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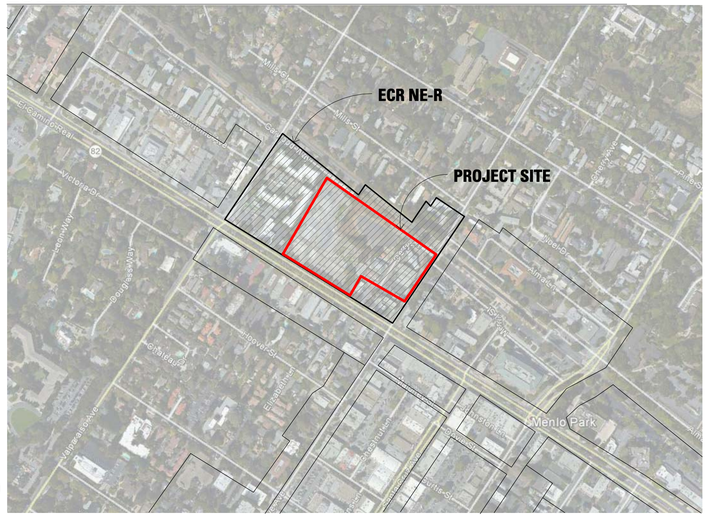
PERSPECTIVE VIEW OF OFFICE BUILDING

PERSPECTIVE VIEW OF RESIDENTIAL BUILDING

VICINITY MAP

ZONING KEY



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STATION 1300

DEVELOPMENT PERMIT APPLICATION AT F-NCT ZONING DISTRICT

PROJECT DESCRIPTION

ONE FOUR-STORY MULTI-FAMILY RESIDENTIAL BUILDING AND TWO THREE-STORY OFFICE BUILDINGS, ALL WITH NEIGHBORHOOD SERVING RETAIL. BUILDINGS SHARE AMENITIES, OPEN SPACES, AND ARE LOCATED OVER A TWO-LEVEL SUBTERRANEAN PARKING GARAGE.

AREA SUMMARY

Residential

	Included Floor Area (sf)							Excluded Floor Area (sf)			
	Resi. Units	Decks	Circulation	Amenity	Total Res.	Comm. Serving Uses	Total Res. + Comm. Srv. Uses	Mech.	Trash/ Recycle	Shafts	Total Bldg.
L4	37,233	64	6,652	0	43,949	0	43,949	225	193	400	44,767
L3	46,008	124	7,733	0	53,865	0	53,865	420	193	500	54,978
L2	46,008	124	7,962	0	54,094	0	54,094	420	193	500	55,207
L1	34,770	320	9,144	3,567	47,801	7,468	55,269	290	193	350	56,102
Subtotal	164,019	632	31,491	3,567	**199,709**	7,468	**207,177**	1,355	772	1,750	**211,054**

Unit Mix / Unit Count

	1 BR	2 BR	3 BR	Total per LVL
L1	22	18	0	40
L2	27	25	0	52
L3	27	25	0	52
L4	16	14	7	37
Total perBR	92	82	7	**181**
%	50.8%	45.3%	3.9%	

Office

	Included Floor Area (sf)					Excluded Floor Area (sf)			
	N. Office	S. Office	Total Office	Comm. Serving Uses	Office + Comm. Srv. Uses	Mech. b,c	Trash/ Recycle	Shafts a	Total Bldg.
L3	38,938	30,353	69,291	0	69,291	560	0	216	70,067
L2	40,270	33,679	73,949	0	73,949	560	0	216	74,725
L1	26,669	22,026	48,695	21,100	69,795	560	0	216	70,571
Subtotal	105,877	86,058	**191,935**	21,100	**213,035**	1,680	0	648	**215,363**

Garage

	Parking	Mech. - Residential	Mech. - Office	Circulation	Bicycle Storage	Trash	Total
B1	225,467	2,469	449	2,586	1,313	0	232,304
B2	162,863	1,930	478	2,982	1,370	0	169,623
Subtotal	388,330	4,419	927	5,568	2,683	0	401,927

Parking Spaces

	Office (+ CSU flex)	Residential (1.4 per DU)	Community Serv. Uses
L1	15	0	0
B1	382	85	72
B2	261	160	0
Subtotals	658	245	72
Total			**975**

***Mech.Exclusion**

3% FAR	12,612
1% FAR	4,204
Total Allow. Exclusion	16,816

Mech - Res	3,877
Mech - Office	2,328
Total Mech Area Excluded	6,205

Open Space at Grade

Total (sf)	265,066
Private Decks	7,656

Total Floor Area Permitted

Site Area	280,269
FAR	1.5
Max Allowed Floor Area	**420,404**
Max Allowed Office @ 50%	**210,202**

Summary

	Resi.	Office	Com. Srv.	Total
Proposed (sf)	199,709	191,935	28,568	**420,212**
Max Allowed	NA	210,202	NA	420,404
Max Less Proposed		18266.75		191.5

PROJECT TEAM

OWNER:
GREENHEART LAND COMPANY
BOB BURKE and STEVE PIERCE
621 HIGH STREET
PALO ALTO, CA 94301
650.681.9334

ARCHITECT:
BAR ARCHITECTS
DAVID ISRAEL
901 BATTERY ST. SUITE 300
SAN FRANCISCO, CA 94111
415.293.5700

LANDSCAPE ARCHITECT:
PGA DESIGN INC.
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510.465.1284

CIVIL ENGINEER:
BKF ENGINEERS
BRIAN SCOTT
150 CALIFORNIA ST. #650
SAN FRANCISCO, CA 94111
415.930.7900

Station 1300 | 1300 El Camino Real

Cover Sheet

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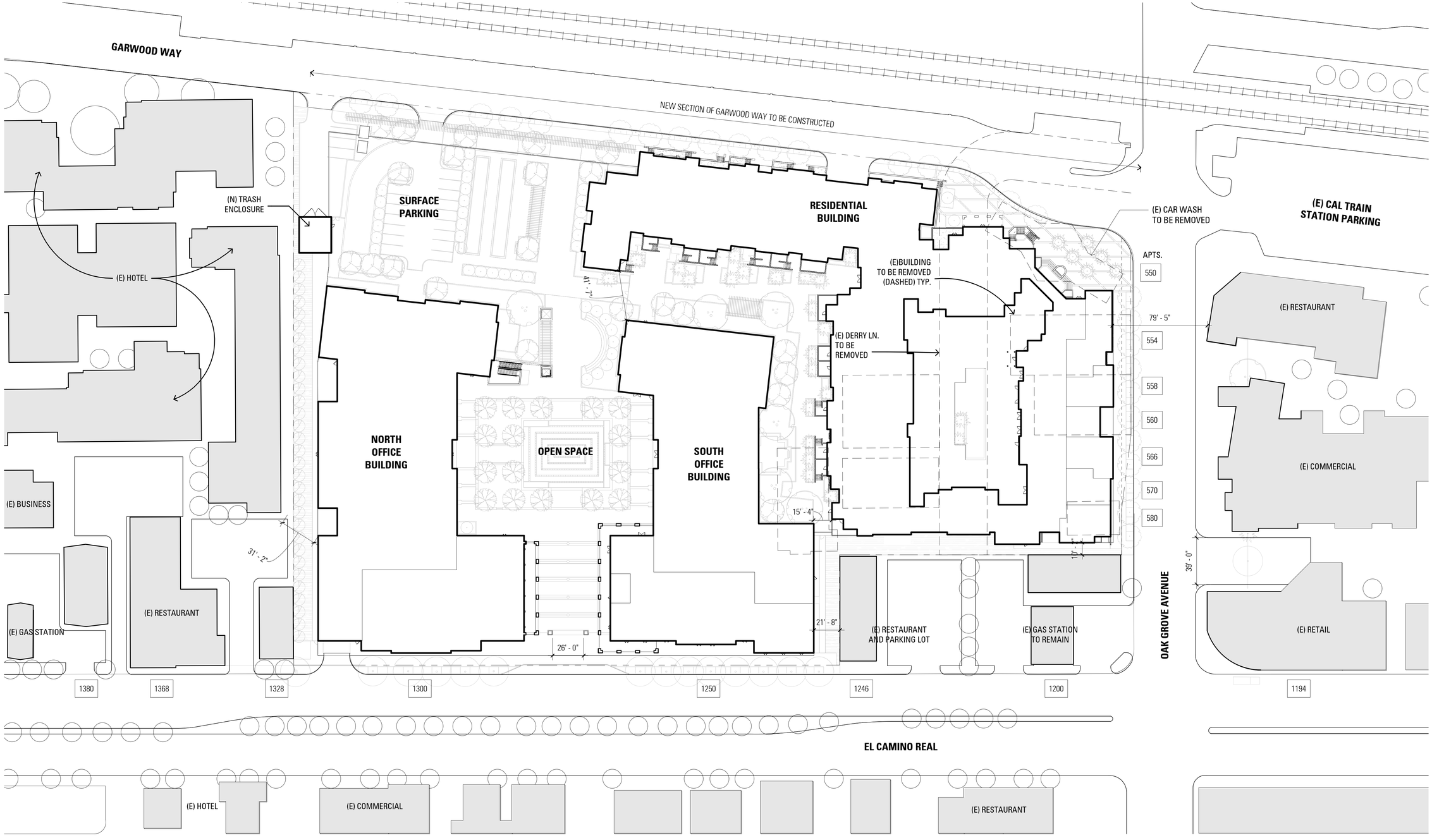

Station 1300

1300 El Camino Real

Area Plan - 1300 El Camino Real

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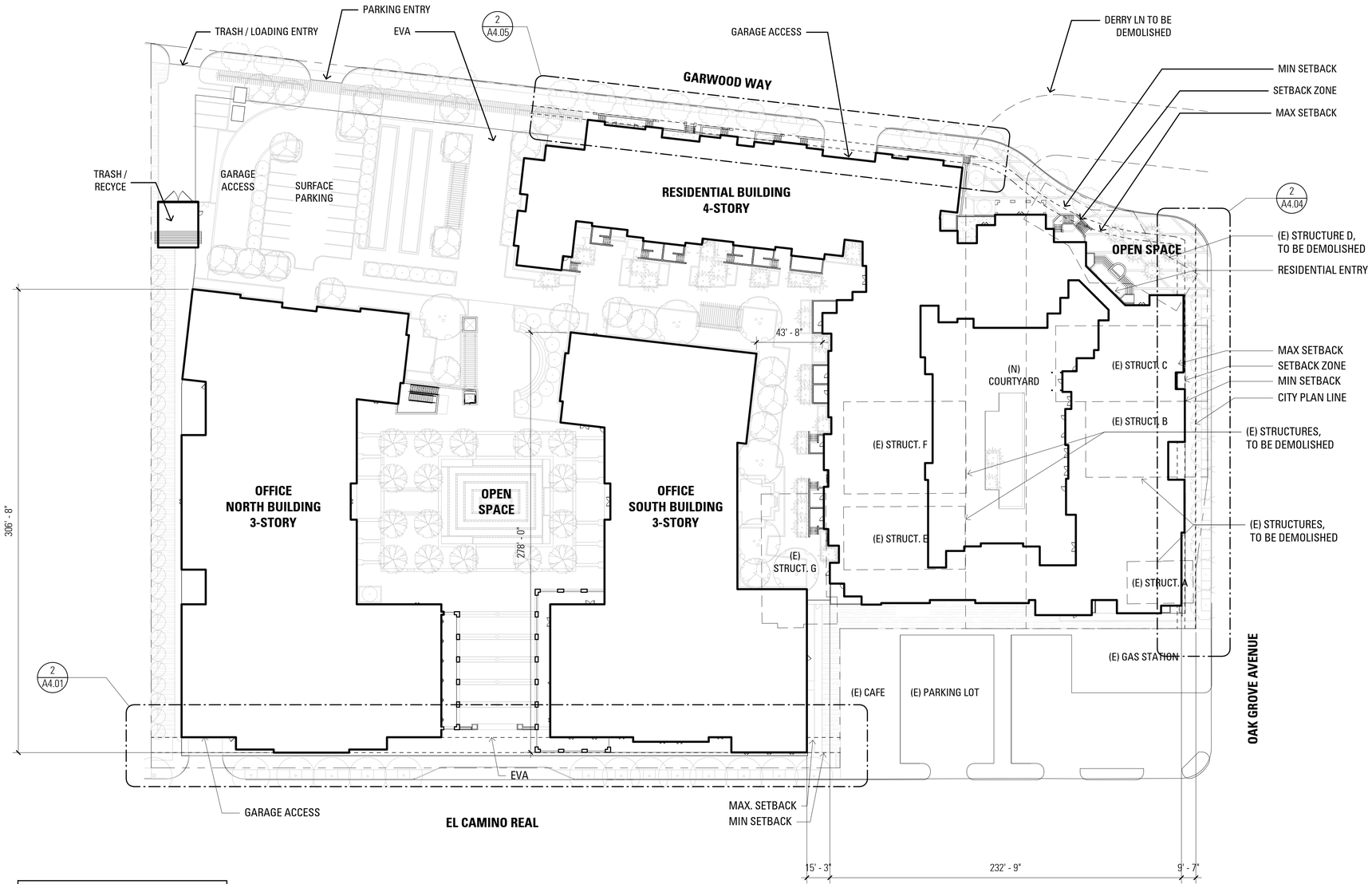

SEE CIVIL FOR:
- TREE INFORMATION
- EXISTING AND PROPOSED GRADE ELEVATIONS
- LOCATION OF UTILITIES

Station 1300

1300 El Camino Real

Site Plan - 1300 El Camino Real

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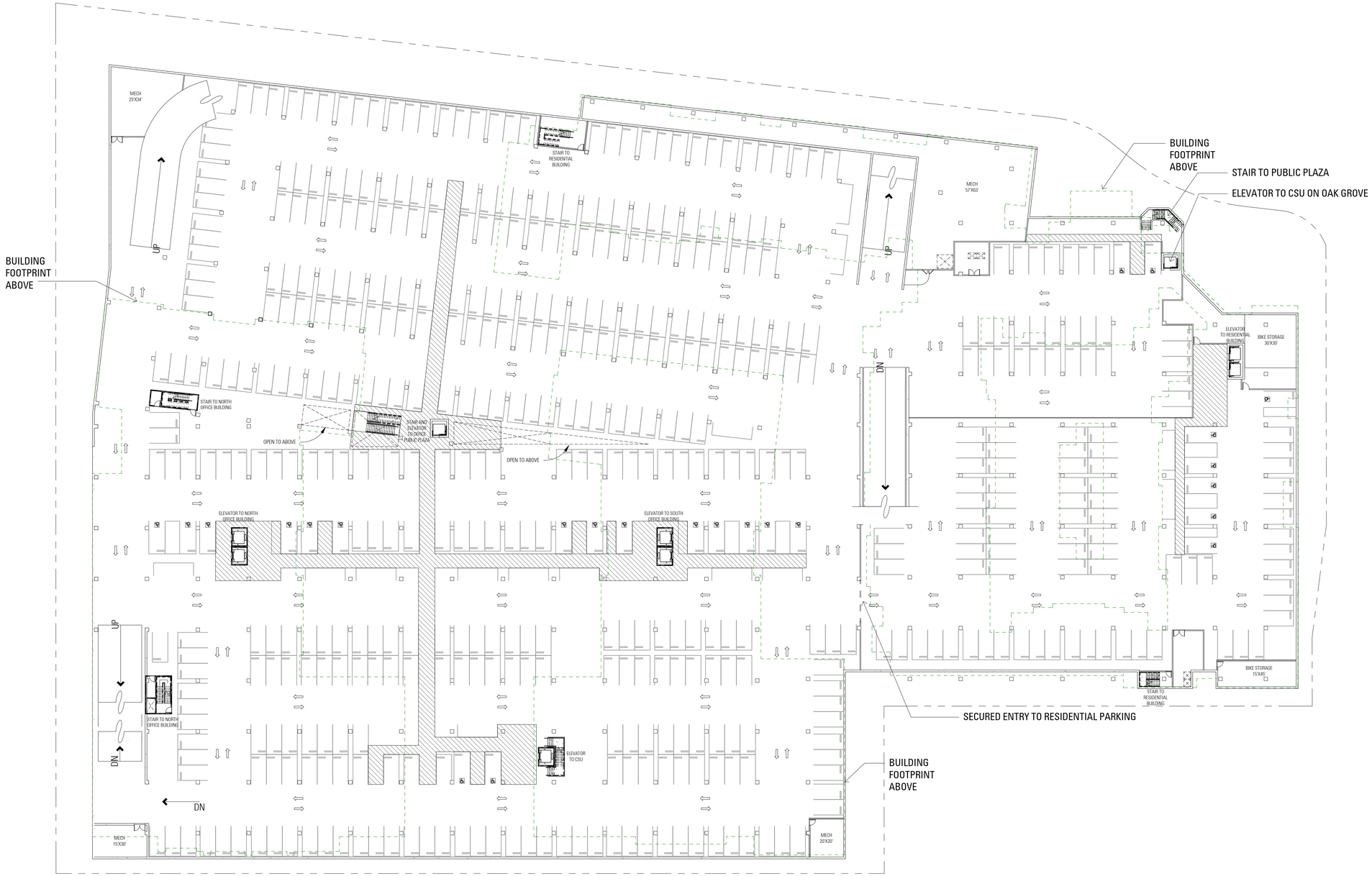

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1300 El Camino Real

Parking Floor Plan - Level B1

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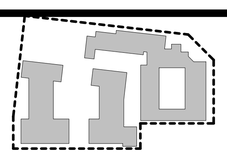

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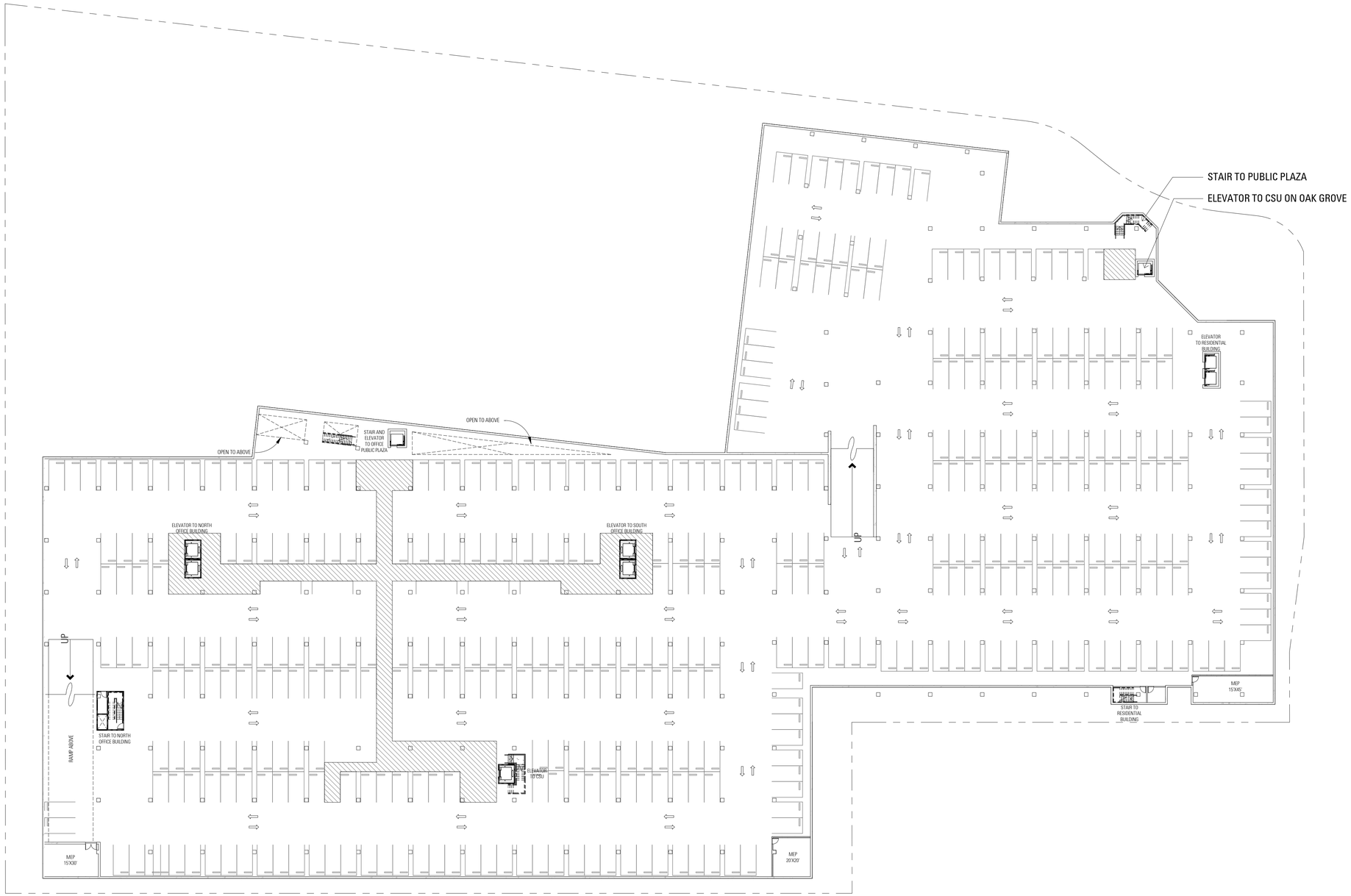

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Parking Floor Plan - Level B2

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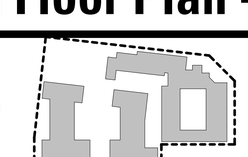

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Office Floor Plan - Ground Floor

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Office Floor Plan - Level 2

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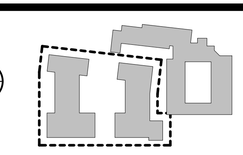

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Office Floor Plan - Level 3

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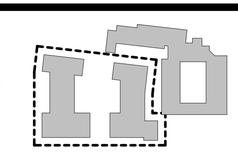

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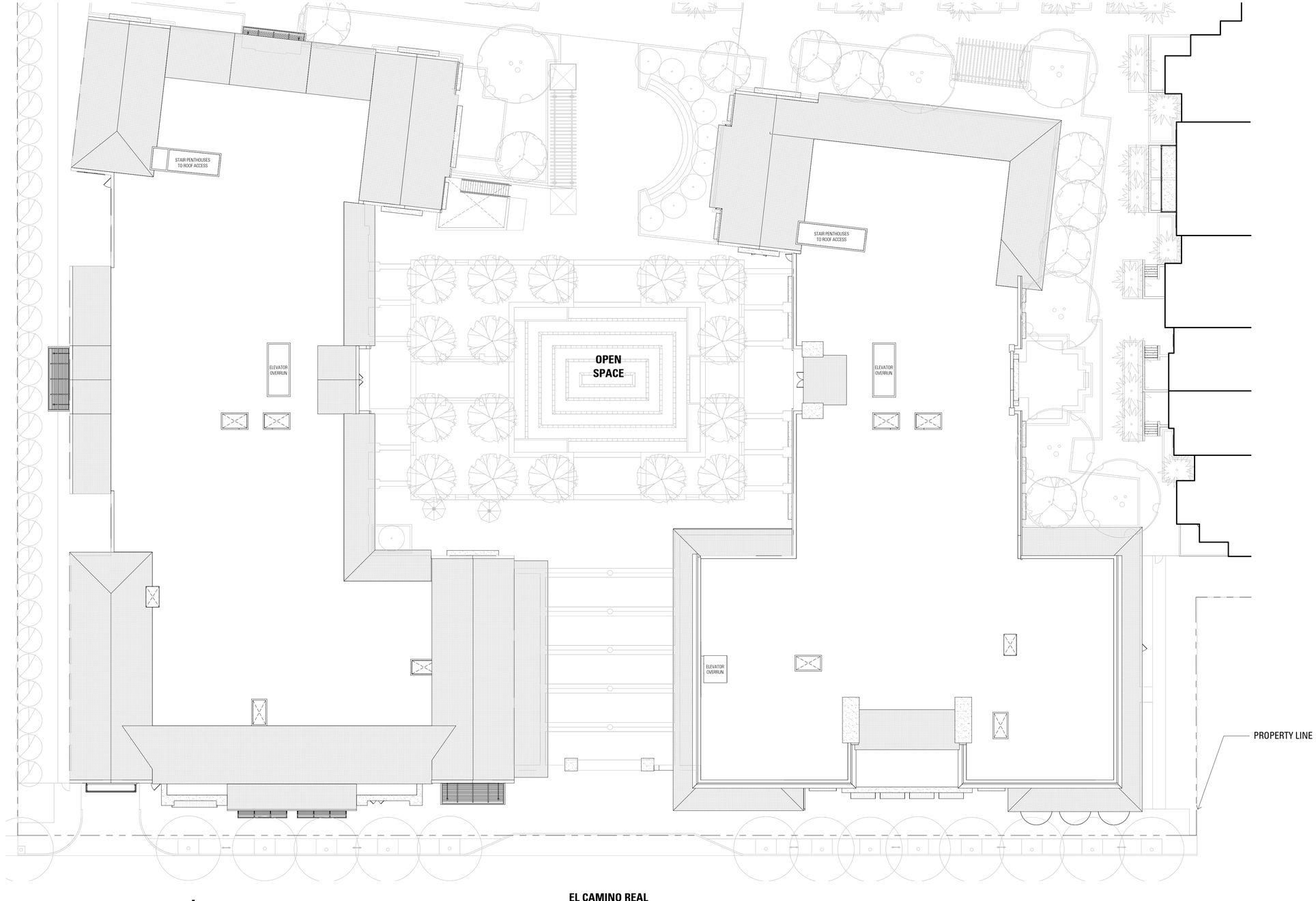

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1300 El Camino Real

Office Floor Plan - Roof Plan

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SCALE: 1" = 20'-0"

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Unit Mix / Unit Count

	1 BR	2 BR	3 BR	Total per LVL
L1	22	18	0	40
L2	27	25	0	52
L3	27	25	0	52
L4	16	14	7	37
Total perBR	92	82	7	**181**
%	50.8%	45.3%	3.9%	

* 10 Total BMR units on levels 2 and 3 as noted on plans

Station 1300

1300 El Camino Real

Residential Floor Plan - Level 1

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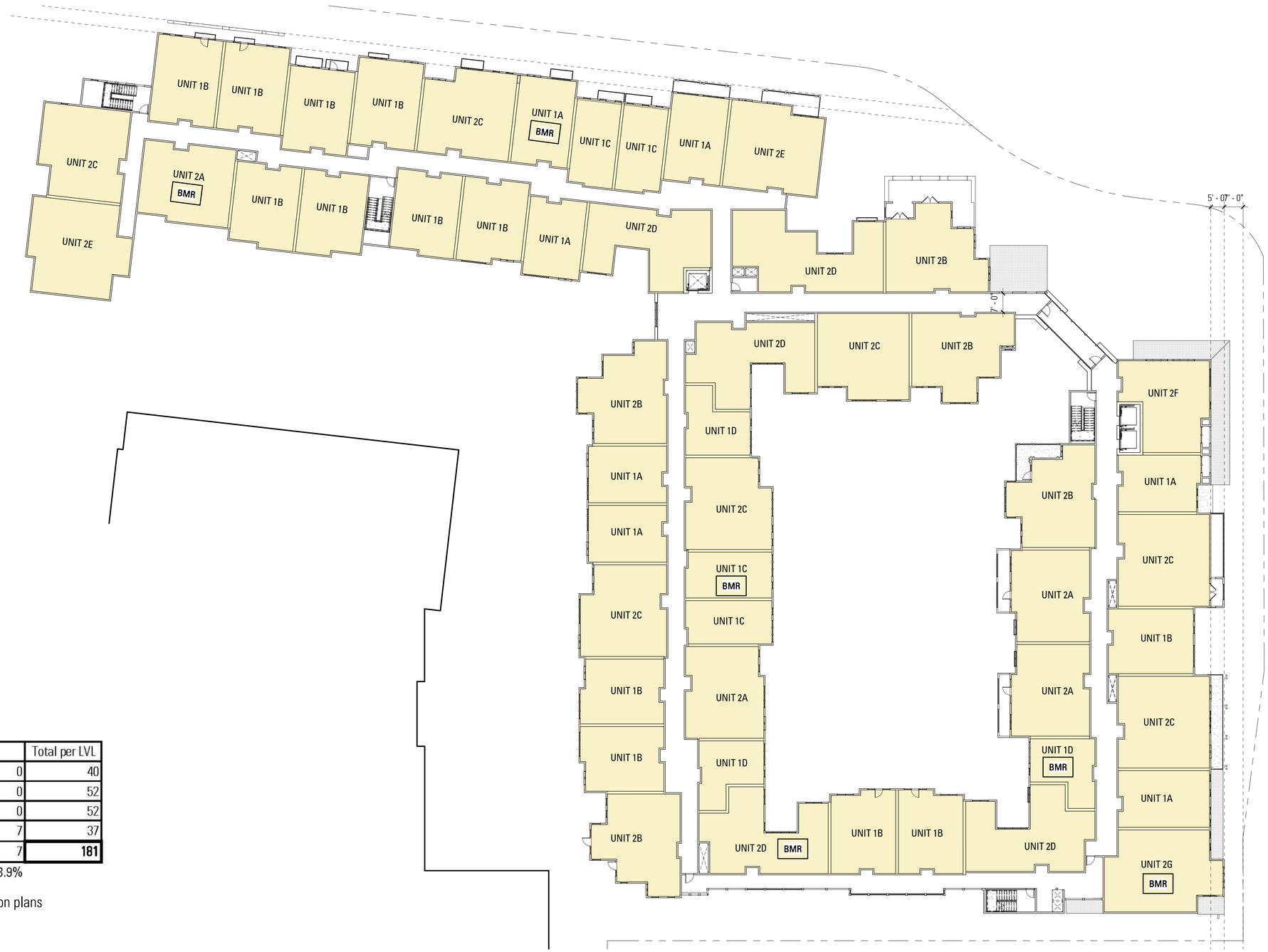

Unit Mix / Unit Count

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L1	22	18	0	40
L2	27	25	0	52
L3	27	25	0	52
L4	16	14	7	37
Total perBR	92	82	7	**181**
%	50.8%	45.3%	3.9%	

* 10 Total BMR units on levels 2 and 3 as noted on plans

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Residential Floor Plan - Level 2

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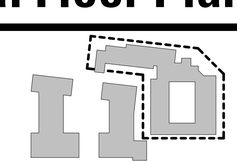

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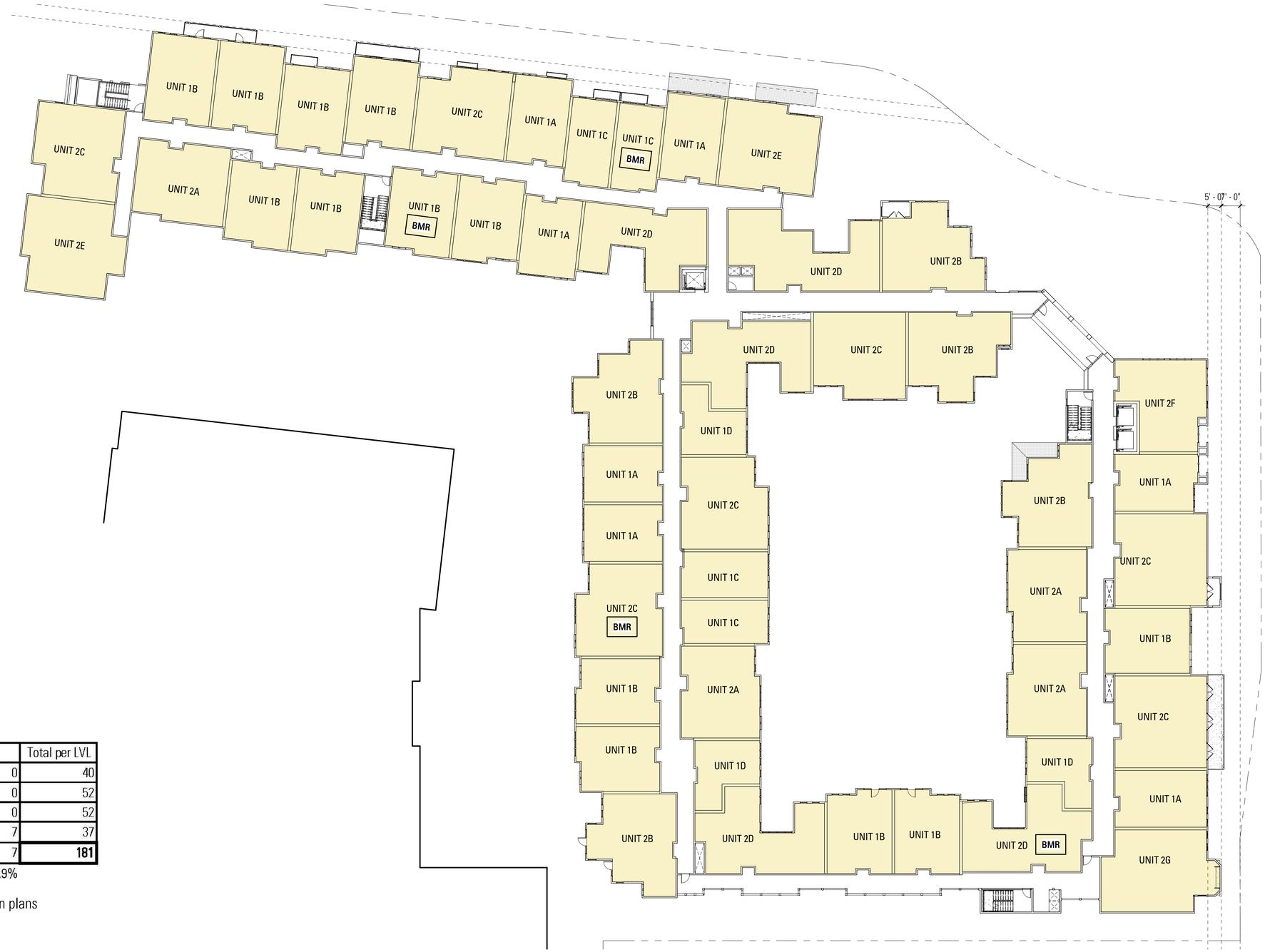

Unit Mix / Unit Count

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L1	22	18	0	40
L2	27	25	0	52
L3	27	25	0	52
L4	16	14	7	37
Total perBR	92	82	7	**181**
%	50.8%	45.3%	3.9%	

* 10 Total BMR units on levels 2 and 3 as noted on plans

Station 1300

1300 El Camino Real

Residential Floor Plan - Level 3

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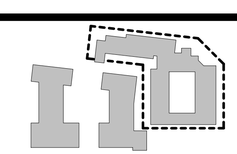

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Unit Mix / Unit Count

	1 BR	2 BR	3 BR	Total per LVL
L1	22	18	0	40
L2	27	25	0	52
L3	27	25	0	52
L4	16	14	7	37
Total perBR	92	82	7	**181**
%	50.8%	45.3%	3.9%	

Station 1300

1300 El Camino Real

Residential Floor Plan - Level 4

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Residential Floor Plan - Roof Level

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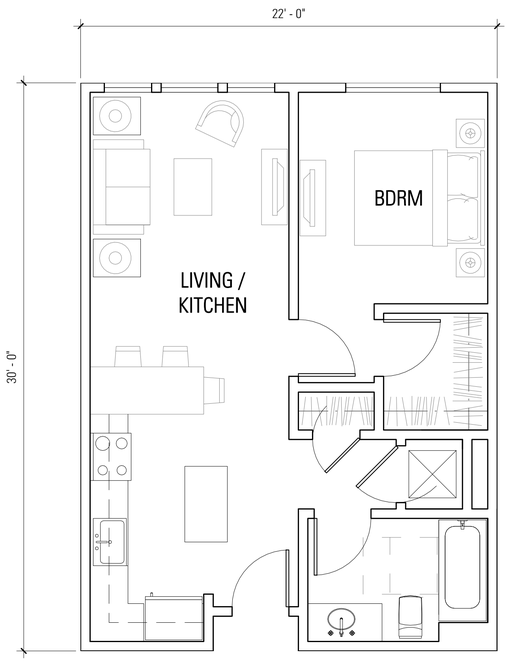
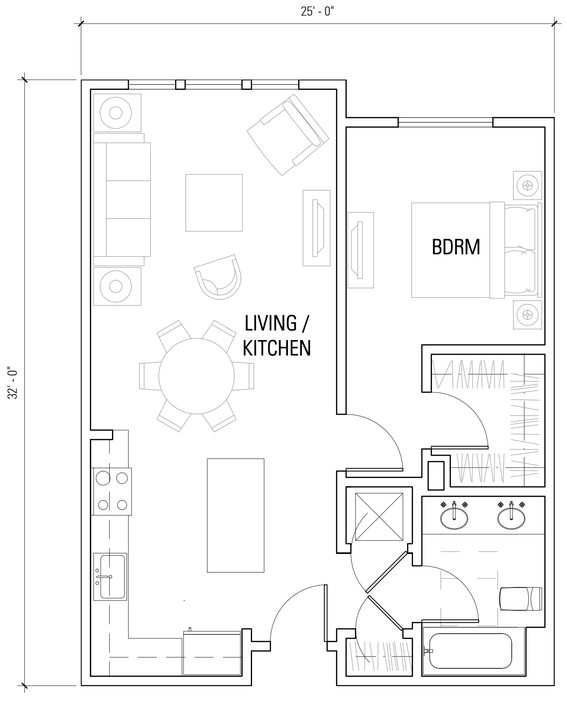


3 A2.R10 Unit Type 1
1/4" = 1'-0"



4 A2.R10 Unit Type 2
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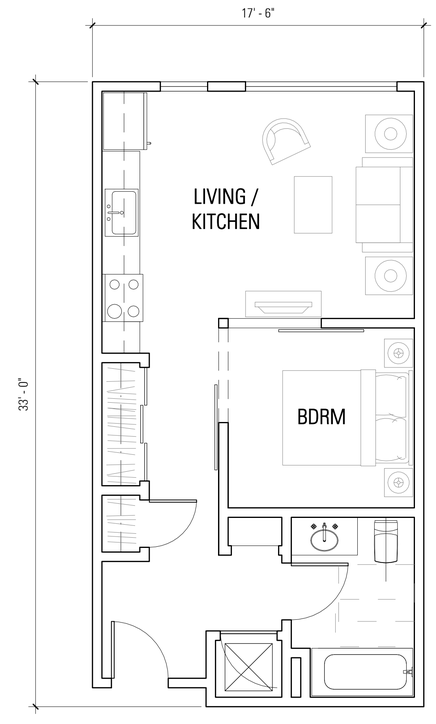
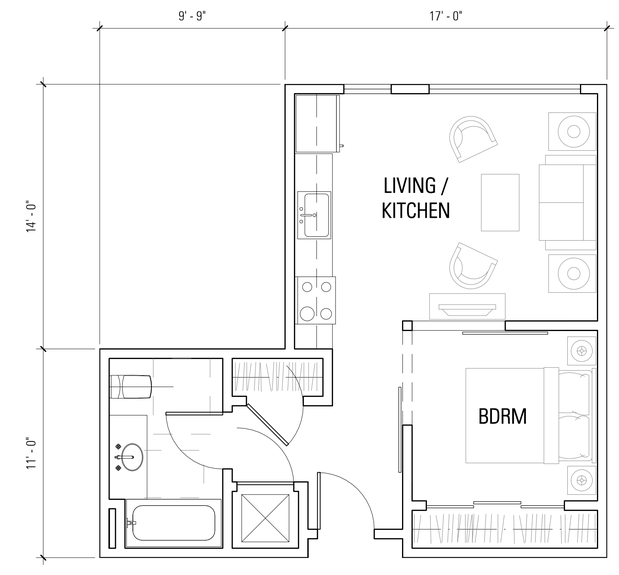


1 A2.R10 Unit Type 3
1/4" = 1'-0"



2 A2.R10 Unit Type 4
1/4" = 1'-0"

Station 1300

1300 El Camino Real

Enlarged Unit Plans - 1 Bedroom, Typical

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12060

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2' 8' 16'
0 4' 12'
SCALE: 1/4" = 1'-0"

N

A2.R10

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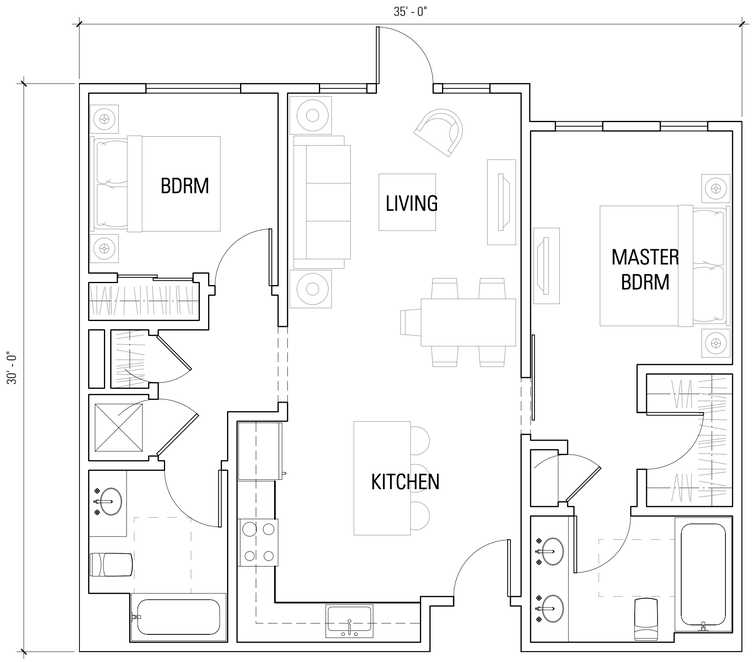

1 A2.R11 Unit Type 2A
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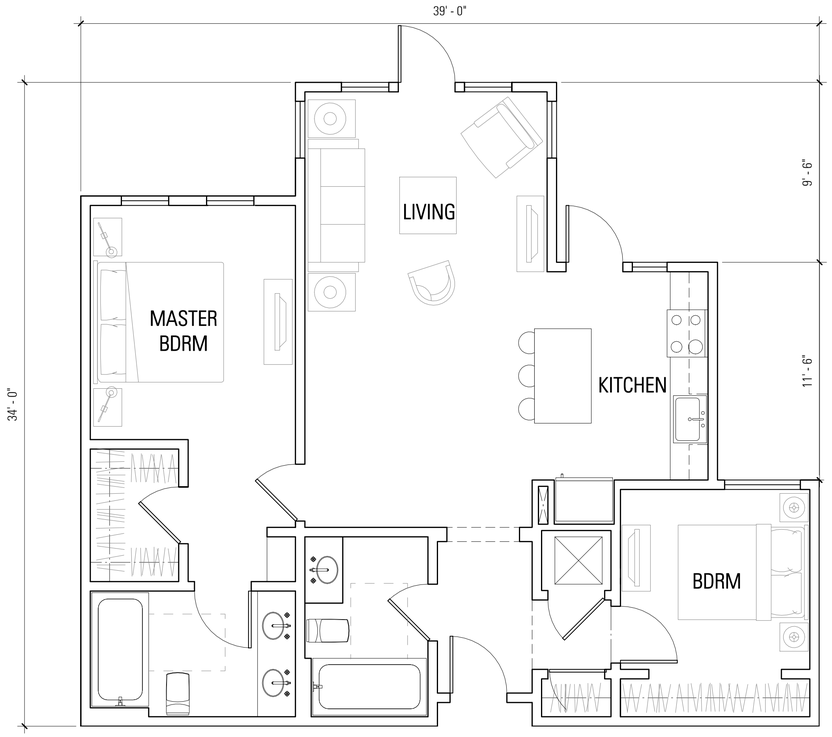

2 A2.R11 Unit Type 2B
1/4" = 1'-0"

3 A2.R11 Unit Type 2C
1/4" = 1'-0"

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Station 1300

1300 El Camino Real

Enlarged Unit Plans - 2 Bedroom, Typical

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2' 8' 16'
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SCALE: 1/4" = 1'-0"

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A2.R11

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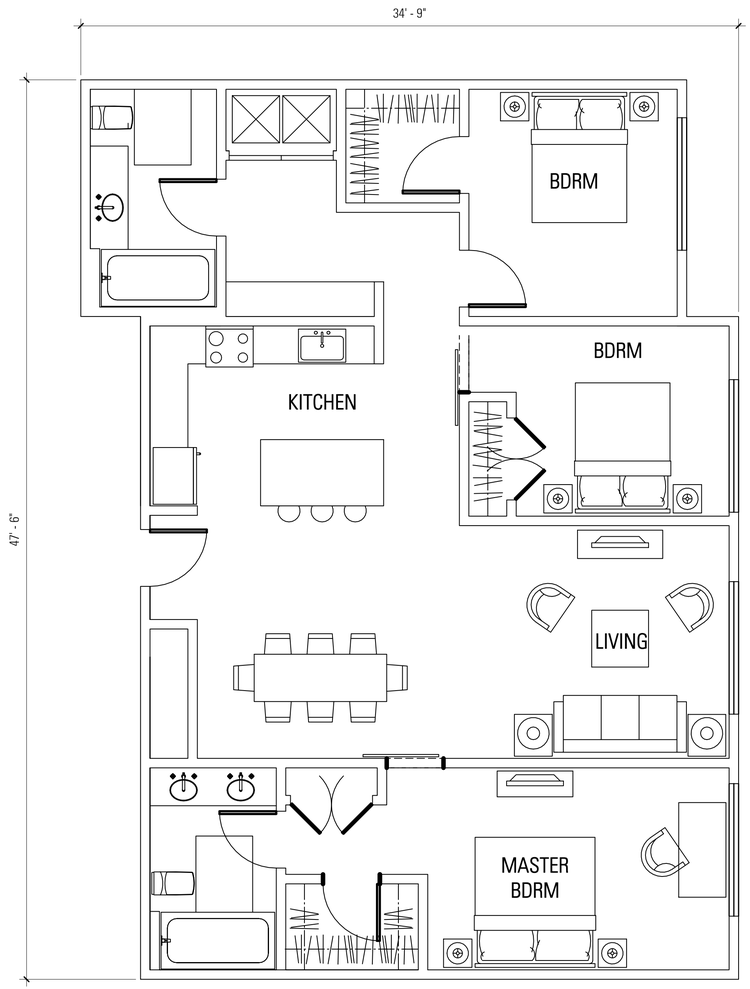
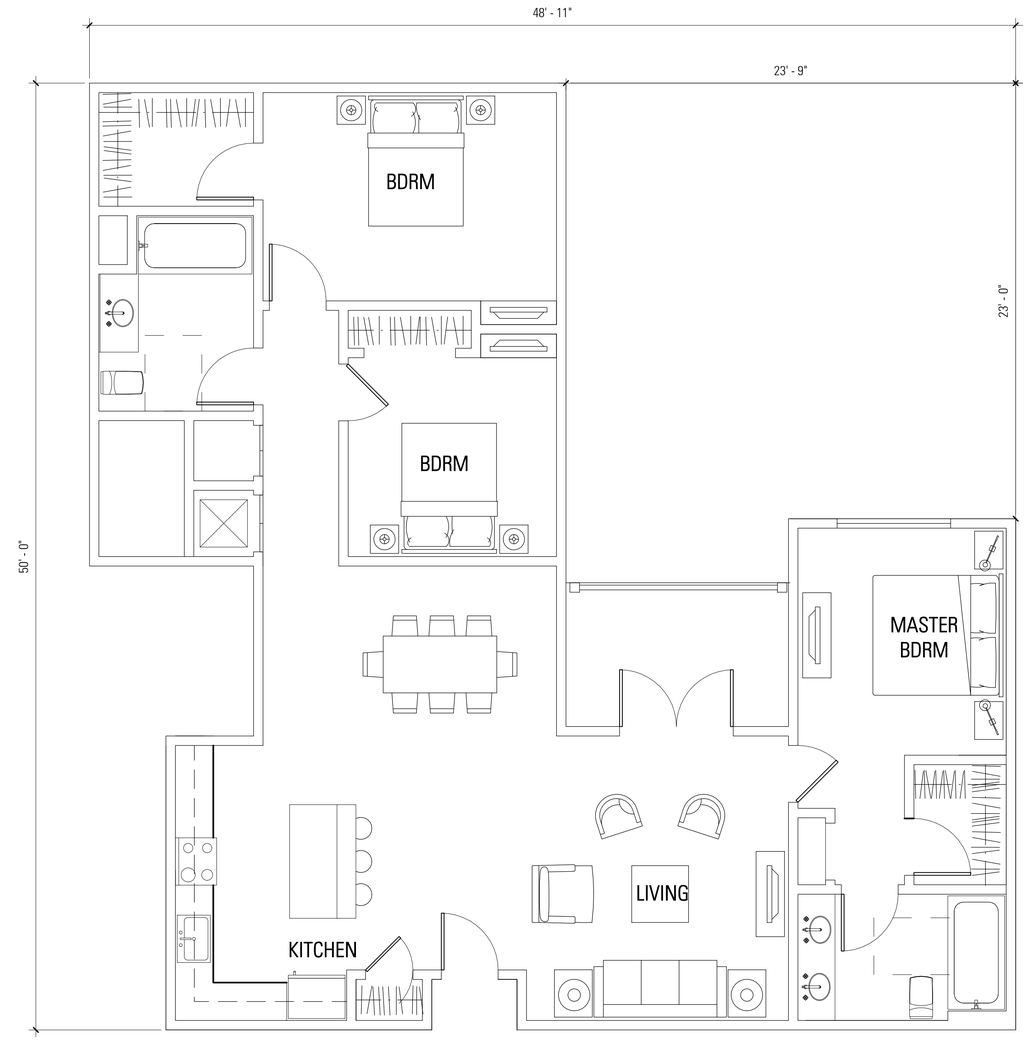


1 A2.R12.1 Unit Type 3A
1/4" = 1'-0"



2 A2.R12.1 Unit Type 3B
1/4" = 1'-0"

Station 1300

1300 El Camino Real

Enlarged Unit Plans - 3 Bedroom, Typical

BAR architects
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12060

03/29/2016

2' 8' 16'
0 4' 12'
SCALE: 1/4" = 1'-0"

N

A2.R12.1

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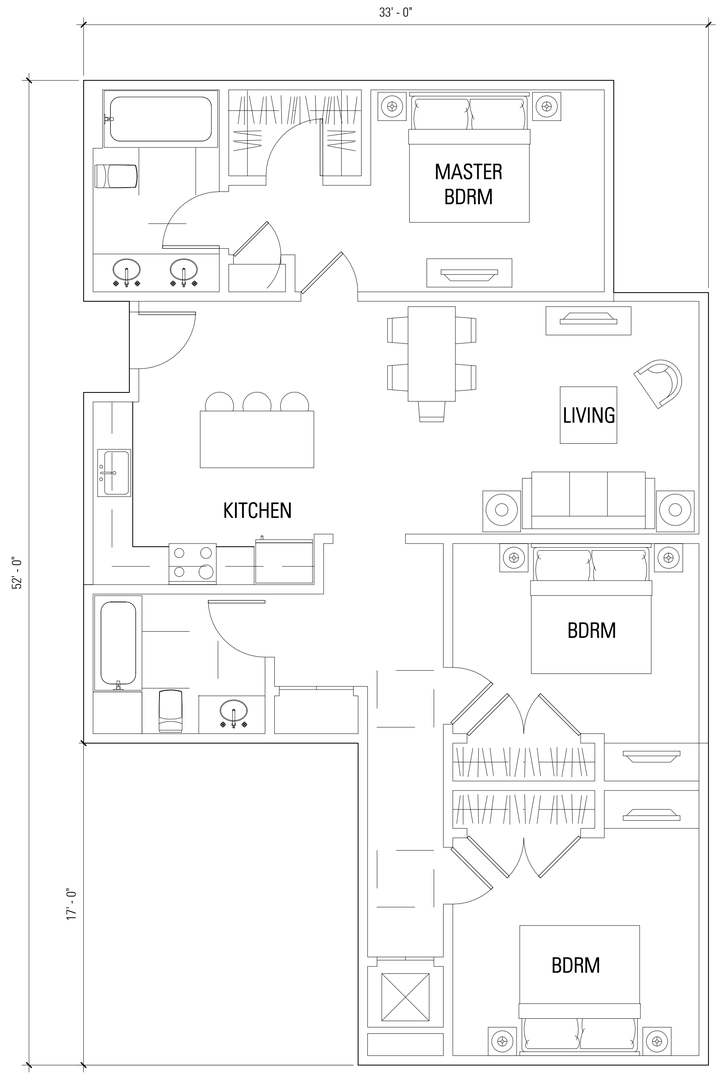

1 A2.R12.2 Unit Type 3C
1/4" = 1'-0"

Station 1300

1300 El Camino Real

Enlarged Unit Plans - 3 Bedroom, Typical

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12060 | 03/29/2016

2' 8' 16'
0 4' 12'
SCALE: 1/4" = 1'-0"

A2.R12.2

3/28/2016 5:27:24 PM C:\0 REVIT\12060 Station 1300-Central_GAlvarez.rvt

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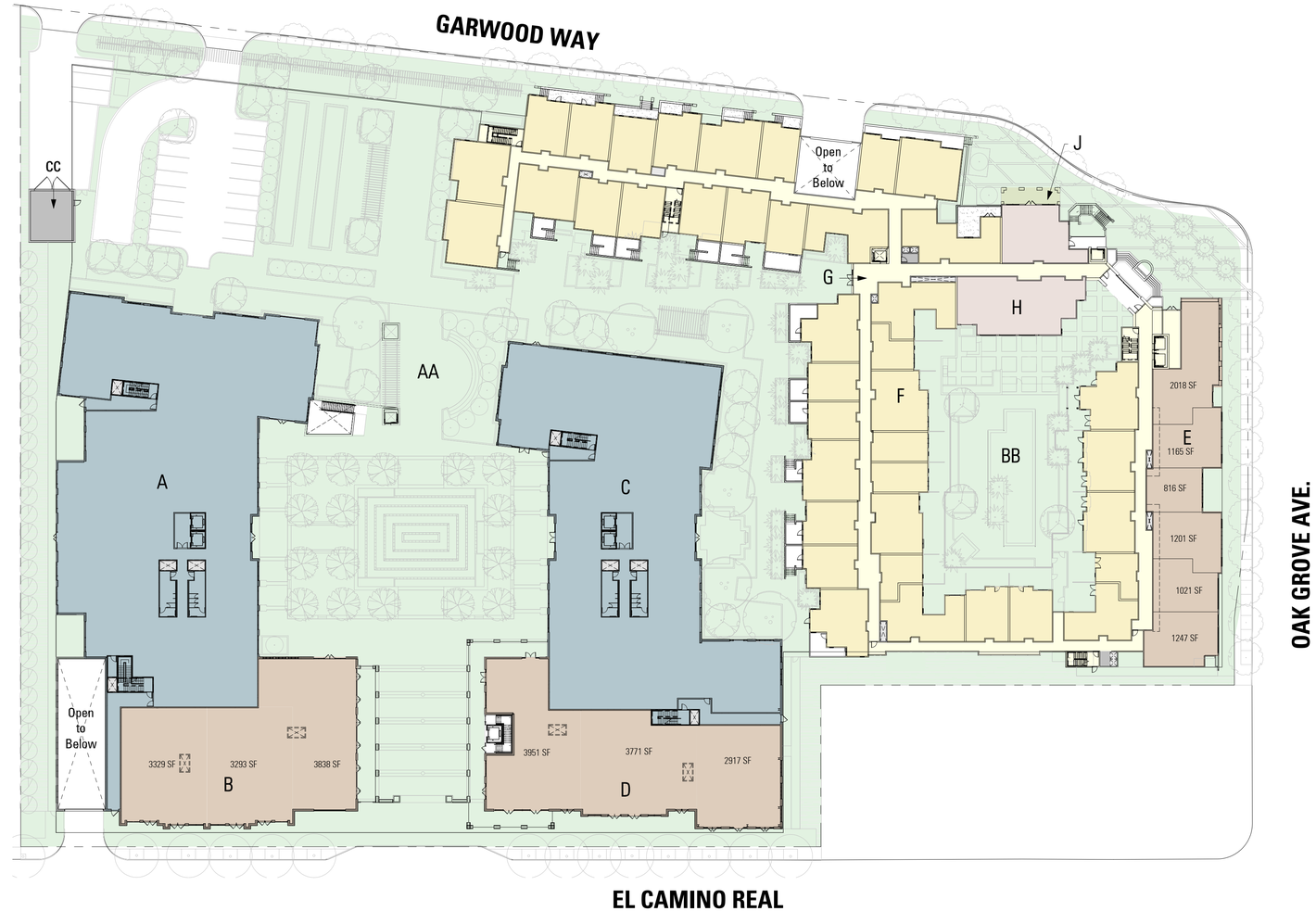
Area Calculations

Station 1300				
area	**building**	**program**	**sq.ft.**	**notes**
		Level 1		
A	North Office	Commercial / Office	26,669	
B	North Office	Comm. Serving Uses	10,460	
C	South Office	Commercial / Office	22,026	
D	South Office	Comm. Serving Uses	10,639	
E	Residential	Comm. Serving Uses	7,468	
F	Residential	Residential Units	34,770	
x	Residential	shafts	-350	excluded
G	Residential	Circulation	9,144	
H	Residential	Amenity Space (2)	3,567	
J	Residential	Semi-Enclosed Deck	320	
			48,695	Total Lvl 1 Office
			47,451	Total Lvl 1 Res
			28,567	Total Lvl 1 CSU
			124,713	**Total GSF Level 1**
		Level 2		
K	North Office	Commercial / Office	40,270	
L	South Office	Commercial / Office	33,679	
M	Residential	Residential Units	46,008	
x	Residential	shafts	-500	excluded
N	Residential	Circulation	7,962	
O	Residential	Semi-Enclosed Deck (2)	124	
			73,949	Total Lvl 2 Office
			53,594	Total Lvl 2 Res
			127,543	**Total GSF Level 2**
		Level 3		
P	North Office	Commercial / Office	38,938	
Q	South Office	Commercial / Office	30,353	
R	Residential	Residential Units	46,008	
x	Residential	shafts	-500	excluded
S	Residential	Circulation	7,733	
T	Residential	Semi-Enclosed Deck (2)	124	
			69,291	Total Lvl 3 Office
			53,365	Total Lvl 3 Res
			122,656	**Total GSF Level 3**
		Level 4		
U	Residential	Residential Units	37,233	
x	Residential	shafts	-400	excluded
V	Residential	Circulation	6,652	
W	Residential	Semi-Enclosed Deck (1)	64	
			43,949	Total Lvl 4 Res
			43,549	**Total GSF Level 4**
		GFA		
		Max. Allowed 420,404	**420,211**	**Gross SF Total**
		Max. Allowed 210,202	**191,935**	Office GFA
			47	% Office GFA
			199,709	Residential GFA
			28,567	CSU GFA
		Open Space		
		Level 1		
AA	Main Site	Open Space	111,704	
BB	Residential Courtyard	Open Space	153,362	
cc	Trash Enclosure	Waste / Recycling	800	excluded
			265,066	**Total Open Space**



Areas

- Residential Units
- Office
- Community Serving Uses
- Decks
- Trash/Recycle
- Public Open Space
- Residential - Circulation
- Residential - Interior Amenities
- Residential - Mechanical
- Office - Mechanical

NOTES:
1. ALL MECHANICAL AREA EXEMPT PER SEC. 16.04.325 (C) (1) and (2). SEE A0.0 FOR MORE INFORMATION.
2. CIRCULATION TO GARAGE EXEMPT PER SEC. 16.04.325 (C)(3)
3. EXEMPT PER SEC. 16.04.325 (C)(6)
4. EXEMPT AREAS INCLUDE UNCOVERED PORCHES AND JULIET BALCONIES PER SEC. 16.04.325 (C)(1); OPEN, COVERED PORCHES WITH COLUMNS LESS THAN 12" WIDE AND OPEN CIRCULATION WITH COLUMNS LESS THAN 12" WIDE PER SEC. 16.04.325 (C)(4)

Station 1300 | 1300 El Camino Real

Level 1 Area Diagram

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12060 | 03/29/2016

20 80 160'
0 40 120
SCALE: 1" = 40'-0"

A3.01

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Area Calculations

Station 1300				
area	**building**	**program**	**sq.ft.**	**notes**
		Level 1		
A	North Office	Commercial / Office	26,669	
B	North Office	Comm. Serving Uses	10,460	
C	South Office	Commercial / Office	22,026	
D	South Office	Comm. Serving Uses	10,639	
E	Residential	Comm. Serving Uses	7,468	
F	Residential	Residential Units	34,770	
x	Residential	shafts	-350	excluded
G	Residential	Circulation	9,144	
H	Residential	Amenity Space (2)	3,567	
J	Residential	Semi-Enclosed Deck	320	
			48,695	Total Lvl 1 Office
			47,451	Total Lvl 1 Res
			28,567	Total Lvl 1 CSU
			124,713	**Total GSF Level 1**
		Level 2		
K	North Office	Commercial / Office	40,270	
L	South Office	Commercial / Office	33,679	
M	Residential	Residential Units	46,008	
x	Residential	shafts	-500	excluded
N	Residential	Circulation	7,962	
O	Residential	Semi-Enclosed Deck (2)	124	
			73,949	Total Lvl 2 Office
			53,594	Total Lvl 2 Res
			127,543	**Total GSF Level 2**
		Level 3		
P	North Office	Commercial / Office	38,938	
Q	South Office	Commercial / Office	30,353	
R	Residential	Residential Units	46,008	
x	Residential	shafts	-500	excluded
S	Residential	Circulation	7,733	
T	Residential	Semi-Enclosed Deck (2)	124	
			69,291	Total Lvl 3 Office
			53,365	Total Lvl 3 Res
			122,656	**Total GSF Level 3**
		Level 4		
U	Residential	Residential Units	37,233	
x	Residential	shafts	-400	excluded
V	Residential	Circulation	6,652	
W	Residential	Semi-Enclosed Deck (1)	64	
			43,949	Total Lvl 4 Res
			43,549	**Total GSF Level 4**
		GFA		
		Max. Allowed 420,404	**420,211**	**Gross SF Total**
		Max. Allowed 210,202	**191,935**	Office GFA
			47	% Office GFA
			199,709	Residential GFA
			28,567	CSU GFA
		Open Space		
		Level 1		
AA	Main Site	Open Space	111,704	
BB	Residential Courtyard	Open Space	153,362	
cc	Trash Enclosure	Waste / Recycling	800	excluded
			265,066	**Total Open Space**

Areas

- Residential Units
- Office
- Decks
- Trash/Recycle
- Exempt Areas
- Residential - Circulation
- Residential - Mechanical
- Office - Mechanical

NOTES:
1. ALL MECHANICAL AREA EXEMPT PER SEC. 16.04.325 (C) (1) and (2). SEE A0.0 FOR MORE INFORMATION.
2. CIRCULATION TO GARAGE EXEMPT PER SEC. 16.04.325 (C)(3)
3. EXEMPT PER SEC. 16.04.325 (C)(6)
4. EXEMPT AREAS INCLUDE UNCOVERED PORCHES AND JULIET BALCONIES PER SEC. 16.04.325 (C)(1); OPEN, COVERED PORCHES WITH COLUMNS LESS THAN 12" WIDE AND OPEN CIRCULATION WITH COLUMNS LESS THAN 12" WIDE PER SEC. 16.04.325 (C)(4)

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Level 2 Area Diagram

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12060 | 03/29/2016

20 80 160'
0 40 120
SCALE: 1" = 40'-0"

N

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Area Calculations

Station 1300				
area	**building**	**program**	**sq.ft.**	**notes**
		Level 1		
A	North Office	Commercial / Office	26,669	
B	North Office	Comm. Serving Uses	10,460	
C	South Office	Commercial / Office	22,026	
D	South Office	Comm. Serving Uses	10,639	
E	Residential	Comm. Serving Uses	7,468	
F	Residential	Residential Units	34,770	
x	Residential	shafts	-350	excluded
G	Residential	Circulation	9,144	
H	Residential	Amenity Space (2)	3,567	
J	Residential	Semi-Enclosed Deck	320	
			48,695	Total Lvl 1 Office
			47,451	Total Lvl 1 Res
			28,567	Total Lvl 1 CSU
			124,713	**Total GSF Level 1**
		Level 2		
K	North Office	Commercial / Office	40,270	
L	South Office	Commercial / Office	33,679	
M	Residential	Residential Units	46,008	
x	Residential	shafts	-500	excluded
N	Residential	Circulation	7,962	
O	Residential	Semi-Enclosed Deck (2)	124	
			73,949	Total Lvl 2 Office
			53,594	Total Lvl 2 Res
			127,543	**Total GSF Level 2**
		Level 3		
P	North Office	Commercial / Office	38,938	
Q	South Office	Commercial / Office	30,353	
R	Residential	Residential Units	46,008	
x	Residential	shafts	-500	excluded
S	Residential	Circulation	7,733	
T	Residential	Semi-Enclosed Deck (2)	124	
			69,291	Total Lvl 3 Office
			53,365	Total Lvl 3 Res
			122,656	**Total GSF Level 3**
		Level 4		
U	Residential	Residential Units	37,233	
x	Residential	shafts	-400	excluded
V	Residential	Circulation	6,652	
W	Residential	Semi-Enclosed Deck (1)	64	
			43,949	Total Lvl 4 Res
			43,549	**Total GSF Level 4**
		GFA		
		Max. Allowed 420,404	**420,211**	**Gross SF Total**
		Max. Allowed 210,202	**191,935**	Office GFA
			47	% Office GFA
			199,709	Residential GFA
			28,567	CSU GFA
		Open Space		
		Level 1		
AA	Main Site	Open Space	111,704	
BB	Residential Courtyard	Open Space	153,362	
cc	Trash Enclosure	Waste / Recycling	800	excluded
			265,066	**Total Open Space**

Areas

- Residential Units
- Office
- Decks
- Trash/Recycle
- Exempt Areas
- Public Open Space
- Residential - Circulation
- Residential - Mechanical
- Office - Mechanical

NOTES:
1. ALL MECHANICAL AREA EXEMPT PER SEC. 16.04.325 (C) (1) and (2). SEE A0.0 FOR MORE INFORMATION.
2. CIRCULATION TO GARAGE EXEMPT PER SEC. 16.04.325 (C)(3)
3. EXEMPT PER SEC. 16.04.325 (C)(6)
4. EXEMPT AREAS INCLUDE UNCOVERED PORCHES AND JULIET BALCONIES PER SEC. 16.04.325 (C)(1); OPEN, COVERED PORCHES WITH COLUMNS LESS THAN 12" WIDE AND OPEN CIRCULATION WITH COLUMNS LESS THAN 12" WIDE PER SEC. 16.04.325 (C)(4)

Station 1300 | 1300 El Camino Real

Level 3 Area Diagram

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12060 | 03/29/2016

20 80 160'
0 40 120
SCALE: 1" = 40'-0"

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Area Calculations

Station 1300				
area	building	program	sq.ft.	notes
		Level 1		
A	North Office	Commercial / Office	26,669	
B	North Office	Comm. Serving Uses	10,460	
C	South Office	Commercial / Office	22,026	
D	South Office	Comm. Serving Uses	10,639	
E	Residential	Comm. Serving Uses	7,468	
F	Residential	Residential Units	34,770	
x	Residential	shafts	-350	excluded
G	Residential	Circulation	9,144	
H	Residential	Amenity Space (2)	3,567	
J	Residential	Semi-Enclosed Deck	320	
			48,695	Total Lvl 1 Office
			47,451	Total Lvl 1 Res
			28,567	Total Lvl 1 CSU
			124,713	**Total GSF Level 1**
		Level 2		
K	North Office	Commercial / Office	40,270	
L	South Office	Commercial / Office	33,679	
M	Residential	Residential Units	46,008	
x	Residential	shafts	-500	excluded
N	Residential	Circulation	7,962	
O	Residential	Semi-Enclosed Deck (2)	124	
			73,949	Total Lvl 2 Office
			53,594	Total Lvl 2 Res
			127,543	**Total GSF Level 2**
		Level 3		
P	North Office	Commercial / Office	38,938	
Q	South Office	Commercial / Office	30,353	
R	Residential	Residential Units	46,008	
x	Residential	shafts	-500	excluded
S	Residential	Circulation	7,733	
T	Residential	Semi-Enclosed Deck (2)	124	
			69,291	Total Lvl 3 Office
			53,365	Total Lvl 3 Res
			122,656	**Total GSF Level 3**
		Level 4		
U	Residential	Residential Units	37,233	
x	Residential	shafts	-400	excluded
V	Residential	Circulation	6,652	
W	Residential	Semi-Enclosed Deck (1)	64	
			43,949	Total Lvl 4 Res
			43,549	**Total GSF Level 4**
		GFA		
		Max. Allowed 420,404	**420,211**	**Gross SF Total**
		Max. Allowed 210,202	**191,935**	Office GFA
			47	% Office GFA
			199,709	Residential GFA
			28,567	CSU GFA
		Open Space		
		Level 1		
AA	Main Site	Open Space	111,704	
BB	Residential Courtyard	Open Space	153,362	
cc	Trash Enclosure	Waste / Recycling	800	excluded
			265,066	**Total Open Space**

Areas

- Residential Units
- Decks
- Trash/Recycle
- Exempt Areas
- Public Open Space
- Residential - Circulation
- Residential - Mechanical

NOTES:
1. ALL MECHANICAL AREA EXEMPT PER SEC. 16.04.325 (C) (1) and (2). SEE A0.0 FOR MORE INFORMATION.
2. CIRCULATION TO GARAGE EXEMPT PER SEC. 16.04.325 (C)(3)
3. EXEMPT PER SEC. 16.04.325 (C)(6)
4. EXEMPT AREAS INCLUDE UNCOVERED PORCHES AND JULIET BALCONIES PER SEC. 16.04.325 (C)(1); OPEN, COVERED PORCHES WITH COLUMNS LESS THAN 12" WIDE AND OPEN CIRCULATION WITH COLUMNS LESS THAN 12" WIDE PER SEC. 16.04.325 (C)(4)

Station 1300 | 1300 El Camino Real

Level 4 Area Diagram

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12060 | 03/29/2016

20 80 160'
0 40 120
SCALE: 1" = 40'-0"

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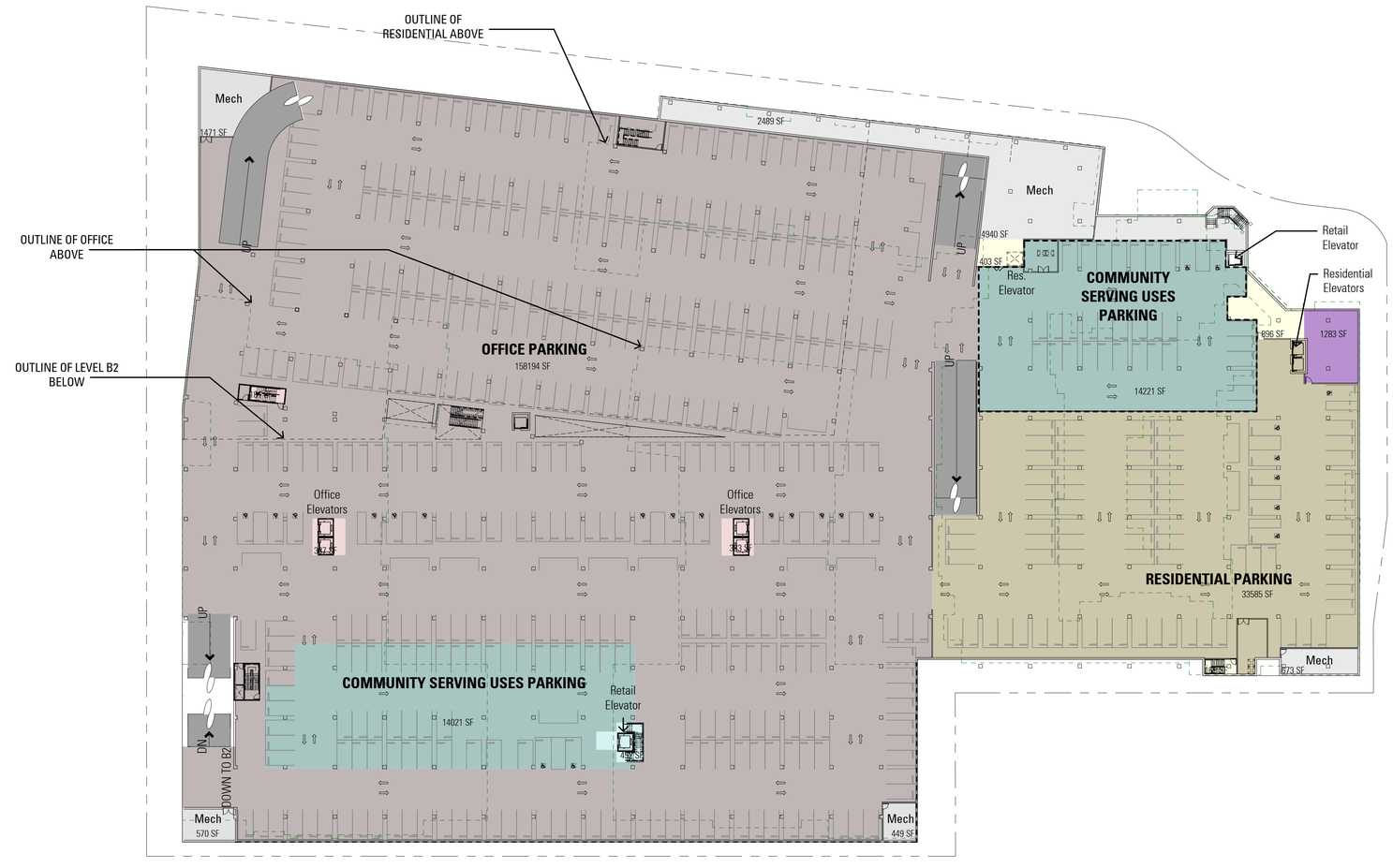
Parking Spaces

	Office (+ CSU flex)	Residential (1.4 per DU)	Community Serv. Uses
L1	15	0	0
B1	382	85	72
B2	261	160	0
Subtotals	658	245	72
Total			**975**

PARKING COUNT - TOTAL		
DESCRIPTION	COUNT	COMMENTS
LEVEL BASEMENT 1		
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	357	OFFICE
Parking_Space_BAR: HC Accessible 9'x18'	4	OFFICE HC
02-Parking_Space_BAR: HC Accessible VAN 9'x18'	10	OFFICE HC VAN
Parking_Space_BAR: Parallel Standard 7'x22' Menlo Park	11	OFFICE PARALLEL
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	74	RESIDENTIAL GARAGE
02-Parking_Space_BAR: HC Accessible 9'x18'	2	RESIDENTIAL HC
02-Parking_Space_BAR: HC Accessible VAN 9'x18'	4	RESIDENTIAL HC VAN
Parking_Space_BAR: Parallel Standard 7'x22' Menlo Park	2	RESIDENTIAL PARALLEL
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	37	RETAIL OFF
02-Parking_Space_BAR: HC Accessible VAN 9'x18'	1	RETAIL OFF HC
Parking_Space_BAR: HC Accessible VAN 9'x18'	1	RETAIL OFF HC VAN
Parking_Space_BAR: Parallel Standard 7'x22' Menlo Park	1	RETAIL PARALLEL
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	30	RETAIL RES
Parking_Space_BAR: HC Accessible 9'x18'	1	RETAIL RES HC
02-Parking_Space_BAR: HC Accessible VAN 9'x18'	1	RETAIL RES HC VAN
LEVEL BASEMENT 2		
	261	OFFICE
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	162	RESIDENTIAL GARAGE
Grand total	959	



Areas

- Bicycle Storage
- Residential - Circulation
- Residential - Mechanical
- Office - Mechanical
- Office - Parking
- Residential - Parking
- Community Serving Uses - Parking
- Community Serving Uses - Circulation
- Office - Circulation

Station 1300

1300 El Camino Real

Parking Level B1 Area Diagram

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12060 | 03/29/2016

20 80 160'
0 40 120
SCALE: 1" = 40'-0"

A3.B1

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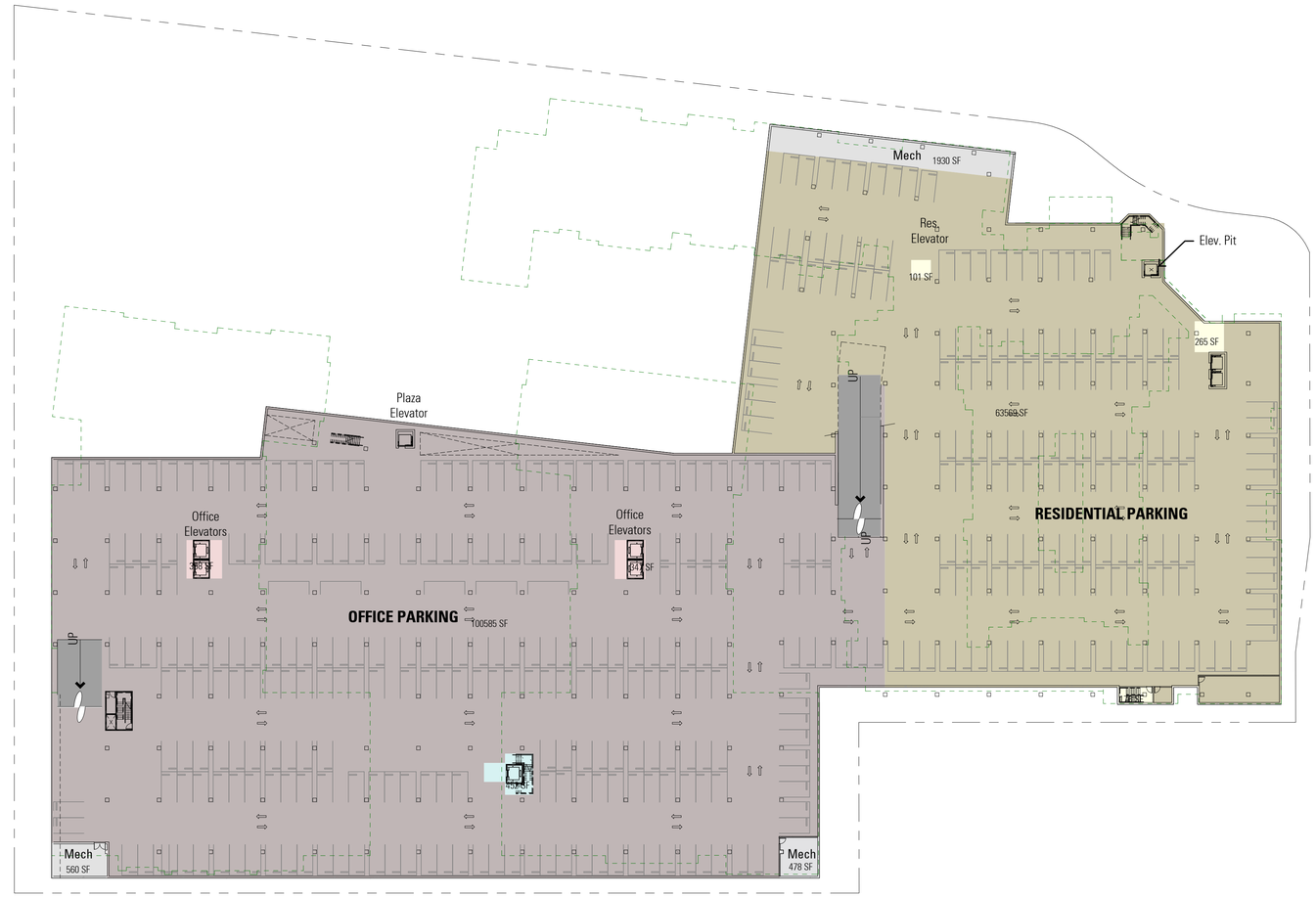
Parking Spaces

	Office (+ CSU flex)	Residential (1.4 per DU)	Community Serv. Uses
L1	15	0	0
B1	382	85	72
B2	261	160	0
Subtotals	658	245	72
Total			**975**

PARKING COUNT - TOTAL		
DESCRIPTION	COUNT	COMMENTS
LEVEL BASEMENT 1		
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	357	OFFICE
Parking_Space_BAR: HC Accessible 9'x18'	4	OFFICE HC
02-Parking_Space_BAR: HC Accessible VAN 9'x18'	10	OFFICE HC VAN
Parking_Space_BAR: Parallel Standard 7'x22' Menlo Park	11	OFFICE PARALLEL
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	74	RESIDENTIAL GARAGE
02-Parking_Space_BAR: HC Accessible 9'x18'	2	RESIDENTIAL HC
02-Parking_Space_BAR: HC Accessible VAN 9'x18'	4	RESIDENTIAL HC VAN
Parking_Space_BAR: Parallel Standard 7'x22' Menlo Park	2	RESIDENTIAL PARALLEL
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	37	RETAIL OFF
02-Parking_Space_BAR: HC Accessible VAN 9'x18'	1	RETAIL OFF HC
Parking_Space_BAR: HC Accessible VAN 9'x18'	1	RETAIL OFF HC VAN
Parking_Space_BAR: Parallel Standard 7'x22' Menlo Park	1	RETAIL PARALLEL
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	30	RETAIL RES
Parking_Space_BAR: HC Accessible 9'x18'	1	RETAIL RES HC
02-Parking_Space_BAR: HC Accessible VAN 9'x18'	1	RETAIL RES HC VAN
LEVEL BASEMENT 2		
	261	OFFICE
Parking_Space_BAR: Standard 8-6"x16'-6" - Menlo Park	162	RESIDENTIAL GARAGE
Grand total	959	



Areas

- Mechanical - Office
- Residential - Circulation
- Office - Mechanical
- Office - Parking
- Residential - Parking
- Community Serving Uses - Circulation
- Office - Circulation

Station 1300

1300 El Camino Real

Parking Level B2 Area Diagram

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12060 | 03/29/2016

20 80 160'
0 40 120
SCALE: 1" = 40'-0"

N

A3.B2

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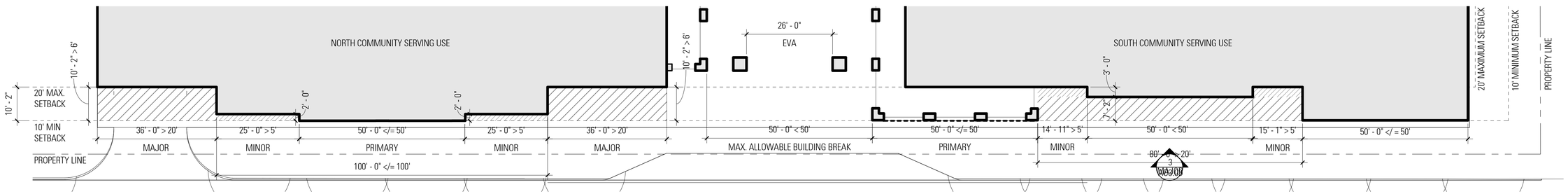
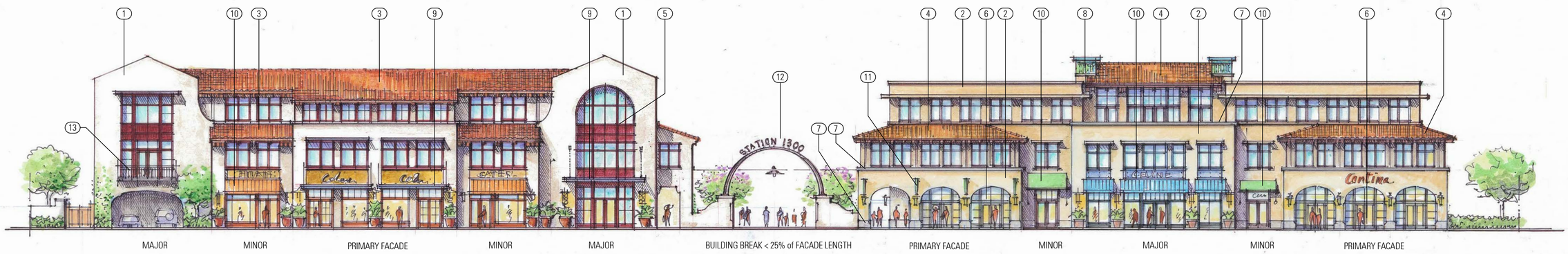


2 A4.01 PARTIAL FLOOR PLAN - OFFICE LEVEL 1 @ ECR

1/16" = 1'-0"



1 A4.01 EXTERIOR ELEVATION - OFFICE -WEST

1/16" = 1'-0"

Color and Materials Key

1. Integral Color Cement Plaster, Hard trowel 'Mission' finish, LaHabra Off-White
2. Integral Color Cement Plaster, Hard trowel 'Mission' finish, La Habra Warm Beige
3. Clay Tile Roof, US Tile by Boral, El Camino Blend
4. Clay Tile Roof, US Tile by Boral, Malorca
5. Aluminum Storefront System, Powder-coated Burnt Red
6. Aluminum Storefront System, Powder-coated Bronze
7. Cast Stone (Stone-clad column, ledgers, and/or coping), Stepstone French Gray
8. Pier Cap
9. Metal and Glass Canopy, Gun Metal Gray
10. Fabric (Canvas) Awning, colors TBD
11. Metal Blade Sign, Gun Metal Gray
12. Metal Sign and Structure, Bronze
13. Metal Guardrail and Railing, Gun Metal Gray
14. Wood Guardrail and Railing, painted, color TBD
15. Composite Windows

Station 1300 | 1300 El Camino Real

Specific Plan Standards Compliance Diagram - ECR

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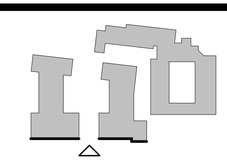
12060 | 03/29/2016

8' 32' 64'
0 16' 48'
SCALE: 1/16" = 1'-0"

N



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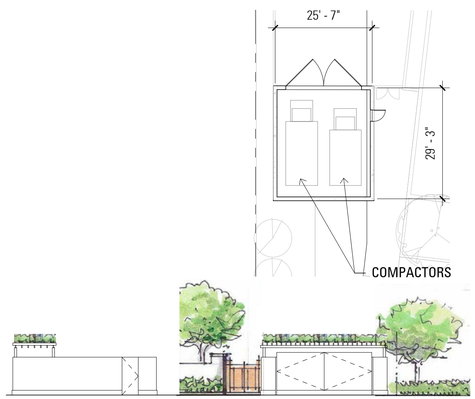
GENERAL ELEVATION NOTES

1. WINDOW SILL HEIGHTS @ 3'-0" ABOVE FINISH FLOOR U.O.N. (NOT INCLUDING FULL-HEIGHT WINDOW WALL SYSTEMS)
2. TILE ROOF SLOPES @ 5:12 U.O.N.
3. PER THE MP ECR & DOWNTOWN SPECIFIC PLAN, VERTICAL PROJECTIONS (IE. PARAPETS & BALCONY RAILINGS) MAY EXTEND 4'-0" BEYOND THE MAX. BUILDING HEIGHT.
3. SEE SHEET A8.33 FOR TYPICAL OPENING DETAILS

4 A4.02 North Office - L. Side North Elevation
1/16" = 1'-0"



5 A4.02 Trash Enclosure Plan and Elevations
1/16" = 1'-0"

3 A4.02 North Office - R. Side Plaza South Elevation
1/16" = 1'-0"

2 A4.02 North Office - Rear East Elevation
1/16" = 1'-0"

1 A4.02 North Office - Front West Elevation
1/16" = 1'-0"

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Exterior Elevations - North Office Building

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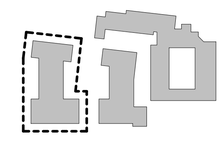
8' 32' 64'
0 16' 48'
SCALE: 1/16" = 1'-0"



A4.02

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GENERAL ELEVATION NOTES

1. WINDOW SILL HEIGHTS @ 3'-0" ABOVE FINISH FLOOR U.O.N. (NOT INCLUDING FULL-HEIGHT WINDOW WALL SYSTEMS)
2. TILE ROOF SLOPES @ 5:12 U.O.N.
3. PER THE MP ECR & DOWNTOWN SPECIFIC PLAN, VERTICAL PROJECTIONS (IE. PARAPETS & BALCONY RAILINGS) MAY EXTEND 4'-0" BEYOND THE MAX. BUILDING HEIGHT.
3. SEE SHEET A8.33 FOR TYPICAL OPENING DETAILS

4 A4.03 South Office - R. Side South Elevation
1/16" = 1'-0"

3 A4.03 South Office - L. Side Plaza North Elevation
1/16" = 1'-0"

2 A4.03 South Office - Rear East Elevation
1/16" = 1'-0"

1 A4.03 South Office - Front West Elevation
1/16" = 1'-0"

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Exterior Elevations - South Office Building

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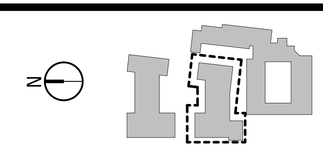

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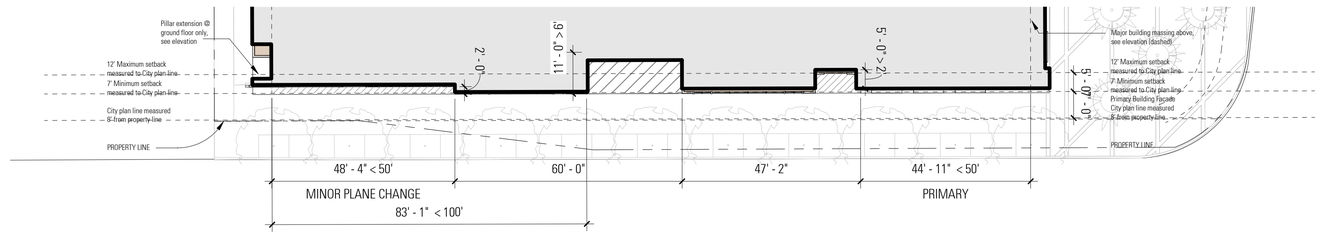

2 / A4.04 PARTIAL FLOOR PLAN - RESIDENTIAL LEVEL 1 @ OAK GROVE

1" = 20'-0"

1 / A4.04 EXTERIOR ELEVATION - RESIDENTIAL @ OAK GROVE

1/16" = 1'-0"

Color and Materials Key

1. Integral Color Cement Plaster, Hard trowel 'Mission' finish, LaHabra Off-White
2. Integral Color Cement Plaster, Hard trowel 'Mission' finish, La Habra Warm Beige
3. Clay Tile Roof, US Tile by Boral, El Camino Blend
4. Clay Tile Roof, US Tile by Boral, Malorca
5. Aluminum Storefront System, Powder-coated Burnt Red
6. Aluminum Storefront System, Powder-coated Bronze
7. Cast Stone (Stone-clad column, ledgers, and/or coping), Stepstone French Gray
8. Pier Cap
9. Metal and Glass Canopy, Gun Metal Gray
10. Fabric (Canvas) Awning, colors TBD
11. Metal Blade Sign, Gun Metal Gray
12. Metal Sign and Structure, Bronze
13. Metal Guardrail and Railing, Gun Metal Gray
14. Wood Guardrail and Railing, painted, color TBD
15. Composite Windows

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Specific Plan Standards Compliance Diagram - OakGrove

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8' 32' 64'
0 16' 48'
SCALE: 1/16" = 1'-0"

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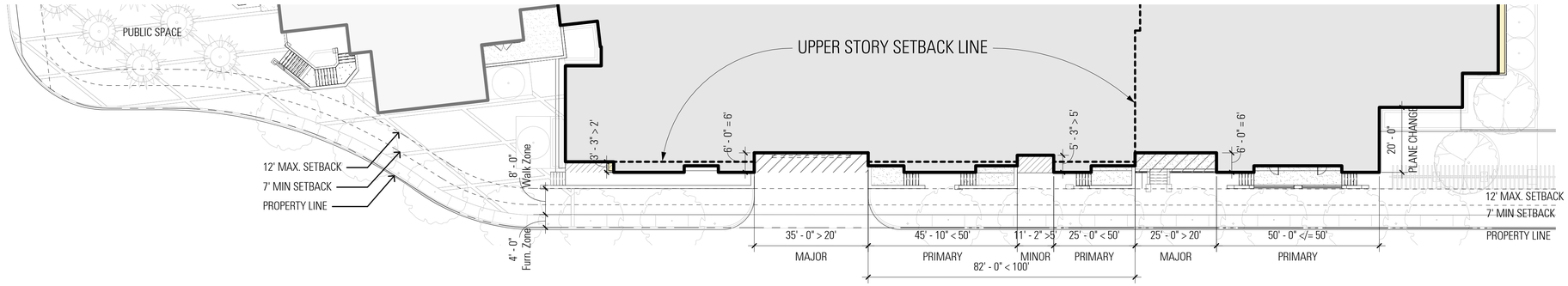

2 / A4.05 PARTIAL FLOOR PLAN - RESIDENTIAL LEVEL 1 @ GARWOOD

1" = 20'-0"

1 / A4.05 EXTERIOR ELEVATION - RESIDENTIAL @ GARWOOD

1/16" = 1'-0"

Color and Materials Key

1. Integral Color Cement Plaster, Hard trowel 'Mission' finish, LaHabra Off-White
2. Integral Color Cement Plaster, Hard trowel 'Mission' finish, La Habra Warm Beige
3. Clay Tile Roof, US Tile by Boral, El Camino Blend
4. Clay Tile Roof, US Tile by Boral, Malorca
5. Aluminum Storefront System, Powder-coated Burnt Red
6. Aluminum Storefront System, Powder-coated Bronze
7. Cast Stone (Stone-clad column, ledgers, and/or coping), Stepstone French Gray
8. Pier Cap
9. Metal and Glass Canopy, Gun Metal Gray
10. Fabric (Canvas) Awning, colors TBD
11. Metal Blade Sign, Gun Metal Gray
12. Metal Sign and Structure, Bronze
13. Metal Guardrail and Railing, Gun Metal Gray
14. Wood Guardrail and Railing, painted, color TBD
15. Composite Windows

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Specific Plan Standards Compliance Diagram - Garwood

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8' 32' 64'
0 16' 48'
SCALE: 1/16" = 1'-0"

A4.05

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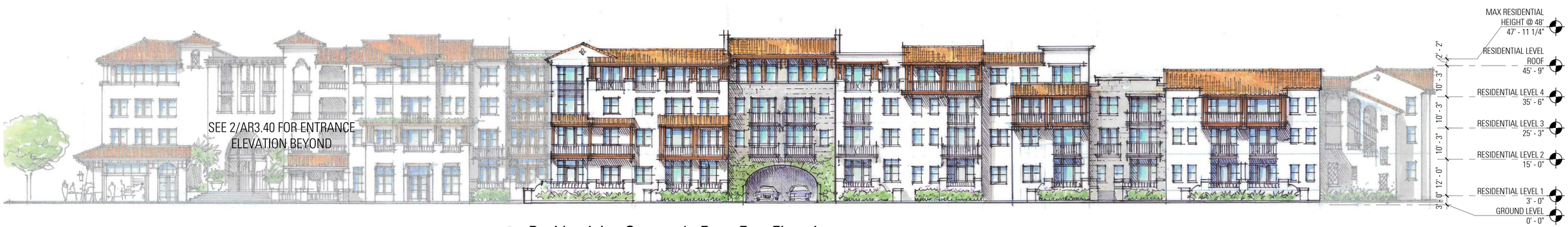
1. WINDOW SILL HEIGHTS @ 3'-0" ABOVE FINISH FLOOR U.O.N. (NOT INCLUDING FULL-HEIGHT WINDOW WALL SYSTEMS)
2. TILE ROOF SLOPES @ 5:12 U.O.N.
3. PER THE MP ECR & DOWNTOWN SPECIFIC PLAN, VERTICAL PROJECTIONS (IE. PARAPETS & BALCONY RAILINGS) MAY EXTEND 4'-0" BEYOND THE MAX. BUILDING HEIGHT.
3. SEE SHEET A8.33 FOR TYPICAL OPENING DETAILS

4 A4.06 **Residential at Oak Grove - Left Side West Elevation**
1/16" = 1'-0"

3 A4.06 **Residential at Oak Grove - Front South Elevation**
1/16" = 1'-0"

2 A4.06 **Residential at Garwood / Oak Grove Entrance - Front Southeast Elevation**
1/16" = 1'-0"



1 A4.06 **Residential at Garwood - Front East Elevation**
1/16" = 1'-0"

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Exterior Elevations - Residential at Public R.O.W.s

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8' 32' 64'
0 16' 48'
SCALE: 1/16" = 1'-0"

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7 A4.07 Residential at Elevation Path - North Elevation
1" = 20'-0"

6 A4.07 Residential at Garwood - Rear West Elevation
1" = 20'-0"

5 A4.07 Residential at Oak Grove - Rear North Elevation
1" = 20'-0"

4 A4.07 Residential at Courtyard - South Elevation
1" = 20'-0"

3 A4.07 Residential at Courtyard - West Elevation
1" = 20'-0"

2 A4.07 Residential at Courtyard - East Elevation
1" = 20'-0"

1 A4.07 Residential at Courtyard - North Elevation
1" = 20'-0"

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Exterior Elevations - Residential at Courtyard and Rear

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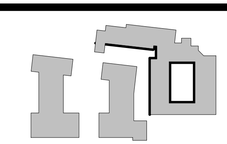
8' 32' 64'
0 16' 48'
SCALE: 1/16" = 1'-0"



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8 A4.10 (E) Structure D - Rear Southwest Elevation
1/8" = 1'-0"

7 A4.10 (E) Structure D - Front Northeast Elevation
1/8" = 1'-0"

6 A4.10 (E) Struct. B - L. Side West Elevation
1/8" = 1'-0"
(E) STRUCT. C - R. SIDE EAST ELEVATION SIMILAR

5 A4.10 (E) Structures B, C & D - Rear North Elevations
1/8" = 1'-0"

4 A4.10 (E) Structures B & C - Front South Elevations
1/8" = 1'-0"

3 A4.10 (E) Struct. A - Rear North Elevation
1/8" = 1'-0"

2 A4.10 (E) Struct. A - R. Side East Elevation
1/8" = 1'-0"
(E) STRUCT. A - L. SIDE WEST ELEVATION SIMILAR

1 A4.10 (E) Struct. A - Front South Elevation
1/8" = 1'-0"

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Existing Exterior Building Elevations (Oakgrove Ave.)

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6 A4.11 (E) Struct. F - R. Side East Elevation
1/8" = 1'-0"
(E) STRUCT. F - L. SIDE WEST ELEVATION SIMILAR

5 A4.11 (E) Struct. F - Front South Elevation
1/8" = 1'-0"

4 A4.11 (E) Struct. E - R. Side East Elevation
1/8" = 1'-0"
(E) STRUCT. E - L. SIDE WEST ELEVATION SIMILAR

3 A4.11 (E) Struct. E - Front South Elevation
1/8" = 1'-0"

2 A4.11 (E) Struct. G - R. Side South Elevation
1/8" = 1'-0"
(E) STRUCT. G - L. SIDE NORTH ELEVATION SIMILAR

1 A4.11 (E) Struct. G - Front West Elevation
1/8" = 1'-0"

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Existing Exterior Building Elevations (ECR & Darry Ln.)

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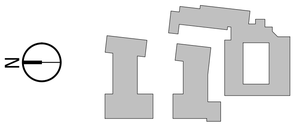

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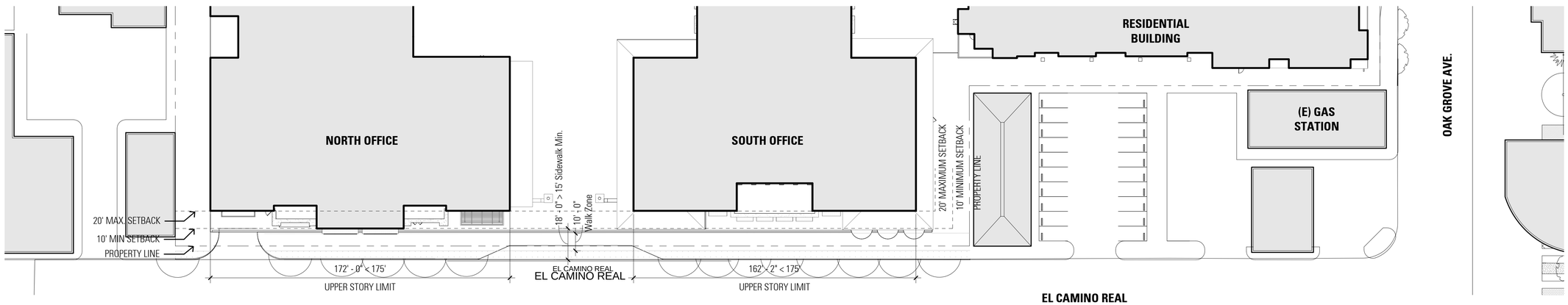

1 A5.01 STREETSCAPE PLAN - EL CAMINO REAL- UPPER STORY
1/32" = 1'-0"

3 A5.01 STREETSCAPE ELEVATION - EL CAMINO REAL
1/32" = 1'-0"

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Streetscape at El Camino Real

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16' 64' 128'
0 32' 96'
SCALE: 1/32" = 1'-0"

N

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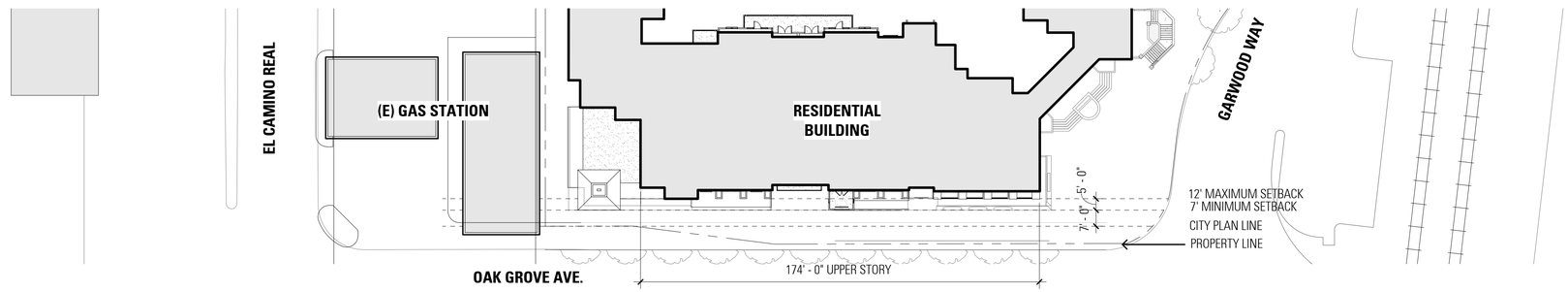

2 A5.02 STREETSCAPE PLAN - OAK GROVE - LEVEL 4
1/32" = 1'-0"

1 A5.02 STREETSCAPE ELEVATION - OAK GROVE
1/32" = 1'-0"

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1300 El Camino Real

Streetscape at Oak Grove

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12060

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16' 64' 128'
0 32' 96'
SCALE: 1/32" = 1'-0"

A5.02

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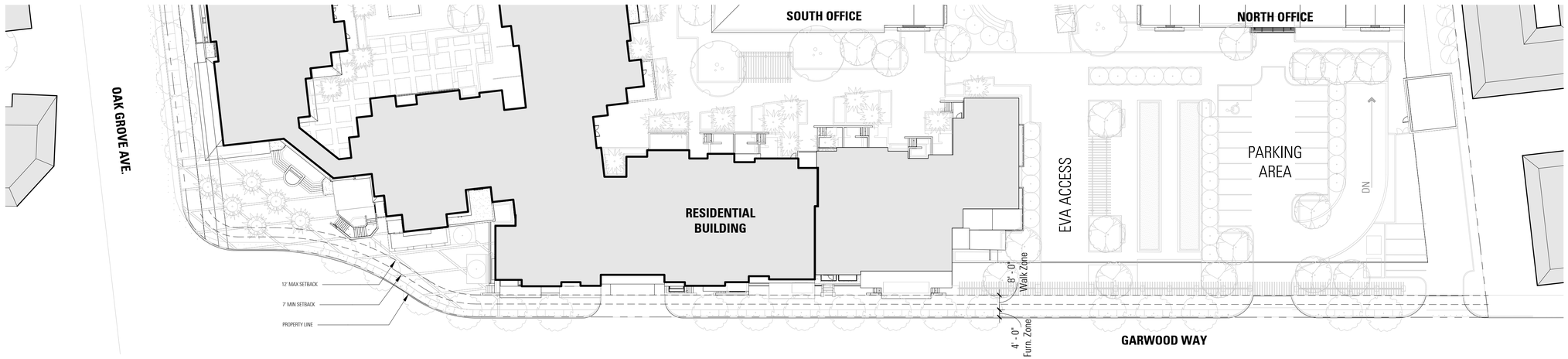

3 A5.03 STREETSCAPE PLAN - GARWOOD - ROOF PLAN
1/32" = 1'-0"

2 A5.03 STREETSCAPE ELEVATION - GARWOOD
1/32" = 1'-0"

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Streetscape at Garwood

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16' 64' 128'
0 32' 96'
SCALE: 1/32" = 1'-0"

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A5.03

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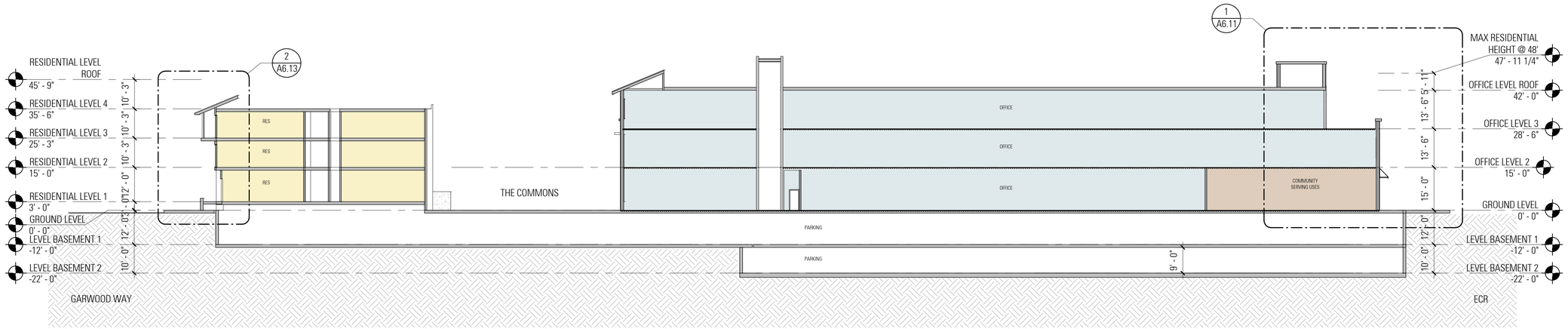
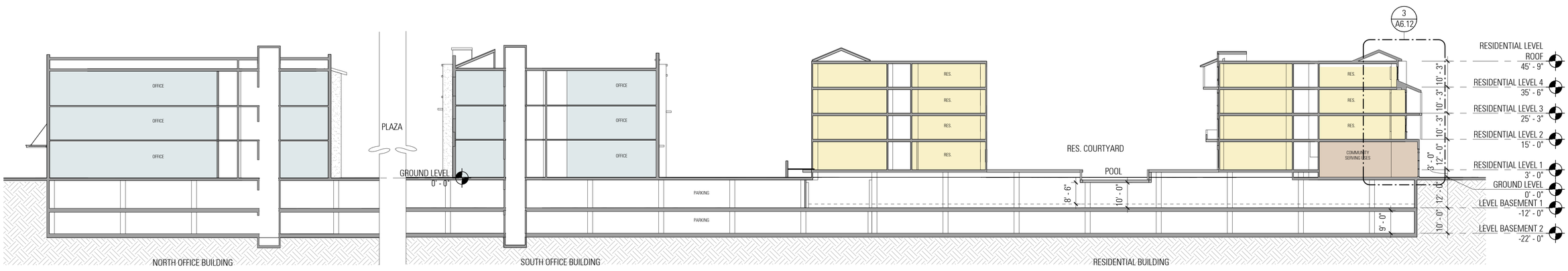


2 A6.01 East-West building section facing South

1" = 20'-0"



1 A6.01 North-South building section facing East

1" = 20'-0"

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Building Cross Sections

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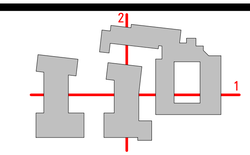
0 20 40 60 80'
SCALE: 1" = 20'-0"



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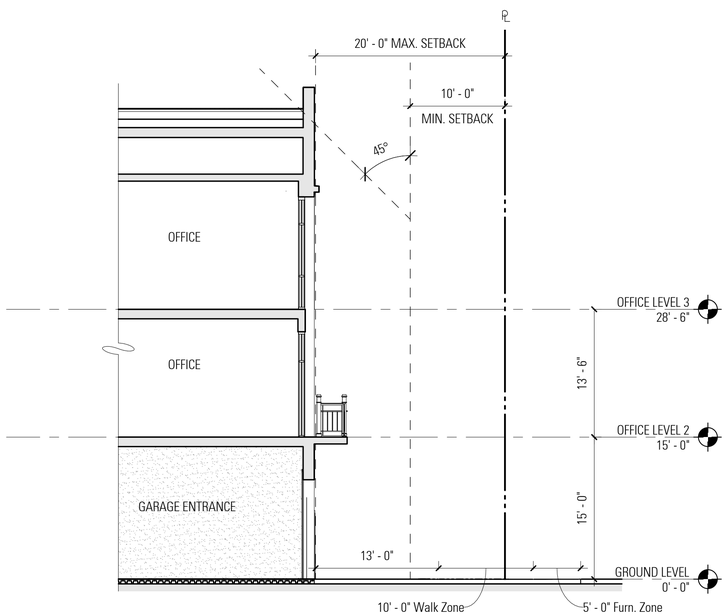
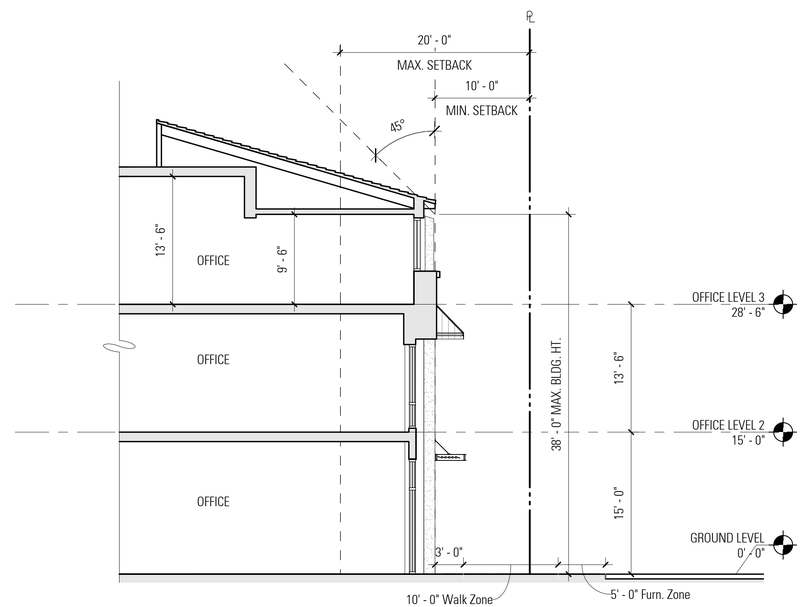
3 A6.10 PARTIAL ELEVATION - NORTH BUILDING - WEST
1/8" = 1'-0"



2 A6.10 OFFICE SECTION - N. BUILDING - EAST/WEST SECTION 1
1/8" = 1'-0"



1 A6.10 OFFICE SECTION - N. BUILDING - EAST/WEST SECTION 2
1/8" = 1'-0"

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Building Sections - Office - North Building - ECR

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4' 16' 32'
0 8' 24'
SCALE: 1/8" = 1'-0"

A6.10

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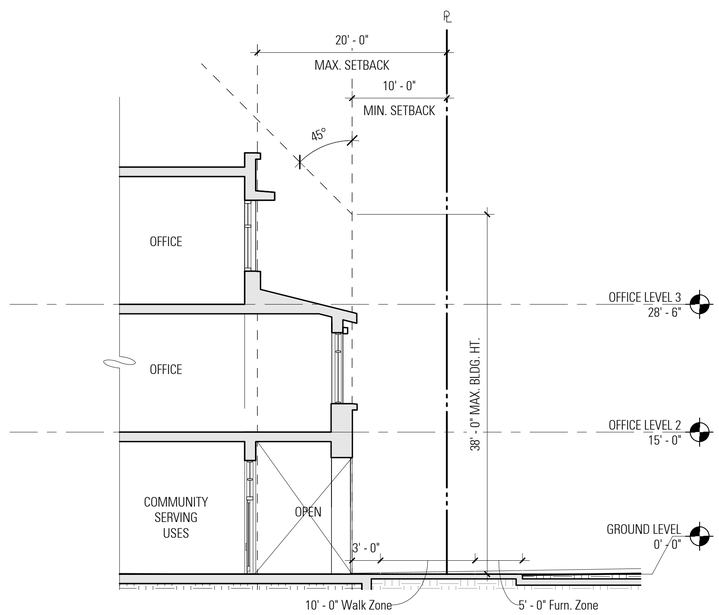
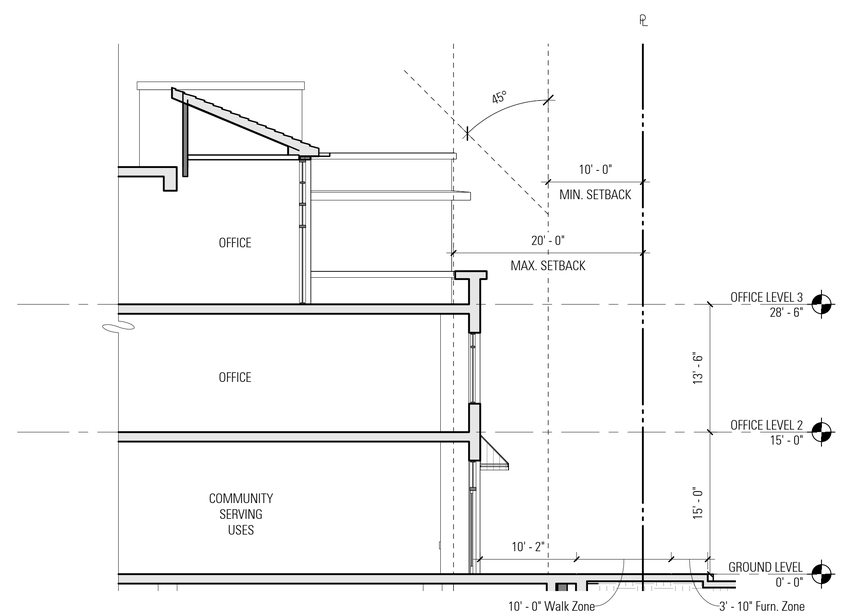
3 A6.11 PARTIAL ELEVATION - SOUTH BUILDING -WEST
1/8" = 1'-0"



2 A6.11 OFFICE SECTION - S. BUILDING - EAST/WEST SECTION 2
1/8" = 1'-0"



1 A6.11 OFFICE SECTION - S.BUILDING - EAST/WEST SECTION 1
1/8" = 1'-0"

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Building Sections - Office - South Building -ECR

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4' 16' 32'
0 8' 24'
SCALE: 1/8" = 1'-0"

N

A6.11

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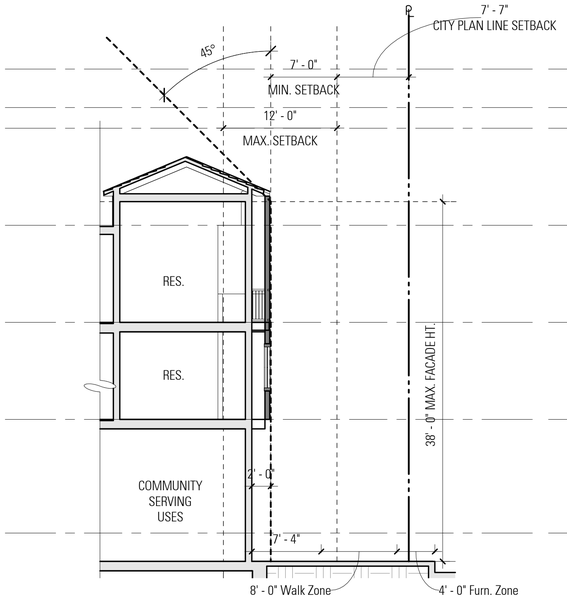
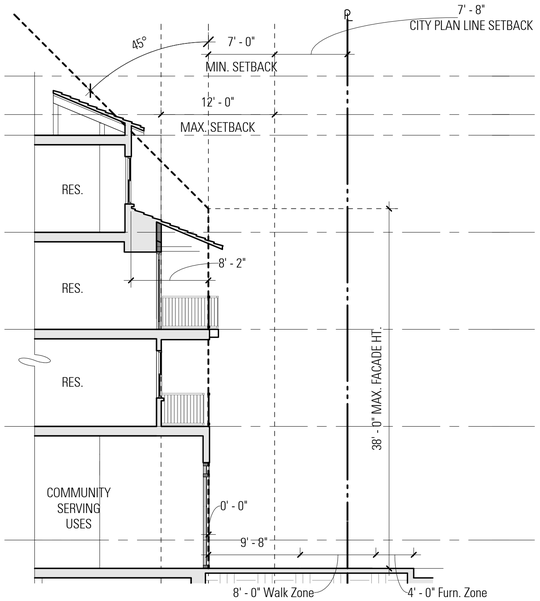
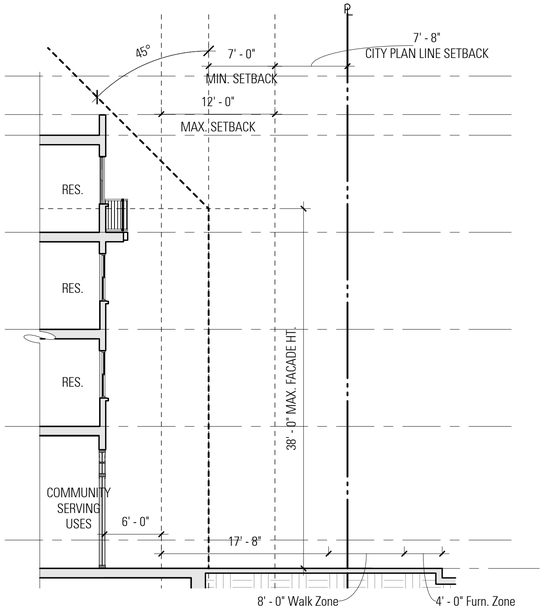


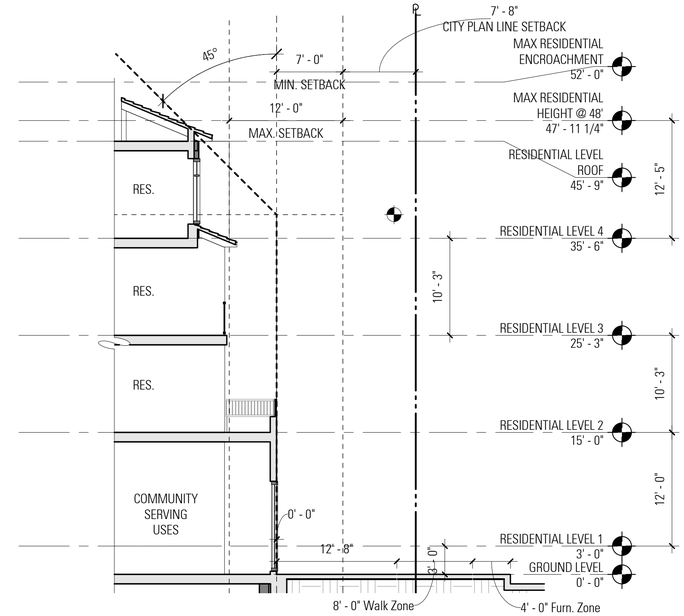
5 A6.12 RESIDENTIAL SECTION - OAK GROVE - N/S 5
1/8" = 1'-0"



4 A6.12 RESIDENTIAL SECTION - OAK GROVE - N/S 4
1/8" = 1'-0"



3 A6.12 RESIDENTIAL SECTION - OAK GROVE - N/S 3
1/8" = 1'-0"



2 A6.12 RESIDENTIAL SECTION - OAK GROVE - N/S 2
1/8" = 1'-0"

1 A6.12 EXTERIOR ELEVATION - RESIDENTIAL @ OAK GROVE - 1/8"
1/8" = 1'-0"

Station 1300

1300 El Camino Real

Building Sections - Residential - Oak Grove

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4' 16' 32'
0 8' 24'
SCALE: 1/8" = 1'-0"

N

A6.12

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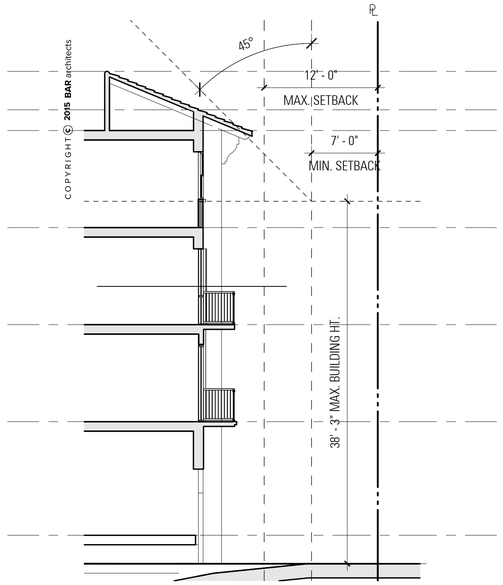
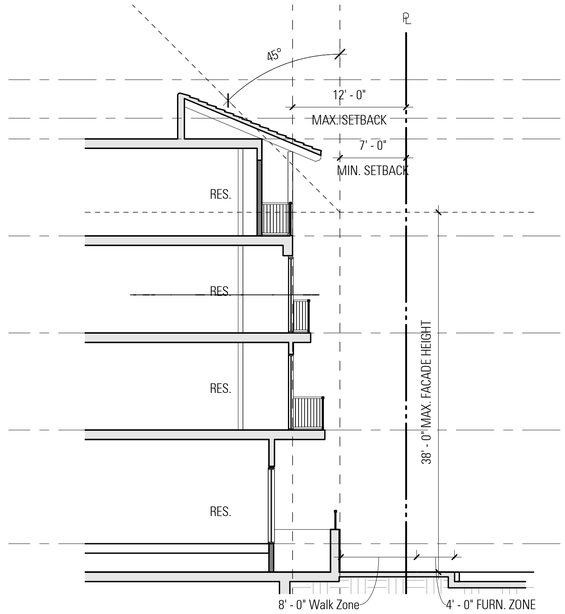
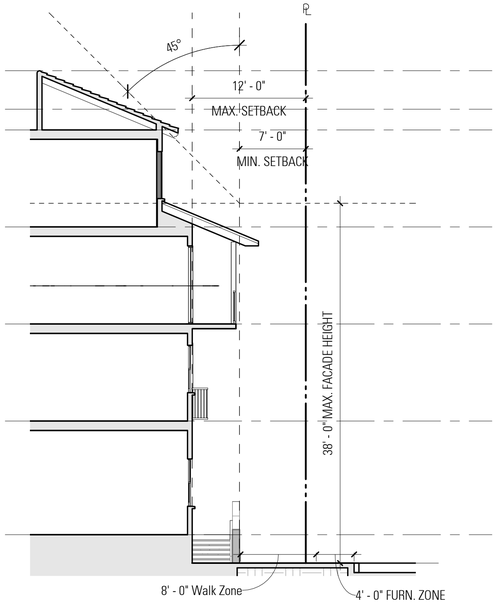


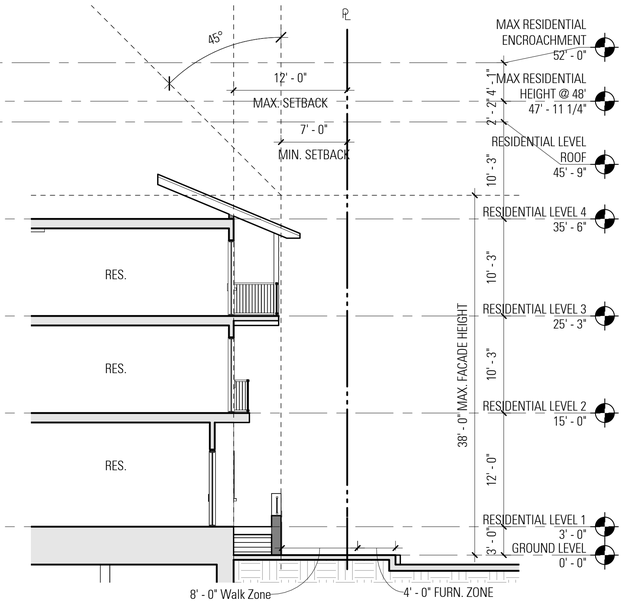
5 A6.13 RESIDENTIAL SECTION - GARWOOD - E/W 5
1/8" = 1'-0"



4 A6.13 RESIDENTIAL SECTION - GARWOOD - E/W 4
1/8" = 1'-0"



3 A6.13 RESIDENTIAL SECTION - GARWOOD - E/W 3
1/8" = 1'-0"



2 A6.13 RESIDENTIAL SECTION - GARWOOD - E/W 2
1/8" = 1'-0"

1 A6.13 PARTIAL ELEVATION - RESIDENTIAL - EAST
1/8" = 1'-0"

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Building Sections - South Residential @ Garwood

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4' 16' 32'
0 8' 24'
SCALE: 1/8" = 1'-0"

A6.13

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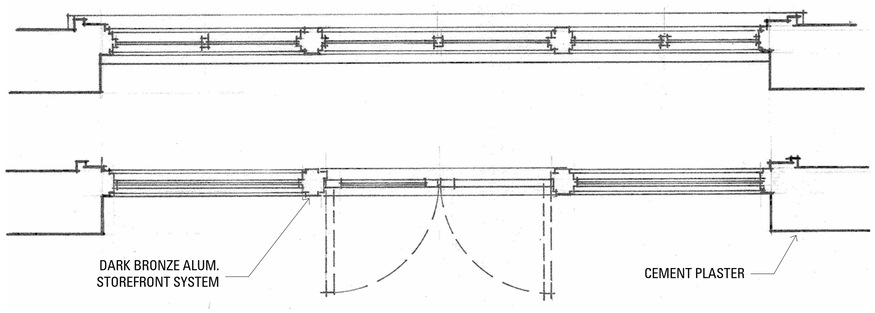
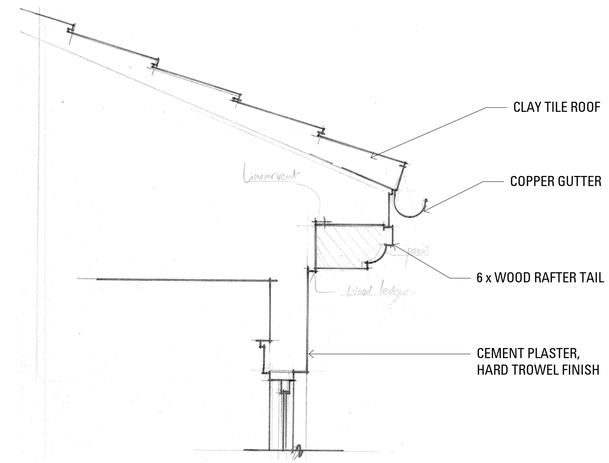


2 A6.14 Main Entry Plan Detail
1/2" = 1'-0"



3 A6.14 Typical Eave w Rafter Tail
1/2" = 1'-0"

1 A6.14 EXTERIOR ELEVATION - OFFICE -WEST
1/16" = 1'-0"

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1' 4' 8'
0 2' 6'
SCALE: 1/2" = 1'-0"

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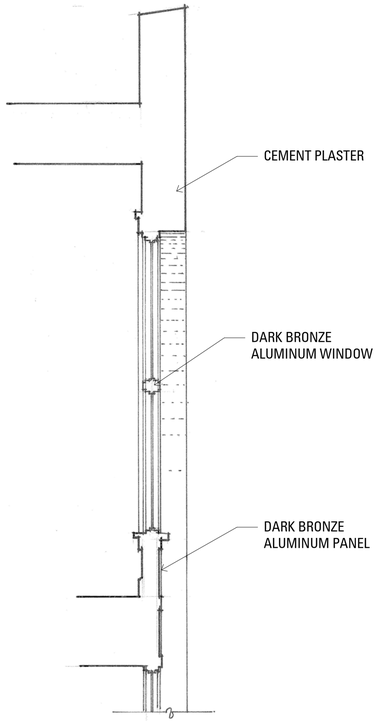
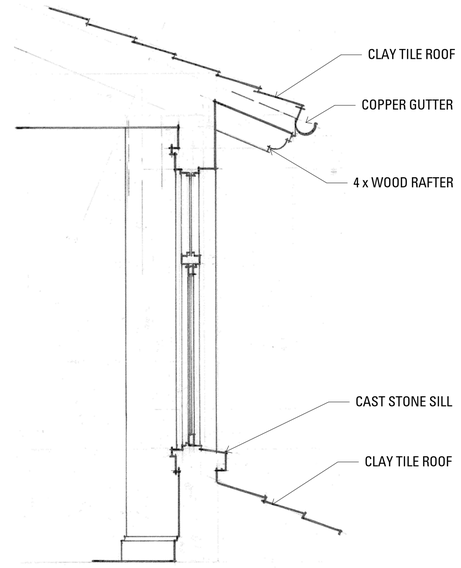


2 A6.15 Fenestration Detail @ Gable End
1/2" = 1'-0"



3 A6.15 Window and Eave Detail
1/2" = 1'-0"

1 A6.15 North Office - R. Side Plaza South Elevation
1/16" = 1'-0"

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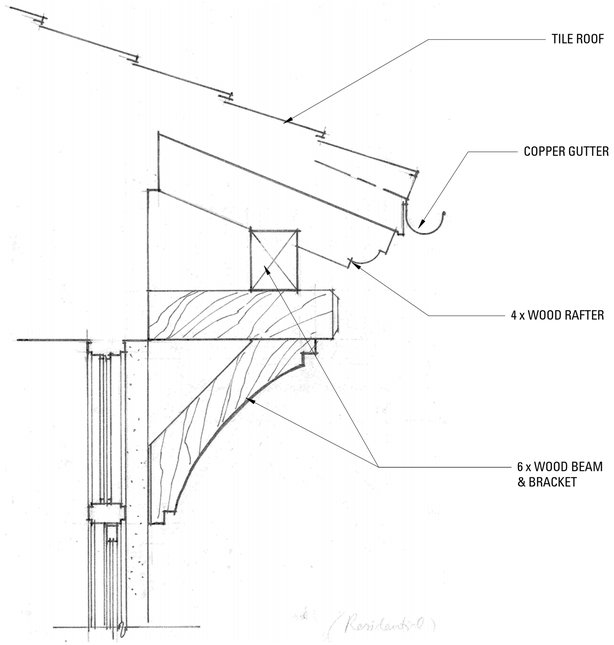
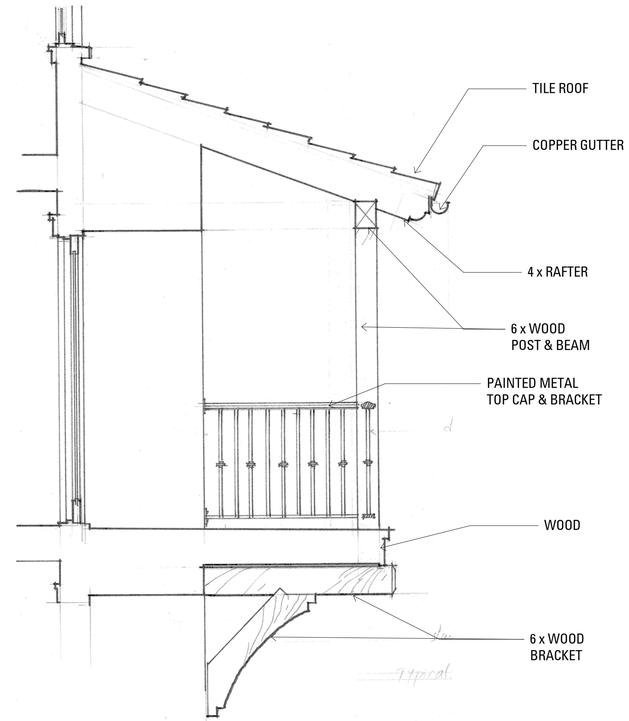


2 A6.16 Deep Eave @ Major Modulation
1/2" = 1'-0"



3 A6.16 Typical Covered Balcony Detail
3/8" = 1'-0"

1 A6.16 Copy (2) of Residential at Garwood - Front East Elevation
1/16" = 1'-0"

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1' 4' 8'
0 2' 6'
SCALE: 1/2" = 1'-0"

N

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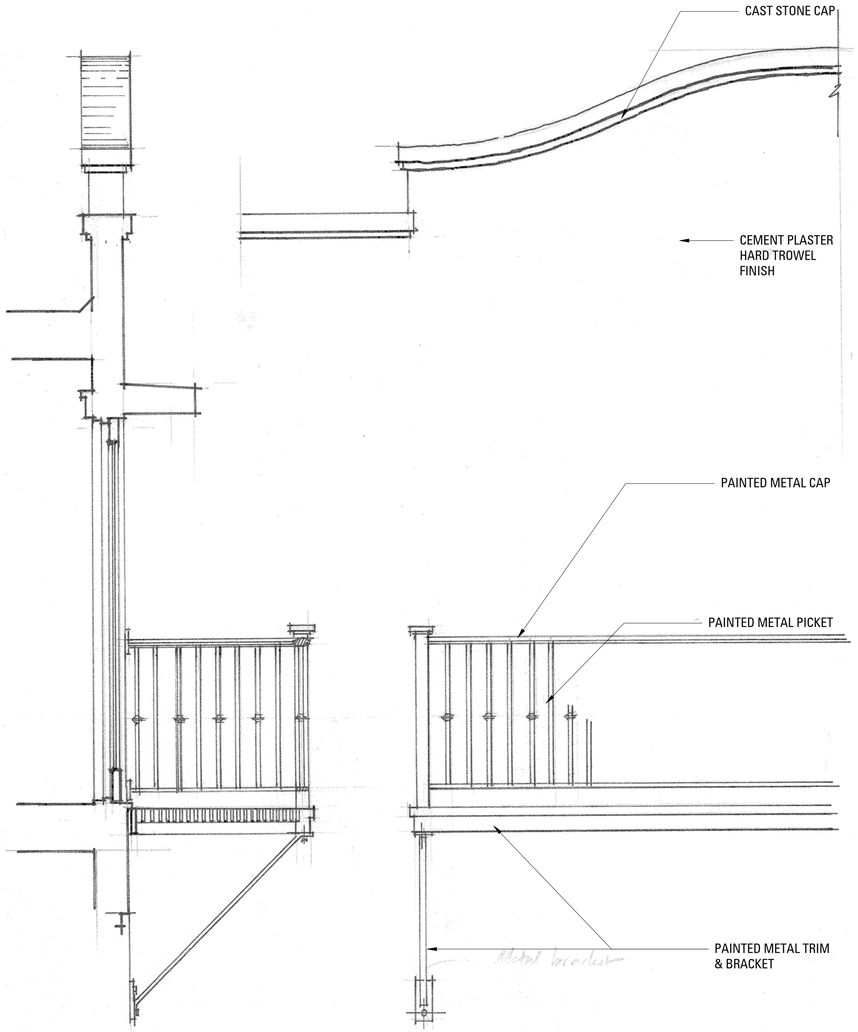
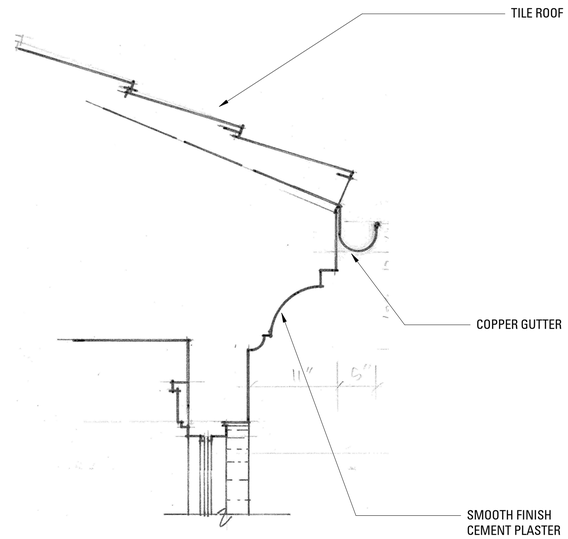
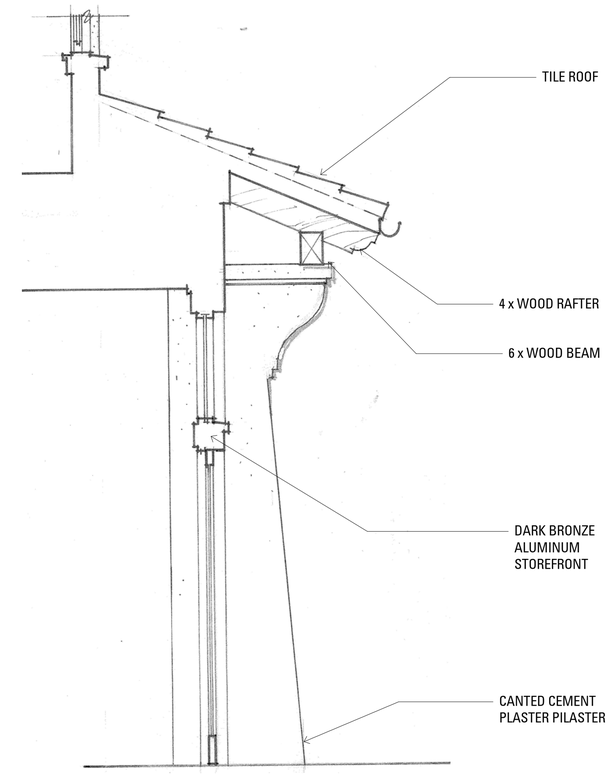


2 A6.17 Decorative Gable & Shallow Balcony Detail
1/2" = 1'-0"



3 A6.17 Shallow Eave @ Tower Element
1/2" = 1'-0"



4 A6.17 Battered Pier Detail @ Retail
3/8" = 1'-0"

1 A6.17 Residential at Oak Grove - Front South Elevation
1/16" = 1'-0"

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1' 4' 8'
0 2' 6'
SCALE: 1/2" = 1'-0"

N

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1. Integral Color Cement Plaster, Hard Trowel 'Mission' finish

Off-White

Manufacturer: La Habra

2. Integral Color Cement Plaster, Hard Trowel 'Mission' finish

Warm Beige

Manufacturer: La Habra

3. Clay Tile Roof

El Camino Blend

Manufacturer: US Tile by Boral

4. Clay Tile Roof

Malorca

Manufacturer: US Tile by Boral

5. Aluminum Storefront System

Burnt Red

Manufacturer: EFCO, OldcastleBuildingEnvelope

6. Aluminum Storefront System

Burnt Bronze

Manufacturer: EFCO, OldcastleBuildingEnvelope

7. Cast Stone (Stone-clad column, ledgers, and/or coping)

French Gray

Manufacturer: Stepstone

8. Pier Cap

Color: TBD

Manufacturer:TBD

9, 11, 13. Metal and Glass Canopy, Blade Sign, Guardrail and Railing

Gun Metal Gray

Manufacturer:TBD

12. Metal Sign and Structure

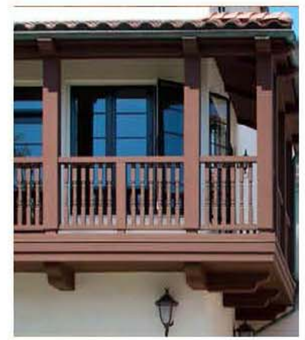
Bronze

Manufacturer: TBD

10. Fabric (Canvas) Awning

Color: TBD

Manufacturer: TBD



14. Wood Guardrail and Railing, painted

Color: TBD

Manufacturer: TBD

15. Wood Fiberglass Windows (Residential Building)

Color: TBD

Manufacturer: Marvin Integrity, Milgard, Inline Fiberglass

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Color and Materials Board

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LEED BD+C Core & Shell v2009 Scorecard: Offices/Retail

LEED CS v2009 Scorecard

Date: 8/21/2015

Greenheart Land Development
Offices @ 1300 El Camino Real
Menlo Park, CA

INTEGRAL GROUP

Y	Y?	?	N?	N				
84	11	5	5	5		**Total Project Score**	Possible Points	110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points **Platinum 80 or more points**

Y	Y?	?	N?	N	D/C	Sustainable Sites — Possible Points 28	
24	1	3			D/C		
Y					C	Prereq 1 Construction Activity Pollution Prevention	
* 1					D	Credit 1 Site Selection	1
* 5					D	Credit 2 Development Density/ Community Connectivity	5
* 1					D	Credit 3 Brownfield Redevelopment	1
6					D	Credit 4.1 Alt. Transportation, Public Transportation Access	6
2					D	Credit 4.2 Alt. Transportation, Bicycle Storage & Changing Rooms	2
3					D	Credit 4.3 Alt. Transportation, Low-Emit/Fuel Efficient Vehicles	3
		2			D	Credit 4.4 Alt. Transportation, Parking Capacity	2
*		1			C	Credit 5.1 Site Development, Protect or Restore Habitat	1
*	1				D	Credit 5.2 Site Development, Maximize Open Space	1
* 1					D	Credit 6.1 Stormwater Management, Quantity Control	1
* 1					D	Credit 6.2 Stormwater Management, Quality Control	1
* 1					C	Credit 7.1 Heat Island Effect, Non-Roof	1
1					D	Credit 7.2 Heat Island Effect, Roof	1
(1)					D	Credit 8 Light Pollution Reduction	1
(1)					D	Credit 9 Tenant Design & Construction Guidelines	1

Y	Y?	?	N?	N	D/C	Water Efficiency — Possible Points 10	
5	1		4		D/C		
(Y)					D	Prereq 1 Water Use Reduction, 20% Reduction	
* 2					D	Credit 1.1 Water Efficient Landscaping, Reduce by 50%	2
*			2		D	Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	2
			2		D	Credit 2 Innovative Wastewater Technologies	2
2					D	Credit 3.1 Water Use Reduction, 30% Reduction	2
(1)					D	Credit 3.2 Water Use Reduction, 35% Reduction	1
1					D	Credit 3.3 Water Use Reduction, 40% Reduction	1

Y	Y?	?	N?	N	D/C	Energy & Atmosphere — Possible Points 37	
33	2	2			D/C		
Y					C	Prereq 1 Fundamental Commissioning	
Y					D	Prereq 2 Minimum Energy Performance	
Y					D	Prereq 3 Fundamental Refrigerant Management	
(21)					D	Credit 1 Optimize Energy Performance	21
4					D	Credit 2 On-site Renewable Energy	4
2					C	Credit 3 Enhanced Commissioning	2
	(2)				D	Credit 4 Enhanced Refrigerant Management	2
3					D	Credit 5.1 Measurement & Verification: Base Building	3
(3)					D	Credit 5.2 Measurement & Verification: Tenant Submetering	3
	2				C	Credit 6 Green Power	2

* Denotes Master Site Credit
◯ Requirements incorporated into Tenant Lease Sales Aggreement

Y	Y?	?	N?	N	D/C	Materials & Resources — Possible Points 13	
5	2		1	5	D/C		
(Y)					D	Prereq 1 Storage & Collection of Recyclables	
				5	D	Credit 1.1 Building Reuse, Maintain 55% of Existing Walls, Floors & Roof	5
* (2)					C	Credit 2 Construction Waste Management	2 *
			1		C	Credit 3 Materials Reuse, Specify 5%	1
1					C	Credit 4.1 Recycled Content, 10%	1
	1				C	Credit 4.2 Recycled Content, 20%	1
1					C	Credit 5.1 Local/Regional Materials, 10%	1
	1				C	Credit 5.2 Local/Regional Materials, 20%	1
(1)					C	Credit 6 Certified Wood	1

Y	Y?	?	N?	N	D/C	Indoor Environmental Quality — Possible Points 12	
10	2						
Y					D	Prereq 1 Minimum IAQ Performance	
(Y)					D	Prereq 2 Environmental Tobacco Smoke (ETS) Control	
	1				D	Credit 1 Outdoor Air Delivery Monitoring	1
1					D	Credit 2 Increased Ventilation	1
(1)					C	Credit 3.1 Construction IAQ Management Plan, During Construction	1
(1)					C	Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	1
(1)					C	Credit 4.2 Low-Emitting Materials, Paints & Coatings	1
(1)					C	Credit 4.3 Low-Emitting Materials, Carpet Systems	1
(1)					C	Credit 4.4 Low-Emitting Materials, Composite Wood	1
(1)					D	Credit 5 Indoor Chemical & Pollutant Source Control	1
1					D	Credit 6.1 Controllability of Systems, Thermal Comfort	1
(1)					D	Credit 7 Thermal Comfort, Design	1
	1				D	Credit 8.1 Daylight & Views, Daylight 75% of Spaces	1
1					D	Credit 8.2 Daylight & Views, Views for 90% of Spaces	1

Y	Y?	?	N?	N	D/C	Innovation & Design Process — Possible Points 6	
5	1						
1					D/C	Credit 1.1 Innovation in Design or Exemplary Performance: TDM Plan	1
1					D/C	Credit 1.2 Innovation in Design or Exemplary Performance: 2x renewable energy	1
1					D/C	Credit 1.3 Innovation in Design or Exemplary Performance: green housekeeping	1
1					D/C	Credit 1.4 Innovation in Design: education and demonstration	1
	1				D/C	Credit 1.5 Innovation in Design: TBD	1
1					C	Credit 2 LEED AP	1

Y	Y?	?	N?	N		Regional Priority Credits — Possible Points 4	
2	2						
1						Credit 1.1 EAc2 Onsite Renewable (1%)	1
1						Credit 1.2 IEQc8.1 Views (75%)	1
	1					Credit 1.3 SSc5.2 Maximize Open Space	1
	1					Credit 1.4 WEc3 Water use reduction (40%)	1
						Credit 1.5 WEc2 Innovative Wastewater Technologies	1
						Credit 1.6 MRc1.1 Building Reuse (55%)	1

LEED BD+C New Construction v2009 Scorecard: Residential & Retail

LEED NC v2009 Scorecard

Date: 8/21/2015

Greenheart Land Development
Multi-Family Residential @ 1300 El Camino Real
Menlo Park, CA

INTEGRAL GROUP

Y	Y?	?	N?	N				
75	16	8	4	7		**Total Project Score**	Possible Points	110

Certified 40 to 49 points Silver 50 to 59 points **Gold 60 to 79 points** Platinum 80 or more points

Y	Y?	?	N?	N	D/C	Sustainable Sites — Possible Points 26	
22	3	1			D/C		
Y					C	Prereq 1 Construction Activity Pollution Prevention	
* 1					D	Credit 1 Site Selection	1
* 5					D	Credit 2 Development Density/ Community Connectivity	5
* 1					D	Credit 3 Brownfield Redevelopment	1
6					D	Credit 4.1 Alt. Transportation, Public Transportation Access	6
1					D	Credit 4.2 Alt. Transportation, Bicycle Storage & Changing Rooms	1
3					D	Credit 4.3 Alt. Transportation, Low-Emit/Fuel Efficient Vehicles	3
	(2)				D	Credit 4.4 Alt. Transportation, Parking Capacity	2
*		1			C	Credit 5.1 Site Development, Protect or Restore Habitat	1
*	(1)				D	Credit 5.2 Site Development, Maximize Open Space	1
* 1					D	Credit 6.1 Stormwater Management, Quantity Control	1
* 1					D	Credit 6.2 Stormwater Management, Quality Control	1
* 1					C	Credit 7.1 Heat Island Effect, Non-Roof	1
1					D	Credit 7.2 Heat Island Effect, Roof	1
1					D	Credit 8 Light Pollution Reduction	1

Y	Y?	?	N?	N	D/C	Water Efficiency — Possible Points 10	
5	1		4		D/C		
Y					D	Prereq 1 Water Use Reduction, 20% Reduction	
*					D	Credit 1.1 Water Efficient Landscaping, Reduce by 50%	2
*			2		D	Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation	2
			2		D	Credit 2 Innovative Wastewater Technologies	2
2					D	Credit 3.1 Water Use Reduction, 30% Reduction	2
1					D	Credit 3.2 Water Use Reduction, 35% Reduction	1
	1				D	Credit 3.3 Water Use Reduction, 40% Reduction	1

Y	Y?	?	N?	N	D/C	Energy & Atmosphere — Possible Points 35	
24	6	5			D/C		
Y					C	Prereq 1 Fundamental Commissioning	
Y					D	Prereq 2 Minimum Energy Performance	
Y					D	Prereq 3 Fundamental Refrigerant Management	
12	4	3			D	Credit 1 Optimize Energy Performance	19
7					D	Credit 2 On-site Renewable Energy	7
2					C	Credit 3 Enhanced Commissioning	2
	2				D	Credit 4 Enhanced Refrigerant Management	2
3					D	Credit 5.1 Measurement & Verification	3
		2			C	Credit 6 Green Power	2

Y	Y?	?	N?	N	D/C	Materials & Resources — Possible Points 14	
4	2	1		7	D/C		
Y					D	Prereq 1 Storage & Collection of Recyclables	
				4	D	Credit 1 Building Reuse	4
* 2					C	Credit 2 Construction Waste Management	2

* Denotes Master Site Credit

Y	Y?	?	N?	N		Materials & Resources Continued...	
				2	C	Credit 3 Materials Reuse	2
1					C	Credit 4.1 Recycled Content, 10%	1
	1				C	Credit 4.2 Recycled Content, 20%	1
1					C	Credit 5.1 Local/Regional Materials, 10%	1
	1				C	Credit 5.2 Local/Regional Materials, 20%	1
				1	C	Credit 6 Rapidly Renewable Materials	1
		1			C	Credit 7 Certified Wood	1

Y	Y?	?	N?	N	D/C	Indoor Environmental Quality — Possible Points 15	
13	1	1					
Y					D	Prereq 1 Minimum IAQ Performance	
Y					D	Prereq 2 Environmental Tobacco Smoke (ETS) Control	
		1			D	Credit 1 Outdoor Air Delivery Monitoring	1
1					D	Credit 2 Increased Ventilation	1
1					C	Credit 3.1 Construction IAQ Management Plan, During Construction	1
(1)					C	Credit 3.2 Construction IAQ Management Plan, Before Occupancy	1
1					C	Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	1
1					C	Credit 4.2 Low-Emitting Materials, Paints & Coatings	1
1					C	Credit 4.3 Low-Emitting Materials, Carpet Systems	1
1					C	Credit 4.4 Low-Emitting Materials, Composite Wood	1
(1)					D	Credit 5 Indoor Chemical & Pollutant Source Control	1
1					D	Credit 6.1 Controllability of Systems, Lighting	1
1					D	Credit 6.2 Controllability of Systems, Thermal Comfort	1
1					D	Credit 7.1 Thermal Comfort, Design	1
1					D	Credit 7.2 Thermal Comfort, Verification	1
	1				D	Credit 8.1 Daylight & Views, Daylight 75% of Spaces	1
1					D	Credit 8.2 Daylight & Views, Views for 90% of Spaces	1

Y	Y?	?	N?	N	D/C	Innovation & Design Process — Possible Points 6	
5	1						
1					D/C	Credit 1.1 Innovation in Design or Exemplary Performance: TDM Plan	1
1					D/C	Credit 1.2 Innovation in Design or Exemplary Performance: 2x renewable energy	1
1					D/C	Credit 1.3 Innovation in Design or Exemplary Performance: green housekeeping	1
1					D/C	Credit 1.4 Innovation in Design: education and demonstration	1
	1				D/C	Credit 1.5 Innovation in Design: TBD	1
1					C	Credit 2 LEED AP	1

Y	Y?	?	N?	N		Regional Priority Credits — Possible Points 4	
2	2						
1						Credit 1.1 EAc2 Onsite Renewable (1%)	1
1						Credit 1.2 IEQc8.1 Views (75%)	1
	1					Credit 1.3 SSc5.2 Maximize Open Space	1
	1					Credit 1.4 WEc3 Water use reduction (40%)	1
						Credit 1.5 WEc2 Innovative Wastewater Technologies	1
						Credit 1.6 MRc1.1 Building Reuse (55%)	1

Station 1300

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LEED Checklist

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Perspective Rendering - ECR Office View

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Perspective Rendering - Office Plaza View

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Perspective Rendering - Residential Entry at Oak Grove Ave.

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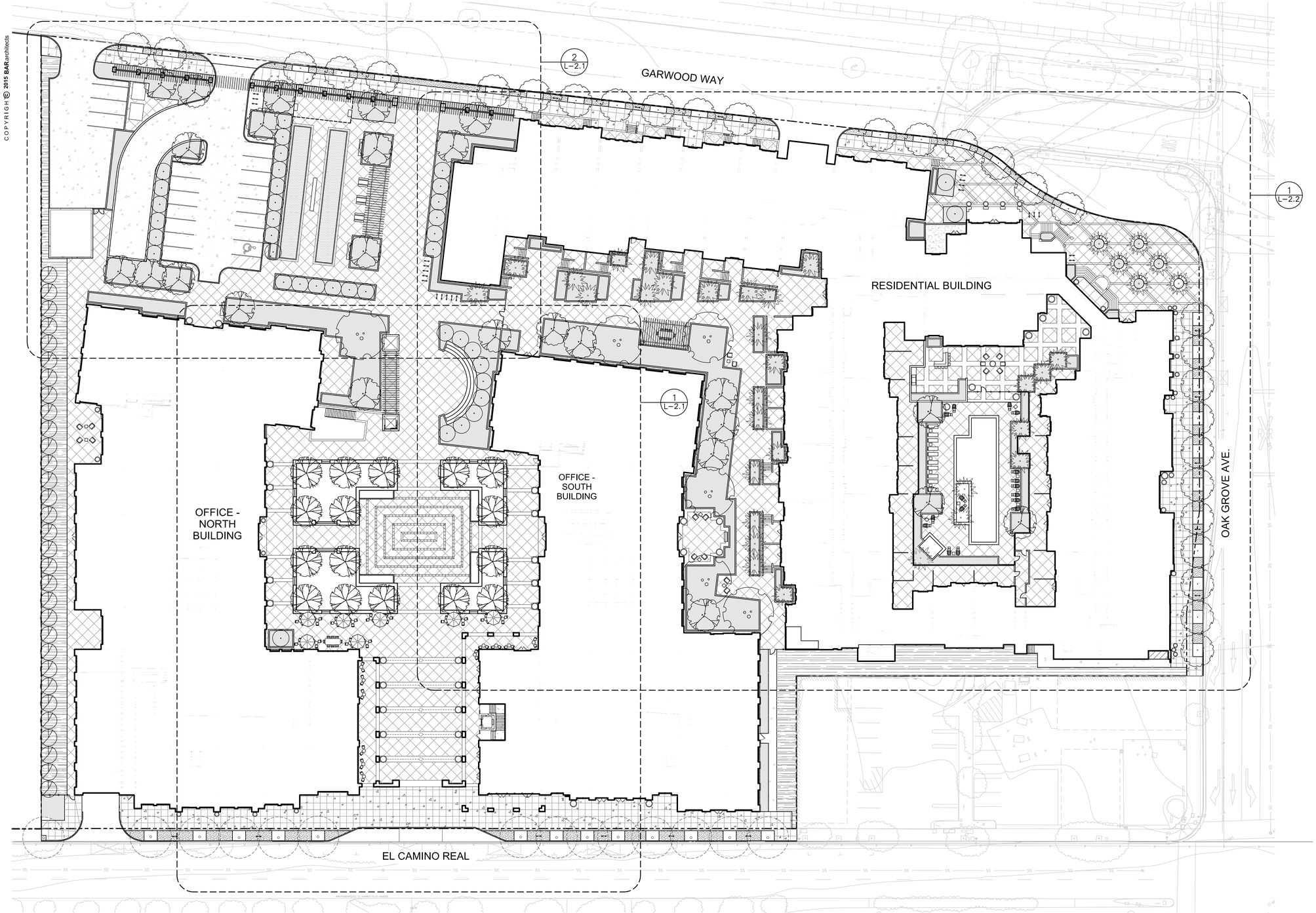

NOTES:

SEE SHEETS L-2.1 AND L-2.2 FOR LANDSCAPE ENLARGEMENT PLANS

SEE SHEET L-3.0 FOR PROPOSED TREE PALETTE

SEE SHEET L-4.0 FOR TREE REMOVAL PLAN

IRRIGATION DESIGN INTENT:

IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT. THE SYSTEM IS A COMBINATION OF OVERHEAD SPRINKLER AND SUBSURFACE IRRIGATION AS APPROPRIATE TO PLANT TYPE, EXPOSURE AND SLOPE CONDITIONS. THE SYSTEM WILL COMPLY WITH THE STATE WATER EFFICIENT LANDSCAPE REQUIREMENTS AS ADOPTED BY THE CITY OF MENLO PARK.

CONTROL OF THE SYSTEM IS VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.

THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

LEGEND:

- TYPE A TREE
- TYPE B TREE
- TYPE C TREE
- TYPE D TREE
- TYPE E TREE
- TYPE F TREE
- TYPE G TREE
- EXISTING TREE TO REMAIN
- PLANTING AREA
- BIOTREATMENT AREA, SEE CIVIL DRAWINGS
- SIDEWALK PAVING
- PAVED AREAS
- CONCRETE PAVERS AT STREET TREES
- DECOMPOSED GRANITE PAVING

Station 1300 | Menlo Park, CA

Landscape Site Plan

PGA design INC
LANDSCAPE ARCHITECTS
444 17th Street Oakland CA 94612
Tel 510.465.1284 Fax 510 465 1256

12060 | 02/22/2016

15 60 120'
0 30 90
SCALE: 1" = 30'-0"

N

L-1.0

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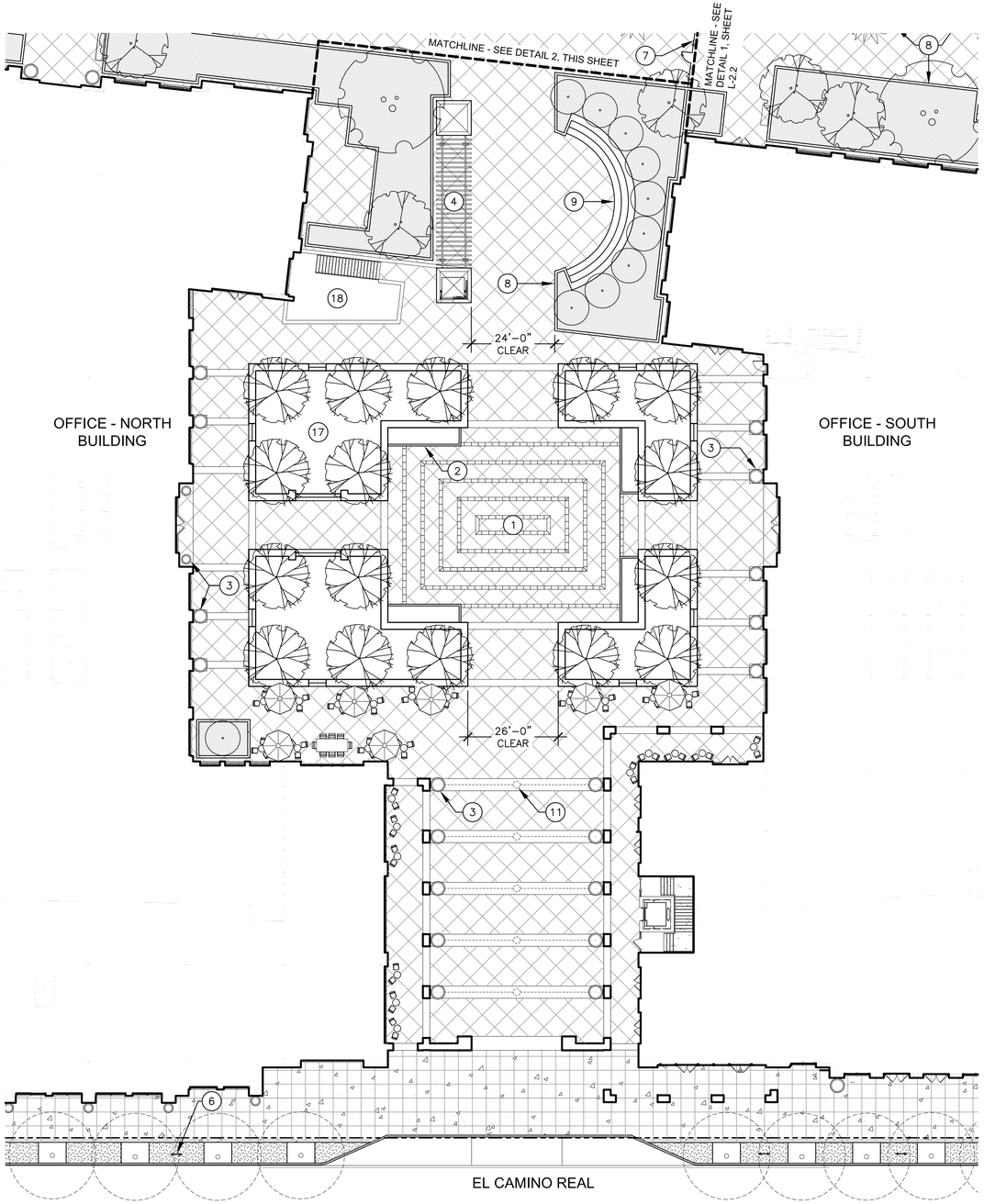


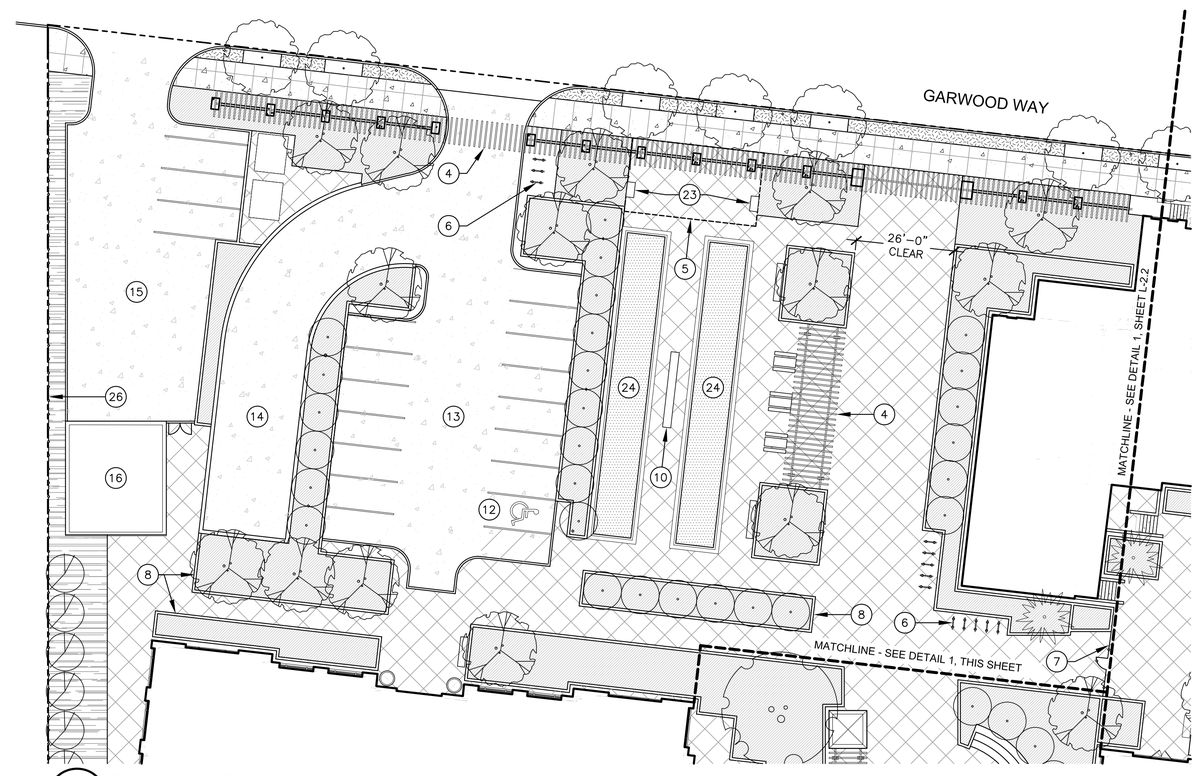
1 ENLARGEMENT PLAN
L-2.1 SCALE: 1"=20

LEGEND:

1. PLAZA
2. FOUNTAIN, TYP.
3. PLANTER POT, TYP.
4. TRELLIS SHADE STRUCTURE, S.A.D.
5. COVERED SHADE STRUCTURE, S.A.D.
6. BICYCLE RACK, TYP.
7. FENCE AND GATE
8. PLANTER WALL, TYP.
9. STEPPED AMPHITHEATER SEATING
10. BENCH, TYP.
11. PENDANT LIGHT ON TENSION CABLE
12. ACCESSIBLE PARKING STALL
13. SURFACE PARKING
14. RAMP TO GARAGE
15. DELIVERY AND SERVICE PARKING
16. TRASH ENCLOSURE, S.A.D.
17. GRAVEL TERRACE
18. GARAGE ACCESS AND LIGHTWELL, S.A.D.
19. LAP POOL WITH AUTOMATIC COVER
20. SPA WITH AUTOMATIC COVER
21. POOL FENCE AND GATE
22. OUTDOOR COUNTER AND BAR
23. OUTDOOR BARBECUE, TYP.
24. BOCCE COURT
25. PRIVATE RESIDENTIAL TERRACE, TYP.
26. 6' METAL FENCE

TYPE A TREE
TYPE B TREE
TYPE C TREE
TYPE D TREE
TYPE E TREE
TYPE F TREE
TYPE G TREE

EXISTING TREE TO REMAIN
PLANTING AREA
BIOTREATMENT AREA, SEE CIVIL DRAWINGS
SIDEWALK PAVING
PAVED AREAS
CONCRETE PAVERS AT STREET TREES
DECOMPOSED GRANITE PAVING



2 ENLARGEMENT PLAN
L-2.1 SCALE: 1"=20

Station 1300 | Menlo Park, CA

Landscape Enlargement Plans

PGA design INC
LANDSCAPE ARCHITECTS
444 17th Street Oakland CA 94612
Tel 510.465.1284 Fax 510 465 1256

12060 | 02/22/2016

SCALE: 1" = 20'-0"

L-2.1

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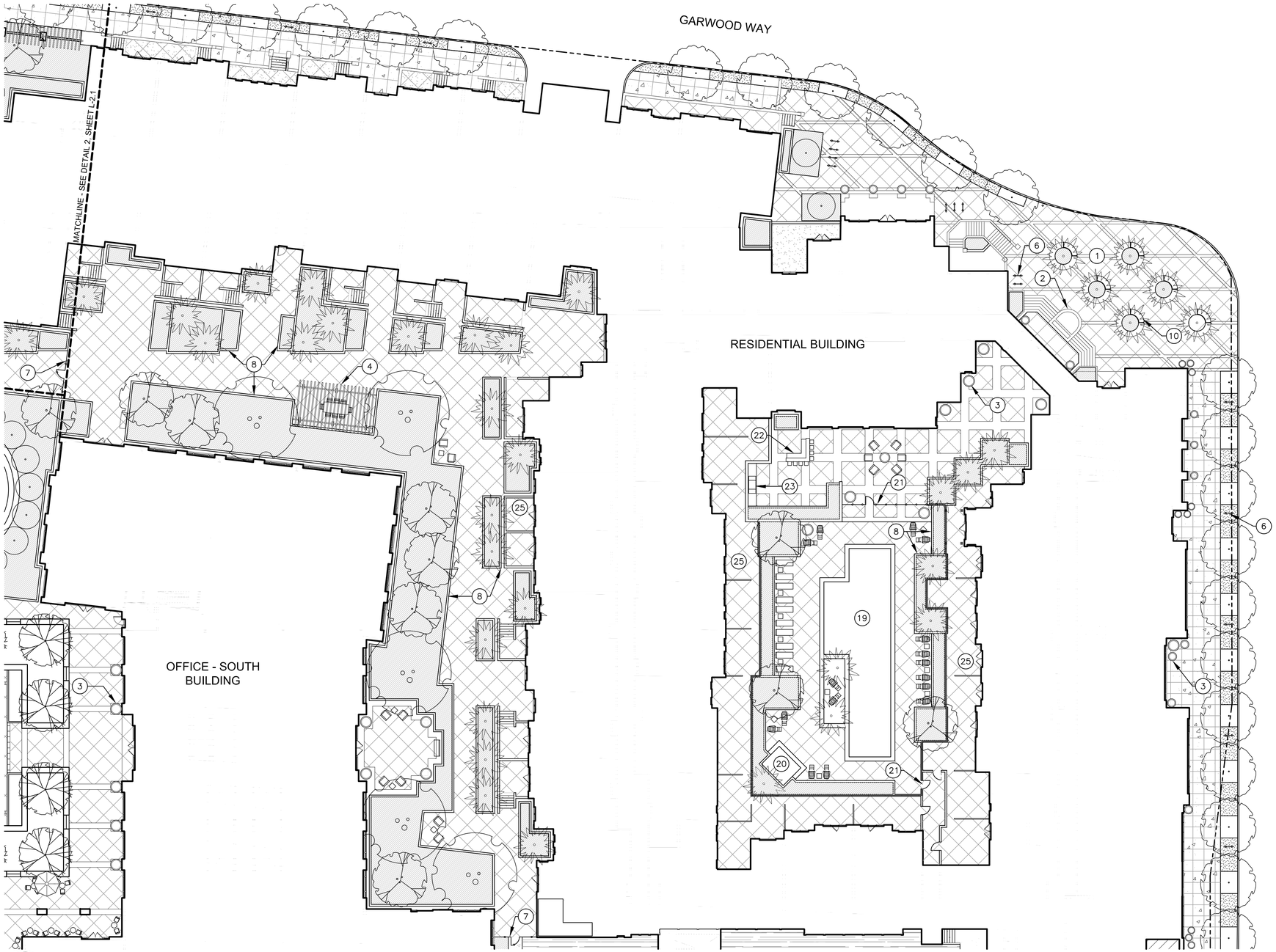

1 ENLARGEMENT PLAN
L-2.2 SCALE: 1"=20

LEGEND:

1. PLAZA
2. FOUNTAIN, TYP.
3. PLANTER POT, TYP.
4. TRELLIS SHADE STRUCTURE, S.A.D.
5. COVERED SHADE STRUCTURE, S.A.D.
6. BICYCLE RACK, TYP.
7. FENCE AND GATE
8. PLANTER WALL, TYP.
9. STEPPED AMPHITHEATER SEATING
10. BENCH, TYP.
11. PENDANT LIGHT ON TENSION CABLE
12. ACCESSIBLE PARKING STALL
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16. TRASH ENCLOSURE, S.A.D.
17. GRAVEL TERRACE
18. GARAGE ACCESS AND LIGHTWELL, S.A.D.
19. LAP POOL WITH AUTOMATIC COVER
20. SPA WITH AUTOMATIC COVER
21. POOL FENCE AND GATE
22. OUTDOOR COUNTER AND BAR
23. OUTDOOR BARBECUE, TYP.
24. BOCCE COURT
25. PRIVATE RESIDENTIAL TERRACE, TYP.
26. 6' METAL FENCE

TYPE A TREE
TYPE B TREE
TYPE C TREE
TYPE D TREE
TYPE E TREE
TYPE F TREE
TYPE G TREE
EXISTING TREE TO REMAIN

PLANTING AREA
BIOTREATMENT AREA, SEE CIVIL DRAWINGS
SIDEWALK PAVING
PAVED AREAS
CONCRETE PAVERS AT STREET TREES
DECOMPOSED GRANITE PAVING

Station 1300 | Menlo Park, CA

Landscape Enlargement Plan

PGA design INC
LANDSCAPE ARCHITECTS
444 17th Street Oakland CA 94612
Tel 510.465.1284 Fax 510 465 1256

12060 | 02/22/2016

SCALE: 1" = 20'-0"

L-2.2

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TYPE A TREES

BOTANICAL NAME: *Schinus molle*
COMMON NAME: California Pepper Tree
INSTALLATION SIZE: 24" Box
MATURE SIZE: 35'H X 35' W

BOTANICAL NAME: *Celtis sinensis*
COMMON NAME: Chinese Hackberry
INSTALLATION SIZE: 24" Box
MATURE SIZE: 35'H X 35' W

TYPE B TREES

BOTANICAL NAME: *Pistacia chinense*
COMMON NAME: Chinese Pistache
INSTALLATION SIZE: 24" Box
MATURE SIZE: 30'H X 30' W

BOTANICAL NAME: *Ulmus parvifolia*
COMMON NAME: Chinese Elm
INSTALLATION SIZE: 24" Box
MATURE SIZE: 40'H X 30' W

TYPE C TREES

BOTANICAL NAME: *Koelreuteria bipinnata*
COMMON NAME: Chinese Flame Tree
INSTALLATION SIZE: 24" Box
MATURE SIZE: 30'H X 30' W

BOTANICAL NAME: *Ulmus* 'Emerald Sunshine'
COMMON NAME: Emerald Sunshine Elm
INSTALLATION SIZE: 24" Box
MATURE SIZE: 35'H X 25' W

TYPE D TREES

BOTANICAL NAME: *Platanus x acerifolia* 'Columbia'
COMMON NAME: London Plane Tree
INSTALLATION SIZE: 36" Box
MATURE SIZE: 50'H X 40' W

BOTANICAL NAME: *Zelkova serrata*
COMMON NAME: Japanese Zelkova
INSTALLATION SIZE: 36" Box
MATURE SIZE: 40'H X 40' W

TYPE E TREES

BOTANICAL NAME: *Lagerstroemia* 'Natchez'
COMMON NAME: Crape Myrtle
INSTALLATION SIZE: 24" Box
MATURE SIZE: 25'H X 12' W

BOTANICAL NAME: *Arbutus* 'Marina'
COMMON NAME: no common name
INSTALLATION SIZE: 24" Box
MATURE SIZE: 30'H X 20' W

TYPE F TREES

BOTANICAL NAME: *Populus nigra* 'Italica'
COMMON NAME: Lombardy Popolar
INSTALLATION SIZE: 15 gallon
MATURE SIZE: 40'H X 15' W

BOTANICAL NAME: *Carpinus betulus* 'Fastigiata'
COMMON NAME: European Hornbeam
INSTALLATION SIZE: 15 gallon
MATURE SIZE: 35'H X 25' W

TYPE G TREES

BOTANICAL NAME: *Washingtonia spp.*
COMMON NAME: Hybrid Fan Palm
INSTALLATION SIZE: 15' clear trunk
MATURE SIZE: 30'H x 15' W

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Station 1300

Menlo Park, CA

Proposed Tree Palette

PGA design INC
LANDSCAPE ARCHITECTS
444 17th Street Oakland CA 94612
Tel 510.465.1284 Fax 510 465 1256

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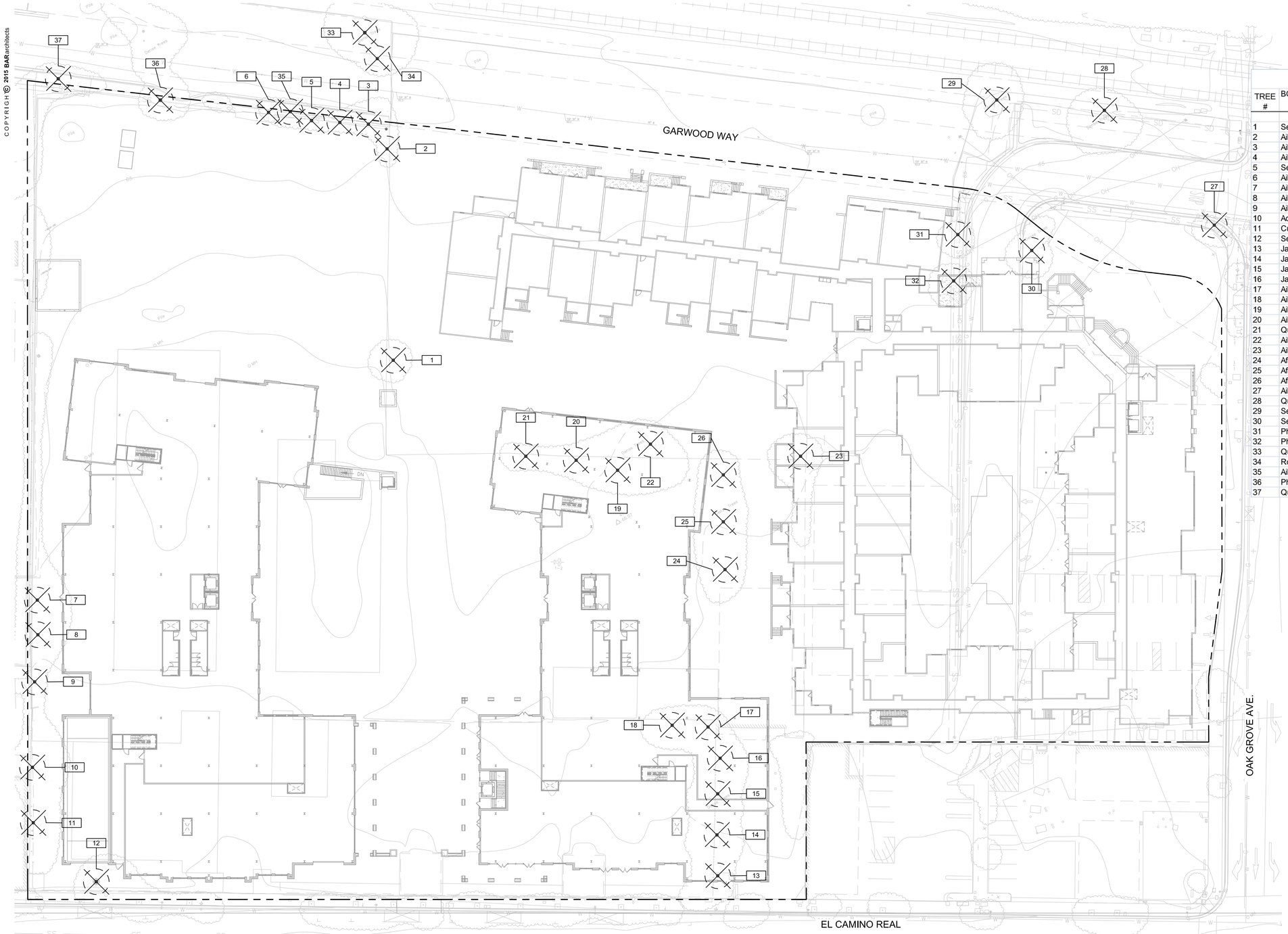

TREES TO BE REMOVED

TREE #	BOTANIC NAME	COMMON NAME	DBH	HEALTH	COMMENTS
1	Sequoia sempervirens	Coast Redwood	28	F	
2	Ailanthus altissima	Chinese Tree of Heaven	<8.5	F	Clump of 15 stems
3	Ailanthus altissima	Chinese Tree of Heaven	<7	F	Clump of 7 stems
4	Ailanthus altissima	Chinese Tree of Heaven	<5	F	Clump of 4 stems
5	Sequoia sempervirens	Chinese Tree of Heaven	<5.5	F	Clump of 3 stems
6	Ailanthus altissima	Chinese Tree of Heaven	<8.5	F	Clump of 3 stems
7	Ailanthus altissima	Chinese Tree of Heaven	<6.5	F	Clump of 18 stems
8	Ailanthus altissima	Chinese Tree of Heaven	<6	F	Clump of 20 stems
9	Ailanthus altissima	Chinese Tree of Heaven	<5	F	Clump of 14 stems
10	Acacia melanoxylon	Blackwood Acacia	23	G	
11	Cupressus sempervirens	Italian Cypress	9, 8.5	F	
12	Sequoia sempervirens	Coast Redwood	54	P-D	
13	Jacaranda mimosifolia	Jacaranda	7, 5.5, 6.5, 4	G	Multi
14	Jacaranda mimosifolia	Jacaranda	8.5, 6.5, 9	G	Multi
15	Jacaranda mimosifolia	Jacaranda	7, 7, 8, 10	G	Multi
16	Jacaranda mimosifolia	Jacaranda	15	G	
17	Ailanthus altissima	Chinese Tree of Heaven	10.5, 13	F	
18	Ailanthus altissima	Chinese Tree of Heaven	8.5, 8.5	F	
19	Ailanthus altissima	Chinese Tree of Heaven	<6	F	Clump of 6 stems
20	Ailanthus altissima	Chinese Tree of Heaven	<6.5	F	Clump of 10 stems
21	Quercus agrifolia	Coast Live Oak	5.5, 5, 4.5, 3	F	Multi
22	Ailanthus altissima	Chinese Tree of Heaven	<15	G	Clump of 7 stems
23	Ailanthus altissima	Chinese Tree of Heaven	<9.5	F-G	Clump of 9 stems
24	Afrocarpus gracilior	African Fern Pine	15	G	
25	Afrocarpus gracilior	African Fern Pine	9.5, 10	F	
26	Afrocarpus gracilior	African Fern Pine	10, 8, 6	G	
27	Ailanthus altissima	Chinese Tree of Heaven	10, 9	F	
28	Quercus agrifolia	Coast Live Oak	22	F	
29	Sequoia sempervirens	Coast Redwood	22.5, 16, 35.5, 49	F	
30	Sequoia sempervirens	Coast Redwood	29	G	
31	Phoenix canariensis	Canary Island Date Palm	30' of clear trunk	F-G	
32	Phoenix canariensis	Canary Island Date Palm	10' of clear trunk	G	
33	Quercus agrifolia	Coast Live Oak	40	G	
34	Robinia pseudoacacia	Black Locust	<6.5	F	Clump of 7 stems
35	Ailanthus altissima	Chinese Tree of Heaven	<6.5	F	Clump of 10 stems
36	Phoenix canariensis	Canary Island Date Palm	20' of clear trunk	G	
37	Quercus lobata	Valley Oak	32	F	

NOTES:

TREES INDICATED FOR REMOVAL ARE BASED ON THE ARBORIST REPORT PREPARED BY STEVE BATCHELDER, CONSULTING ARBORIST, DATED NOVEMBER 7, 2013. ONLY TREES MEETING THE DESCRIPTION OF 'HERITAGE TREE,' PER THE CITY OF MENLO PARK HERITAGE TREE ORDINANCE, ARE INCLUDED ON THIS PLAN. EXISTING TREES TO BE REMOVED THAT ARE BELOW THIS SIZE THRESHOLD ARE NOT INCLUDED.

OF THE 37 TREES PROPOSED FOR REMOVAL, 16 ARE MULTI-STEMMED CHINESE TREE OF HEAVEN (AILANTHUS ALTISSIMA). WHILE NONE OF THESE TREES HAVE SINGLE TRUNKS GREATER THAN THE SIZE THRESHOLD FOR HERITAGE TREES (EQUAL TO OR GREATER THAN 15" DIAMETER), THE NATURE OF THIS SPECIES IS TO BE MULTI-STEMMED AND SPREAD FROM ROOT SPROUTS. FOR THIS REASON, THE ARBORIST INCLUDED THESE TREES AMONG THE HERITAGE TREES, SINCE THE INDIVIDUAL TRUNKS, COMBINED, HAVE DIAMETERS EQUAL TO OR GREATER THAN 15 INCHES AT THE POINT WHERE THE TRUNKS DIVIDE.

Station 1300 | Menlo Park, CA

Tree Removal Plan

PGA design INC
LANDSCAPE ARCHITECTS
444 17th Street Oakland CA 94612
Tel 510.465.1284 Fax 510 465 1256

12060 | 02/22/2016

15 60 120'
0 30 90
SCALE: 1" = 30'-0"

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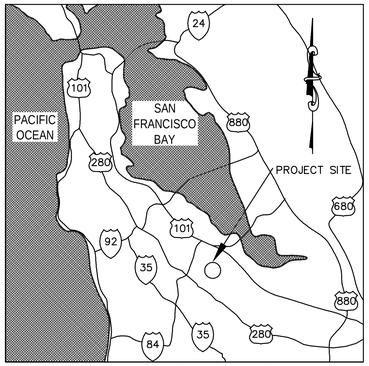
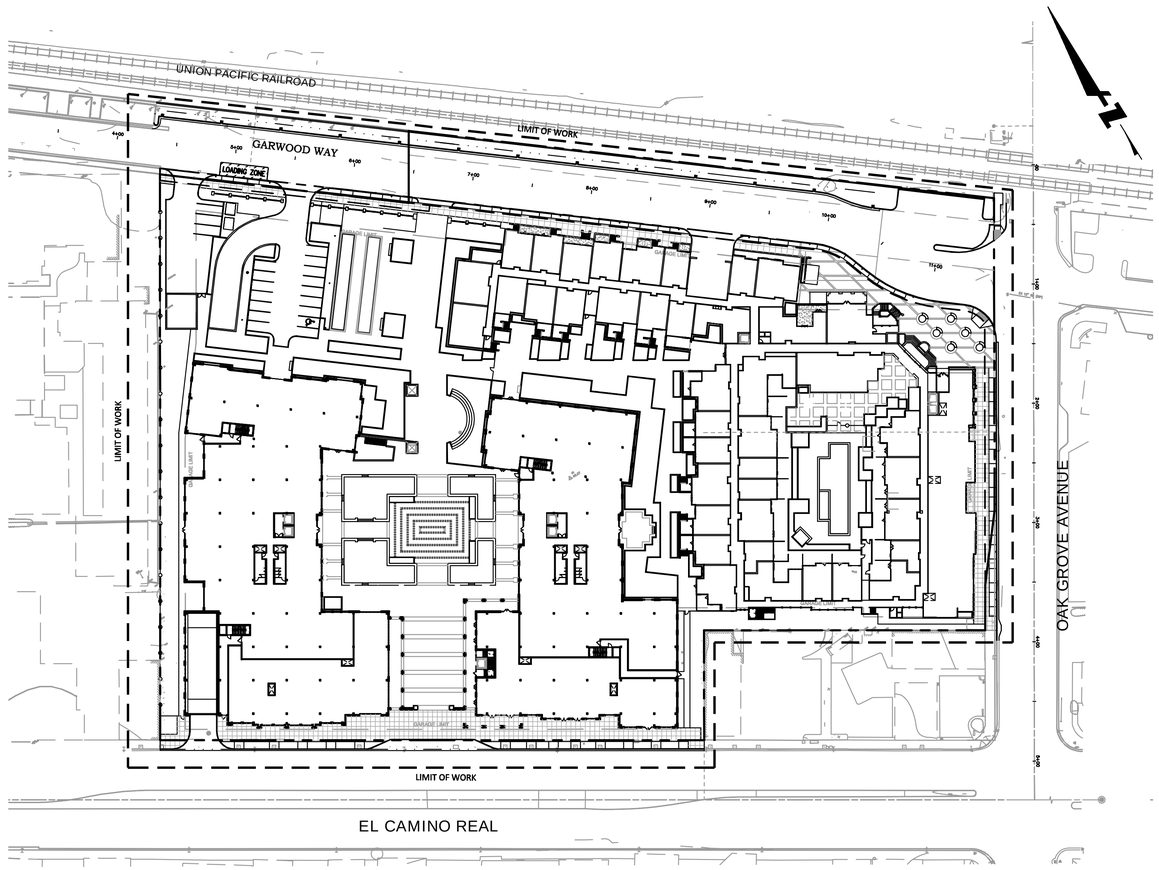
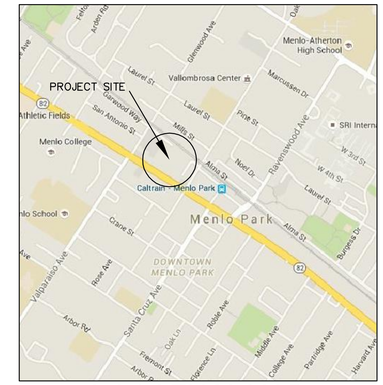
VESTING TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL, MENLO PARK, CA



VICINITY MAP
N.T.S.





LOCATION MAP
N.T.S.

PROJECT DESCRIPTION

MIXED USE DEVELOPMENT OF EXISTING LOTS AT 1300 EL CAMINO REAL WITH EXISTING VACANT LOT, OFFICE BUILDING AND AUTOMOTIVE SERVICE ZONING. PROPOSED PROJECT TO INCLUDE OFFICE, RETAIL AND RESIDENTIAL COMPONENTS.

PROJECT DATA

OWNER:	GREENHEART LAND CONPANY 941 EAST CHARLESTON RD. PALO ALTO, CA 94303 PHONE: (925) 786–8206 CONTACT: BOB BURKE
ARCHITECT:	BAR ARCHITECTS 901 BATTERY ST, SUITE 300 SAN FRANCISCO, CA 94111 PHONE: (415) 293–5700 CONTACT: BRADLEY SUGARMAN
LANDSCAPE ARCHITECT:	PGA DESIGN 444 17th STREET OAKLAND, CA 94612 PHONE: (510) 465–1256 CONTACT: COLLIN JONES
ENGINEER/SURVEYOR:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 PHONE: (650) 482–6300 CONTACT: BRIAN SCOTT
ASSESSOR PARCEL NO:	061–430–080, 061–430–200, 061–430–210, 061–430–220, 061–430–230, 061–430–310, 061–430–320, 061–430–380, 061–430–420, 061–430–450, 061–430–460
EXISTING ZONING:	AUTO SALES/OFFICE BUILDING/VACANT LAND
PROPOSED LAND USE:	COMMERCIAL/RESIDENTIAL/OFFICE
LAND AREA:	7.41 ACRES
UTILITY INFORMATION	
STORMWATER:	CITY OF MENLO PARK CITY HALL, 701 LAUREL ST. MENLO PARK, CA 94025 (650) 330–6610
SANITARY SEWER:	WESTBAY SANITARY DISTRICT 500 LAUREL ST. MENLO PARK, CA 94025 (650) 321–0384
WATER:	CALIFORNIA WATER SERVICE 3351 EL CAMINO REAL, SUITE 190 ATHERTON, CA 94027–3844 (650) 367–6800
POWER AND GAS:	PACIFIC GAS & ELECTRIC 275 INDUSTRIAL ROAD SAN CARLOS, CA 94070 (650) 598–7492
TELEPHONE:	COMCAST CABLE 3760 HAVEN AVE. MENLO PARK, CA 94025 (650) 259–7031
FIRE PROTECTION:	MENLO PARK FIRE PROTECTION DISTRICT 170 MIDDLEFIELD ROAD MENLO PARK, CA 94025 (650) 688–8400

GENERAL NOTES

1. FEMA DESIGNATED FLOOD ZONE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS NOT IDENTIFIED ANY SPECIAL FLOOD HAZARD AREAS WITHIN THE PROJECT AREA.
2. UTILITIES: UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

BRIAN SCOTT — DATE
PRINCIPAL/VICE PRESIDENT
P.E. 61034 EXP 12/31/2016
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — BRIAN K. SCOTT — C 61034 — CIVIL — STATE OF CALIFORNIA

THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION.

DALE LEDA — DATE
PROJECT MANAGER
P.E. #78436 EXP 09/30/17
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEDA — C 78436 — CIVIL — STATE OF CALIFORNIA

0 60 120
GRAPHIC SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
TM–1	COVER SHEET
TM–2	NOTES
TM–3	TOPOGRAPHIC SURVEY
TM–4	EXISTING LOTTING/EASEMENT PLAN
TM–5	PROPOSED LOTTING/EASEMENT PLAN
TM–6	HORIZONTAL CONTROL PLAN
TM–7	GRADING PLAN
TM–8	UTILITY PLAN
TM–9	STORMWATER CONTROL PLAN
TM–10	EROSION CONTROL PLAN
TM–11	BMP SHEET
TM–12	FIRE ACCESS PLAN
TM–13	VEHICULAR CIRCULATION PLAN
TM–14	DETAILS
TM–15	DETAILS

811 Know what's below. Call before you dig.

BKF
ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650/482–6300
650/482–6399 (FAX)

VESTING TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA

DRAWN BY CW
CHECKED BY BS
PROJECT NO 20120183

DATE	ISSUE
03/29/16	TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEDA — C 78436 — CIVIL — STATE OF CALIFORNIA

TITLE SHEET

SCALE: AS SHOWN

TM-1

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STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM REQUIREMENTS:

PIPE DIAMETER (IN)	PIPE MATERIAL	PIPE COVER (FT)	SLURRY ENCASEMENT REQUIRED?
4 TO 10	PVC SDR 35	1.00 TO 2.99	YES – TRAFFIC AREAS ONLY
4 TO 10	PVC SDR 35	3.00+	NO
12+	HDPE	1.00 TO 2.99	YES – TRAFFIC AREAS ONLY
12+	HDPE	3.00+	NO

2. 4 INCH TO 10 INCH DIAMETER STORM DRAIN PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS, OR LONG SWEEP ELBOWS. 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. 12 INCH AND LARGER DIAMTER STORM DRAIN PIPE SHALL BE DUAL–WALLED ANNULAR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION F2648 WITH GASKETED BELL AND SPIGOT JOINTS.
4. WHERE STORM DRAIN PIPES ARE INSTALLED IN TRAFFIC RATED AREAS WITH LESS THAN 3.00 FEET OF COVER, PIPE TRENCH AND COVER SHALL BE ENCASED IN A MINIMUM 12 INCH WIDE 2–SACK SLURRY MIX, EXTENDING THE FIRST 12 INCHES OF COVER ABOVE THE PIPE.
5. STORM DRAIN LINES WITH LESS THAN 12" OF COVER IN TRAFFIC AREAS SHALL BE CAPPED WITH STEEL REINFORCED CONCRETE.
6. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION–STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
7. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
8. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
9. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
10. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
11. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
12. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

WATER SYSTEM NOTES:

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION–WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
5. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
6. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 2½" THROUGH 12–INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES TO HAVE TRACER WIRE INSTALLED PER CITY STANDARDS OR APPLICABLE WATER DISTRICT STANDARDS.
7. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
8. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
9. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
10. ALL WATER VALVES SHALL BE PER CITY STANDARD OR APPLICABLE WATER DISTRICT STANDARDS.
11. ALL TEMPORARY AND/OR PERMANENT AIR–RELEASE AND BLOW–OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
12. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
13. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
14. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.
16. ALL ON AND OFF–SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
17. INSTALL CITY APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

SANITARY SEWER NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION–SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
4. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.

GRADING NOTES:

ANY WORK IN THE PUBLIC RIGHT–OF–WAY MUST BE DONE PER CITY STANDARDS BY A LICENSED CONTRACTOR WITH REQUIRED PERMITS FROM APPROPRIATE AGENCIES.

C3 REGULATION NOTES:

AS THIS PROJECT REPLACES 10,000 SF OR MORE OF IMPERVIOUS SURFACE, IT IS A C3 REGULATED PROJECT. STORMWATER TREATMENT WILL BE PROVIDED BY THE BIORETENTION AREAS ON THE NORTH, WEST AND SOUTHERN SIDES OF THE DEVELOPEMENT.

HORIZONTAL CONTROL NOTES:

1. CONTRACTOR SHALL LAYOUT THE CONTROL FOR THE SITE AS SPECIFIED ON SHEET TM–5. CONTRACTOR SHALL CLEARLY SET AND MARK EACH OF THE CONTROL POINTS, PROTECTING THE POINTS THROUGHOUT CONSTRUCTION.
2. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
3. ALL BUILDINGS, DRIVEWAYS AND PARKING LOTS ARE TO BE PARALLEL AND RIGHT ANGLES TO THE BASIS OF BEARINGS AND THE NORTH PROMENADE CONTROL LINE, UNLESS IDENTIFIED OR CLEARLY SHOWN AS A DIFFERENT ANGLE.
4. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB, UNLESS OTHERWISE SHOWN OR INDICATED.

LEGEND:

EXISTING	PROPOSED	
6" SS	6"SS	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2"FM	FORCE MAIN
10" FW	10"FW	FIRE SERVICE
2" W	2"W	DOMESTIC WATER SERVICE
IRR	2"IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRIC
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
X	X	FENCE
		CLEAN OUT TO GRADE
		FOUND MONUMENT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		SPLASH BLOCK
	2 / C5.1	DETAIL NUMBER / SHEET LOCATION

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

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VESTING TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA

DRAWN BY CW
CHECKED BY BS
PROJECT NO 20120183

DATE	ISSUE
03/29/16	TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEDA
C 78436
CIVIL
STATE OF CALIFORNIA

NOTES / LEGEND / ABBREV.

SCALE: AS SHOWN

TM-2

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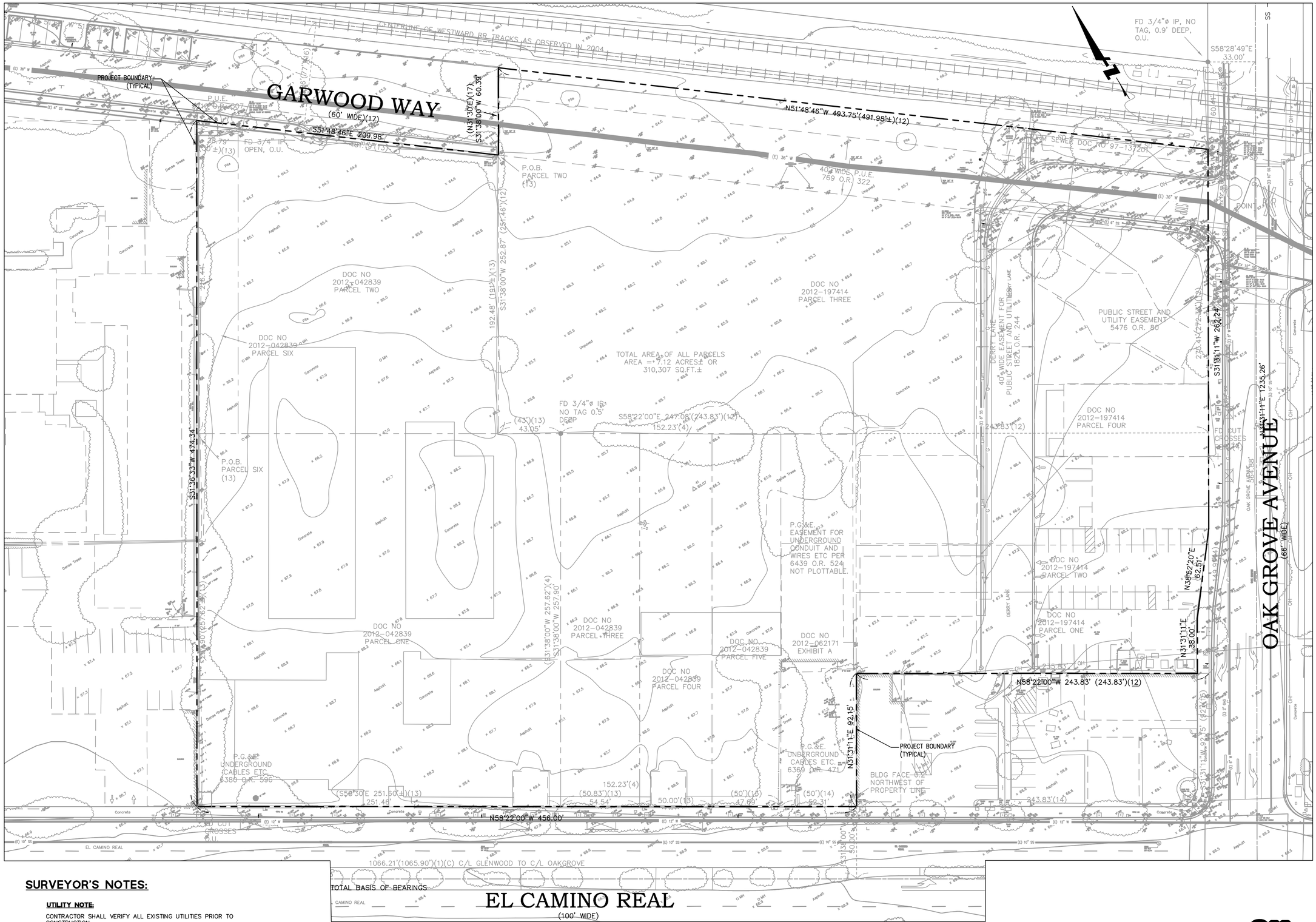

SURVEYOR'S NOTES:

UTILITY NOTE:

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

BASIS OF BEARING:

THE BEARING NORTH 58°22'00" WEST OF THE CENTER LINE OF EL CAMINO REAL AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED ON AUGUST 18. 1988 IN BOOK 61 OF PARCEL MAPS AT PAGES 13 THROUGH 15 WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS ON MARCH 03, 2014 (JOB #20120183). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

0 30 60
GRAPHIC SCALE

SEE SHEETS TM-1 AND TM-2 FOR NOTES AND LEGENDS

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TOPOGRAPHIC BOUNDARY SURVEY

SCALE: AS SHOWN

TM-3

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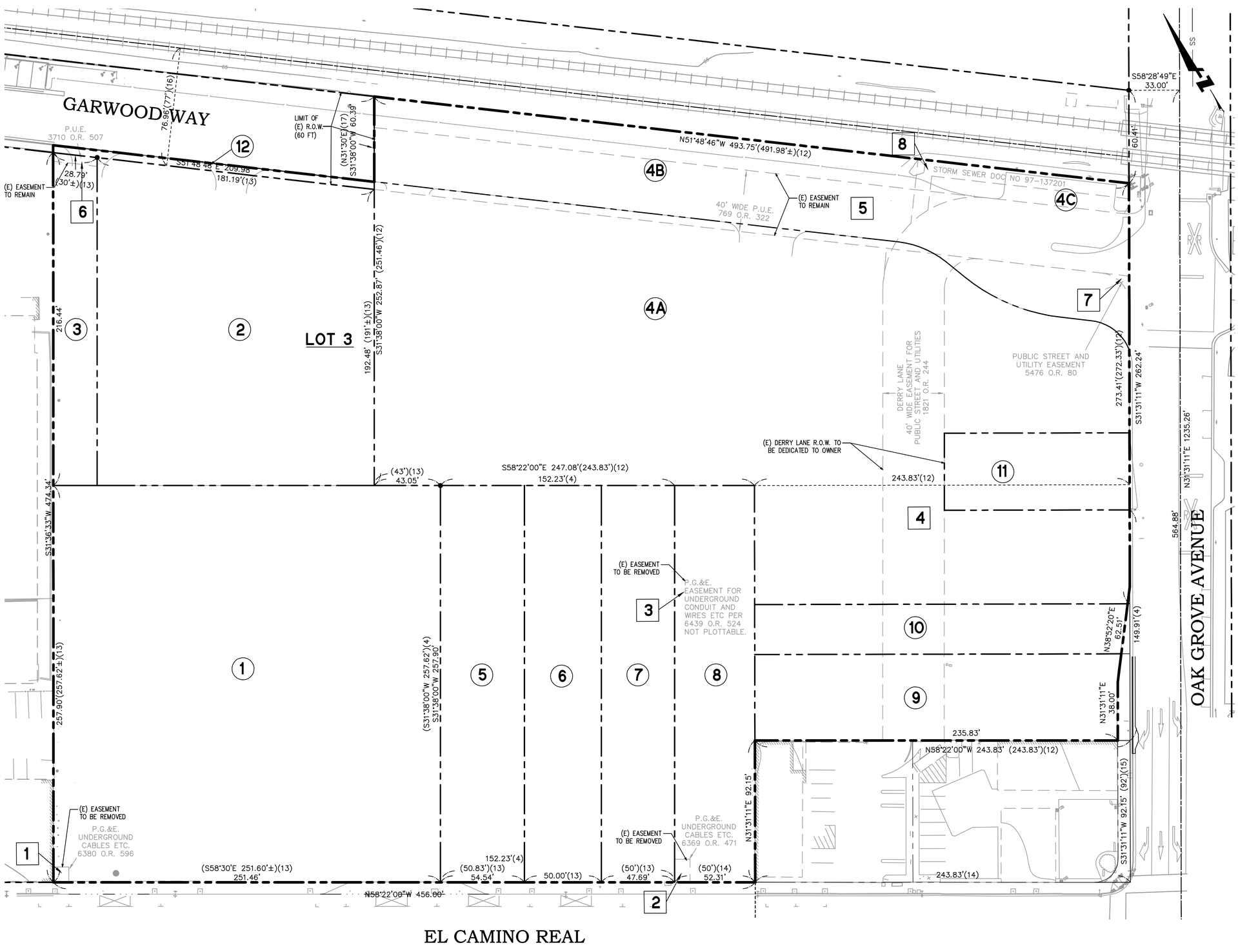

EXISTING CONDITION

EXISTING PRIVATE PARCELS:

1	DOC# 2012-042839 PARCEL 1	64,865 SF
2	DOC# 2012-042839 PARCEL 2	36,508 SF
3	DOC# 2012-042839 PARCEL 6	6,134 SF
4A	DOC# 2012-197414 PARCEL 3	91,962 SF
4B	DOC# 2012-197414 PARCEL 3	26,029 SF
4C	DOC# 2012-197414 PARCEL 3	5,032 SF
5	DOC# 2012-042839 PARCEL 3	14,067 SF
6	DOC# 2012-042839 PARCEL 4	12,895 SF
7	DOC# 2012-042839 PARCEL 5	12,298 SF
8	DOC# 2012-062171 EXHIBIT A	13,426 SF
9	DOC# 2012-197414 PARCEL 1	13,251 SF
10	DOC# 2012-197414 PARCEL 2	7,810 SF
11	DOC# 2012-197414 PARCEL 4	6,032 SF
	TOTAL	310,309 SF

EXISTING PUBLIC ROW:

12	PUBLIC ROW	1,015 SF

EXISTING EASEMENTS:

1	PG&E EASEMENT	95 SF
2	PG&E EASEMENT	145 SF
3	PG&E EASEMENT	N/A
4	DERRY LANE EASEMENT	11,745 SF
5	PUBLIC UTILITY EASEMENT	19,700 SF
6	PUBLIC UTILITY EASEMENT	161 SF
7	PUBLIC UTILITY EASEMENT	65 SF
8	PUBLIC STORM SEWER EASEMENT	1,652 SF
	TOTAL	33,563 SF

0 30 60
GRAPHIC SCALE

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EXISTING LOTTING/EASEMENT PLAN

SCALE: AS SHOWN

TM-4

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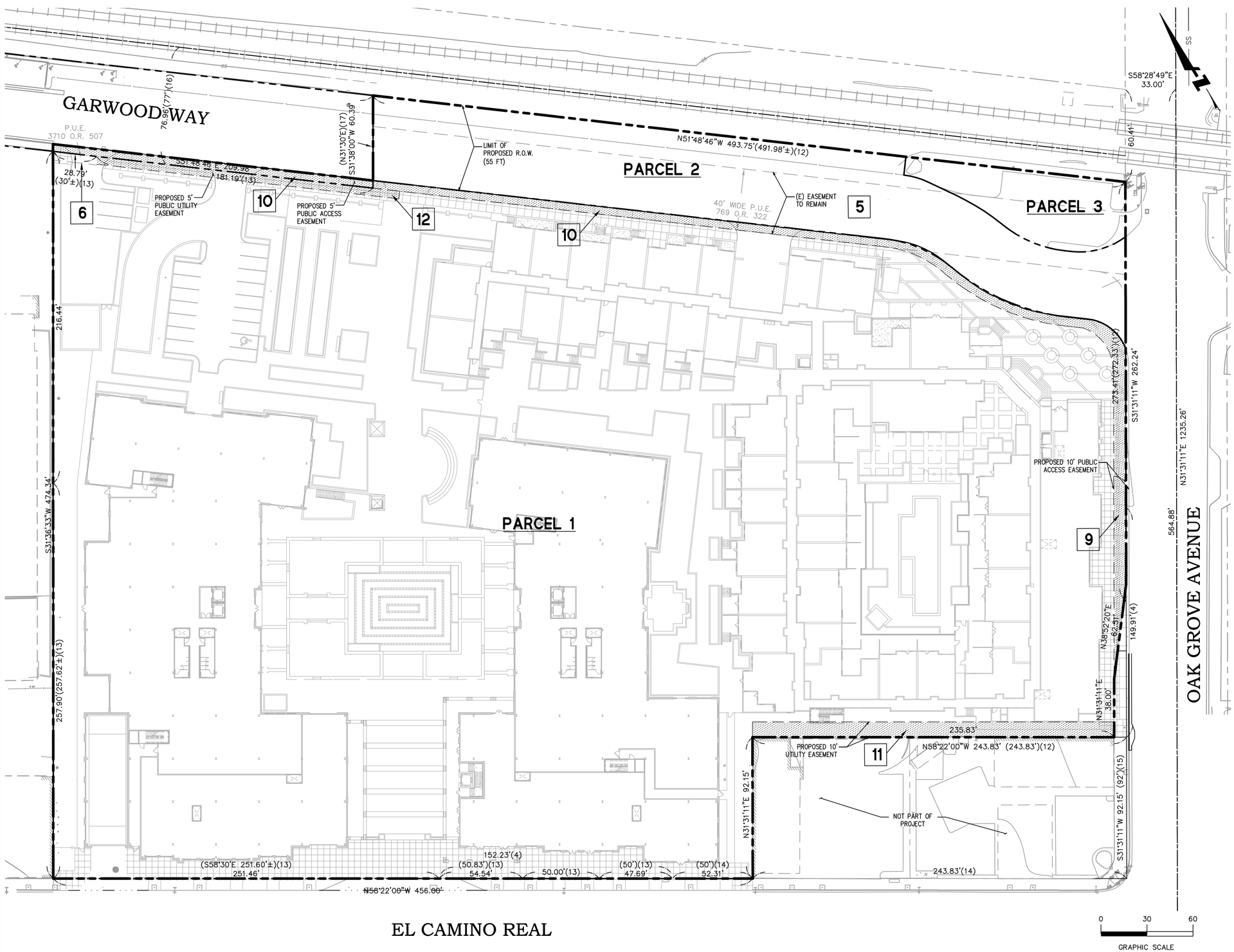

PROPOSED CONDITION

PROPOSED PRIVATE PARCELS:	
PARCEL 1	280,263 SF
TOTAL	280,263 SF
PARCELS DEDICATED AS PUBLIC ROW:	
PARCEL 2	26,029 SF
PARCEL 3	5,032 SF
TOTAL	31,061 SF
PROPOSED EASEMENTS:	
9 PUBLIC ACCESS EASEMENT (OAK GROVE)	1,744 SF
10 PUBLIC ACCESS EASEMENT (GARWOOD WAY)	3,552 SF
11 UTILITY EASEMENT	2,358 SF
12 UTILITY EASEMENT	990 SF
TOTAL	7,654 SF
EXISTING EASEMENTS TO REMAIN:	
5 PUBLIC UTILITY EASEMENT	19,700 SF
6 PUBLIC UTILITY EASEMENT	161 SF
TOTAL	19,861 SF

SEE SHEETS TM-1 AND TM-2 FOR NOTES AND LEGENDS

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PROPOSED LOTTING/EASEMENT PLAN

SCALE: AS SHOWN

TM-5

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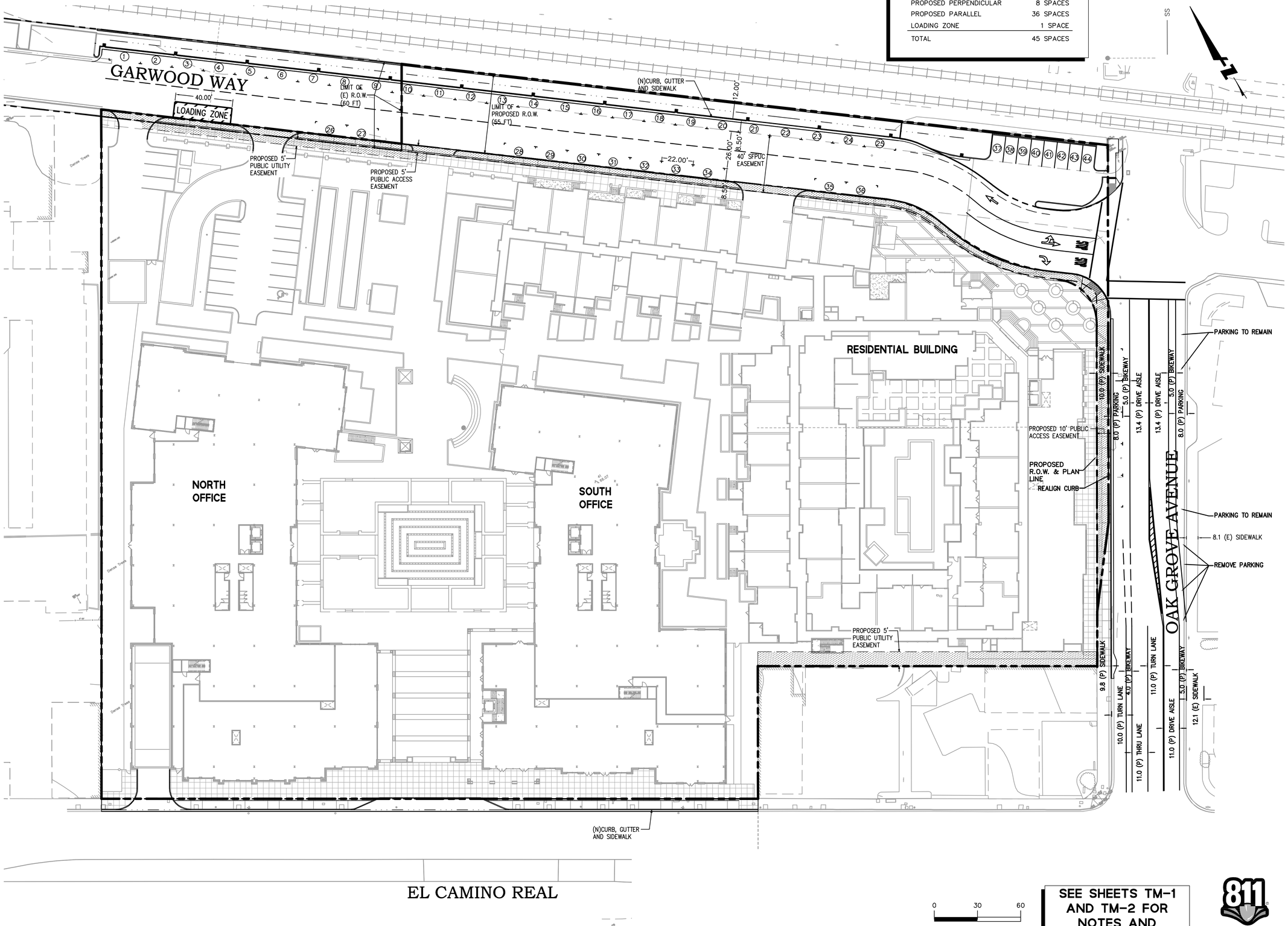
GARWOOD WAY PARKING:

PROPOSED PERPENDICULAR	8 SPACES
PROPOSED PARALLEL	36 SPACES
LOADING ZONE	1 SPACE
TOTAL	45 SPACES



0 30 60
GRAPHIC SCALE

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03/29/16	TENTATIVE MAP

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HORIZONTAL CONTROL AND SITE PLAN

SCALE: AS SHOWN

TM-6

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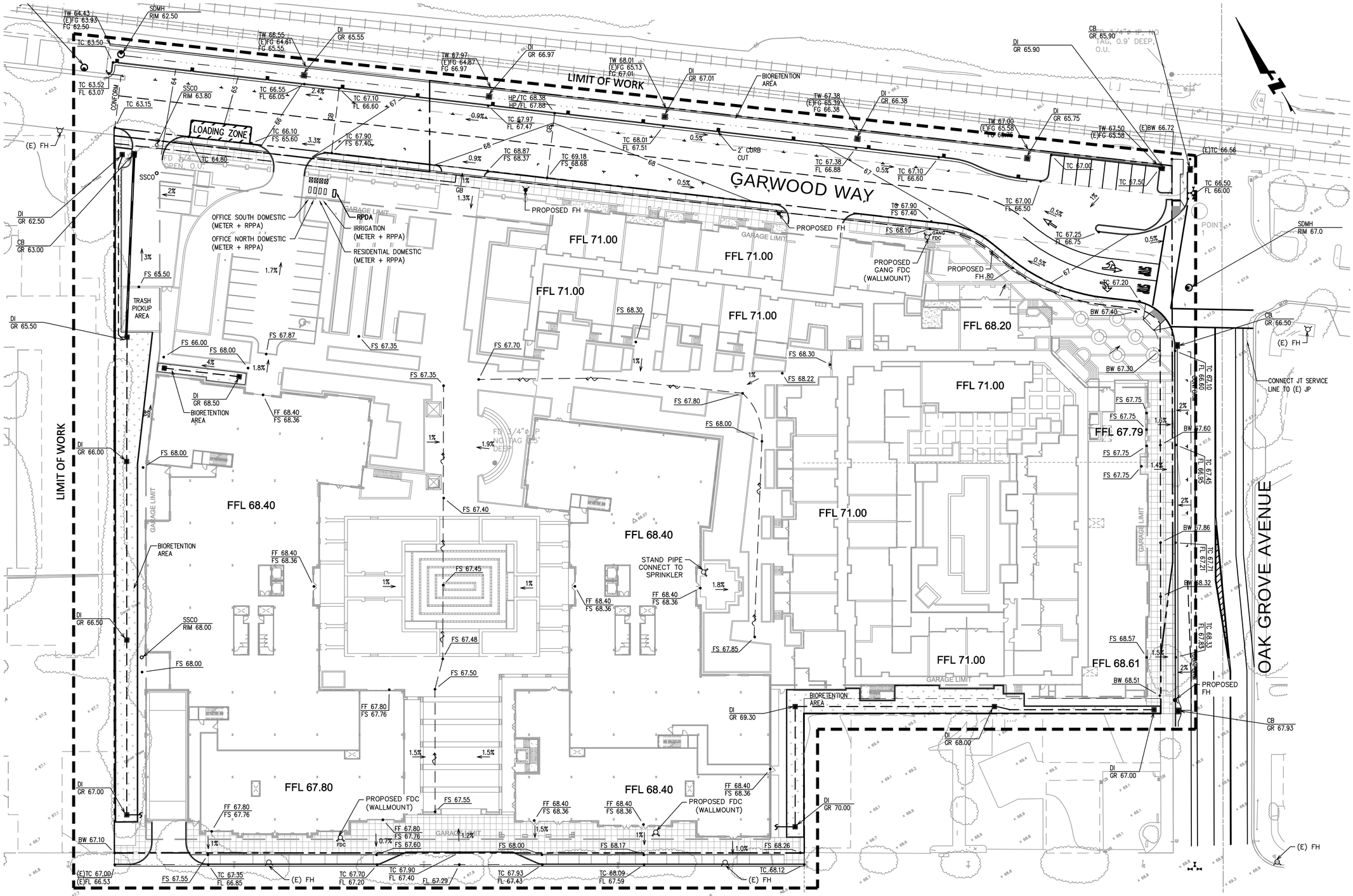

PUD EARTHWORK QUANTITIES:

BUILDINGS	CUT	164,700 C.Y.
	FILL	0 C.Y.
PAVEMENT	CUT	0 C.Y.
	FILL	2,700 C.Y.
	BALANCE	162,000 C.Y. (EXPORT)

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

HATCH LEGEND:

DECORATIVE CONCRETE

DECORATIVE CONCRETE

BIORETENTION AREA

0 30 60

GRAPHIC SCALE

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PRELIMINARY GRADING PLAN

SCALE: AS SHOWN

TM-7

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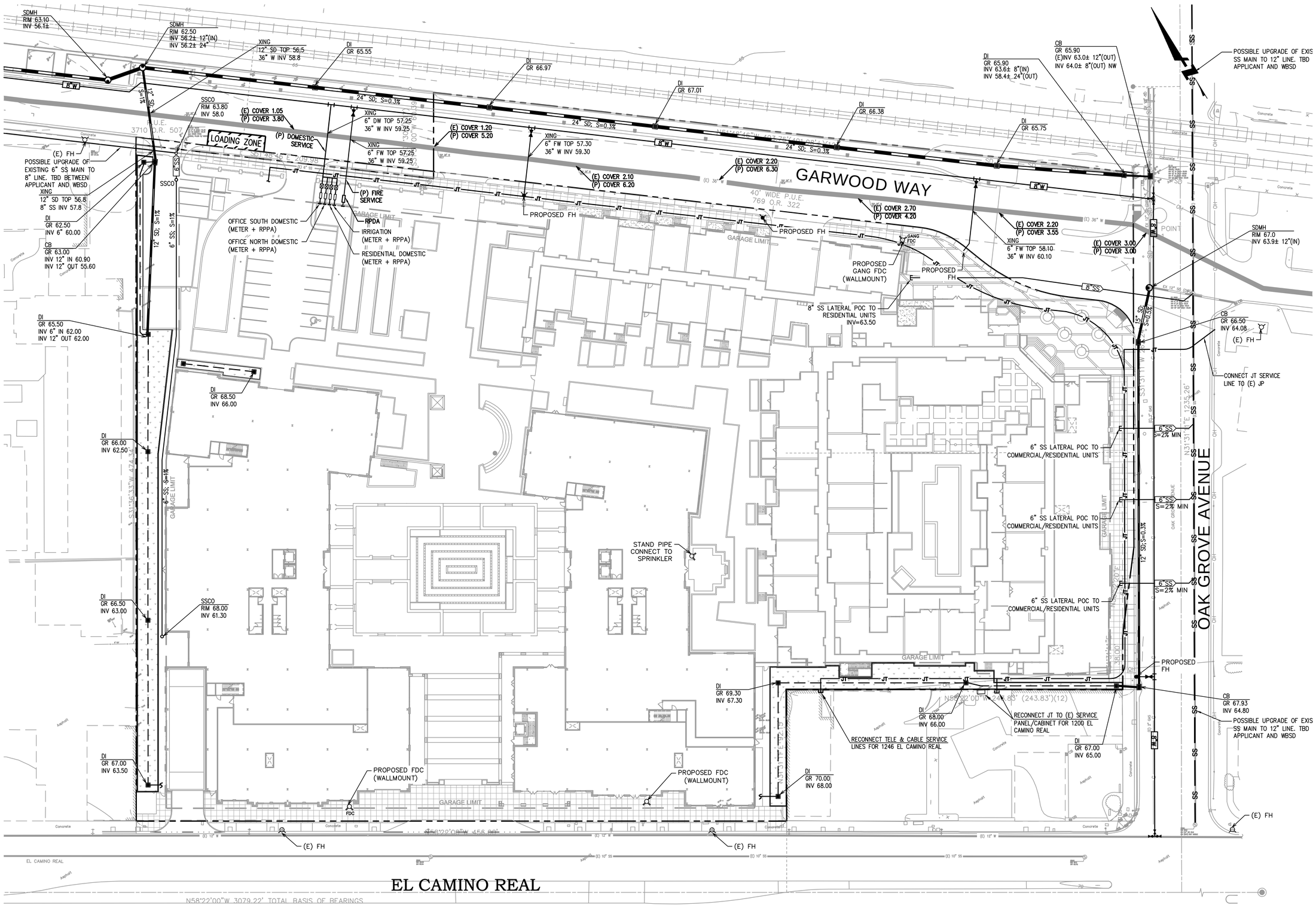

0 30 60
GRAPHIC SCALE

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PRELIMINARY UTILITY PLAN

SCALE: AS SHOWN

TM-8

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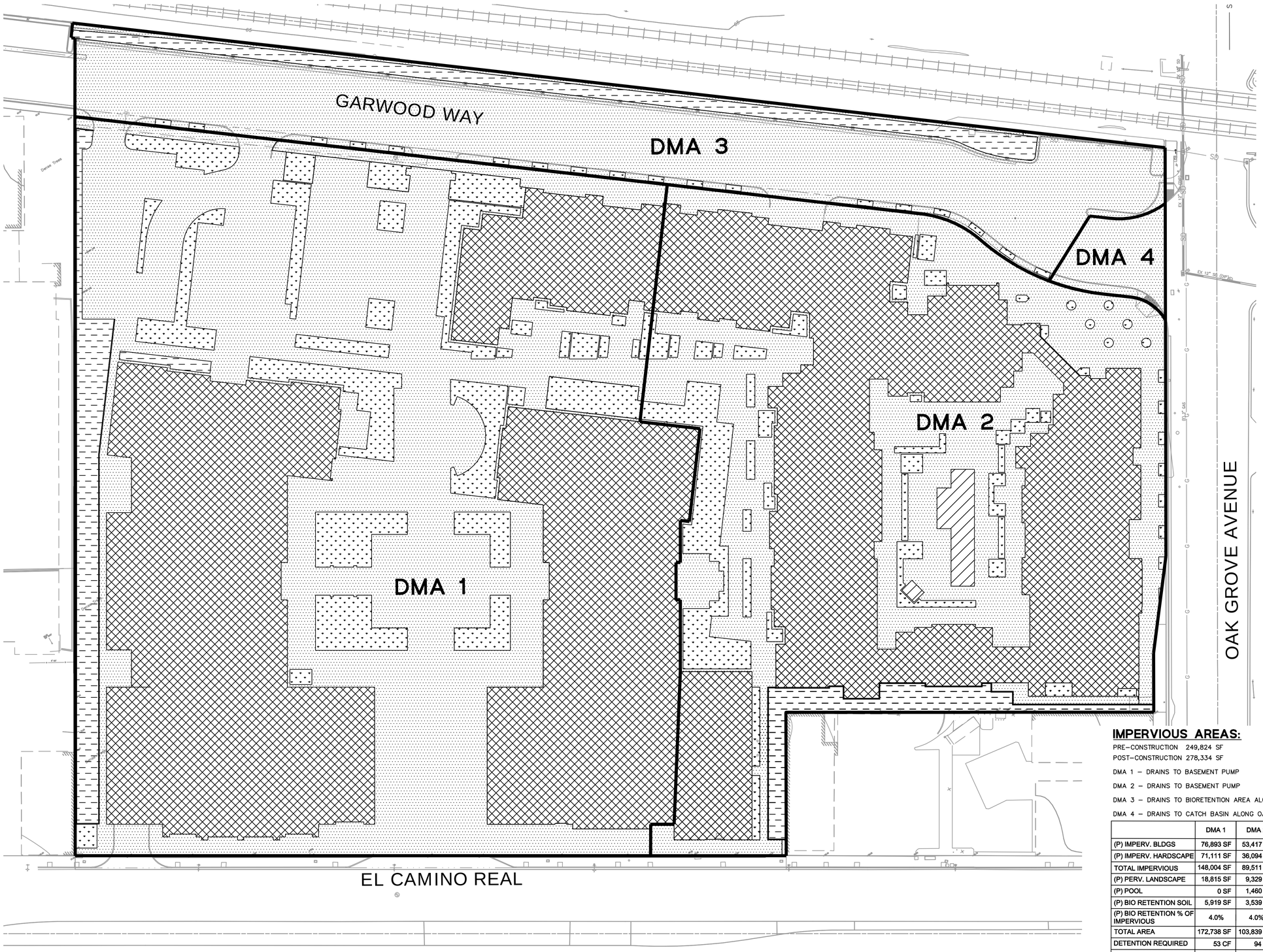

HATCH LEGEND:

- TREATMENT AREA
- BUILDING
- HARDSCAPE
- LANDSCAPE
- POOL

IMPERVIOUS AREAS:

PRE-CONSTRUCTION 249,824 SF
POST-CONSTRUCTION 278,334 SF

DMA 1 – DRAINS TO BASEMENT PUMP

DMA 2 – DRAINS TO BASEMENT PUMP

DMA 3 – DRAINS TO BIORETENTION AREA ALONG GARWOOD WAY VIA CURBCUTS

DMA 4 – DRAINS TO CATCH BASIN ALONG OAK GROVE AVE

	DMA 1	DMA 2	DMA 3	DMA 4	TOTAL AREA
(P) IMPERV. BLDGS	76,893 SF	53,417 SF	0 SF	0 SF	130,310 SF
(P) IMPERV. HARDSCAPE	71,111 SF	36,094 SF	37,561 SF	3,258 SF	148,024 SF
TOTAL IMPERVIOUS	148,004 SF	89,511 SF	37,561 SF	3,258 SF	278,334 SF
(P) PERV. LANDSCAPE	18,815 SF	9,329 SF	634 SF	0 SF	28,778 SF
(P) POOL	0 SF	1,460 SF	0 SF	0 SF	1,460 SF
(P) BIO RETENTION SOIL	5,919 SF	3,539 SF	4,874 SF	0 SF	14,332 SF
(P) BIO RETENTION % OF IMPERVIOUS	4.0%	4.0%	13.0%	0%	5.1%
TOTAL AREA	172,738 SF	103,839 SF	43,069 SF	3,258 SF	322,904 SF
DETENTION REQUIRED	53 CF	94 CF	205 CF	0 CF	
DETENTION PROVIDED	2,960 CF	1,770 CF	2,437 CF	0 CF	

0 30 60
GRAPHIC SCALE

SEE SHEETS TM-1 AND TM-2 FOR NOTES AND LEGENDS

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PRELIMINARY
STORMWATER CONTROL PLAN

SCALE: AS SHOWN

TM-9

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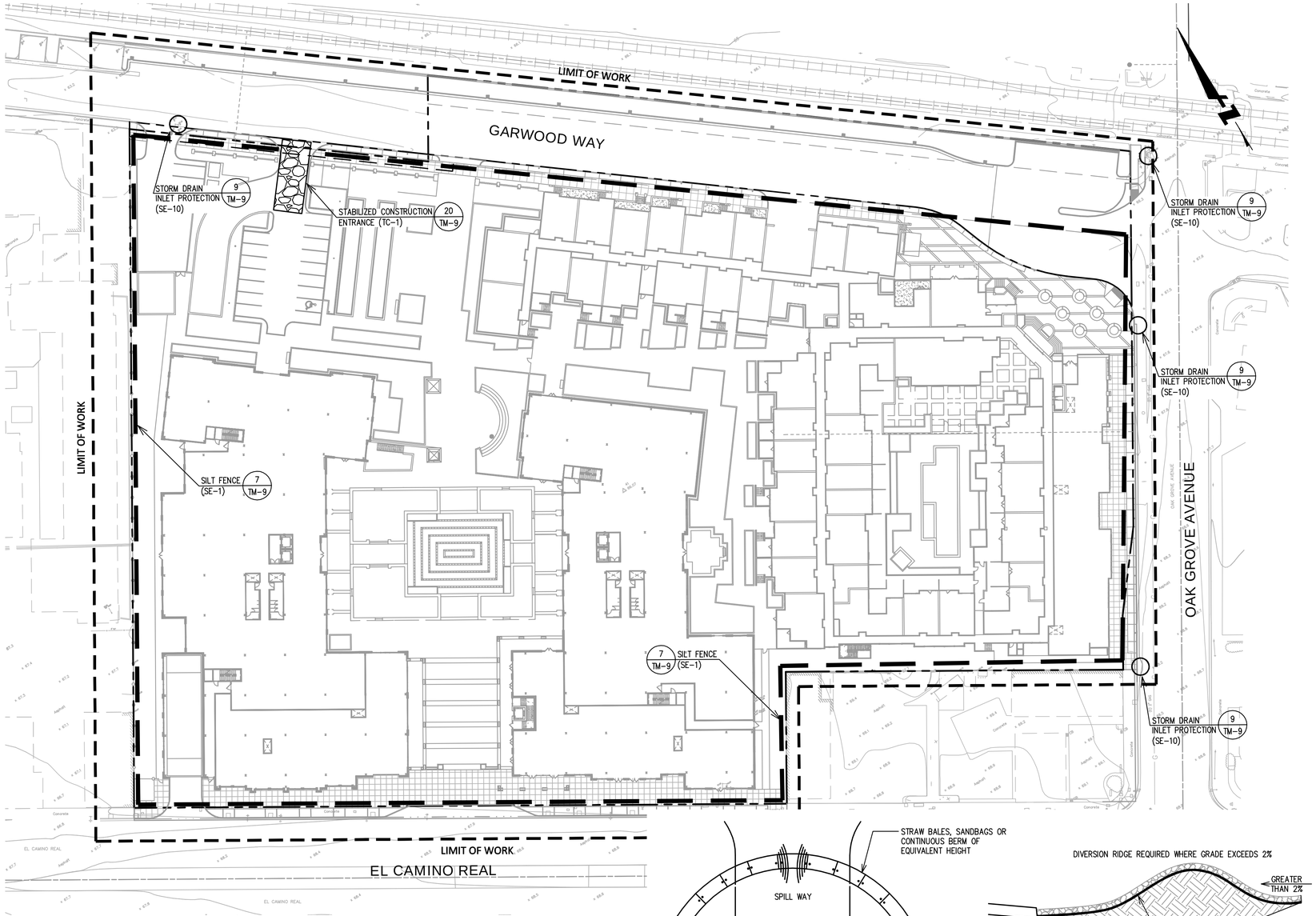
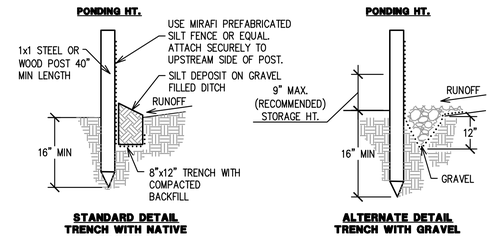
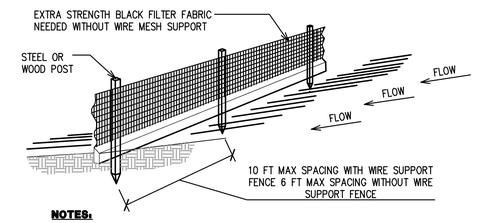






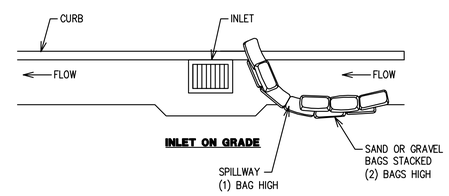
NOTES:

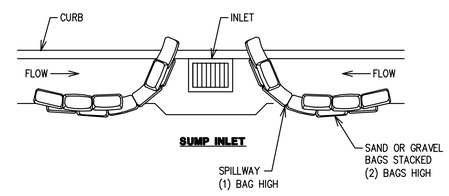
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

7 SILT FENCE

SCALE : NO SCALE

SILT FENCE-001-*MSTR





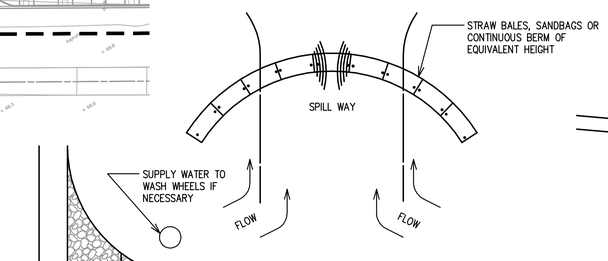
NOTES:

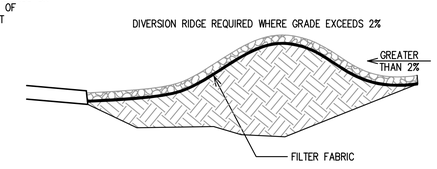
1. CONSTRUCT ON GENTLY SLOPING STREETS.
2. LEAVE ROOM UPSTREAM OF BARRIER FOR WATER TO POND AND SEDIMENT TO SETTLE.
3. PLACE SEVERAL LAYERS OF BAGS, OVERLAPPING THEM AND PACKING THEM TIGHTLY.
4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS SPILLWAY. FLOW FROM A SEVERE (10 YEAR) STORM SHOULD NOT OVERTOP THE CURB.
5. REFER TO CASQA STORMWATER BEST MANAGEMENT PRACTICES (BMP) HANDBOOK FOR ADDITIONAL DESIGN AND MAINTENANCE RECOMMENDATIONS.

9 INLET PROTECTION (SE-10)

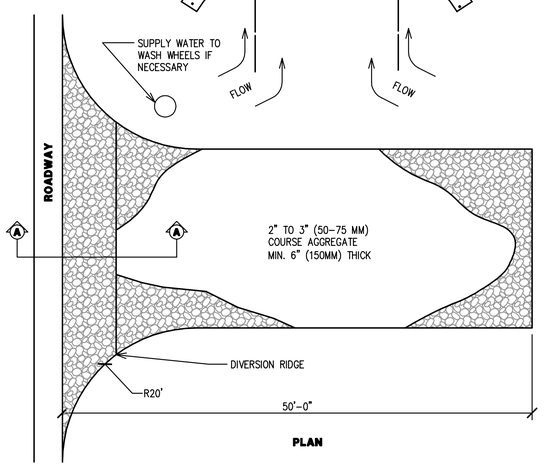
SCALE : NO SCALE

GRAVEL BAG BERM-001-*MSTR





SECTION A-A



PLAN

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRED TOP DRESSING, REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ONTO AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

20 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

SCALE: NO SCALE

CONST ENT COM-001-*MSTR

SEE SHEETS TM-1 AND TM-2 FOR NOTES AND LEGENDS

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REGISTERED PROFESSIONAL ENGINEER DALE J. LEDA C 78436 CIVIL STATE OF CALIFORNIA

PRELIMINARY
EROSION CONTROL PLAN

SCALE: AS SHOWN

TM-10

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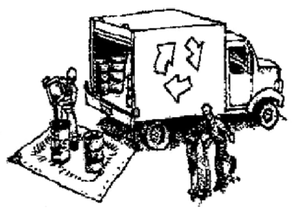
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

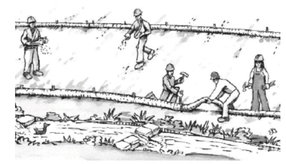
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

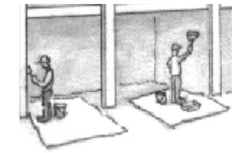
Concrete, Grout & Mortar Application

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

Landscaping

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

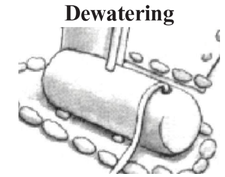
Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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

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VESTING TENTATIVE MAP
STATION 1300
1300 EL CAMINO REAL MENLO PARK, CA

DRAWN BY	CW
CHECKED BY	BS
PROJECT NO	20120183

DATE	ISSUE
03/29/16	TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
DALE J. LEDA
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CIVIL
STATE OF CALIFORNIA

BEST MANAGEMENT PRACTICES

SCALE: AS SHOWN

TM-11

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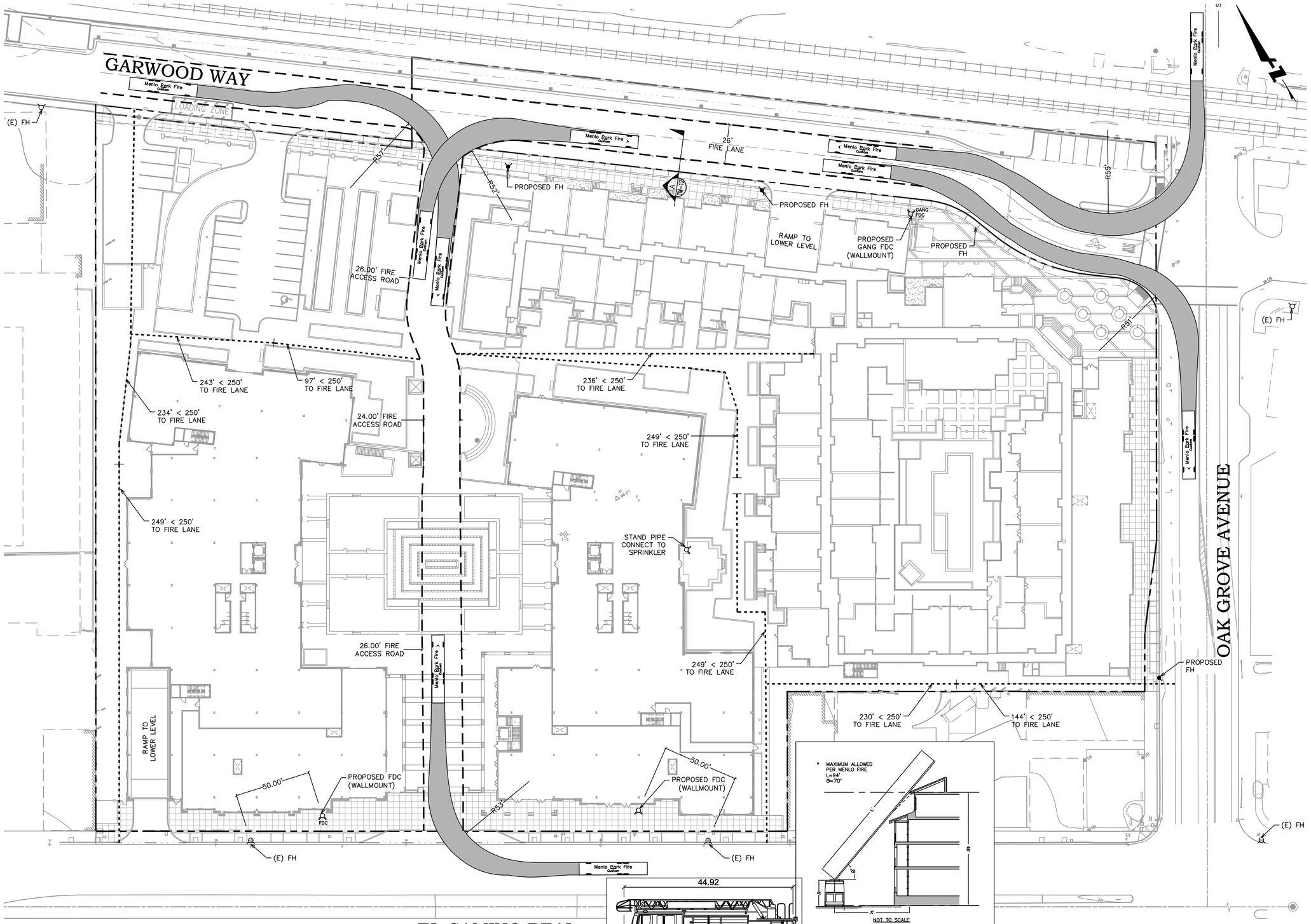

SEE SHEETS TM-1 AND TM-2 FOR NOTES AND LEGENDS

811 Know what's below. Call before you dig.

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DRAWN BY CW
CHECKED BY BS
PROJECT NO 20120183

DATE	ISSUE
12/10/15	FIRE REVIEW
03/29/16	TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER DALE J. LEDA C 78436 CIVIL STATE OF CALIFORNIA

FIRE ACCESS PLAN

SCALE: AS SHOWN

TM-12

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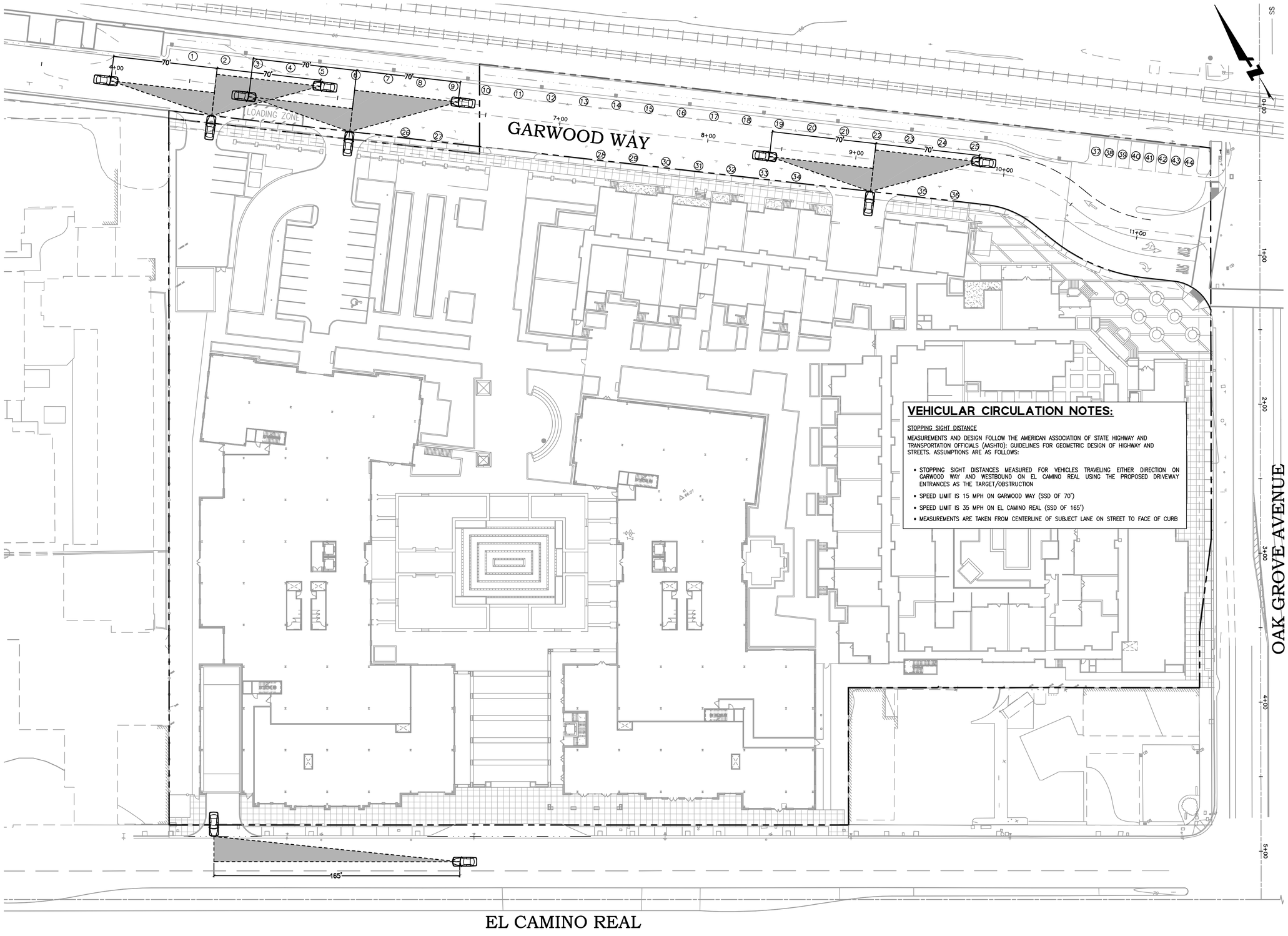

VEHICULAR CIRCULATION NOTES:

STOPPING SIGHT DISTANCE

MEASUREMENTS AND DESIGN FOLLOW THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO): GUIDELINES FOR GEOMETRIC DESIGN OF HIGHWAY AND STREETS. ASSUMPTIONS ARE AS FOLLOWS:

- STOPPING SIGHT DISTANCES MEASURED FOR VEHICLES TRAVELING EITHER DIRECTION ON GARWOOD WAY AND WESTBOUND ON EL CAMINO REAL USING THE PROPOSED DRIVEWAY ENTRANCES AS THE TARGET/OBSTRUCTION
- SPEED LIMIT IS 15 MPH ON GARWOOD WAY (SSD OF 70')
- SPEED LIMIT IS 35 MPH ON EL CAMINO REAL (SSD OF 165')
- MEASUREMENTS ARE TAKEN FROM CENTERLINE OF SUBJECT LANE ON STREET TO FACE OF CURB

0 30 60
GRAPHIC SCALE

SEE SHEETS TM-1 AND TM-2 FOR NOTES AND LEGENDS

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DATE	ISSUE
03/29/16	TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

VEHICULAR CIRCULATION PLAN

SCALE: AS SHOWN

TM-13

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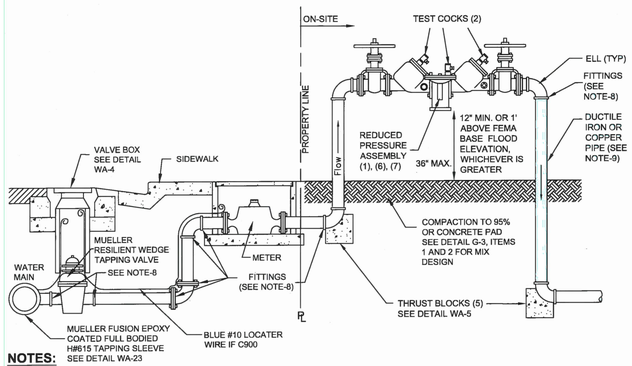


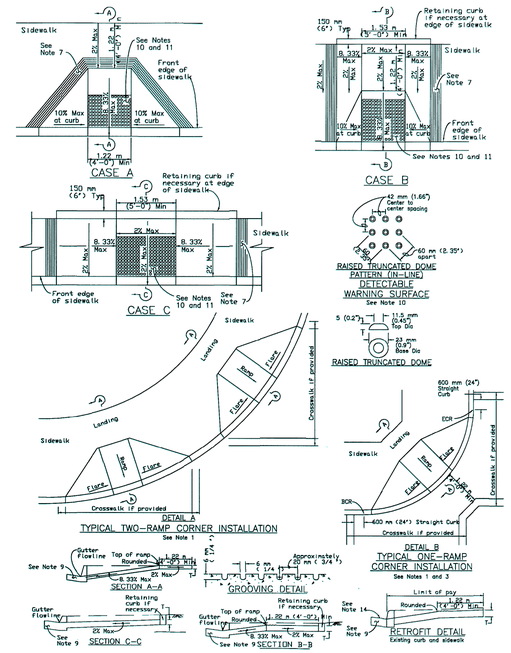
NOTES:

1. BACKFLOW PREVENTION ASSEMBLY SHALL BE FEBCO 825YD OR APPROVED EQUAL. CONTACT THE CROSS-CONNECTION SPECIALIST AT (650) 330-6780 FOR APPROVAL.
2. TEST COCKS AND RISING STEM (OS & Y) VALVES MUST BE SUPPLIED AND INSTALLED AS SHOWN.
3. BACKFLOW ASSEMBLY SHALL BE INSTALLED AS CLOSE AS PRACTICAL TO METER.
4. ALL PIPING AND APPURTENANCES SHALL BE AWWA RATED 200 PSI.
5. ALL ASSEMBLIES SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER BY A CERTIFIED BACKFLOW TESTER. TAGS INDICATING THE TEST DATE SHALL BE ATTACHED TO THE DEVICE. A COPY OF THE TEST REPORT SHALL BE DELIVERED TO THE WATER DISTRICT WITHIN 10 DAYS OF THE TEST. FOR FURTHER INFORMATION, CONTACT CROSS-CONNECTION SPECIALIST AT (650) 330-6780.
6. ASSEMBLY SHALL BE LOCATED A MINIMUM OF 24-INCHES FROM ANY PERMANENT STRUCTURE AND SHALL BE ACCESSIBLE FOR TESTING AND MAINTENANCE.
7. MECHANICAL OR FLANGED JOINT, COUPLING AND CONNECTIONS REQUIRED. (NO PUSH ON JOINTS ALLOWED).
8. DUE TO CORROSIVE SOIL ON THE BAY SIDE OF HWY 101, UNDERGROUND PIPE SHALL BE C900, PVC RATED 200 PSI OR GREATER. FITTINGS SHALL BE MORTAR LINED, EPOXY COATED DUCTILE IRON. ABOVE GROUND PIPING SHALL BE COPPER OR DUCTILE IRON PIPE.(SEE WA-23)

23 BACKFLOW PREVENTOR

SCALE: N.T.S.

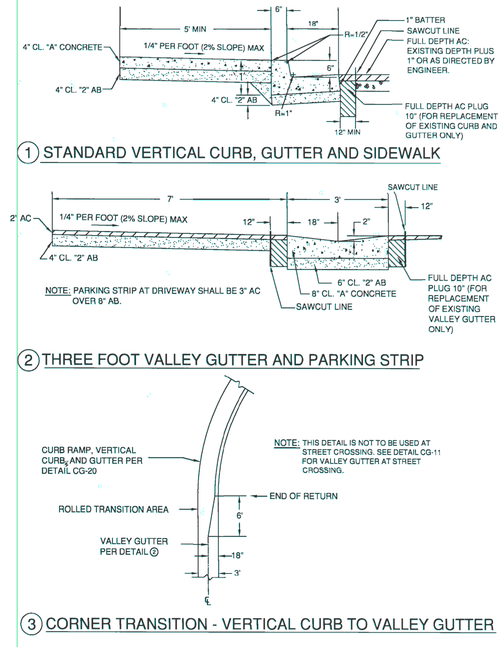
CITY OF MENLO PARK STANDARD DETAILS BFPD-008-*MSTR



13 CURB RAMP

SCALE: N.T.S.

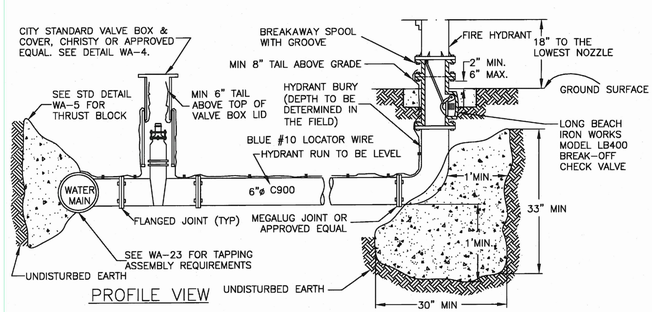
CITY OF MENLO PARK STANDARD DETAILS CR-008-*MSTR



8 CURB, GUTTER AND SIDEWALK

SCALE: N.T.S.

CITY OF MENLO PARK STANDARD DETAILS CGS-008-*MSTR



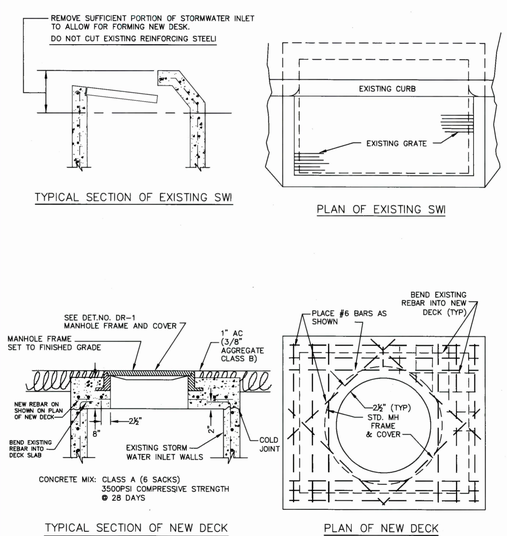
NOTES:

1. HYDRANT SHALL BE WET BARREL TYPE CLOW 76 WITH TWO 2 ½" NATIONAL STANDARD THREAD NOZZLES, ONE 4 ½" PUMPER NOZZLE AND CLOW LONG BEACH 400 BREAK-OFF CHECK VALVE.
2. HYDRANT SHALL BE COATED WITH 100% ACRYLIC LATEX, SEMI-GLOSS, EXTERIOR BRIGHT YELLOW PAINT.
3. STAINLESS STEEL BOLTS, 304 OR 316, REQUIRED ABOVE AND BELOW GROUND SEE WA-23.
4. MECHANICAL OR FLANGE JOINTS REQUIRED FITTINGS SHALL COMPLY WITH WA-23.
5. FOR HYDRANT LOCATION AND CONCRETE PAD SPECIFICATION SEE DETAIL WA-2.
6. FOR BELOW-GRADE THRUST BLOCK SEE WA-5.

25 FIRE HYDRANT

SCALE: N.T.S.

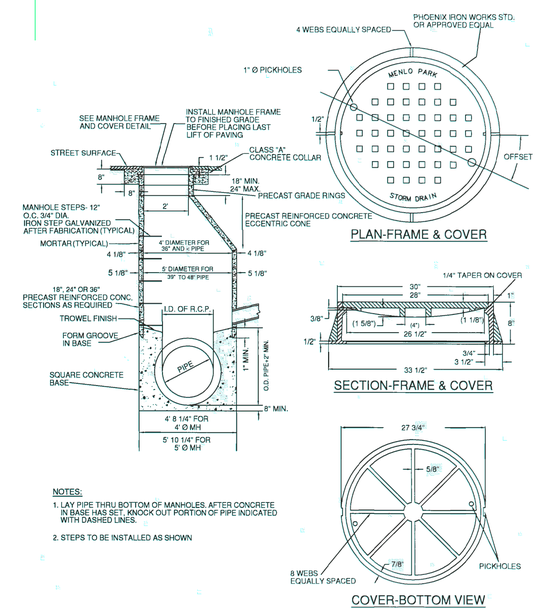
CITY OF MENLO PARK STANDARD DETAILS FH-008-*MSTR



15 CURB INLET

SCALE: N.T.S.

CITY OF MENLO PARK STANDARD DETAILS CI-008-*MSTR



NOTES:

1. LAY PIPE THRU BOTTOM OF MANHOLES. AFTER CONCRETE IN BASE HAS SET, KNOCK OUT PORTION OF PIPE INDICATED WITH DASHED LINES.
2. STEPS TO BE INSTALLED AS SHOWN

10 STORMDRAIN MANHOLE

SCALE: N.T.S.

CITY OF MENLO PARK STANDARD DETAILS SDMH-008-*MSTR

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VESTING TENTATIVE MAP
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MISCELLANEOUS DETAILS

SCALE: AS SHOWN

TM-14

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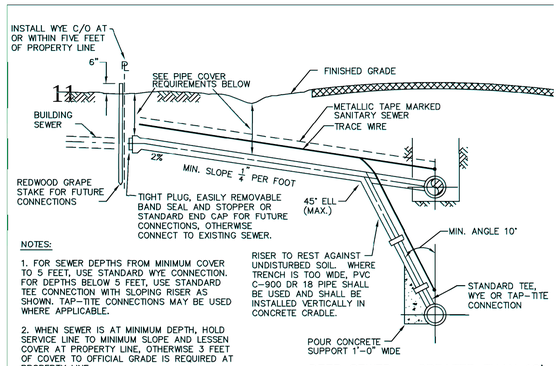


DEEP SEWER – GREATER THAN 10'

NOTES:

1. FOR SEWER DEPTHS FROM MINIMUM COVER TO 5 FEET, USE STANDARD WYE CONNECTION. FOR DEPTHS BELOW 5 FEET, USE STANDARD TEE CONNECTION WITH SLOPING RISER AS SHOWN. TAP-TITE CONNECTIONS MAY BE USED WHERE APPLICABLE.

2. WHEN SEWER IS AT MINIMUM DEPTH, HOLD SERVICE LINE TO MINIMUM SLOPE AND LESSEN COVER AT PROPERTY LINE, OTHERWISE 3 FEET OF COVER TO OFFICIAL GRADE IS REQUIRED AT PROPERTY LINE.

3. THE LOCATION OF ALL SEWER LATERALS SHALL BE MARKED WITH A LETTER "S" ON TOP OF CURB OR BACK OF WALK.

4. ALL SERVICE TEES OR WYES SHALL BE MANUFACTURER'S STANDARD FITTINGS. CONNECTION CLOSURE SHALL BE BY STANDARD BAND SEAL COUPLINGS WITH 316 STAINLESS STEEL SHEAR RING ON SERVICE ADDITIONS. NO PIPE BREAKING AND CONCRETE PATCHING WILL BE PERMITTED, ONLY NEATLY SNAPPED OR SAWCUT LENGTHS WILL BE ALLOWED.

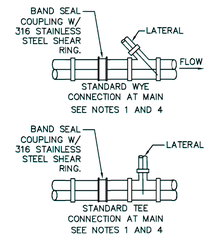
5. 8 GAUGE COPPER WIRE OR COATED COPPER WIRE FOR TRACING PURPOSES SHALL BE PLACED ON ALL NEW LATERALS AND REPLACEMENT LATERALS WHEN EXCAVATION IS FROM MAIN LINE TO THE PROPERTY LINE CLEANOUT. WIRE TO BE BROUGHT TO RISER WITH TWO FEET COILED INSIDE BOX.

6. TAP-TITE AND TEE CONNECTIONS ARE NOT ALLOWED IN TERMINATING SEWER MAINS (MOST UPSTREAM LINE).

7. CONTRACTOR SHALL PLACE ROOT CONTROL FABRIC OVER ALL JOINTS AS SHOWN ON WEST BAY SANITARY DISTRICT DETAIL NO. 13.

8. CONTRACTOR SHALL INSTALL BEDDING AND BACKFILL MATERIAL AS SHOWN ON WEST BAY SANITARY DISTRICT DETAIL NO. 8.

9. PIPE MATERIAL FOR LATERALS SHALL BE DIP CLASS 50 OR 51, OR PVC C900 DR18.



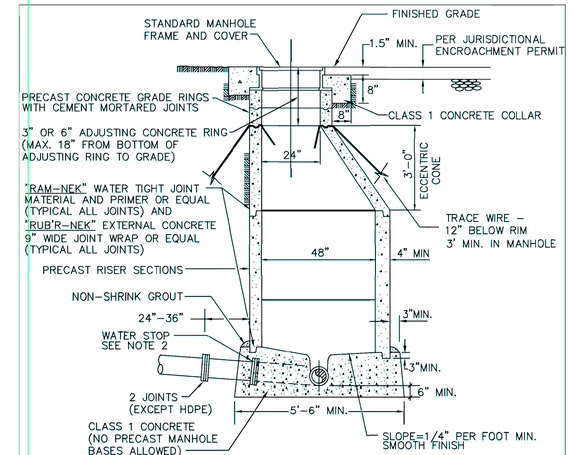
WEST BAY
SANITARY DISTRICT

SANITARY SEWER LATERAL CONNECTIONS

APPROVED BY:
/S/ – PHIL SCOTT 06-24-15 DISTRICT MANAGER

6

(13) **SANITARY SEWER LATERAL** SCALE: N.T.S.
CITY OF MENLO PARK STANDARD DETAILS SS-008-*MSTR



NOTES:

1) MANHOLE BASES SHALL BE PLACED ON IMPORTED BEDDING MATERIAL COMPACTED TO 95% RELATIVE COMPACTION.

2) AN APPROVED WATER STOP SHALL BE INSTALLED ON ALL FLEXIBLE PIPE ENTERING OR LEAVING A MANHOLE, AND CENTERED UNDER MANHOLE WALL.

3) INSTALL "RAM-NEK" WATER TIGHT JOINT MATERIAL OR EQUAL BETWEEN EACH JOINT OF CONE AND BARREL SECTIONS TO MAKE A FLEXIBLE WATERTIGHT JOINT. AFTER JOINT IS MADE, TRIM JOINT SMOOTH ON INSIDE OF MANHOLE.

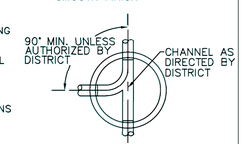
4) STEPS IN MANHOLES ARE NOT ALLOWED.

5) TRACE WIRE SHALL BE SOLID AND COATED 8 GAUGE COPPER WIRE PLACED 12" BELOW RIM WITH 3' COILED UP IN MANHOLE.

6) MANHOLES SHALL BE VACUUM TESTED.

7) ECCENTRIC CONE SHALL BE POSITIONED IN SUCH A MANNER OVER CENTER OF PIPE FOR INSTALLATION OF FLOW METER SENSOR BRACKET.

8) CONCRETE PLATFORMS MAY BE REQUIRED ON A CASE BY CASE BASIS.



PLAN SECTION

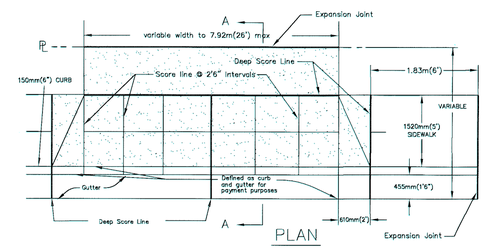
WEST BAY
SANITARY DISTRICT

MANHOLE FOR 21" DIAMETER AND SMALLER PIPE

APPROVED BY:
/S/ – PHIL SCOTT 06-24-15 DISTRICT MANAGER DATE:

3

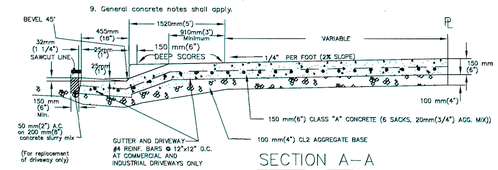
(8) **SANITARY SEWER MANHOLE** SCALE: N.T.S.
CITY OF MENLO PARK STANDARD DETAILS SSMH-008-*MSTR



PLAN

NOTES:

1. The minimum distance between driveways or between curb cuts serving the same lot shall be not less than 6.71m(22') as measured at the top of the curbing.
2. Not more than fifty percent (50%) of the frontage along any street of the lot to be served thereby shall be devoted to driveways or curb cuts.
3. No driveway shall be located so as to interfere with intersecting sidewalks, traffic signals, street lights, fire hydrants or other public improvements. Relocation of utilities shall be at the expense of the applicant.
4. No driveway or curb cut shall be located within 8.53m(28') of the nearest boundary of any intersection as such boundary is defined by the City Engineer or within any curb return.
5. No driveway or curb cut shall be located within 610mm(2') of the extensions of the prolonged property line as defined by the City Engineer.
6. Commercial and industrial driveways shall have reinforcing per City Standard Detail.
7. Conc. curb, gutter and sidewalk to be replaced shall be removed to the nearest expansion joint or by sawcutting to nearest scoremark.
8. Measurement and payment : For city projects contract payment per square-foot for driveways shall consist of the shaded area only. The non-shaded area shall be measured and paid for by the linear-foot for curb and gutter; or by the square-foot for sidewalk.
9. General concrete notes shall apply.



SECTION A–A

All units are in metric
Non-metric units are in brackets

(10) **DRIVEWAY APRON** SCALE: N.T.S.
CITY OF MENLO PARK STANDARD DETAILS DWY-008-*MSTR

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VESTING TENTATIVE MAP
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03/29/16	TENTATIVE MAP

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STATE OF CALIFORNIA

MISCELLANEOUS DETAILS

SCALE: AS SHOWN

TM-15