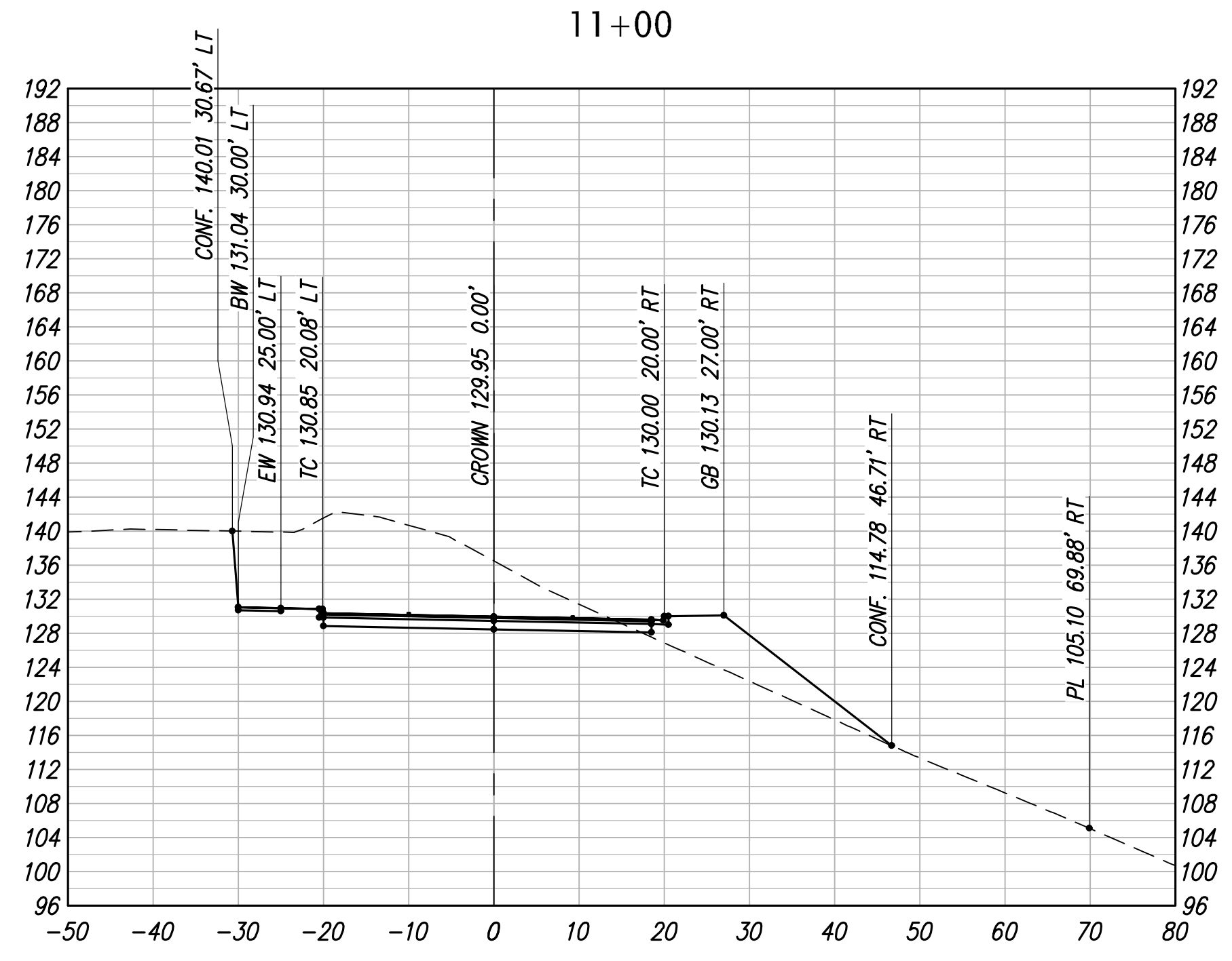

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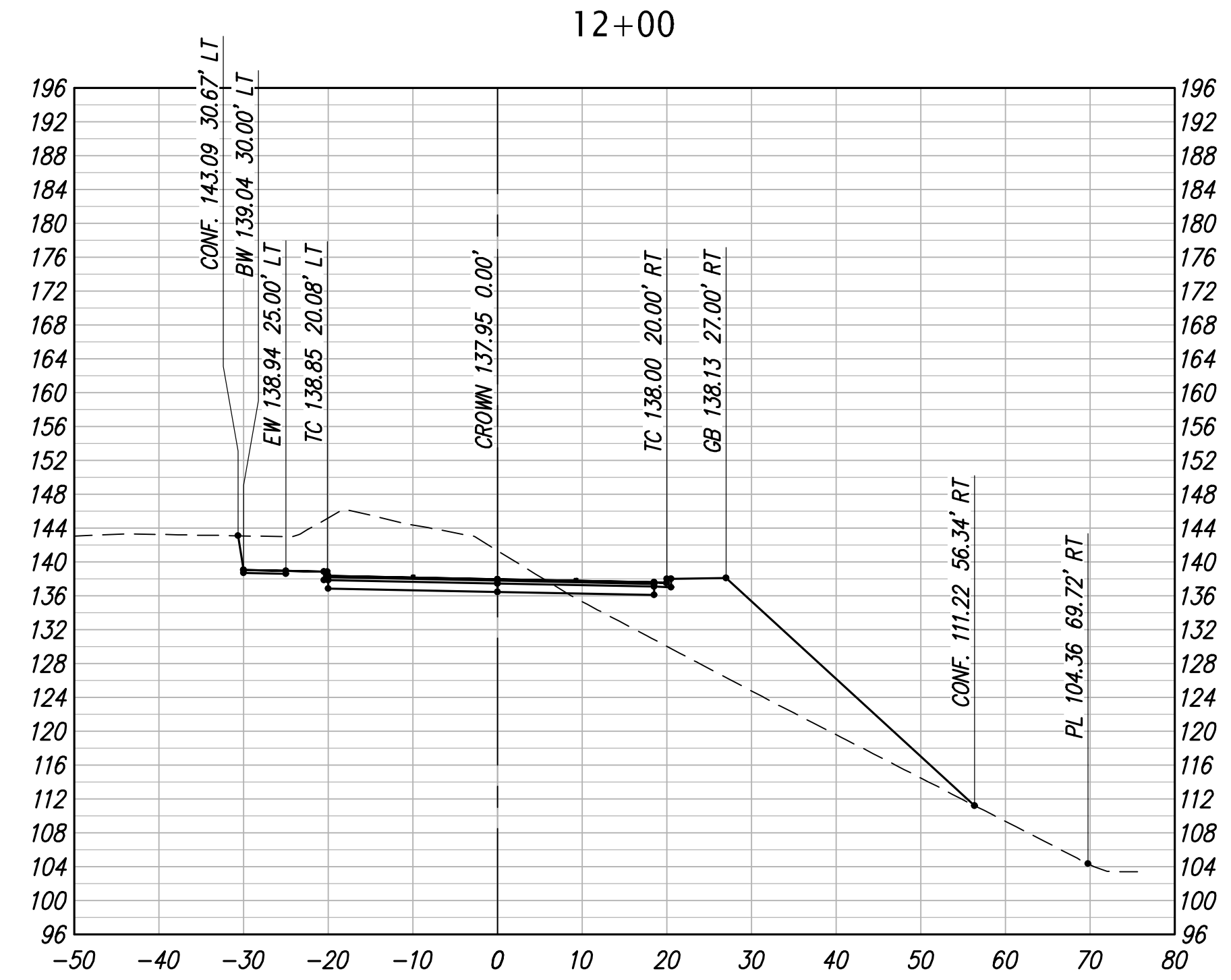

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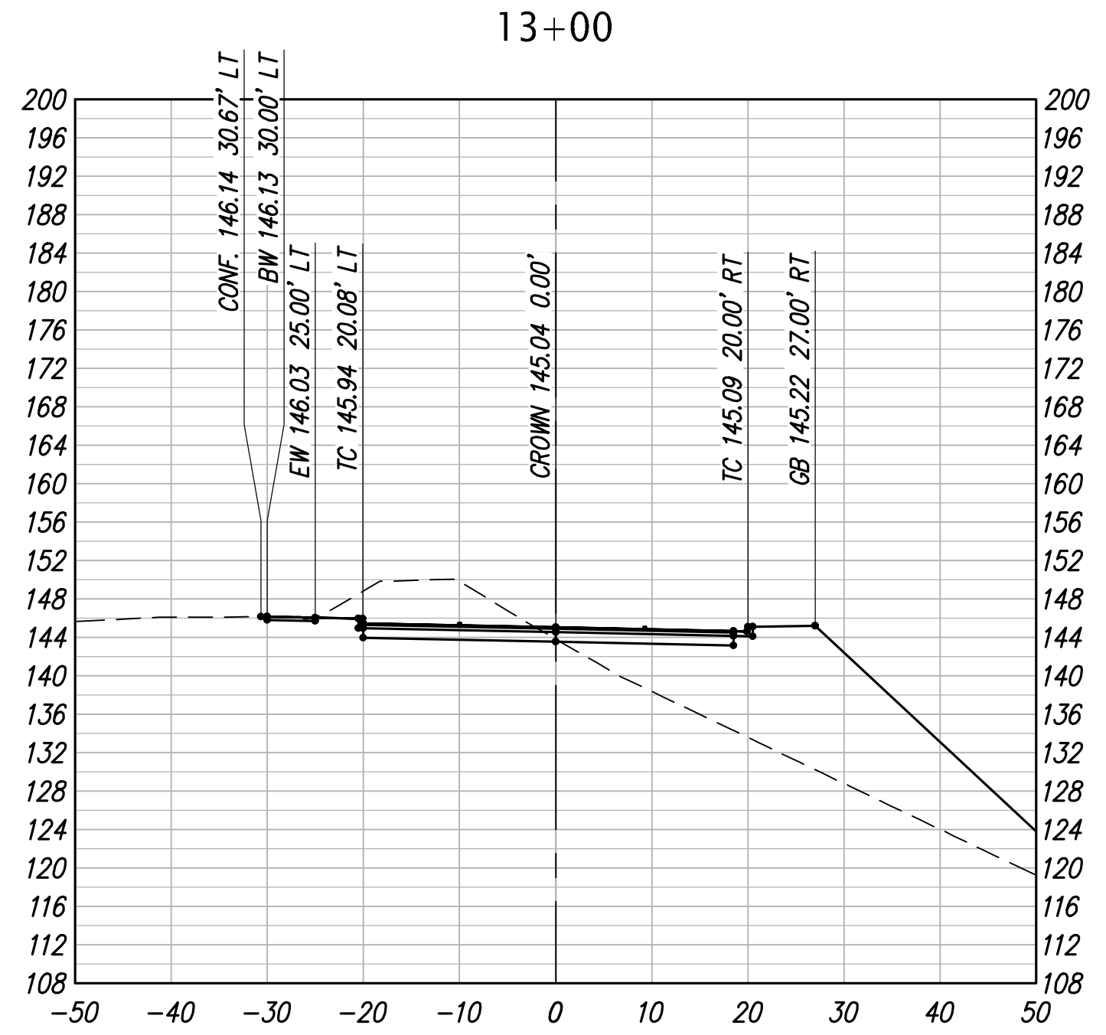

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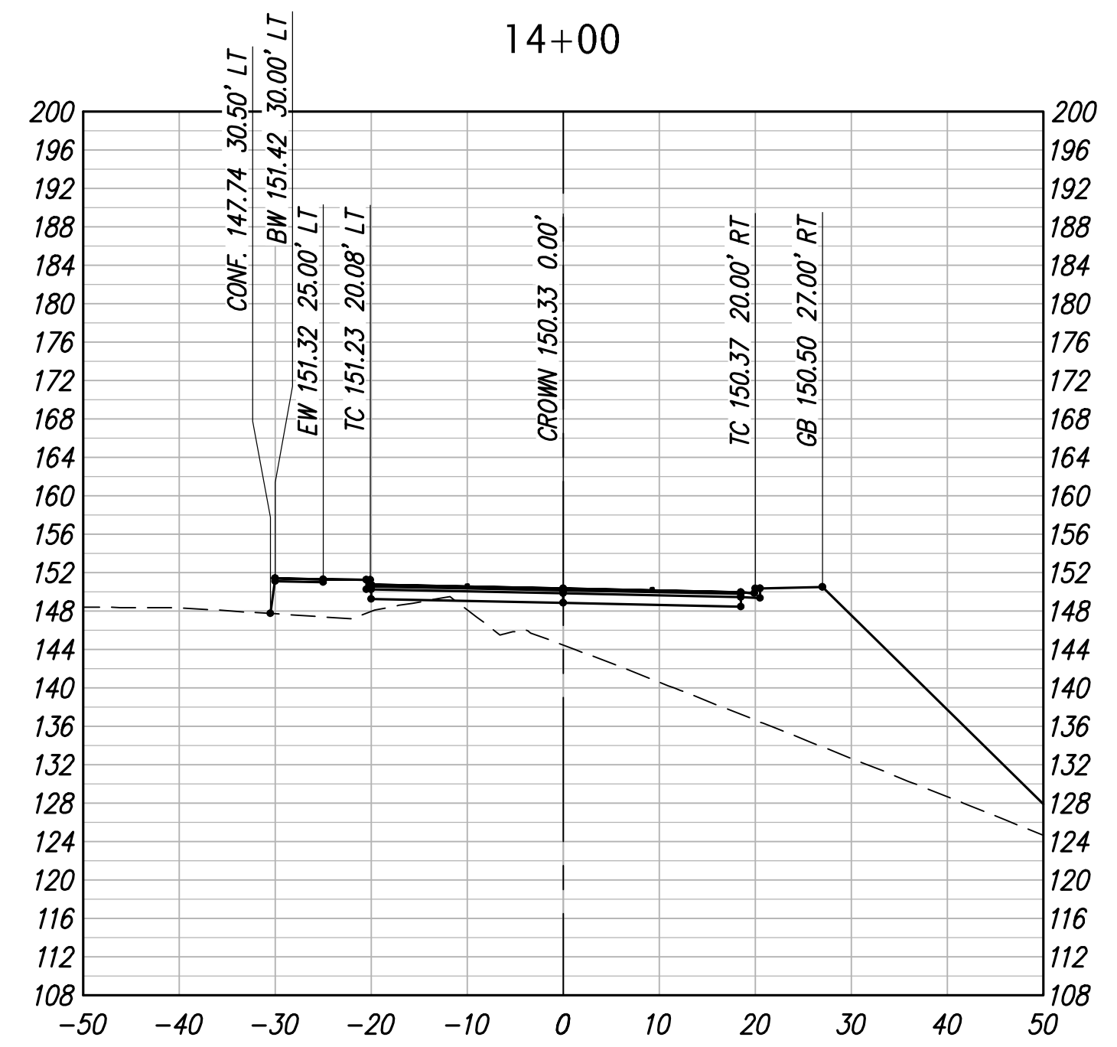

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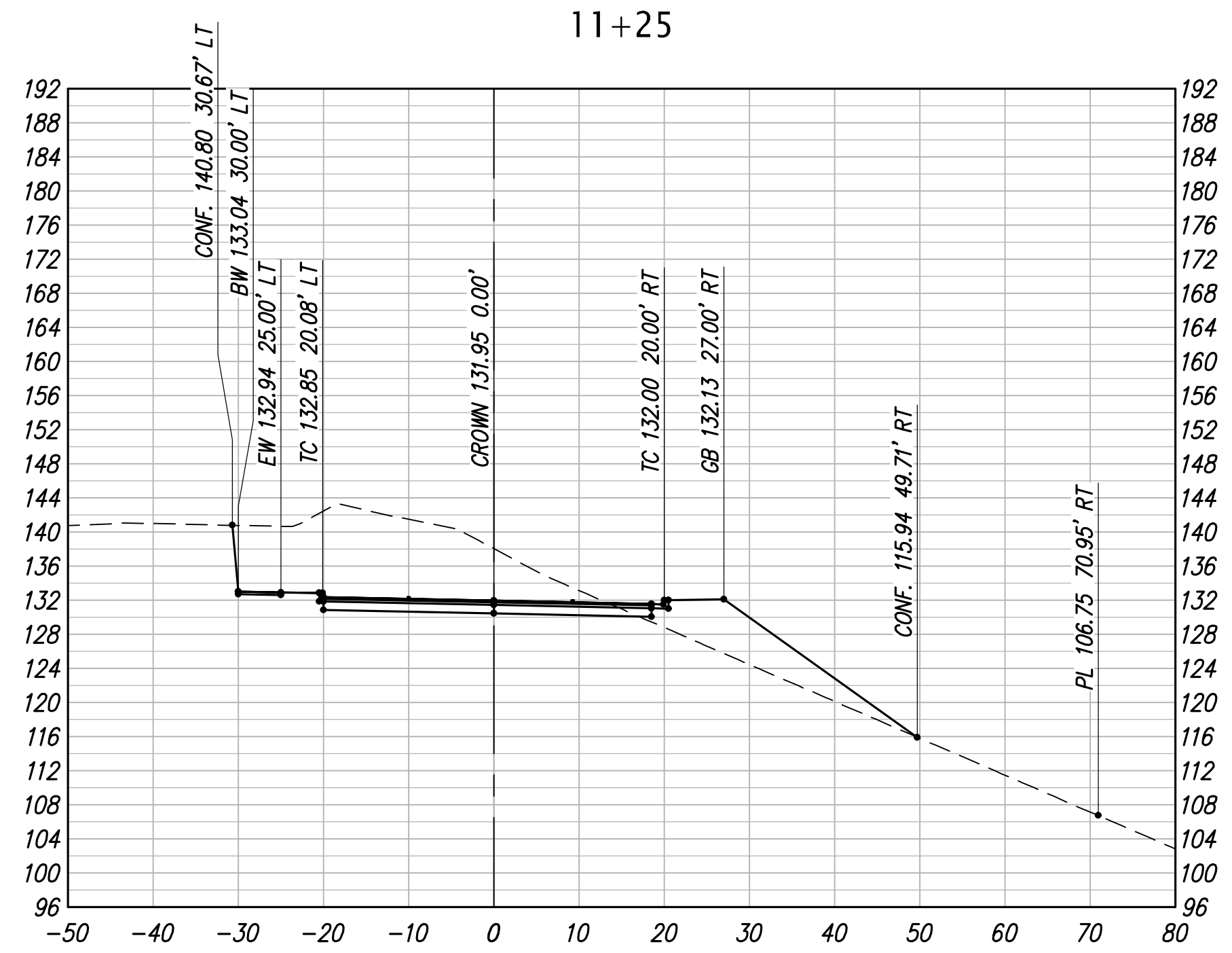

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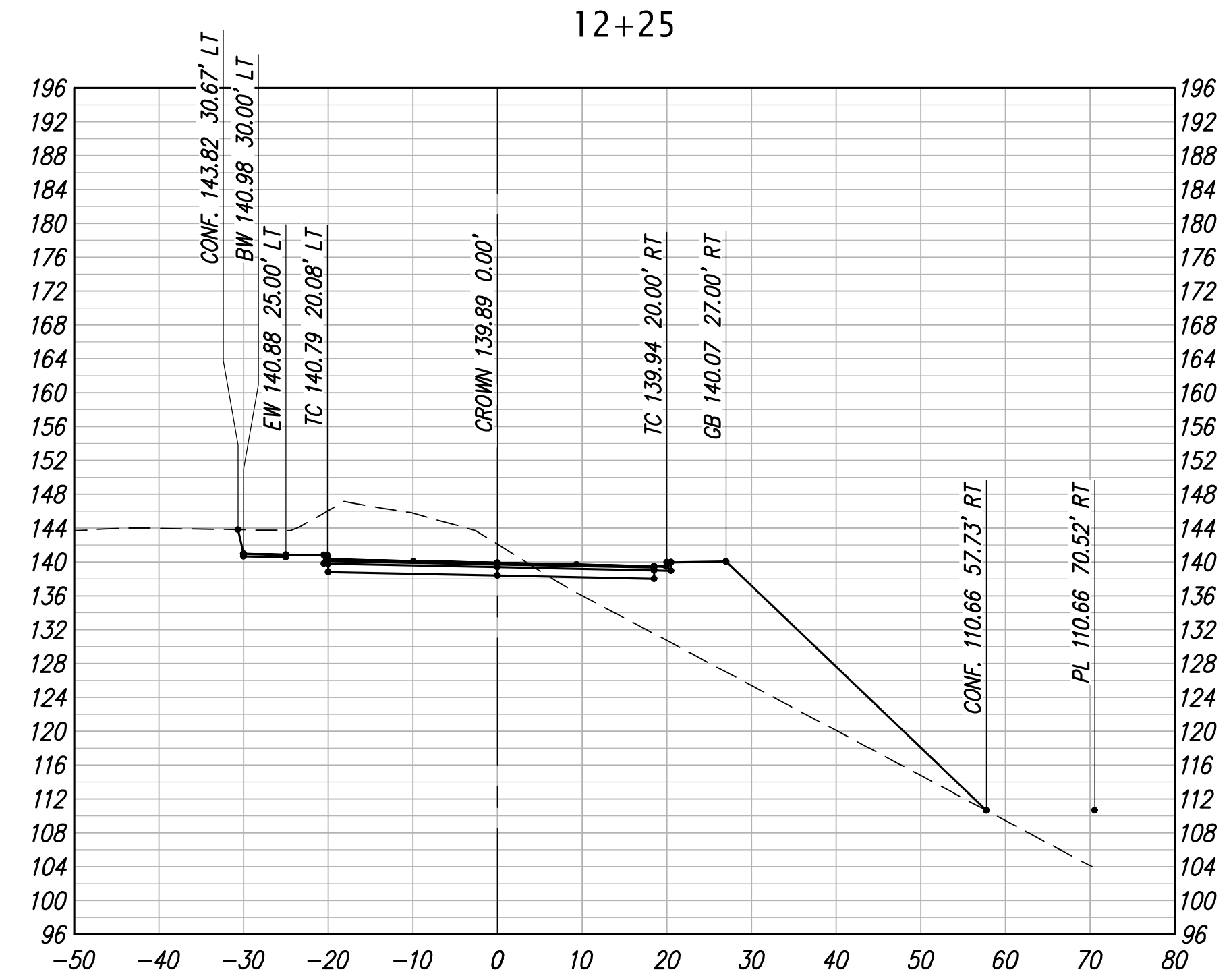

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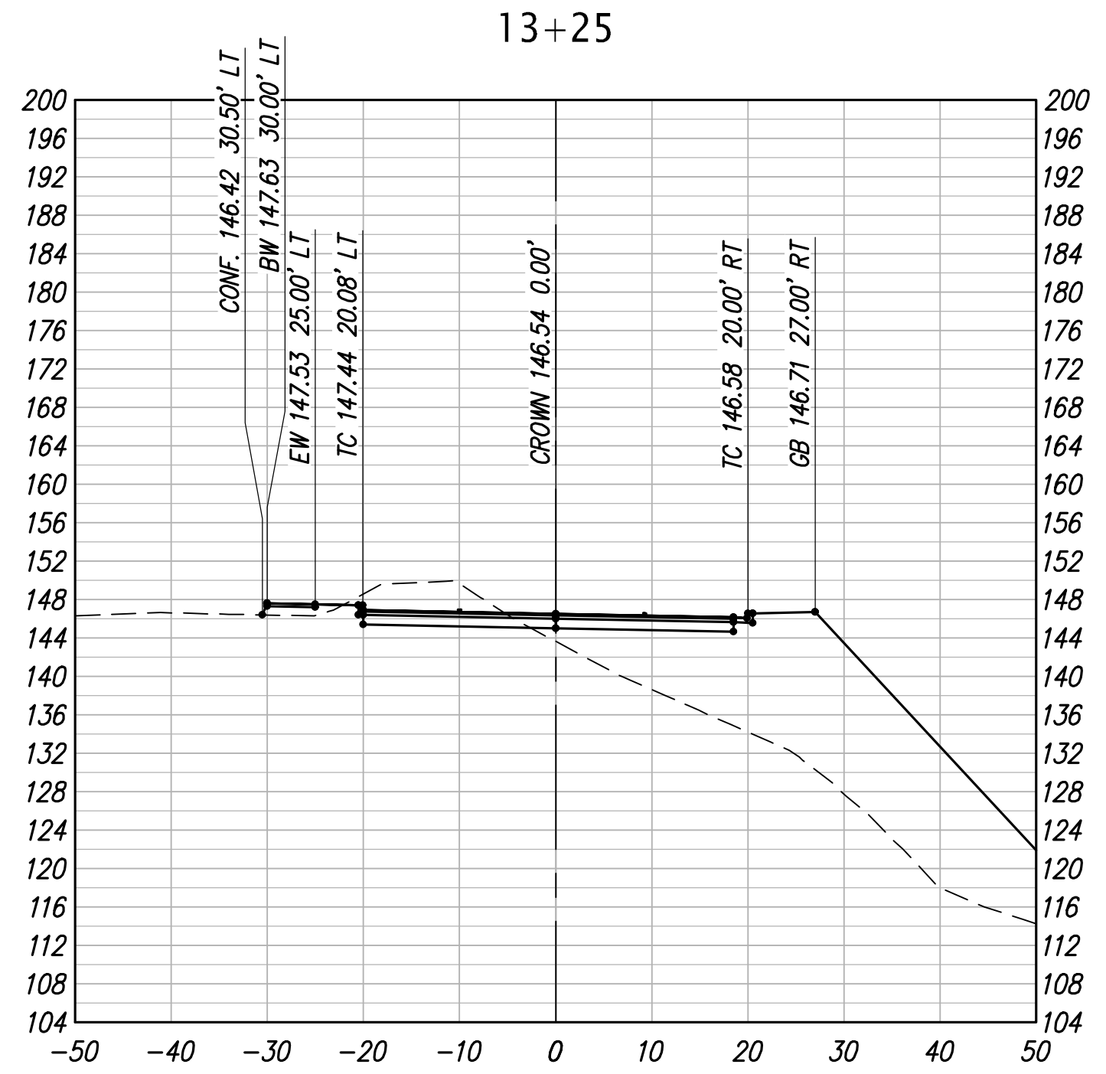

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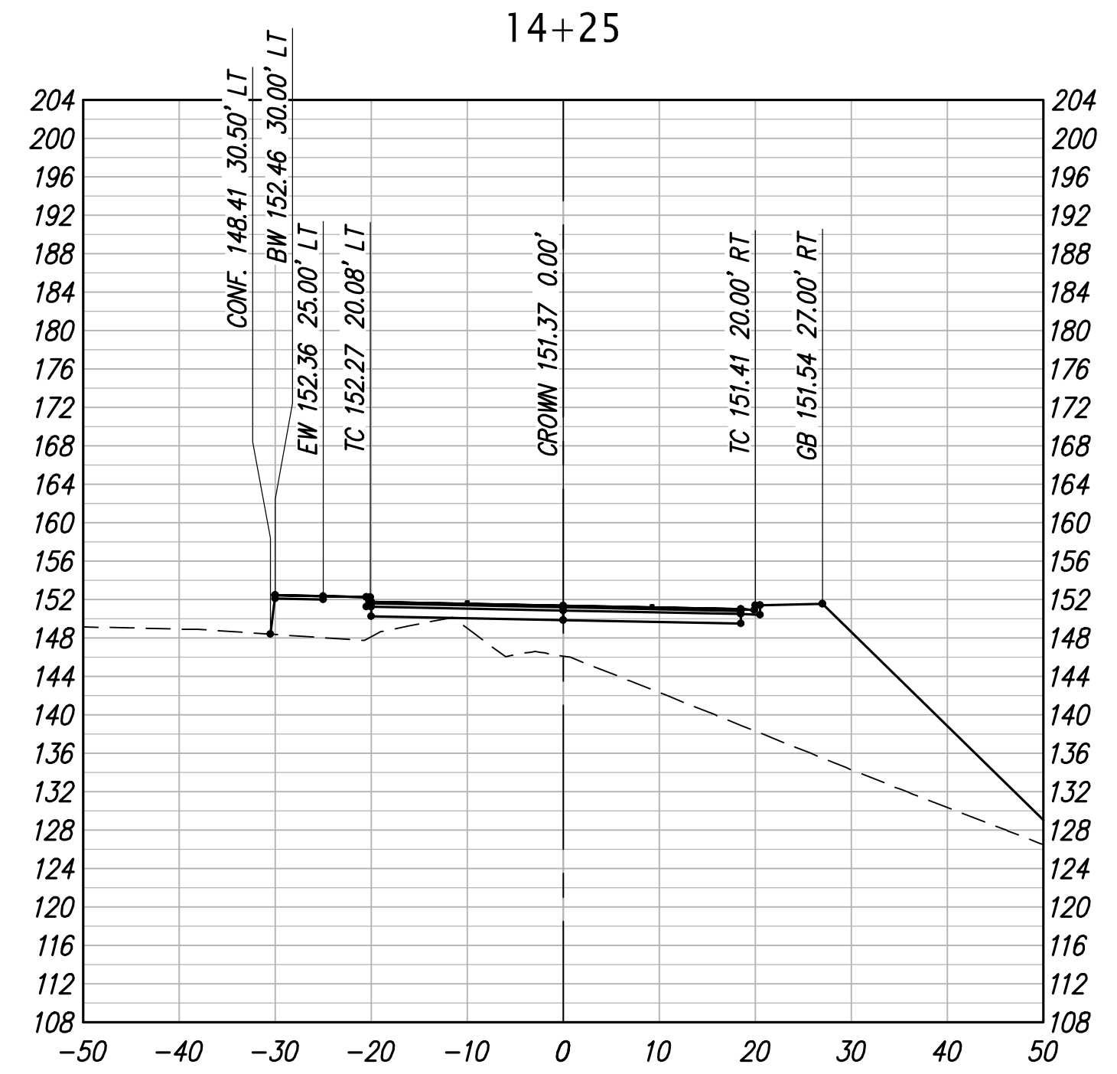

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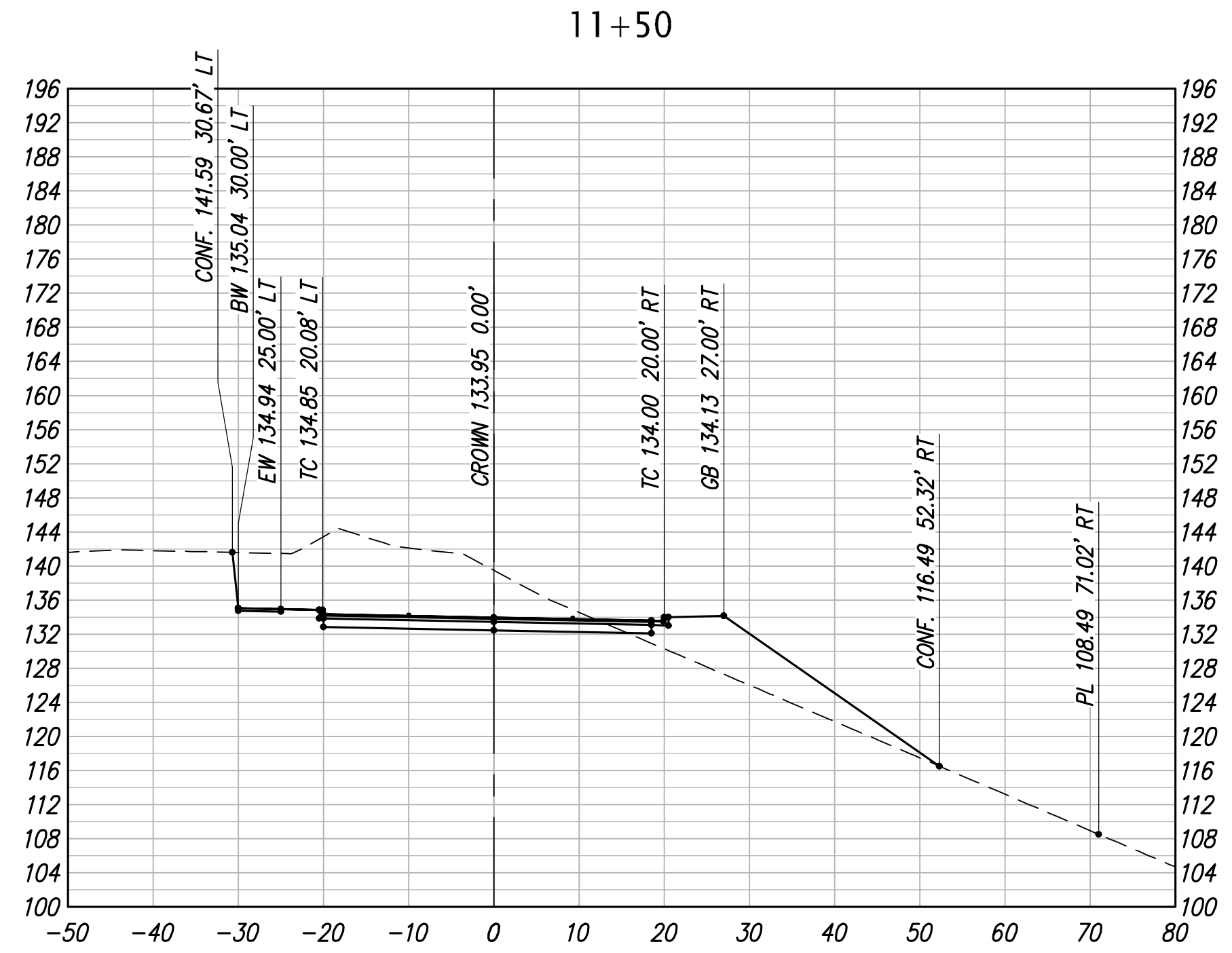

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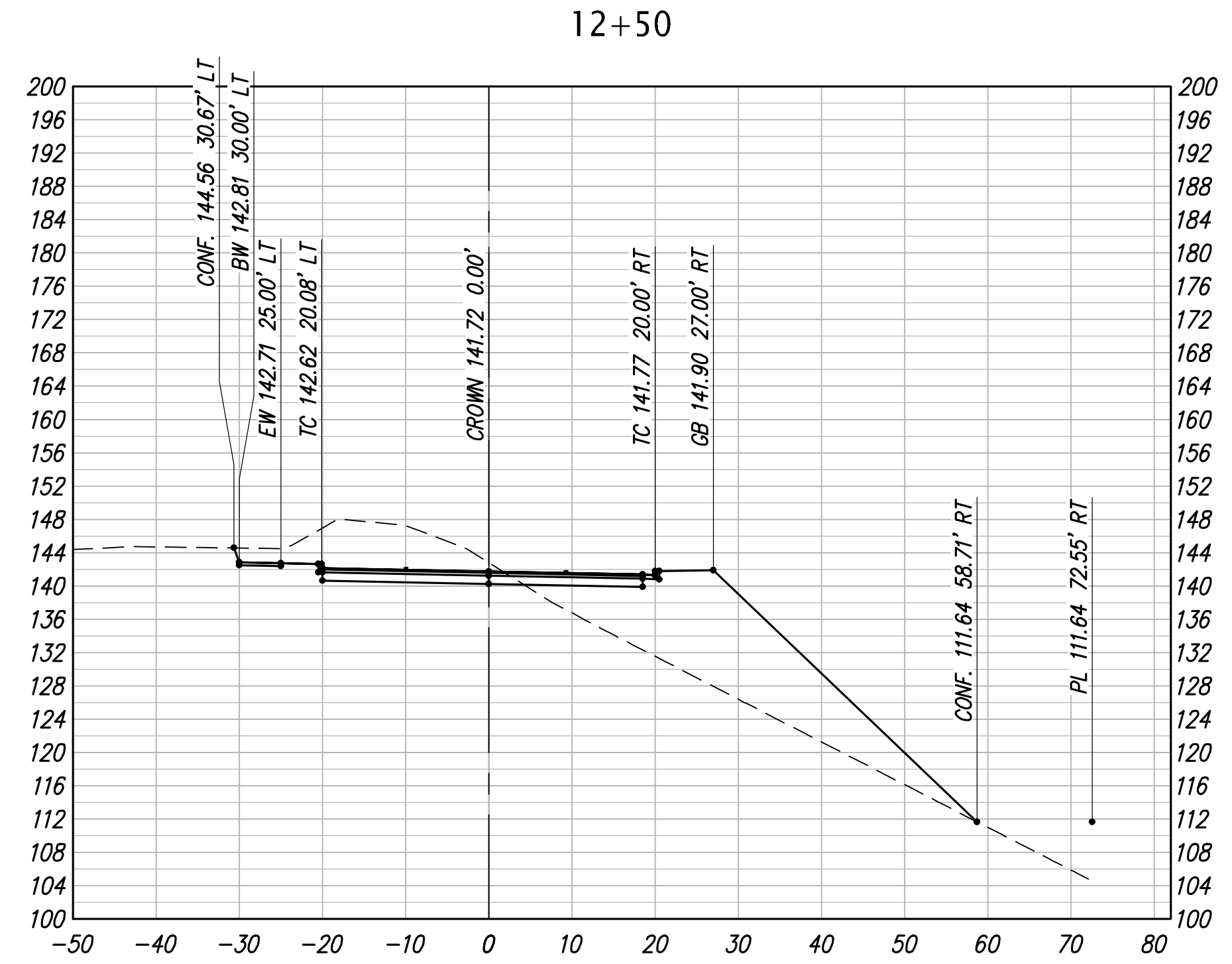

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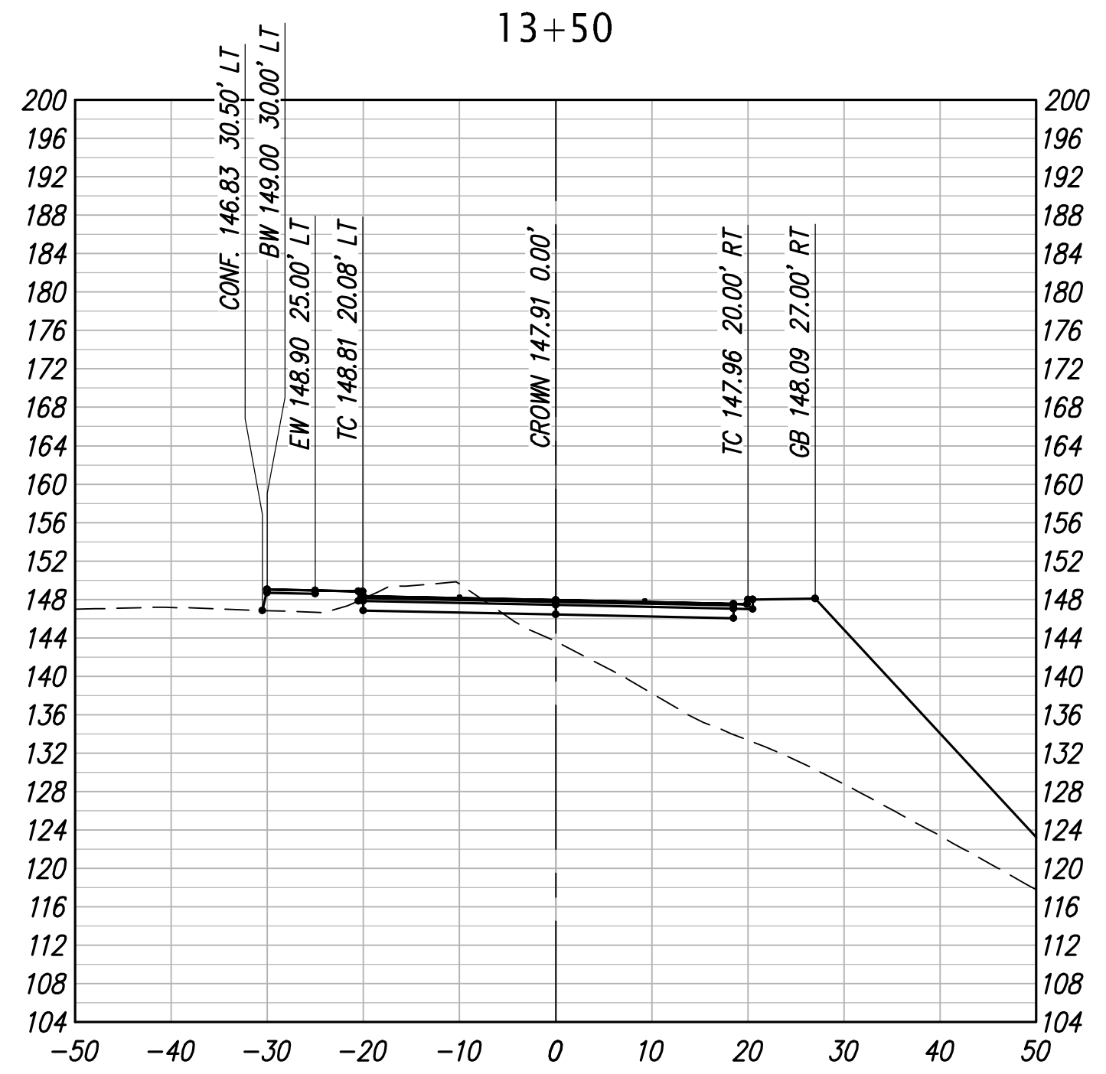

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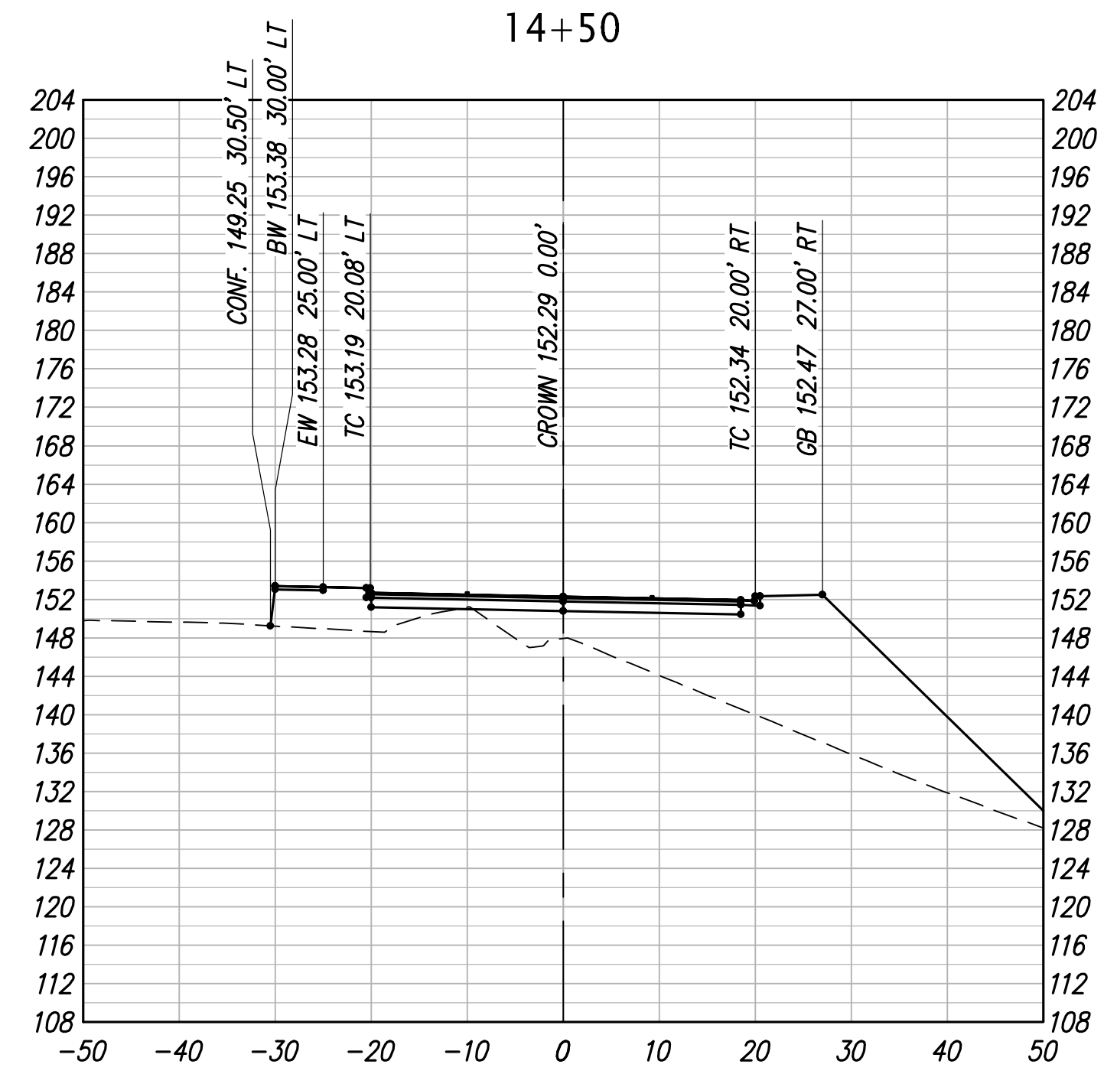

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JOHN ADAM MAHONEY
No. 62365
CIVIL
STATE OF CALIFORNIA

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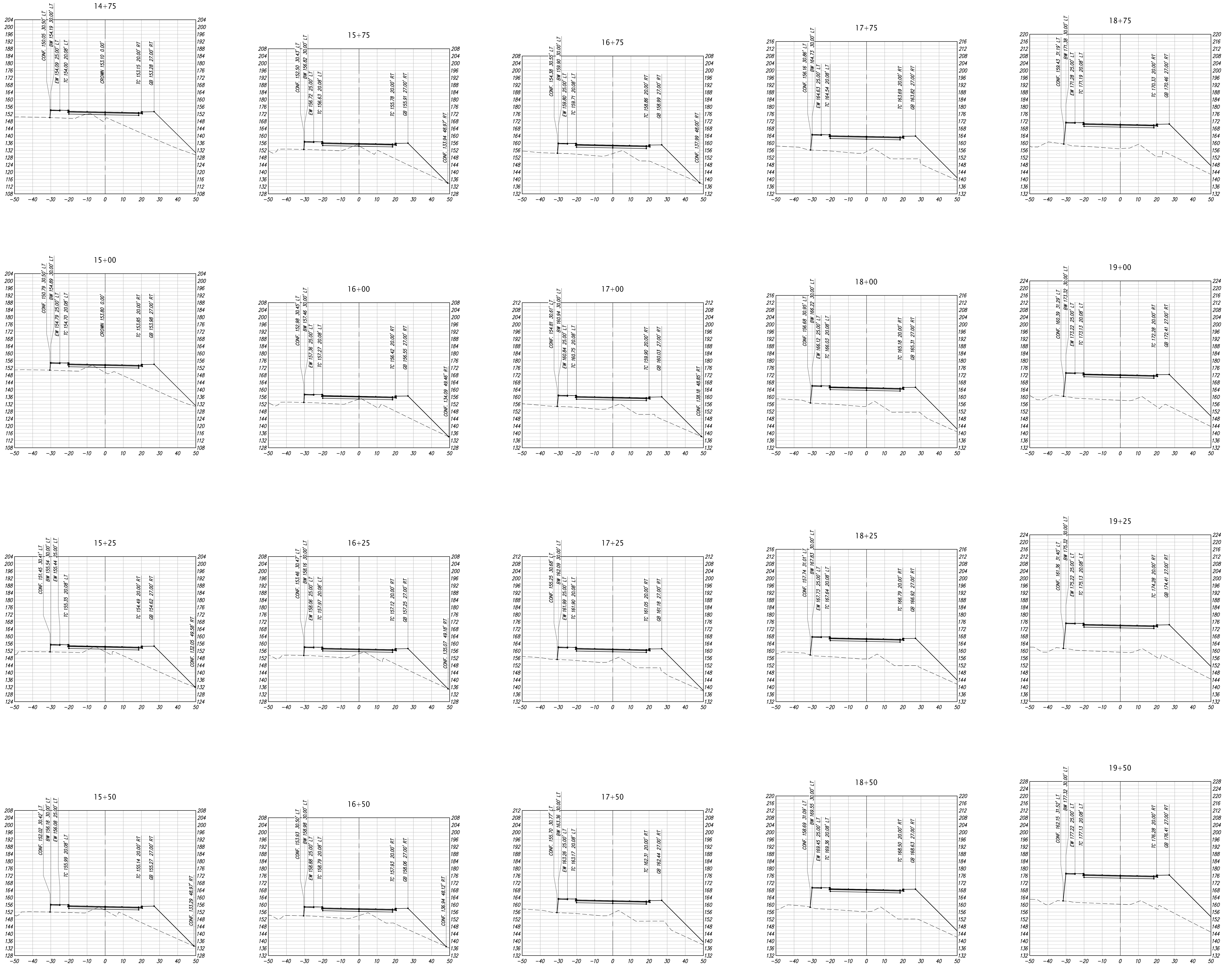
QUARRY ROAD CROSS SECTIONS
OF
GUADALUPE QUARRY - CLOSURE, ANNEXATION AND REDEVELOPMENT
FOR
ORCHARD PARTNERS, LLC
BRISBANE, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C8.3
OF _	SHEETS



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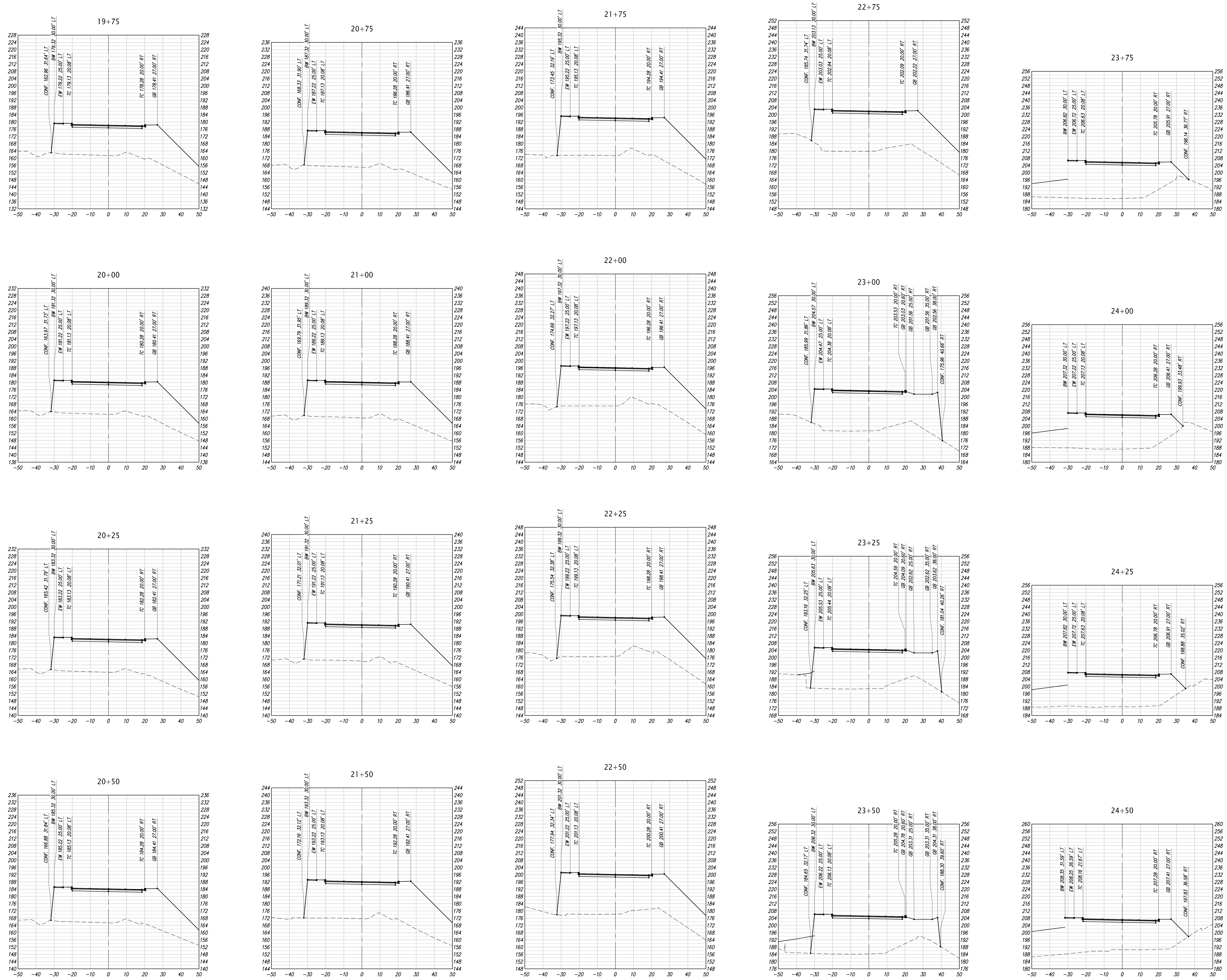

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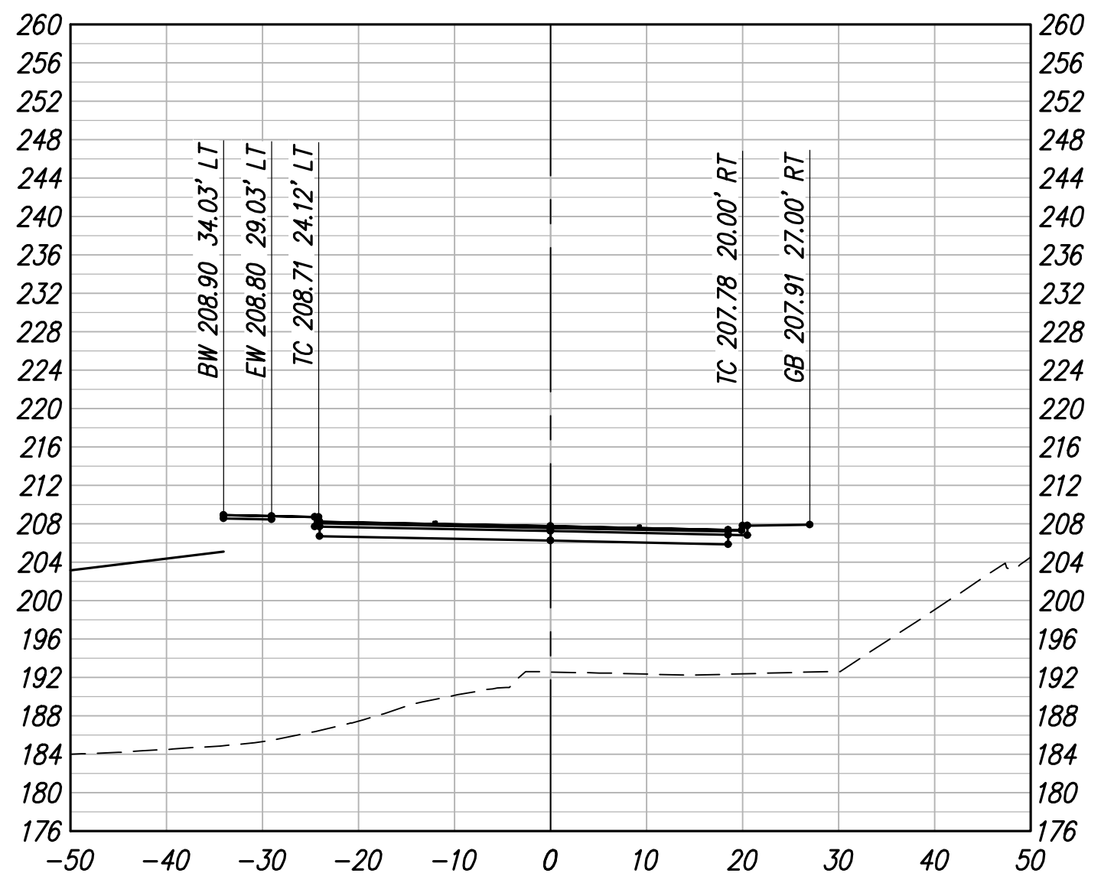

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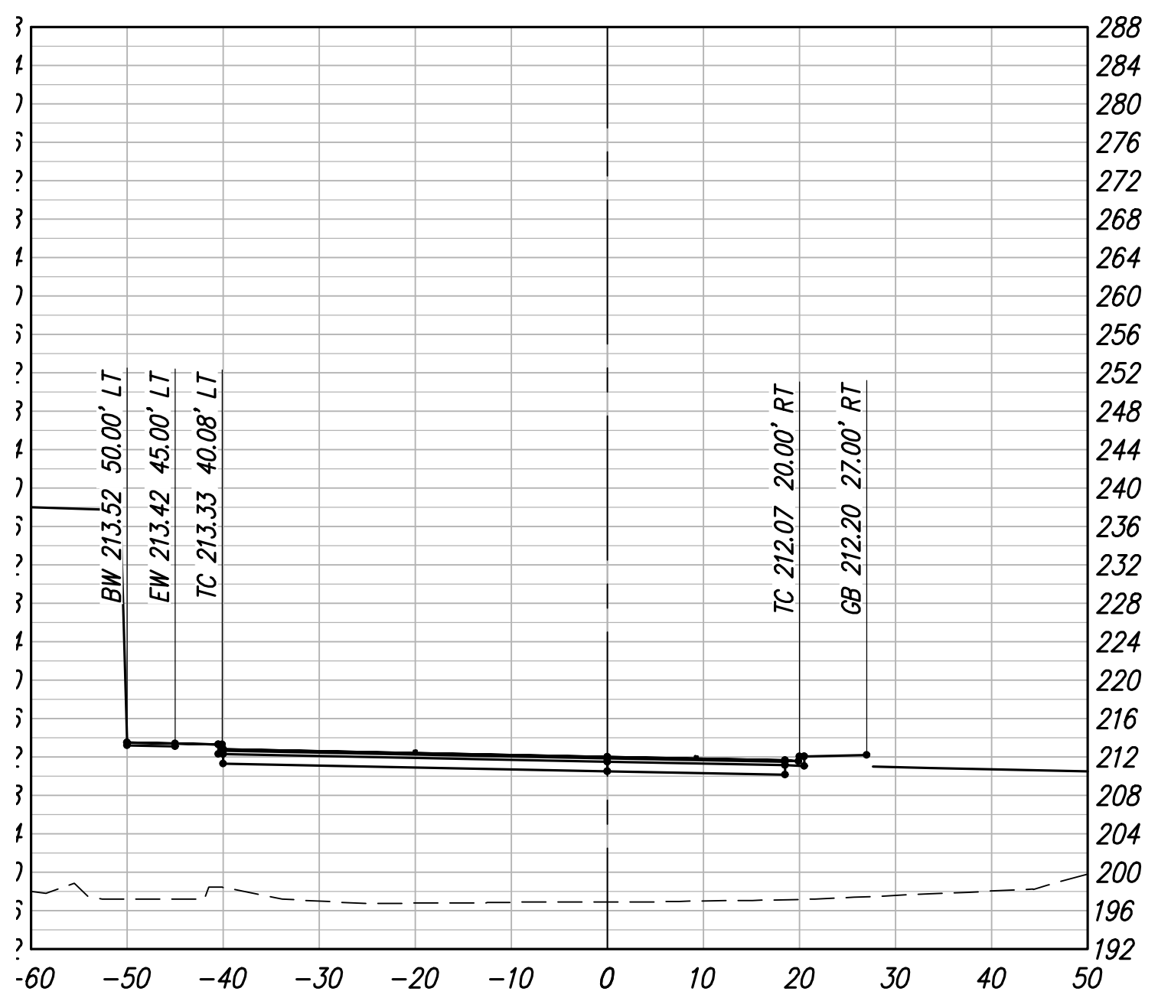

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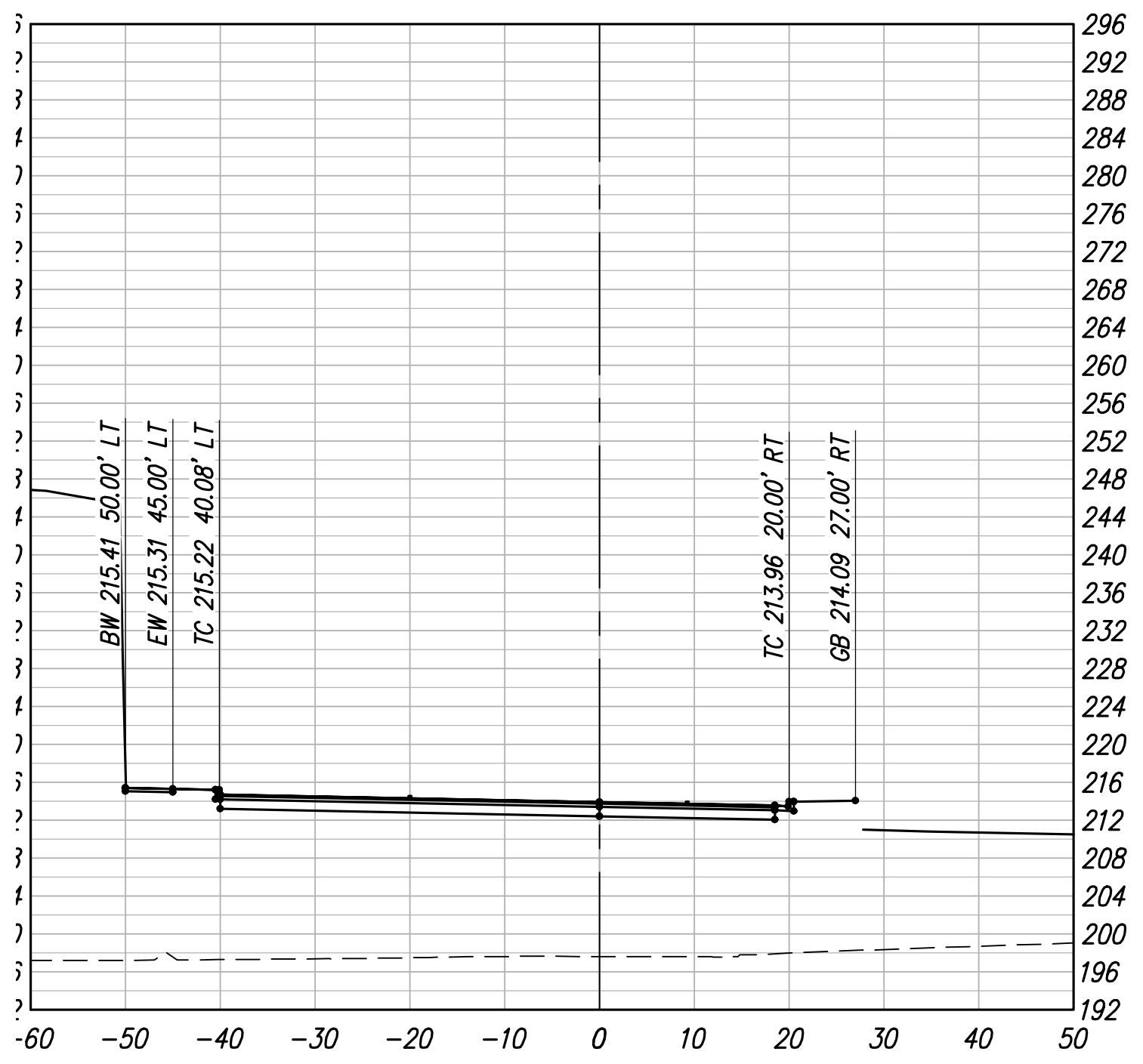

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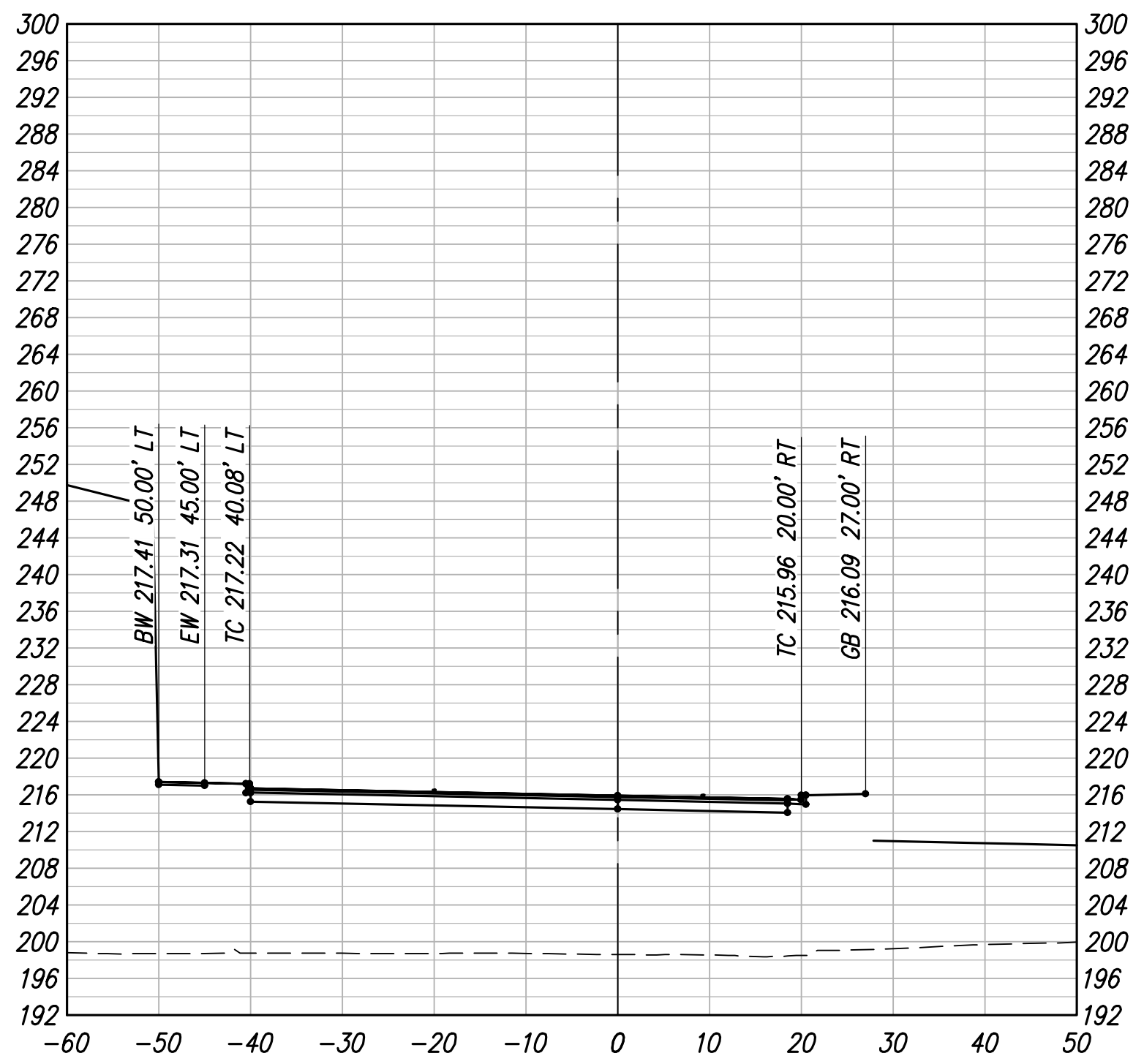

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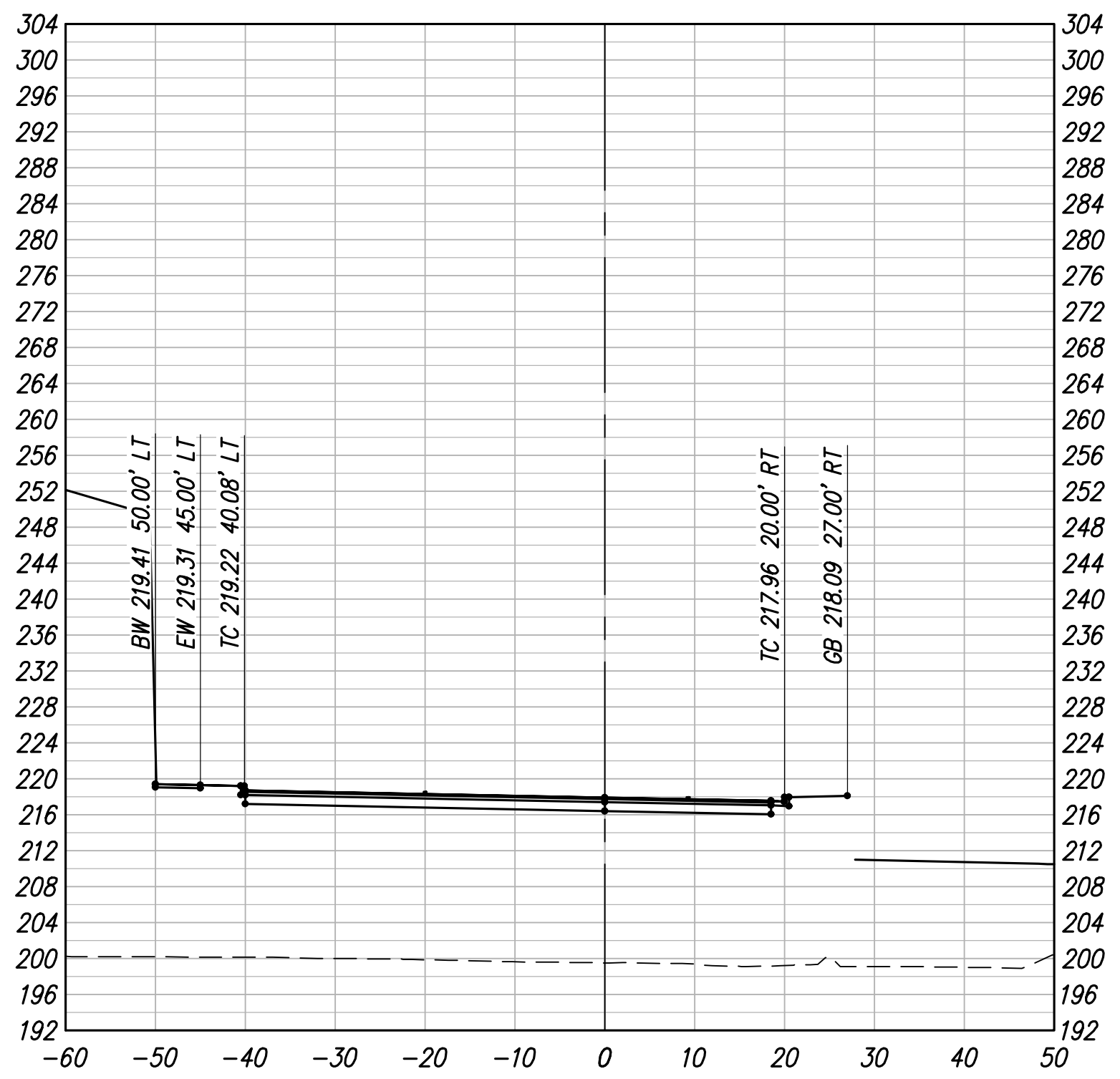

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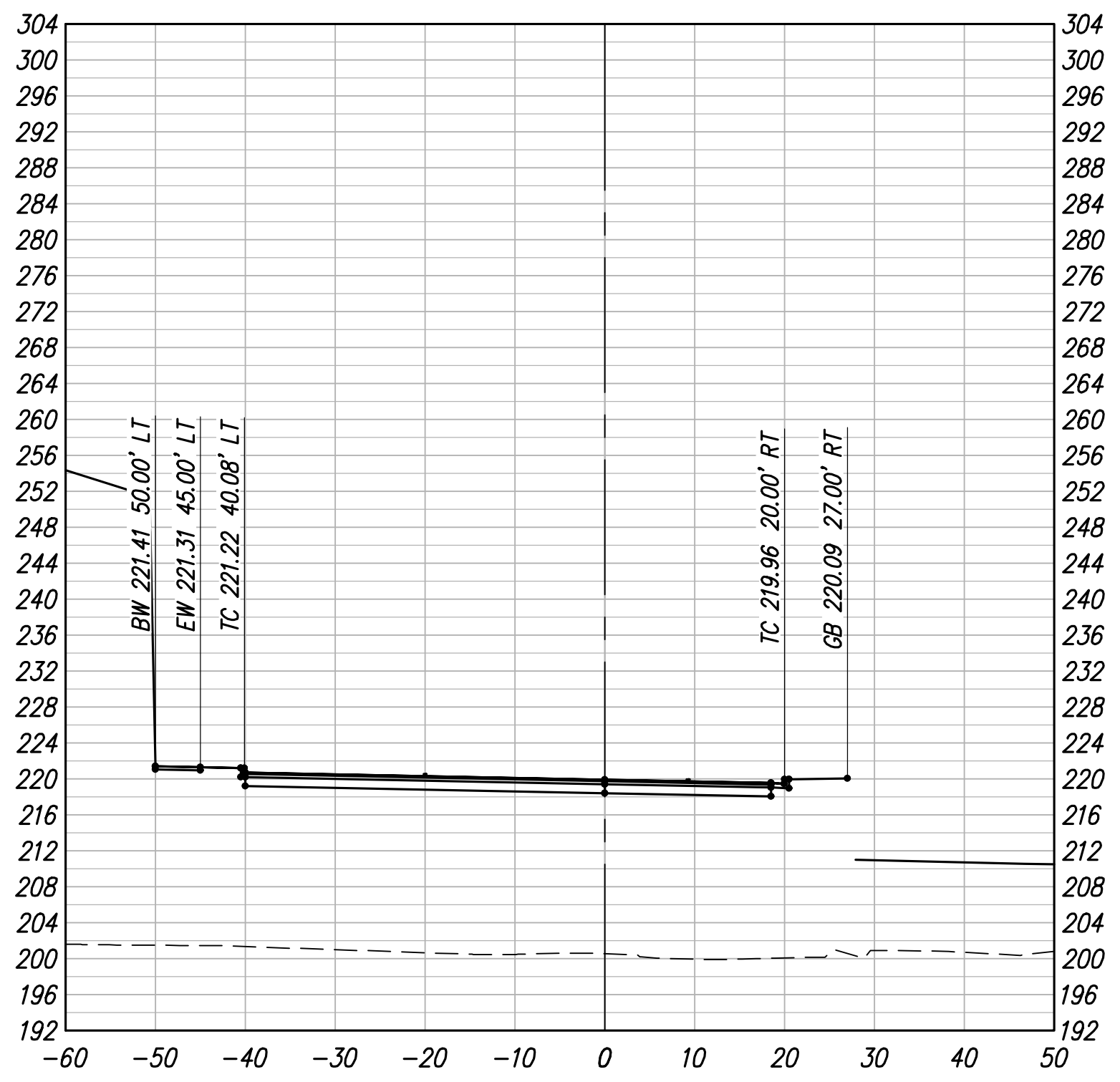

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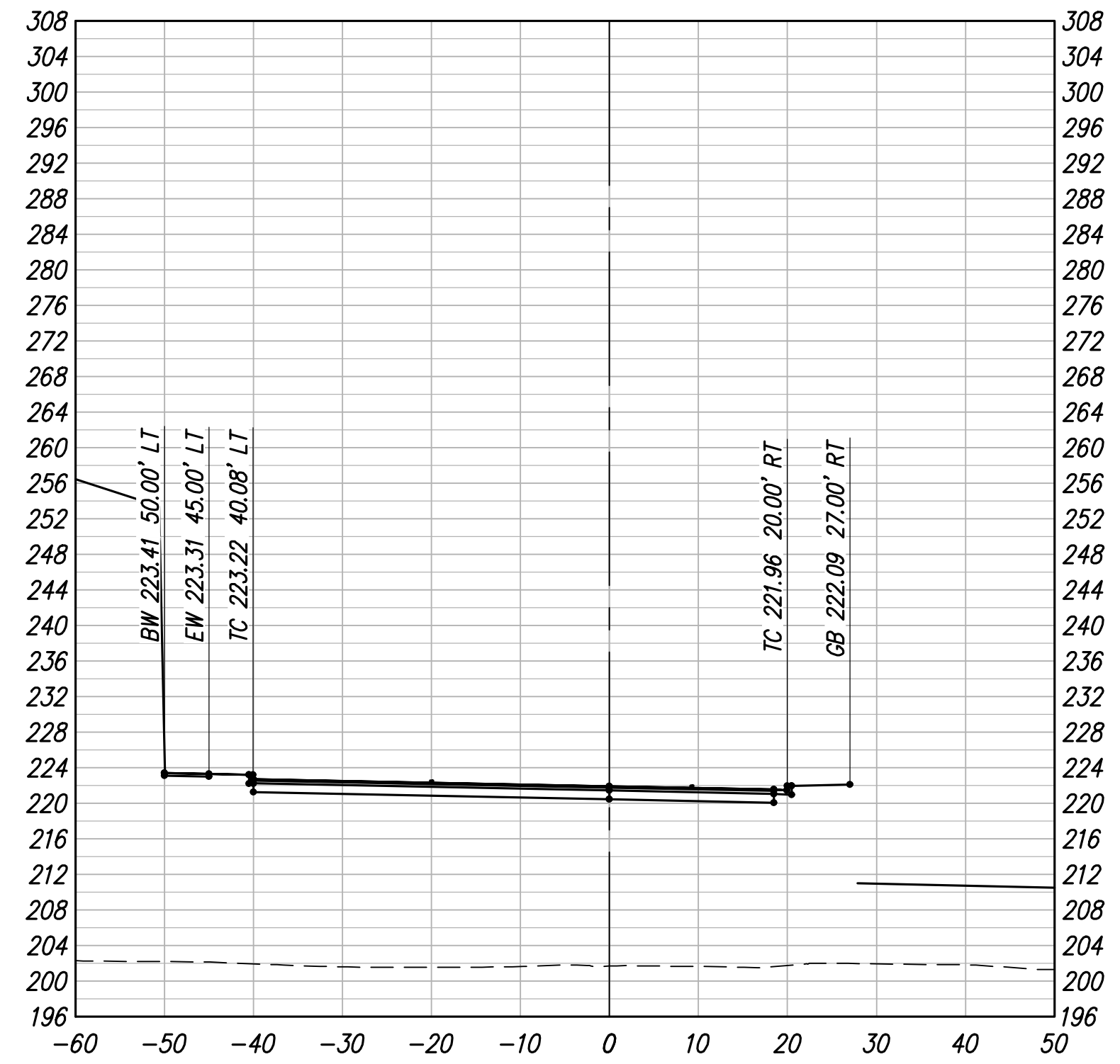

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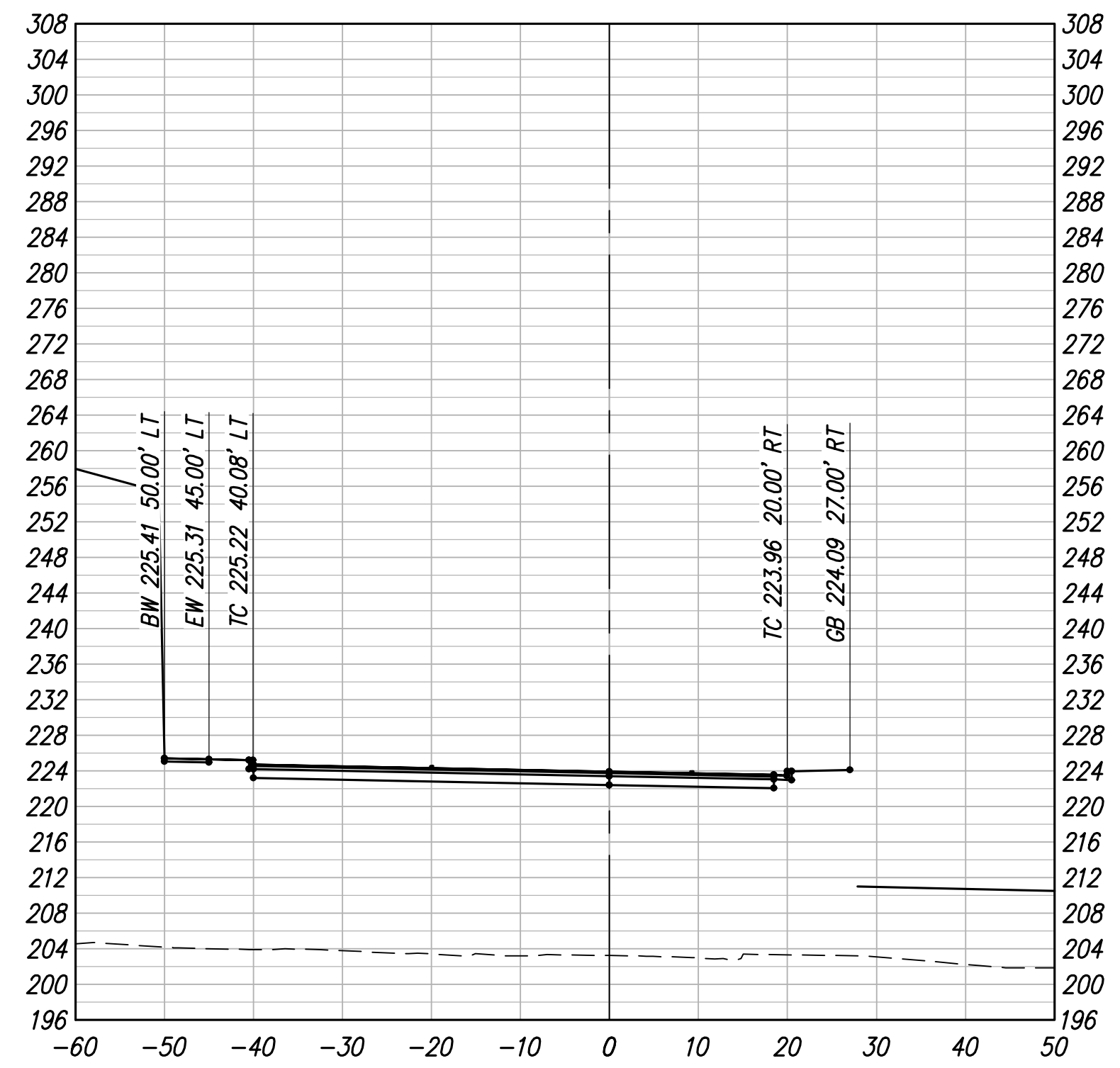

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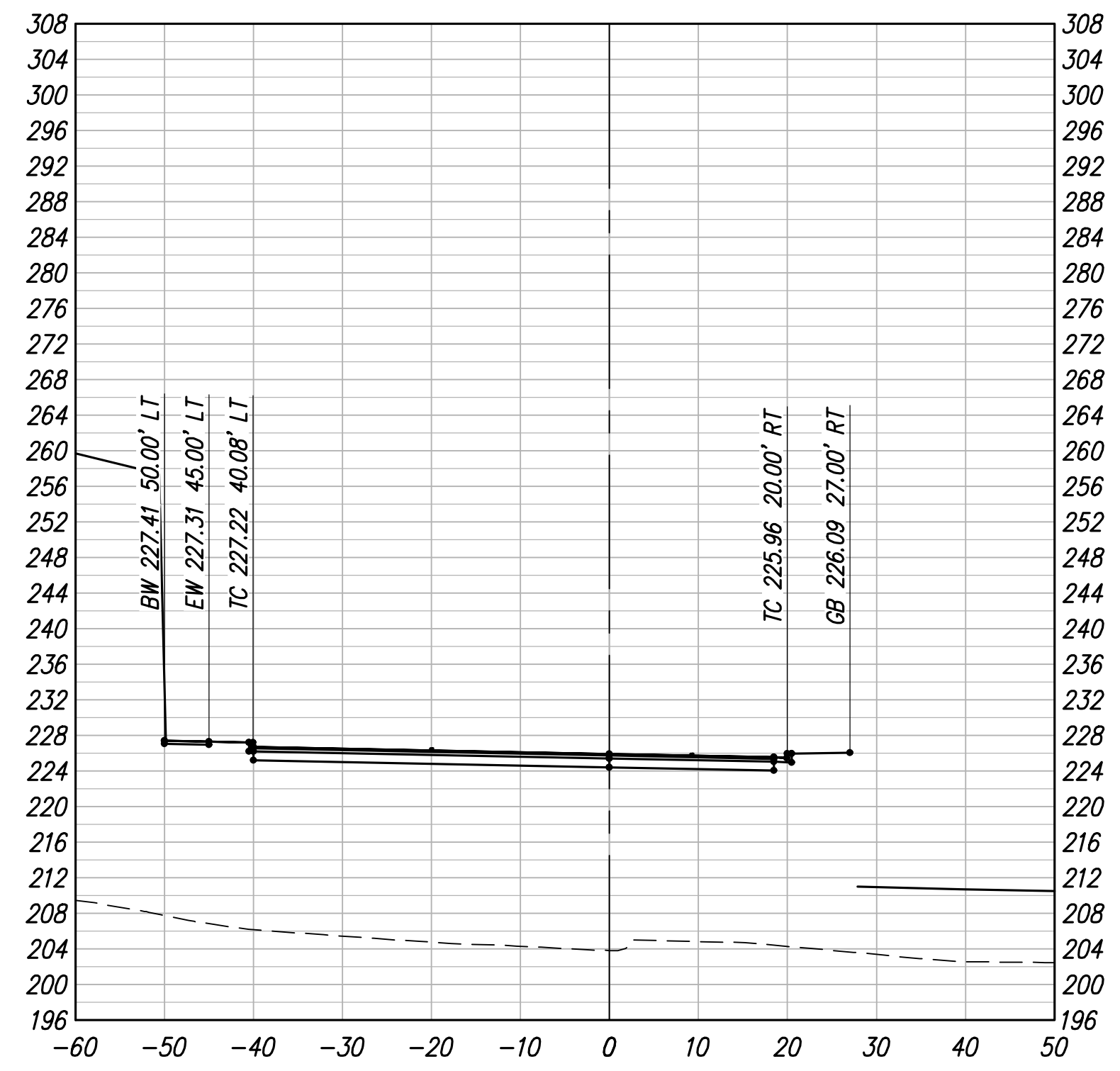

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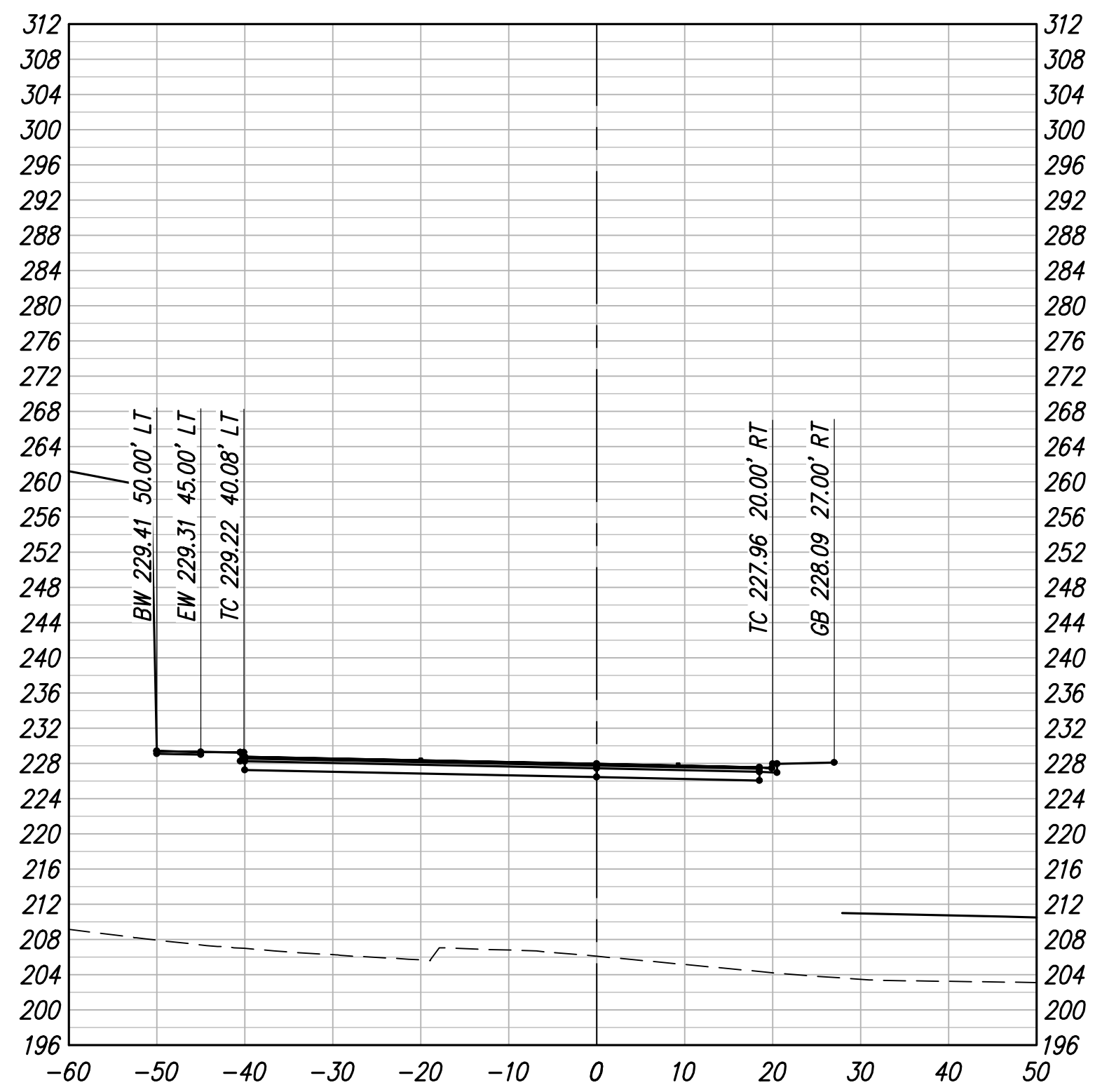

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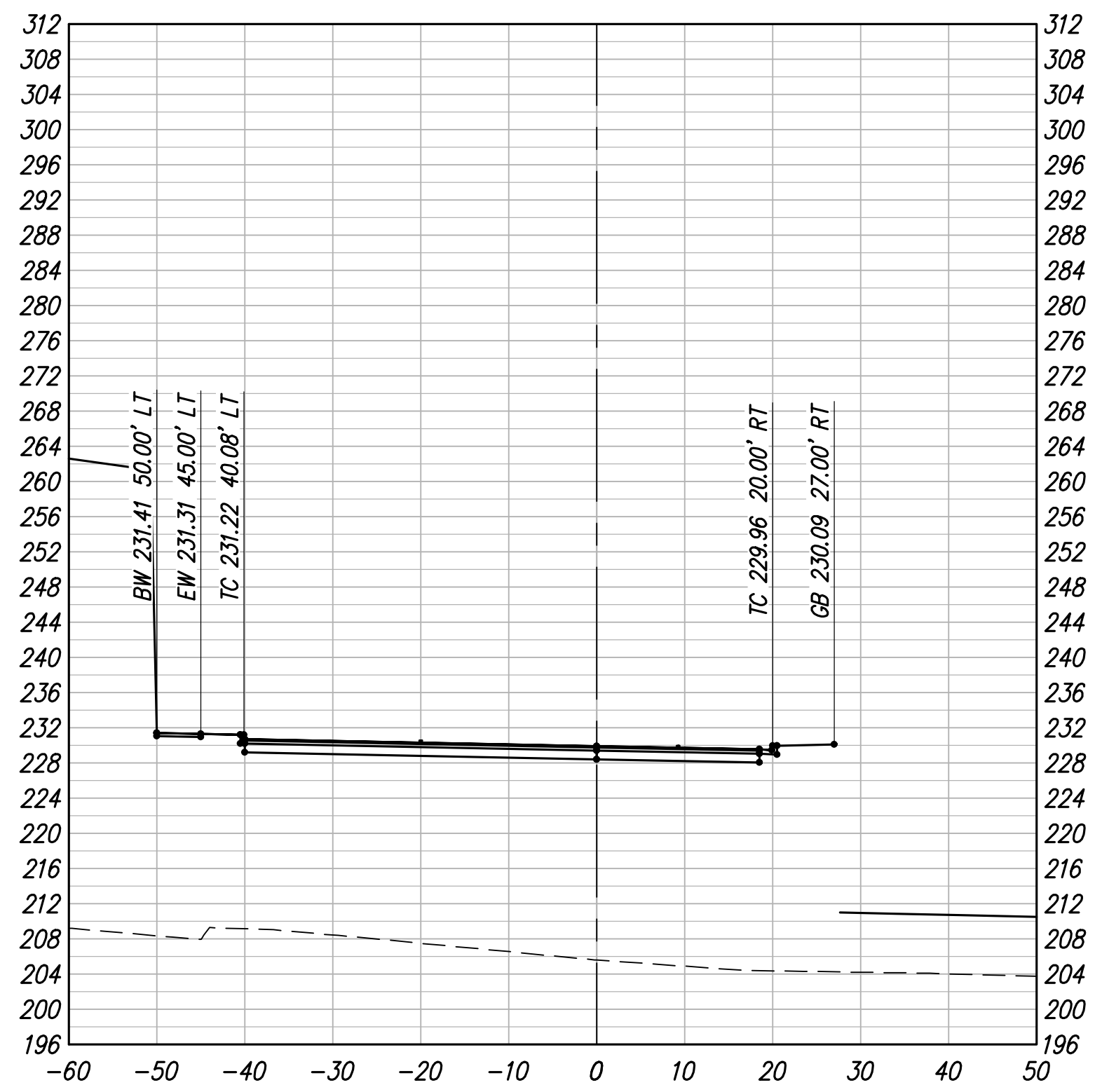

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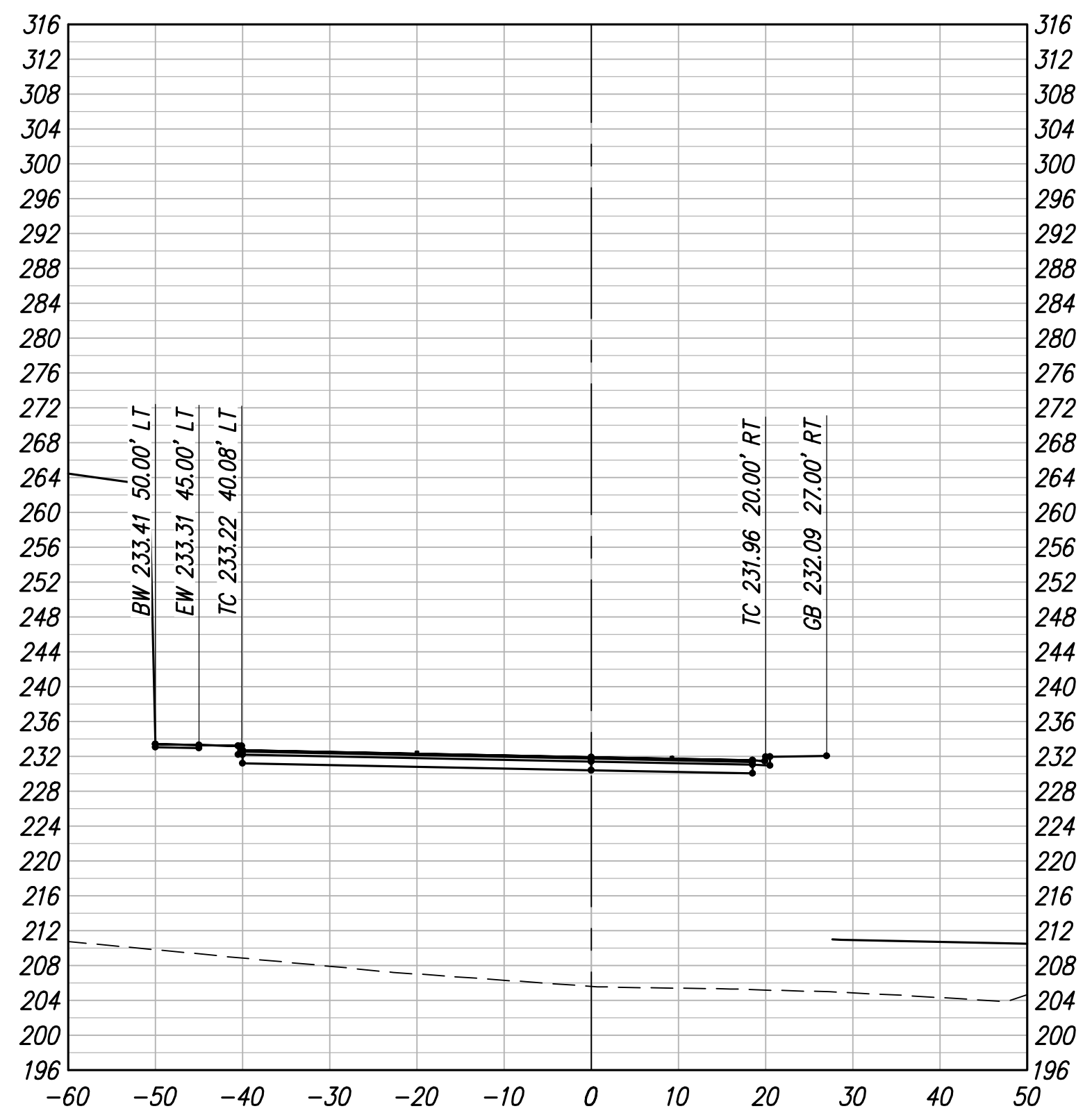

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BRISBANE, CALIFORNIA

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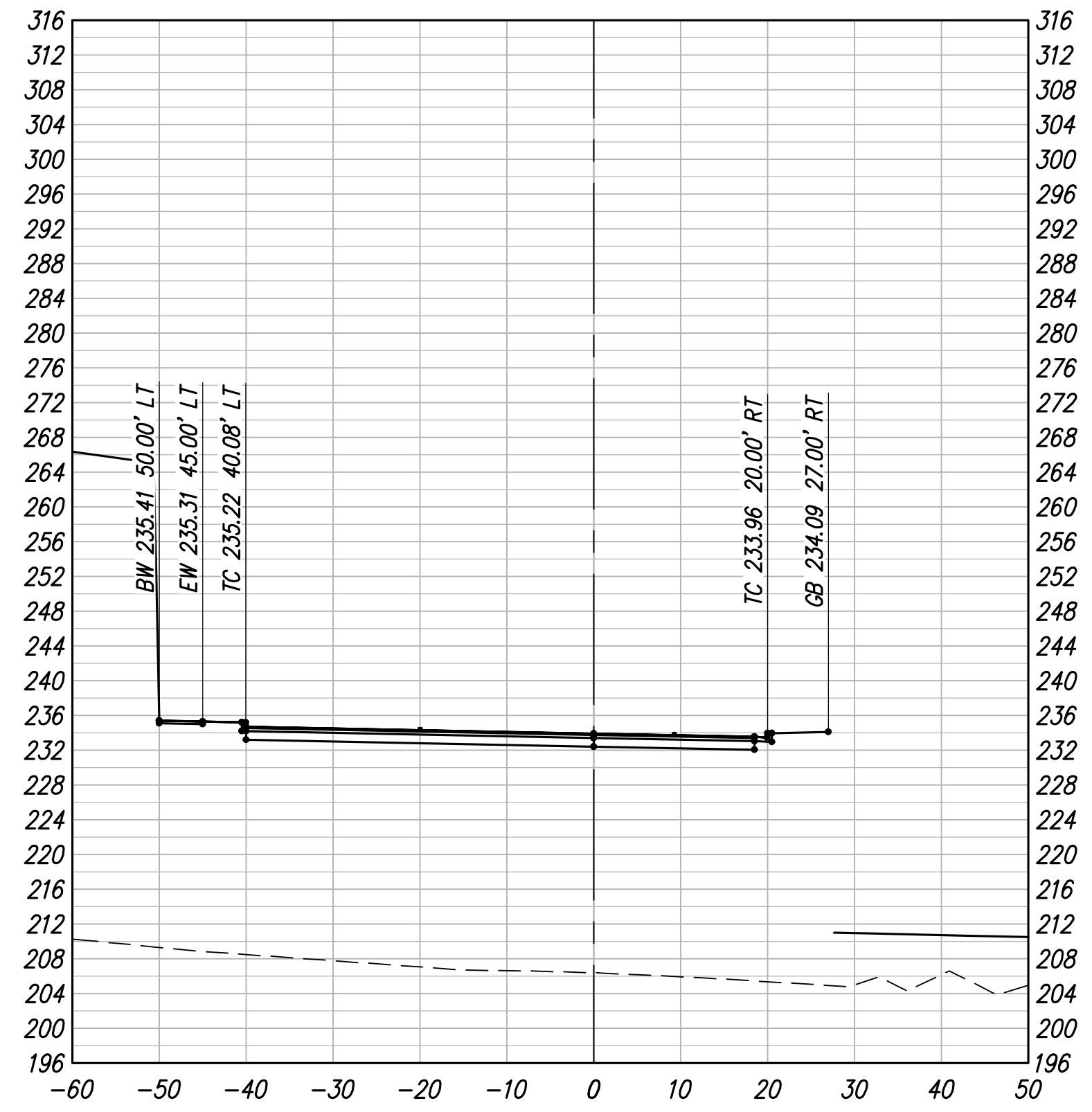

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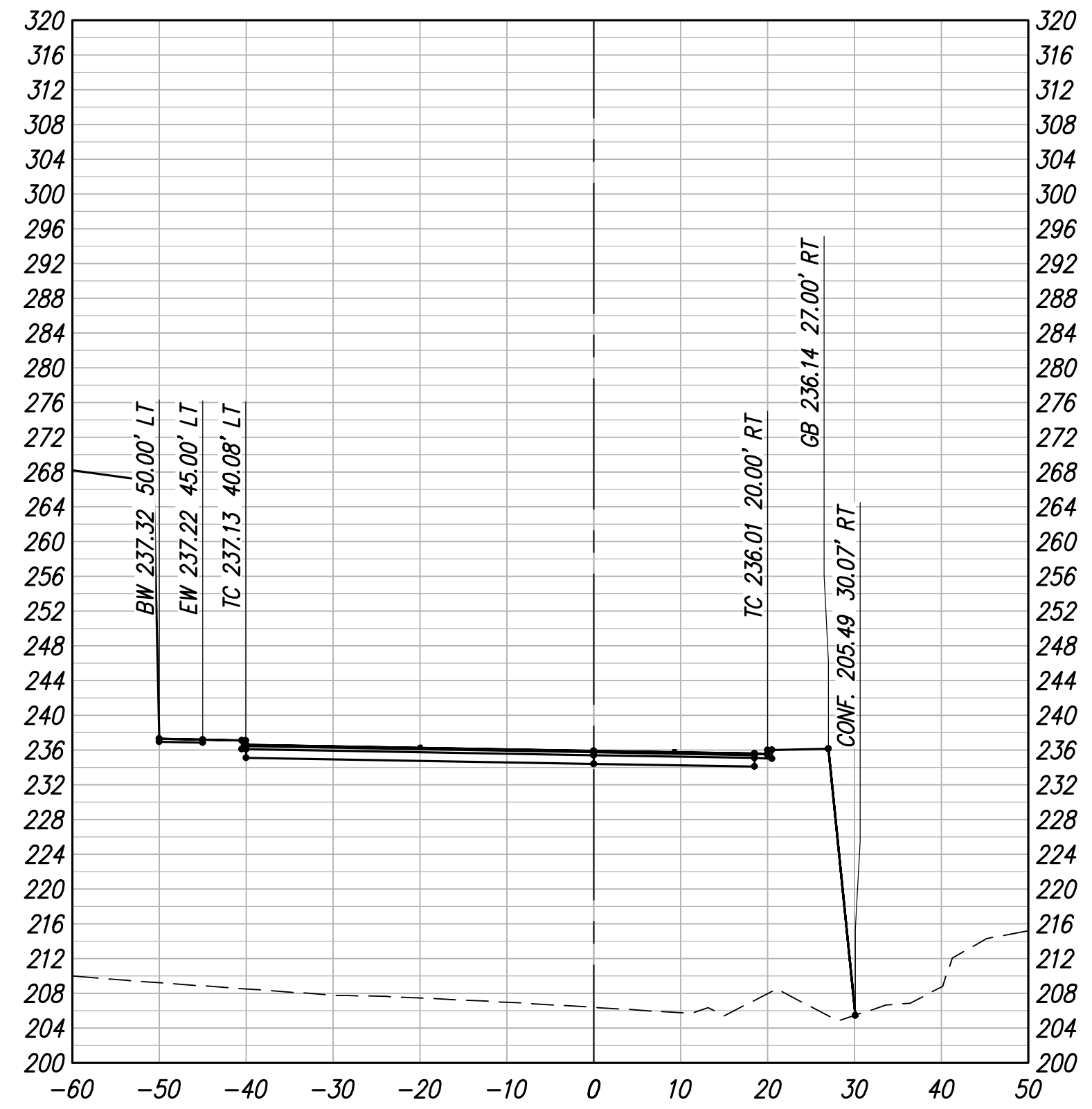

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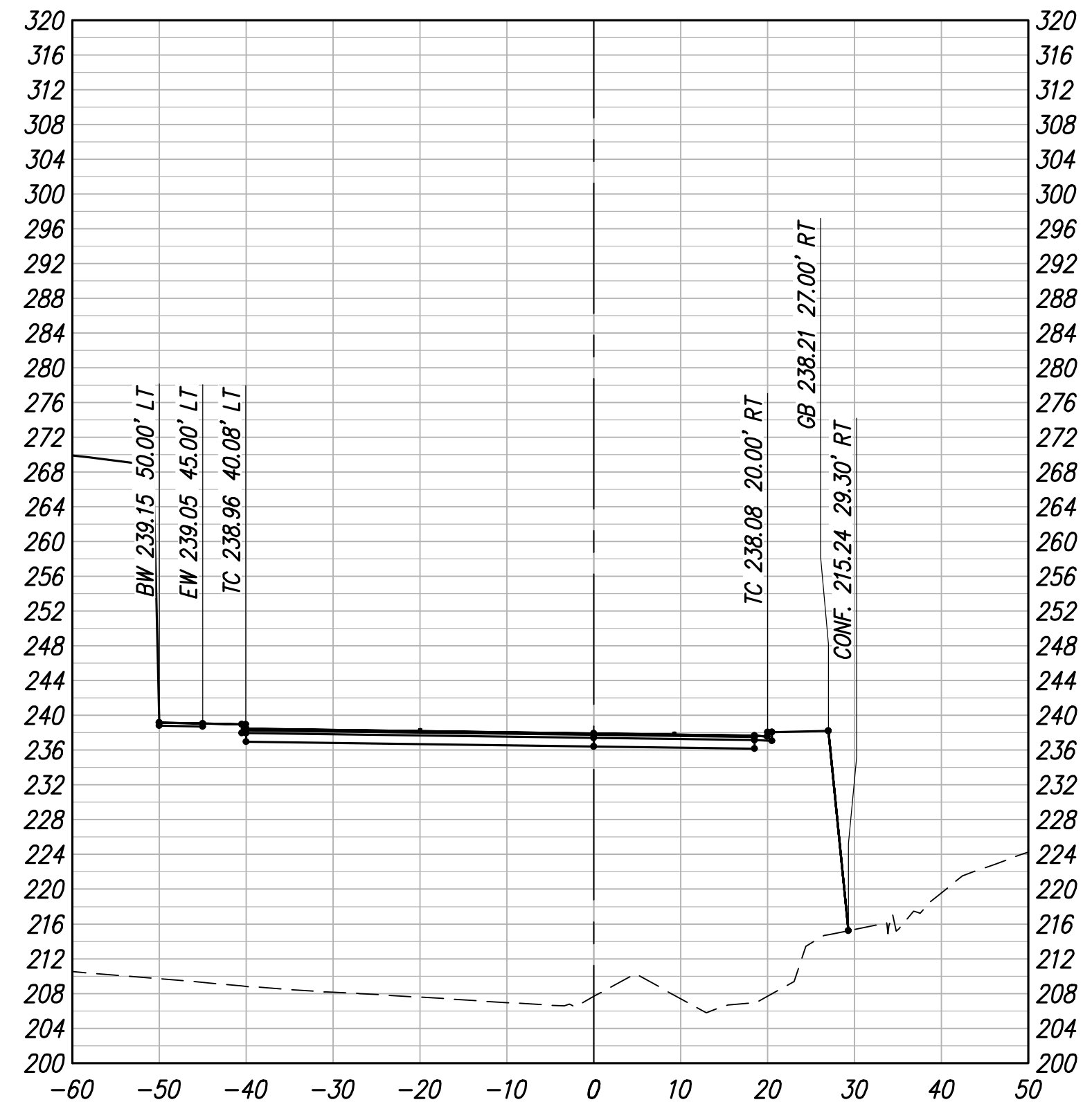

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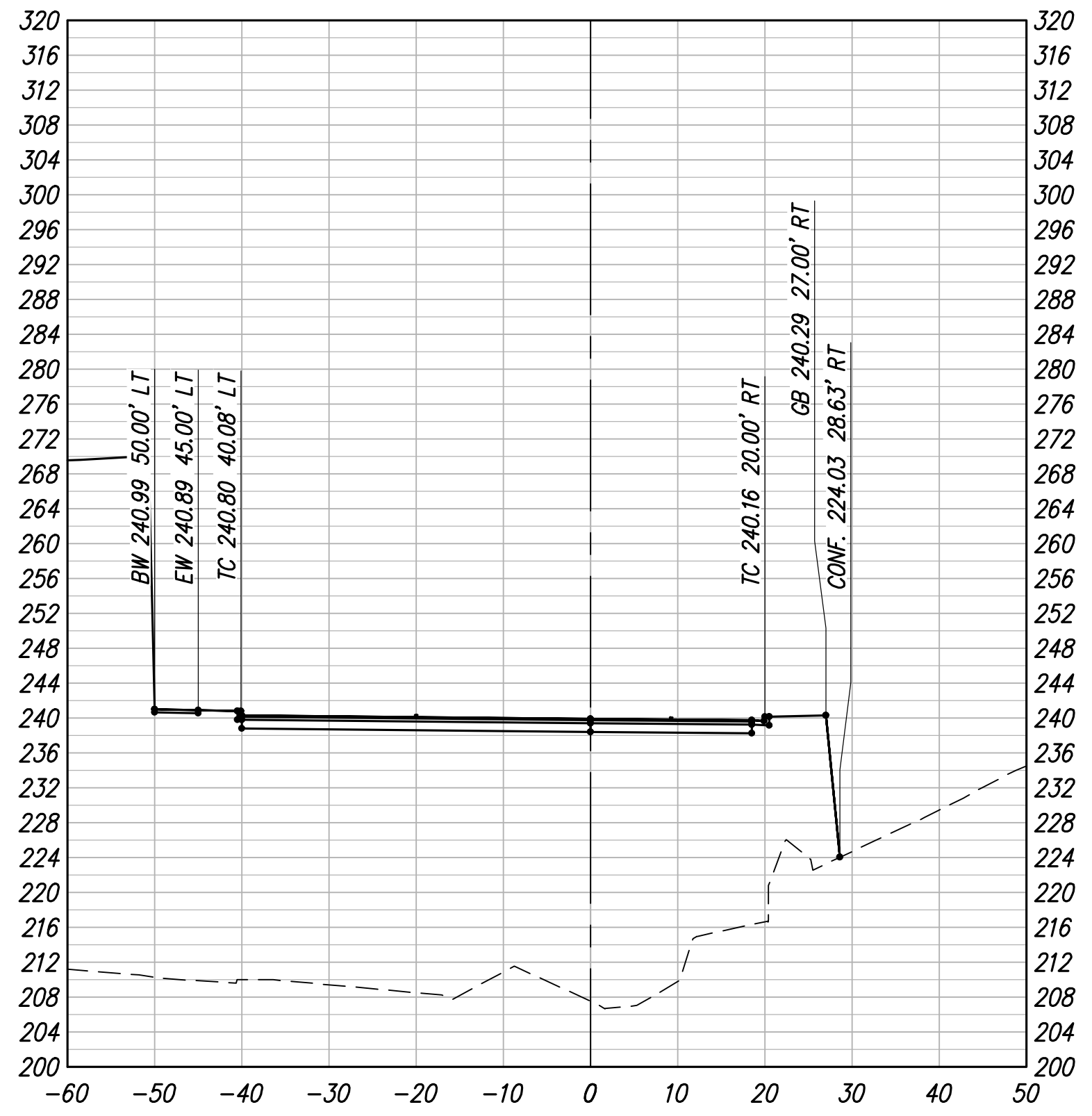

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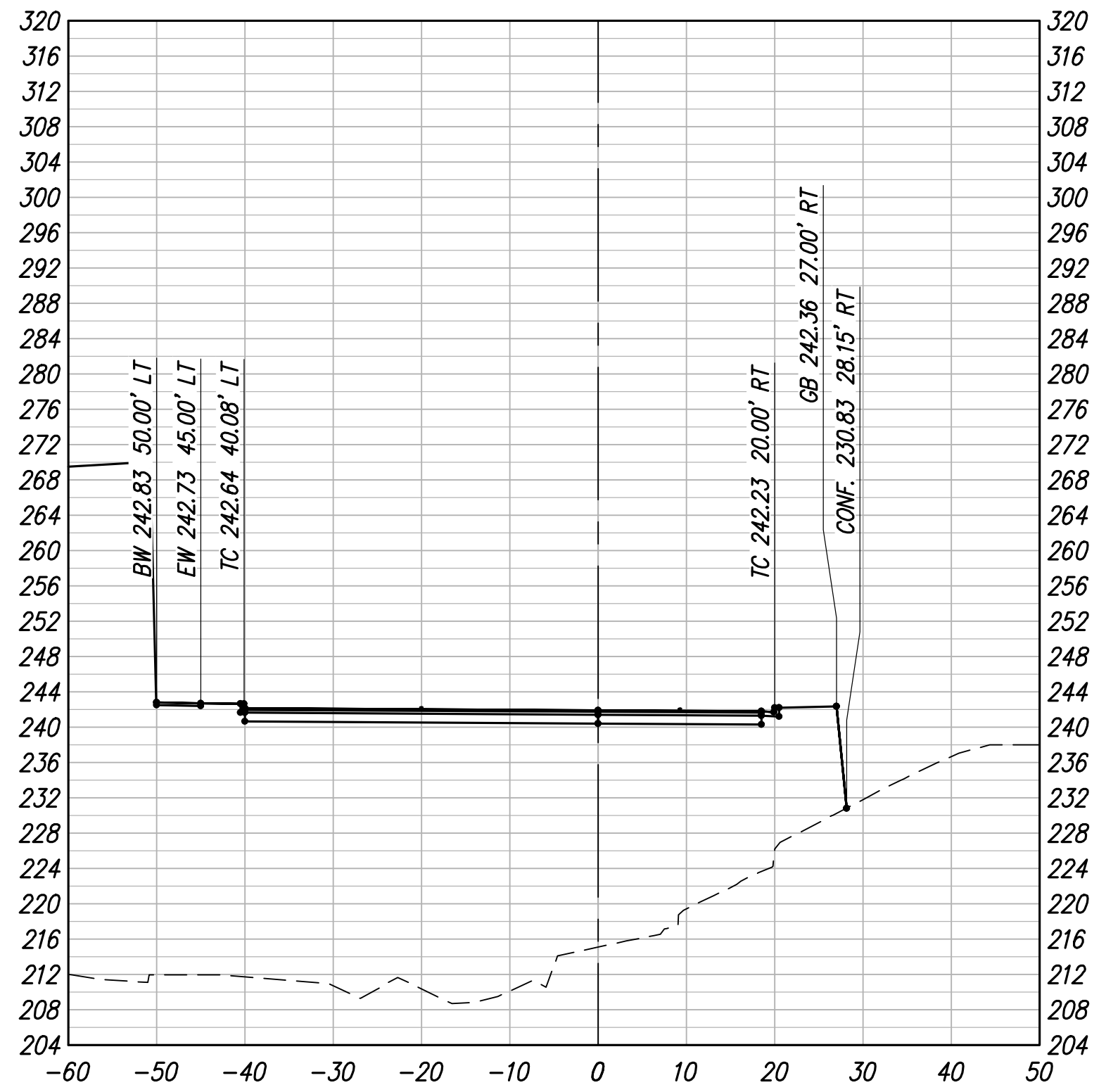

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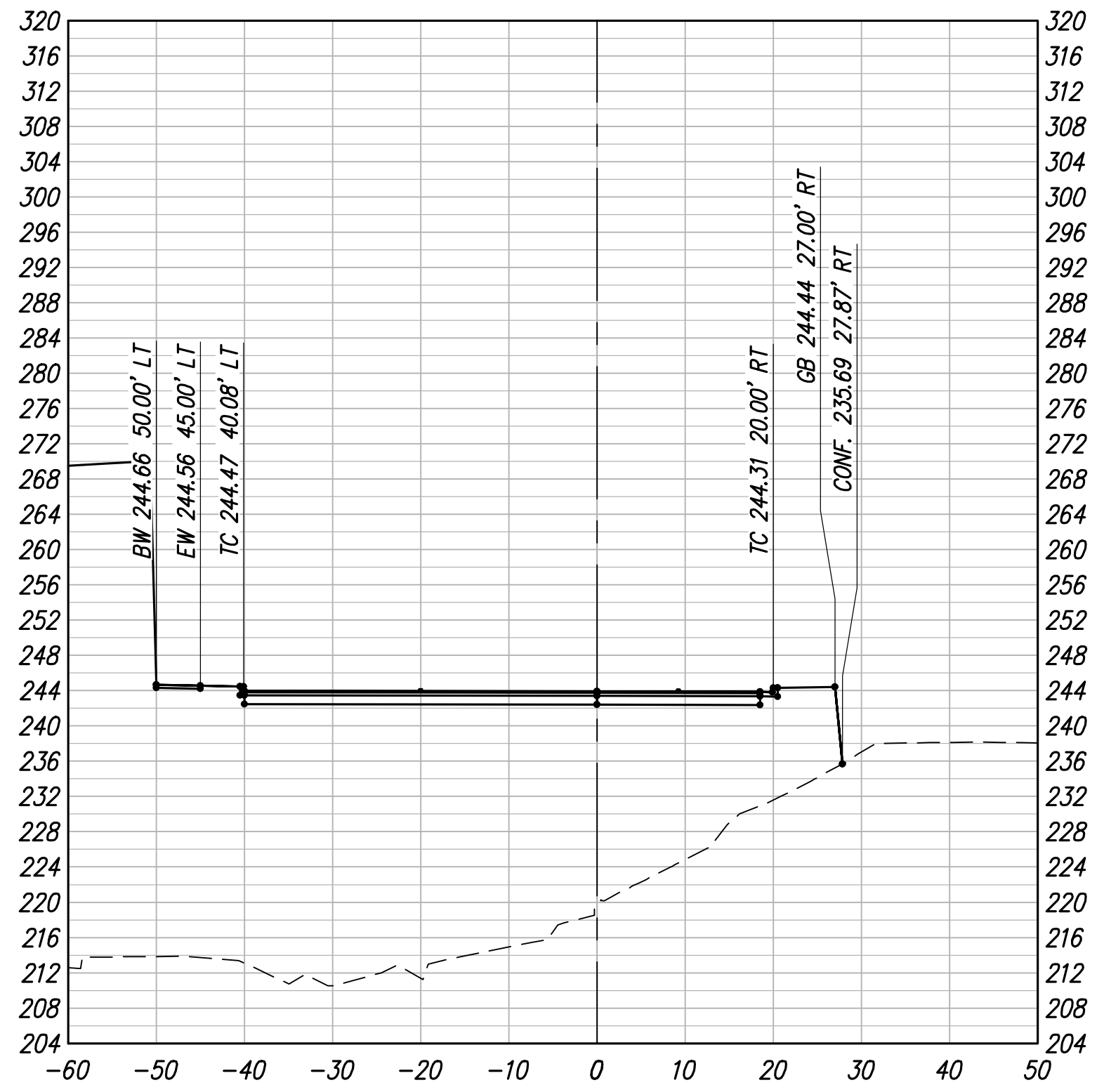

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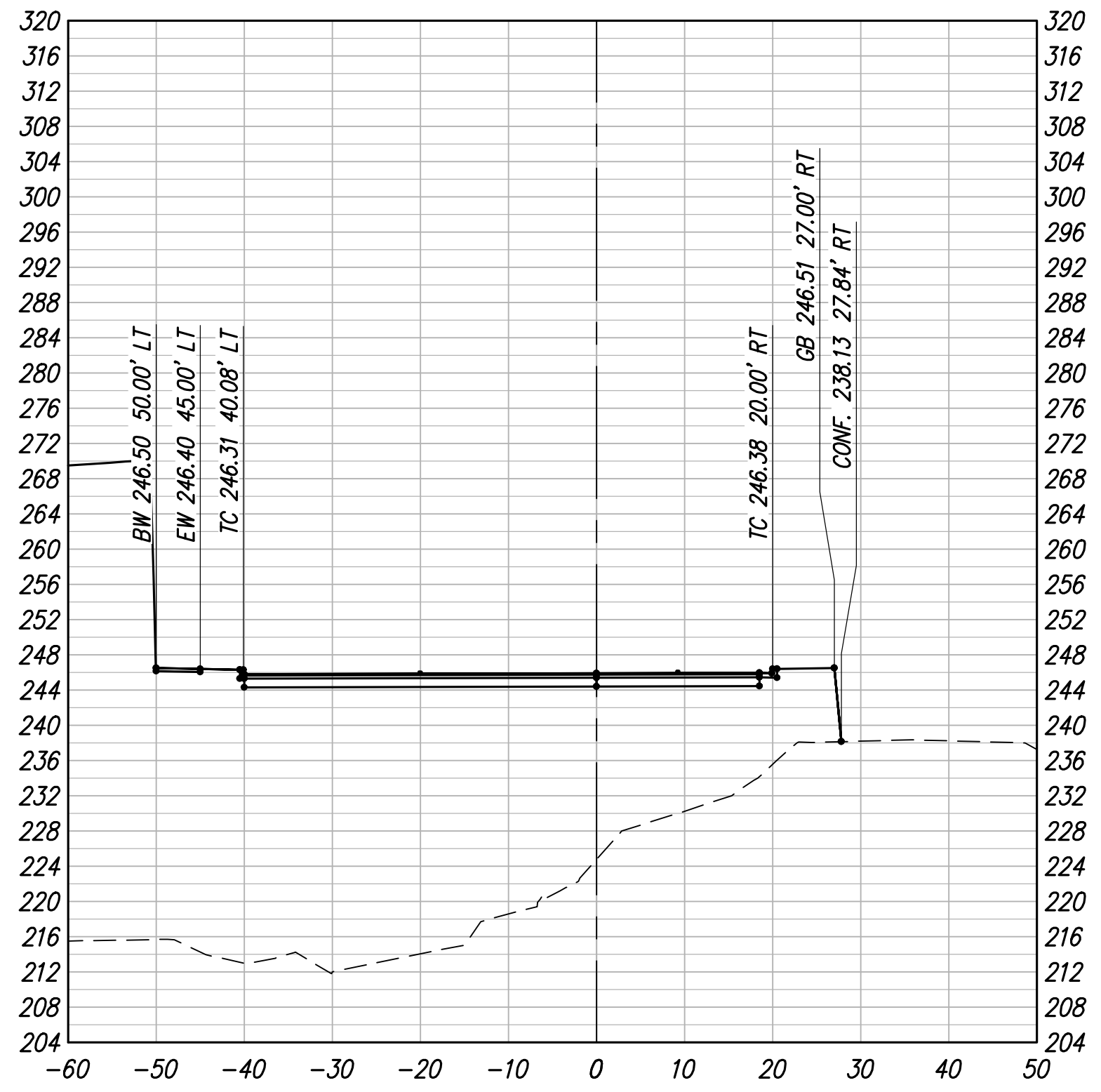

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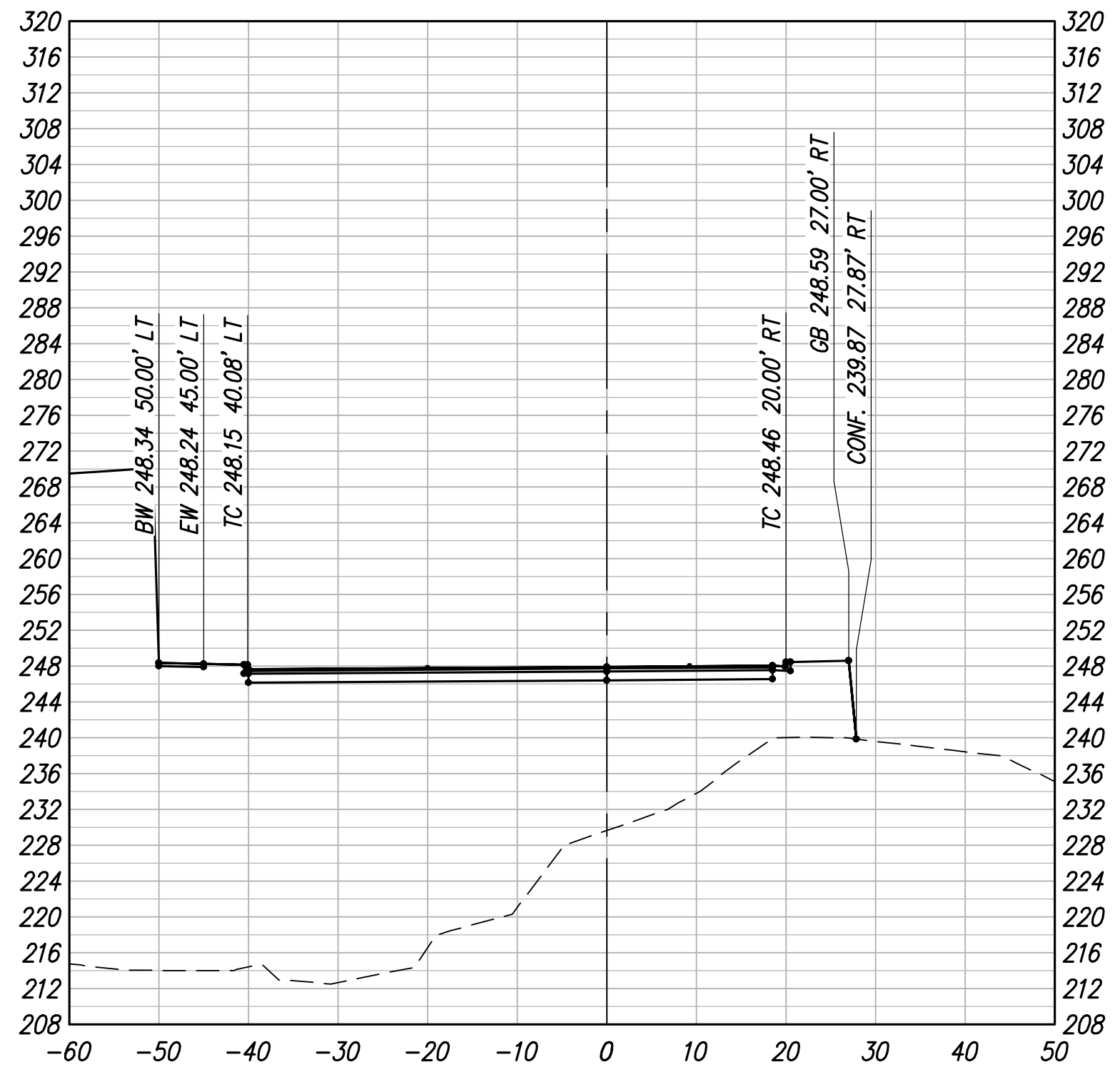

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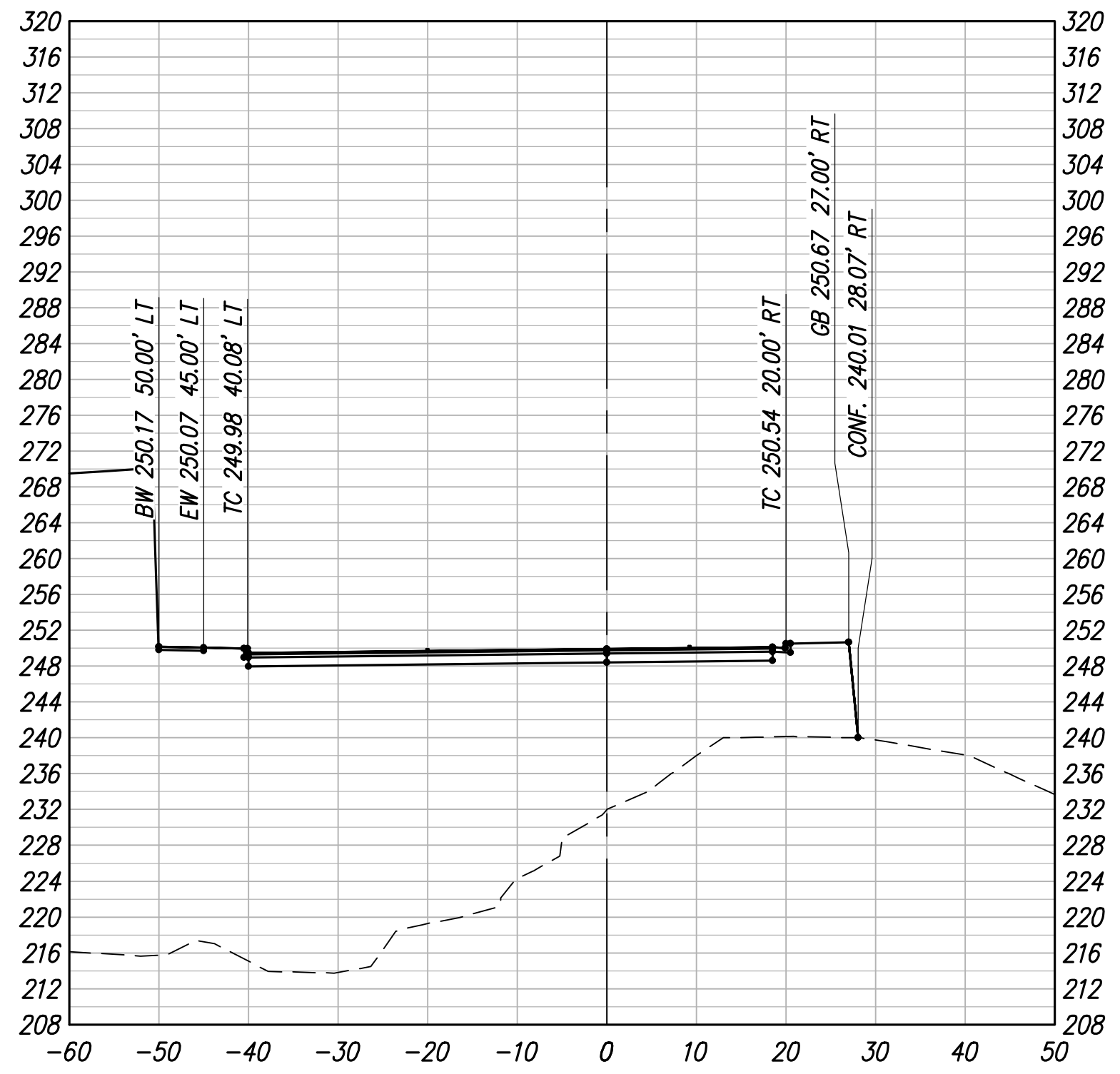

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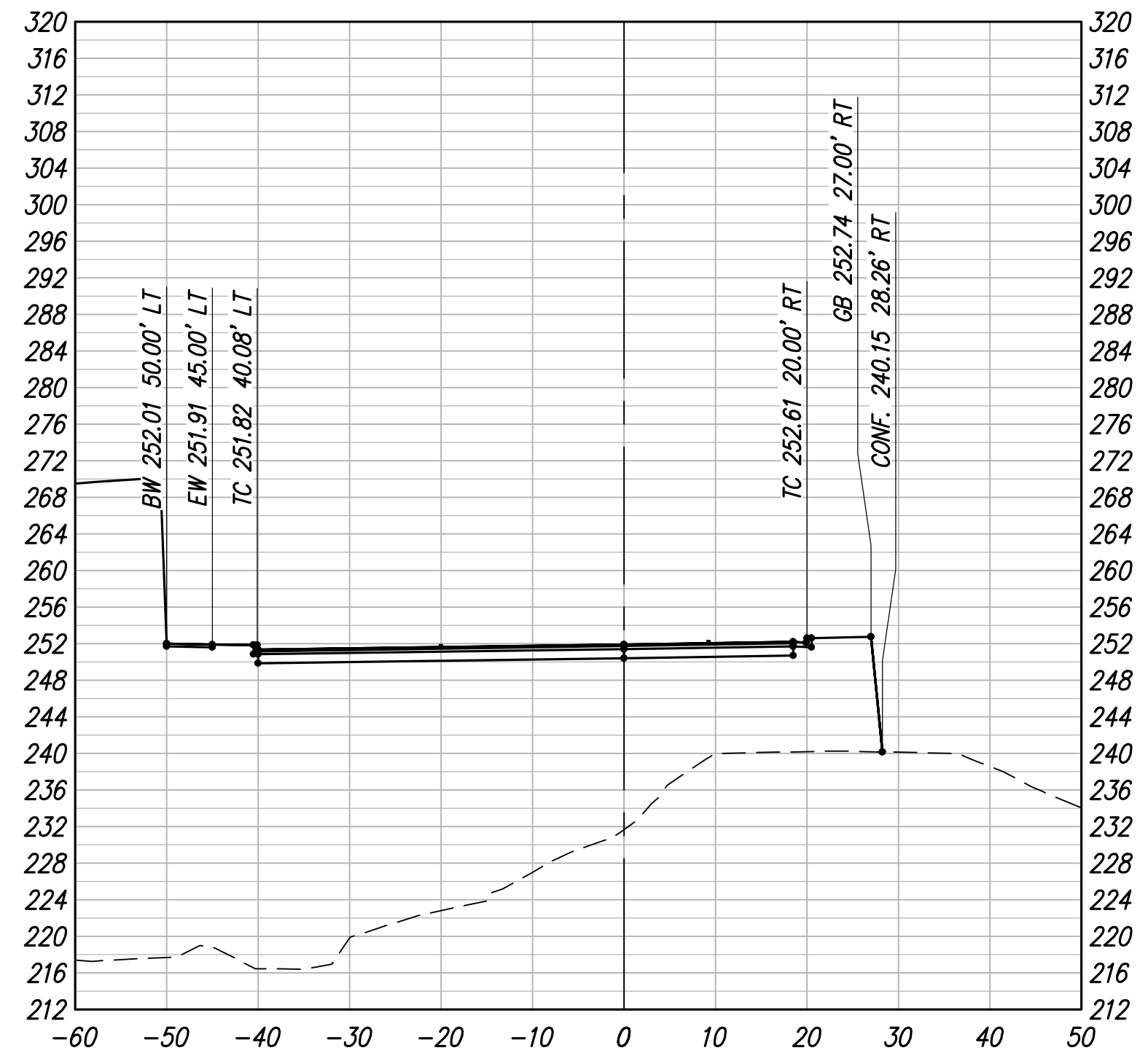

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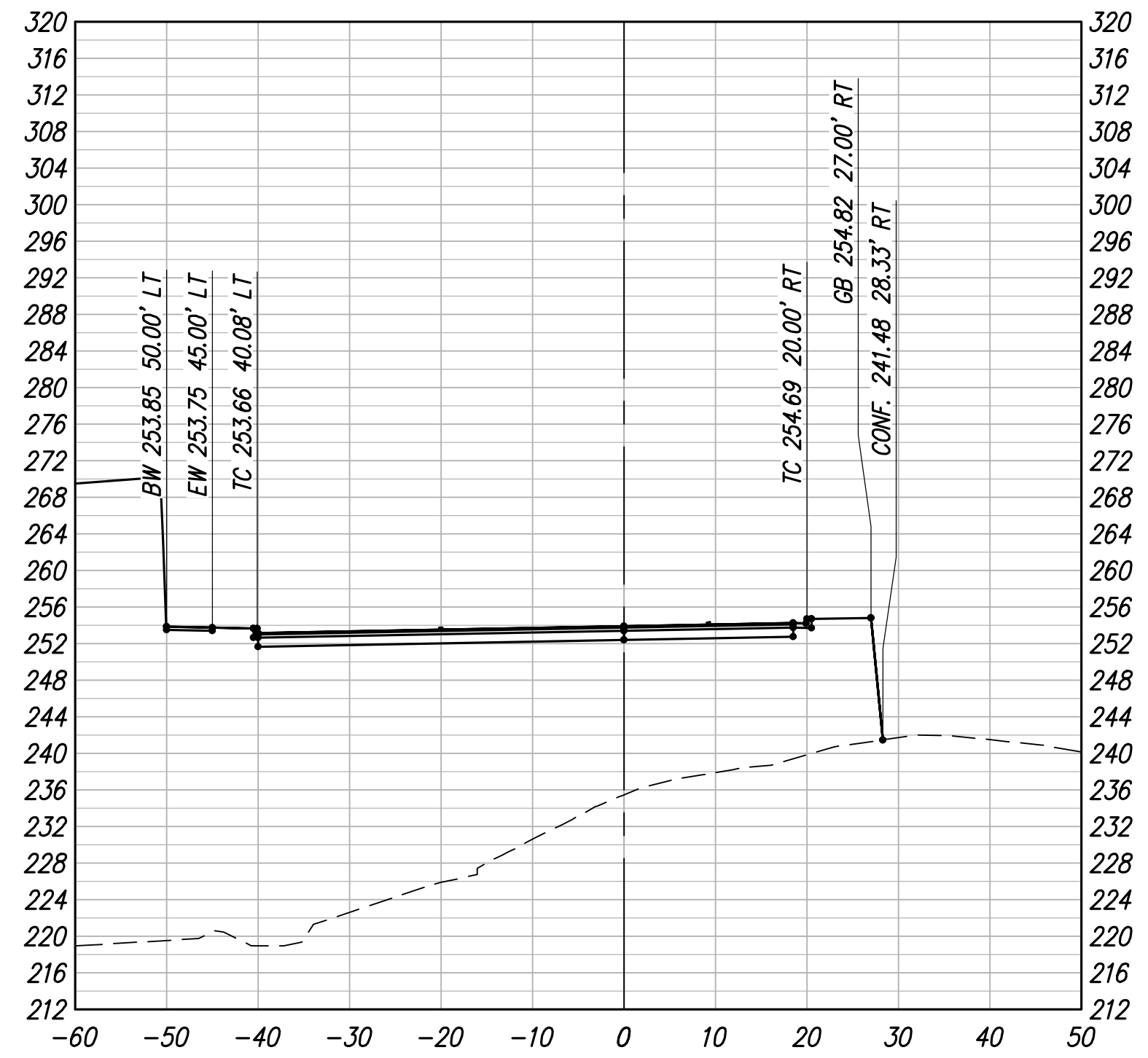

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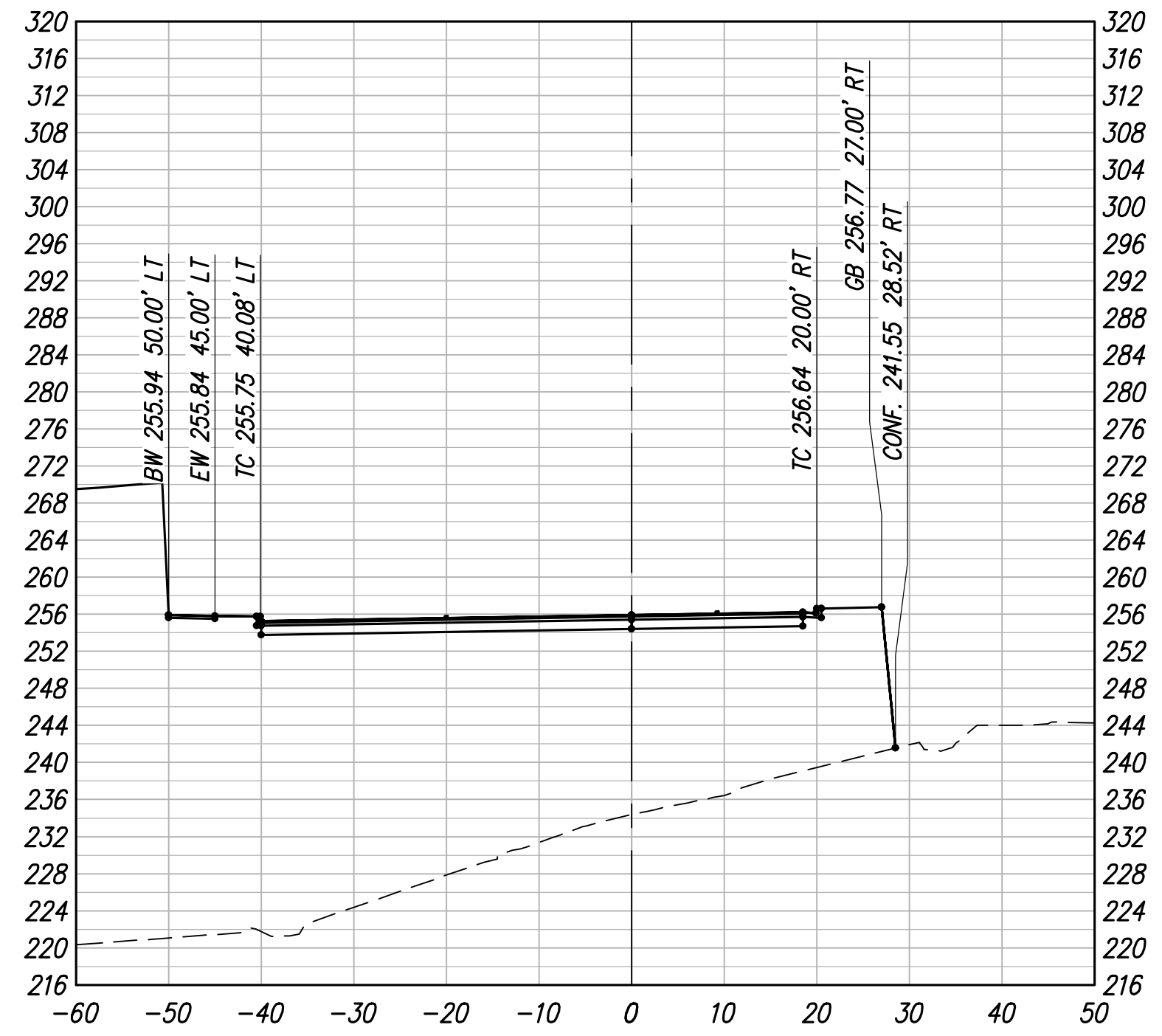

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QUARRY ROAD CROSS SECTIONS

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FOR
ORCHARD PARTNERS, LLC
BRISBANE, CALIFORNIA

DATE	JUNE, 2024
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DRAWN BY	KAS
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OF _	SHEETS

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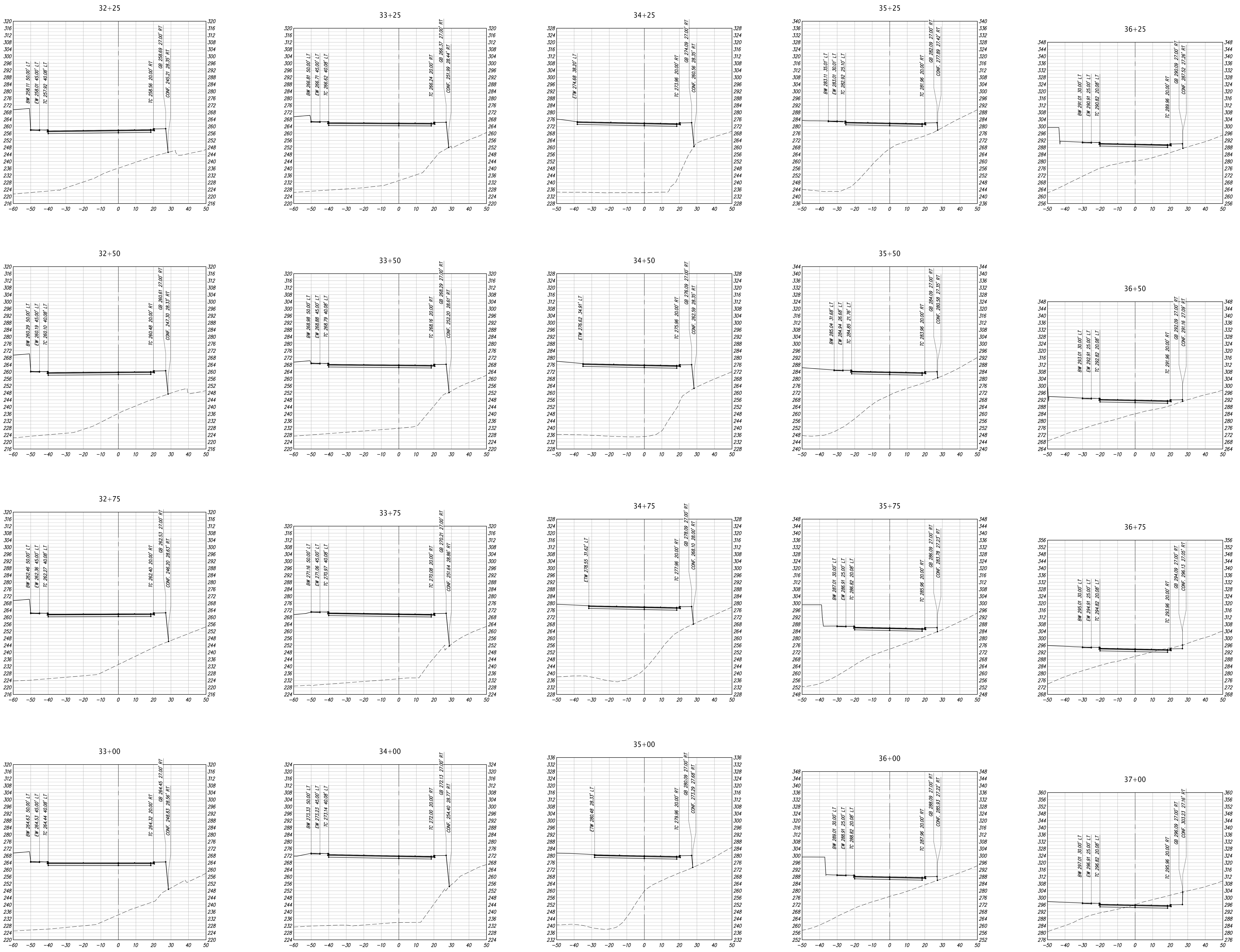

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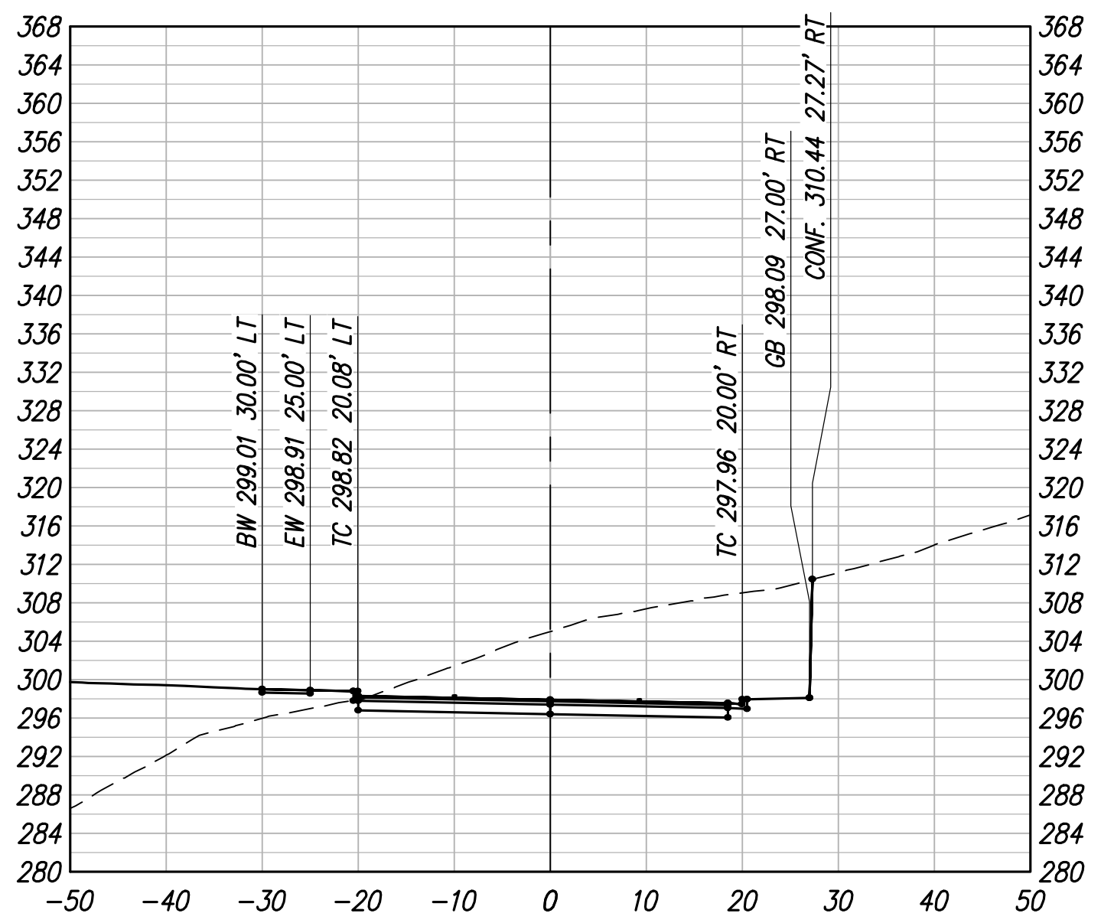

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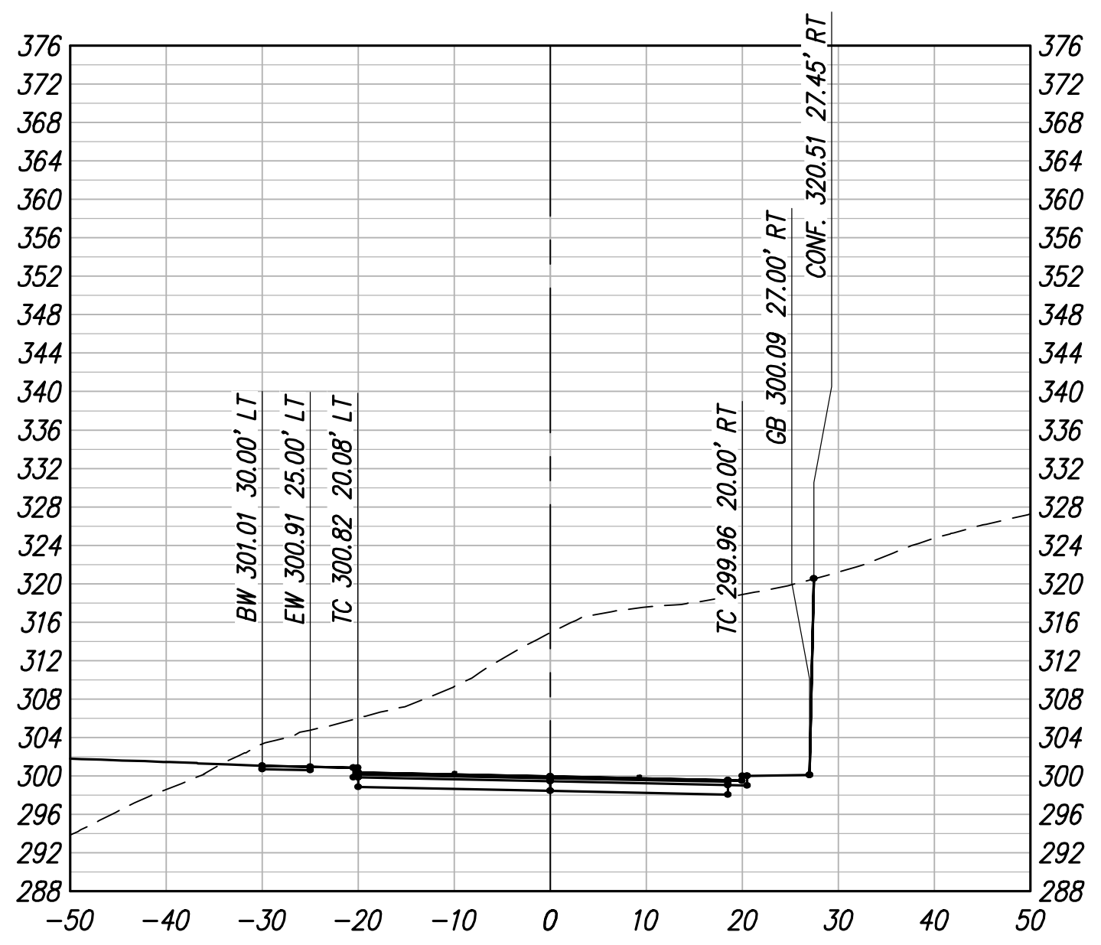

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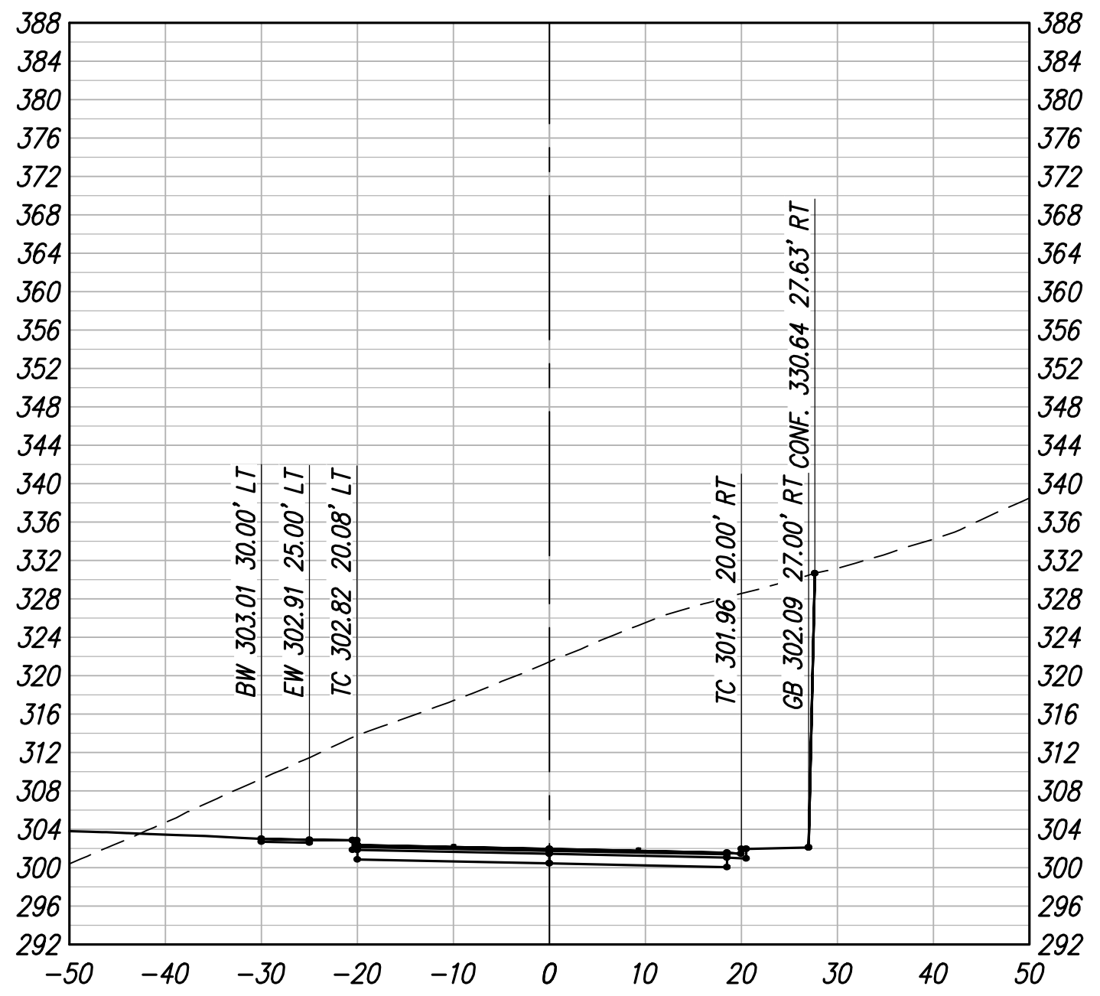

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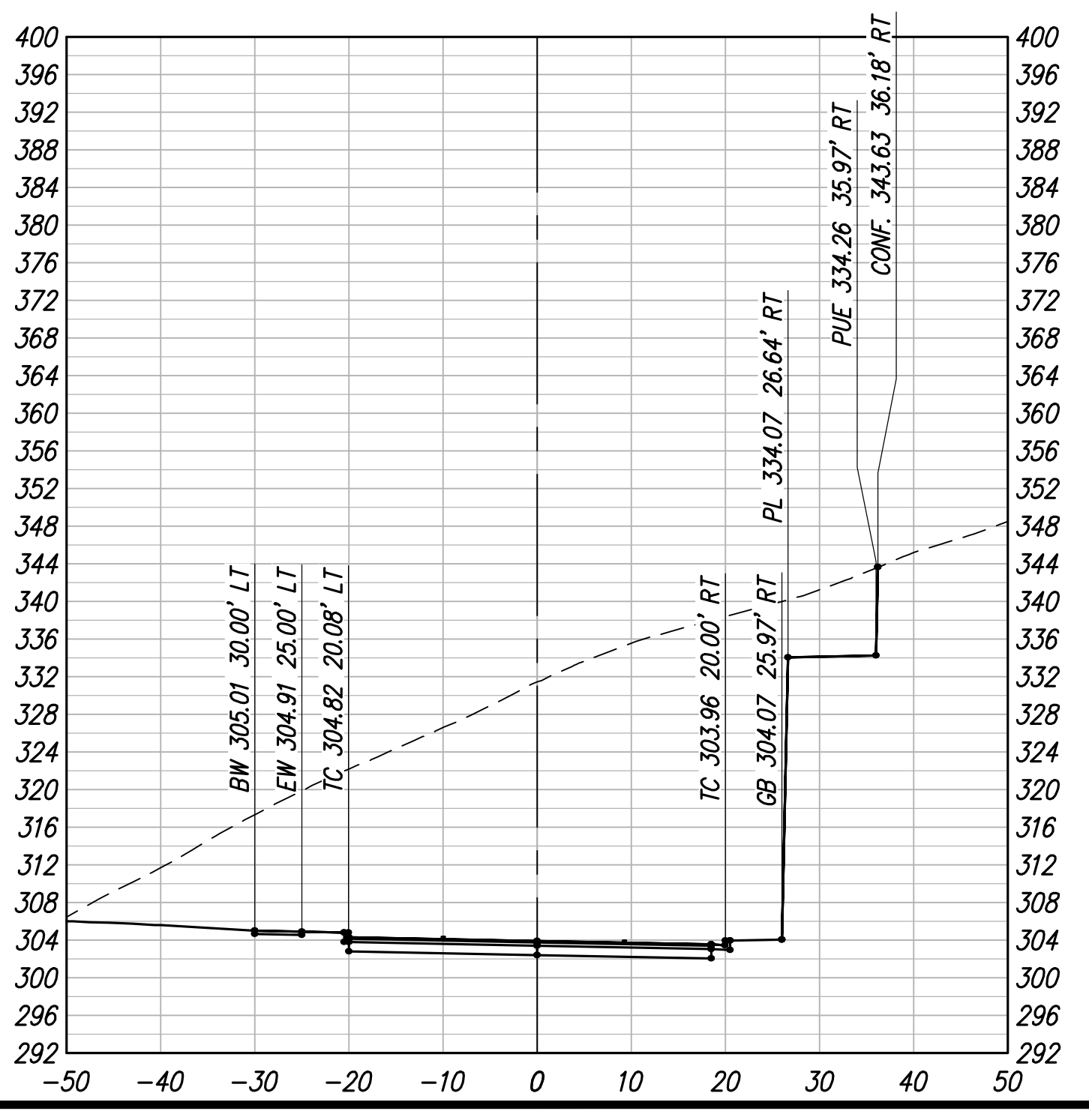

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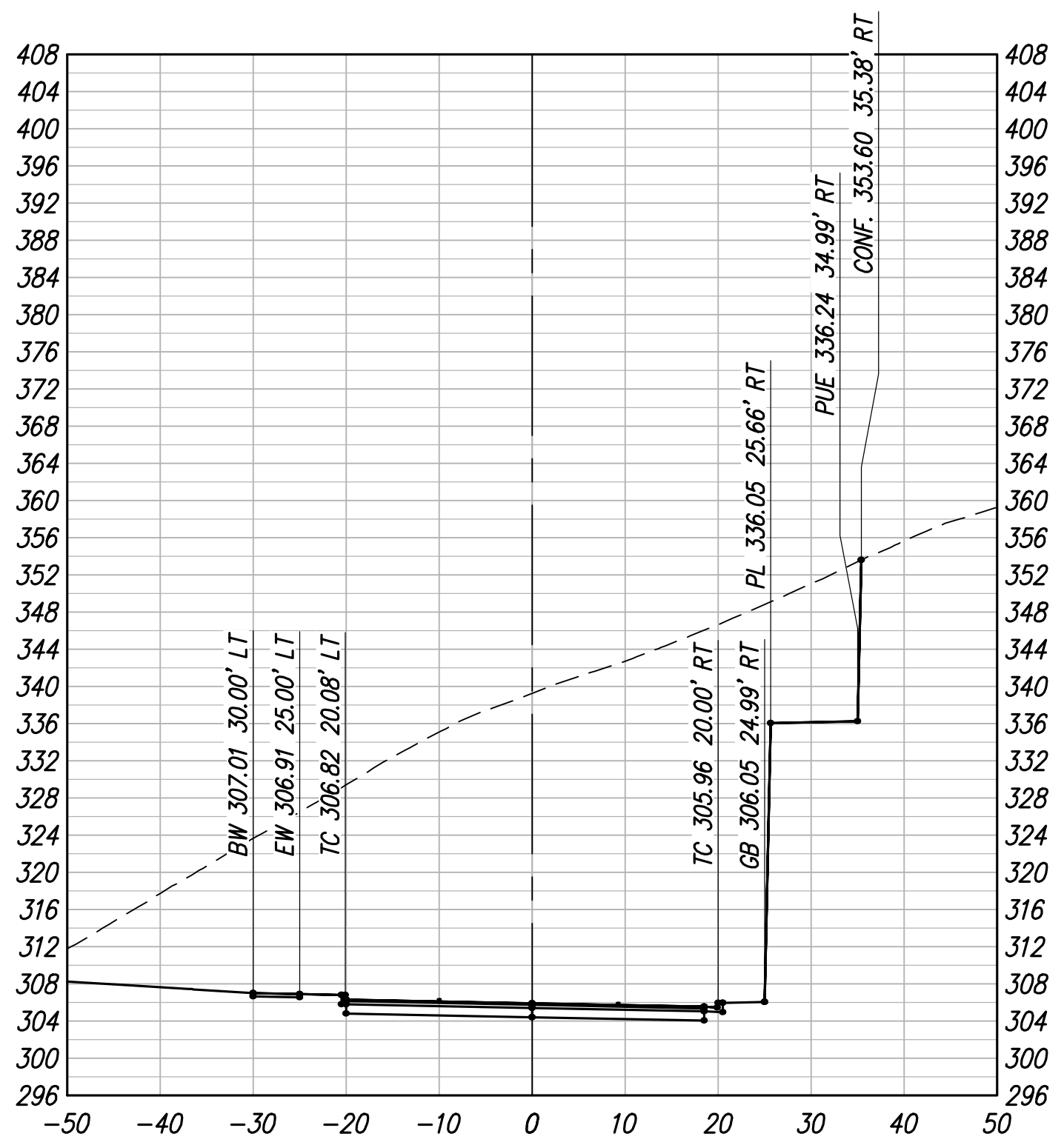

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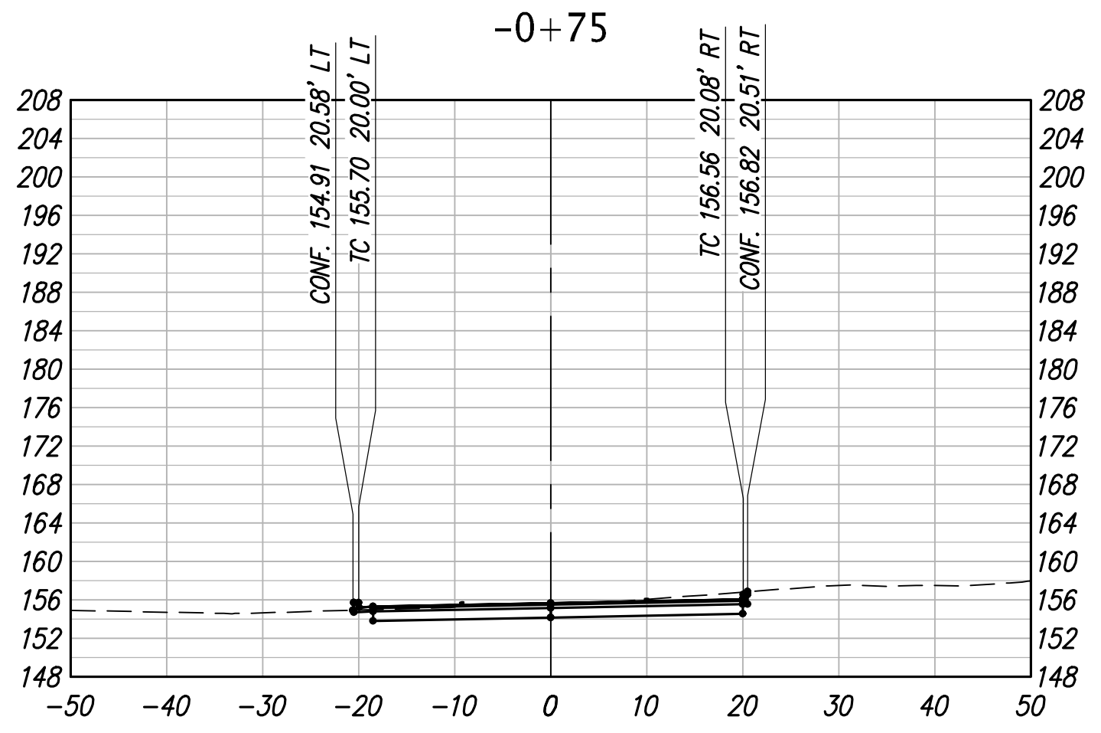

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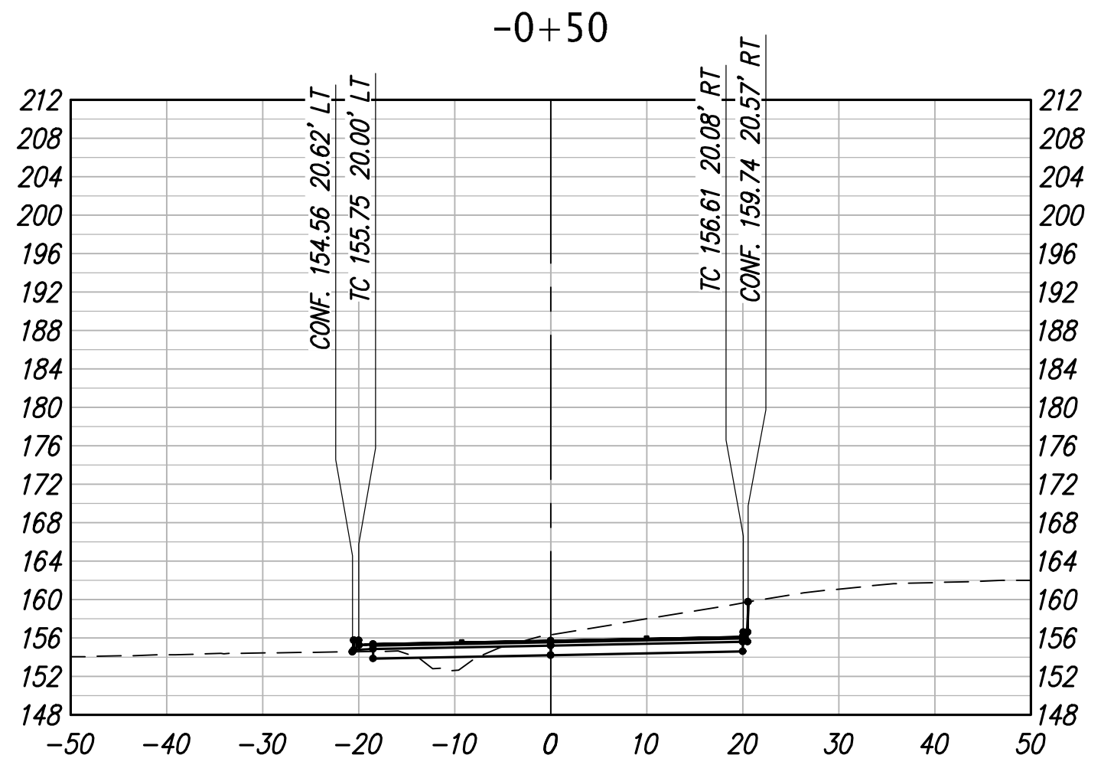

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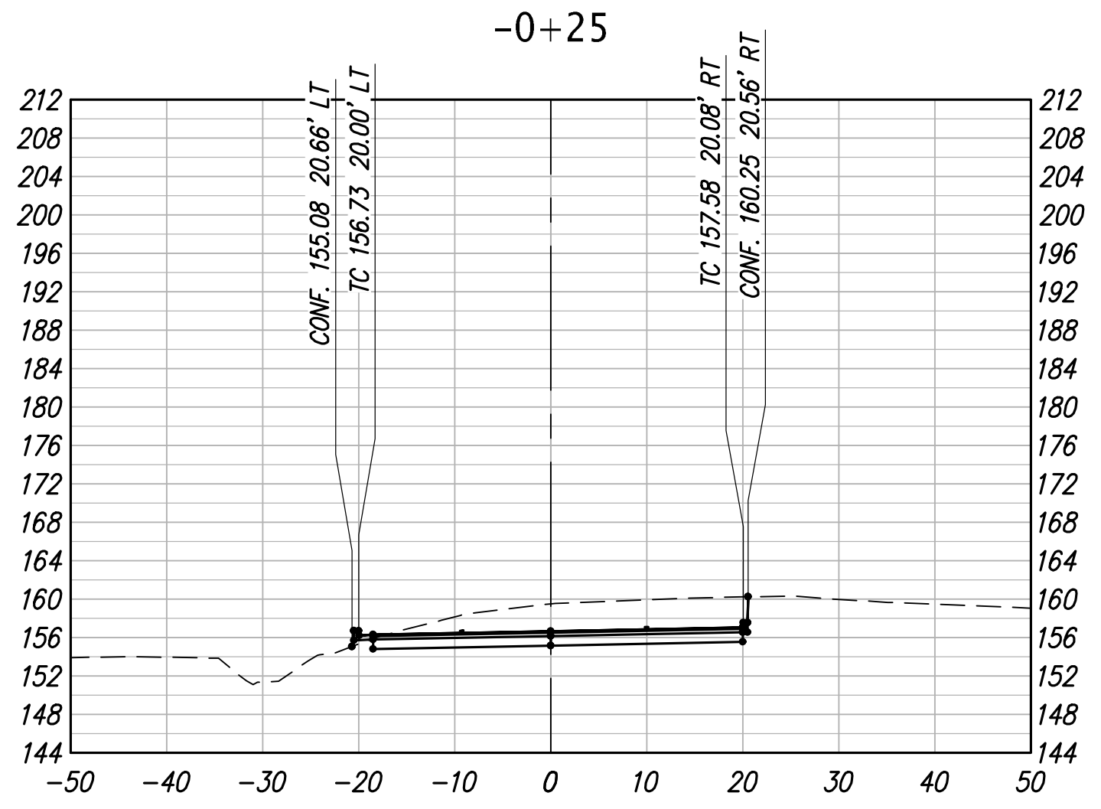

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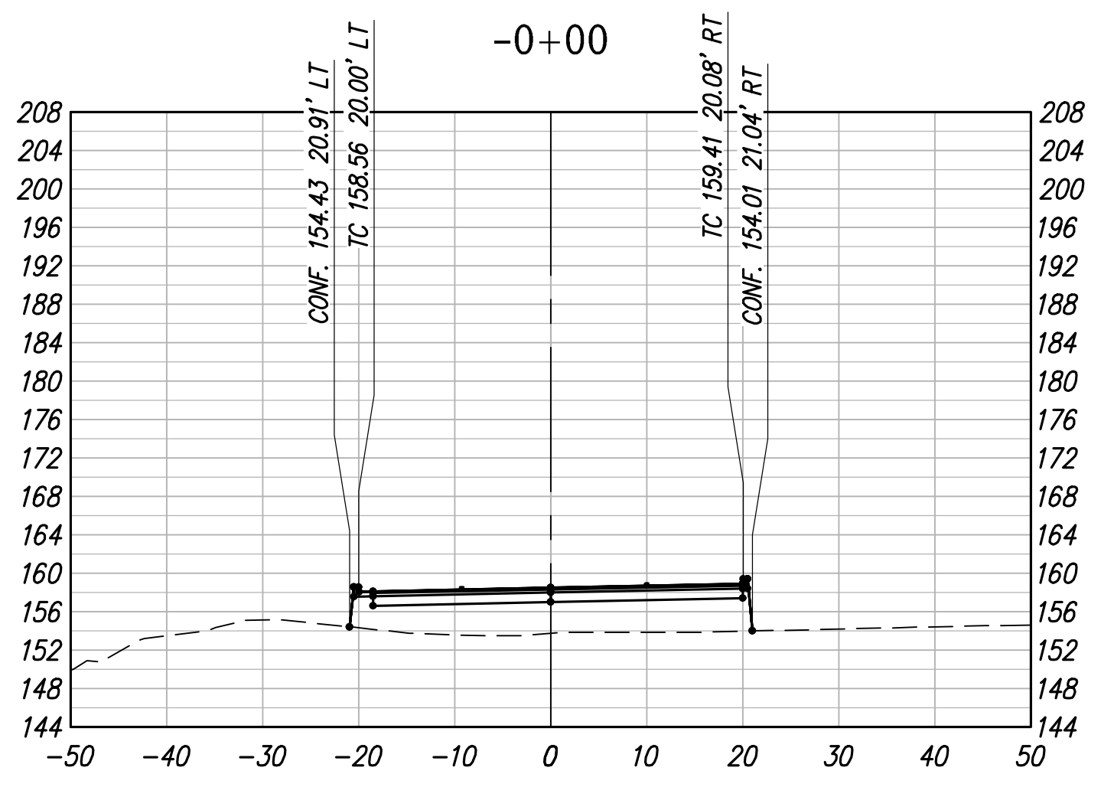

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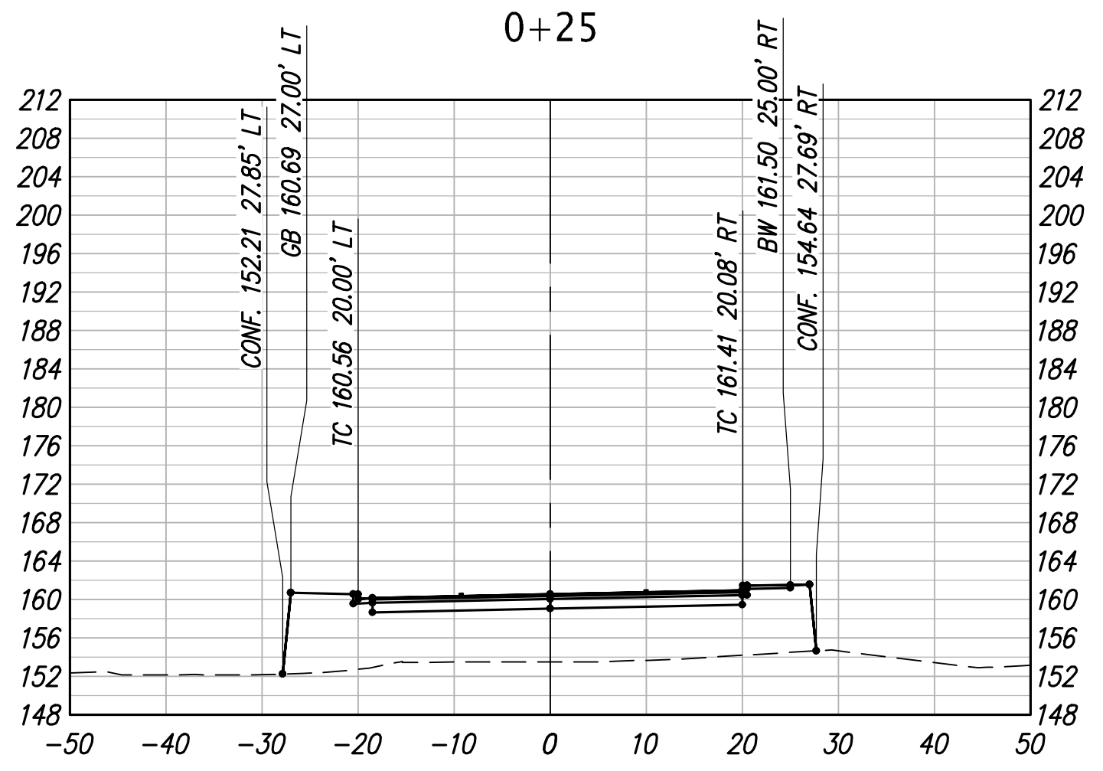

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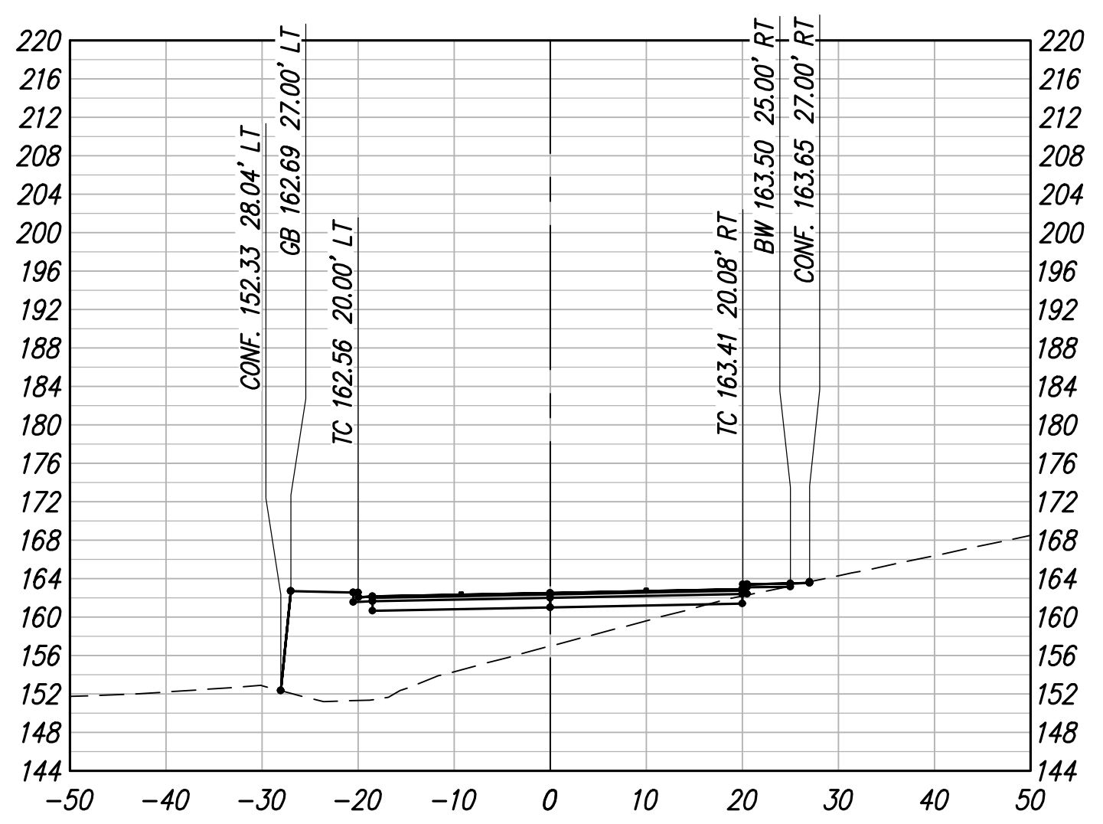

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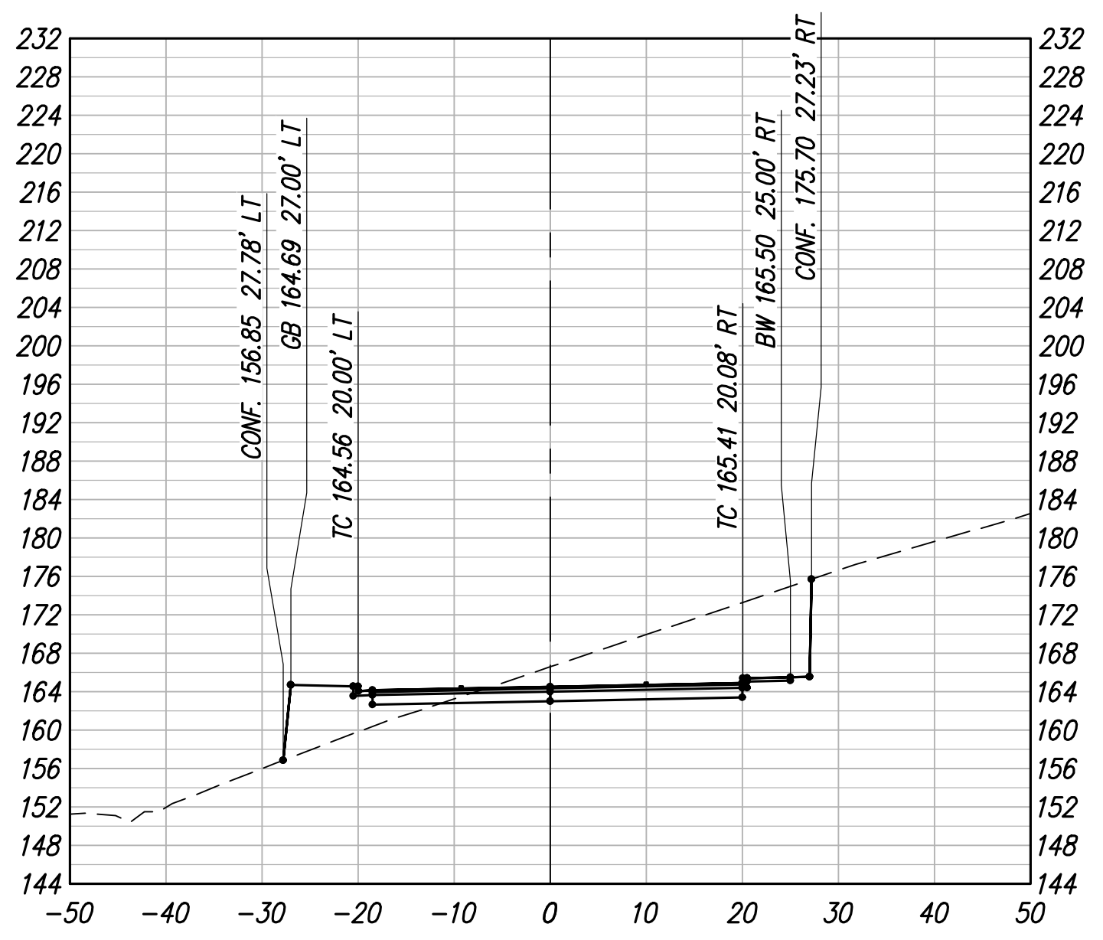

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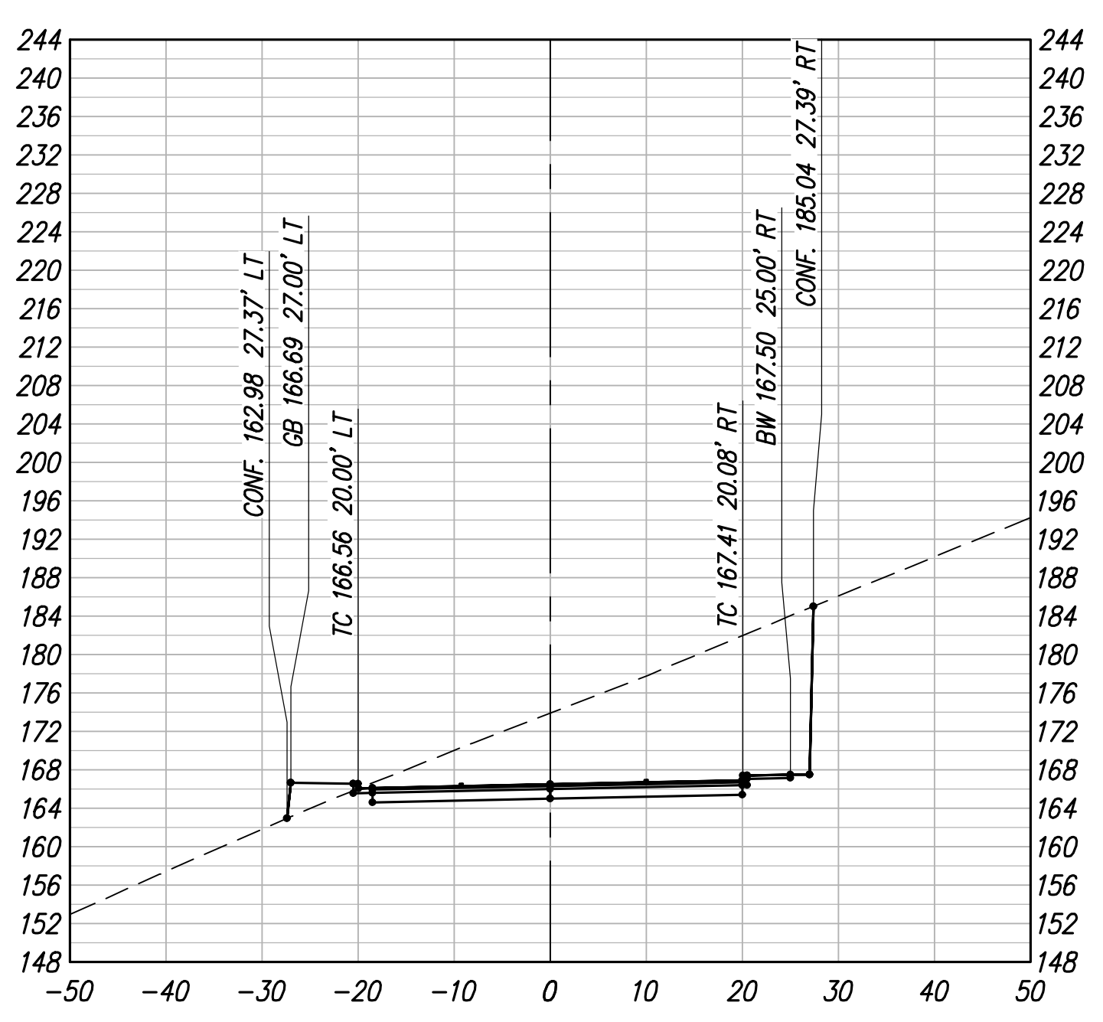

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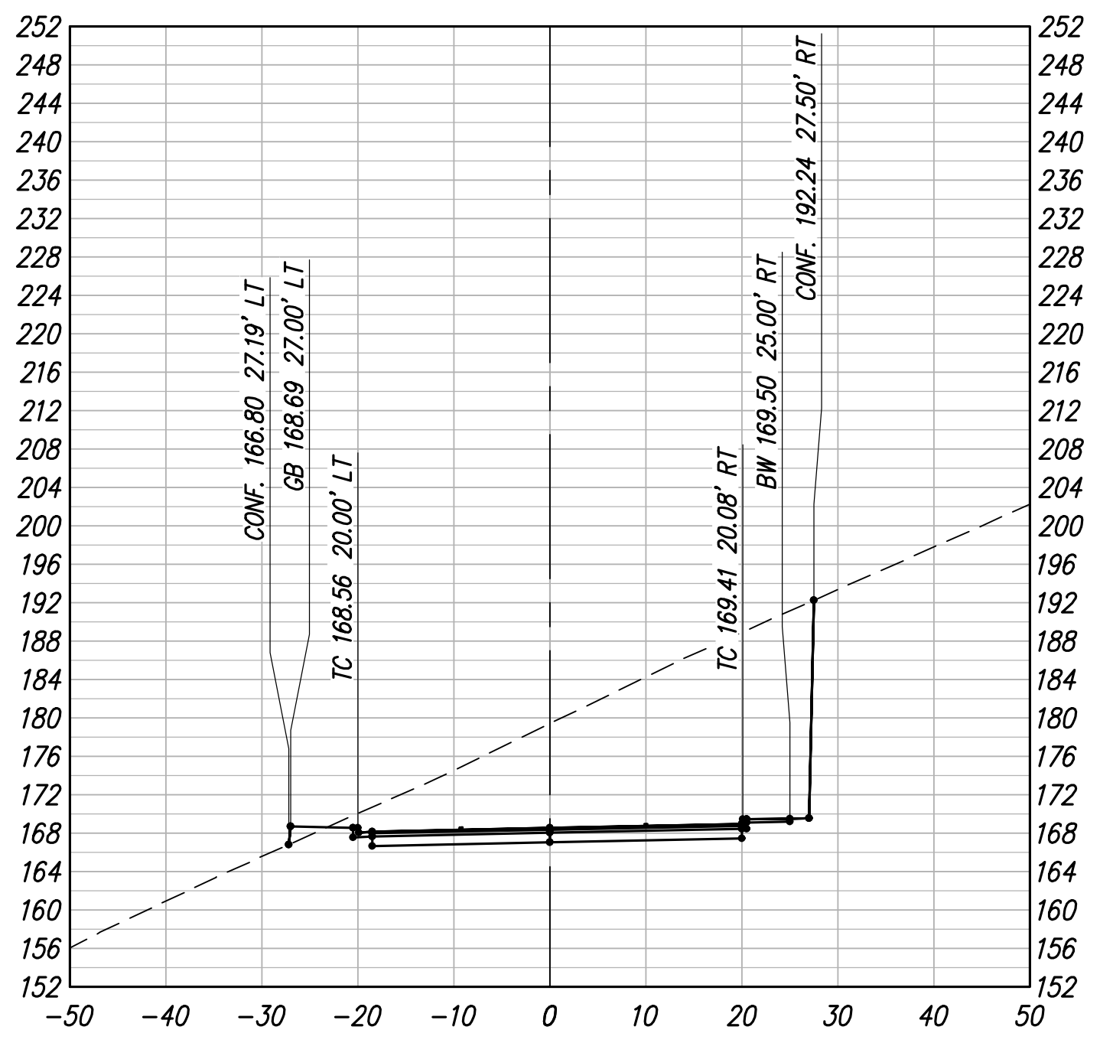

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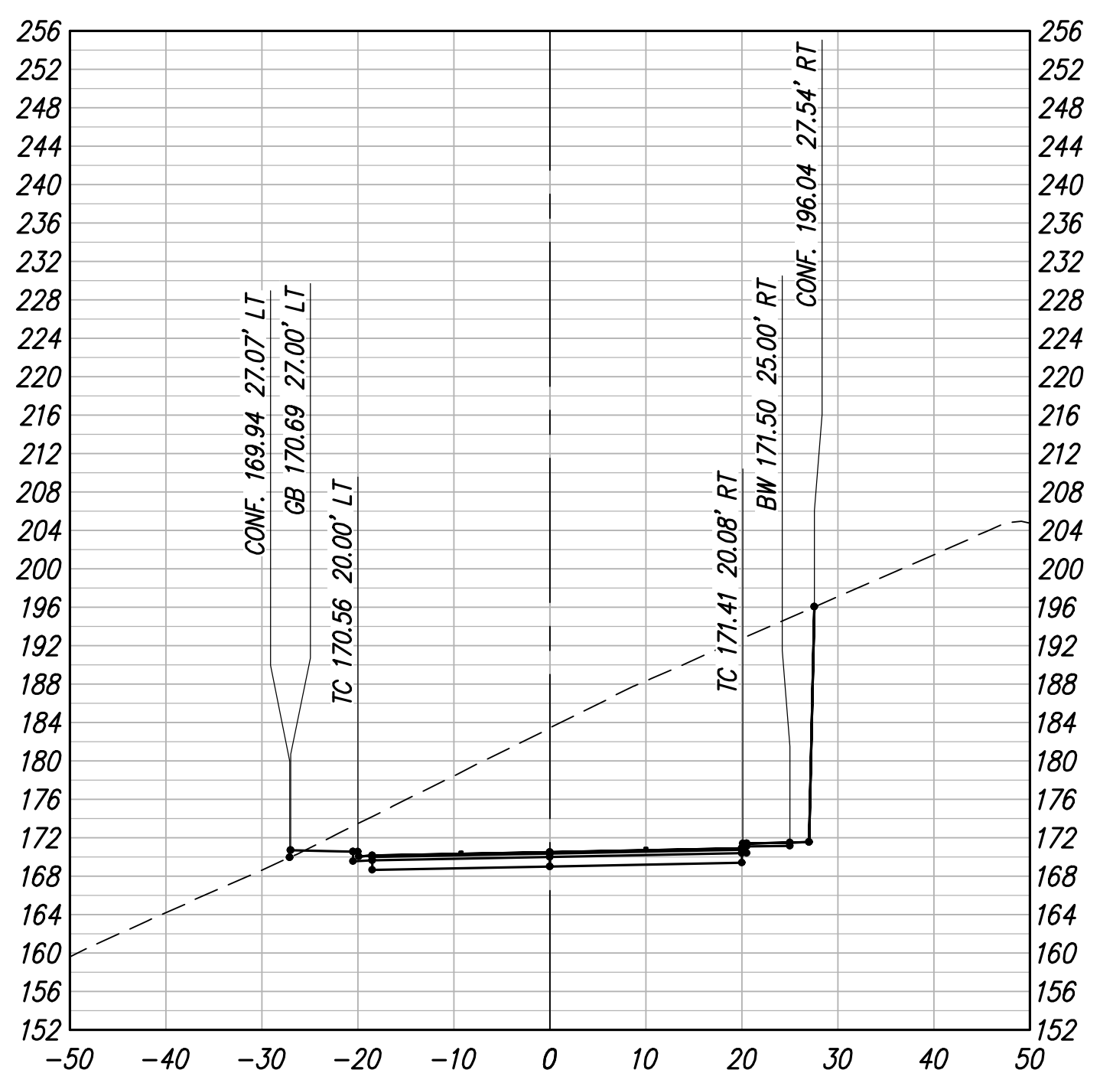

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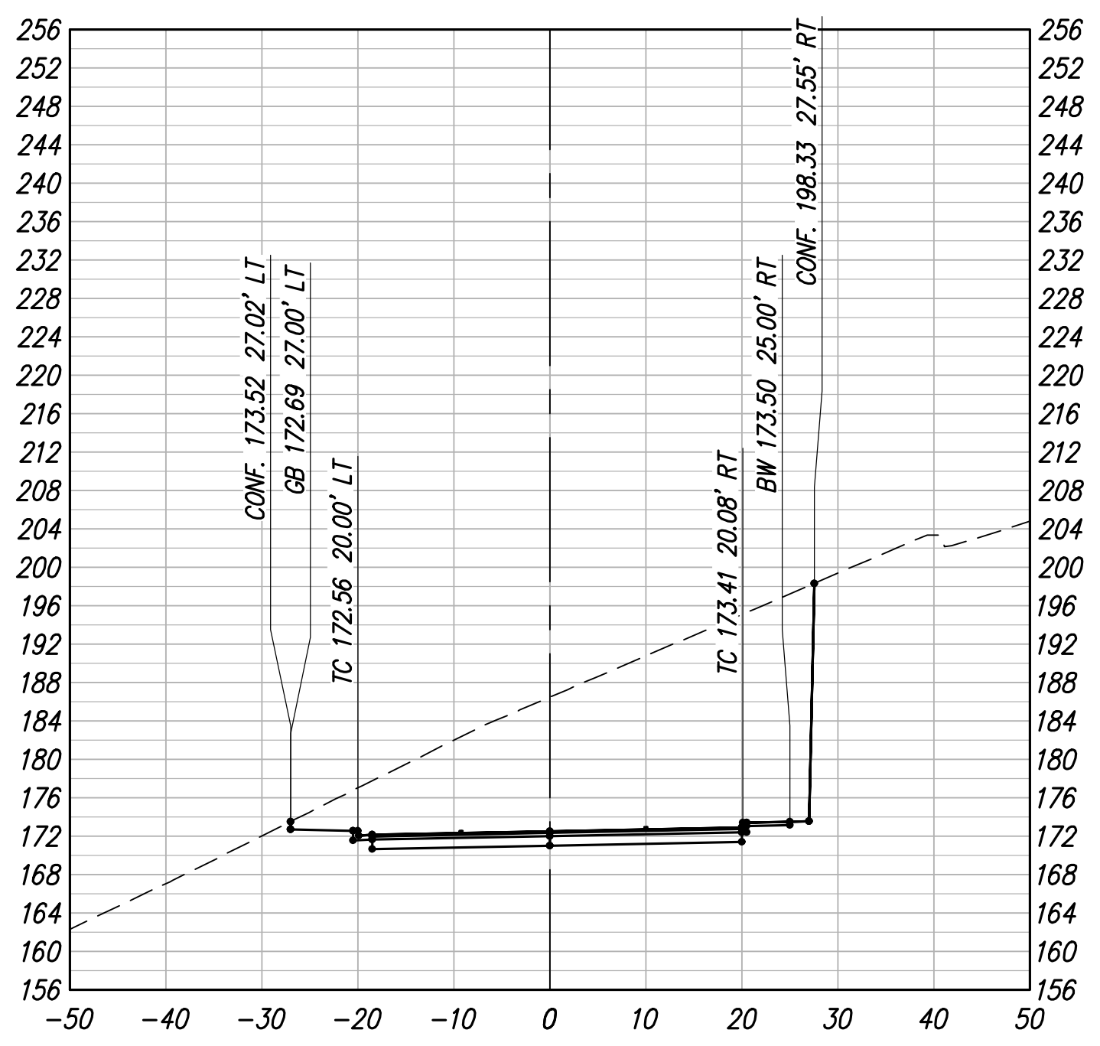

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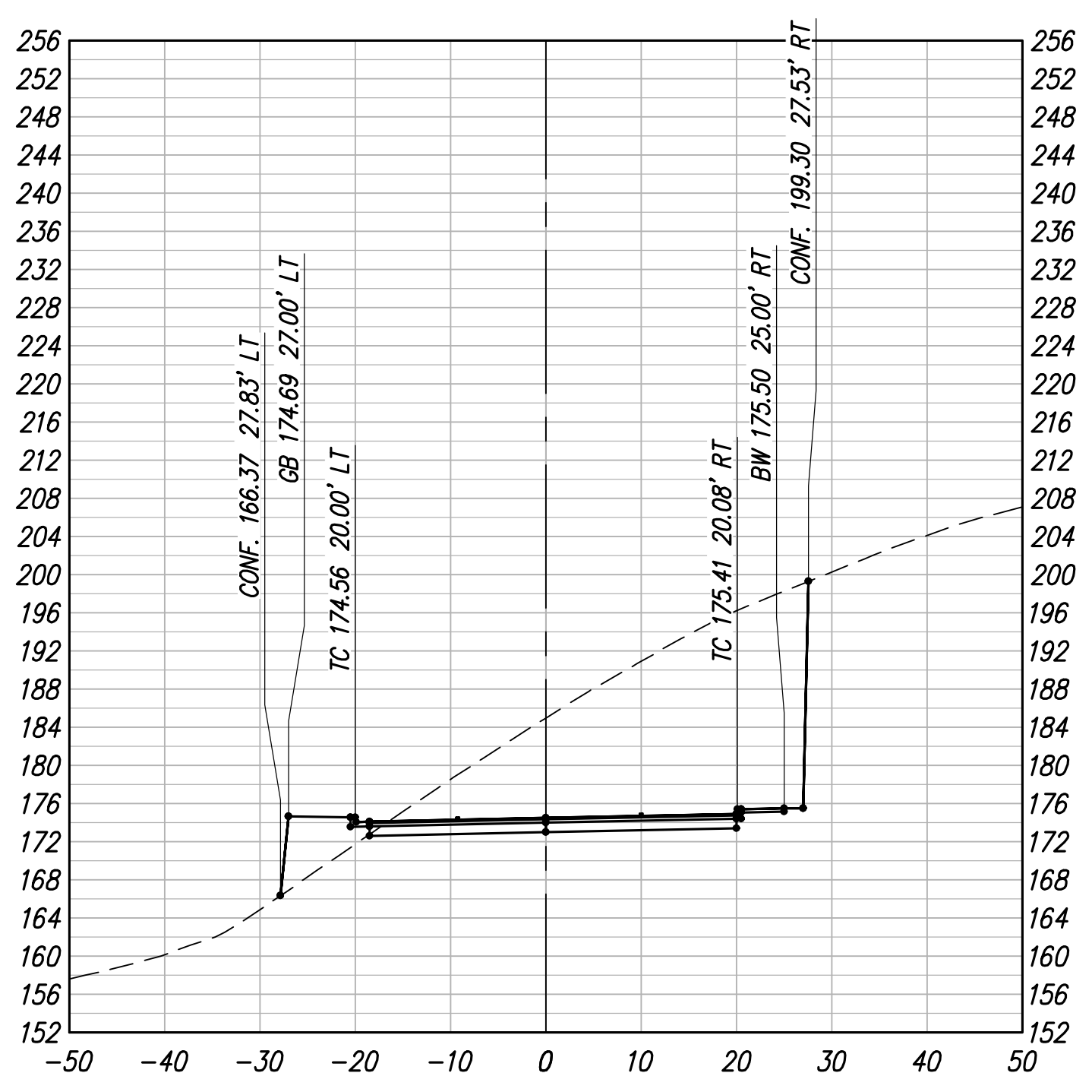

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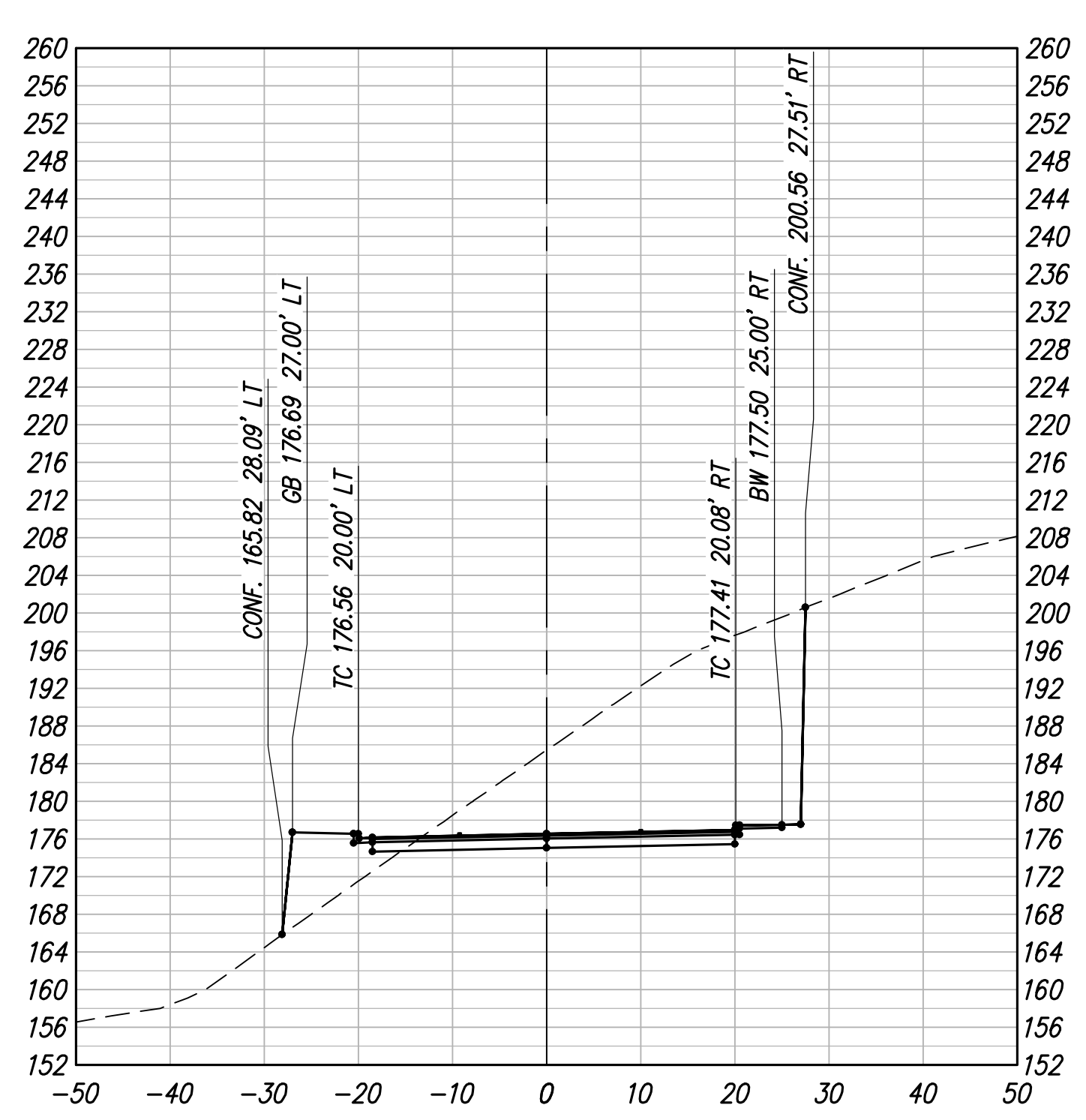

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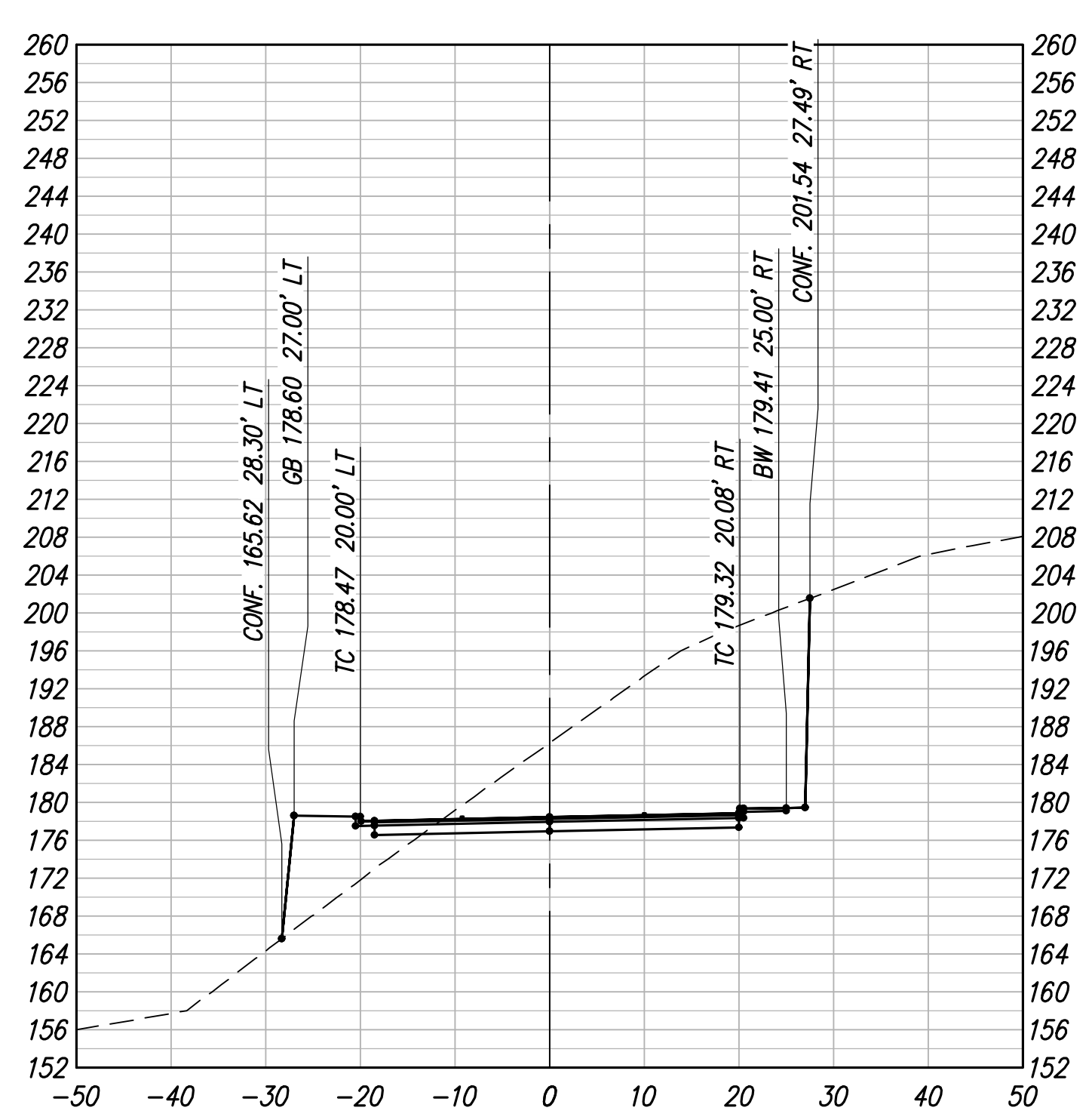

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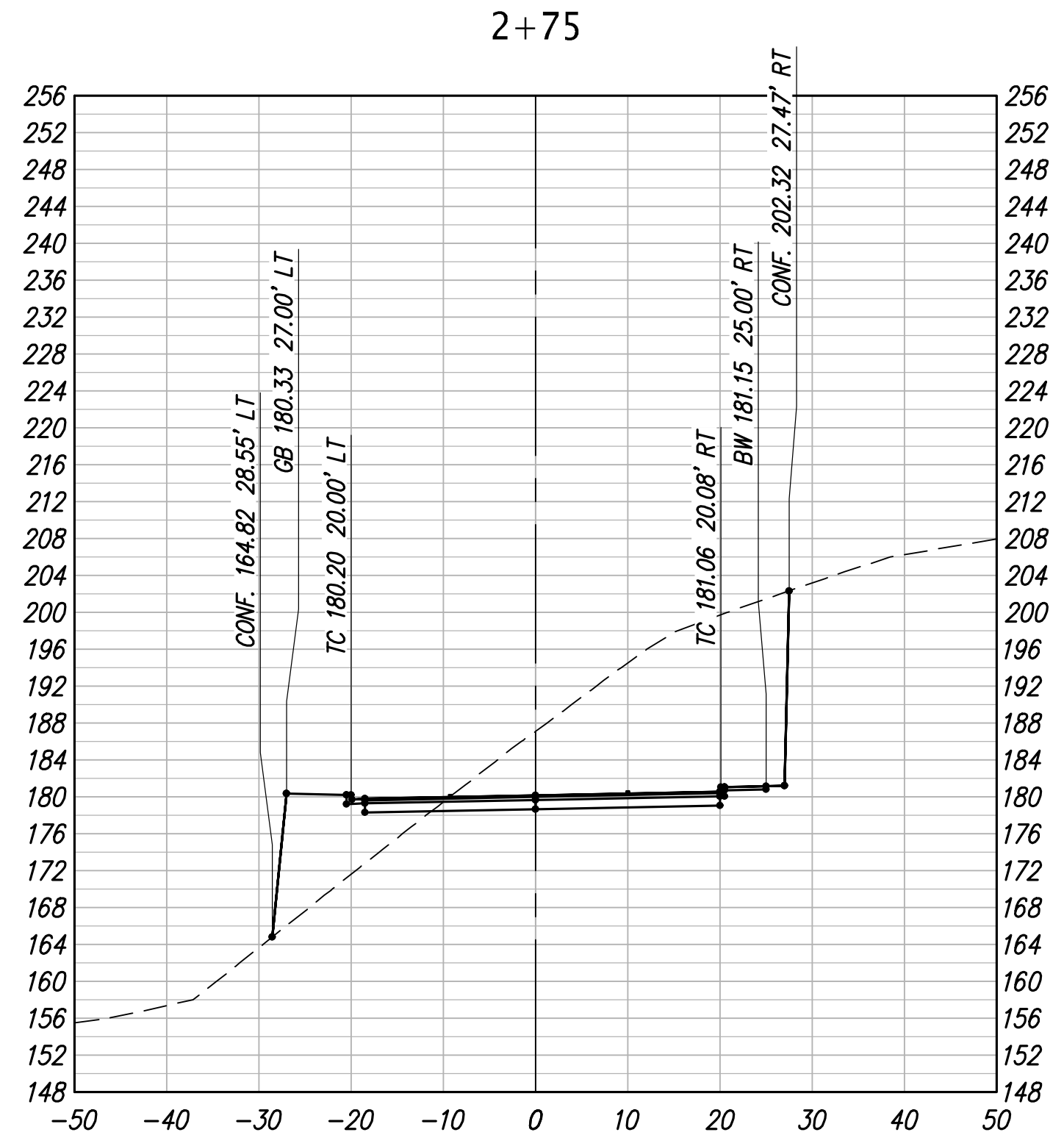

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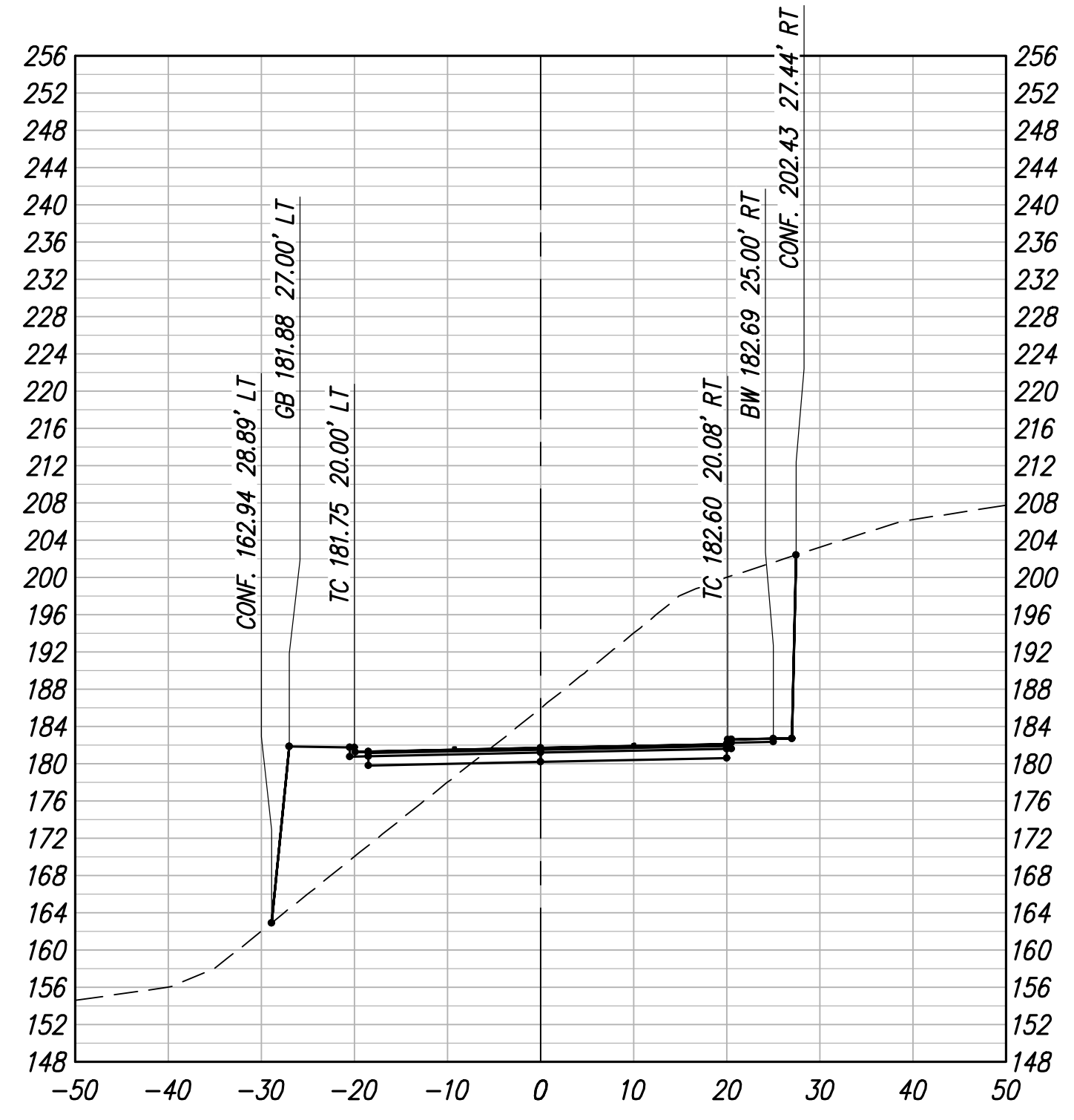

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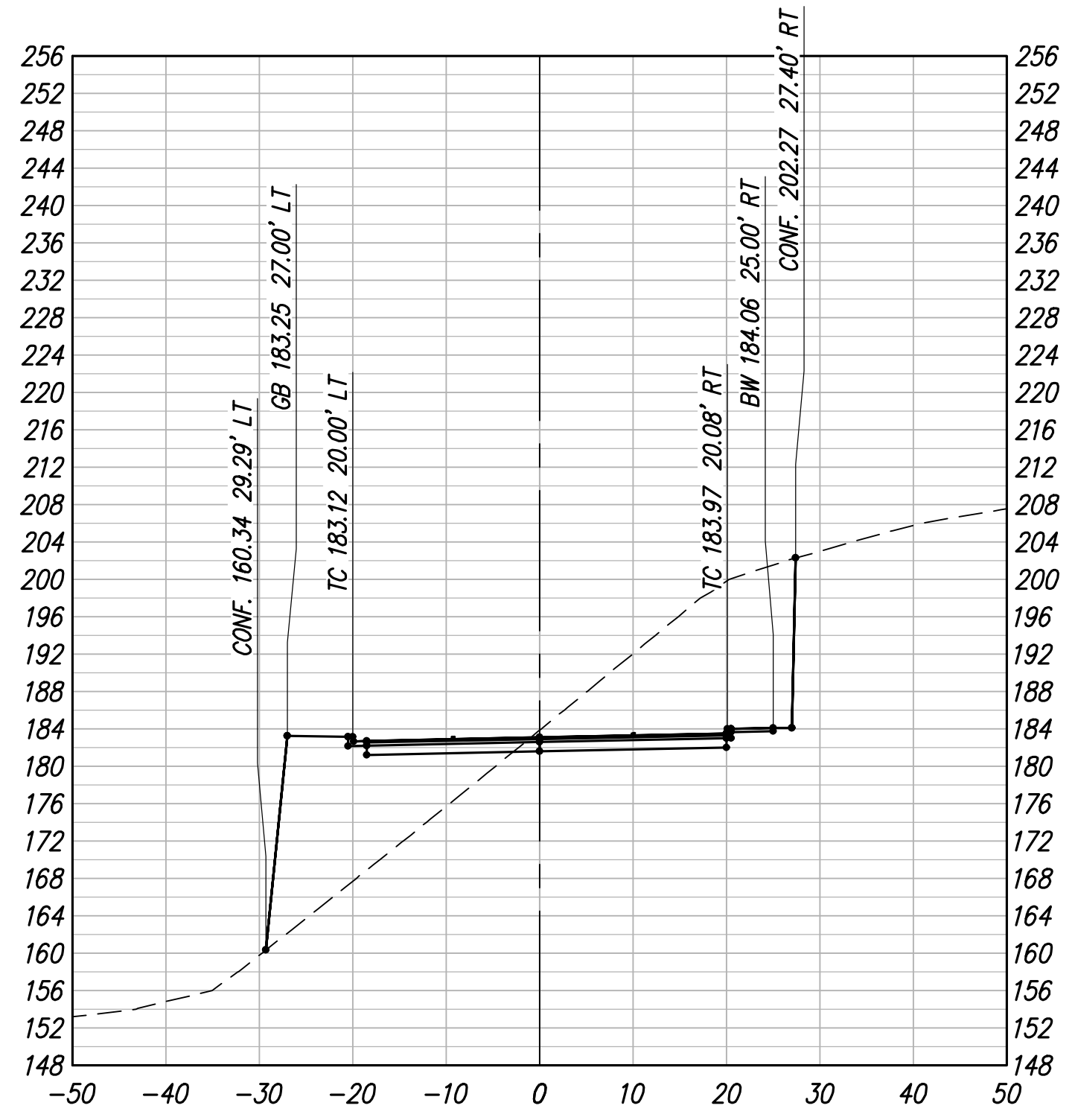

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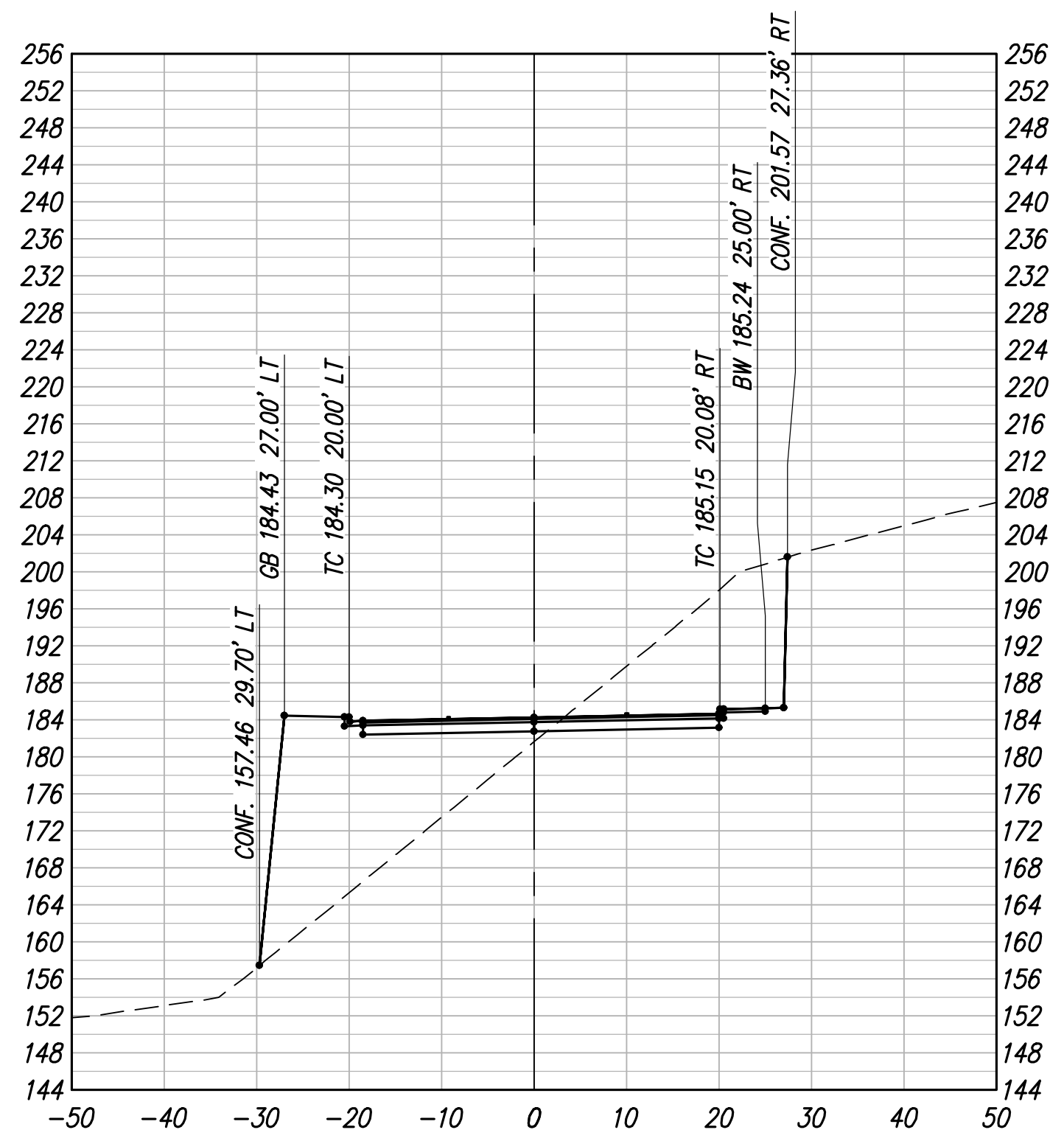

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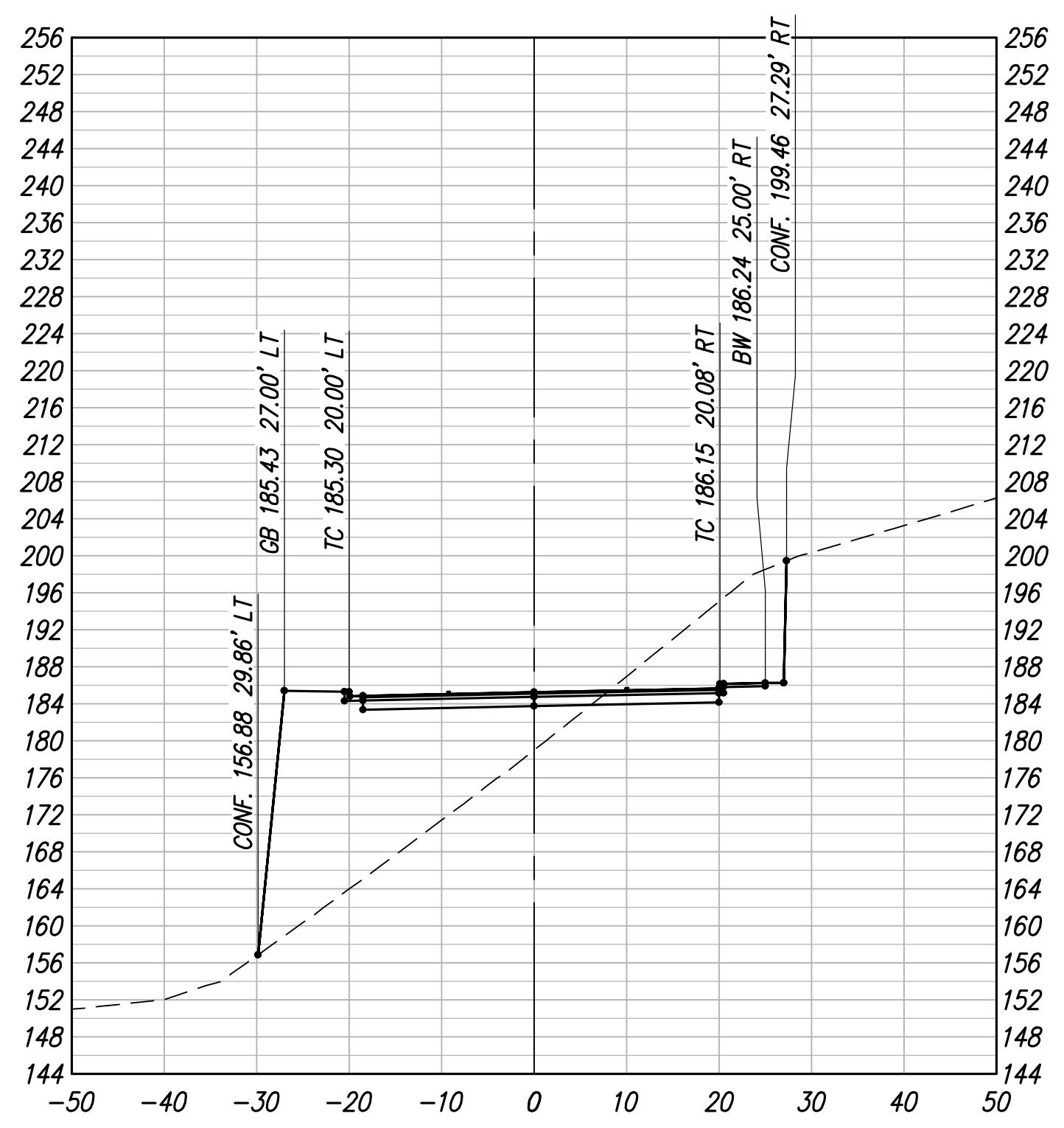

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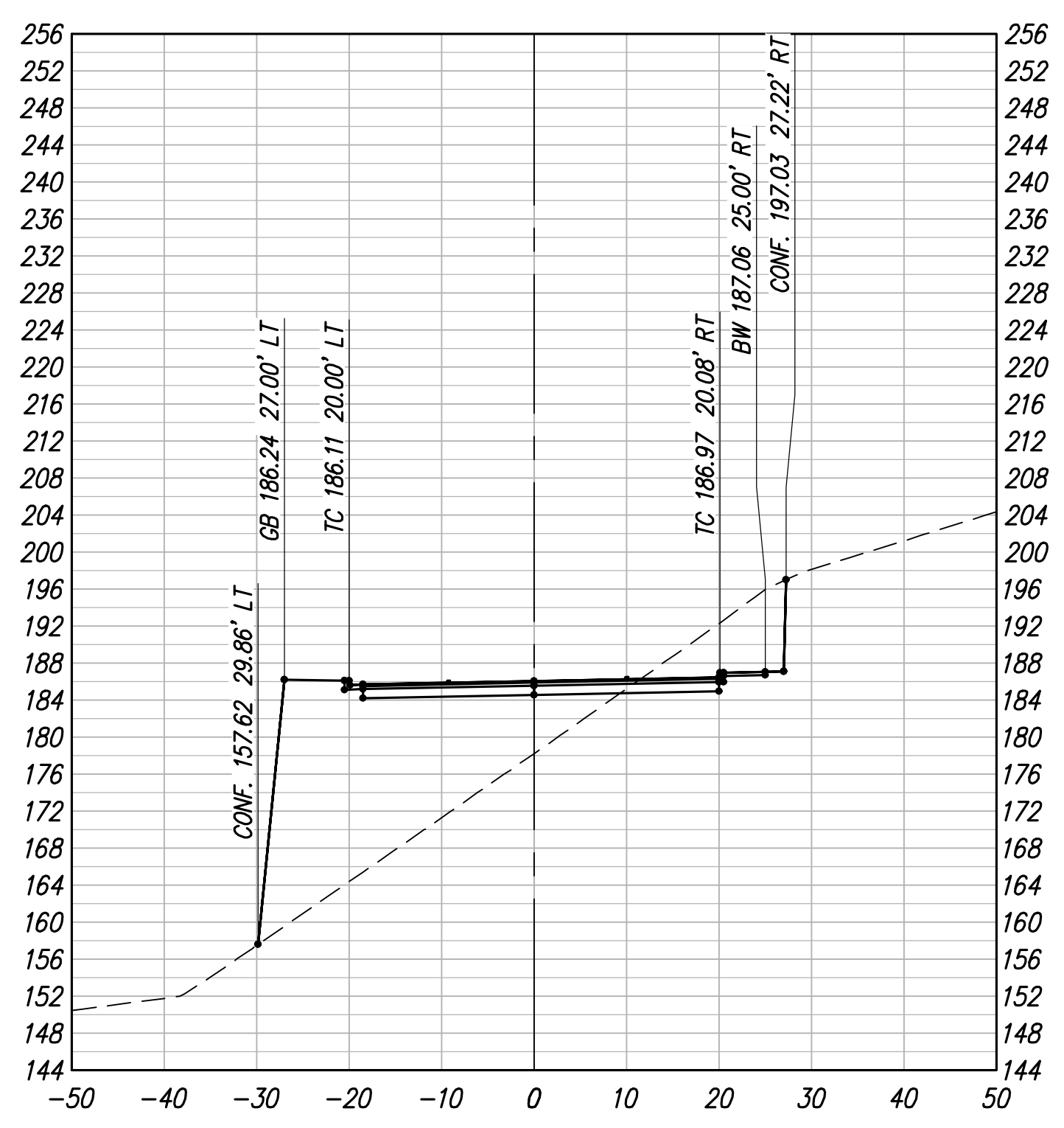

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FOR
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BRISBANE, CALIFORNIA

DATE	JUNE, 2024
SCALE	AS SHOWN
DESIGNER	KAS
DRAWN BY	KAS
JOB NO.	A18573-3
SHEET	C9.1
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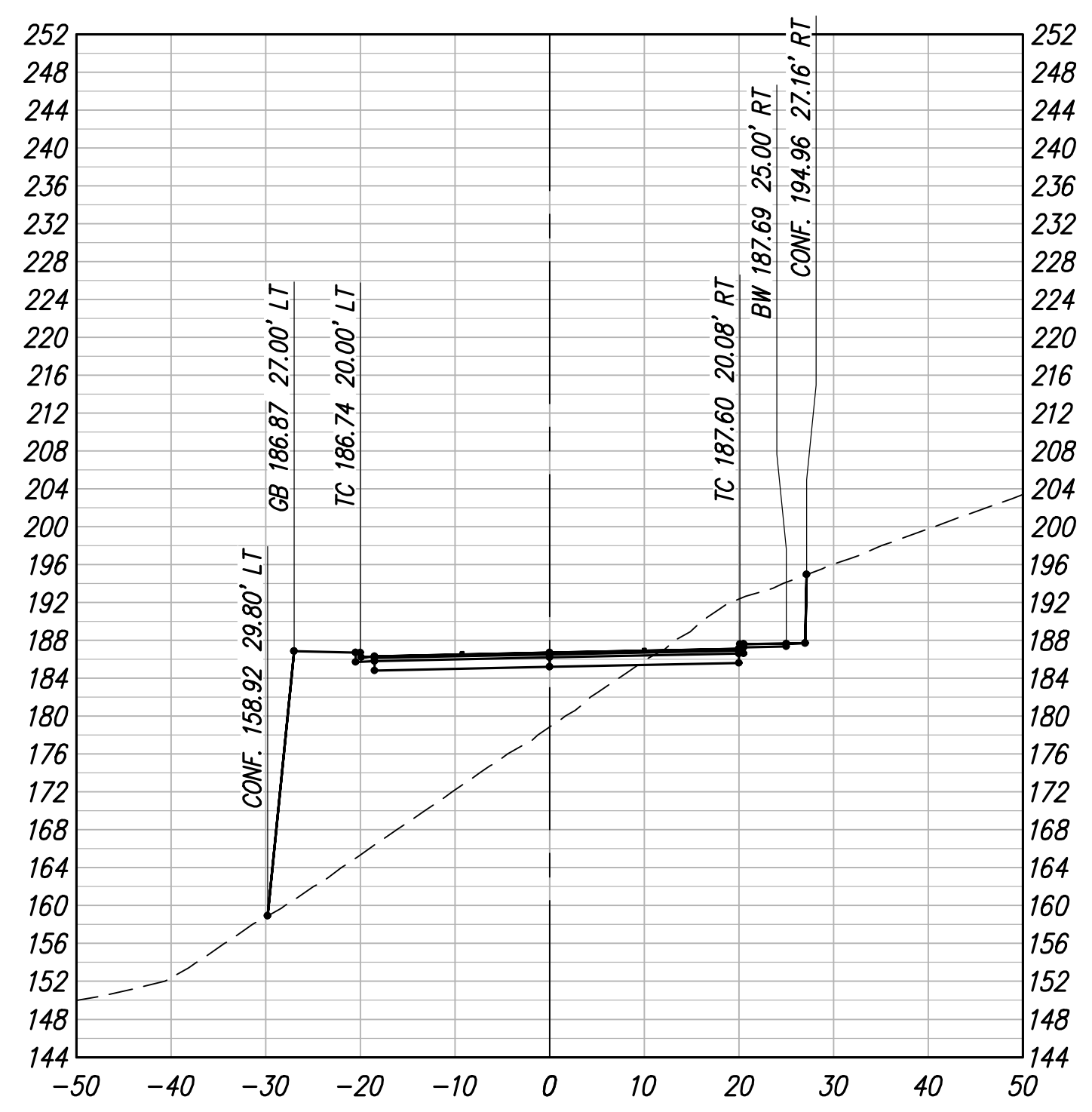

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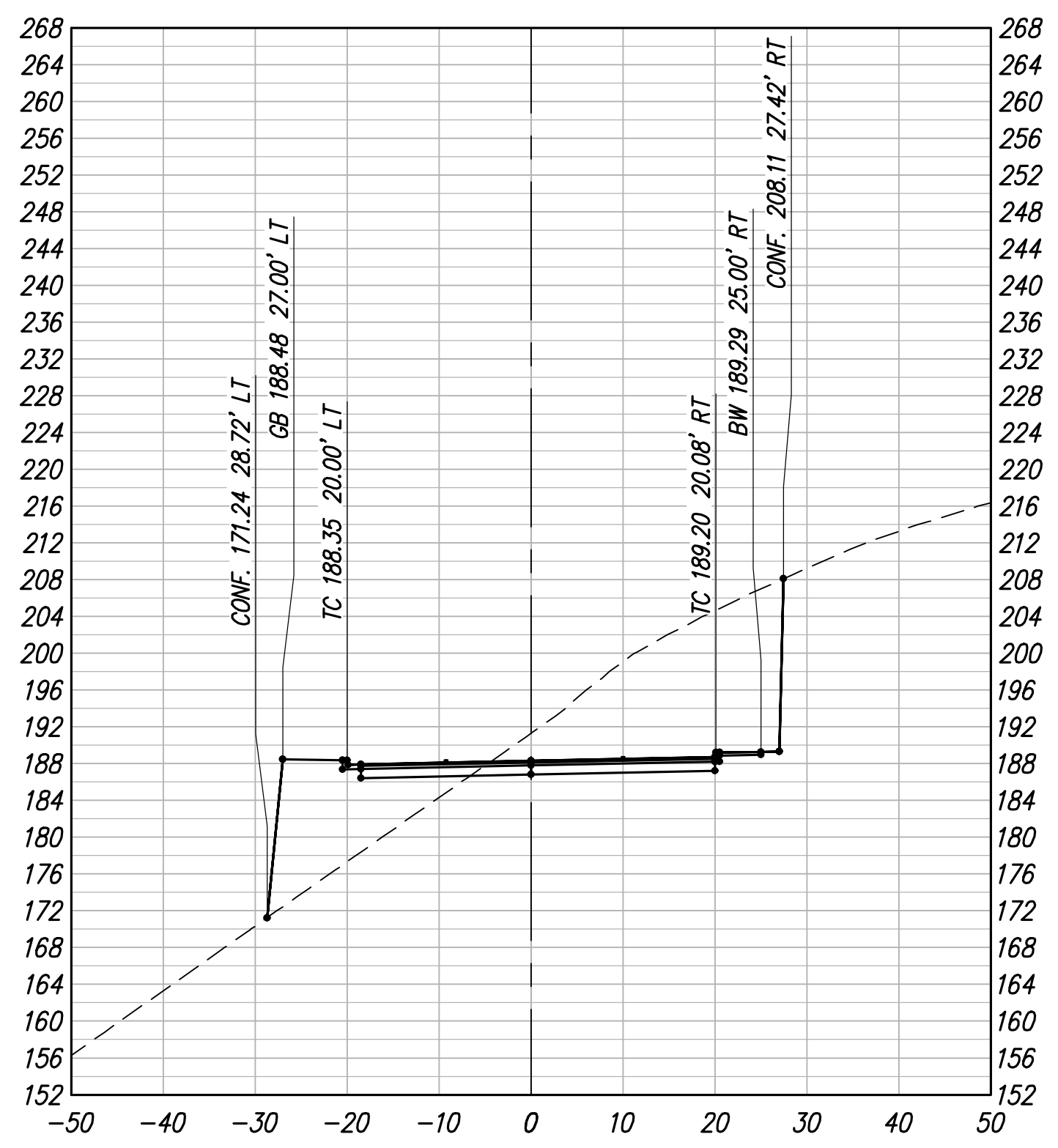

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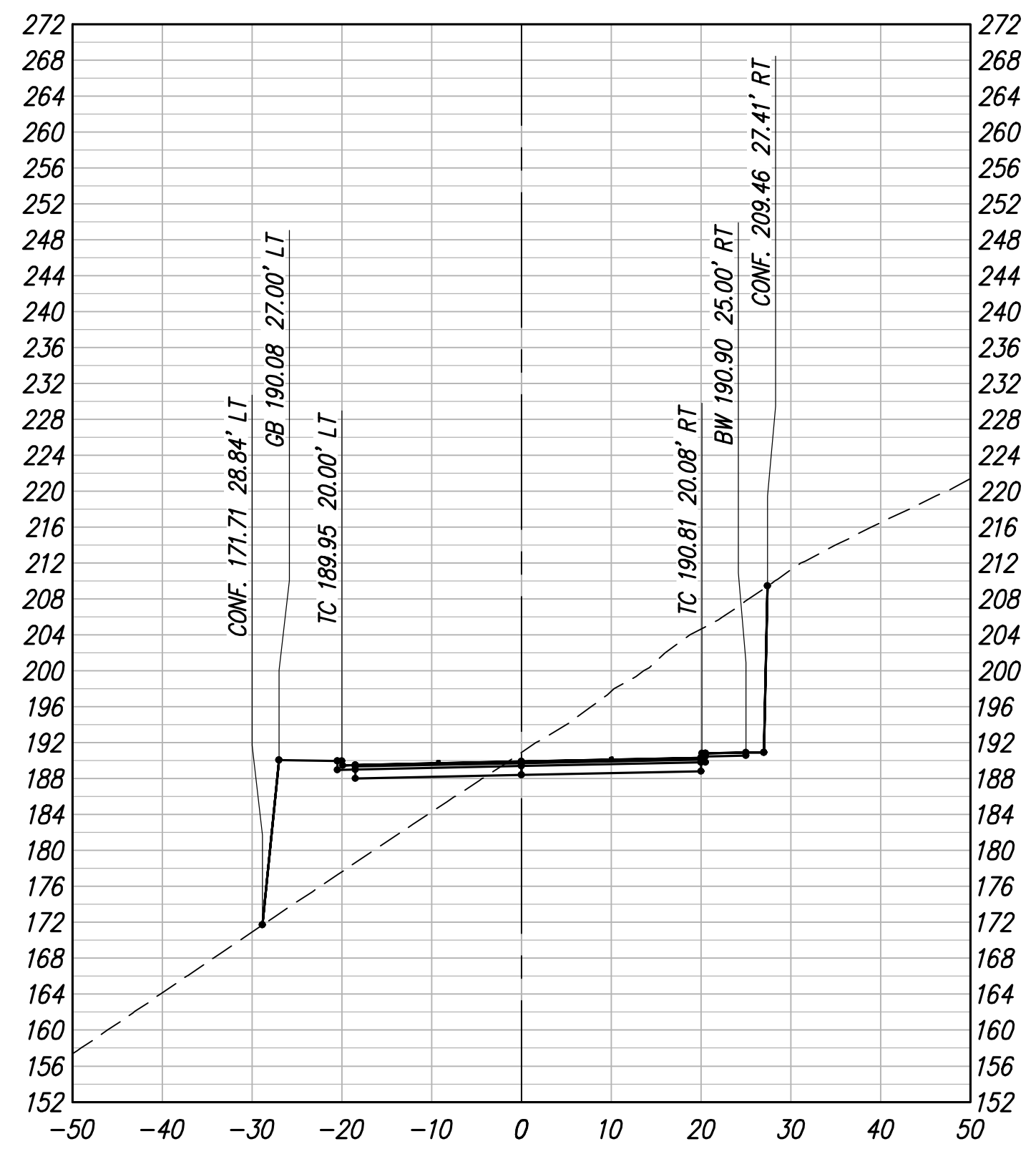

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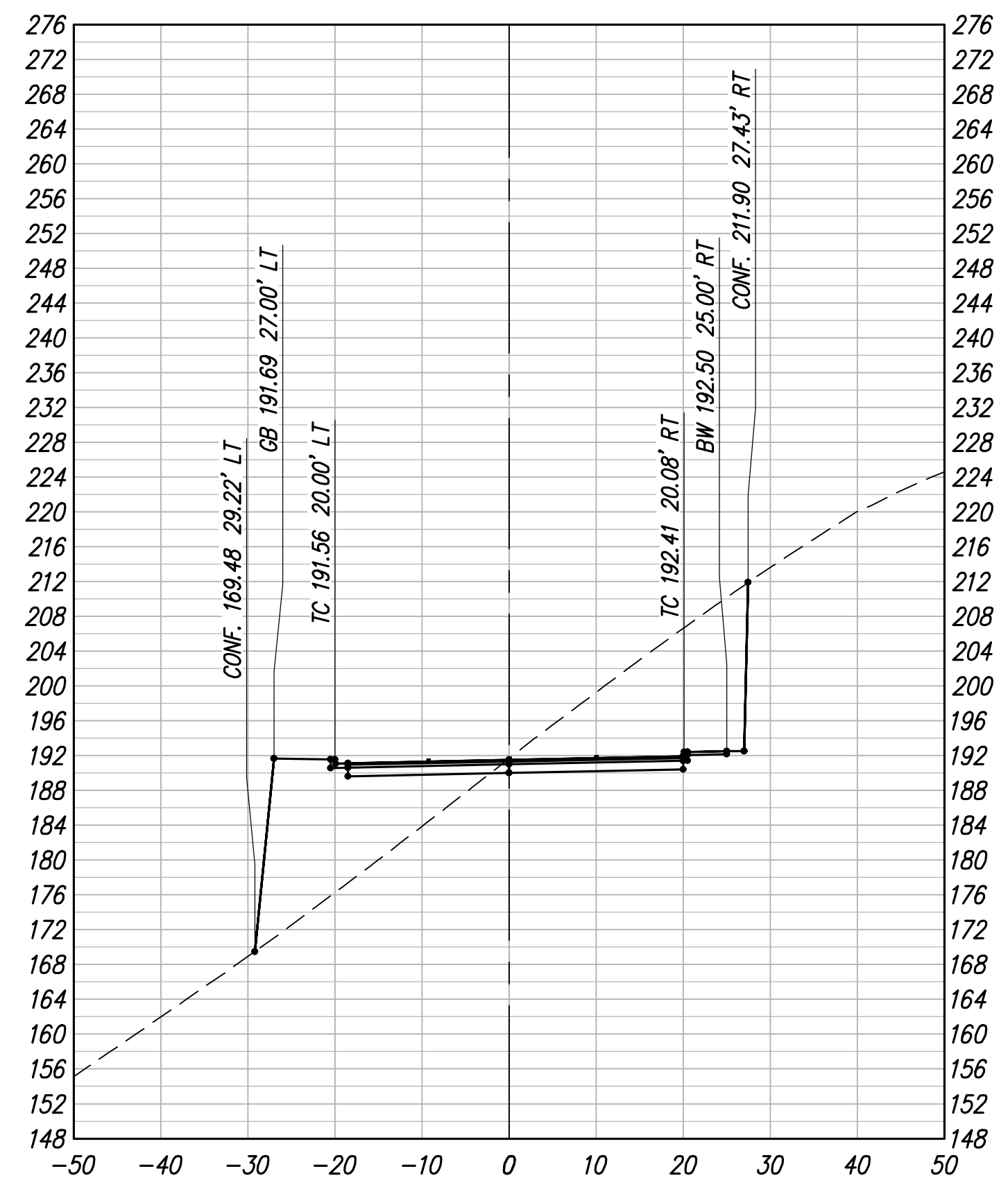

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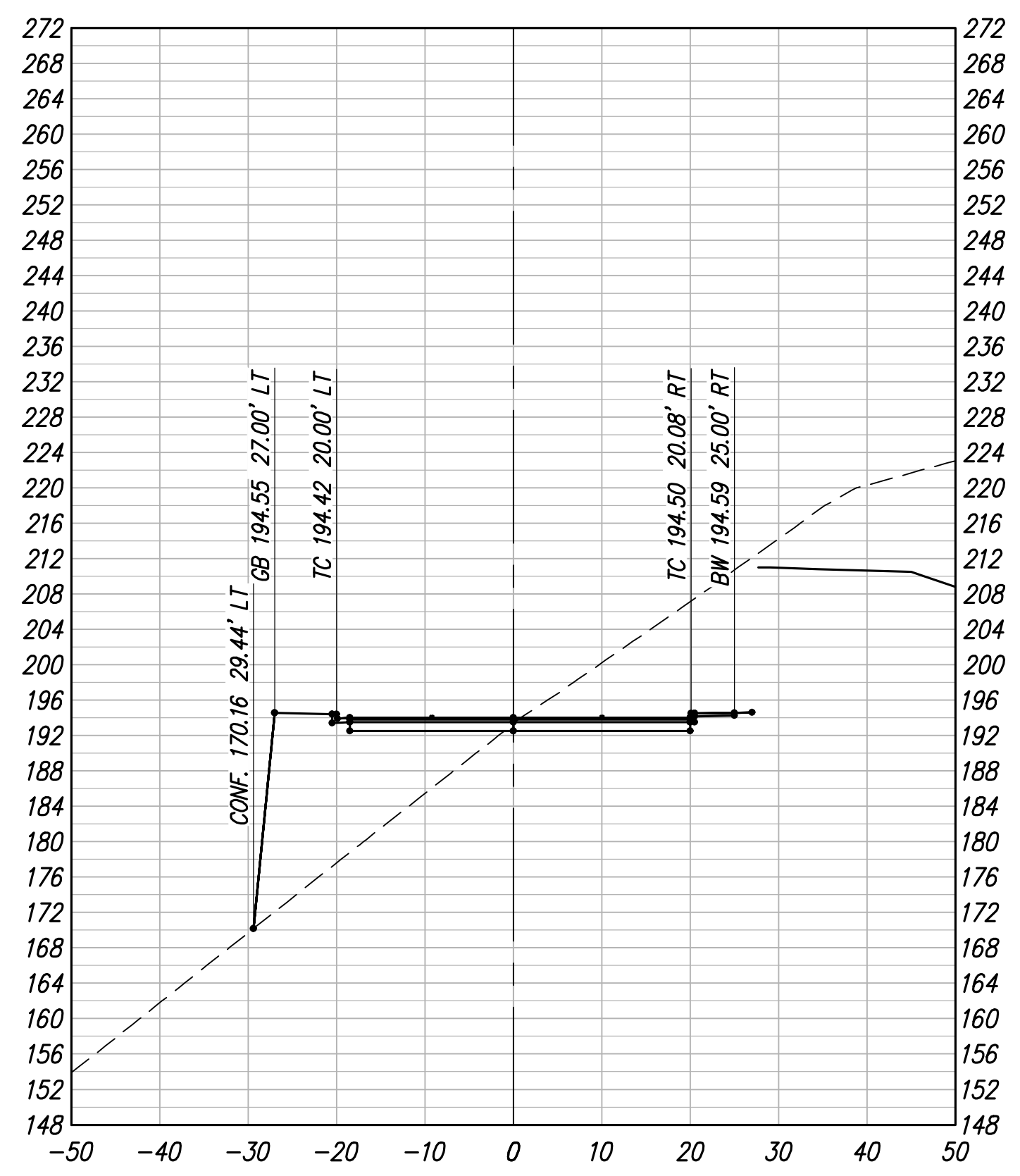

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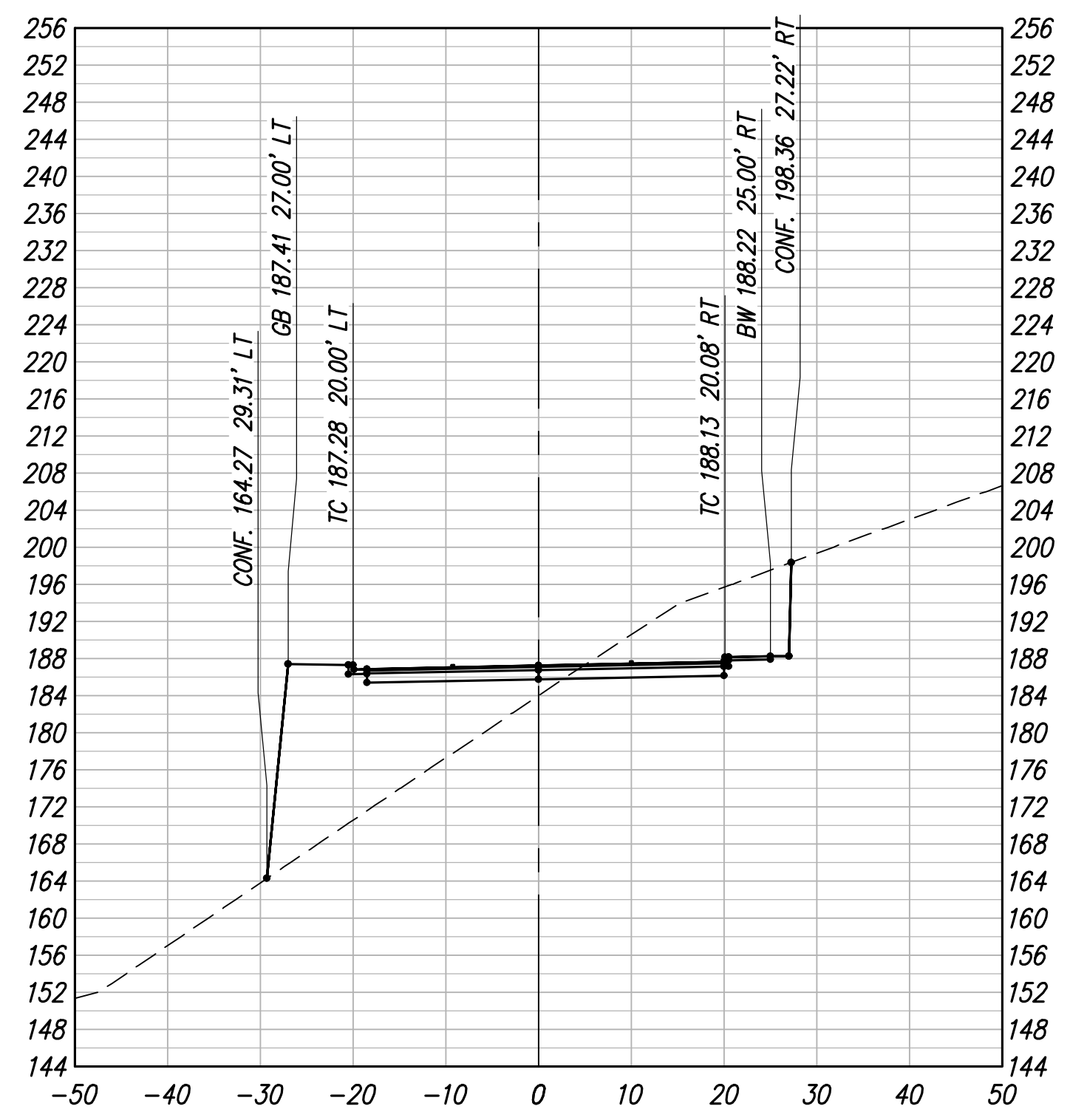

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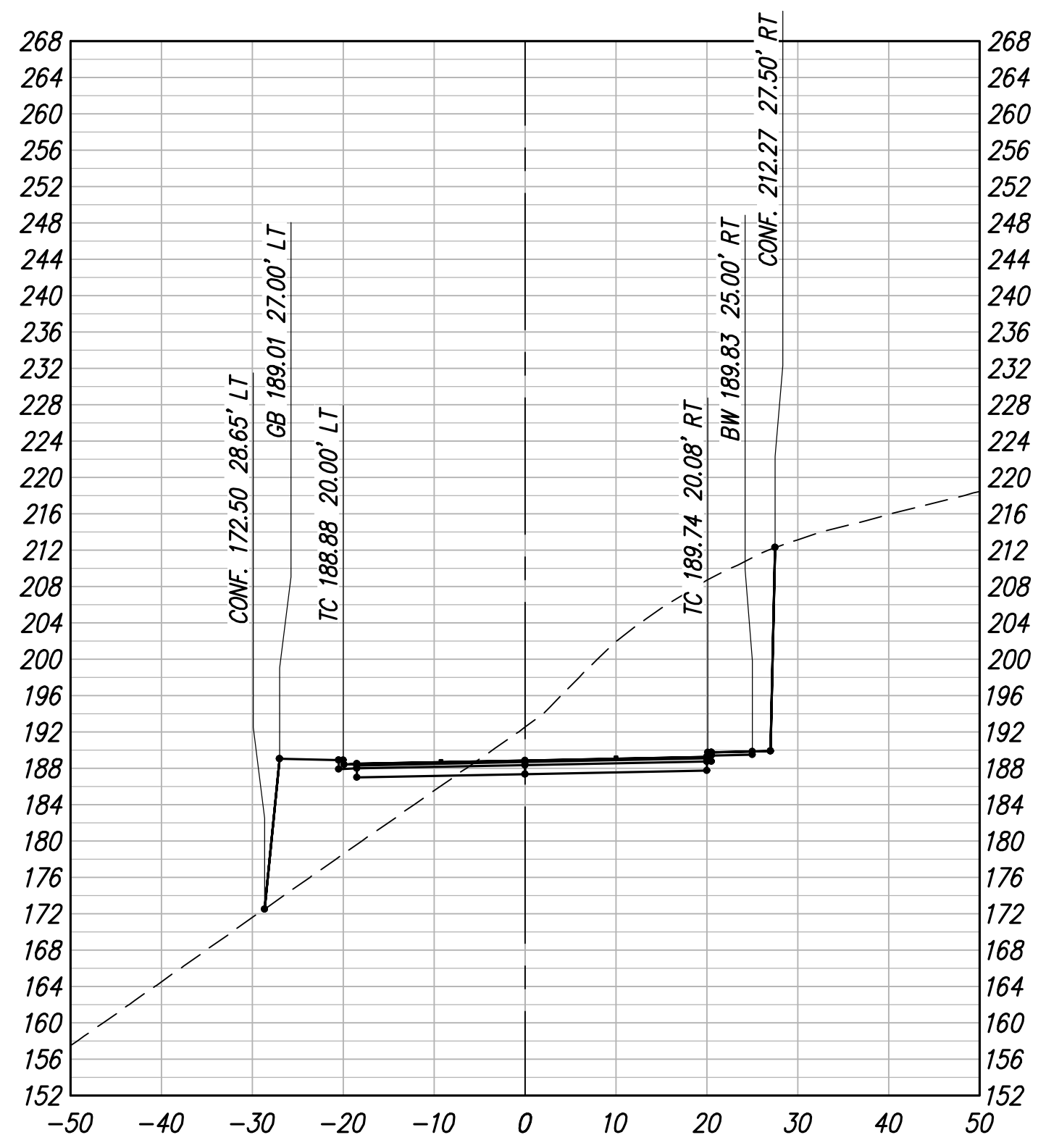

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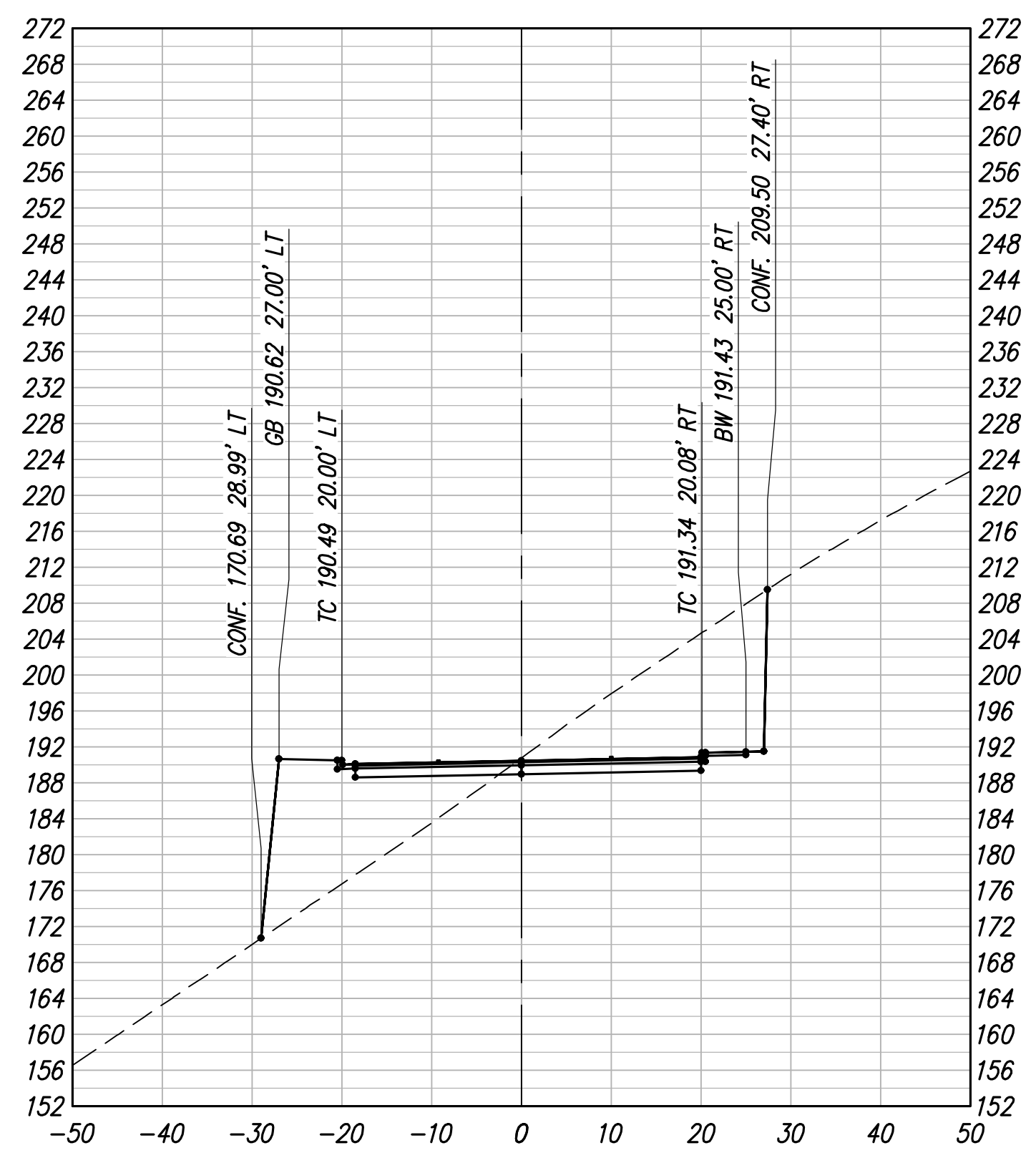

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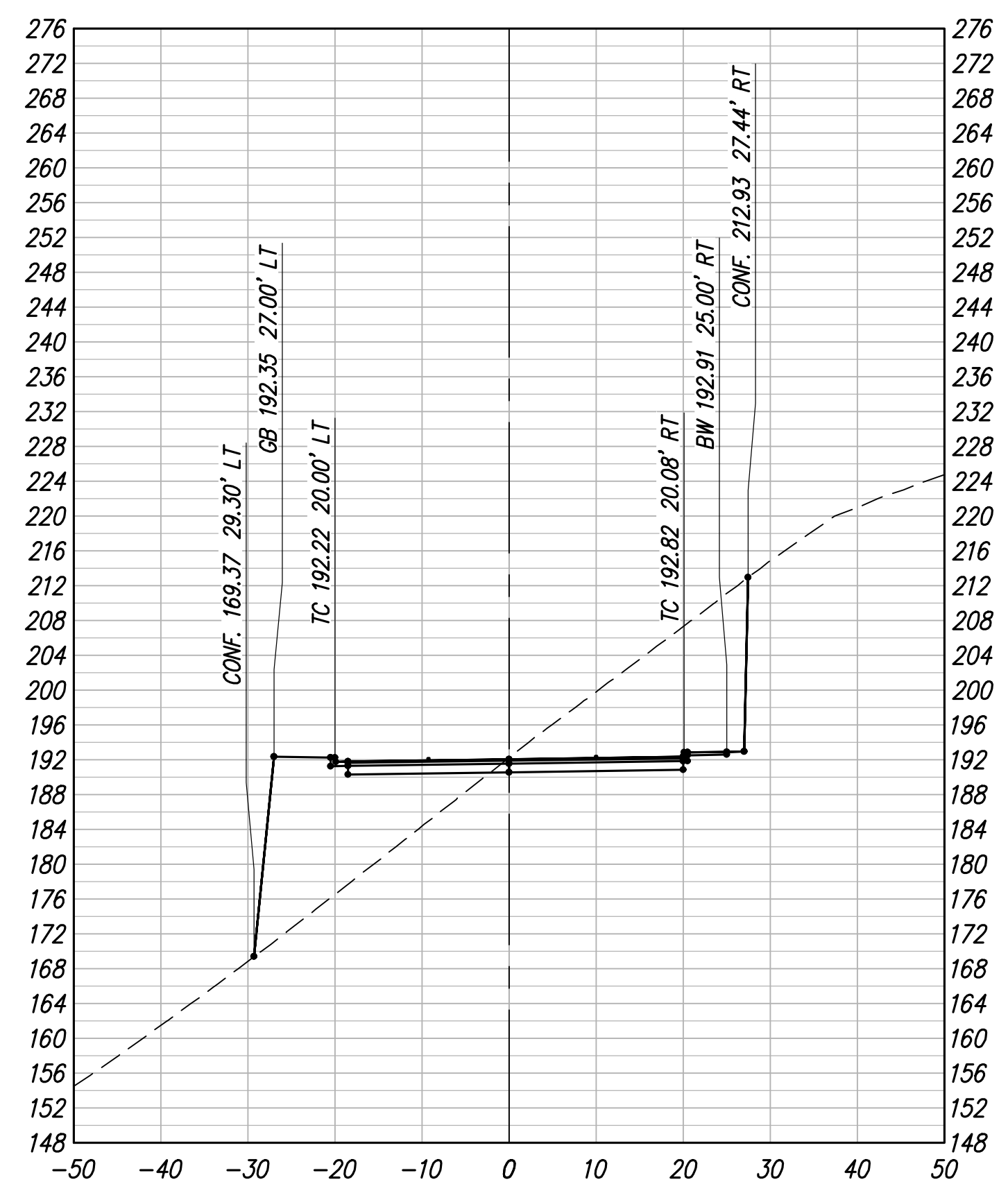

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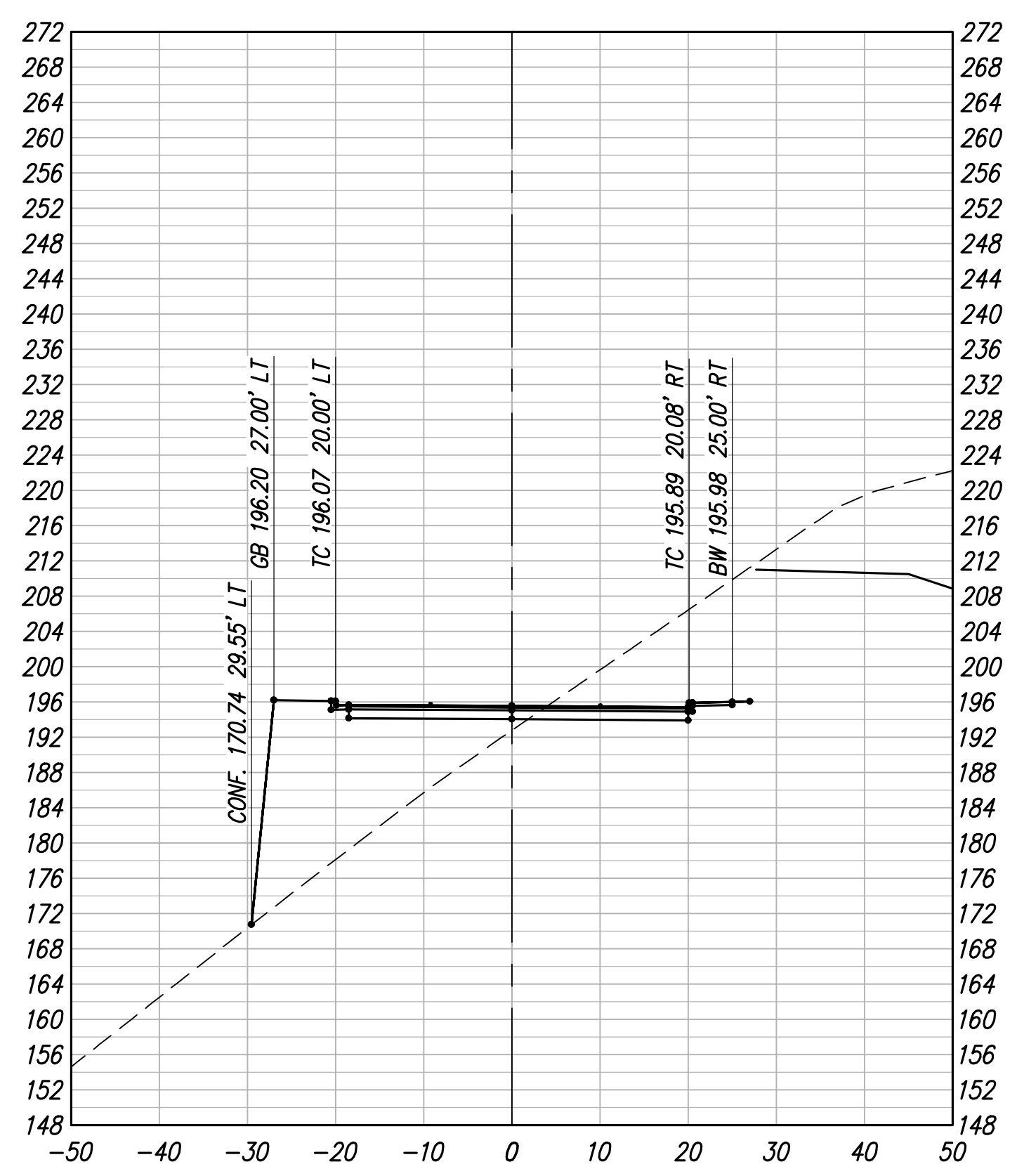

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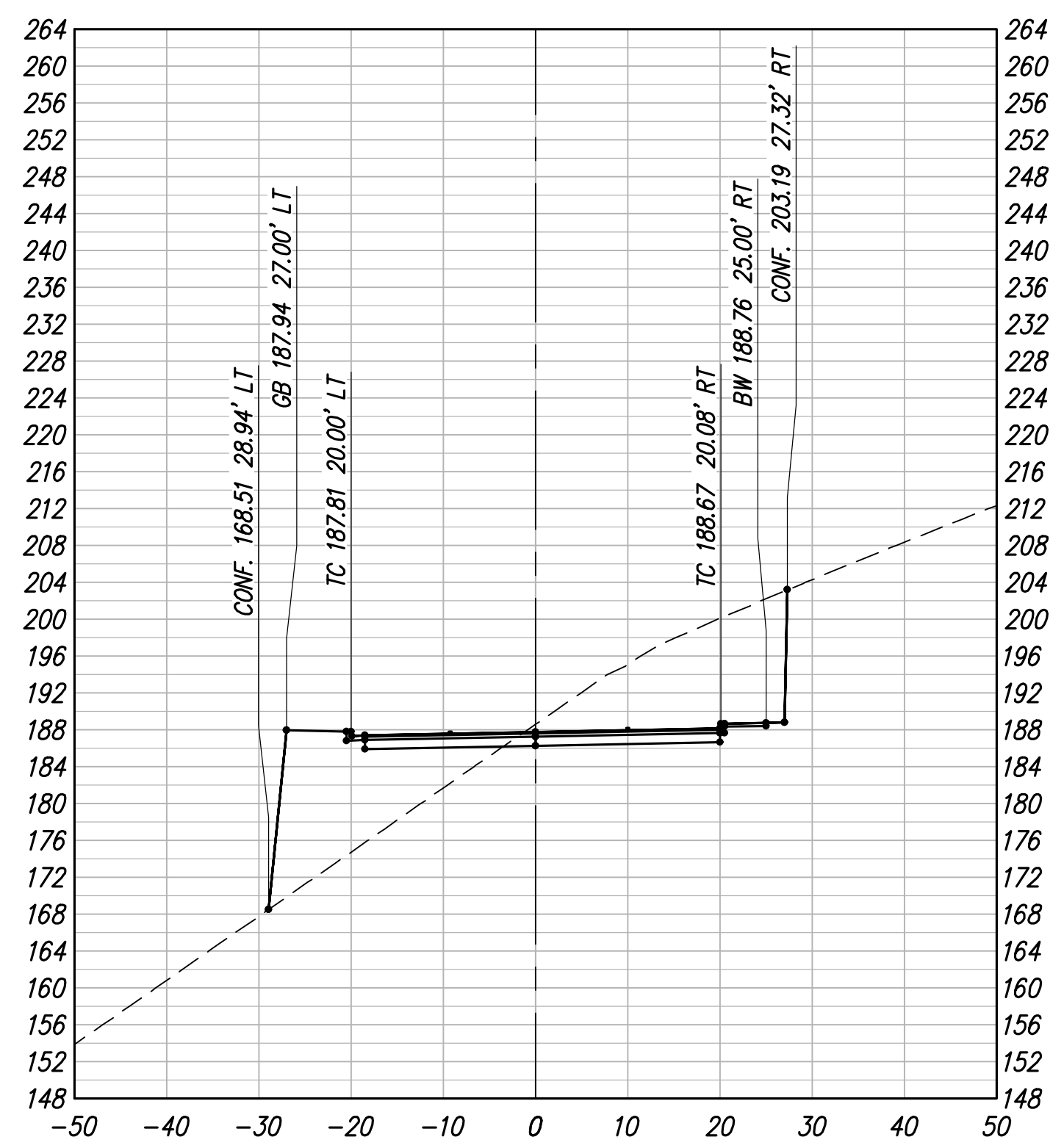

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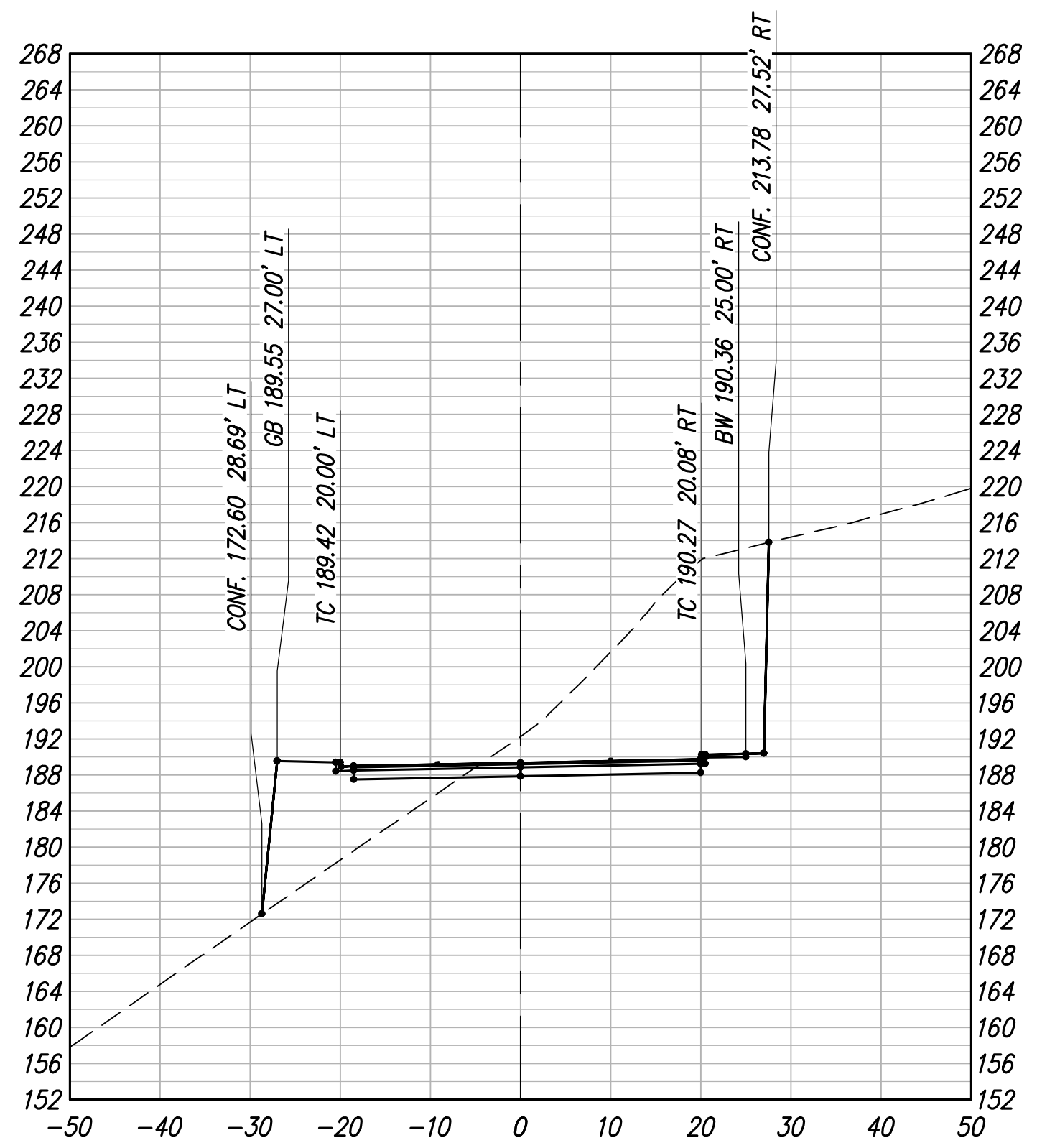

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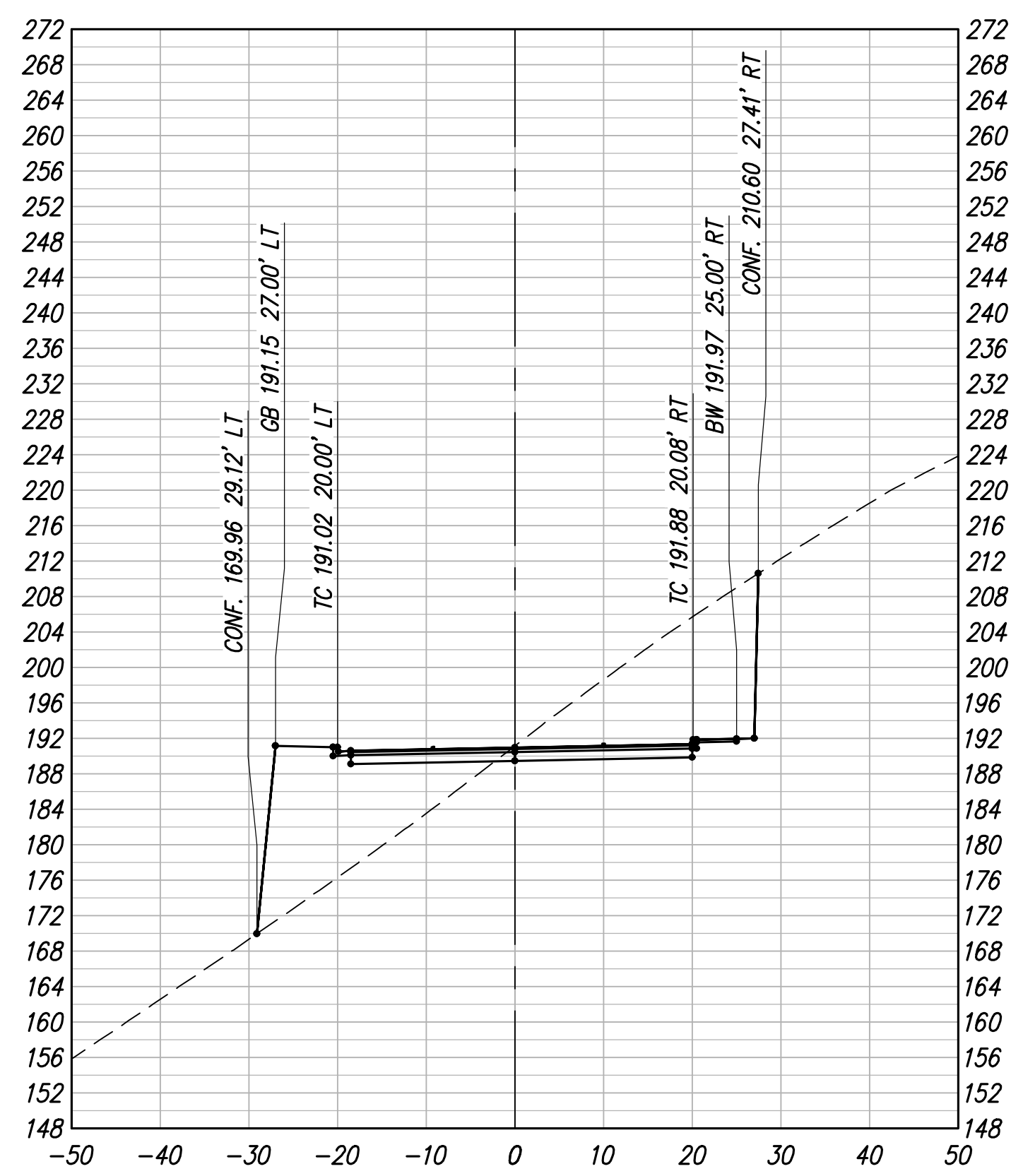

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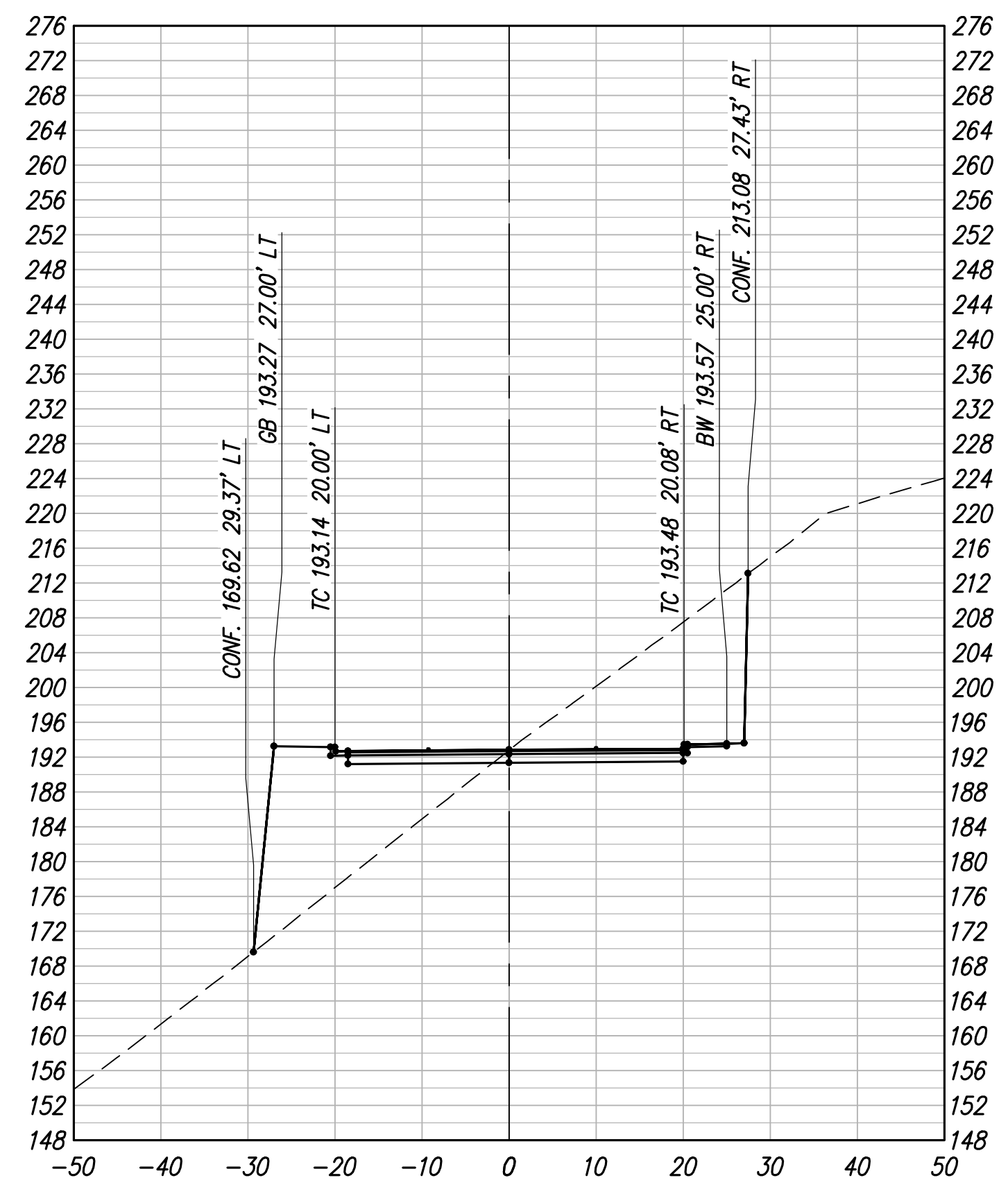

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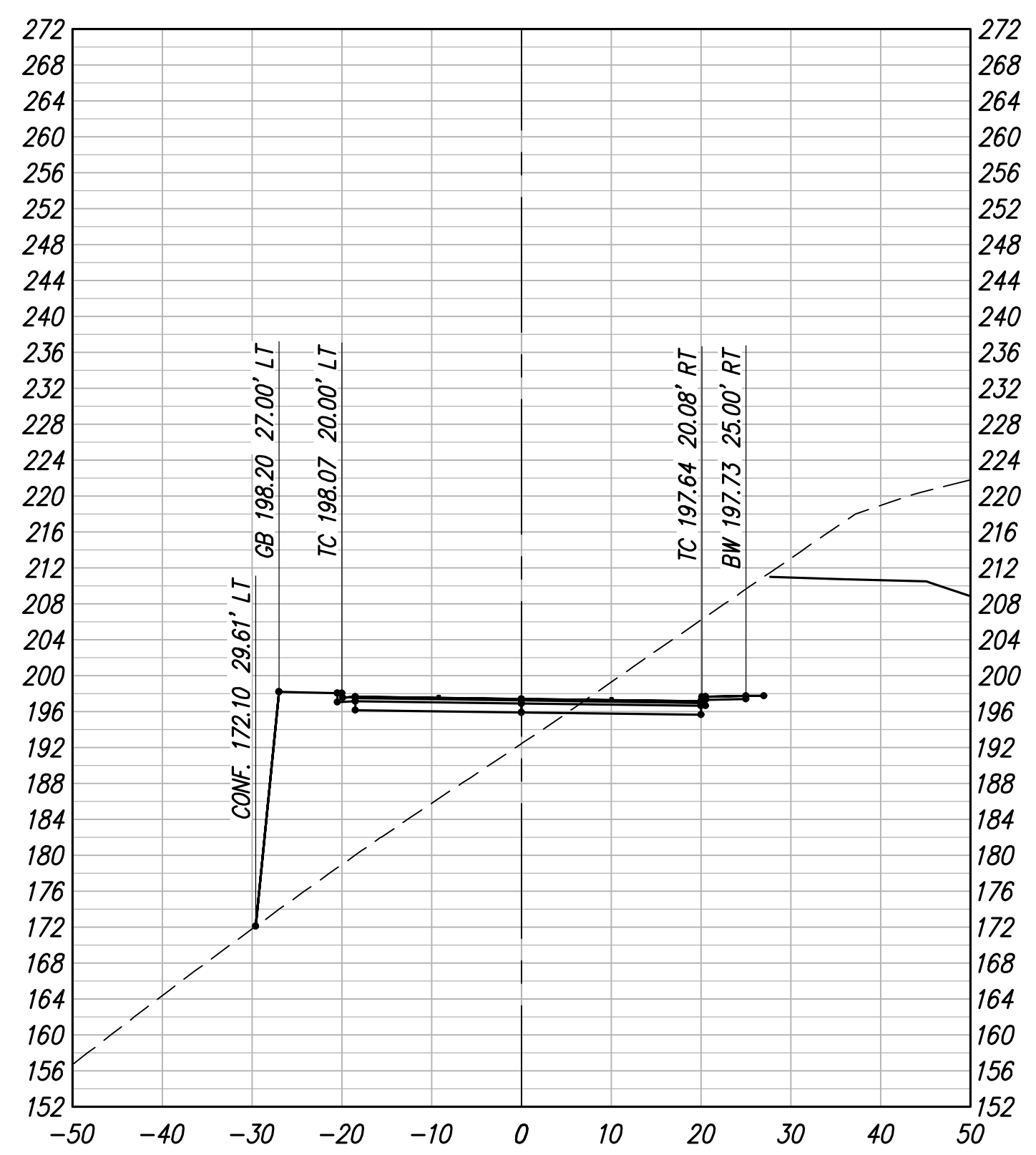

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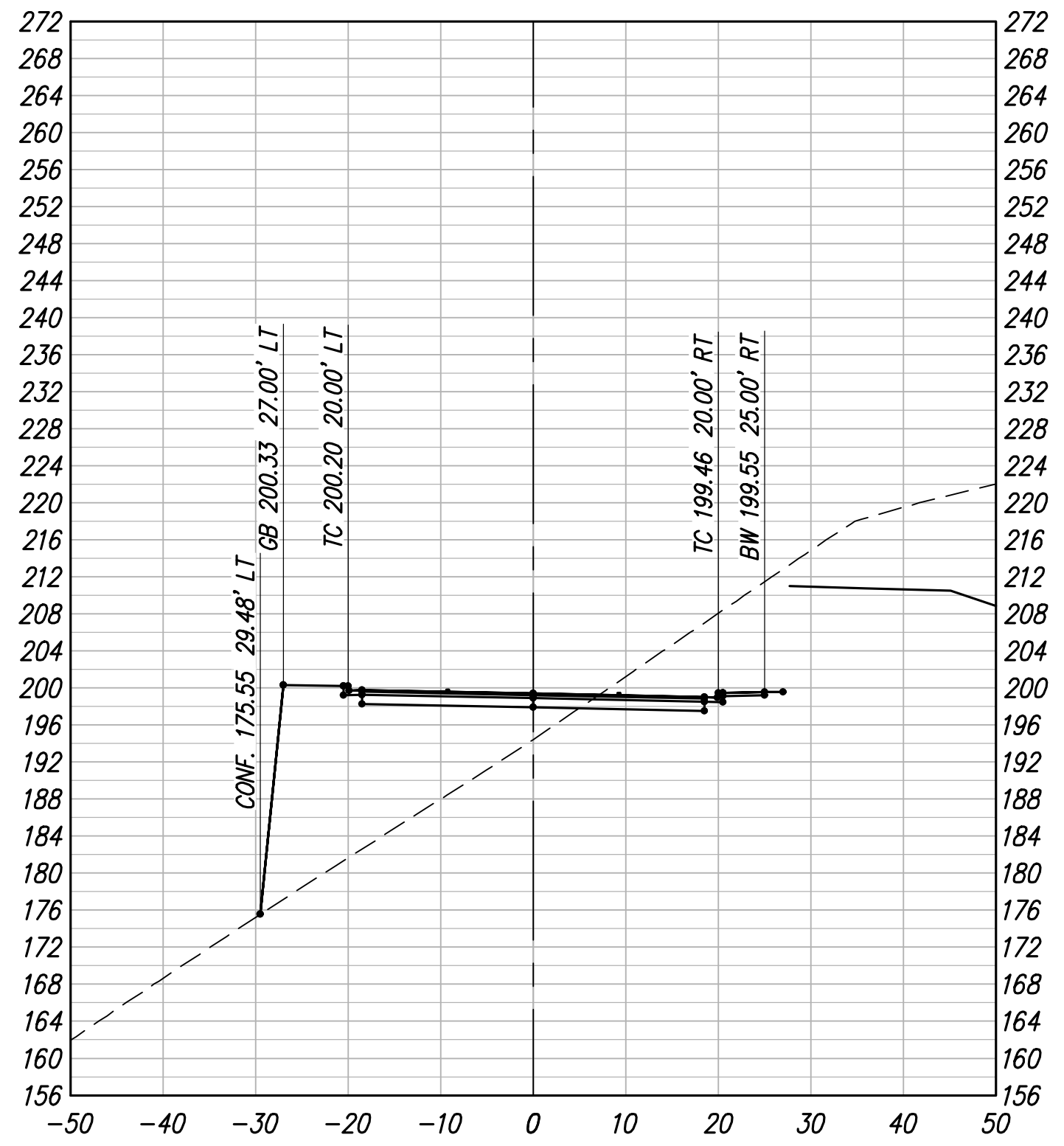

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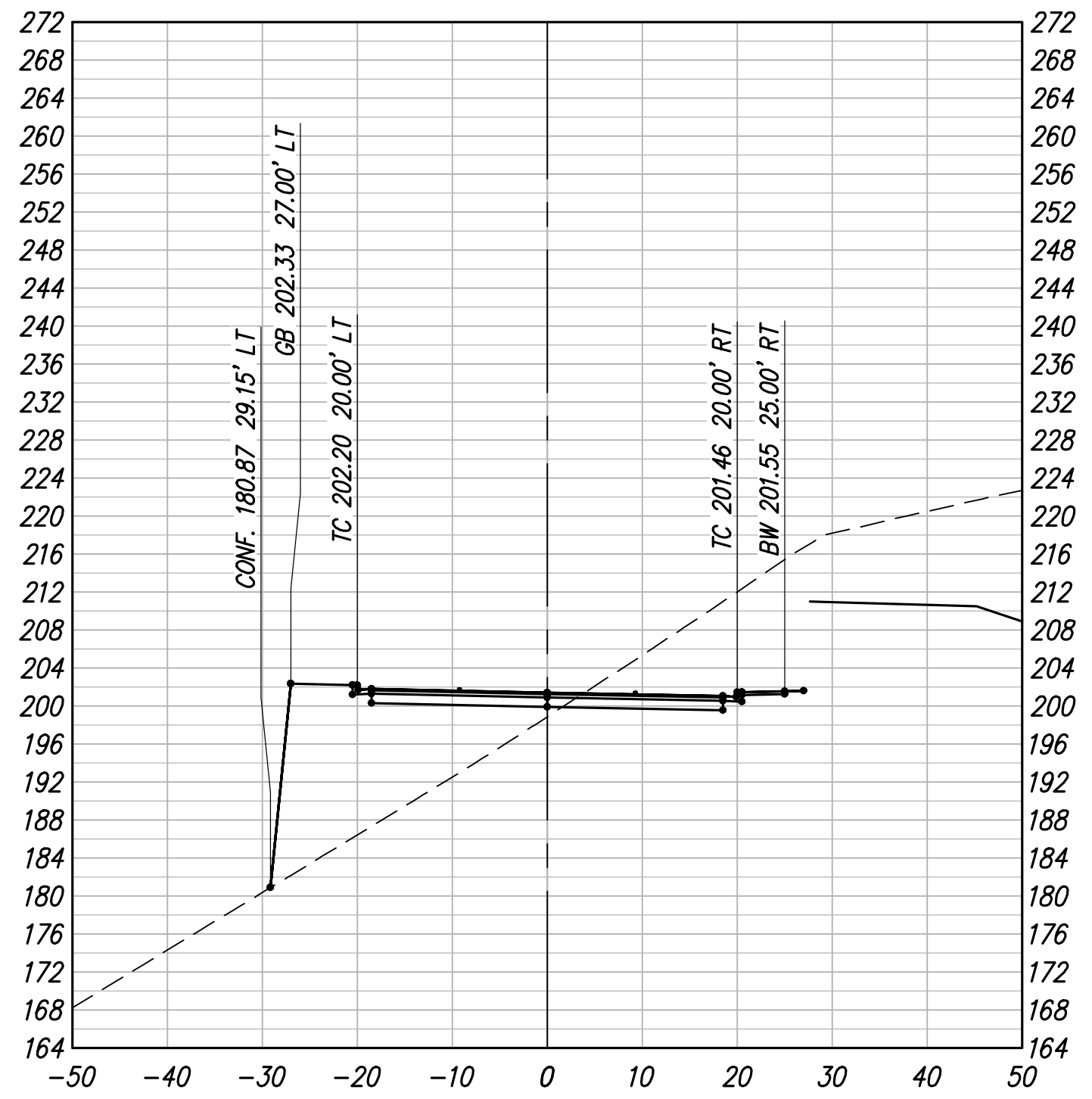

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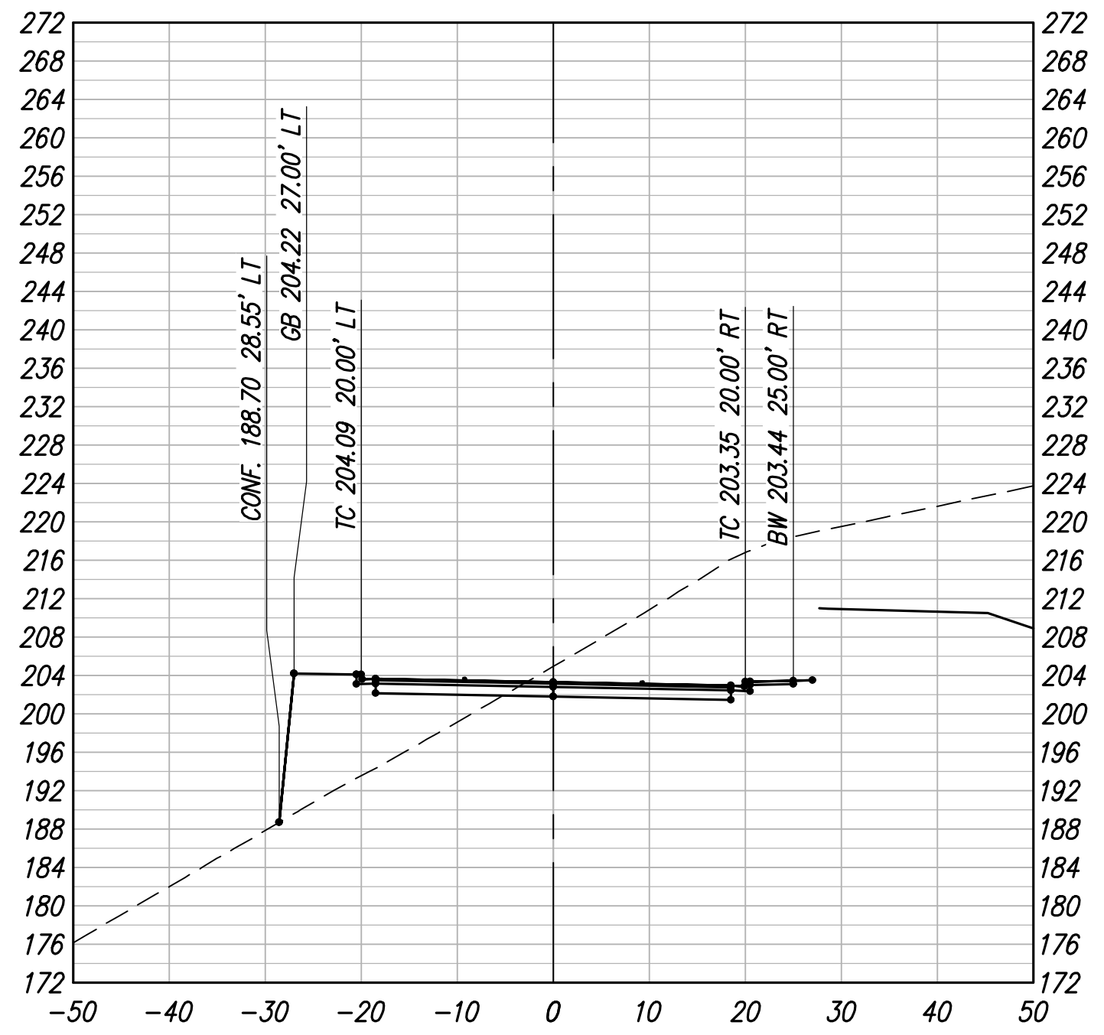

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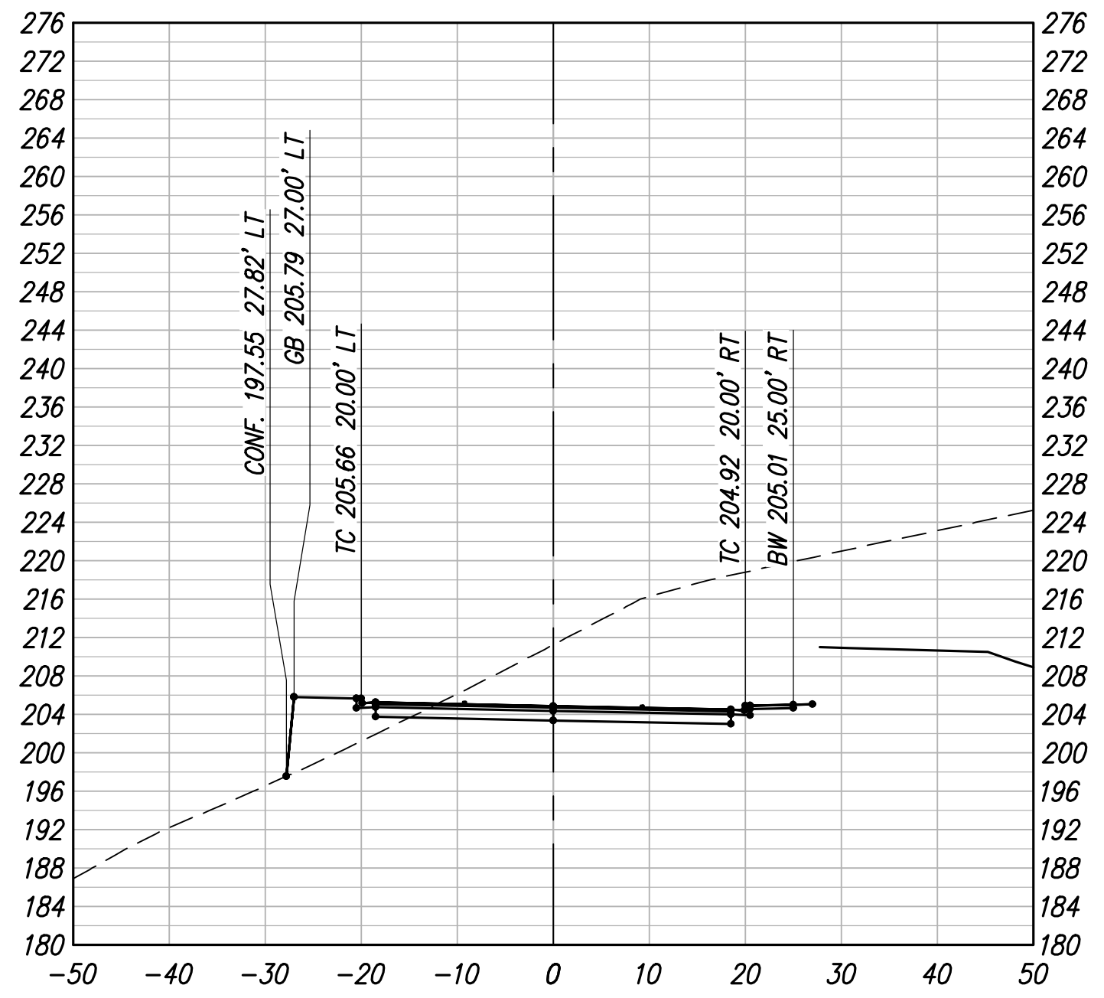

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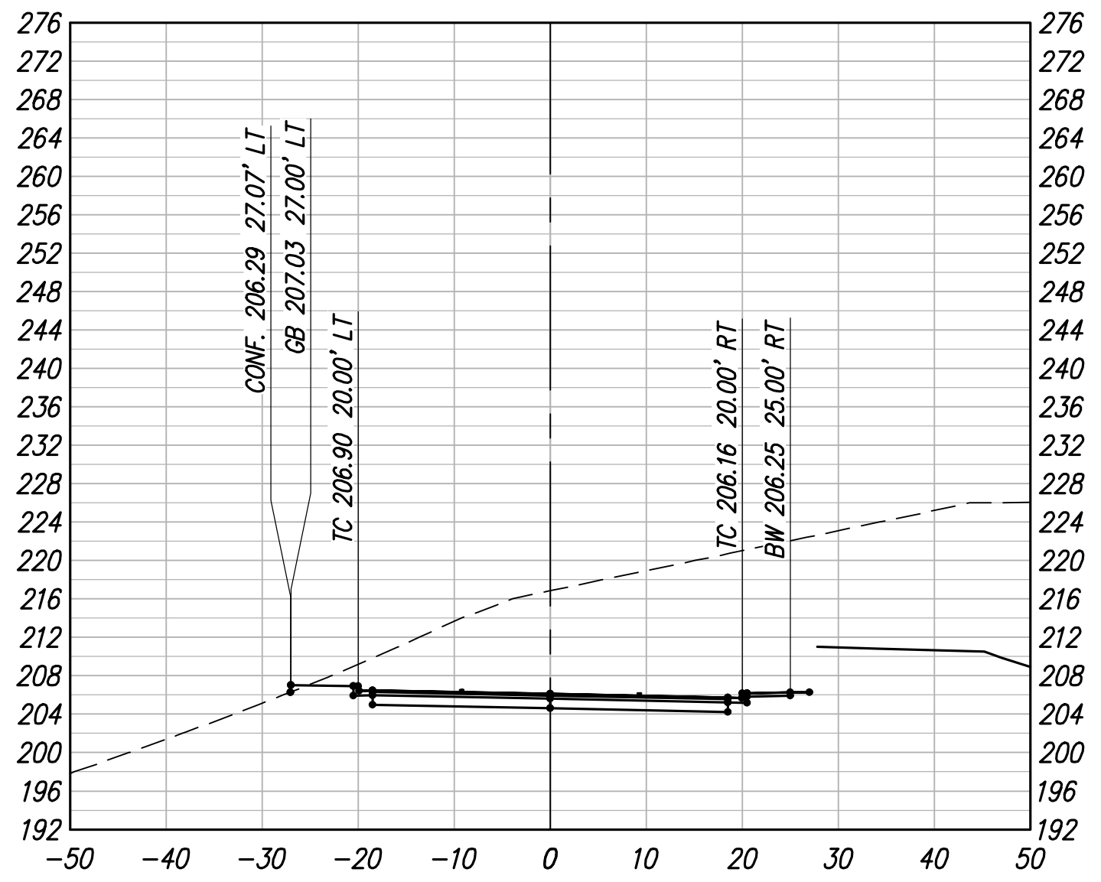

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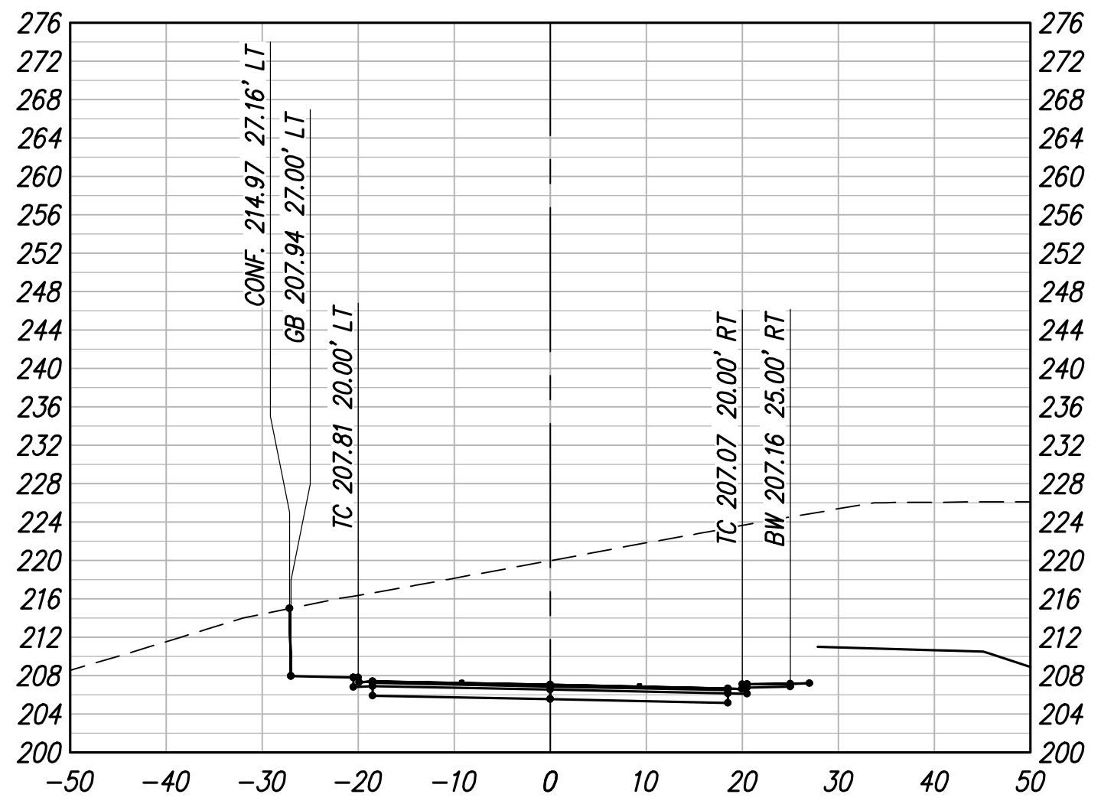

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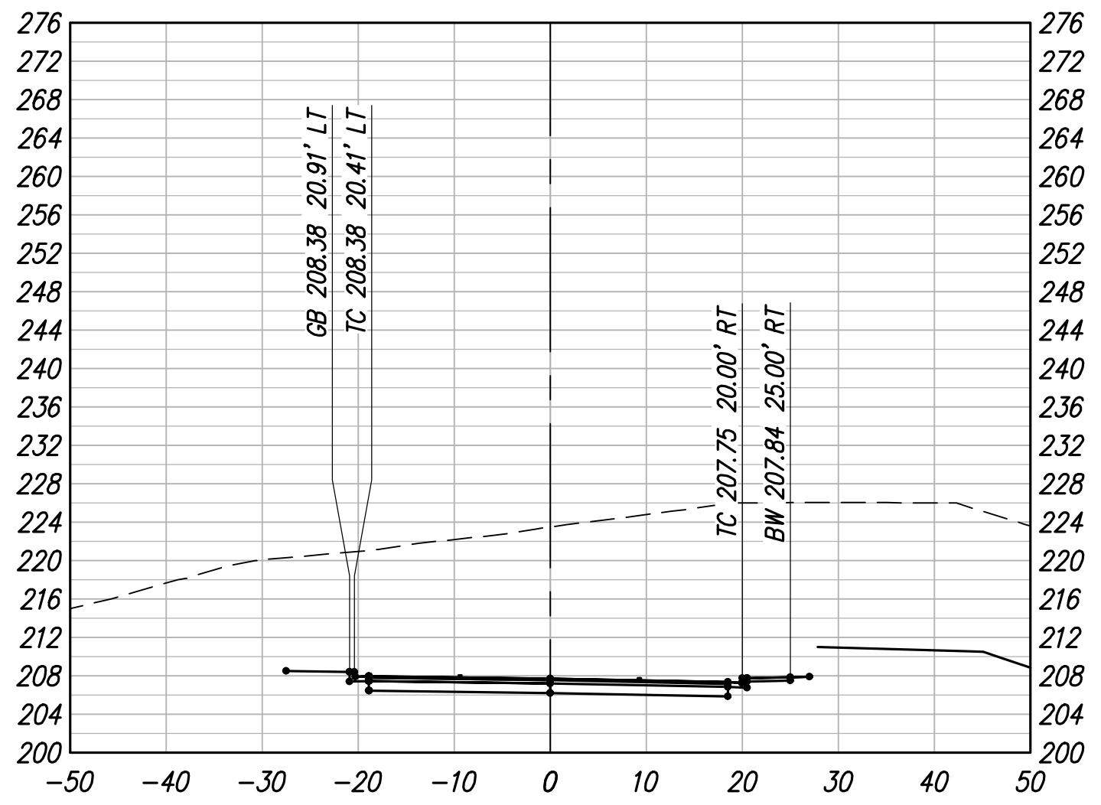

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