REGULAR MEETING AGENDA

Date: 11/01/2021
Time: 7:00 p.m.
Meeting Location: Zoom.us/join – ID# 831 6644 9012

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE
On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: In accordance with Government Code section 54953(e), and in light of the declared state of emergency, all members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference.

How to participate in the meeting

- Submit a written comment online up to 1-hour before the meeting start time: menlopark.org/planningpubliccomment *
- Access the meeting real-time online at: zoom.us/join – Meeting ID# 831 6644 9012
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 831 6644 9012
  Press *9 to raise hand to speak

  *Written and recorded public comments and call-back requests are accepted up to 1 hour before the meeting start time. Written and recorded messages are provided to the Planning Commission at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.

- Watch the meeting
  - Online:
    menlopark.org/streaming

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

E1. Approval of minutes and court reporter transcript from the September 13, 2021, Planning Commission meeting. (Attachment)

F. Public Hearing

F1. Use Permit/Thomas James Homes/760 College Avenue:
Request for a use permit to demolish an existing one-story, single-family residence with an attached garage, and construct a new two-story residence with an attached garage on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. ***Continued from the meeting of September 27, 2021***. (Staff Report #21-053-PC)

F2. Use Permit/Courtney Brigham and Darren Ewaniuk/933 Millie Avenue:
Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence with an attached garage and a basement on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #21-054-PC)

F3. Architectural Control and Use Permit/Paul Turek/2710 Sand Hill Road:
Request for architectural control and use permit to construct a new exterior elevator and staircase attached to an existing two-story commercial building in the C-1-C (Administrative, Professional, and Research, Restrictive) zoning district. (Staff Report #21-055-PC)

F4. General Plan Amendment and Rezoning/City of Menlo Park/105-155 Constitution Drive and 1395 Chrysler Drive: Request for a general plan amendment to change the land use designation of an approximately 3,600 square-foot portion of an existing approximately 8.9-acre parcel from Commercial Business Park to Public/Quasi-Public and to change the land use designation of an approximately 3,600 square-foot portion of an existing approximately 5,000 square-foot parcel from Public/Quasi-Public to Commercial Business Park. In addition, the area with a resulting Public/Quasi-Public land use would be rezoned to the P-F (Public Facilities) district, and the area

with a resulting Commercial Business Park land use would be rezoned M-3-X (Commercial Business Park, Conditional Development District). The requested entitlements are associated with a lot line adjustment to construct a new City-owned pump station at 1395 Chrysler Drive. ***Continued from the meeting of October 18, 2021*** (Staff Report #21-056-PC)

H. Informational Items

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: November 15, 2021
- Regular Meeting: December 13, 2021
- Regular Meeting: December 20, 2021

J. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 10/27/2021)

REGULAR MEETING DRAFT MINUTES

Date: 09/13/2021
Time: 7:00 p.m.
Meeting Location: Zoom.us/join – ID# 831 6644 9012

A. Call To Order

Chair Michael Doran called the meeting to order at 7:00 p.m. He said Commissioner Andrew Barnes would be absent and Commissioner Michele Tate might possibly join the meeting later. He noted they had a quorum.

B. Roll Call

Present: Chris DeCardy (Vice Chair)), Michael Doran (Chair) Cynthia Harris, Camille Gonzalez Kennedy, Henry Riggs

Absent: Andrew Barnes, Michele Tate

Staff: Ori Paz, Associate Planner; Kyle Perata, Principal Planner; Corinna Sandmeier, Senior Planner; Leo Tapia, Planning Technician; Chris Turner, Assistant Planner

C. Reports and Announcements

Senior Planner Corinna Sandmeier reported that the City Council at its September 14, 2021 meeting would consider two appeals of the Menlo Uptown project and the Planning Commission's recommendation to approve the vesting tentative map for that project. She said an appeal of the Menlo Portal project was on the same agenda and the Council's consideration of the Planning Commission's recommendation to approve a public utilities easement abandonment for that project.

D. Public Comment

There was none.

E. Consent Calendar

E1. Approval of minutes from the August 9, 2021, Planning Commission meeting. (Attachment)

ACTION: M/S (Camille Kennedy/Chris DeCardy) to approve the Consent Calendar consisting of the August 9, 2021 Planning Commission meeting minutes; passes 4-0-1-2 with Commissioner Doran abstaining, and Commissioners Barnes and Tate absent.

F. Public Hearing

F1. Use Permit/Rebecca & Kevin Loewke/248 Oakhurst Place:
Request for a use permit to construct a second-floor addition and perform interior and exterior modifications to an existing nonconforming, single-story, single-family residence in the R-1-U (Single

Family Urban Residential) zoning district. The value of the proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period and therefore requires a use permit. (Staff Report #21-042-PC)

Staff Comment: Planning Technician Leo Tapia said staff had no additions to the written report.

Questions of Staff: Chair Doran referred to the staff report and the comment about the Commission adding conditions about optional window upgrades in the future and asked how that worked as a condition. Mr. Tapia said if the applicants could upgrade the first-floor windows and siding in the future to match the proposed materials for the second story addition then the condition would allow that without requiring discretionary review.

Applicant Presentation: Meching Mai, project designer, said the existing home was a single-story, ranch-style house with an attached two-car garage. She said the lot was triangular with a large, open yard that the property owners loved. She said the existing home was nonconforming as portions of it encroached into the required rear and side setbacks. She said also a 10-foot public utility easement ran through the house and they were in process to vacate that with Menlo Park's Public Works Department. She said the proposal was to add a second story with two bedrooms and a bathroom and a small remodel on the first floor to accommodate the new stairs. She said the property owners reached out to neighbors with their proposed plans and had neighbor support from those who shared property lines with the subject property as well as from the neighbors directly across the street.

Chair Doran opened the public hearing and closed it as there were no speakers.

Commission Comment: Replying to Commissioner DeCardy, staff explained the threshold triggering discretionary review of the project. Replying to Commissioner Kennedy, Mr. Tapia indicated the applicants could have proposed an addition that was under the threshold triggering discretionary review and Planner Sandmeier indicated that staff had not done a study to determine the number of such lots with nonconforming structures or in what areas of the City.

Commissioner Kennedy challenged the imposition of fees and processes on residents for project remodels and modest additions. She suggested that might discourage residents from doing such projects and open up properties to development by developers with greater financial resources.

Chair Doran said he supported Commissioner Kennedy's goals of keeping families in their houses. He said not tearing down and rebuilding was the best environmentally way to develop. He said substandard lots were citywide and not limited to any one neighborhood.

Commissioner Riggs said the addition as proposed was acceptable and noted staff's suggested condition that would allow the applicants in the future to make material and window upgrades on the first floor to match the second-floor addition without discretionary review. He said his only concern with the project was the stairwell window that started at the landing and its potential privacy impact. He suggested raising the window sill up, no more than two feet above the second-floor line, or to use obscure glass. He moved to approve with the condition that the stair well be obscure glass, or the sill raised two feet above the second story line and with staff's suggested condition to allow an upgrade of the first-floor siding and windows at a future date to match the proposed second-floor siding and windows.

Commissioner Cynthia Harris asked about the determination of the rear setback. Mr. Tapia said this lot had only three sides. He said every lot needed a front and rear property line. He said the determination of the rear setback in this instance was based on the historical subdivision of the neighborhood. He said the project's rear property line matched the rear property line of the adjacent parcel.

Chair Doran asked about the rationale for prescribing a rear side. Mr. Tapia said side setbacks were to provide open space around houses and the 20-foot setback requirement for front and rear yards basically prescribed the open space a house would need.

Commissioner DeCardy said he supported the second part of Commissioner Riggs' motion to allow for upgrading windows and siding on the first floor in the future to match the second story, but he was unclear on the need for the stairwell condition. He said they did not have a plan view showing a privacy impact on neighbors and the neighbor facing that window had supported the project.

Commissioner Riggs said the section that was not shown but which he was referring to would go through the stairwell to an adjacent neighbor or house. He said it appeared to him that the stairwell window was in a place that challenged privacy.

Replying to Chair Doran, Ms. Mai said they had considered stairs at the front and bedrooms in the back. She said with bedrooms having larger windows that would have posed a privacy impact. She said they located the bedrooms at the front where they were substantially beyond neighbors' view, which meant locating the stairs at the back. She said window treatment was intended as it was a transition point from public space to the family's private bedroom. She said however it was important for the mother to have a view to the yard to ensure children were safe there when working in the home. She said they strongly believed it was not a good idea to raise the sill as the parents would not have that desired view.

Chair Doran asked about obscure glass in the lower portion of the window and clear glass two feet or more above the second story floor level. Commissioner Riggs said this was a commonly occurring issue. He said if a homeowner wanted to see the backyard from the second floor that would also have a view of the neighbor's backyard unless there was specific and dedicated screening. He said obscure glass in the lower portion would obscure view of the homeowner's own yard and to a lesser degree obscure a view to the neighbors.

Recognized by Chair Doran, Ms. Rebecca Loewke, homeowner, said the lot was triangular and neighbors had massive trees on each side so there did not seem to be any views to their yards. She said she would defer to Ms. Mai and what she thought would be most pleasing aesthetically. She said she wanted the window as proposed, but she understood the concern.

Ms. Mai said she would like to look further at the elevations as she did not want to make a hasty decision about obscure glass and raising the sill height. She asked if she could work through the remedy with staff.

Chair Doran said he did not see an issue with clear glass in this instance as both side neighbors supported the project.

Replying to Chair Doran, Commissioner Riggs said he would not iterate why stairwell windows provided views to neighbors' yards. He said there were trees on each side neighbors' lots but there was also a 20-foot gap between the stairwell window and those trees that would provide view.

Chair Doran asked if there was a second to the motion on the floor. The motion died for lack of a second.

Chair Doran moved to approve as recommended in the staff report with staff's recommended added condition. Commissioner DeCardy seconded the motion.

ACTION: M/S (Doran/DeCardy) to approve with the following modification; passes 4-1-2 with Commissioners DeCardy, Doran, Harris, and Kennedy supporting, Commissioner Riggs opposing and Commissioners Barnes and Tate absent:

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following ***standard*** conditions:

    a. The applicant shall be required to apply for a building permit within one year from the date of approval (by September 13, 2022) for the use permit to remain in effect.

    b. Development of the project shall be substantially in conformance with the plans prepared by Morgan Smith Architect consisting of 15 plan sheets, dated received August 26, 2021 and approved by the Planning Commission on September 13, 2021, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

    c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

4. ***Approve the use permit subject to the following project-specific condition:***

a. The applicant shall have the option to update the first-floor siding and windows at a future date to match the proposed second-floor siding and windows in order to create a more cohesive appearance, subject to review and approval of the Planning Division.

F2 and G1 are associated items with a single staff report,

F2. Environmental Impact Report (EIR) Scoping Session/Jason Chang/1075 O'Brien Drive and 20 Kelly Court (Referred to as the CSBio Phase 3 Project):
Request for environmental review for an amended and restated conditional development permit (CDP) and Below Market Rate (BMR) Housing Agreement for the construction of a new seven-story research and development (R&D) and office building, approximately 100,000 square feet of gross floor area in size, with a ground-floor restaurant/food court commercial space on a two-parcel site in the LS-B (Life Sciences, Bonus) zoning district. A new five-level parking structure would be constructed on 20 Kelly Court. The existing one-story warehouse building on 1075 O'Brien Drive and the two-story portion of the R&D building at 20 Kelly Court would be demolished. The three-story portion of the R&D building at 20 Kelly Court is proposed to remain and a new hazardous materials and utility yard attached to the building would be constructed. The proposed project includes a request for the storage and use of hazardous materials for an emergency backup generator and for the use of hazardous materials for future research and development processes. The proposed project would include a BMR agreement per the City's Ordinance and Guidelines. The proposal includes a request for an increase in height and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The proposed project also includes a lot merger to merge the two existing parcels. Both parcels would be governed by the amended and restated CDP. An Initial Study has been prepared and is included with the Notice of Preparation (NOP) for the proposed project. The NOP and Initial Study were released on Friday, August 27, 2021. The Initial Study scopes out the following environmental topics from further review: aesthetics, agricultural and forestry resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, public services, recreation, and utilities and service systems. The focused EIR will address potential physical environmental effects of the proposed project that have not been scoped out, as outlined in the California Environmental Quality Act (CEQA), in the following areas: air quality, biological resources, cultural and tribal resources, greenhouse gas emissions, noise, population/housing, and transportation. The City is requesting comments on the scope and content of this focused EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code. Comments on the scope and content of the focused EIR are due by 5:30 p.m. on Monday, September 27, 2021 (Staff Report #21-043-PC)

The Planning Commission heard presentations from staff, the applicant and the City's environmental review consultant, took public comment, asked questions, and provided feedback.

A transcript of this item will be available along with the meeting minutes. The NOP comments will be considered by staff and the consultant and will be summarized in the Draft EIR.

G. Study Session

G1. Study Session/ Jason Chang\1075 O'Brien Drive and 20 Kelly Court (CSBio Phase 3 Project): Study session on a request for an amended and restated Conditional Development Permit, BMR Housing Agreement and environmental review for the construction of a new seven-story research and development (R&D)/office building, approximately 100,000 square feet of gross floor area in size with a ground-floor restaurant/food court commercial space on a two-parcel site in the LS-B (Life Sciences, Bonus) zoning district. A new five-level parking structure would be constructed on 20 Kelly Court. The existing one-story warehouse building at 1075 O'Brien Drive and the two-story portion of the R&D building at 20 Kelly Court would be demolished. The three-story portion of the building at 20 Kelly Court is proposed to remain and a new hazardous materials and utility yard attached to the building would be constructed. The proposed project includes a request for the storage and use of hazardous materials for an emergency backup generator and for the use of hazardous materials for future research and development processes. The proposed project would include a BMR agreement per the City's Ordinance and Guidelines. The proposal includes a request for an increase in height and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The proposed project also includes a lot merger to merge the two existing parcels. Both parcels would be governed by the amended and restated CDP (Staff Report #21-043-PC)

(Commissioner Kennedy was no longer in attendance.)

Chair Doran asked if Commissioners had any clarifying questions. There being none, he opened the study session for public comment. He closed public comment as there were no speakers.

Commission Comment: Chair Doran noted neighborhood apprehension about hazardous materials stored onsite and asked what type of materials had been stored in the past and what was expected to be stored in the future and precautions that would be taken with a focus on biohazards.

Mr. Chang said the two primary chemicals they had onsite were DMF, Dimethylformamide, and Acidametral. He said regarding hazardous profiles the greatest concern was flammability and not biohazards. He said they used a single step manufacturing process so all the solvents they used were for washing. He said their washing vessels were about the size of a washing machine. He said the amount of chemicals they would have onsite at any time would be in the 5,000-to-10,000-gallon range, which was similar to a gas tanker truck. He said the Fire District and building code required the property to handle at a minimum a one-hour fire and some of their facilities were able to handle up to a four-hour fire. He said they were increasing the capacity that would allow them to reinforce their walls and have chemicals stored in an outside bunker rather than inside the existing building. He said it provided greater safety in relocating and increasing capacity.

Planner Paz referred to required regulatory process and approval for the continued and expanded use of the hazardous materials. He said in the L-S zone there was an administrative permit process for the use and storage of hazardous materials and as part of that process the application materials were sent to the Building Division, the Fire Protection District, San Mateo County Environmental Health, and West Bay Sanitary District for review and comment. He said if additional conditions were found those were done before operation could begin. He said with the amended and restated conditional development permit (CDP) there would be a process for hazardous materials review.

Mr. Chang said the new building at 1075 O'Brien Drive would not have the same materials use as 20 Kelly Court. He said they were increasing storage capacity at 20 Kelly Court for commercial manufacturing of different drugs. He said 1075 O'Brien Drive was purposed as a research and development facility for new drug discovery so chemicals there would be similar to those used at an academic laboratory. Replying to Chair Doran, Mr. Chang said that facility would have a broader range of chemicals but not biohazards so the quantities would be significantly less. He said they were looking at drug discovery and not biological materials.

Commissioner DeCardy noted the staff report's description of the project area including a school on one side, a gathering place for school and children on the other side, housing in East Palo Alto and the potential for Willow Village and asked how staff was looking at creating connectivity in this part of the City and what the process for that looked like.

Planner Paz said the potential for connectivity existed with the three sites including the subject property of 1075 O'Brien Drive and 20 Kelly Court, an adjacent parcel at 1125 O'Brien Drive and the Willow Village proposed to the north. He said staff had prompted the property owners of those parcels and had had discussions with Mr. Chang about potentially creating a pedestrian pathway on the east side of the project site. He said Mr. Chang was amenable and staff needed to get the other property owners onboard to develop those discussions.

Commissioner DeCardy said looking at the site and surrounding area that a pathway through would be thin. He said it would feel like a canyon, which would not be welcoming for someone seeking to walk through. He suggested it could be made very inviting, wider and visually to be able to see through. He said the space had incredible opportunity for connectivity noting the Hetch Hetchy right of way in one direction and the potential to connect to Willow Village. He said he appreciated staff's efforts to create connectivity and encouraged a result that was welcoming to the community rather than just meeting the base of providing a path that people could walk on. He referred to the letter from Mr. Guzman, a neighbor, who expressed what was wanted for the area.

Commissioner DeCardy said he appreciated the role CSBio played in the community and wanted the project to work for them and for their continued prosperity in Menlo Park, suggesting that better integration into the community would support that. He said he strongly encouraged broad community outreach to define the community amenity. He said the restaurant space proposed was up high on a podium with a lot of screening between it and the street, which suggested it was intended only for the employees in the building. He referred to plan pages B40 and B42 and suggested the space could be turned inside out so it was a more public serving space. He said regarding public open space the way the project was oriented it looked like a suburb. He suggested that while it should serve the company's needs it should also connect to the community. He said as the applicants continued to look at the layout and access that the building while interesting was imposing and would be a wall next to where the walkway would be. He said he thought all those things could be softened and resituated to better engage with the community while preserving what the applicants wanted. He said reducing the parking garage one story was moving in the right direction and at reducing traffic. He said it was a great project located at a critical juncture in the community and through collaboration with a couple of other developers something extraordinary could be done there that the community would be proud of for many years.

Chair Doran referred to page 10 of the staff report regarding greenhouse emissions and the potential use of natural gas to heat the life science building and the for-profit restaurant and asked about the rationale for an exemption from standards for a for-profit restaurant. Planner Paz said the REACH

codes applied to the whole City not just the L-S zoning district. He said when meeting with the stakeholders from the life sciences community during the public process to adopt REACH they shared there were processes that needed a finite temperature range. He said if there was variability within that temperature range it could hurt the experiments and the overall ability for the life science use to function so the exception to apply for space heating for life science was included by the City Council. He said regarding the for-profit restaurant requesting an exemption that it would allow for open flame cooking. He said any restaurants in the space would need to apply individually for the exception.

Commissioner Riggs said overall the building was well formed using handsome materials. He said he understood that the mesh of the parking garage had yet to be finalized so he would assume that the lower two floors of the building also would benefit from some more specifics. He asked the project designer to address whether the modulation requirement worked for the project. Niall Malcolmson, DGA Architects, said he thought the modulation worked on the building. He said the setback on the long façade fronting Kelly Court defined the entry point for the main lobby. He said the setback on the façade facing O'Brien Drive was worked into the massing, so it did not impact the space plan. He said the modulations were very workable. Commissioner Riggs asked if they were comfortable with the aesthetics of the front face of the main building or whether they wanted some leeway with the design requirement as he did not think that was the best presented element of the project. Mr. Malcolmson said he thought it worked. Commissioner Riggs referred to the overall perspective and noted a prominent enclosure on the right and asked if that was stucco or metal panel. Mr. Malcolmson said he believed it was metal panel to differentiate from the stucco used elsewhere on the building.

Commissioner Riggs said he had no other comments and the proposed R&D building presented itself well.

Chair Doran said he had no problems with the proposed design and materials. He said it was a very handsome set of buildings. He said regarding site access and layout he thought Commissioner DeCardy expressed well the importance of pedestrian access and the opportunities here for access to Willow Village. He said he did not see a problem with vehicular access. He said he shared Commissioner DeCardy's concern that the public open space actually be accessible to the public. He said the amount of public open space proposed was sufficient so as long as it felt accessible to the public then it was appropriate. He said the community amenity as a food court was fine as long as it was accessible to the public. He said he preferred amenities that were onsite and were brick and mortar.

Commissioner Harris said she agreed with Commissioner DeCardy about the entrance to the restaurant not seeming inviting to the community. She said she would prefer a food court to a restaurant as she thought a number of options was a better community amenity. She said she would like it to be more inviting to the community that lived very close to it. She suggested if there was a way to incorporate more community such as a minority owned restaurant or a community member restaurant as one of the stalls, she thought the community would feel more invited into the building. She said that applicant was providing training and internships already and she would like to see an extension of that. She suggested related to the bonus level development sought that program would be above and beyond what the applicant was already doing. She said it would need to be well defined noting Chair Doran's concern for a brick-and-mortar amenity versus something that might not continue.

Commissioner Harris asked how they determined to reduce 83 parking spaces and what more could potentially be considered, noting previous Commission discussion and the possibility of leasing parking to other companies.

Mr. Chang said he would be happy to reduce parking more. He said when they first laid out the plan there was a request from other neighbors to absorb some of their parking constraints onto the subject property. He said based on guidance at the last Planning Commission's study session on the project, they removed a floor from the parking garage. He said if the Planning Commission would allow them to go below the minimum required parking ratio, he would be happy to reduce parking more.

Commissioner DeCardy asked why they would not need the minimum parking required. Mr. Chang said their lab and the new ones they were doing incorporated more automation. He said employees generally needed to come onsite for their physical experiments but not necessarily for their computerized experiments. He said for their manufacturing site they operated seven days a week. He said they consistently had more parking available than what was used.

Recognized by the Chair, Mr. Chang said they were proposing a food hall similar to San Pedro in San Jose with 15-plus food stalls. He said its purpose was 100% to support the community and provide food options north of Highway 101. He said they definitely wanted the community to utilize it so they would look at making the access more inviting. He said regarding vocational programs they hired workers from the food industry during the Covid environment and trained them to work as lab technicians. He said those individuals generally were not aware of opportunities to work in life science industry. He said they would have a more established vocational program to offer at the next Commission session. He said they were also working with JobTrain, and colleges offering courses to provide training and learn technical skills.

Replying to Chair Doran, Planner Paz said staff had adequate comments from the Commission. He asked if there were suggestions on how to make the entry to the food court more inviting and if Commissioner Riggs had specific design changes in mind.

Commissioner DeCardy said the layout needed to work for the developer but looking at B40 and B42 it seemed the food hall space was situated in a protected and elevated space and asked how it could be made more open and inviting.

Replying to Chair Doran, Planner Paz said the project was in a flood zone and construction at 24-inches above base flood elevation was the requirement.

Replying to Chair Doran, Commissioner Riggs said he would not want to prescribe anything to the architect as that was the flip side of the modulation design requirement. He said he would encourage a liberal interpretation of the modulation and its intent to prevent an impenetrable monolithic block building. He said that if the architect knew there was more flexibility regarding the modulation requirement and if staff could work with the applicant, that a more distinctive entry was possible. He said to be fair they had not at this stage been presented with an entry perspective.

Planner Paz said with the request for an amended and restated CDP that the zoning standards could be modified through the CDP if desired by the applicant.

Staff summary of the Study Session: The Planning Commission asked questions of the applicant and staff and made comments to inform future review of the project. Key direction included:

1. Continue to pursue discussions between the 1075 O'Brien Drive and 1125 O'Brien Drive and Willow Village property owners to explore options for a connection between O'Brien Drive and the Willow Village site;
2. Engage in broad outreach to the community;
3. Modify the publically accessible open space and entrance to the restaurant/food court to be more inviting;
4. Reduce parking to the maximum extent feasible;
5. Continue with the described food court space with multiple (~15) stalls and incorporate a community restaurant or local hiring;
6. Provide additional information to clarify how the job training program community amenity would work if that will be proposed as the amenity; and
7. Multiple Commissioners indicated support to move forward with the restaurant/food court as a built community amenity.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: September 27, 2021

Planner Sandmeier said the September 27 agenda would have the 123 Independence Drive project for EIR scoping and study session and two single-family home development projects.

- Regular Meeting: October 4, 2021

J. Adjournment

Chair Doran adjourned the meeting at 9:58 p.m.

Staff Liaison: Corinna Sandmeier, Senior Planner

Recording Secretary: Brenda Bennett

CITY OF MENLO PARK

PLANNING COMMISSION

In re:

Environmental Impact Report (EIR) Scoping Session/Jason Chang/1075 O'Brien Drive and 20 Kelly Court (Referred to as the CSBio Phase 3 Project)

_____/

Environmental Impact Report

Scoping Session

REPORTER'S TRANSCRIPT OF PROCEEDINGS

Monday, September 13, 2021

Taken via Zoom Videoconference by CHRISTY CURRY, CSR

Certified Shorthand Reporter No. 13982

State of California

Monday, September 13, 2021

A T T E N D E E S

THE PLANNING COMMISSION:

CHAIR MICHAEL DORAN

VICE CHAIR CHRIS DECARDY

COMMISSIONER CYNTHIA HARRIS

COMMISSIONER HENRY RIGGS

COMMISSIONER CAMILLE KENNEDY

SUPPORT STAFF:

CORINNA SANDMEIER - Senior Planner

KYLE PERATA - Principal Planner

ORI PAZ - Associate Planner

CHRIS TURNER - Associate Planner

LEO TAPIA - Planning Technician

PROJECT PRESENTERS:

JASON CHANG - CSBio

KIRSTEN CHAPMAN - ICF

NIALL MALCOLMSON - DGA

CONSULTANTS:

LING JIN - Hexagon Transportation

CITY OF MENLO PARK

PLANNING COMMISSION

BE IT REMEMBERED that, pursuant to Notice of the Meting, and on September 13, 2021, at 7:50 p.m., via Zoom Videoconference, before me, CHRISTY CURRY, CSR No. 13982, a Certified Shorthand Reporter in and for the State of California commenced a Planning Commission meeting under the provisions of the City of Menlo Park.

---o0o---

MEETING AGENDA

September 13, 2021 7:50 p.m.

P R O C E E D I N G S

---o0o---

CHAIR MICHAEL DORAN: So our next matter is dealing with a single staff report, an Environmental Impact Report, and a study session. And I believe we have Mr. Paz for this staff report.

Did you want to propose an order for consideration? Or should I read F2 for the public hearing?

ORI PAZ: I think to start, Chair Doran, if you can read the -- read the item, and then there is a presentation by staff that will kind of go through our recommended approach to the two public hearing items before us tonight.

CHAIR MICHAEL DORAN: Okay. So I will move on to F2 on our agenda, an Environmental Impact Report Scoping Session, Applicant Jason Chang, at 1057 O'Brien Drive and 20 Kelly Court, referred to as CSBio Phase 3 Project.

So request for environmental review for an amended and restated Conditional Development Permit (CDP) and Below Market Rate (BMR) Housing Agreement for

the construction of a new seven-story research and development (R&D) and office building, approximately 100,000 square feet of gross floor area in size with a ground floor restaurant/food court commercial space on a two-parcel site in the LS-B, Life Sciences, Bonus zoning district.

A new five-level parking structure would be constructed on 20 Kelly Court. The existing one-story warehouse building on 1075 O'Brien Drive and the two-story portion of the R&D building at 20 Kelly Court would be demolished. The three-story portion of the R&D building at 20 Kelly Court is proposed to remain, and a new hazardous materials and utility yard attached to the building would be constructed.

The proposed project includes a request for the storage and use of hazardous materials for an emergency backup generator and for the use of hazardous materials for future research and development processes. The proposed project would include a BMR agreement per the City's Ordinance and Guidelines. The proposal includes a request for an increase in height and Floor Area Ratio (FAR) under the bonus level development allowance in exchange for community amenities.

The proposed project also includes a lot merger to merge the two existing parcels. Both parcels would

be governed by the amended and restated CDP. An Initial Study has been prepared and is included with the Notice of Preparation (NOP) for the proposed project. The NOP and Initial Study were released on Friday, August 27, 2021.

The Initial Study scopes out the following environmental topics for further review: aesthetics, agricultural and forestry resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, public services, recreation, and utilities and service systems.

The focused EIR will address potential physical environmental effects of the proposed project that have not been scoped out, as outlined in the California Environmental Quality Act (CEQA), in the following areas: air quality, biological resources, cultural and tribal resources, greenhouse gas emissions, noise, population/housing, and transportation.

The City is requesting comments on the scope and content of the focused EIR. The project location does not contain a toxic site pursuant to Section 6596.2 of the Government Code. Comments on the scope and content of the focused EIR are due by 5:30 p.m. on Monday, September 27, 2021.

So we have a staff report, Mr. Paz. Do you have anything further to add to the staff report?

ORI PAZ: One update to the staff report and then also to the NOP. We did update the end time for the collection of comments. So you will notice in the agenda, the end time is 5:30 p.m. on Monday, September 27th.

And so that is an update from the NOP which lists 5:00 p.m. 5:30 is the closing time. So business continues at the City until 5:30 on a Monday unlike 5:00 on a Friday. And so there is an update there.

CHAIR MICHAEL DORAN: Thank you for that.

Do we have questions for Mr. Paz on the report from the board? Not seeing any.

So I believe we have a joint presentation on the scoping session and on the study session. So I think we will go to that joint presentation now and then have public comment after the presentation. Is that how we normally do it, Mr. Paz?

ORI PAZ: Yes. And I was excited and then concerned because our staff presentation appeared and disappeared before our eyes here. So if that could come back. Thank you.

And then we can -- we can kind of walk through the high-level overview of the project site, which will

provide the context for this item and then the following public hearing for the study session.

Great. Thank you. And then I think it's -- just attempting to full screen. There we go. I learned a new shortcut this evening.

So here we are presenting the CSBio Phase 3 project. Tonight we have two public hearings. The first is the Environmental Impact Report scoping session, and the second is a study session for the project at 1075 O'Brien Drive and 20 Kelly Court.

As a brief project overview, as the chair noted, the proposed project would construct a new seven-story R&D office and ground floor restaurant building in the LS-B, (Life Sciences, Bonus) district. The project would also construct a new five-level parking structure.

And then there would be modifications to existing buildings at the 20 Kelly Court site to demolish a two-story portion of the building and maintain the three-story R&D building that is there currently. It would also construct a 3500 square foot hazmat and -- hazardous materials and utility storage yard.

You see the project site is located on O'Brien Drive, east of the O'Brien Drive and Willow Road intersection. This area is part of the life sciences

district.

And on this next slide we have an excerpt from the zoning map in this area. The adjacent properties to the subject site are also zoned LS-B, so that's the bonus development overlay for the life sciences district on the north side of O'Brien. The properties on the south side of O'Brien Drive are zoned LS or life sciences, and those are adjacent to residential uses in East Palo Alto, which you can see a little more clearly in this aerial.

There are in addition to -- in addition to life science uses, there are a few non-industrial or life sciences uses in this area, including some private schools. So there is a private school to the east of the project site that is described in detail in the staff report. That is the Wund3rSCHOOL or Open Mind School.

And then catty-corner to the project site you can see there is a green field over the Hetch Hetchy right of way, and that is the playing fields for the Mid-Peninsula High School, which is another school to the northwest of the project site.

And then, as I mentioned, across O'Brien Drive and further to the south, there are residential properties in East Palo Alto. And then further to the

east you can see where the development pattern changes in the aerial, that there are also residential uses in that area as well.

The purpose of the meeting tonight is to solicit feedback from the commission and also from the public on two elements of this project. So there's two public hearings. The first is for an environmental impact, EIR, scoping session. And that is an opportunity for the public and the commission to comment on the EIR topics that were identified to be studied and the scope of the EIR.

And then we have the consultant that is preparing the EIR, ICF, here with us and they'll speak to that in more detail. And then in the second public hearing we will discuss the actual project elements including architectural design, site access, layout, public open space, and their proposed community amenity. And that will be, again, in the second public hearing, which is the study session for the project.

We wanted to note that there will be no actions taken by the commission this evening, and then encourage both the commission- -- commissioners and the members of the public who do provide input this evening to focus the input during the first portion on the EIR, the scope of the EIR, and the environmental document. And then

design-related comments or the comments about the project more generally are for the study session to follow.

Staff recommends that we adopt the following meeting format. So at the close of this presentation, we will turn it over to the applicant to present on the project as a whole, and then we will turn to the EIR consultant, ICF, to walk us through where we are in the environmental review process with respect to the California Environmental Quality Act, CEQA, what the initial study saw, what we will be studying in the EIR, and kind of where we are going to go from here.

We will then take public comment. There will be an opportunity for questions from the commissioners of staff, or the applicant, or ICF, the EIR consultant, and then we will record the commissioner comments, and then close the public -- the public hearing for the scoping session.

For the public hearing for the scoping session, we do have a court reporter with us. So everything I'm saying very quickly now will be transcribed and available with the minutes of this meeting later on.

Following the close of the scoping session, public hearing will move to the study session where we will not be presenting on the project again. So we will

take the applicant's presentation from the first round and use that throughout the evening.

But there will be an opportunity for public comment on the study session as well as commissioner questions. And we will field and record comments.

With that, I thank you, and I turn it over to Kirsten Chapman with -- sorry -- Jason Chang with CSBio for the applicant presentation.

CHAIR MICHAEL DORAN: All right. Before we do that I'd like to go to one thing, if you could go back to your last slide before the closing slide with the order.

ORI PAZ: Yes. I believe I can.

CHAIR MICHAEL DORAN: There is one thing on there that is different from our usual procedure, which is the order of questions from the commission. I think normally we have questions on the report from the commission first, then we have public comments, and then we have commissioner comments. So you've got public comments before commissioner questions. I think we normally do it in the reverse.

ORI PAZ: Oh, okay. I'll turn to the -- okay. I'm hearing that there -- there is an opportunity for clarifying questions before -- before the comments, before public comments. So we will certainly hold that

time and make that available to the commissioners.

CHAIR MICHAEL DORAN: Okay. Great.

ORI PAZ: But the detailed questions and discussion should come after the public comment.

CHAIR MICHAEL DORAN: Okay. Proceed.

ORI PAZ: Great. So then I will turn it over to Jason Chang, the project sponsor with CSBio.

CHAIR MICHAEL DORAN: You're on mute, Mr. Chang.

JASON CHANG: Good evening, Commissioners. Can you hear me?

CHAIR MICHAEL DORAN: Yes.

JASON CHANG: Thank you for your time this evening and for the opportunity to speak about CSBio Phase 3 project.

CSBio is a peptide contract manufacturer that has been based in Menlo Park since 2003. The primary focus of CSBio is to manufacture peptide drug substance for the pharmaceutical industry. We currently have around 90 employees based in Menlo Park and Milpitas.

The purpose of our Phase 3 construction is to spin off a couple new businesses that we've been incubating over the years. One of them is focused on cameal (phonetic) antigen peptide vaccines, which are personalized medicines that we are manufacturing for cancer patients.

So our core business is to provide bulk EPI, which is active pharmaceutical ingredient drug substance for diabetes, cardiovascular, various oncology diseases. One of the businesses that we've been incubating over the last five years is personalized medicine where every patient is getting 16 unique drugs to their specific tumor. As part of that, we have also been incubating other businesses, which is the idea behind the new facility.

With that being said, happy to address any additional comments at a later stage, and I can turn the presentation over to Niall with DGA to talk about the building we are proposing in detail.

NIALL MALCOLMSON: Good evening, Commissioners. Thank you for the opportunity to present CSBio's project at 20 Kelly Court and 1075 O'Brien.

The project consists of the demolition of two existing buildings, and the construction of a five-level parking garage, and a seven-story office and life science building of approximately 100,000 square feet. We are seeking the bonus density and bonus height which are within the limits.

So I think your -- so this exhibit shows the existing and proposed conditions for 1075 O'Brien and 20 Kelly Court, the existing obviously on the left, the

single-story hi-bay (phonetic) warehouse at the intersection of O'Brien and Kelly Court, and then the two structures at the back, the two-story building that was three-story that was built about seven years ago.

So we are proposing to modify that as I described with the five-story garage and the seven-story life science building. Just showing the number of parking spaces and how they are disbursed. There is a limited number of parking spaces available at the surface. The majority of the parking spaces are available at the garage.

I have for you the details here. So these exhibits are showing the existing conditions of the building. So this is the 20 Kelly Court building. The older 1960 building is in the gray. The newer 2014 building is in the blue. And then on the right-hand side we have the hazmat storage and service yard, and that is actually a rollover condition from the last amendment in 2014 that is being fulfilled as part of this application.

Elevations and floor plans of the existing high bay warehouse. And then these are the diagrammatic floor plans of the proposed office life science building to replace it. And we do have a roof garden at the roof

level accessible via stair and an elevator. That is limited in area, and it's recessed below the roofline, so that provides the code-required fall protection.

Floor plans of the parking garage. This is a five-level garage. We have some bike storage on the ground floor. There is two elevators and an egress stair at the end of the cul-de-sac, and a proposed pedestrian walkway to connect the garage to the fourth level of the building. There is about a two-foot difference between the two.

This is a massing shows proposed and future development. So obviously our project is highlighted in color at the corner of O'Brien and Kelly Court. There is the Tarlton (phonetic) project immediately to the right or to the east, and the future development to the north.

This is another view kind of coming around to see the street-facing elevation along Kelly. That is the main elevation of the building. And we had some additional views for isolating just the building.

So it's a seven-story building. The seventh floor is set back from the lower mass of six stories. Here's the primary elevation fronting Kelly Court. We have kind of a tiered level of massing the first floor that has allotted transparency to the proposed food

court amenity. There is a canopy down there. Then we have a couple of floors proposed for office use. And that is glazed differently than the upper floors, which are proposed for life science or R&Ds.

The garage is intentionally blank right now. When we presented to you two years ago, we actually had Christian Moeller, the artist who did the hands on the parking structure at the San Jose airport. He will be conducting a community outreach and design effort when we get into the construction documents prior to plan-check to come up with a custom and community-inputted design.

And this is the east-facing side of the 1075 building on the left, the existing 20 Kelly Court building on the right. And another view, elevated view, looking at the 1075 building.

Landscape. So we have -- we have an outdoor seating area between the building and O'Brien that's available to the public, as well as outdoor seating for diners who are frequenting the proposed food amenity. And we have a row of trees down Kelly Court, and some smaller trees around the parking garage.

This is just a detail showing enlargements of the outdoor seating area fronting O'Brien. And then the upper left corner's a little bit muddy, but that's the

blow-up of the roof garden. Perhaps a little small to see, but these are just some of the proposed trees.

That concludes our presentation.

CHAIR MICHAEL DORAN: Thank you. Do we have any clarifying questions from the commission now? I think we have a report from the EIR consultant next.

ORI PAZ: That is correct, Chair Doran.

So we will now turn it over to Kirsten Chapman with ICF for the presentation from our EIR consultant. Thank you.

KIRSTEN CHAPMAN: Yes. Thank you. I'm Kirsten Chapman. I'm the project manager with ICF. And I do have a presentation. So when that pops up, I will start my presentation. Okay. Great. Let's see. Do I have -- there we go.

Good evening, Commissioners and members of the public. Thank you for joining the scoping session for the CSBio Phase 3 project. My name is Kirsten Chapman, and I work with the environmental consulting firm ICF. We will be preparing the environmental review component for the project. I'm the project manager.

Also here with us tonight is Ling Jin from Hexagon. And should you have any questions after the presentation regarding the environmental review process, we will take note, and also we can respond to them

accordingly.

So our presentation will cover the scoping process and the environmental process. I will also explain how to submit comments on the scope of the EIR and describe the next steps.

So our EIR team consists of the City of Menlo Park as the lead agency, meaning that they have the principal responsibility for carrying out the project. ICF will be the lead EIR consultant, and we will prepare all sections of the EIR with assistance from Hexagon for the transportation analysis, and Keyser Marston and Associates for the housing needs assessment.

So the project site is within the ConnectMenlo study area. The ConnectMenlo EIR was prepared as a programatic EIR, which simplifies the EIR process for future projects by incorporating it by reference in the analysis and discussions from the program at EIR.

By tiering from ConnectMenlo EIR, the environmental analysis for this project will rely on the ConnectMenlo EIR for the following: general background and setting, overall growth-related issues, issues that were evaluated in the ConnectMenlo EIR for which there are no significant new information that would require further analysis, assessment of cumulative impacts, and also mitigation measures that were previously adopted

and incorporated in the ConnectMenlo EIR.

However, due to the 2017 City of East Palo Alto versus City of Menlo Park settlement agreement, certain topics are required to be fully analyzed in the project EIR regardless of subsequent activities found to be within the scope of the programmatic EIR.

So this slide shows the general steps involved with the CEQA process for the subject. The NOP, along with the initial study, which we will discuss next, was released on July 30th. The NOP comment period closes -- sorry. Sorry. The initial study -- yes -- was released on -- sorry -- August 27th. And the notice of preparation, also on August 27th.

And tonight we are doing the scoping meeting. And the comment period closes at the end of the month. Following the close of the scoping period, we will begin preparing the draft EIR. When the EIR is released for public review, a public hearing will be held to solicit comments on the adequacy of the draft EIR.

A final EIR will then be prepared that will address all the comments received during the draft EIR review period. A certification hearing for the final EIR will be held before the planning commission and city council. And after the EIR is certified, then the project can be approved. Following approval of the

project, a notice of determination will be issued.

So an initial study was prepared to evaluate the potential impacts of the project and determine what level of analysis is required. The initial study was prepared to disclose the relevant impacts and mitigation measures covered in the ConnectMenlo EIR. The initial study also discussed whether the project is within the parameters of the ConnectMenlo EIR.

Based on the checklist, the following topics will be scoped out for further review in the EIR: aesthetics, agricultural resources, historic resources, geology and soils, hazards, hydrology, land use, mineral resources, and public services.

Due to the -- due to the 2017 settlement agreement with East Palo Alto, the focus EIR will be prepared. The EIR is a tool for identifying physical impacts to the environment by using the analysis conducted by our EIR team.

The EIR will also be used to inform the public and the decision-makers about the prior -- the project prior to project approval, recommended ways to reduce impacts, and to consider alternatives to lessen identified physical impacts that are considered for the project.

So as shown here, air quality, biological

resources, specifically special status species and nesting sites, archaeological and tribal resources, greenhouse gas, noise, and traffic will all be analyzed in the EIR.

In addition, alternatives to the projects will be analyzed to potentially reduce identified impacts. CEQA guidelines require the evaluation of a no-project alternative, and other alternatives will be considered based on the results of the impacts of the project. And these will comply with CEQA.

So the purpose of our scoping session is to gather public input, identify key environmental issues, do early identification of possible mitigation measures, and to consider possible project alternatives.

Although my presentation -- although -- I do want to -- I do want to note that the intent of the CEQA meeting tonight as well as the scoping phase is not to focus on the project itself or its merit. But instead, comments should be focused on the environmental impact of the project.

So, submitting comments. You can submit comments on the scope of the EIR via email or letter to Ori Paz, associate planner for the City of Menlo Park planning division. You can also speak tonight, and we will note your comments and consider them during the

preparation of the draft EIR.

As noted in this slide, all comments must be received by September 27th at 5:30 -- by 5:30 p.m. So yes. Thank you for joining tonight, and we look forward to receiving your comments.

CHAIR MICHAEL DORAN: Thank you, Ms. Chapman. I do have a clarifying question. So this Environmental Impact Report is to include population housing. And as a result of the 2017 settlement with East Palo Alto, housing needs assessment will be prepared in connection with this report.

So, you know, there is no housing in this project. That assessment is to assess the impact of the additional office space on housing acquired in the vicinity including East Palo Alto; is that --

KIRSTEN CHAPMAN: Correct. Well, we will analyze, yes, the induced -- population that is induced by the employees generated by the project, and we will determine how many employees are anticipated to live in the City of Menlo Park and then also in the surrounding area.

The housing needs assessment is not a CEQA requirement to be prepared, but it will be used to guide us in the preparation of the population housing section.

CHAIR MICHAEL DORAN: Thank you. Do we have

other clarifying questions for Ms. Chapman?

I don't see any. So, Mr. Paz, I think we move to public comments on the scoping session now. And we will ask the public to withhold comments on the architecture and things that are within the purview of the study session; is that correct?

ORI PAZ: Yes. That is correct, Chair.

CHAIR MICHAEL DORAN: Okay. Mr. Tapia [sic], do we have any hands raised for public comments?

CHRIS TURNER: Yes, Chair Doran. I do see a hand raised. I'd like to introduce at this time Jenny Michel. As a reminder, you will have three minutes to share your comment or question.

Please clearly state your name and address, political jurisdiction in which you live or your organization affiliation. So, Ms. Michel, I will now unmute you, and you now have the ability to speak.

MS. MICHEL: Okay. Good evening, Commissioners and Chair. Thank you so much for your time this evening. I just had one quick question. Based on the information that you just spoke about, I wasn't sure that this was a part of the scope, but I believe that the proposed project is in a liquefaction zone.

And with the storage and maintenance -- oh, I'm sorry. I should've stated that I'm on 565 Willow Road,

Number 9, down the street from you. And I don't have any affiliation with this project.

But I'm just curious in terms of the hazardous waste being in a liquefaction zone, in the event of an emergency such as a tsunami, or an earthquake, or some sort of other, you know, unforeseen event, I'm just curious what the -- you know, how the storage of those chemicals would be addressed in this review process. Thank you so much.

CHAIR MICHAEL DORAN: Thank you.

Mr. Turner, do we have other hands raised now?

MR. TURNER: At this time I do not see any additional hands raised. Maybe we can give it a minute.

Just as a reminder, if you do have a comment for public comment, click the raise hand icon on your screen.

CHAIR MICHAEL DORAN: Do we have any other public comments, Mr. Turner?

MR. TURNER: I do not see any additional hands at this time.

CHAIR MICHAEL DORAN: Okay. I'd like to close public comments at this time and bring it back to our virtual dais for comments from the commission. I will note before we begin that we've had a request from staff to hear from all of the commission.

I confess, on some of these things my rule of thumb is to follow the old adage that it's better to remain silent and be suspected of being a fool than open your mouth and remove all doubt. So I thought it better to not comment when I felt like I didn't have anything substantive to add to the excellent comments from my fellow commissioners.

But the staff would like to hear from all of us. So if everyone could keep that in mind as we go forward this evening, they would appreciate that. So having said that, do we have commissioners who would like to speak at this time?

Commissioner Harris.

COMMISSIONER CYNTHIA HARRIS: Thank you, Commissioner Doran. My understanding is, we are just commenting on the EIR process, and I had kind of an overall global question or point that maybe could be taken into the EIR analysis. And that is, I went back and listened to the 2019 planning commission meeting when this -- when the applicant made a presentation before I was on the commission.

And one of the points that he made when I think the commission was looking at how much office there was, was that the needs of Biotech have changed, and now more office-type space is needed versus lab space since more

of the research and analysis is done outside of the lab setting and consists of kind of more data analysis.

And as I look at where we're -- that this is in the R&D bio area, I'm a little bit concerned if we are going down this path where a lot of these -- we think that all of these are going to be R&D level and therefore have fewer employees and fewer offices, and yet over time if that is not really the case, we are going to have more offices and fewer labs, and thus more workers, more need for parking, traffic, all of those items.

So I just thought as you are looking at the EIR process and you're looking at alternatives, I would like to see an understanding of what an alternative would be if there were less office and more lab, and just kind of think about that as we go forward with this project and others. Thank you.

CHAIR MICHAEL DORAN: Thank you. I was on mute there. You are correct. We are supposed to be commenting on the scope EIR session at this time. I think that that comment was on the scope of the EIR session, so it's appropriate.

But this is for everyone to keep in mind. We will have a study session immediately following this to talk about architecture and other issues.

Do we have other commissioners wishing to speak now? Mr. Riggs?

COMMISSIONER HENRY RIGGS: Thank you. I actually have a comment in the same vein as Commissioner Harris, and that is that whatever one may feel about the ConnectMenlo effort and its enactment by council without the support of the planning commission, it has moved forward. And we have seen that the results of development here absent any new traffic infrastructure -- infrastructure were dramatic prior to the COVID restrictions.

I think it's fair to assume as we approve new office space that the office space is not being built with the vision of it being empty except for a Zoom monitor.

I think we have to accept that this building and the buildings that are currently vacated will be occupied, and there is a certain traffic condition that exists right now in the afternoons that is fairly notable. And that is during a situation when many large office buildings are empty.

I think one can draw one's own conclusions about the coming re-occupancy of the buildings. So I would like to suggest that an alternative studied in the EIR would be one that has the specific goal of 100 percent

diversion of all new traffic as a result of this project.

In other words, the traffic that existed in 2019 from the existing buildings would be as great or -- at least as great as the traffic resulting from this project. So that is -- that is my rather strong suggestion. Thank you.

CHAIR MICHAEL DORAN: Thank you. I would like to ask a question actually from Ms. Chapman regarding the public comment that we got. I think the speaker made a good point about the dangers of having hazardous materials in a liquefaction zone.

But I do see in our staff report that soils and geography are supposed to be scoped out of this Environmental Impact Report, so I'd just like you to comment on whether there's any -- there is any scope to consider that question in the EIR report.

KIRSTEN CHAPMAN: Yes. Thank you. That is a great question. We are not considering at this time to include this issue in the Environmental Impact Report. It is in the initial study, on page 3-55 of the initial study, that we do discuss liquefaction. There was a geotechnical investigation prepared for the project site, and we did review -- do a peer review of that and incorporate it into our document.

And the findings were that the chance of liquefaction is actually low. But of course the proposed project would be designed and constructed to meet or exceed local standards as well as the current California Building Standards Code, and then also all codes that pertain to the storage of hazardous materials. So it was determined that the impacts would be less than significant for liquefaction, and then also for hazardous material storage.

CHAIR MICHAEL DORAN: Thank you.

Do we have other commissioners that want to speak at this time? Mr. DeCardy.

VICE CHAIR CHIRS DECARDY: Thank you. I'm looking forward to congratulating CSBio first on being an important part of our community for nearly 20 years, and for their growth and development in their work. It's fabulous to have them still be here and see this project through.

On the EIR, I do have a couple of questions, I think for Ms. Chapman starting with, I wanted to understand on page 10 of the staff report when it lists under the greenhouse gas emissions. I have questions about transportation that will echo some of my fellow commissioners.

But this is on the other piece about the

potential appeal to the city's reach code for potential use of natural gas for space heating and for the for-profit restaurant, which I would imagine would be cooking.

How are you examining that from an EIR standpoint?

KIRSTEN CHAPMAN: That is a great question. I actually -- I'm not sure at this time because we have not quite considered GHG yet. But the reach code -- yes. I'm sorry. I can't answer what we are planning to do for the EIR, but it will certainly be addressed and considered. Perhaps mitigation measures will be needed.

VICE CHAIR CHIRS DECARDY: Fair enough. I understand. I didn't mean to put you on the spot. I'll just -- my comment on that is that from a straight greenhouse gas emissions reduction, it's pretty straightforward. We have a reach code that says no new natural gas, which means you have no emissions from methane from the leakage all the way through to the burning.

So you're going to find that. So don't -- I'm just perplexed about why it's presented in that way in the staff report and what the purpose is. If there is an appeal that there is an economic hardship for the project in some way, that is a different conversation in

that mix.

So I'll just say maybe this is through to staff, but I just don't understand what the purpose of the inclusion in that way is for the purpose of the EIR.

Then I want to echo -- and I do again -- Ms. Chapman, I guess I have questions for you on the transportation impact. I'm not going to go into this very long, but I've said this multiple times now. Our EIR process is broken. Our community cannot use the material in order to be able to provide input. It's not useful to them. EIRs are supposed to be for sunshine.

The simplest way to help our community is where Commissioner Riggs was going, which is on the alternate project. It's simply not acceptable to have the project be included, the non-project be included, which is mandated, and then sometimes we see a maximum-use project.

So we end up with a Goldilocks with the -- low and behold, the current project as proposed is the course that is just right. And that is not helpful to anybody. And I'm at the point where I'm not going to vote that an EIR is adequate if that is all we see.

So I very much agree, and strongly agree, that we need to see an alternate project in this EIR that gets at the issues we continue to see again and again at

the community level, which the comments of Commissioner Harris and Commissioner Riggs touched on, which is the transportation impacts in that community directly.

And so my question is, in that scoping, in doing transportation analysis, it would be looking at reducing transportation impacts along the lines that Commissioner Riggs described. What are the levers that you look at in your analyses of transportation when you're trying to examine the potential difficulty or impacts of reduced traffic, of reduced vehicle trips?

KIRSTEN CHAPMAN: So I'm going to turn this question over to our transportation consultant, Ms. Ling from Hexagon.

VICE CHAIR CHIRS DECARDY: Great. Thank you.

LING JIN: Hi. This is Ling from Hexagon Transportation Consultants.

VICE CHAIR CHIRS DECARDY: Thank you.

LING JIN: To reduce -- right now all the transportation impact is based on vehicle miles traveled. So basically if you want to mitigate the project impact according to the vehicle miles traveled, there are different ways, like reduce the number of vehicle trips, or reduce the trip lengths, like multiple matters, like transportation management programs that you can apply.

VICE CHAIR CHIRS DECARDY: So what you're going to -- right now what we look at is the -- in our project is the TDM that is 20 percent below some baseline. You could look at a transportation demand management plan -- excuse me -- that would ratchet that down 40, 60, 80, 100 percent. And look at -- that would be one of the levers; is that what you're saying?

LING JIN: That depends on the requirements of the city or what the applicant will do.

VICE CHAIR CHIRS DECARDY: Okay. I don't understand that at all. If the point is to actually come up with an alternative that reduces the traffic, what does it matter what the city says they will do and what the applicant says they will do?

LING JIN: If you want to reduce the traffic, that's like -- reduce the project size, that is one of them. Or you can reduce the vehicle trips, like promote different transport- -- like public transportation, or even promote, like, bicycle trips.

VICE CHAIR CHIRS DECARDY: Okay. I think I -- I hope I made my point. But I'm still confused on that answer.

The other thing I assume I could do is we could look at not having parking. I mean, the simplest thing to do to keep a single vehicle -- car from coming to a

place is not have a place for it to park. Is that something you would look at?

LING JIN: I think the project needs to provide the required parking, right, based on the city zoning code. So I'm not sure whether you could just reduce the parking to zero. That will not comply with the city zoning code.

VICE CHAIR CHIRS DECARDY: What's the -- I'll just say -- I appreciate you saying that. And I'll just say to staff, I find this thoroughly frustrating. So we are just spinning around in circles. If we can't actually look at the environmental impact of something and reducing it without having to be constrained to what the current city code is, what good is that?

LING JIN: When you look at the transportation impact, there is some -- like -- threshold based on the city's traffic impact guidelines. For the -- for the mitigation, you just need to bring the impact below the threshold, not reduce the -- like, the -- like, reduce the product to zero.

VICE CHAIR CHIRS DECARDY: All right. So I'm just one planning commissioner, but I'll just say right here that I'm not going to say that an EIR is adequate if we get it back to us that -- doesn't look something like Commissioner Riggs was suggesting.

And if it's a bunch of bureaucracy that prohibits that from happening, then I think that is outrageous. And that is my comment on that aspect of the EIR.

And I have one more question which is, in looking at the greenhouse gas emissions, do you look at the embedded carbon emissions in the cement and steel that goes into building a parking structure?

KIRSTEN CHAPMAN: Yes. We get all the construction information from the applicant, which includes the building materials, and that is all put in the model, and then the model is run and analyzed for operation.

VICE CHAIR CHIRS DECARDY: And so we would be able to see an alternative that would not have a parking garage so we could understand the greenhouse gas emissions impacts of that?

KIRSTEN CHAPMAN: So alternatives would be mainly -- they're mainly focused to reduce significant and unavoidable environmental impact. If it is determined that the greenhouse gas emissions from the parking garage is the factor for the fact the greenhouse gases would be significant and unavoidable, then we would look at that. So we will see the results of the model. But I have not seen a project where that is the

case.

VICE CHAIR CHIRS DECARDY: Yeah. I appreciate that, Ms. Chapman. And I know your hands are tied on this. You're doing what you're supposed to do on this.

But I'll just say, again, getting an EIR back that is done in that way is useless for our community and for our residents to be able to have input about what alternatives could be. And we are just throwing away a ton of money on process that doesn't help us.

And that is the end of my comments on the EIR tonight. Thank you for your time.

CHAIR MICHAEL DORAN: Thank you. I would actually like to ask a question to staff, I think Mr. Paz. And you can hand this off to consultants if you think it's appropriate.

But following up on Mr. DeCardy's questions, is it actually possible for us to require as a condition of approval that traffic be reduced below the existing condition? Or are we constrained to consider incremental traffic?

ORI PAZ: So if I understand the question, it would be a condition of approval that the planning commission would be recommending that the city council adopt that the project not -- basically like a no-net increase in -- is it trips?

CHAIR MICHAEL DORAN: That's a possibility. But I think the question was actually directed -- my question was directed to actually whether we could require a decrease in traffic. There is a certain amount of traffic associated with existing conditions on the property.

Is it something that -- you're right, it would be a recommendation to city council. Could city council on our recommendation require a reduction in traffic beyond the existing conditions as a condition of approval for the project?

ORI PAZ: So I'm getting some information that it's actually the TIA guidelines that would analyze the congestion. And then those would analyze the impacts and then recommend improvements to not increase traffic where feasible. But I think to the underlying question, that city council can apply conditions of approval, if I'm not mistaken.

I'll turn to either the planning commission liaison Corinna Sandmeier, or I believe principal planner Kyle Perata is with us as well to confirm that underlying question.

CHAIR MICHAEL DORAN: Okay. So can we request for this Environmental Impact Report that it investigate possible ways of achieving that? Is that appropriate

for the scope of the Environmental Impact Report?

KYLE PERATA: Thank you, Chair Doran. There is a distinction we need to make first, and that is that the city has adopted TIA guidelines. So there is a California Environmental Quality Act, so that uses VMT, vehicle miles traveled, as your threshold of significance for transportation-delayed impact. So that changed. We used to use congestion, right? Level of service, traffic intersection delay.

Our TIA guidelines still include an analysis of level of service and congestion from a project. And so you've probably seen -- and you definitely have seen in the few projects that have gone through recently the recommended conditions of approval for intersection improvement to bring a project's potential impact to an intersection back to pre-project condition or existing conditions.

So you'll see those might be adding a turn lane, might be signal observation changes. But the idea there is that it would reduce the congestion; not the trips, though. So if you're getting to the net new trips question, that is a much broader question, a much bigger policy question for the planning commission and the council to consider.

Certainly it could be looked at in the

Environmental Impact Report. We would need to think about that a little bit for where it might fit in. And I'm not prepared to give a yes or no on that. But we'll certainly consider the comments if you're talking about no net trips.

But I do want to make the distinction between trips, congestion, and VMT, if that would help anything here.

VICE CHAIR CHIRS DECARDY: That does help. I would like to make the request that the scoping -- that the Environmental Impact Report does investigate all of those vehicle miles traveled, net trips, as well as congestion so that we have -- you know, we have some data available to make a policy choice, us and the city council when the time comes.

So, you know, there is a request for input from the planning commission. So that would be my input on that question.

KYLE PERATA: Certainly. Duly noted. And so just to clarify, all that information would be in the report. The vehicle miles traveled would be evaluated or estimated. And then the net increase in trips would be shown in the report because that's how we deal with trip generation for the project and crediting back the existing condition.

So you would see that increase regardless of whether there was a potential policy decision whether or not there should be an increase in trips or not. So that information will be there for decision-makers through the EIR and through the TIA, transportation impact analysis.

CHAIR MICHAEL DORAN: All right. Thank you. And then following up on another of Commissioner DeCardy's comments, can we request that the Environmental Impact Report consider alternatives other than the application and a maximal project permitted on the site so that there are, you know, sort of realistic alternatives that are considered in detail in the Environmental Impact Report so that we have something more meaningful to compare the existing conditions with when it comes -- the project comes up for approval? Can we ask for that in this Environmental Impact Report?

ORI PAZ: So I'm -- I believe so. And I'll just turn to Kirsten Chapman to kind of confirm that -- parameters for including alternatives in the EIR.

KIRSTEN CHAPMAN: Yeah. So for the EIR, when we consider alternatives the alternatives are really focused on what is going to reduce environmental impacts. And they also have to be feasible. So we can't just analyze a project that will not be feasible

for the applicant to move forward if it's too small.

If -- let's say it's determined that there is no parking. No employees would want to work there. Then their project would not be viable. We won't analyze a project that the applicant would not be able to move forward with. So it needs to be a realistic alternative.

There could be something like a variant which the applicant could consider; instead of the project, they could move forward with a different component of the project. Variants aren't necessarily there to reduce environmental impacts. They are just as an option. But that is usually for larger projects that are a little unsure about how they are going to proceed. So they do have those options.

But the intent of CEQA alternatives analysis is to analyze a realistic alternative that could actually move forward that would reduce environmental impacts.

CHAIR MICHAEL DORAN: Thank you. I understand that you can't consider alternatives that are not feasible. But I guess that begs the question, who decides what is a feasible alternative? Who gets to propose what the alternatives are that are considered? Are you restricted to considering alternatives that the applicant proposes?

That's a question for Ms. Chapman, I think.

KIRSTEN CHAPMAN: No, we are not restricted to what the applicant proposes, but we do -- we do definitely consider what the applicant could move forward with, because there really is no point to consider an alternative that the applicant would not be willing to move forward with and would just pull the application.

So we do work closely with the applicant through the city, because we don't have direct contact with the applicant, to make sure that what we are proposing is actually feasible.

CHAIR MICHAEL DORAN: So alternatives would be alternatives that were proposed by the applicants or proposed by city staff; is that right?

KIRSTEN CHAPMAN: It is city staff, and -- you know, in consultation with the EIR consultants, the ICF, and then we present those, or I believe -- we present them to the city, and then the city -- (brief interruption). Sorry.

The city would present them to the applicant to make sure that they are feasible. But there is a coordination with the applicant. Potentially Mr. Paz could weigh in on that. Because as I mentioned, as CEQA consultants in the City of Menlo Park, we don't have

direct contact with the applicant. But I do believe that there is coordination with the applicant to make sure that we can move forward with the alternatives.

CHAIR MICHAEL DORAN: Thank you.

So a question for Mr. Paz. Is this the only and last chance for the commission to suggest alternatives for consideration? Or is there, you know, an opportunity for further input from the commission in determining what alternatives are actually studied under the EIR?

ORI PAZ: So I believe if we can identify alternatives now -- sorry. We will need to identify the alternatives. If the commission is seeking an alternative to be studied, we need to note that tonight or -- sorry -- before September 27th at 5:30, we would need that information. That's what is going to help us to modify the scope of this EIR during this scoping session.

CHAIR MICHAEL DORAN: So given that we don't have a meeting before September 27th at 5:30, and we are sort of constrained by the Brown Act from doing anything as a body other than in the public meetings, this is our chance to propose alternatives for study -- this is really our last chance to propose alternatives for study; is that correct?

ORI PAZ: So I'll turn to principal planner Kyle Perata to weigh in on that question in a little more detail.

KYLE PERATA: As a commission as a body, yes, tonight is your meeting, your public hearing where you can provide verbal comments to staff for consideration.

I want to take a step back, though, and identify the city and its consultant ICF have not done the detailed, full analysis in the Environmental Impact Report yet, right? So what we are doing here is really a brainstorming session, if you will, in identifying possible alternatives. I think a lot of them have raised a lot of the policy alternatives such as reduced parking, reduced trips, you know, congestion. Even though it's not a CEQA thing, there may be other ways where trips and congestion are tied to VMT.

So I think we are hearing a lot of themes tonight, and that is helpful to us. Each commissioner may on their own accord provide written comments to Ori separately prior to the 27th if there are things that come up outside of the meeting, in your review of the initial study, the notes of preparation, and anything you would like us to consider.

But I want to stress that this is an information gathering, an idea gathering session really on what

could be potential alternatives to be studied in the EIR. Certainly we need to do the analysis first. There is a potentially significant unavoidable impact.

That would be the focus of the alternative, whether that is transportation related, greenhouse gas emissions related, air quality related, noise, you know. Those topic areas are being -- cultural resources, those are being studied.

Those would be the ones that we would focus on if there was a potentially significant impact in one of those topic areas, because that is the point of an alternative, is to reduce that potentially significant impact to less than significant with mitigation.

The other thing is, if there isn't a significant impact, then we would look at these policy-level alternatives, which is a lot of what we are talking about tonight. We'll certainly keep these into the consideration for any potentially significant impact as well. Does that kind of help clarify?

CHAIR MICHAEL DORAN: That does help.

KYLE PERATA: I just want to make sure we are not getting into the details about the number of parking spaces when the idea is to get into the bigger-picture topics for us to consider with our consultant.

CHAIR MICHAEL DORAN: That is helpful. Verifies

it for me. Thank you.

Do we have other commissioners? Commissioner Riggs.

COMMISSIONER HENRY RIGGS: Yeah. Thank you. Pardon me for continuing on this same discussion, but I think the point to make to our consultant is that -- and please respond to me if I'm making an incorrect assumption here, that an alternative could be proposed that simply requires, as the definition of the alternative, that there be zero increased trips compared with the baseline, which would be 2019 occupied existing buildings.

And if that means a diversion program of 100 percent, then so it is. I don't think it's up to the EIR to define how that diversion program is done. The hitch here is that the EIR consultant is, pardon the phrase, programmed to provide us with a document that shows what is a minor impact, mitigatable impact, and then unavoidable impact. They don't have a category for unacceptable impact.

If we recognize that the existing zoning and the underlying EIR recognize that our goals are what they were in 2016, then there will be no impetus from staff or the EIR consultants to actually provide the alternative that two commissioners here tonight have

requested.

I think the only way we get that alternative is saying specifically, I know the bolts and the nuts don't necessarily fit, but I want to see the bolts and the nuts presented on the parts tray. Thank you.

And so we would be requesting -- and I am specifically requesting that there is an alternative that states there will be no increase in vehicular traffic, so that we can see what that is. And an example that I give is that there is a TDM program that says there shall -- that there shall be 100 percent diversion. It's not as if it's impossible.

I don't think that our request should be offered to the applicant to void. I don't think that serves the purpose of, as Mr. DeCardy refers to it, this sunshine effort, and I don't think it serves the community's decision-making process.

I don't want to imply here that no project should be built under ConnectMenlo that increases traffic, but we are asking to see that alternative listed. That's all.

CHAIR MICHAEL DORAN: Thank you. And well put.

Do we have other commissioners wishing to speak now? Commissioner Kennedy.

COMMISSIONER CAMILLE KENNEDY: (Inaudible.)

CHAIR MICHAEL DORAN: You're on mute, Commissioner Kennedy.

COMMISSIONER CAMILLE KENNEDY: I have a 4:00 a.m. wake up for a 7:00 a.m. meeting start on the east coast, so I have to drop off. I am in complete agreement with Commissioners Rigs and DeCardy.

I think generally speaking, this whole mechanism is completely broken, and that, you know, one of the things that COVID taught us is that the nature of work and the place value of work is forever changed. And for any project to come before us saying that they -- there are no changes to base assumptions, you know, with regard to traffic and single-occupancy vehicle travel, I think, is untrue.

So, you know, I think that there is going to be a lot of, I think, pressure to go back to the drawing board because, you know, I can't say it better than Commissioner Riggs said it. But, you know, 100 percent diversion of new trips is I think going to be the starting place.

But I'm sorry that I have to step off, but my day starts way too early tomorrow. So apologies.

CHAIR MICHAEL DORAN: Thank you. Well, we do have a quorum without you. But thanks for your input.

Commissioner DeCardy, I think you were raising

your hand.

VICE CHAIR CHRIS DECARDY: No. I was simply saying good evening to Commissioner Kennedy. Thank you.

CHAIR MICHAEL DORAN: Yes. Okay. Do we have any further comments on the scoping session? I'd like -- oh. Commissioner DeCardy.

VICE CHAIR CHRIS DECARDY: Yeah. I just want to thank you, Commissioner -- Chair Doran, for your excellent guidance of us through this session here this evening. I think the way you did it was hugely helpful and illuminating. So thank you.

CHAIR MICHAEL DORAN: Thank you.

So I'd like to turn to Mr. Paz and see if he feels that he has gotten enough input from the commission, or if he has follow-up questions. Actually I just want to say one more thing before I do that. In case it wasn't completely clear from my previous line of questioning, I'm very much in agreement with my fellow commissioners that -- I think Commissioner Riggs put it very well with his last comments that we would like very much for this EIR to include an alternative that would result in no net miles traveled, no new traffic congestion, no impact on level certs.

If we could include that in the EIR, and then I think we can work with the applicant to decide, you

know, what that alternative would be, what that would look like, I think that would be something we'd like to have available for consideration.

ORI PAZ: Yes. I think that that alternative is clear. And I do believe we -- unless there is anything else from the commission, which it seems that there is not, on the scope of the EIR, I believe we have what we need.

And, again, we do have a court reporter with us this evening, and so everything will be transcribed. And then we are going to continue to consider your feedback as we analyze the project and the EIR.

CHAIR MICHAEL DORAN: Great. In that case, I think --

ORI PAZ: Through the chair -- I see a hand up, Commissioner Riggs.

CHAIR MICHAEL DORAN: Sorry. Commissioner Riggs.

COMMISSIONER HENRY RIGGS: And I apologize for adding yet another comment. I wouldn't want us to leave the applicant feeling that we have decided on a philosophical basis to put up a roadblock to an important project for important and very admirable work.

I do think, and I have said this on other issues for years, that the City of Menlo Park when they address

zoning or address particular project approvals needs to step forward to assist in making a good outcome.

We have recently had the opportunity at the city council to do so by improving a local transit program. And I hope that we continue to do that, grow it, and prove that we can actually provide or cause to be provided, because it's for the most part not even funded by the city, but requires city backing. We can provide an important alternative means for transportation.

So thank you for letting me add that comment.

CHAIR MICHAEL DORAN: Thank you. So if there are no further comments from the commission, I will close the study session now -- sorry -- close the public hearing portion of our meeting and move on to the study session.

(Whereupon, Agenda Item G1 ended at 9:07 p.m.)

CERTIFICATE OF REPORTER

I, CHRISTY CURRY, hereby certify that said proceedings were taken in shorthand by me, a Certified Shorthand Reporter of the State of California, and was thereafter transcribed into typewriting, and that the foregoing transcript constitutes a full, true, and correct report of said proceedings which took place;

That I am a disinterested person to the said action.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of October, 2021.

_____

CHRISTY CURRY, CSR No. 13982

STAFF REPORT

Planning Commission
Meeting Date: **11/1/2021**
Staff Report Number: **21-053-PC**

Public Hearing: **Use Permit/Thomas James Homes/760 College Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence with an attached garage and an accessory building, and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to minimum lot area and width in the R-1-U (Single Family Urban Residential) zoning district, at 760 College Avenue. The recommended actions are included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

The subject property is located at the northern corner of the intersection of College Avenue and Blake Street in the Allied Arts neighborhood. All surrounding properties are also located in the R-1-U zoning district. Both College Avenue and Blake Street feature older, one-story ranch homes along with newer one- and two-story homes in various contemporary architectural styles. A location map is included as Attachment B.

Previous Planning Commission review

On September 27, 2021, the Planning Commission reviewed the proposed project. The discussion largely revolved around the two magnolia heritage-size, street trees (trees #4 and #5) that were approved for removal by the City Arborist to accommodate the proposed driveway. During public comment, neighbors expressed concerns with the removal of the trees and requested that further analysis be conducted to determine if the trees could be retained. The Planning Commission discussed the project and did not express concerns with the design of the house, but expressed similar concerns with regards to the trees. The Planning Commission voted to continue the item with the direction for the applicant to reanalyze the two trees to determine if they had recovered enough to be able to be retained.

On October 5, 2021, the contract City Arborist and the applicant's project arborist conducted an on-site review of trees #4 and #5. During the meeting, the contract City Arborist concluded that the health of the trees had not rebounded since the original decline caused by the exploratory trenching. The contract City

Arborist recommended that the trees be removed in accordance with the approved Heritage Tree Removal permit and the new 60-inch box Columbia sycamore trees be planted as replacements.

While the Planning Commission has broad discretion over development proposals, including heritage tree removal permits approved by the Public Works Director, staff recommends the approval of the heritage tree removal permit associated with this project be upheld due to the contract City Arborist's assessment that the trees would likely need to be removed within five years. The contract City Arborist indicated that the trees would need to be removed regardless of whether or not the proposed development occurs. If the project is conditioned in a manner that would require retention of trees #4 and #5, maintenance of the declining trees would become the City's responsibility, and would likely result in removal and replacement of the street trees by the City. However, if approval of the heritage removal permit is upheld, the applicant would be required to remove the trees and replace them with trees more suitable for the area.

Analysis

Project description

The applicant is proposing to demolish the existing one-story, single-family residence and accessory building, and construct a new two-story, single-family residence. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachments D and E, respectively.

The proposed residence would be a four-bedroom home with the master bedroom and two additional bedrooms on the second floor, and the fourth bedroom on the first floor. The remainder of the first floor would be dedicated to shared living space, including the kitchen, dining, and great rooms. The attached, front-loading garage would address the off-street parking requirement for the residence and would be accessed by a new driveway with a width of 16 feet. An outdoor fire pit is proposed in the rear yard of the proposed residence. The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed floor area would be near the maximum FAL with 2,798.7 square feet proposed where 2,800 square feet is the maximum.
- The proposed project would be constructed near the maximum lot coverage with 34.7 percent proposed where 35 percent is the maximum.
- The proposed residence would be constructed below the maximum height, at 26.8 feet proposed where 28 feet is the maximum.

The proposed residence would have a front setback of 20 feet, and a rear setback of 25 feet, five inches, where 20 feet is required in either case. The required interior side setback in the R-1-U district is 10 percent of the minimum lot width. With a minimum lot width of 53 feet, the required side setback is 5.3 feet, or five feet, four inches. The residence is proposed to be located at the minimum interior side setback. A street side setback of 12 feet is required in the R-1-U district. The proposed residence would be located 12 feet, two inches from the street side property line fronting Blake Street. The proposed second story would be stepped back from the first story in the front and on the interior side. The second story would be set back 25 feet, three inches from the front property line and nine feet, 10 inches from the

interior side property line.

Design and materials

The applicant states that the proposed residence would be constructed in a modern farmhouse style. The exterior materials would be comprised of cement fiber board and batten siding for the majority of the house. The first floor of the south, east and west elevations would feature painted cement fiber shingle siding accents. Roofing materials would be composition shingle roofing on the second-story roof and the majority of the first-story roofs. However, the front and street side façades would feature three small awnings with standing seam metal roofing. Windows would be single-hung fiberglass windows with no grid patterns. The front door would also be fiberglass. The proposed house would have several metal accent features including the chimney cap, garage door and side yard door.

There are four second-story windows proposed on the right elevation and three second-story windows in the rear. All second-story windows would have a minimum sill height of three feet, with several of the window sills proposed at a height of four feet. The proposed stairwell window would have a sill height of three feet from the stairwell landing, however, the stairwell window is unlikely to pose any privacy issues as it would be located on the street side. As stated previously, the second-story is proposed to be located nine feet, 10 inches from the property line on the right side, and 25 feet, five inches in the rear. Staff believes the increased second-story setbacks along with existing trees, discussed later in the report, are sufficient to alleviate potential privacy concerns.

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The modern farmhouse architectural style would be generally attractive and add to the mix of architectural styles in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the trees on and near the subject property. There are a total of 14 trees on and around the subject property. There are six street trees (Trees #1, 2, 3, 4, 5, and 12). Four of the street trees are southern magnolia trees (Trees #1, 3,4 and 5), one is a Japanese Pittosporum (Tree #2), and one is a coast live oak (Tree #12). There are five trees on the neighboring property to the right, all of which are heritage trees of various species (Trees #6, 8, 9, 13, and 14). The final three trees (Trees #7, 10, and 11) are located on the subject property and are proposed to be removed. Trees #7 and #11 are heritage in size. The applicant submitted heritage tree removal permit applications for the removal of these trees. The City Arborist reviewed the heritage tree removal permit applications and approved removal of Trees #7 and #11 on the basis of poor health. Per the city's Heritage Tree Ordinance, the applicant is required to replace the heritage trees removed for poor health on a one-to-one basis with the diameter of the trunk as the determinant for the size of the replacement tree. The applicant has proposed a new 48-inch box southern magnolia tree and a new 15-gallon Columbia sycamore tree on the property. The size, location, and species were reviewed and approved by the City Arborist as part of the Heritage Tree Removal Permit application review.

The remainder of the property would be landscaped with a mixture of native plants and shrubs. A new six-

foot fence is proposed for the perimeter of the property, outside of the 20-foot front setback, and would comply with all height requirements. Heritage trees on the neighboring property on the right side would be protected in accordance with the Heritage Tree Ordinance. Staff believes the size and location of these trees provide adequate screening for the proposed residence. The arborist report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist. Implementation of all recommendations to mitigate impacts to existing heritage trees identified in the arborist report would be ensured as part of condition 3.k.

Heritage Tree Ordinance Violation

The applicant is also proposing to remove two heritage street trees to accommodate the proposed driveway (Trees #4 and 5). During the course of review, the applicant was directed by the City Arborist to conduct exploratory trenching to determine how extensively the proposed driveway might impact the root system. Upon analysis of the trench, it was determined that the root system was not as extensive as previously thought and the driveway could be built with alternate construction methods to mitigate impacts to the trees. However, upon a subsequent site visit, it was discovered that the trenches were not refilled, causing a decline in the health of the street trees which is considered a violation of the Heritage Tree Ordinance. The City Arborist determined that construction close to the trees would most likely lead to further decline in the tree's health causing a need for the trees' removal. A notice of violation of the Heritage Tree Ordinance was issued to the applicant on June 17, 2021.

In order to proceed with the proposed design, the applicant submitted a second Heritage Tree Removal permit application for the removal of the two street trees for the purpose of development. The City Arborist reviewed and approved this Heritage Tree Removal permit with the condition that the replacement trees be 60-inch box trees. The value of the larger replacement trees is greater than the assessed value of the heritage trees that typically would have been required to be replaced. The applicant proposed two 60-inch box Columbia sycamore trees with one on the College Avenue frontage and one on the Blake Street frontage. The City Arborist reviewed and approved the locations of the proposed replacement trees as part of the Heritage Tree Removal permit application review, and indicated that they are adequate mitigation for the heritage Tree Ordinance Violation.

Correspondence

The applicant describes in the project description letter (Attachment E) attempts to reach out to neighboring property owners regarding the proposed development, but does not indicate whether they received any feedback on the proposed project. Staff has not received any direct correspondence at the time of staff report publication.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The modern farmhouse architectural style would be generally attractive and add to the mix of architectural styles in the area. Staff believes the placement and design of second-story windows, in addition to existing screening trees, would address potential privacy concerns. Staff recommends the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Recommended Actions
B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Arborist Report

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Chris Turner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

LOCATION: 760 College Avenue	**PROJECT NUMBER:** PLN2020-00037	**APPLICANT:** Thomas James Homes	**OWNER:** Thomas James Homes
PROPOSAL: Use Permit/Thomas James Homes/760 College Avenue: Request for a use permit to demolish an existing one-story, single-family residence with an attached garage and an accessory building, and construct a new two-story residence with an attached garage on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) district.			
DECISION ENTITY: Planning Commission	**DATE:** November 1, 2021	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Harris, Tate)			

ACTION:

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. The applicant shall be required to apply for a building permit within one year from the date of approval (September 27, 2022) for the use permit to remain in effect.
    b. Development of the project shall be substantially in conformance with the plans prepared by KTGY Architecture, consisting of 27 plan sheets, dated received August 18, 2021 and approved by the Planning Commission on September 27, 2021, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

LOCATION: 760 College Avenue	**PROJECT NUMBER:** PLN2020-00037	**APPLICANT:** Thomas James Homes	**OWNER:** Thomas James Homes
PROPOSAL: Use Permit/Thomas James Homes/760 College Avenue: Request for a use permit to demolish an existing one-story, single-family residence with an attached garage and an accessory building, and construct a new two-story residence with an attached garage on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) district.			
DECISION ENTITY: Planning Commission	**DATE:** November 1, 2021	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Harris, Tate)			

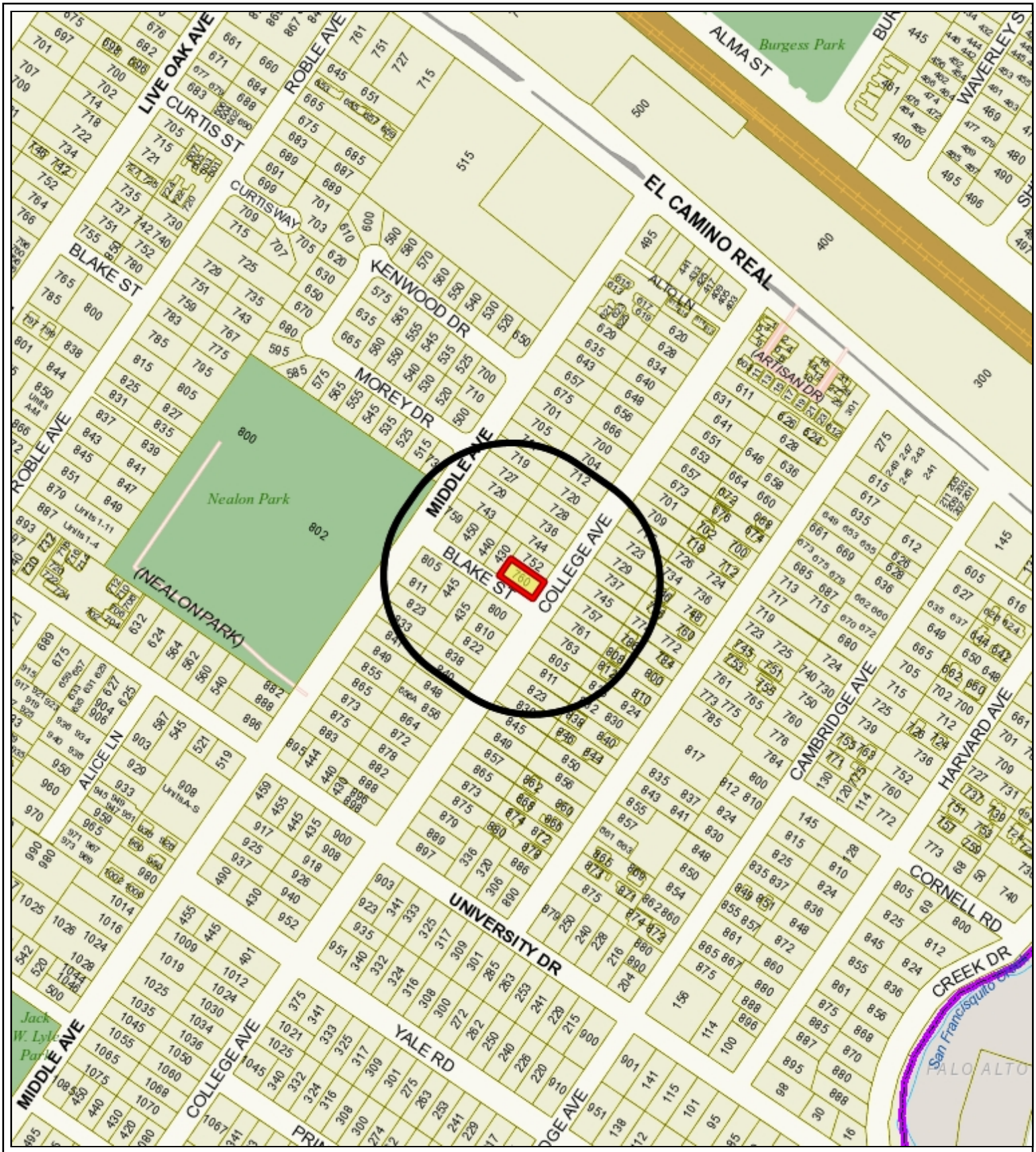
ACTION:

h. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.

i. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an Erosion Control Plan and construction detail sheet that documents all erosion control measure implemented during the course of construction including, but not limited to, straw waddles, silt fence, temporary construction entrances, inlet protection, check dams, tree protection fencing, etc.

j. Required frontage improvements include but not limited to: Construct a new concrete curb and gutter along entire project frontage conforming to the adjacent properties.

k. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by California Tree and Landscaping Consulting, Inc. (CalTLC), dated August 3, 2021.



City of Menlo Park

Location Map
760 College Avenue

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: CRT | Checked By: CDS | Date: 11/1/2021 | Sheet: 1

760 College Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING CONDITIONS	ZONING ORDINANCE
Lot area	5,618 sf	5,618 sf	7,000 sf min.
Lot width	53 ft.	53 ft.	65 ft. min.
Lot depth	106 ft.	106 ft.	100 ft. min.
Setbacks			
Front	20 ft.	26.2 ft.	20 ft. min.
Rear	25.4 ft.	24.1 ft.	20 ft. min.
Side (left)	12.2 ft.	13.3 ft.	12 ft. min.
Side (right)	5.3 ft.	4.8 ft.	5 ft. min.
Building coverage	1,950.4 sf 34.7 %	1,492 sf 26.6 %	1,966 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,798.7 sf	1,492 sf	2,800 sf max.
Square footage by floor	1,184.1 sf/1st 1,175.2 sf/2nd 439.4 sf/garage 313.6 sf/porches 13.3 sf/fireplace	980 sf/1st 387 sf/garage 125 sf/accessory buildings	
Square footage of buildings	3,125.6 sf	1,492 sf	
Building height	26.8 ft.	14.3 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees					
Heritage trees	11*	Non-Heritage trees	3***	New Trees	4**
Heritage trees proposed for removal	4**	Non-Heritage trees proposed for removal	1	Total Number of Trees	13

*Of these trees, five are located on neighboring properties to the right, four are located in the public right-of-way, and two are located on the subject property.
**Of these trees, two are located on the subject property, and two are located in the public right-of-way.
***Of these trees, one is located on the subject property, and two are located in the public right-of-way.

760 College Avenue

Menlo Park, Ca 94025

Planning Application

OWNER:

Thomas James Homes
255 Shoreline Dr STE 428
Redwood City, CA 94065

Phone: 650.382.0648

Contact
Cynthia Thiebaut
cthiebaut@tjhusa.com

ARCHITECT:

KTGY Group, Inc.
1814 Franklin St. Suite 400,
Oakland, CA 94612

Phone: 510.272.2910

Contact
Franklin La Pointe
flapointe@ktgy.com

CIVIL ENGINEER:

CBG
2633 Camino Ramon #350
San Ramon, CA 94583

Phone: 925.866.0322

LANDSCAPE:

Roach & Campbell
111 Scripps Drive
Sacramento, CA 95825

Phone: 916.945.8003

PROJECT DATA

Zoning District: R-1-U

Description: Demo existing 1 story 2 bed / 1 bath / attached garage house - Construct 2 story 4 bed / 4.5 bath / attached garage house.

Occupancy Group:	R-3/U
Construction Type:	Type V-B-Fire Sprinklered
Lot Size:	5,618 SF
Max. Allowable FAL SF:	2,800 SF
Max. Allowable Lot Coverage:	1966.30 SF (35%)
Existing SF Living:	980 SF
Proposed SF Living:	2383.69 SF
Existing Bldg. Coverage:	1492.00 SF (27%)
Proposed Bldg. Coverage:	1950.45 SF (35%)
Existing Impervious Area:	2991 SF
Proposed Impervious Area:	2430 SF
Existing Floors:	1
Proposed Floors:	2
Existing FAL SF:	
First Floor:	980 SF
Garage:	387 SF
Total:	1367 SF
Proposed FAL SF:	
First Floor:	1184.07 SF
Second Floor:	1175.16 SF
Garage:	439.41 SF
Total:	2798.64 SF
Existing Exterior Areas:	
Porch - Uncovered:	20 SF
Proposed Exterior Areas:	
Porch - Covered:	181 SF
Patio - Covered:	133 SF

SHEET INDEX

FRONTAGE IMPROVEMENTS

All existing cracked or damaged features along the property frontage must be repaired in kind. Additionally, any frontage improvements which are damaged as a result of construction will be required to be replaced. All frontage improvement work shall be in accordance with the latest version of the City Standard Details.

An encroachment permit from the Engineering Division is required prior to any construction activities, including utility laterals, in the public right of way.

VICINITY MAP

ktgy

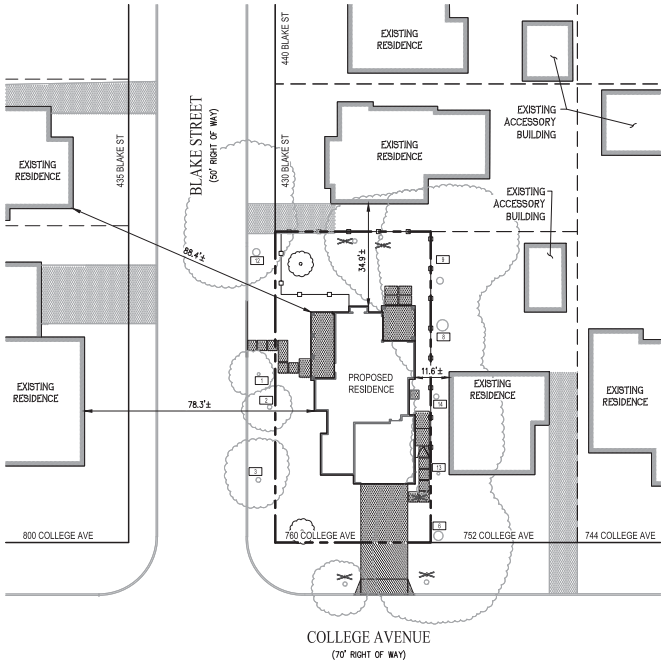
Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

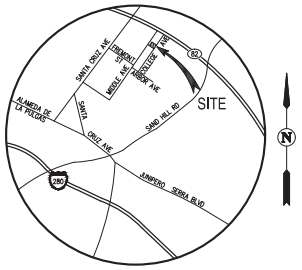
760 College Ave
MENLO PARK
MENLO PARK, CA# 2020-0628

SCHEMATIC DESIGN
MAY 30, 2021

COVER SHEET

A0.0





VICINITY MAP

NOT TO SCALE

EXISTING TREES TO BE REMOVED

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
4	SOUTHERN MAGNOLIA	17	YES	YES (2)
5	SOUTHERN MAGNOLIA	19	YES	YES (2)
7	BAY LAUREL	42	YES	NO
10	CHASTE	17	NO	NO
11	JAPANESE PITTOSPORUM	18	YES	NO

EXISTING TREES TO REMAIN

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	SOUTHERN MAGNOLIA	12	NO	YES (2)
2	JAPANESE PITTOSPORUM	18	YES	YES (2)
3	SOUTHERN MAGNOLIA	20	YES	YES (2)
6	COAST LIVE OAK	38	YES	YES (3)
8	COAST REDWOOD	46	YES	YES (3)
9	COAST LIVE OAK	28	YES	YES (3)
12	COAST LIVE OAK	30	YES	YES (3)
13	COAST LIVE OAK	12	YES	YES (3)
14	COAST LIVE OAK	21	YES	YES (3)

NOTES:

1) TREE NUMBER, COMMON NAME AND DBH PER ARBORIST REPORT DATED MARCH 10, 2021 AND PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC.

2) TREES 1, 2, 3, 4, 5, AND 12 ARE OFF-SITE STREET TREES.

3) TREES 8, 9, 13, AND 14 ARE OFF-SITE TREES. THE TRUNKS LOCATIONS SHOWN ARE APPROXIMATE.

4) THE TRUNK LOCATIONS FOR TREES 6, 8, 9, 13, AND 14 ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED

LEGEND & ABBREVIATIONS

- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- ADJACENT PROPERTY LINE
- EXISTING STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED NEW RESIDENCE
- PROPOSED NEW DRIVEWAY
- TREE TO REMAIN
- TREE TO BE REMOVED
- EXISTING TREE

760 COLLEGE AVENUE
AREA PLAN
THOMAS JAMES HOMES

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2021

0 20 40 60

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO. AP-1 OF 1 SHEETS

F:\2065-000\MENLO PARK\760 COLLEGE AVE\ACAD\EXHIBITS\XB-AREA PLAN_760 COLLEGE AVE.DWG

D2

EXISTING TREES TO BE REMOVED

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
4	SOUTHERN MAGNOLIA	17	YES	YES (2)
5	SOUTHERN MAGNOLIA	19	YES	YES (2)
7	BAY LAUREL	42	YES	NO
10	CHASTE	17	NO	NO
11	JAPANESE PITTOSPORUM	18	YES	NO

EXISTING TREES TO REMAIN

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	SOUTHERN MAGNOLIA	12	NO	YES (2)
2	JAPANESE PITTOSPORUM	18	YES	YES (2)
3	SOUTHERN MAGNOLIA	20	YES	YES (2)
6	COAST LIVE OAK	38	YES	YES (3)
8	COAST REDWOOD	46	YES	YES (3)
9	COAST LIVE OAK	28	YES	YES (3)
12	COAST LIVE OAK	30	YES	YES (3)
13	COAST LIVE OAK	12	YES	YES (3)
14	COAST LIVE OAK	21	YES	YES (3)

NOTES:

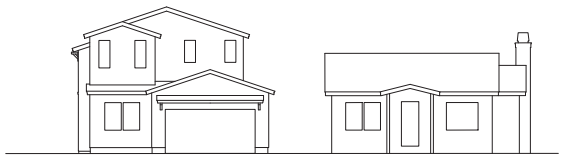
1) TREE NUMBER, COMMON NAME AND DBH PER ARBORIST REPORT DATED MARCH 10, 2021 AND PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC.

2) TREES 1, 2, 3, 4, 5, AND 12 ARE OFF-SITE STREET TREES.

3) TREES 8, 9, 13, AND 14 ARE OFF-SITE TREES. THE TRUNKS LOCATIONS SHOWN ARE APPROXIMATE.

430 Blake Street

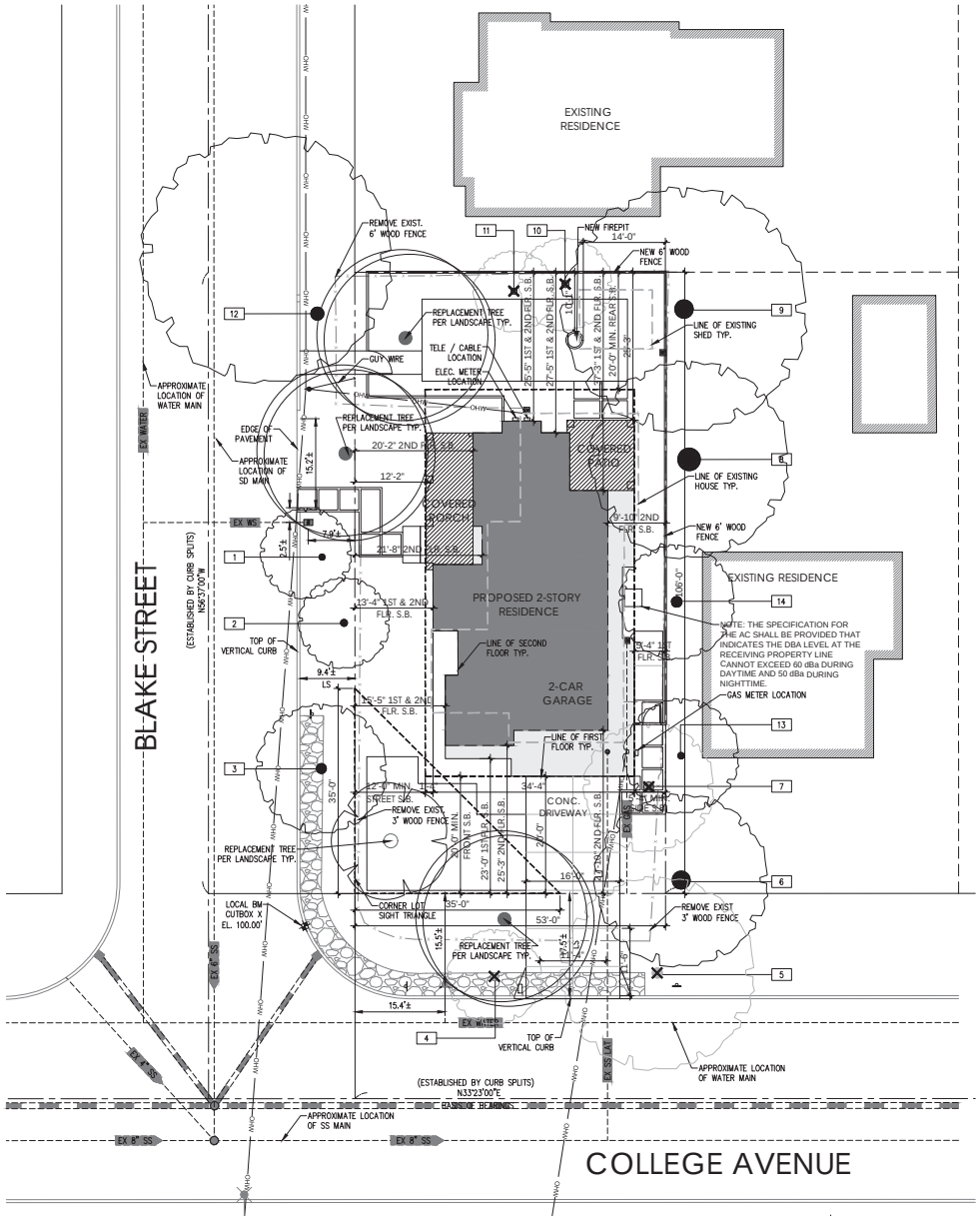
760 College Ave.



760 College Ave.

752 College Ave.

STREET SCAPE



ktgy

Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

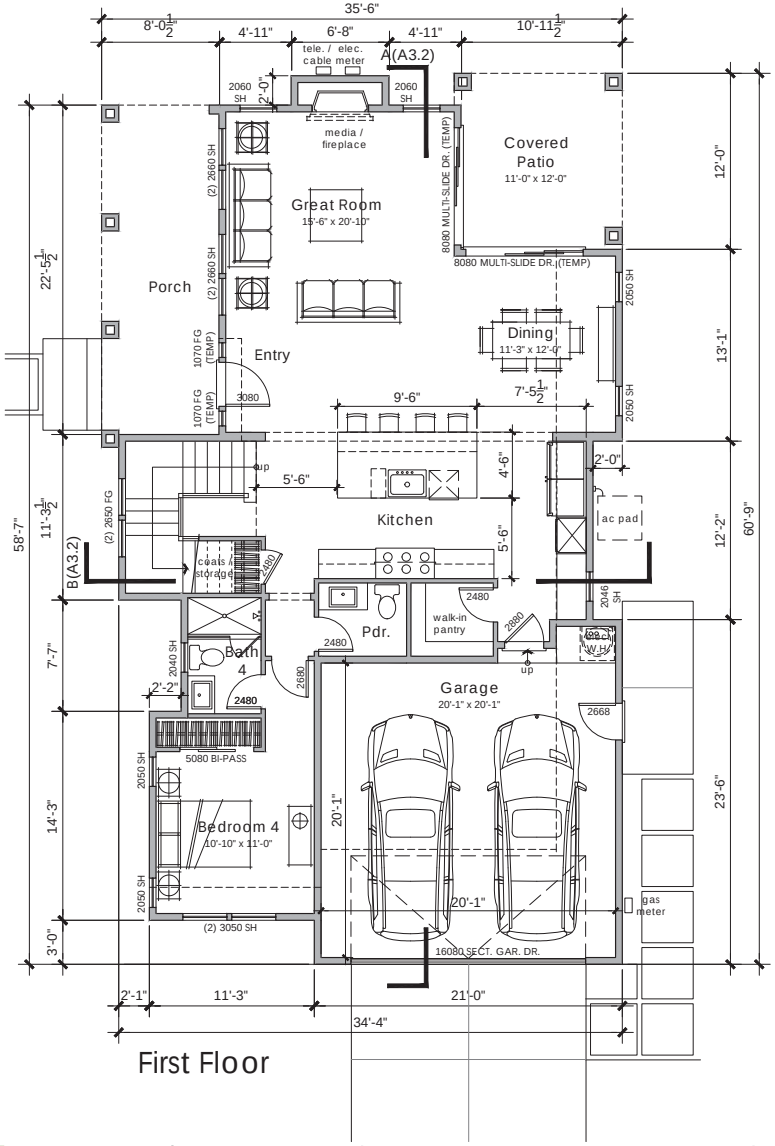
760 College Ave
MENLO PARK
MENLO PARK, CA# 2020-0628

SCHEMATIC DESIGN
JULY 29, 2021

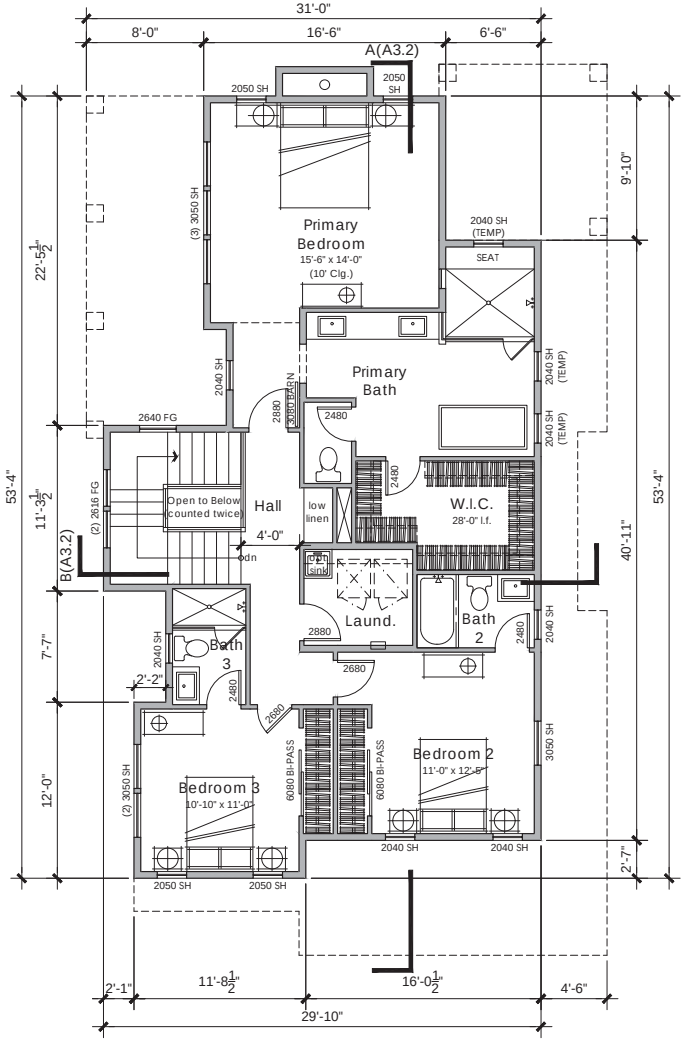
Scale: 1" = 10'-0"
0 5 10 20

PROPOSED SITE PLAN

A1.0



First Floor



Second Floor

Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

760 College Ave
MENLO PARK
MENLO PARK, CA# 2020-0628

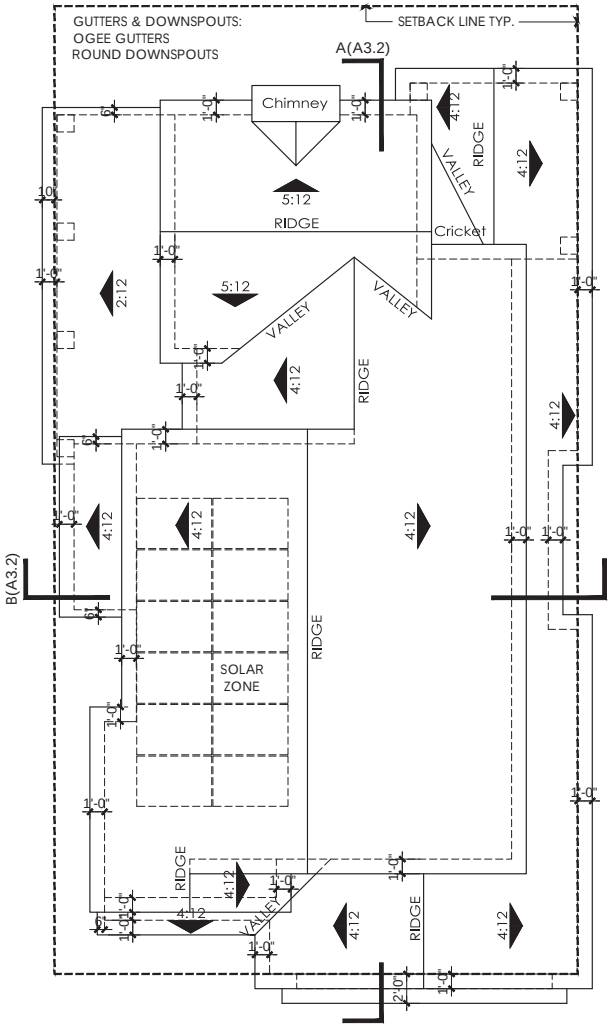
SCHEMATIC DESIGN
MAY 30, 2021

Scale: 1/4" = 1'-0"
0 2 4 8

PROPOSED FLOOR PLAN

A2.0

D4



ROOF PLAN

OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

760 College Ave
MENLO PARK
MENLO PARK, CA# 2020-0628

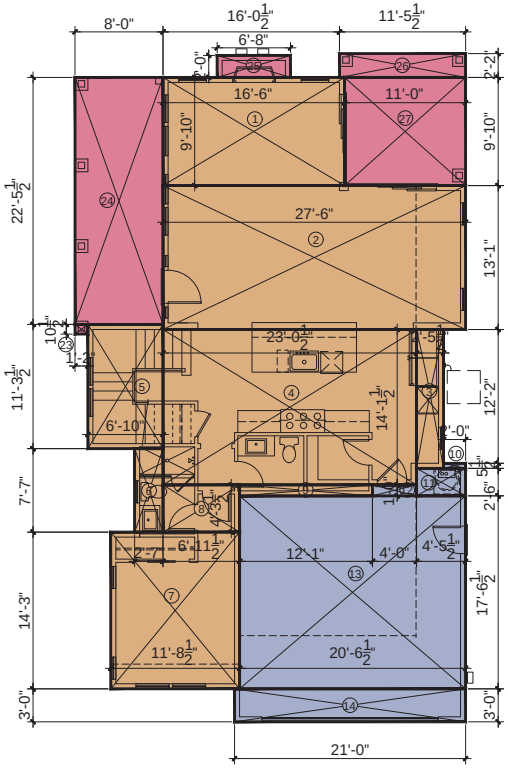
SCHEMATIC DESIGN
MAY 30, 2021

Scale: 1/4" = 1'-0"
0 2 4 8

ROOF PLAN

A2.1

D5



BLOCK CALCS:

HOUSE - 1ST FLOOR

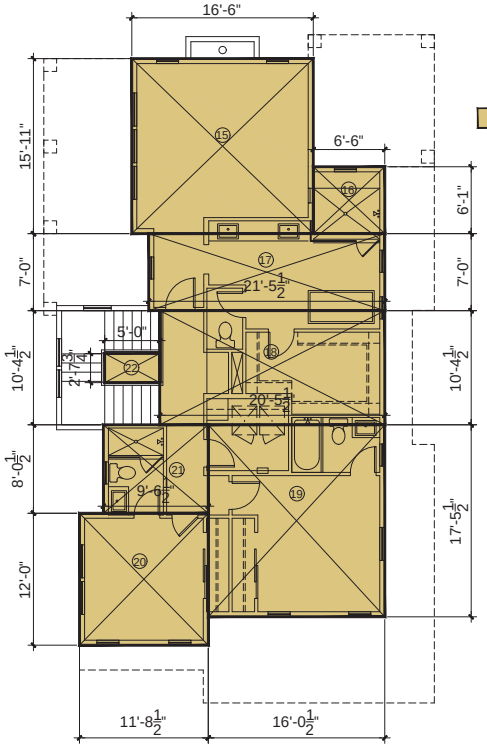
1. 16'-6" x 9'x10"	=	162.25 SQ. FT.
2. 27'-5.5" x 13'-1"	=	359.79 SQ. FT.
3. 2'-5.5" x 12'-7.5"	=	31.04 SQ. FT.
4. 23'-0.5" x 14'-1.5"	=	325.46 SQ. FT.
5. 6'-10" x 11'-3.5"	=	77.16 SQ. FT.
6. 2'-7" x 7'-7"	=	19.59 SQ. FT.
7. 11'-8.5" x 14'-3"	=	166.84 SQ. FT.
8. 6'-11.5" x 4'-3.5"	=	29.86 SQ. FT.
9. 12'-1" x 1'-0"	=	12.08 SQ. FT.
TOTAL	=	1184.07 SQ. FT.

GARAGE

10. 2'-0" x 0'-5.5"	=	0.92 SQ. FT.
11. 4'-5.5" x 2'-6"	=	11.15 SQ. FT.
12. 4'-0" x 1'-0"	=	4.00 SQ. FT.
13. 20'-6.5" x 17'-6.5"	=	360.34 SQ. FT.
14. 21'-0" x 3'-0"	=	63.00 SQ. FT.
TOTAL	=	439.41 SQ. FT.
1ST FLOOR TOTAL	=	1623.48 SQ. FT.

First Floor FAL

MAXIMUM TOTAL FLOOR AREA = 2,800.00 SQ. FT.
PROPOSED TOTAL FLOOR AREA 1,623.48 + 1,175.16 = 2,798.64 SQ. FT.



BLOCK CALCS:

HOUSE - 2ND FLOOR

15. 16'-6" x 15'-11"	=	262.63 SQ. FT.
16. 6'-6" x 6'-1"	=	39.54 SQ. FT.
17. 21'-5.5" x 7'-0"	=	150.21 SQ. FT.
18. 20'-5.5" x 10'-4.5"	=	212.26 SQ. FT.
19. 16'-0.5" x 17'-5.5"	=	280.06 SQ. FT.
20. 11'-8.5" x 12'-0"	=	140.50 SQ. FT.
21. 9'-6.5" x 8'-0.5"	=	76.73 SQ. FT.
22. 5'-0" x 2'-7.75"	=	13.23 SQ. FT.
TOTAL	=	1175.16 SQ. FT.
2ND FLOOR TOTAL	=	1175.16 SQ. FT.

Second Floor FAL

MAXIMUM 2ND FLOOR AREA = 1,400.00 SQ. FT.
PROPOSED 2ND FLOOR AREA = 1,175.16 SQ. FT.

ADDITIONAL COVERAGE

23. 0'-10" x 1'-2"	=	0.97 SQ. FT.
24. 8'-0" x 22'-5.5"	=	179.67 SQ. FT.
25. 6'-8" x 2'-0"	=	13.33 SQ. FT.
26. 11'-5.5" x 2'-2"	=	24.83 SQ. FT.
27. 11'-0" x 9'-10"	=	108.17 SQ. FT.
TOTAL	=	326.97 SQ. FT.

Lot Coverage

MAXIMUM BLDG. COVERAGE = 35% Max. (5,618.00 X .35 = 1,966.30 SQ. FT.)
PROPOSED BLDG. COVERAGE 1,623.48 + 326.97 = 1,950.45 SQ. FT. / 5,618.00 SQ. FT. = 34.7%

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

760 College Ave
MENLO PARK
MENLO PARK, CA# 2020-0628

SCHEMATIC DESIGN
MAY 30, 2021

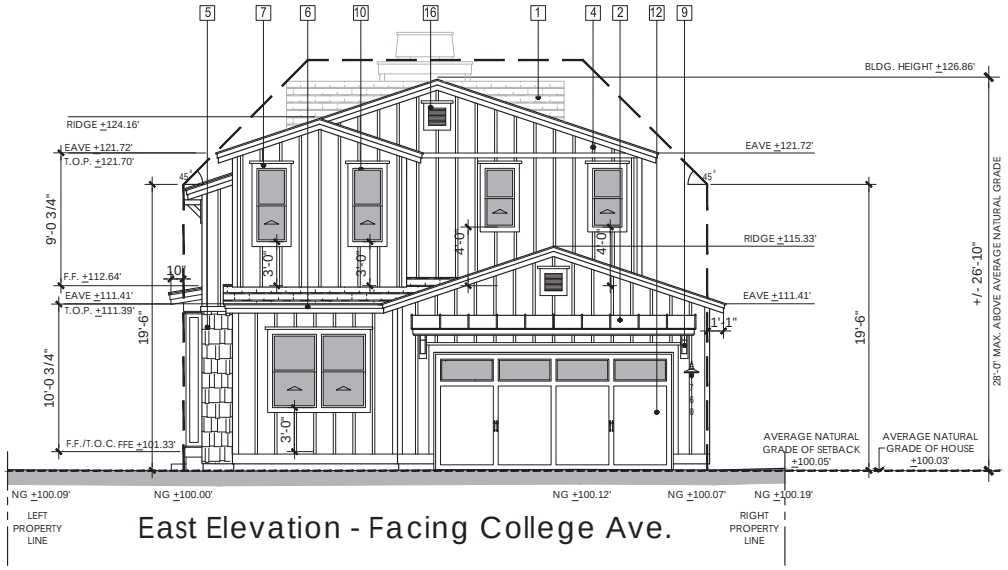
Scale: 3/16" = 1'-0"
0 4 8 12

SQUARE FOOTAGE

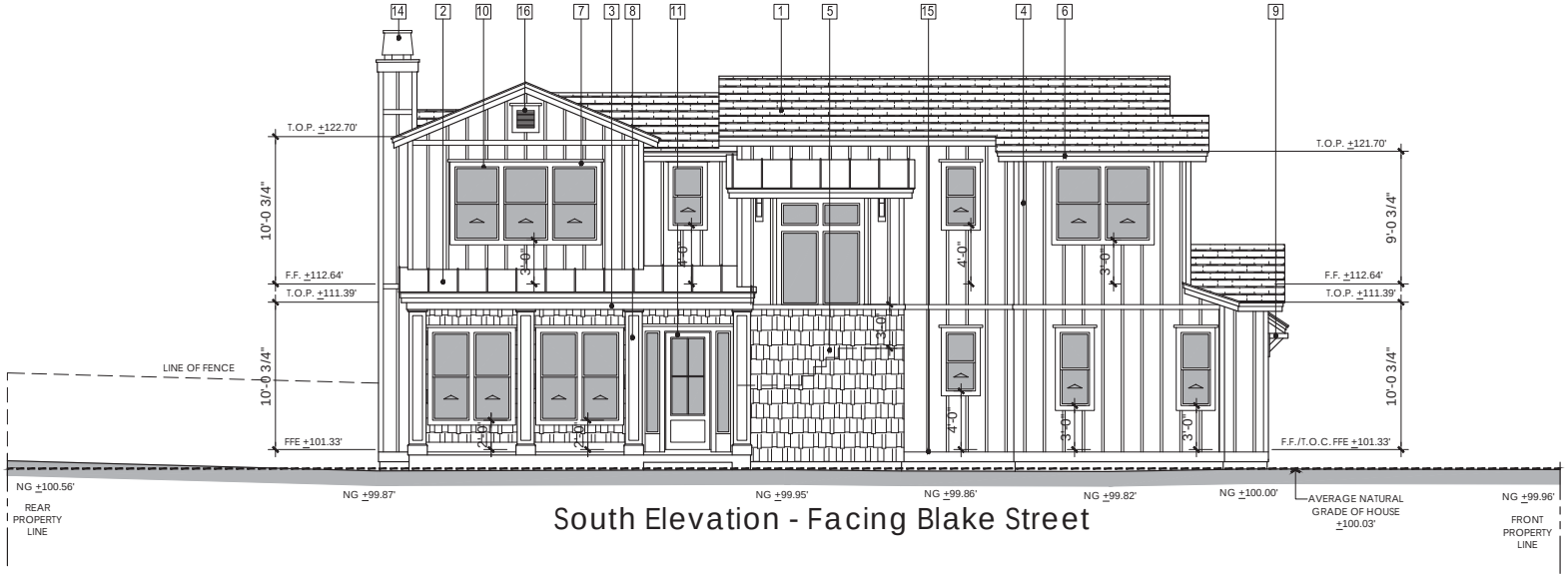
A2.2

MATERIAL LIST:

1. ARCHITECTURAL GRADE COMPOSITION SHINGLES
2. RAISED SEAM METAL ROOFING
3. PAINTED FIBER CEMENT TRIM AT SOFFIT
4. PAINTED FIBER CEMENT BOARD & BATTON SIDING - HARDIE ARTISAN 16" EXPOSURE
5. PAINTED FIBER CEMENT SHINGLE SIDING - HARDIE ARTISAN 12" EXPOSURE
6. 1-1/2" X 3-1/2" O/ 1-1/2" X 7-1/4" FASCIA WITH OGEE GUTTER AND ROUND DOWNSPOUT
7. PAINTED FIBER CEMENT 1-1/2" X 3-1/2" TRIM SURROUND W/ 1-1/2" X 3-1/2" ON-END HEAD TYP.
8. PAINTED FIBER CEMENT PANEL
9. PAINTED WOOD KICKERS
10. MARVIN ESSENTIAL ALL ULTREX (FIBERGLASS) SINGLE HUNG WINDOWS WITHOUT GRIDS TYP.
11. FIBERGLASS FRONT DOOR
12. METAL GARAGE DOOR
13. METAL MAN DOOR
14. METAL CHIMNEY CAP
15. 2X8 PAINTED FIBER CEMENT BASE BOARD
16. 14" X 14" VENT W/ PAINTED FIBER CEMENT 1-1/2" X 3-1/2" TRIM SURROUND W/ 1-1/2" X 3-1/2" ON-END



East Elevation - Facing College Ave.



South Elevation - Facing Blake Street

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

760 College Ave
MENLO PARK
MENLO PARK, CA# 2020-0628

SCHEMATIC DESIGN
MAY 30, 2021

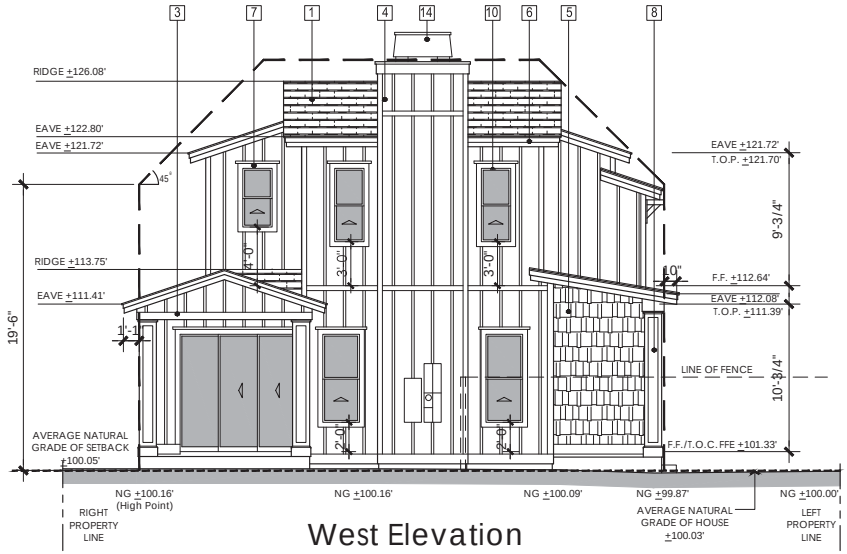
Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS

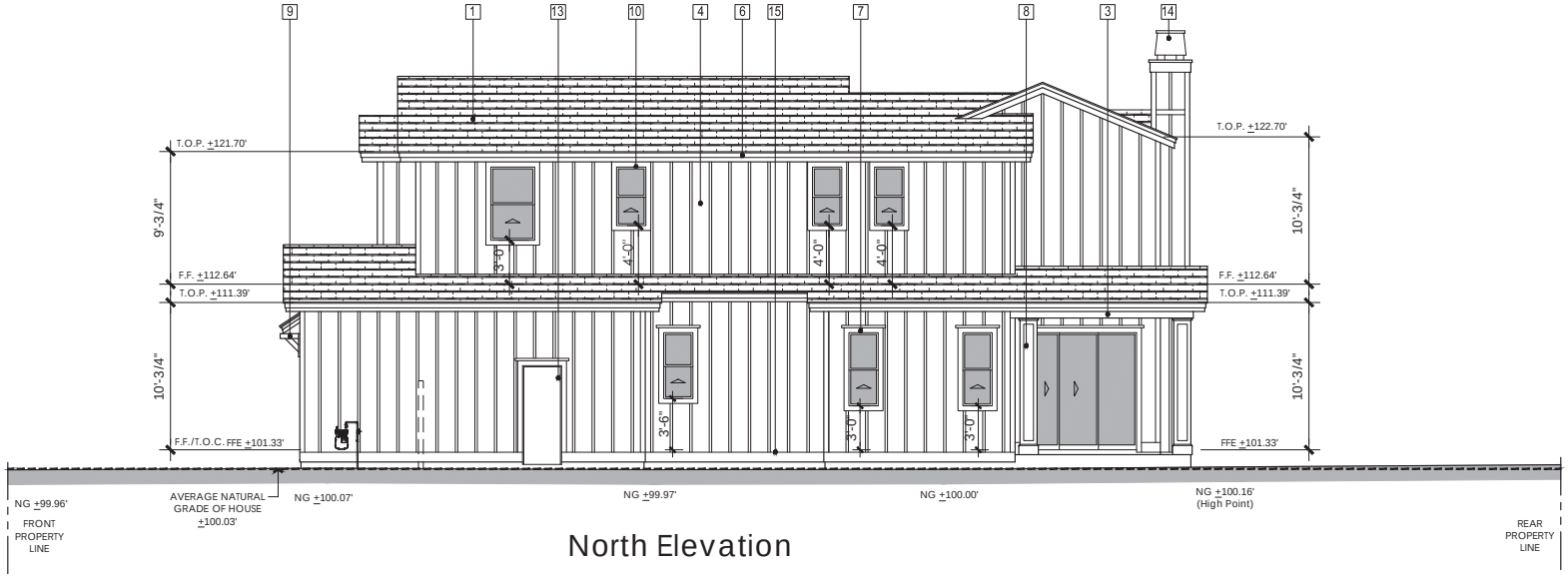
A3.0

MATERIAL LIST:

1. ARCHITECTURAL GRADE COMPOSITION SHINGLES
2. RAISED SEAM METAL ROOFING
3. PAINTED FIBER CEMENT TRIM AT SOFFIT
4. PAINTED FIBER CEMENT BOARD & BATTON SIDING - HARDIE ARTISAN 16" EXPOSURE
5. PAINTED FIBER CEMENT SHINGLE SIDING - HARDIE ARTISAN 12" EXPOSURE
6. 1-1/2" X 3-1/2" O/ 1-1/2" X 7-1/4" FASCIA WITH OGEE GUTTER AND ROUND DOWNSPOUT
7. PAINTED FIBER CEMENT 1-1/2" X 3-1/2" TRIM SURROUND W/ 1-1/2" X 3-1/2" ON-END HEAD TYP.
8. PAINTED FIBER CEMENT PANEL
9. PAINTED WOOD KICKERS
10. MARVIN ESSENTIAL ALL ULTREX (FIBERGLASS) SINGLE HUNG WINDOWS WITHOUT GRIDS TYP.
11. FIBERGLASS FRONT DOOR
12. METAL GARAGE DOOR
13. METAL MAN DOOR
14. METAL CHIMNEY CAP
15. 2X8 PAINTED FIBER CEMENT BASE BOARD
16. 14" X 14" VENT W/ PAINTED FIBER CEMENT 1-1/2" X 3-1/2" TRIM SURROUND W/ 1-1/2" X 3-1/2" ON-END



West Elevation



North Elevation

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

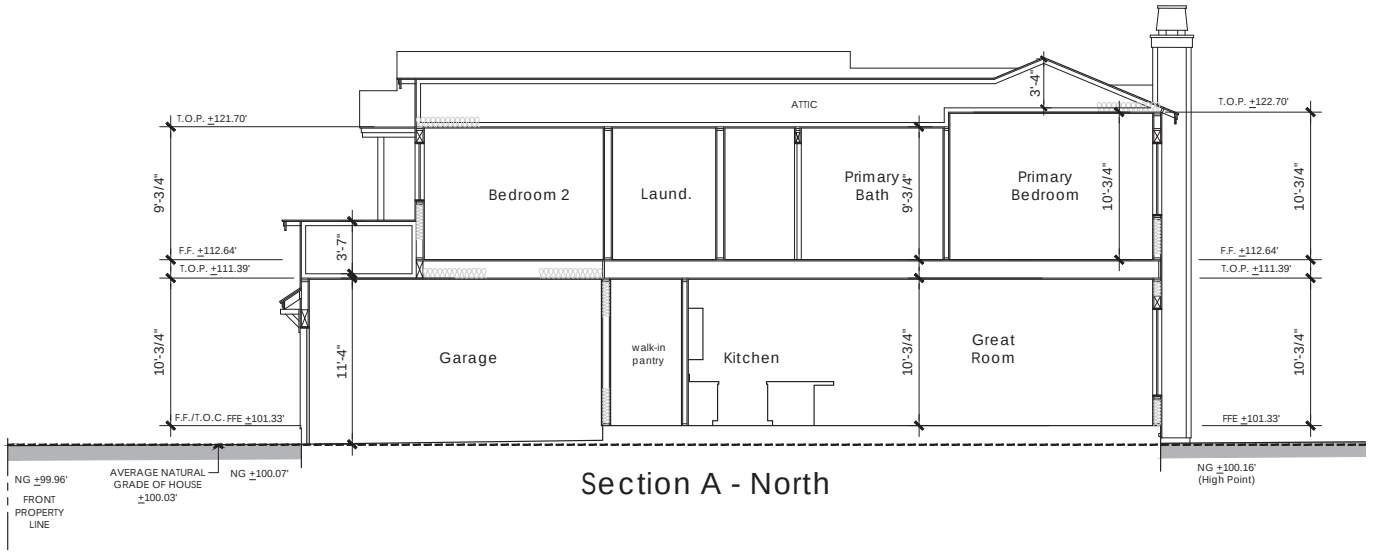
760 College Ave
MENLO PARK
MENLO PARK, CA# 2020-0628

SCHEMATIC DESIGN
MAY 30, 2021

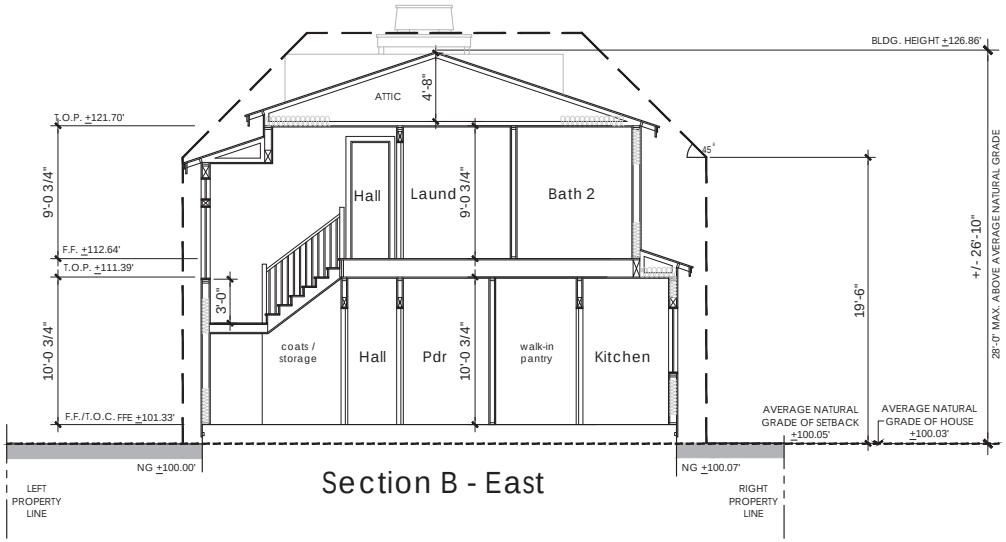
Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS

A3.1



Section A - North



Section B - East

Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

760 College Ave
MENLO PARK
MENLO PARK, CA# 2020-0628

SCHEMATIC DESIGN
MAY 30, 2021

Scale: 1/4" = 1'-0"
0 2 4 8

SECTIONS

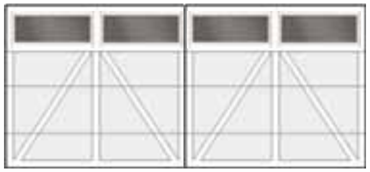
A3.2

WINDOW FRAMES: BLACK

GAF ROOF SHINGLES
CHARCOAL

STANDING SEAM
BLACK

FRONT DOOR
THERMA TRU
¾ LITE 1 PANEL



GARAGE DOOR
CLOPAY GRAND HARBOR
DESIGN 22, INSULATED
WINDOW PLAN LONG

760

HOUSE NUMBERS

EXTERIOR LIGHT FIXTURE
14" W x 13-3/8" H x 15-1/2"D

- EXTERIOR BOARD & BATTON
- EXTERIOR TRIM
- SHINGLES
- CHIMNEY CAPS

- FRONT DOOR
- SIDELITE

- GARAGE DOOR

THOMAS JAMES HOMES

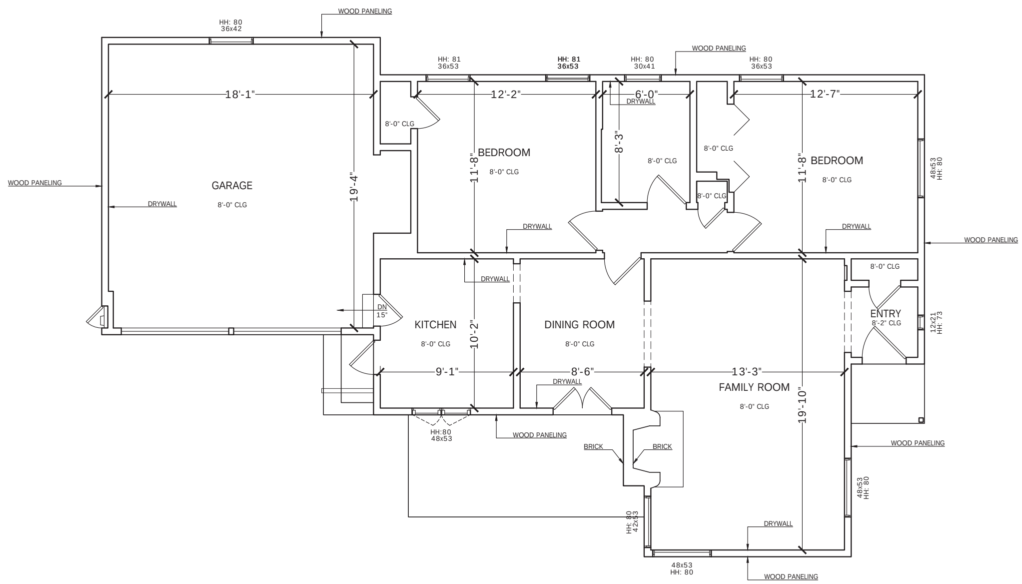
760 COLLEGE AVENUE
MENLO PARK, CA 94025

NOTES:
DIMENSIONS PROVIDED IN THIS DOCUMENT ARE BASED OFF THE ARCHITECTURAL PLANS AND ARE TO BE VERIFIED IN FIELD. ACTUAL FIELD CONDITIONS MAY EFFECT THESE DIMENSIONS. PROJECT MANGER TO NOTIFY DESIGNER OF DIMENSIONS AND FIELD CONDITIONS THAT DIFFER FROM THE DESIGN PACKAGE AND ARCHITECTURAL PLANS.

DATE:	12.15.20
DESIGNER:	CHANTAL MARTIN
ARCHITECT:	KTGY

PLAN K23V4
FARMHOUSE

D10



LEGEND

COUNTER

UPPER CABINET

FULL HEIGHT CABINET

W/D = WASHER/DRYER COMBO

W = WASHER

D = DRYER

= RANGE

REFR = REFRIGERATOR

OVEN = OVEN

DW = DISH WASHER

TC = TRASH COMPACTOR

FURN = FURNACE

= WALL HEATER

= GAS METER

= ELECTRIC METER

CLG = CEILING HEIGHT

HH = HEADER HEIGHT

PPM

PRECISION PROPERTY MEASUREMENTS

3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE RENOVATIONS

PREPARED FOR

THOMAS JAMES HOMES

PROJECT TYPE

FLOOR PLAN

PROJECT NAME

COLLEGE AVENUE RESIDENCE

PROJECT ADDRESS

760 COLLEGE AVENUE
MENLO PARK, CA 94025

SCALE
1/4" = 1'-0"

PROJECT
1454_BA

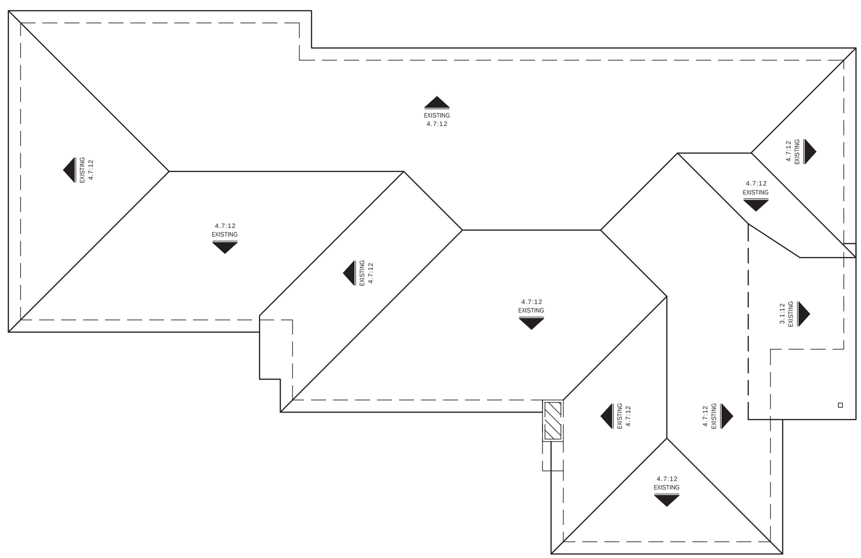
APPROVED BY
TL

DATE
09/15/2020

SHEET
1 of 3

LEGEND

CHIMNEY OUTLINE
BUILDING FOOTPRINT
= DRAIN
= AIR CONDITIONER
= UTILITY BOX



PPM
PRECISION PROPERTY MEASUREMENTS
3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE RENOVATIONS

PREPARED FOR

THOMAS JAMES HOMES

PROJECT TYPE

ROOF PLAN

PROJECT NAME

COLLEGE AVENUE RESIDENCE

PROJECT ADDRESS

760 COLLEGE AVENUE
MENLO PARK, CA 94025

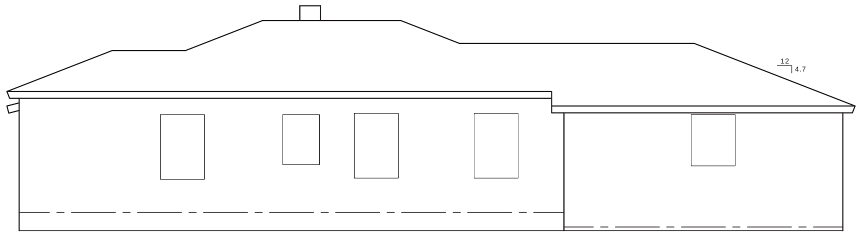
SCALE
1/4" = 1'-0"

PROJECT
1454_BA

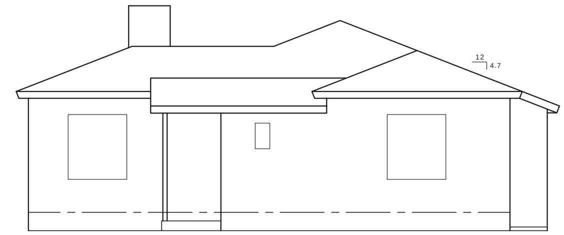
APPROVED BY
TL

DATE
09/15/2020

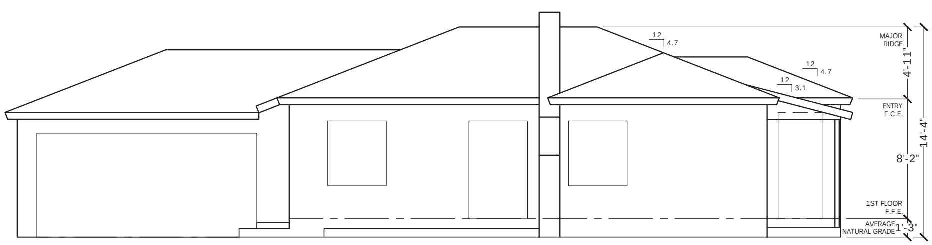
SHEET
2 of 3



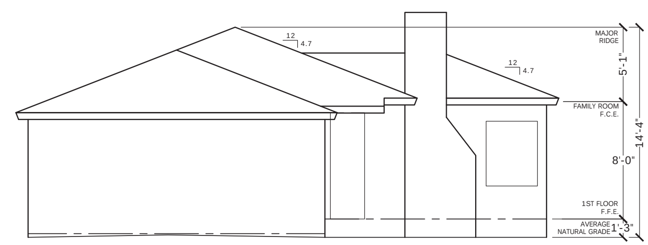
NORTH



EAST



SOUTH



WEST

LEGEND

FINISHED GRADE LINE

FINISHED FLOOR LINE

12 X

ROOF PITCH LABEL (RISE/RUN)

PPM
PRECISION PROPERTY MEASUREMENTS

3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE RENOVATIONS

PREPARED FOR

THOMAS JAMES HOMES

PROJECT TYPE

EXTERIOR ELEVATIONS

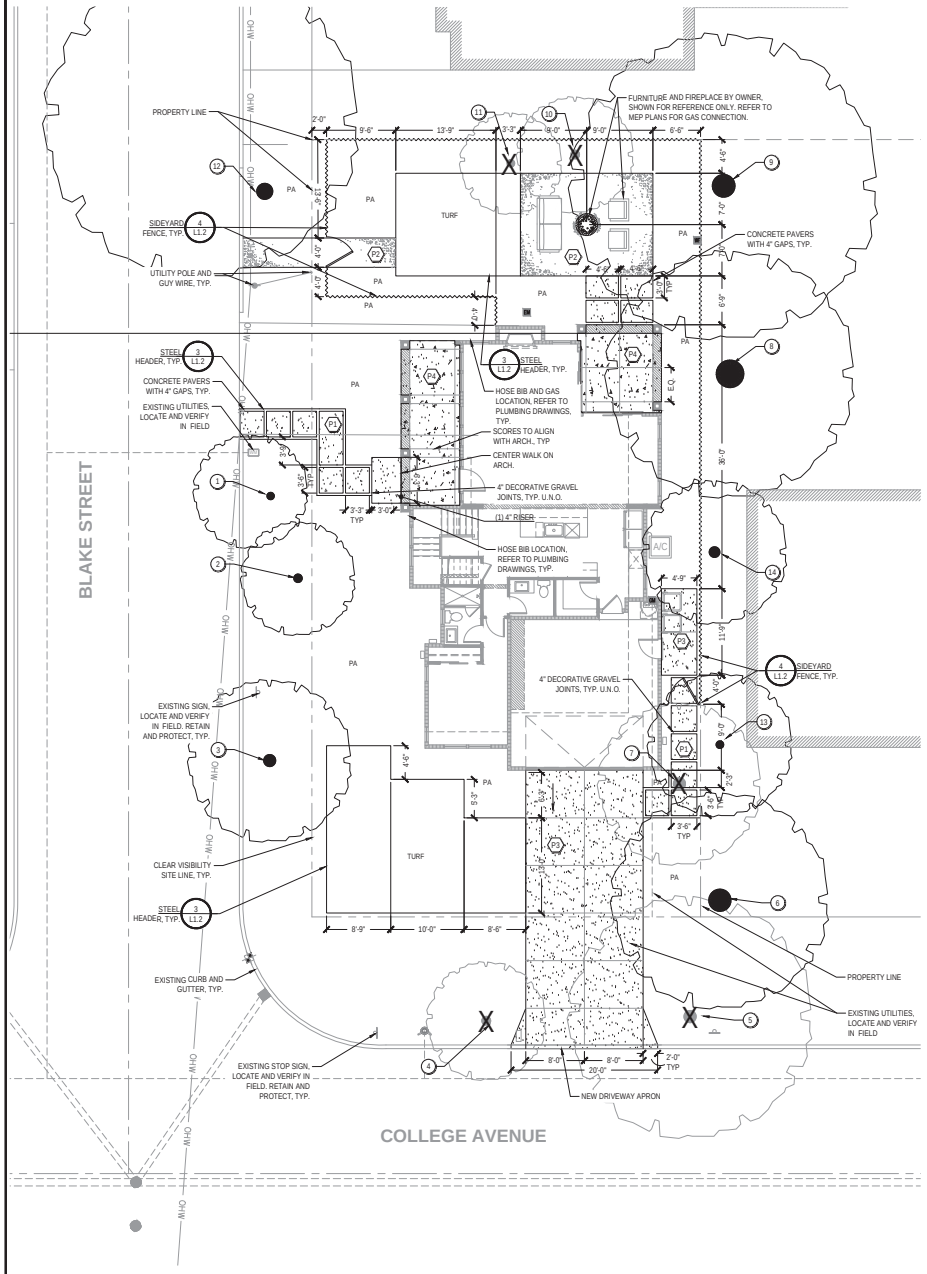
PROJECT NAME

COLLEGE AVENUE RESIDENCE

PROJECT ADDRESS

760 COLLEGE AVENUE
MENLO PARK, CA 94025

SCALE	1/4" = 1'-0"
PROJECT	1454_BA
APPROVED BY	TL
DATE	09/15/2020
SHEET	3 of 3



CONSTRUCTION NOTES

1. LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
2. UTILITIES: CONTACT COMMON GROUND ALLIANCE (C.G.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. DISCREPANCIES: NOTIFY DISTRICT'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE DISTRICT'S REPRESENTATIVE PRIOR TO CONTINUING.
4. LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE, OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
6. COORDINATION: CONTRACTOR SHALL COORDINATE WORK BETWEEN TRADES. ALL REQUIRED SLEEVING SHALL BE COORDINATED WITH SITE WORK, INCLUDING OTHER UNDERGROUND UTILITIES, CURBS, AND CONCRETE.
7. VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOPS OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
8. LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
9. EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL NEW WORK WILL CONFORM TO TO EXISTING WORK , INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.

PAVING AND FENCING LEGEND

- P1 — CONCRETE PAVERS PER DETAIL 2/L1.2: STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. 4" GAP FILL WITH P2.
- P2 — DECORATIVE GRAVEL PER DETAIL 5/L1.2: 1/2" CRUSHED GRAVEL, COLOR: CLOUD NINE (BUILDER TO VERIFY). BY DECORATIVE STONE SOLUTIONS (800.699.1878). 2" OVER COMPACTED SUBGRADE OVER FILTER FABRIC. WITH 8" GALVANIZED WIRE STAPLES.
- P3 — FIELD CONCRETE PER DETAIL 1/L1.2: STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- P4 — CONCRETE TO BE POURED WITH ARCHITECTURE. REFER TO ARCHITECTURAL DRAWINGS.
- SIDEYARD FENCE: PER DETAIL 1/L1.2, **174 LF** (CONTRACTOR TO VERIFY, DOES NOT INCLUDE 4'-1" GATE)
- HEADER (REDWOOD OR STEEL, PER PLAN): PER DETAIL 2/L1.2, **376LF** (CONTRACTOR TO VERIFY)
- REDWOOD HEADER, TYP. REFER TO PLAN FOR EXACT LOCATIONS AND CONDITIONS.

LAYOUT LEGEND

DETAIL CALLOUT — REFERENCED DETAIL NUMBER / REFERENCED DETAIL SHEET

ADJ.	ADJACENT	NATIVE GRASS	NATIVE GRASS
BOC	BACK OF CURB	OH	OVERHANG
BOW	BACK OF WALK	PA	PLANTING AREA
CJ	CONSTRUCTION/COLD JOINT	PL	PROPERTY LINE
CL	CENTERLINE	POB	POINT OF BEGINNING
CLR	CLEAR	SIM	SIMILAR TO
EJ	EXPANSION JOINT	SYM	SYMMETRICAL
ILO	IN LIEU OF	TYP	TYPICAL
MAX	MAXIMUM	T, TURF	TURF AREA
MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
		VIF	VERIFY IN FIELD

TREE PROTECTION CHART

TAG #	DBH	HERITAGE TREE	SCIENTIFIC NAME	COMMON NAME	STATUS
1	12"	No	*Magnolia grandiflora*	Southern Magnolia	Retain
2	18"	Yes	*Pittosporum tobira*	Japanese Pittosporum	Retain
3	20"	Yes	*Magnolia grandiflora*	Southern Magnolia	Retain
4	17"	Yes	*Magnolia grandiflora*	Southern Magnolia	Remove
5	19"	No	*Magnolia grandiflora*	Southern Magnolia	Remove
6	38"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
7	42"	Yes	*Laurus nobilis*	Bay Laurel	Remove
8	46"	Yes	*Sequoia sempervirens*	Coast Redwood	Retain
9	28"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
10	17"	No	*Vitex angucastus*	Chaste	Remove
11	18"	Yes	*Pittosporum tobira*	Japanese Pittosporum	Remove
12	30"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
13	12"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
14	21"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain

SITE CALCULATIONS

AREA - 760 COLLEGE AVENUE	SF	% OF LOT AREA
EXISTING		
TOTAL LOT SF	5,618	
RESIDENCE/ GARGE FOOT PRINT	1,623	29%
PERMABLE AREA	3,186	57%
AREA BETWEEN CONCRETE PAVERS WITH GAPS	66	
LANDSCAPE AREA (SHRUBS/ GROUNDCOVER)	2,784	
TURF (INCLUDED IN LANDSCAPE AREA , TOTAL % OF LA)	*730*	*21%*
GRAVEL PATIO/WALKWAYS	336	
IMPERMEABLE AREA	1,191	21%
DECK (BACKYARD)	129	
DRIVEWAY	624	
TRASH AREA PAD	57	
FRONT PORCH	175	
CONCRETE PAVERS	206	3514%

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

SIGNED — DATE: 08/18/21

1/8" = 1'-0"

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CIRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

LAYOUT PLAN

DRAWN BY:

CHECKED BY:
DWC

JOB NO.
20035

DATE
AUGUST 5, 2021

REVISIONS:

LICENSED LANDSCAPE ARCHITECT — DANION N. CAMPBELL — CLA# 5044 — STATE OF CALIFORNIA

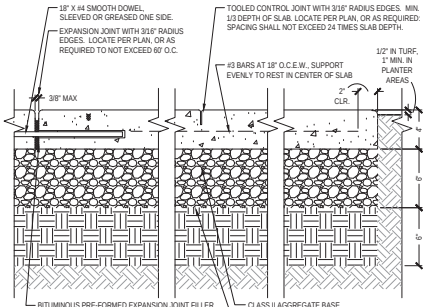
DATE SIGNED: 08/18/21

L1.1

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D14

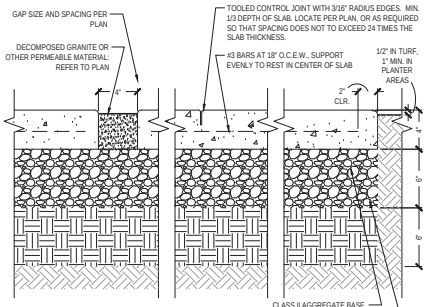


NOTES

A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS, IF EXISTING.

1 CONCRETE PAVING (PEDESTRIAN)

1" = 0'-6" SECTION

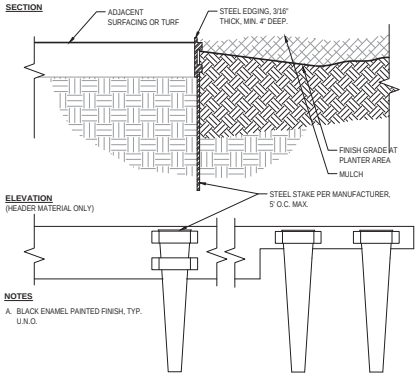


NOTES

A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS, IF EXISTING.

2 CONCRETE PAVERS

1" = 0'-6" SECTION

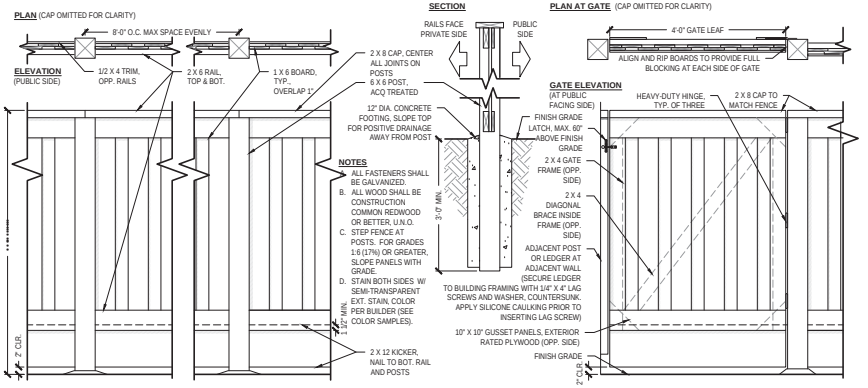


NOTES

A. BLACK ENAMEL PAINTED FINISH, TYP. U.N.O.

3 STEEL HEADER

1" = 0'-6" AS NOTED

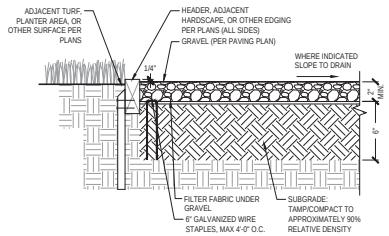


NOTES

A. ALL FASTENERS SHALL BE GALVANIZED.
B. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER, U.N.O.
C. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.
D. STAIN BOTH SIDES W/ SEMI-TRANSPARENT EXT. STAIN, COLOR PER BUILDER (SEE COLOR SAMPLES).

4 SIDEYARD FENCE WITH GATE

3/4" = 1'-0" AS NOTED



NOTE: WITHIN EXISTING TREE CANOPY, OR IN AREAS OF UNDISTURBED SUBGRADING, NO COMPACTION NEEDED.

5 CRUSHED GRAVEL (PEDESTRIAN)

1" = 0'-6" SECTION

REPRESENTATIVE STAIN COLORS

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

CONSTRUCTION DETAILS

DRAWN BY:

CHECKED BY:
DWC

JOB NO.
20035

DATE
AUGUST 5, 2021

REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAWON N. CAMPBELL
CRLA 5044
STATE OF CALIFORNIA
Signature
Renewal Date: 08/30/22

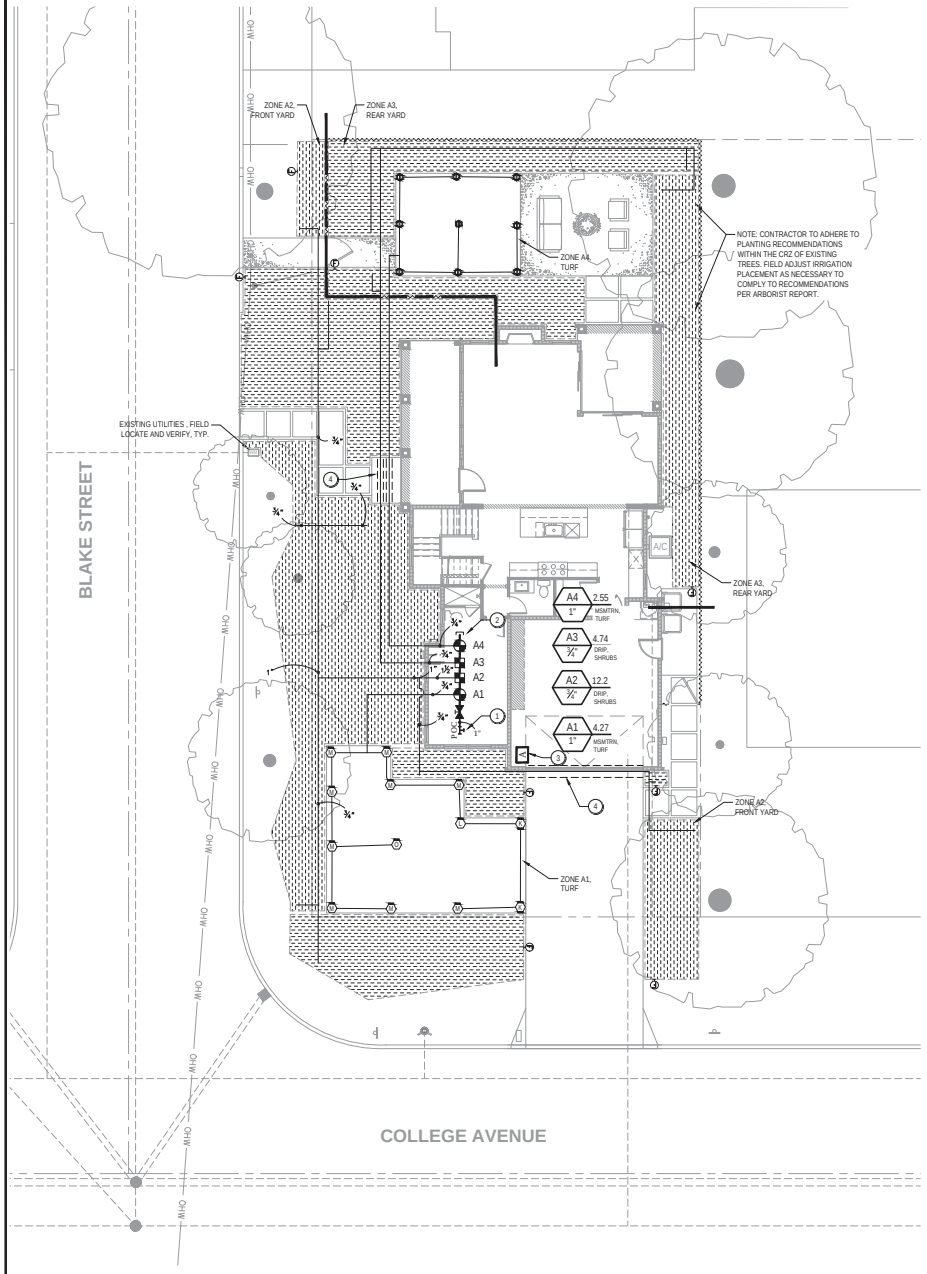
DATE SIGNED: 08/19/21

L1.2

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D15



IRRIGATION SCHEDULE

Recommended Irrigation Schedule — Project: 20035
760 College Ave — Date: 7/28/2021

Reference data

Nearest data location: Redwood City

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Reference Eto (in./mo.)	1.50	1.80	2.90	3.80	5.20	5.30	6.20	5.60	4.80	3.10	1.70	1.00
Historical average precipitation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Effective precip (hist. ave. - 0.2" * 75%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Base required irrigation (in./mo.)	1.50	1.80	2.90	3.80	5.20	5.30	6.20	5.60	4.80	3.10	1.70	1.00

Hydrozone Information Table

Hydrozone data summary

Zone	Description	Ks	Kd	Kmc	KL	Ir Type	IE	PR	Soil Type	BIR	AW	RZ	PAW	MAD	AD
A1	Msmtm. turf (high)	0.8	1.0	1.0	0.80	MultiStrm	0.71	0.77	Clay Loam	0.2	0.18	4	0.72	50%	0.36
A2	Drip, shrub & g/c (low)	0.2	1.0	1.0	0.20	DripLine	0.88	0.62	Clay Loam	0.2	0.18	18	3.24	50%	1.62
A3	Drip, shrub & g/c (low and moderate)	0.35	1.0	1.0	0.35	DripLine	0.88	0.59	Clay Loam	0.2	0.18	18	3.24	50%	1.62
A4	Msmtm. turf (high)	0.8	1.0	1.0	0.80	MultiStrm	0.71	1.45	Clay Loam	0.2	0.18	4	0.72	50%	0.36

Model Ord. Area Calculations

HA (sqft)	% of landscape area
238	7%
1987	57%
797	23%
491	14%
Total: 3513	100%

Controller Schedule by Zone

Zone	Description	Temp?		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
A1	Msmtm. turf (high)	N	Ir. Days / Wk	1	1	2	2	3	3	4	3	3	2	1	1
			Cycles / Day	2	3	2	3	3	3	2	3	3	2	3	2
	Max. Minutes / Cycle 16		Min. / Cycle	15	14	15	13	12	13	16	13	11	16	12	10
A2	Drip, shrub & g/c (low)	N	Ir. Days / Wk	1	1	1	1	1	1	1	1	1	1	1	1
			Cycles / Day	1	1	1	2	2	2	2	2	2	1	1	1
	Max. Minutes / Cycle 19		Min. / Cycle	8	10	15	10	13	14	16	14	13	18	9	5
A3	Drip, shrub & g/c (low and moderate)	N	Ir. Days / Wk	1	1	1	2	2	3	3	3	2	1	1	1
			Cycles / Day	1	1	2	1	2	1	1	1	2	2	1	1
	Max. Minutes / Cycle 20		Min. / Cycle	14	19	14	18	12	17	19	18	12	15	17	10
A4	Msmtm. turf (high)	N	Ir. Days / Wk	1	1	2	2	2	3	3	3	2	2	1	1
			Cycles / Day	2	3	2	3	4	3	3	3	4	3	3	2
	Max. Minutes / Cycle 8		Min. / Cycle	8	7	8	7	7	7	8	7	7	8	7	6

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M M M	HUNTER MP1000 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	11	30
A A A	HUNTER MP2000 PROS-04-PRS30-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI. MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	2	30
ADJ 360	HUNTER MP800SR PROS-04-PRS30-CV-HY TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360). WITH HY- FILTER, MESH 150, SIZED PER VALVE.	9	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
P	FLUSH VALVE	8
	AREA TO RECEIVE DRIPLINE DRIP LINE HDL-09-18-CV: HUNTER DRIPLINE W/ 0.9 GPH EMITTERS AT 18" O.C. CHECK VALVE, DARK BROWN TUBING W/ BLACK STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. SECURE 4` O.C. WITH ROUNDED GALVANIZED STAPLES.	1,736 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	REMOTE CONTROL VALVE HUNTER PGV-ASV, 3/4" AND 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: FEMALE NPT THREADS. ON MP 800 AND MP 1000 ZONES INCLUDE TORO PLASTIC Y-FILTERS.	2
	SHUT-OFF VALVE NIBCO T-113, CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3". INSTALL ABOVE GRADE ON COPPER RISER FROM EXTERIOR HOSE BIB, UPSTREAM OF VALVE MANIFOLD.	1
A	HUNTER X2-400-WAND 4-STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS, AND WI-FI MODULE KIT. 120 VAC.	1
POC	POINT OF CONNECTION 1" INSTALL 1" TEE OFF DOMESTIC WATERLINE AFTER PRIMARY METER. INSTALL SHUTOFF VALVE AND HUNTER HC-100-FLOW FLOW METER AS INDICATED.	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, SOLVENT WELD MIN. DIAMETER 3/4" U.N.O.	599.6 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40, SOLVENT WELD MIN. DIAMETER 1.5" U.N.O.	13.0 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	27.3 L.F.

Valve Callout — Valve Number, Valve Flow, Valve Size

IRRIGATION KEYNOTES

1. LOCATE POINT-OF-CONNECTION IN FIELD. EQUIPMENT SHOWN IN HOUSE FOR PLAN CLARITY ONLY.
2. STUB MAINLINE.
3. LOCATE CONTROLLER AS DIRECTED BY BUILDER. CONTROLLER SHOWN AT APPROXIMATE LOCATION ONLY. COORDINATE WITH BUILDER FOR ALL REQUIRED PENETRATIONS AND 120V POWER.
4. COORDINATE WITH OTHER TRADES FOR ALL SLEEVING, ETC. IRRIGATION CONTROL WIRING SHALL BE SLEEVED (SEPARATELY FROM IRRIGATION PIPING) WHEN UNDER PAVING.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNED

SEE SHEET L2.2 FOR IRRIGATION NOTES

0' 8' 16' — 1/8" = 1'-0"

N

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CSLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

IRRIGATION PLAN

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
AUGUST 5, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT — DANIEL N. CAMPBELL — CSLA 5044 — STATE OF CALIFORNIA — Signature — Renewal Date: 08/30/22

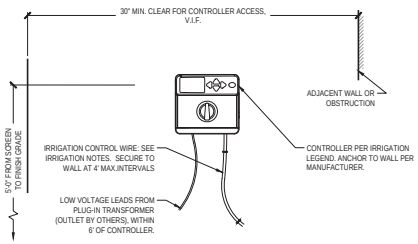
DATE SIGNED: 08/19/21

L2.1

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D16

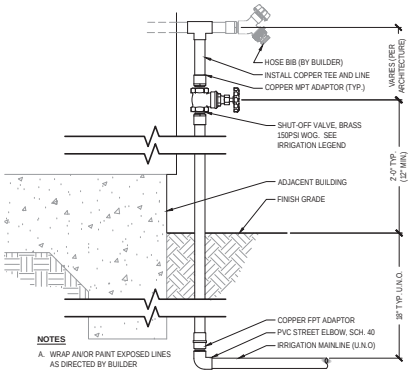


NOTES

A. VERIFY CONTROLLER LOCATION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE POWER AND ROUTING OF IRRIGATION CONTROL WIRES WITH SUPERINTENDENT AND LOCAL INSPECTOR.
B. ALL WIRING AND ATTACHMENT PER NEC AND APPLICABLE LOCAL REQUIREMENTS.
C. TYPE OR NEATLY HAND-WRITE CONTROLER STATION ASSIGNMENTS AND SCHEDULE ON MANUFACTURER-PROVIDED INFORMATION CARD OR ON SEPARATE SHEET ATTACHED TO CONTROLLER MANUAL. LEAVE ALL PRODUCT LITERATURE WITH CONTROLLER OR AS DIRECTED BY BUILDER.

1 IRRIGATION CONTROLLER: INTERIOR WALL MOUNT

NO SCALE ELEVATION

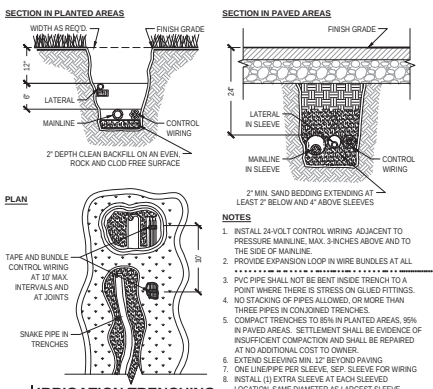


NOTES

A. WRAP AN/OR PAINT EXPOSED LINES AS DIRECTED BY BUILDER

2 SHUTOFF VALVE (RESIDENTIAL)

NO SCALE

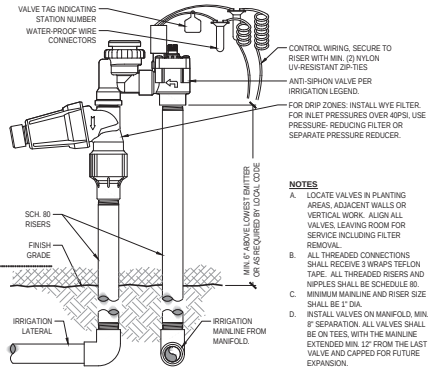


NOTES

1. INSTALL 24-VOLT CONTROL WIRING ADJACENT TO PRESSURE MAINLINE, MAX. 3-INCHES ABOVE AND TO THE SIDE OF MAINLINE.
2. PROVIDE EXPANSION LOOP IN WIRE BUNDLES AT ALL [illegible]
3. PVC PIPE SHALL NOT BE BENT INSIDE TRENCH TO A POINT WHERE THERE IS STRESS ON GLUED FITTINGS.
4. NO STACKING OF PIPES ALLOWED, OR MORE THAN THREE PIPES IN CONJOINED TRENCHES.
5. COMPACT TRENCHES TO 85% IN PLANTED AREAS, 95% IN PAVED AREAS. SETTLEMENT SHALL BE EVIDENCE OF INSUFFICIENT COMPACTION AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.
6. EXTEND SLEEVING MIN. 12" BEYOND PAVING.
7. ONE LINEPIPE PER SLEEVE, SEP. SLEEVE FOR WIRING
8. INSTALL (1) EXTRA SLEEVE AT EACH SLEEVED LOCATION, SAME DIAMETER AS LARGEST SLEEVE.

3 IRRIGATION TRENCHING

NO SCALE AS NOTED

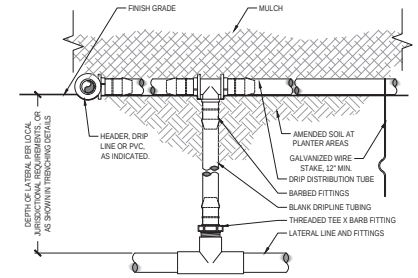


NOTES

A. LOCATE VALVES IN PLANTING AREAS, ADJACENT WALLS OR VERTICAL WORK. ALIGN ALL VALVES, LEAVING ROOM FOR SERVICE INCLUDING FILTER REMOVAL.
B. ALL THREADED CONNECTIONS SHALL RECEIVE 3 WRAPS TEFLON TAPE. ALL THREADED RISERS AND NIPPLES SHALL BE SCHEDULE 80.
C. MINIMUM MAINLINE AND RISER SIZE SHALL BE 1" DIA.
D. INSTALL VALVES ON MANIFOLD, MIN. 8" SEPARATION. ALL VALVES SHALL BE ON TEES, WITH THE MAINLINE EXTENDED MIN. 12" FROM THE LAST VALVE AND CAPPED FOR FUTURE EXPANSION.

4 REMOTE CONTROL VALVE: RESIDENTIAL

NO SCALE

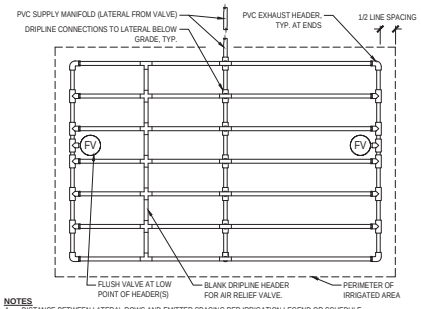


NOTES

A. INSTALL PER MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
B. PLACE STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
C. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

5 AT-GRADE DRIP: LATERAL CONNECTION

NO SCALE

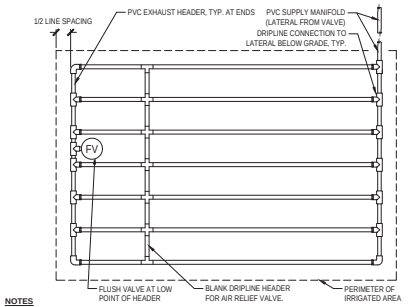


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDED MAXIMUM.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT. VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.

6 AT-GRADE DRIPLINE: CENTER FEED

NO SCALE

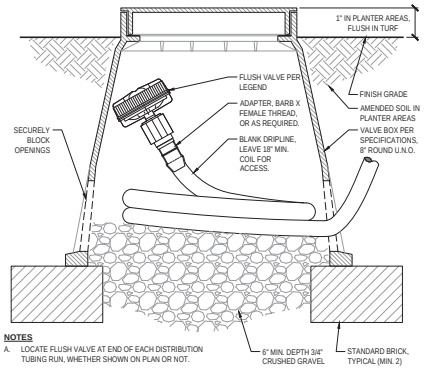


NOTES

A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION LEGEND OR SCHEDULE.
B. LENGTH OF LONGEST DRIPLINE SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM RECOMMENDED LENGTH.
C. FLUSH VALVE TO BE INSTALLED AT EACH LOCALIZED LOW POINT(S). VERIFY LOCATIONS IN FIELD AND INSTALL ADDITIONAL VALVES AS REQUIRED.
D. DO NOT ALLOW THE INLET PRESSURE TO EXCEED 50 PSI. INSTALL PRESSURE REDUCERS AT THE CONTROL VALVE IF REQUIRED.

7 AT-GRADE DRIPLINE: END FEED

NO SCALE

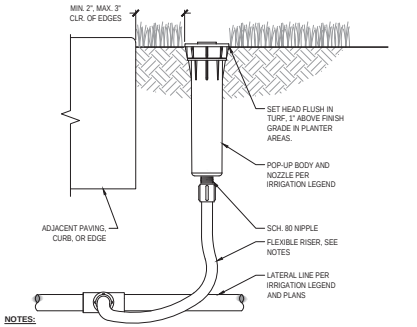


NOTES

A. LOCATE FLUSH VALVE AT END OF EACH DISTRIBUTION TUBING RUN, WHETHER SHOWN ON PLAN OR NOT.

8 DRIPLINE: FLUSH VALVE

NO SCALE



NOTES:

A. APPLY THREE WRAPS TEFLON TAPE TO ALL THREADED CONNECTIONS EXCEPT MARLEX.
B. FLEXIBLE RISER SHALL BE PRE-MANUFACTURED THICK-WALL HDPE WITH MPT ADAPTERS, LENGTH AS REQUIRED TO ALLOW MOVEMENT IN THREE DIRECTIONS.

9 POP-UP HEAD

NO SCALE

GENERAL IRRIGATION NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS
2. UNDERGROUND UTILITIES: DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
3. QUANTITIES: (IF SHOWN) FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM, WITH EVEN AND HEAD-TO-HEAD COVERAGE OF ALL IRRIGATED AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. AREAS SHOWN ARE REPRESENTATIVE OF FINAL LOTS. CONTRACTOR SHALL VERIFY ALL LOT SIZES PRIOR TO SUBMITTING A BID.
4. DIAGRAMMATIC PLANS: THESE PLANS ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO SHOW EVERY FITTING OR EXACT PIPING LAYOUT. IN MANY CASES, THE MAINLINE AND LATERALS ARE SHOWN IN WALKWAYS OR PAVED AREAS. IRRIGATION EQUIPMENT AND PIPING SHALL BE INSTALLED IN PLANTED AREAS ONLY, UNLESS SPECIFICALLY NOTED OTHERWISE. MAINLINE SHALL BE INSTALLED AS CLOSELY AS POSSIBLE TO BACK OF WALK OR CURB, BUT IN NO CASE GREATER THAN 18" AWAY.
5. FIELD CONDITIONS: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN EXISTING WORK, OBSTRUCTIONS, SITE CONDITIONS, GRADE DIFFERENCES, OR OTHER ASPECTS ARE APPARENT IN THE FIELD THAT AFFECT INSTALLATION OF THE IRRIGATION SYSTEM. IN THE EVENT THAT DISCREPANCIES ARE FOUND, INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
6. FIELD ADJUSTMENTS: ARE REQUIRED TO OBTAIN OPTIMUM EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ADJUSTMENTS AS REQUIRED TO MINIMIZE OR ELIMINATE OVERSPRAY AND RUNOFF, AND TO MAXIMIZE DISTRIBUTION UNIFORMITY. ADJUSTMENTS INCLUDE BUT ARE NOT LIMITED TO: NOZZLE SELECTION, INSTALLATION OF IN-LINE OR IN-HEAD CHECK VALVES TO ELIMINATE LOW-HEAD DRAINAGE AND PONDING, AND ADJUSTMENT OF HEAD SPACING OR HEAD LAYOUT TO ACCOMMODATE IN-FIELD OBSTRUCTIONS OR CONDITIONS.
7. POINT OF CONNECTION: LOCATE AND COORDINATE IN FIELD. 1" TEE FROM INDIVIDUAL LOT DOMESTIC LINE. THE CONTRACTOR SHALL VERIFY A MINIMUM OF 35 PSI (STATIC) AND A MINIMUM FLOW OF 12 GPM IS AVAILABLE AT THE POINT OF CONNECTION. IN THE EVENT THIS PRESSURE IS NOT AVAILABLE, IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING. IF WRITTEN NOTICE IS NOT RECEIVED, THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE IRRIGATION SYSTEM DESIGN, INCLUDING ANY RE-DESIGN OR RE-WORK THAT MAY BE REQUIRED.
8. NEW MATERIALS: ALL EQUIPMENT AND PIPING SHALL BE NEW. CONFORM TO ALL MANUFACTURER'S HANDLING AND INSTALLATION REQUIREMENTS.
9. PIPE SIZING: PIPE SIZES AS SHOWN ON PLAN INCLUDE THE LARGEST PIPE DIAMETER IN EACH ZONE, AND THEN PIPE DIAMETER AT REDUCTIONS ONLY. IF NO PIPE SIZE IS SHOWN, PIPE SHALL BE THE SAME DIAMETER AS THE NEXT UPSTREAM SIZE LABELED. IN NO CASE SHALL THE VELOCITY OF WATER THROUGH IRRIGATION LATERALS EXCEED 5 FPS UNLESS SPECIFICALLY NOTED OTHERWISE.
10. IRRIGATION SCHEDULE: TO BE PROVIDED AS A GUIDELINE ONLY. THE CONTRACTOR SHALL OBSERVE EXISTING AND INSTALLED CONDITIONS AND SHALL ADJUST THE CONTROLLER SCHEDULE ACCORDINGLY TO ACTUAL FIELD CONDITIONS USING THE PROVIDED SCHEDULE AS A BASELINE. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL PLANTED AREAS RECEIVE ADEQUATE MOISTURE, WITHOUT OVER WATERING. THIS INCLUDES MANUAL WATERING AS REQUIRED.
11. CONTROL WIRING (SINGLE FAMILY RESIDENTIAL ONLY): CONTROL WIRING SHALL BE MINIMUM 18 AWG FOR MULTI-STRAND JACKETED DIRECT BURIAL WIRE. COMMON WIRE INSULATION SHALL BE WHITE. BUNDLED WIRE SHALL BE SIZED TO INCLUDE INCLUDE TWO SPARE CONDUCTORS.
12. WARRANTY: ALL WORK SHALL BE WARRANTIED FROM ONE YEAR OF THE DATE OF SUBSTANTIAL COMPLETION. PRIOR TO ACCEPTANCE, PROVIDE A GUARANTEE STATING THE PROJECT NAME, PROJECT LOCATION, DATE OF SUBSTANTIAL COMPLETION, INSTALLING CONTRACTOR'S NAME, CONTACT INFORMATION (PHONE, ADDRESS, EMAIL) AND LICENSE NUMBER ON COMPANY LETTERHEAD.
13. THREADED CONNECTIONS: ALL PLASTIC THREADED CONNECTIONS EXCEPT MARLEX SHALL RECEIVE THREE WRAPS "EXTRA HEAVY" OR "FULL DENSITY" TEFLON OR PTFE TAPE PRIOR TO ASSEMBLY. PLASTIC MALE THREADS SHALL NOT BE USED AND WILL BE REJECTED, EXCEPT WHEN MAKING CONNECTION TO METAL. ALL THREADED CONNECTIONS TO METAL PIPE SHALL USE PLASTIC MALE THREADS TO FEMALE METAL THREADS.
14. SLEEVES: ALL PIPING UNDER PAVED AREAS TO BE RUN IN PVC SCH. 40 SLEEVES AT LEAST TWICE THE DIAMETER OF THE PIPE BEING SLEEVED. ALL CONTROL WIRING UNDER PAVED AREAS TO BE RUN IN A SEPARATE SLEEVE, SIZED TO FACILITATE PULLING WIRE BUNDLE. SLEEVES TO EXTEND A MINIMUM OF 18" BEYOND PAVEMENT.
15. JURISDICTIONAL REQUIREMENTS AND STATEMENTS:
    15.1. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
    15.2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
    15.3. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
    15.4. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
    15.5. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CSLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

IRRIGATION DETAILS

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
AUGUST 5, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT — DANYON N. CAMPBELL — CSLA 5044 — Signature — Renewal Date: 08/30/22 — STATE OF CALIFORNIA

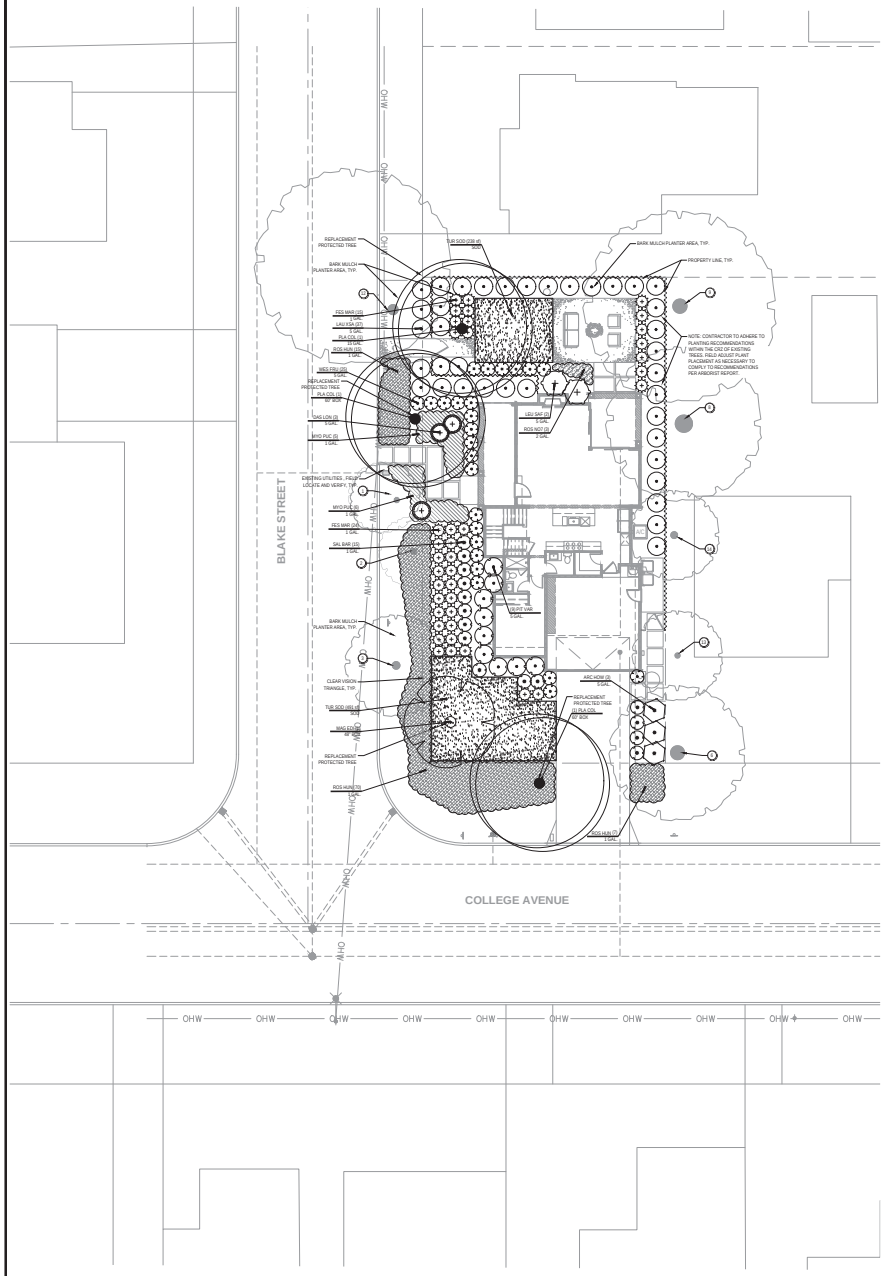
DATE SIGNED: 08/19/21

L2.2

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D17



PLANTING NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S CONSTITUTES ACCEPTANCE OF THE SITE.
2. SITE PREPARATION: ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB), PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LINE-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
3. POSITIVE DRAINAGE: ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET, MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
4. EXPLANATION OF DRAWINGS: PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
5. SUBSTITUTIONS: IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ADDITIONAL COST TO THE OWNER.
6. PLANTING PIT DRAINAGE: PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF 8' DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
7. PLANT MATERIAL: MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 5" H. X 8" W. FOR 1-GALLON (#1); 15" H. X 12" W. FOR 5-GALLON (#5); AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNK TREES: 5' H. W/ 1" CALIPER FOR 15-GALLON (#15); 8' H. W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
8. SITE CLEANLINESS: THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT
9. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
10. BARK MULCH: A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED PLANTING SURFACES WITH THE EXCEPTION OF TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
11. SOIL FERTILITY ANALYSIS AND AMENDMENT: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE. IN ADDITION, BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN WASHED SAND. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
12. CERTIFICATE OF COMPLETION: A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
13. MAINTENANCE PERIOD: SHALL BE A MINIMUM OF 60- HAS BEEN REPLACED DURING THE MAINTENANCE PERIOD SHALL BE SUBJECT TO AN MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
14. ROOT CONTROL BARRIERS: WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF
15. UTILITY CLEARANCE: NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GROWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7
16. WORK IN RIGHT-OF-WAY: ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
17. TURF INSTALLATION: CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS.
    - 17.1. REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 3/4" IN DIAMETER. ESTABLISH SMOOTH GRADES, WITH NO PONDING. ENSURE ADEQUATE SOIL COMPACTION TO AVOID SETTLEMENT, WITHOUT EXCEEDING 85% RELATIVE DENSITY. SUBSEQUENT SETTLEMENT SHALL BE CLEAR EVIDENCE OF INADEQUATE COMPACTION.
    - 17.2. WITHIN 24 TO 48 HOUR OF SODDING, MOISTEN AREA TO BE SODDED TO A DEPTH OF AT LEAST 6", AND MAINTAIN MOISTURE UNTIL SODDING. DO NOT ALLOW SOIL TO BE COME SATURATED.
    - 17.3. APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
    - 17.4. INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
    - 17.5. STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
    - 17.6. AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT WATER-DRUM ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.
    - 17.7. TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS
    - 17.8. TURF IS NOT PERMITTED ON SLOPES GREATER THAN 25%
    - 17.9. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.

WATER USE CALCULATIONS (PERFORMANCE APPROACH)

Water Efficient Landscape Worksheet
760 College Avenue
Project: 20035
Date: 8/29/2020

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Turf (zones A-1, A-4, high e-star use)	0.9	Multi/Strm	0.75	1.20	730	876	23,545
Shrub and groundcover (zone A-2, front yard)	0.3	DripLine	0.81	0.37	1967	736	19,781
Shrub and groundcover (zone A-3, rear yard)	0.3	DripLine	0.81	0.37	797	295	7,934
				Totals	3,514	1,907	
Special Landscape Areas							
description				1.00	-	-	-
				1.00	-	-	-
				1.00	-	-	-
				1.00	-	-	-
				Totals	-	-	

Nearest Data Location: Redwood City
Reference Eto: 42.9
Reference ETAF: 0.55
Estimated Total Water Use (ETWU)[1]: 51,260
Maximum Allowed Water Allowance (MAWA)[2]: 51,286

ETAF Calculations/Regular Landscape

Total ETAF x Area	1,907
Total Area (sf)	3,514
Average ETAF	0.54

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

ETAF Calculations/All Landscape

Total ETAF x Area	1,907
Total Area (sf)	3,514
Average ETAF	0.54

[1]ETWU= Eto x 0.62 x ETAF x Area
[2]MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA))
*ETWU must be less than or equal to MAWA

PLANT LEGEND

NOTE: PLANT FACTORS ARE AS FOLLOWED: .3 FOR LOW WATER USE PLANTS, .5 FOR MEDIUM WATER USE PLANTS, AND .9 FOR HIGH WATER USE PLANTS.

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	MAG EDI	MAGNOLIA GRANDIFLORA `EDITH BOGUE` / EDITH BOGUE SOUTHERN MAGNOLIA WUCOLS (M), 40'-60' (H) X 20'-30' (W)	48" BOX	1
	PLA COL	PLATANUS X ACERIFOLIA `COLUMBIA` / LONDON PLANE TREE WUCOLS (L)	15 GAL.	1
		PLATANUS X ACERIFOLIA `COLUMBIA` / LONDON PLANE TREE WUCOLS (L)	60" BOX	2
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**
	ARC HOW	ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN` / HOWARD MCMINN MANZANITA WUCOLS (L), (H) 5'-6' X (W) 7'	5 GAL.	3
	DAS LON	DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON WUCOLS (L), 4'-6' (H/W)	5 GAL.	3
	FES MAR	FESTUCA MAIREI / ATLAS FESCUE WUCOLS (L) , 3' (H/W)	1 GAL.	39
	LAU XSA	LAURUS X `SARATOGA` / SARATOGA LAUREL WUCOLS (L) (H) 15'-40' FULLY BRANCHED COLUMNAR FORM FOR SCREEN HEDGE	5 GAL.	37
	LEU SAF	LEUCADENDRON X `SAFARI SUNSET` / CONEBUSH WUCOSL (L), 8'-10' (H) X 6'-8' (W)	5 GAL.	2
	PIT VAR	PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE WUCOLS (L) (H/W) 6'-8'	5 GAL.	9
	SAL BAR	SALVIA LEUCANTHA `SANTA BARBARA` / MEXICAN BUSH SAGE WUCOLS (L), 3'-4' (H/W)	1 GAL.	15
	WES FRU	WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY WUCOLS (L), 3' - 4' (H/W)	5 GAL.	25
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	MYO PUC	MYOPORUM X `PUTAH CREEK` / PUTAH CREEK MYOPRORUM WUCOLS (L), 1' (H) X 10'-15' (W)	1 GAL.	48" o.c.	11
	ROS NO7	ROSA X `NOASCHNEE` TM / FLOWER CARPET WHITE GROUNDCOVER ROSE WUCOLS (M), 2' (H) X 3' (W)	2 GAL.	36" o.c.	3
	ROS HUN	ROSMARINUS OFF. `HUNTINGTON CARPET` / PROSTRATE ROSEMARY WUCOLS (L), 1'-2' (H) X 4'-8' (W)	1 GAL.	36" o.c.	92
	TUR SOD	TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE. WUCOLS (H)	SOD		729 SF

TREE PROTECTION CHART

TAG #	DBH	HERITAGE TREE	SCIENTIFIC NAME	COMMON NAME	STATUS
1	12"	No	*Magnolia grandiflora*	Southern Magnolia	Retain
2	18"	Yes	*Pittosporum tobira*	Japanese Pittosporum	Retain
3	20"	Yes	*Magnolia grandiflora*	Southern Magnolia	Retain
4	17"	Yes	*Magnolia grandiflora*	Southern Magnolia	Remove
5	19"	No	*Magnolia grandiflora*	Southern Magnolia	Remove
6	38"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
7	42"	Yes	*Laurus nobilis*	Bay Laurel	Remove
8	46"	Yes	*Sequoia sempervirens*	Coast Redwood	Retain
9	28"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
10	17"	No	*Vitex angusticus*	Chaste	Remove
11	18"	Yes	*Pittosporum tobira*	Japanese Pittosporum	Remove
12	30"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
13	12"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
14	21"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNED:

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

N

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CSLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING PLAN

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
AUGUST 5, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DANYON N. CAMPBELL
CSLA 5044
Signature
Renewal Date: 08/2022
STATE OF CALIFORNIA

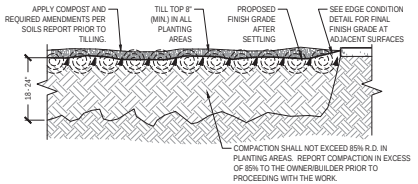
DATE SIGNED: 08/19/21

L3.1

DRAWINGS IN SET: 10

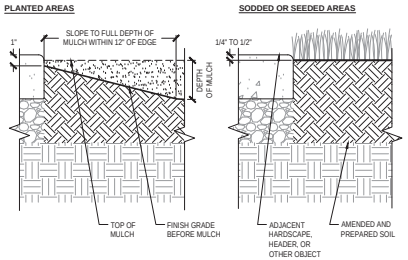
BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D18



1 PLANTING AREA SOIL PREPARATION

NO SCALE — SECTION

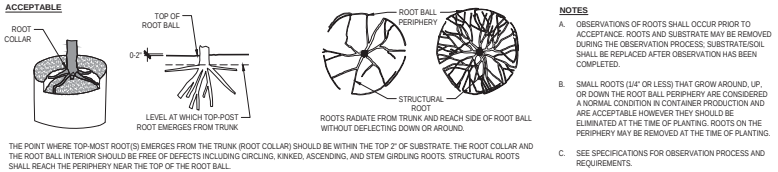


NOTES

A. PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES.

2 PLANTED AREA EDGE CONDITION AT HARDSCAPE

NO SCALE — SECTION



NOTES

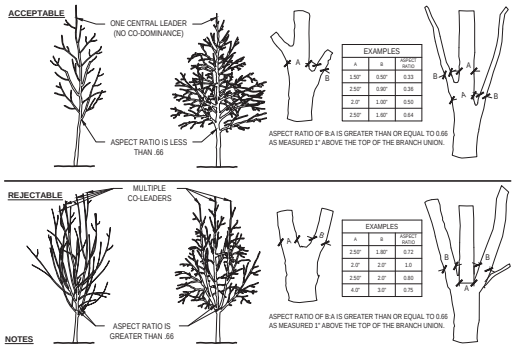
A. OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.

B. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY MAY BE REMOVED AT THE TIME OF PLANTING.

C. SEE SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

3 ROOT STRUCTURE: CONTAINERIZED PLANTS

NO SCALE — AS NOTED



EXAMPLES		
A	B	ASPECT RATIO
1.50"	0.50"	0.33
2.50"	0.90"	0.36
2.0"	1.00"	0.50
2.50"	1.60"	0.64

EXAMPLES		
A	B	ASPECT RATIO
2.50"	1.80"	0.72
2.0"	2.0"	1.0
2.50"	2.0"	0.80
4.0"	3.0"	0.75

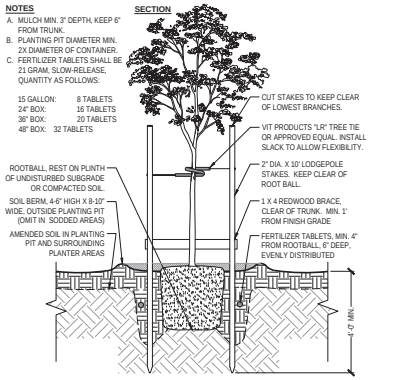
NOTES

A. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.

B. ANY TREE NOT MEETING THESE REQUIREMENTS MAY BE REJECTED, EXCEPTING THOSE NOTED AS "MULTI-TRUNKED"

4 TREE BRANCHING STRUCTURE

NO SCALE — AS NOTED



5 TREE PLANTING: STANDARD UP TO 36" BOX

NO SCALE — SECTION

SOIL FERTILITY ANALYSIS: **NOTE**: CONTRACTOR SHALL OBTAIN A SOILS TEST AFTER ROUGH GRADING IS COMPLETE, SEE PLANTING NOTE #11.

CERTIFICATE OF COMPLETION: **NOTE**: SEE PLANTING NOTE #12.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1: PROJECT INFORMATION SHEET

Date

Project Name

Name of Project Applicant — Telephone No. — Fax No.

Title — Email Address

Company — Street Address

City — State — Zip Code

Project Address and Location

Street Address — Parcel, tract or lot number, if available

City — Latitude/Longitude (optional)

State — Zip Code

Property Owner or His/Her Designee

Name — Telephone No. — Fax No.

Title — Email Address

Company — Street Address

City — State — Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature — Date

PART 2: CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature* — Date

Name (print) — Telephone No. — Fax No.

Title — Email Address

License No. or Certification No.

Company — Street Address

City — State — Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3: IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4: SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

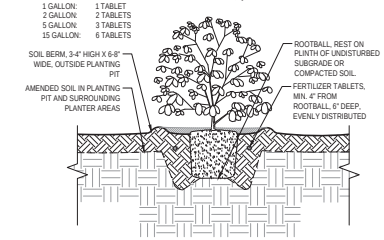
PART 5: LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12

PART 6: SOIL MANAGEMENT REPORT

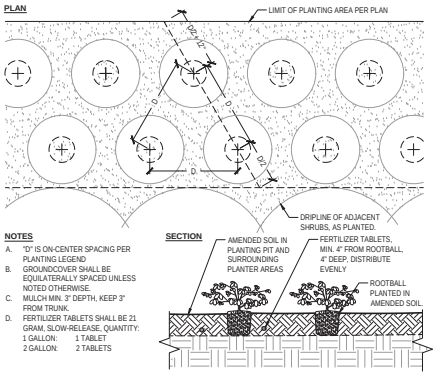
Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6.i

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.



6 SHRUB PLANTING

NO SCALE — SECTION



7 GROUNDCOVER PLANTING

NO SCALE — SECTION

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CSLB 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING DETAILS

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
AUGUST 5, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT — DAVION N. CAMPBELL — 5844 — STATE OF CALIFORNIA

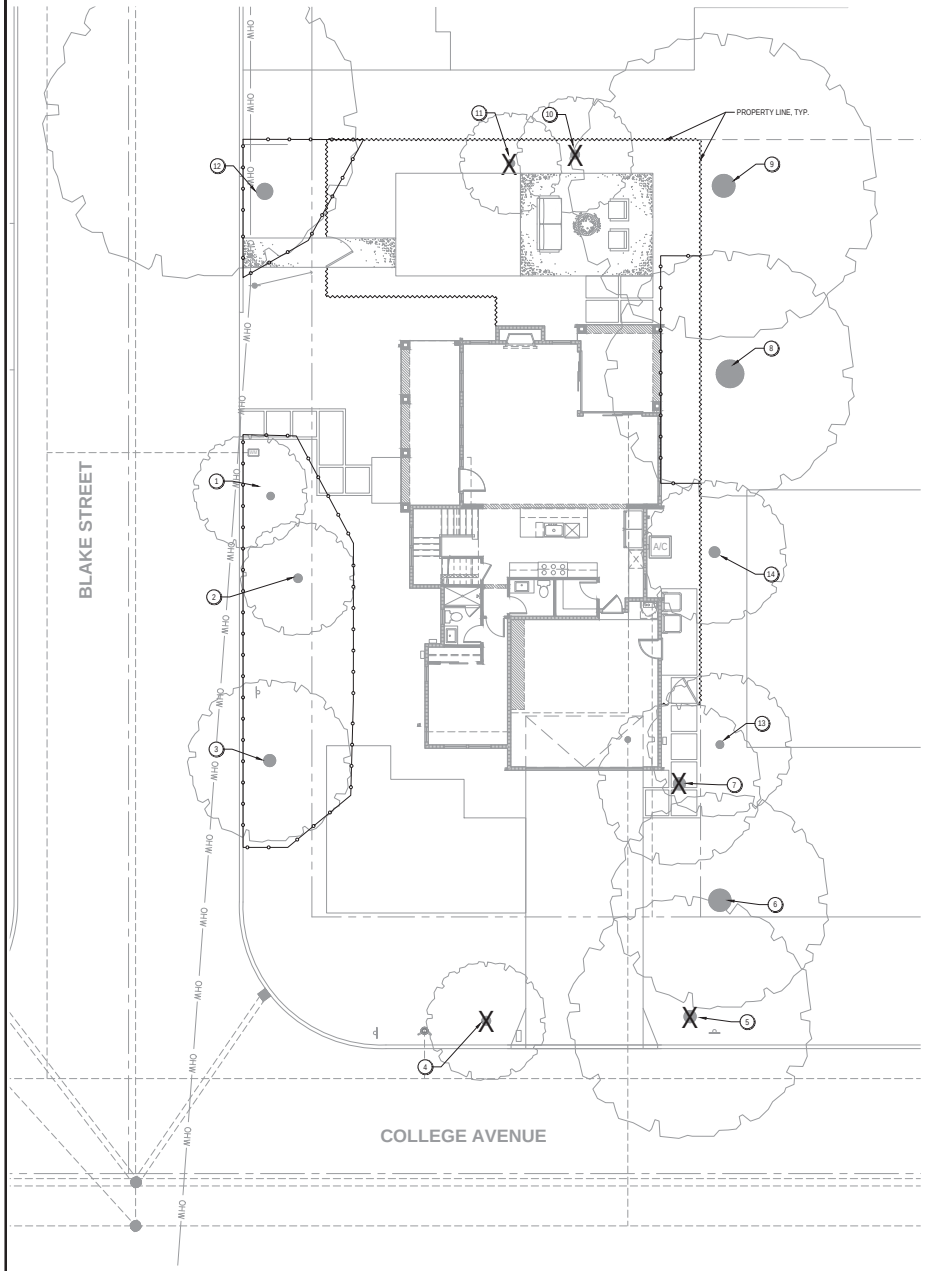
Signature
Renewal Date: 08/31/22

DATE SIGNED: 08/19/21

L3.2

DRAWINGS IN SET: 10

D19



TREE PROTECTION CHART

TAG #	DBH	HERITAGE TREE	SCIENTIFIC NAME	COMMON NAME	STATUS
1	12"	No	*Magnolia grandiflora*	Southern Magnolia	Retain
2	18"	Yes	*Pittosporum tobira*	Japanese Pittosporum	Retain
3	20"	Yes	*Magnolia grandiflora*	Southern Magnolia	Retain
4	17"	Yes	*Magnolia grandiflora*	Southern Magnolia	Retain
5	19"	No	*Magnolia grandiflora*	Southern Magnolia	Retain
6	38"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
7	42"	Yes	*Laurus nobilis*	Bay Laurel	Remove
8	40"	Yes	*Sequoia sempervirens*	Coast Redwood	Retain
9	26"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
10	17"	Yes	*Vitex angiuscastus*	Chaste	Remove
11	18"	Yes	*Pittosporum tobira*	Japanese Pittosporum	Remove
12	30"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
13	12"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain
14	21"	Yes	*Quercus agrifolia*	Coast Live Oak	Retain

NOTES:

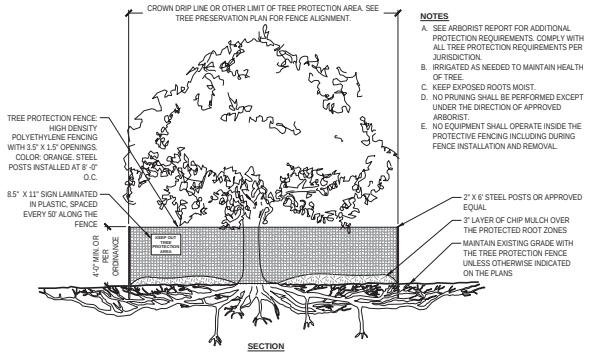
1. REFER TO THE ARBORIST REPORT "TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN 760 COLLEGE AVENUE, CITY OF MENLO PARK, CALIFORNIA " PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. DATED MAY 3, 2021 FOR FULL DETAILS.
2. TREES AND SHRUBS NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABELED.
4. EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREES TO REMAIN.
6. TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
7. NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
8. CALL COMMON GROUND ALLIANCE (811) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE GENERAL NOTES, SHEET L1.1, FOR MORE INFORMATION.

LEGEND

EXISTING TREE CANOPY, TYPICAL

TREES TO REMOVE, TYPICAL

TREE PROTECTION FENCING; REFER TO ARBORIST REPORT



1 TREE PROTECTION FENCING
1/4" = 1'-0" AS NOTED

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

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

TREE PROTECTION PLAN

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
AUGUST 5, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DANIEL N. CAMPBELL
CRLA 5044
Signature
Renewal Date: 08/30/22
STATE OF CALIFORNIA

DATE SIGNED: 08/19/21

L3.3

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

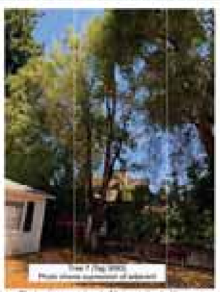
D20

Observations and Conclusions

Recommended Removals of Hazardous, Defective or Unhealthy Trees

TABLE 2

Construction Impact Assessment



Discussion

RECOMMENDATIONS: Summary of Tree Protection Measures

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE, MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

TREE PROTECTION SUPPLEMENTAL

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
AUGUST 5, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
Signature
Renewal Date
09/30/20
STATE OF CALIFORNIA

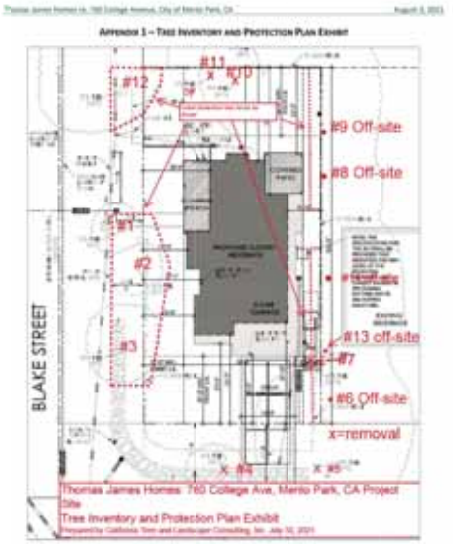
DATE SIGNED:

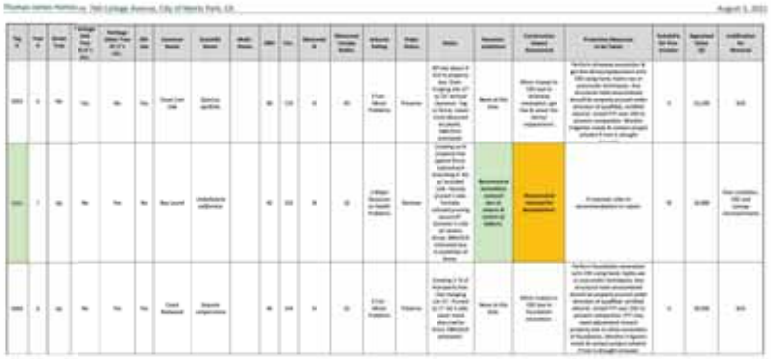
L3.4

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D21





111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CSLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

TREE PROTECTION SUPPLEMENTAL

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
AUGUST 5, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVION N. CAMPBELL
CSLA 5044
Signature
Renewal Date: 08/30/22
STATE OF CALIFORNIA

DATE SIGNED: 08/30/21

L3.5

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D22

Appendix 3 – General Practices for Tree Protection

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 ½ ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 3'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 8'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 6" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[1]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ½" to ¾" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

[1] International Society of Arboriculture (ISA), maintains a program of Certifying Individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.

Drawing A
Common misconception of where tree roots are assumed to be located

Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

co-dominant leaders are another common structural problem in trees.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the stems

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce

Photo of another tree – not at this site

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

TREE PROTECTION SUPPLEMENTAL

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
AUGUST 5, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DANIEL N. CAMPBELL
CRLA 5044
Signature
Renewal Date: 08/2023
STATE OF CALIFORNIA

DATE SIGNED: 08/2021

L3.6

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D23

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

Observations and Conclusions

The site is located in an existing subdivision with single-family residences, and the vegetation is comprised of ornamental landscape plants. There are 5 offsite trees overhanging the project site which are protected. Refer to Appendix 2 – Tree Data for details. The site was used as a single-family residence up until the time of transition. The site included a single-story home (with a reported area of 1367 sq. ft.). The utilities supplied to the home included electrical, water and gas, and the home was connected to the municipal waste system. The development-related work will include demolition of the entire house, construction of a new home, installation of hardscape and landscape. Refer to the application submittal plan set for complete details. It was noted on the topographic survey of the parcel that a portion of the north property line did not align with the existing fencing. The lower trunk of Tree #7 is located entirely on the project site. California Tree and Landscape Consulting, Inc. is not a licensed surveyor and does not determine tree ownership.

Recommended Removals of Hazardous, Defective or Unhealthy Trees

At this time, 3 trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area, it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability are highlighted in green on Appendix 2 – Tree Data and briefly summarized as follows:

TABLE 2

Tag #	Tree #	Street Tree	Heritage Oak Tree	Heritage Other Tree	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating
3093	7	No	No	Yes	No	Bay Laurel	Umbellularia californica		42	132	36	16	2 Major Structure or Health Problems
3096	10	No	No	No	No	Chaste	Vitex angus-castus	3,4, 5,5	9*	28	54	11	1 Extreme Structure or Health Problems
3097	11	No	No	No	No	Japanese Pittosporum	Pittosporum Tobira	3,3, 4,4,4	8*	25	54	10	1 Extreme Structure or Health Problems

*The multi-stem diameter was calculated using the plant appraisal method (sum of the cross-sectional area of the stems and converted to diameter).

Construction Impact Assessment

This Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan is intended to provide to Thomas James Homes, the City of Menlo Park, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we have reviewed the Site Plan drafted by KTGY, dated September 22, 2020. The perceived impacts are summarized below. The landscape plans drafted by Roach & Campbell, dated July 28, 2021 were reviewed for the August 3, 2021 version of this report. Refer to Appendix 2 for protective measures to be taken for trees that will remain.

Tree # 1 (Tag # 3087): Minor impact to the CRZ due to driveway demolition and replacement of water line.

Trees # 2 and 3 (Tags # 3088 and 3089): No impact is expected from development.

Tree # 4 (Tag # 3090): This tree will be removed for development.

Tree # 5 (Tag # 3091): This tree will be removed for development.

Tree # 6 (Tag # 3092): Minor impact to the CRZ is expected from driveway excavation, sewer line and gas line demolition and replacement.

Tree # 7 (Tag # 3093): It is recommended that this tree be removed for development. The reasons for removal include the following:

- The tree is located within a few inches of the proposed foundation, and the construction will impact greater than 20% of the CRZ, including structural roots.

- The presence of the tree will block access to the side yard of the proposed new home.
- The tree has significant decay, progressing from two large pruning wounds. Extensive root pruning, needed to facilitate development, will likely accelerate the decline of this tree.

- Removal of the tree will allow more growing space for the adjacent Coast Live Oak (Trees # 3092 and 9501). These trees are suppressed due to their proximity to Tree 3093.

- The tree's crown is out of balance due to clearance pruning on the project site side and lack of pruning on the neighboring parcel side.

If removal is not feasible, the following recommendations should be implemented:

- Provide an adequate distance between the root collar and the new foundation. Using ISA Best Management Practices, a distance of 12x the DBH (42 ft) is ideal, however, it would severely reduce the available area for a new home. A distance of 6x DBH (21 ft) is a more practical value, which should be adequate to preserve the tree.
- Preserve as many large roots (>2" in diameter) as possible using protective sleeves.
- Properly root prune smaller roots following ANSI A300 Part 1 Pruning Standards and ISA Best Management Practices.
- Monitor the health of the tree weekly during the growing season and provide irrigation as necessary.
- Reduce the height of the tree by approximately 15 feet to reduce the possibility of windthrow.
- Perform annual inspections for a minimum of 3 years after construction. If needed, additional structural pruning may be needed to restore crown symmetry and reduce likelihood of branch failure. Pruning should only take place if the tree is responding well and recovering from the construction impact.

Trees # 8 and 9 (Tags # 3094 and 3095): Minor impact to the CRZ is expected from building foundation excavation. There is also potential minor impact to these trees from the proposed landscape plantings. The proposed trees are wax leaf privets (5-gallon size). Do not plant these landscape plants within 5 ft of Trees # 8 and 14. Minimal drip irrigation is recommended to reduce the possibility of encouraging the development of oak root fungus during the warmer months of the year. Do not trench to install irrigation within 10 ft of Trees # 8, 19 and 14. Once the privets are established, they should not require irrigation. Do not remove any soil from the CRZ of these trees. In addition, care should be taken to

avoid damaging roots while planting these trees. If necessary, modify the spacing of the new landscape plantings to avoid root damage.

Trees # 10 and 11 (Tags # 3096 and 3097): No impact is expected from development; however, both are recommended for removal due to the nature and extent of defects.

Tree # 12 (Tag # 3098): No impact is expected from development.

Trees # 13 ad 14 (Tags # 9501 and 9502): Minor impact to CRZ due to foundation excavation. For Tree # 14 (Tag # 9502), refer to the comments for new landscape planting under Trees # 8 and 9.

Any tree protected by the City of Menlo Parks Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction.

Discussion

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. *The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.*

RECOMMENDATIONS: Summary of Tree Protection Measures

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
  1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.
  2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.

3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.

- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:

Thomas M. Stein
International Society of Arboriculture
Certified Arborist WE-12854A
Tree Risk Assessment Qualified

Report Reviewed by:

Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor

Enc.: Appendix 1 – Tree Inventory and Protection Plan Exhibit
Appendix 2 – Tree Data
Appendix 3 – General Practices for Tree Protection

THOMAS JAMES HOMES

Roach & Campbell

111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE,
MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

TREE PROTECTION SUPPLEMENTAL

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
JULY 28, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DANIEL N. CAMPBELL
No. 5044
STATE OF CALIFORNIA
LANDSCAPE ARCHITECT
Signature
Renewal Date: 08/30/22

DATE SIGNED: 07/29/21

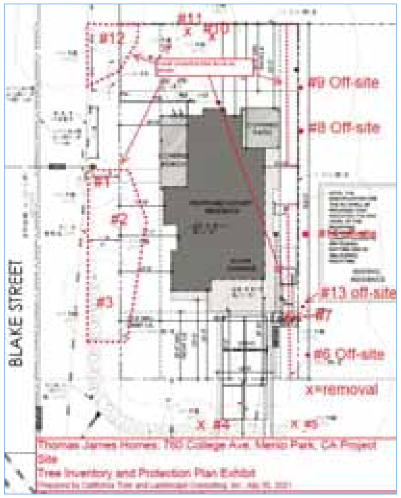
L3.4

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D24

APPENDIX 1 – TREE INVENTORY AND PROTECTION PLAN EXHIBIT



APPENDIX 2 – TREE DATA

Tag #	Tree #	Street Tree	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpt Status	Notes	Recomm-endations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Pres-ervation	Appraised Value ($)	Justification for Removal
3087	1	Yes	No	No	No	Southern Magnolia	*Magnolia grandiflora*		12	38	54	17	2 Major Structure or Health Problems	Unknown	Street tree. Out of balance S. Utility wire rubbing branches S side. Codominant branching 10' above grade (AG) with included bark.	None at this time.	Minor impact to CRZ due to driveway demo & water line replacement.	Irrigate tree to improve health & tolerance to root impacts. Perform driveway demo, water line trenching w/in CRZ using hand, pneumatic or hydro-vac techniques. Monitor irrigation needs & irrigate 2x monthly or as needed. Install 4" of wood chip mulch over CRZ. Install protective tree fence (PTF) from back of curb to dripline (toward NE).	M	1,200	N/A
3088	2	Yes	No	No	No	Japanese Pittosporum	*Pittosporum Tobira*	3,3, 4,4,4	8*	25	54	10	3 Fair - Minor Problems	Unknown	Street tree. Branches at 1-2' AG.	None at this time.	No impact expected from development.	Irrigate tree to improve health & tolerance to root impacts. Monitor irrigation needs & irrigate 2x monthly or as needed. Install 4" of wood chip mulch over CRZ. Install PTF from back of curb to dripline (toward NE).	M	1,200	N/A
3089	3	Yes	No	Yes	No	Southern Magnolia	*Magnolia grandiflora*		20	63	54	18	3 Fair - Minor Problems	Unknown	Street tree. Pruned to 15' AG. Callused wounds. Exfoliating bark S side. Pruned for utility clearance S side.	None at this time.	No impact expected from development.	Irrigate tree to improve health & tolerance to root impacts. Monitor irrigation needs & irrigate 2x monthly or as needed. Install 4" of wood chip mulch over CRZ. Install PTF from back of curb to dripline (toward NE).	M	4,400	N/A
3090	4	Yes	No	Yes	No	Southern Magnolia	*Magnolia grandiflora*		17	53	54	16	2 Major Structure or Health Problems	Unknown	Street tree. Stem girdling roots around root collar. Sparse canopy. Pruned to 10' AG. 6" diameter pruning wound 11' AG w/ moderate decay.	None at this time.	**Recommend removal for development.**	N/A	M	3,200	N/A
3091	5	Yes	No	Yes	No	Southern Magnolia	*Magnolia grandiflora*		19	60	54	24	2 Major Structure or Health Problems	Unknown	Street tree. Out of balance E. Vines covering lower trunk.	None at this time.	**Recommend removal for development.**	N/A	M	3,100	N/A

Tag #	Tree #	Street Tree	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpt Status	Notes	Recomm-endations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Pres-ervation	Appraised Value ($)	Justification for Removal
3092	6	No	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		38	119	54	40	3 Fair - Minor Problems	Preserve	Off-site about 3' N of N property line. Over-hanging site 17' w/ 25' vertical clearance. Tag on fence. Lower trunk obscured by plants. DBH/DLR estimated.	None at this time.	Minor impact to CRZ due to driveway excavation, gas line & sewer line demo/ replacement.	Perform driveway excavation & gas line demo/replacement w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. Monitor irrigation needs & contact project arborist if tree is drought stressed.	G	13,100	N/A
3093	7	No	No	Yes	No	Bay Laurel	*Umbellularia californica*		42	132	36	16	2 Major Structure or Health Problems	Remove	Growing on N property line against fence. Codominant branching 4' AG w/ included bark. Heavily pruned S side. Partially callused pruning wound 8" diameter S side w/ severe decay. DBH/DLR estimated due to proximity of fence.	*Recommend immediate removal due to nature & extent of defects.*	**Recommend removal for development.**	If retained, refer to recommendations in report.	M	16,900	Poor condition, CRZ and canopy encroachments
3094	8	No	No	Yes	Yes	Coast Redwood	*Sequoia sempervirens*		46	144	54	25	3 Fair - Minor Problems	Preserve	Growing 1' N of N property line. Over-hanging site 11'. Pruned to 17' AG S side. Lower trunk obscured by fence. DBH/DLR estimated.	None at this time.	Minor impact to CRZ due to foundation excavation.	Perform foundation excavation w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. PTF may need adjustment toward property line to allow excavation of foundation. Monitor irrigation needs & contact project arborist if tree is drought stressed.	G	18,500	N/A

Roach & Campbell
111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE, MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

TREE PROTECTION SUPPLEMENTAL

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
JULY 28, 2021
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
CRLA 5044
[illegible]
Signature
Renewal Date:
09/30/20
STATE OF CALIFORNIA

DATE SIGNED: 07/20/21

L3.5

DRAWINGS IN SET: 10

BUILDING SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D25

Tag #	Tree #	Street Tree	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpt Status	Notes	Recommendations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Preservation	Appraised Value ($)	Justification for Removal
3095	9	No	Yes	No	Yes	Coast Live Oak	Quercus agrifolia		28	88	54	40	3 Fair - Minor Problems	Preserve	Growing 3' N of N property line. Lower trunk obscured by fence. Codominant branching at 9' AG. Overhanging site 25'. DBH/DLR estimated.	None at this time.	Minor impact to CRZ due to foundation excavation.	Perform foundation excavation w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. PTF may need adjustment toward property line to allow excavation of foundation. Monitor irrigation needs & contact project arborist if tree is drought stressed.	G	7,600	N/A
3096	10	No	No	No	No	Chaste	Vitex angus-castus	3,4, 5,5	9*	28	54	11	1 Extreme Structure or Health Problems	Remove	Branches at grade. Nearly dead. Growing 1' E of E property line.	*Recommend immediate removal due to nature & extent of defects.*	No impact expected from development.	If retained, install PTF from PL to dripline E of PL. Monitor irrigation need 2x monthly & irrigate as needed.	M	Not appraised	Poor Condition
3097	11	No	No	Menlo Park designated protected tree	No	Japanese Pittosporum	Pittosporum Tobira	3,3,4,4,4	8*	25	54	10	1 Extreme Structure or Health Problems	Remove	Branches 1-2' AG.	*Recommend immediate removal due to nature & extent of defects.*	No impact expected from development.	If retained, install PTF from PL to dripline E of PL. Monitor irrigation need 2x monthly & irrigate as needed.	M	Not appraised	Poor Condition
3098	12	Yes	Yes	No	No	Coast Live Oak	Quercus agrifolia		30	94	36	30	3 Fair - Minor Problems	Preserve	Street tree. Slight lean S. Utility wire in lower canopy. Pruned for utility clearance.	None at this time.	No impact expected from development.	Install PTF from back of curb, N to dripline.	G	9,600	N/A
9501	13	No	Yes	No	Yes	Coast Live Oak	Quercus agrifolia		12	38	54	20	2 Major Structure or Health Problems	Preserve	DLR estimated to the W. Root collar covered by ivy. Moderate lean W. Sparse upper canopy. Suppressed by adjacent trees. Overhangs project site ~5'.	None at this time.	Minor impact to CRZ due to foundation excavation.	Perform foundation excavation w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. PTF may need adjustment toward property line to allow excavation of foundation.	G	1,000	N/A

Tag #	Tree #	Street Tree	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpt Status	Notes	Recommendations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Preservation	Appraised Value ($)	Justification for Removal
9502	14	No	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		21	66	54	23	3 Fair - Minor Problems	Preserve	DLR estimated to E. Slight lean W. Overhangs site ~8'.	None at this time.	Minor impact to CRZ due to foundation excavation.	Perform foundation excavation w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. PTF may need adjustment toward property line to allow excavation of foundation.	G	3,600	N/A

TOTAL INVENTORIED TREES = 14 trees (971 aggregate circ. inches)
TOTAL RECOMMENDED REMOVALS = 3 trees (185 aggregate circ. inches)
TOTAL RECOMMENDED REMOVALS FOR DEVELOPMENT = 3 trees (185 agg. circ. in.)
Rating (0-5, where 0 is dead) = 1=2 trees; 2=5 trees; 3=7 trees
Total Protected Street Trees = 6 trees (333 aggregate circ. inches)
Total Protected Oak Trees 31.4"+ = 9 trees (405 aggregate circ. inches)
Total Protected Other Trees 47.1"+ = 0 trees (477 aggregate circ. inches)
TOTAL PROTECTED TREES = 13 trees (865 aggregate circ. inches)

Appraised value rounded to nearest $100. Refer to appraisal report by Gordon Mann, 12/1/2020.
*Multi-stem diameter calculated using plant appraisal method.

Thomas James Homes
Reach & Campbell
111 Scripps Drive
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CRLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

760 COLLEGE AVENUE, MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

TREE PROTECTION SUPPLEMENTAL

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
JULY 28, 2021
REVISIONS:

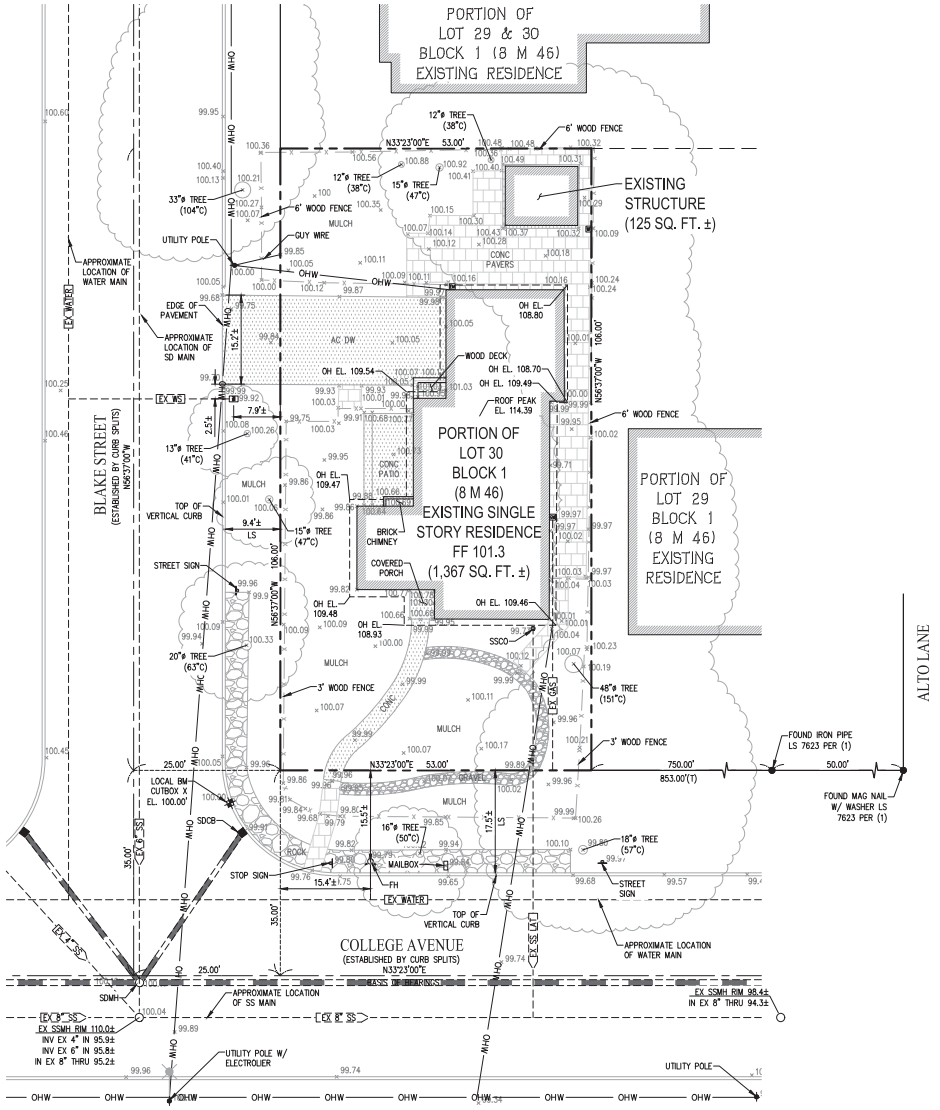
LICENSED LANDSCAPE ARCHITECT
DANIEL N. CAMPBELL
CRLA 5044
Signature
Renewal Date: 08/30/22
STATE OF CALIFORNIA

DATE SIGNED: 07/28/21

L3.6

DRAWINGS IN SET: 10

D26



TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
TITLE NO. FSMO–1082001639–BD
DATED JULY 2, 2020

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PORTION OF LOT 30 IN BLOCK 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP NO. 2, STANFORD PARK, MENLO PARK, SAN MATEO COUNTY, STATE OF CALIFORNIA ON APRIL 2, 1913 IN BOOK 8 OF MAPS AT PAGE 46, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF COLLEGE WAY WITH THE NORTHEASTERLY LINE OF OXFORD LAND; THENCE NORTHEASTERLY, ALONG SAID LINE OF COLLEGE WAY 53 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 30; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 30, 106 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH SAID LINE OF LOT 30, 53 FEET TO SAID NORTHWESTERLY LINE OF OXFORD LANE; THENCE SOUTHEASTERLY ALONG SAID LINE OF OXFORD LANE 106 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) THROUGH (3) RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.

ITEMS (4) THROUGH (5) RELATE TO COVENANTS, CONDITIONS, RESTRICTIONS, AND A DEED OF TRUST AND CANNOT BE PLOTTED.

ITEMS (6) THROUGH (8) RELATE TO A LETTER OF RESIGNATION AND A TRUST AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: LOCAL BENCHMARK
DESCRIPTION: CUT BOX X IN THE TOP OF CURB AT THE INTERSECTION OF COLLEGE AVENUE AND BLAKE STREET.
ELEVATION: 100.00' (ASSUMED)

BASIS OF BEARINGS:

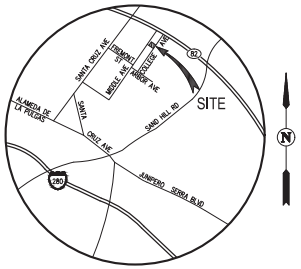
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF COLLEGE AVENUE AS DETERMINED BY CURB SPLITS, BEING N33°23'00"E PER PARCEL MAP (83 PM 95).

ASSESSOR'S PARCEL NUMBER:

071–411–410

AREA:

5,618 SQ. FT.



VICINITY MAP

NOT TO SCALE

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON.
2) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
4) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) PARCEL MAP (83 PM 95)
(2) MAP NO. 2, STANFORD PARK (8 M 46)

FLOOD ZONE:

ZONE X: AREAS OF MINIMAL FLOOD HAZARD.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0308E

DATED: OCTOBER 16, 2012

LEGEND & ABBREVIATIONS

	BOUNDARY LINE	ø	DIAMETER
	STREET CENTER LINE	BM	BENCHMARK
	EXISTING RIGHT OF WAY	C	CIRCUMFERENCE
	ADJACENT PROPERTY LINE	CONC	CONCRETE
	EXISTING STRUCTURE	DW	DRIVEWAY
	EXISTING UTILITY PIPE	EL	ELEVATION
	ROOF OVERHANG	FF	FINISHED FLOOR
OHW	OVERHEAD WIRES	FH	FIRE HYDRANT
x x	FENCE LINE	LAT	LATERAL
	EXISTING ELECTRIC METER	LS	LANDSCAPE
	EXISTING GAS METER	OH	OVERHANG
	WATER FAUCET	OHW	OVERHEAD WIRES
	EXISTING WATER METER	SD	STORM DRAIN
103.30	EXISTING GROUND ELEVATION	SDCB	STORM DRAIN CATCH BASIN
	EXISTING FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
	LOCAL BENCHMARK	SS	SANITARY SEWER
	FOUND MONUMENT	SSCO	SANITARY SEWER CLEANOUT
		SSMH	SANITARY SEWER MANHOLE
		WM	WATER METER

SURVEYOR'S STATEMENT:

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

8/5/20

MARK H. WEHBER
REGISTERED L.S. NO. 7960

DATE

LICENSED LAND SURVEYOR MARK H. WEHBER 7960 STATE OF CALIFORNIA

760 COLLEGE AVENUE
TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SCALE: 1" = 10' DATE: AUGUST 5, 2020

0 10 20 30

JOB NO.: 3085-000

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO. 1 OF 1 SHEETS

F:\3085-000\MENLO PARK\760 COLLEGE AVE\ACAD\EXHIBITS\XS-LOT SURVEY_760 COLLEGE AVE.DWG

D27

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

760 COLLEGE AVENUE
PROJECT DESCRIPTION
September 21, 2021

PARCEL GENERAL INFORMATION

The parcel located at 760 College Avenue is substandard in width and area, which is the reason a Use Permit is required for the proposed two-story residence. The R-1-U zoning ordinance requires a minimum of 7000 sq. ft. in area and a minimum of 65 feet wide by 100ft long, but the existing parcel is 5,618 sq. ft. in area and 53ft wide by 106ft long.

There are 14 trees analyzed including 11 trees off-site and 3 trees on site. 2 of the 3 onsite trees are Heritage trees and are recommended to be removed due to major health issues. 2 offsite trees are Street trees recommended to be removed for expected development. Tree protection will be provided for the trees to remain during construction through fencing as well as construction methods to save the trees from being impacted.

EXISTING HOME TO BE DEMOLISHED

The existing house is a Ranch style home built in 1939. It is 1,298 sf home including an attached garage and a 125 sf accessory unit.

PROPOSED SINGLE FAMILY RESIDENCE

The proposed two-story single-family residence has a modern farmhouse design, with a combination of board/Batten and shingle siding for a balanced and cohesive aesthetic. Given the eclectic neighborhood style including ranch and cottage styles and the mix of 1- & 2-story homes, we believe that the home will blend well with the neighborhood context. The generous inviting single-story porch and the step back of the second story and additional decorative awnings offer a more human scale appearance to the streetscape keeping the visual mass to a minimum.

The new home will have 4 bedrooms and 4.5 baths including an attached garage with an open floor plan designed to appeal to families. There is attention paid to indoor-outdoor living, which contributes to community interaction.

NEIGHBOR RELATIONS

We have reached out to neighbors within 300-ft. of this property with a copy of the site plan, floor plan, elevations and a letter addressing our project. We look forward to adding to the charm and sense of community in Menlo Park, and welcome any questions the City may have as we go through the Use Permit Application process.

Best,

Anna Felver, Planning Manager at Thomas James Homes
afelver@tjhusa.com | 650. 402.3024

California Tree and Landscape Consulting, Inc.

August 3, 2021

Cynthia Thiebaut, Director of Development
Thomas James Homes
255 Shoreline Drive, Suite 428
Redwood City, California 94065
Via Email: cthiebaut@tjhusa.com

ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN

RE: 760 College Avenue, Menlo Park, California [APN 071-411-410]

Executive Summary:
Thomas James Homes contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Thomas James Homes requested an Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan suitable for submittal to the City of Menlo Park. This is a Revised Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan for the initial filing of plans to develop the property. An original Final Report was dated October 20, 2020. Arborist appraisals were prepared in a report dated December 1, 2020, and additional Revised Final Reports were dated March 10, April 9, April 20, April 23 and May 3, 2021.

Thomas M. Stein, ISA Certified Arborist WE-12854A, visited the property on August 6, 2020, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. Another site visit was performed on March 4, 2021, to assess root impacts due to proposed development for Tags # 3090, 3091 and 3093 (Trees # 4, 5 and 7). Exploratory trenches were hand dug in the vicinity of these trees to better assess the impacts to the root of these trees. A total of 14 trees were evaluated on this property, all of which are protected trees according to the City of Menlo Park Municipal Code, Chapter 13. Five trees are located off the parcel but were included in the inventory because they may be impacted by development of the parcel.

TABLE 1

Tree Species	Total Trees Inventoried	Trees on this Site[1]	Protected Trees on the Site	Trees Proposed for Removal	Total Proposed for Retention[2]
Bay Laurel	1	1	1	1 Construction & Arborist	0
Chaste	1	1	0	1 Arborist	0
Coast Live Oak	5	1	5	0	5
Coast Redwood	1	0	1	0	1
Japanese Pittosporum	2	2	2	1 Arborist	1
Southern Magnolia	4	4	4	2 Construction	2
TOTAL	**14**	**9**	**13**	**5**	**9**

[1] CalTLC, Inc. is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.
[2] Trees in close proximity to development may require special protection measures. See Appendix/Recommendations for specific details.

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Menlo Park. The study area for this effort includes the deeded parcel as delineated in the field by the property fences and any significant or protected trees overhanging from adjacent parcels.

Prepare a report of findings.

All trees protected by the City are included in the inventory.

METHODS

Appendix 2 and Tables 1 and 2 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

TERMS

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground height, but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a steel tape. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is located in an existing subdivision with single-family residences, and the vegetation is comprised of ornamental landscape plants. There are 5 offsite trees overhanging the project site which are protected. Refer to Appendix 2 – Tree Data for details. The site was used as a single-family residence up until the time of transition. The site included a single-story home (with a reported area of 1367 sq. ft.). The utilities supplied to the home included electrical, water and gas, and the home was connected to the municipal waste system. The development-related work will include demolition of the entire house, construction of a new home, installation of hardscape and landscape. Refer to the application submittal plan set for complete details. It was noted on the topographic survey of the parcel that a portion of the north property line did not align with the existing fencing. The lower trunk of Tree #7 is located entirely on the project site. California Tree and Landscape Consulting, Inc. is not a licensed surveyor and does not determine tree ownership.

RECOMMENDED REMOVALS OF HAZARDOUS, DEFECTIVE OR UNHEALTHY TREES

At this time, 3 trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area, it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability are highlighted in green on Appendix 2 – Tree Data and briefly summarized as follows:

TABLE 2

Tag #	Tree #	Street Tree	Heritage Oak Tree	Heritage Other Tree	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating
3093	7	No	No	Yes	No	Bay Laurel	*Umbellularia californica*		42	132	36	16	2 Major Structure or Health Problems
3096	10	No	No	No	No	Chaste	*Vitex angus-castus*	3,4, 5,5	9*	28	54	11	1 Extreme Structure or Health Problems
3097	11	No	No	Designated Protected Tree	No	Japanese Pittosporum	*Pittosporum Tobira*	3,3, 4,4,4	8*	25	54	10	1 Extreme Structure or Health Problems

*The multi-stem diameter was calculated using the plant appraisal method (sum of the cross-sectional area of the stems and converted to diameter).

CONSTRUCTION IMPACT ASSESSMENT

This Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan is intended to provide to Thomas James Homes, the City of Menlo Park, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we have reviewed the Site Plan drafted by KTGY, dated September 22, 2020. The perceived impacts are summarized below. The landscape plans drafted by Roach & Campbell, dated July 28, 2021 were reviewed for the August 3, 2021 version of this report. Refer to Appendix 2 for protective measures to be taken for trees that will remain.

Tree # 1 (Tag # 3087): Minor impact to the CRZ due to driveway demolition and replacement of water line.

Trees # 2 and 3 (Tags # 3088 and 3089): No impact is expected from development.

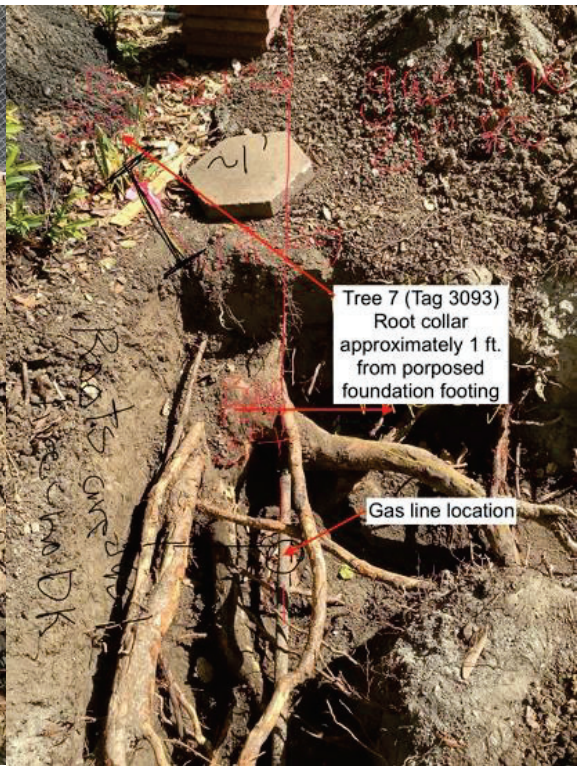
Tree # 4 (Tag # 3090): This tree will be removed for development.

Tree # 5 (Tag # 3091): This tree will be removed for development.

Tree # 6 (Tag # 3092): Minor impact to the CRZ is expected from driveway excavation, sewer line and gas line demolition and replacement.

Tree # 7 (Tag # 3093): It is recommended that this tree be removed for development. The reasons for removal include the following:

- The tree is located within a few inches of the proposed foundation, and the construction will impact greater than 20% of the CRZ, including structural roots.



- The presence of the tree will block access to the side yard of the proposed new home.
- The tree has significant decay, progressing from two large pruning wounds. Extensive root pruning, needed to facilitate development, will likely accelerate the decline of this tree.

- Removal of the tree will allow more growing space for the adjacent Coast Live Oak (Trees # 3092 and 9501). These trees are suppressed due to their proximity to Tree 3093.

- The tree's crown is out of balance due to clearance pruning on the project site side and lack of pruning on the neighboring parcel side.

If removal is not feasible, the following recommendations should be implemented:

- Provide an adequate distance between the root collar and the new foundation. Using ISA Best Management Practices, a distance of 12x the DBH (42 ft) is ideal, however, it would severely reduce the available area for a new home. A distance of 6x DBH (21 ft) is a more practical value, which should be adequate to preserve the tree.
- Preserve as many large roots (>2" in diameter) as possible using protective sleeves.
- Properly root prune smaller roots following ANSI A300 Part 1 Pruning Standards and ISA Best Management Practices.
- Monitor the health of the tree weekly during the growing season and provide irrigation as necessary.
- Reduce the height of the tree by approximately 15 feet to reduce the possibility of windthrow.
- Perform annual inspections for a minimum of 3 years after construction. If needed, additional structural pruning may be needed to restore crown symmetry and reduce likelihood of branch failure. Pruning should only take place if the tree is responding well and recovering from the construction impact.

Trees # 8 and 9 (Tags # 3094 and 3095): Minor impact to the CRZ is expected from building foundation excavation. There is also potential minor impact to these trees from the proposed landscape plantings. The proposed trees are wax leaf privets (5-gallon size). Do not plant these landscape plants within 5 ft of Trees # 8 and 14. Minimal drip irrigation is recommended to reduce the possibility of encouraging the development of oak root fungus during the warmer months of the year. Do not trench to install irrigation within 10 ft of Trees # 8, 19 and 14. Once the privets are established, they should not require irrigation. Do not remove any soil from the CRZ of these trees. In addition, care should be taken to

avoid damaging roots while planting these trees. If necessary, modify the spacing of the new landscape plantings to avoid root damage.

Trees # 10 and 11 (Tags # 3096 and 3097): No impact is expected from development; however, both are recommended for removal due to the nature and extent of defects.

Tree # 12 (Tag # 3098): No impact is expected from development.

Trees # 13 ad 14 (Tags # 9501 and 9502): Minor impact to CRZ due to foundation excavation. For Tree # 14 (Tag # 9502), refer to the comments for new landscape planting under Trees # 8 and 9.

Any tree protected by the City of Menlo Parks Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction.

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.
- Prior to any grading, or other work on the site that will come within 50’ of any tree to be preserved:
    1. Irrigate (if needed) and place a 3” layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3’ of construction zones, even if fenced off.

3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.

- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:

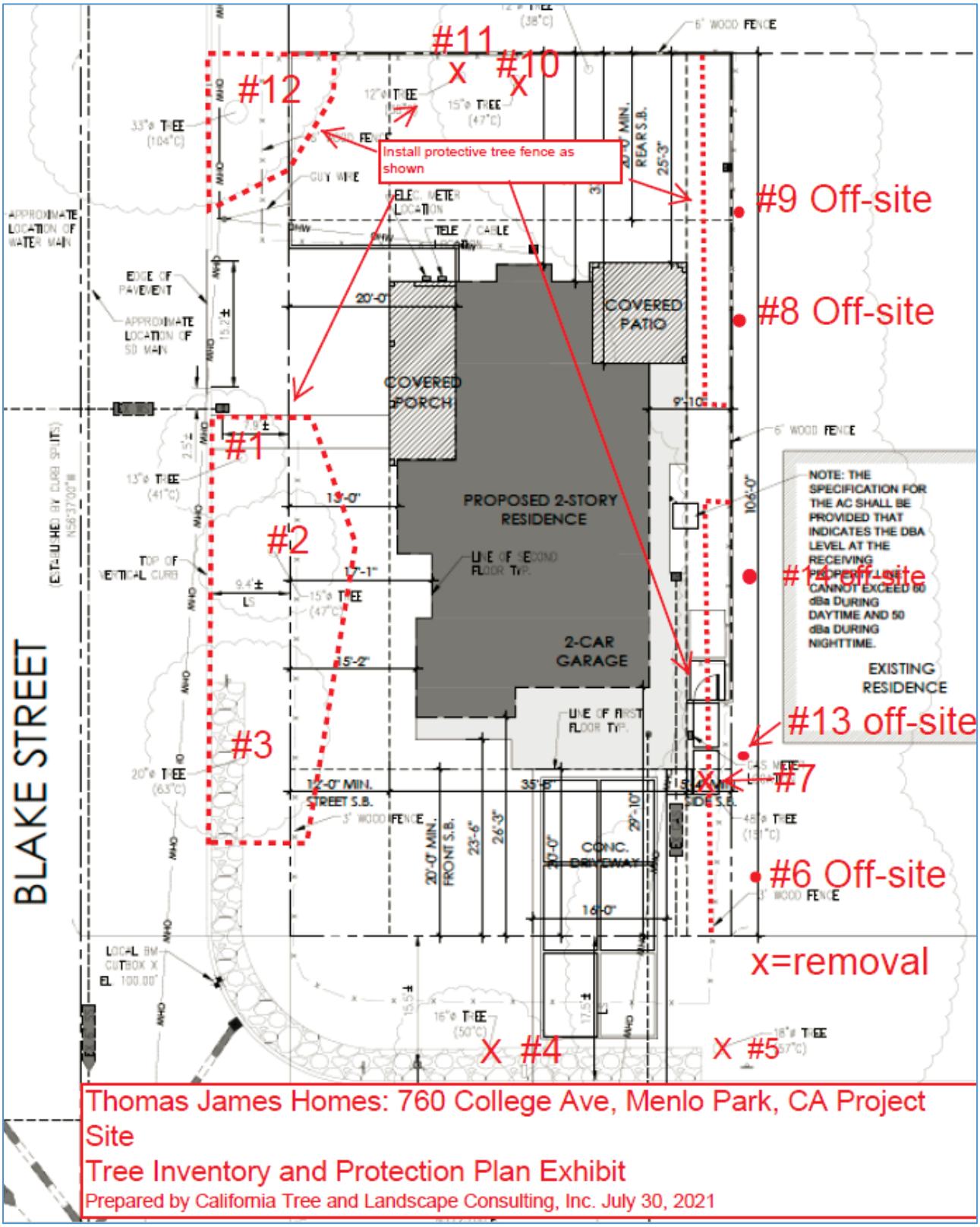
Thomas M. Stein
International Society of Arboriculture
Certified Arborist WE-12854A
Tree Risk Assessment Qualified

Report Reviewed by:

Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor

Enc.: Appendix 1 – Tree Inventory and Protection Plan Exhibit
Appendix 2 – Tree Data
Appendix 3 – General Practices for Tree Protection

APPENDIX 1 – TREE INVENTORY AND PROTECTION PLAN EXHIBIT



APPENDIX 2 – TREE DATA

Tag #	Tree #	Street Tree	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpt Status	Notes	Recomm-endations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Pres-ervation	Appraised Value ($)	Justification for Removal
3087	1	Yes	No	No	No	Southern Magnolia	*Magnolia grandiflora*		12	38	54	17	2 Major Structure or Health Problems	Unknown	Street tree. Out of balance S. Utility wire rubbing branches S side. Codominant branching 10' above grade (AG) with included bark.	None at this time.	Minor impact to CRZ due to driveway demo & water line replacement.	Irrigate tree to improve health & tolerance to root impacts. Perform driveway demo, water line trenching w/in CRZ using hand, pneumatic or hydro-vac techniques. Monitor irrigation needs & irrigate 2x monthly or as needed. Install 4" of wood chip mulch over CRZ. Install protective tree fence (PTF) from back of curb to dripline (toward NE).	M	1,200	N/A
3088	2	Yes	No	No	No	Japanese Pittosporum	*Pittosporum Tobira*	3,3, 4,4,4	8*	25	54	10	3 Fair - Minor Problems	Unknown	Street tree. Branches at 1-2' AG.	None at this time.	No impact expected from development.	Irrigate tree to improve health & tolerance to root impacts. Monitor irrigation needs & irrigate 2x monthly or as needed. Install 4" of wood chip mulch over CRZ. Install PTF from back of curb to dripline (toward NE).	M	1,200	N/A
3089	3	Yes	No	Yes	No	Southern Magnolia	*Magnolia grandiflora*		20	63	54	18	3 Fair - Minor Problems	Unknown	Street tree. Pruned to 15' AG. Callused wounds. Exfoliating bark S side. Pruned for utility clearance S side.	None at this time.	No impact expected from development.	Irrigate tree to improve health & tolerance to root impacts. Monitor irrigation needs & irrigate 2x monthly or as needed. Install 4" of wood chip mulch over CRZ. Install PTF from back of curb to dripline (toward NE).	M	4,400	N/A
3090	4	Yes	No	Yes	No	Southern Magnolia	*Magnolia grandiflora*		17	53	54	16	2 Major Structure or Health Problems	Unknown	Street tree. Stem girdling roots around root collar. Sparse canopy. Pruned to 10' AG. 6" diameter pruning wound 11' AG w/ moderate decay.	None at this time.	**Recommend removal for development.**	N/A	M	3,200	N/A
3091	5	Yes	No	Yes	No	Southern Magnolia	*Magnolia grandiflora*		19	60	54	24	2 Major Structure or Health Problems	Unknown	Street tree. Out of balance E. Vines covering lower trunk.	None at this time.	**Recommend removal for development.**	N/A	M	3,100	N/A

Tag #	Tree #	Street Tree	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpt Status	Notes	Recomm-endations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Pres-ervation	Appraised Value ($)	Justification for Removal
3092	6	No	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		38	119	54	40	3 Fair - Minor Problems	Preserve	Off-site about 3' N of N property line. Over-hanging site 17' w/ 25' vertical clearance. Tag on fence. Lower trunk obscured by plants. DBH/DLR estimated.	None at this time.	Minor impact to CRZ due to driveway excavation, gas line & sewer line demo/ replacement.	Perform driveway excavation & gas line demo/replacement w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. Monitor irrigation needs & contact project arborist if tree is drought stressed.	G	13,100	N/A
3093	7	No	No	Yes	No	Bay Laurel	*Umbellularia californica*		42	132	36	16	2 Major Structure or Health Problems	Remove	Growing on N property line against fence. Codominant branching 4' AG w/ included bark. Heavily pruned S side. Partially callused pruning wound 8" diameter S side w/ severe decay. DBH/DLR estimated due to proximity of fence.	***Recommend immediate removal due to nature & extent of defects.***	**Recommend removal for development.**	If retained, refer to recommendations in report.	M	16,900	Poor condition, CRZ and canopy encroachments
3094	8	No	No	Yes	Yes	Coast Redwood	*Sequoia sempervirens*		46	144	54	25	3 Fair - Minor Problems	Preserve	Growing 1' N of N property line. Over-hanging site 11'. Pruned to 17' AG S side. Lower trunk obscured by fence. DBH/DLR estimated.	None at this time.	Minor impact to CRZ due to foundation excavation.	Perform foundation excavation w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. PTF may need adjustment toward property line to allow excavation of foundation. Monitor irrigation needs & contact project arborist if tree is drought stressed.	G	18,500	N/A

Tag #	Tree #	Street Tree	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpt Status	Notes	Recomm-endations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Pres-ervation	Appraised Value ($)	Justification for Removal
3095	9	No	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		28	88	54	40	3 Fair - Minor Problems	Preserve	Growing 1' N of N property line. Lower trunk obscured by fence. Codominant branching at 9' AG. Overhanging site 29'. DBH/DLR estimated.	None at this time.	Minor impact to CRZ due to foundation excavation.	Perform foundation excavation w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. PTF may need adjustment toward property line to allow excavation of foundation. Monitor irrigation needs & contact project arborist if tree is drought stressed.	G	7,600	N/A
3096	10	No	No	No	No	Chaste	*Vitex angus-castus*	3,4, 5,5	9*	28	54	11	1 Extreme Structure or Health Problems	Remove	Branches at grade. Nearly dead. Growing 1' E of E property line.	***Recommend immediate removal due to nature & extent of defects.***	No impact expected from development.	If retained, install PTF from PL to dripline E of PL. Monitor irrigation need 2x monthly & irrigate as needed.	M	Not appraised	Poor Condition
3097	11	No	No	**Menlo Park designated protected tree**	No	Japanese Pittosporum	*Pittosporum Tobira*	3,3,4,4,4	8*	25	54	10	1 Extreme Structure or Health Problems	Remove	Branches 1-2' AG.	***Recommend immediate removal due to nature & extent of defects.***	No impact expected from development.	If retained, install PTF from PL to dripline E of PL. Monitor irrigation need 2x monthly & irrigate as needed.	M	Not appraised	Poor Condition
3098	12	Yes	Yes	No	No	Coast Live Oak	*Quercus agrifolia*		30	94	36	30	3 Fair - Minor Problems	Preserve	Street tree. Slight lean S. Utility wire in lower canopy. Pruned for utility clearance.	None at this time.	No impact expected from development.	Install PTF from back of curb, N to dripline.	G	9,600	N/A
9501	13	No	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		12	38	54	20	2 Major Structure or Health Problems	Preserve	DLR estimated to the W. Root collar covered by ivy. Moderate lean W. Sparse upper canopy. Suppressed by adjacent trees. Overhangs project site ~5'.	None at this time.	Minor impact to CRZ due to foundation excavation.	Perform foundation excavation w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. PTF may need adjustment toward property line to allow excavation of foundation.	G	1,000	N/A

Tag #	Tree #	Street Tree	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Off-site	Common Name	Scientific Name	Multi-Stems	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpt Status	Notes	Recomm-endations	Construction Impact Assessment	Protective Measures to be Taken	Suitability for Pres-ervation	Appraised Value ($)	Justification for Removal
9502	14	No	Yes	No	Yes	Coast Live Oak	*Quercus agrifolia*		21	66	54	23	3 Fair - Minor Problems	Preserve	DLR estimated to E. Slight lean W. Overhangs site ~8'.	None at this time.	Minor impact to CRZ due to foundation excavation.	Perform foundation excavation w/in CRZ using hand, hydro-vac or pneumatic techniques. Any structural roots encountered should be properly pruned under direction of qualified, certified arborist. Install PTF over CRZ to prevent compaction. PTF may need adjustment toward property line to allow excavation of foundation.	G	3,600	N/A

TOTAL INVENTORIED TREES = 14 trees (973 aggregate circ. inches)
TOTAL RECOMMENDED REMOVALS = 3 trees (185 aggregate circ. inches)
TOTAL RECOMMENDED REMOVALS FOR DEVELOPMENT = 3 trees (245 agg. circ. in.)
Rating (0-5, where 0 is dead) = 1=2 trees; 2=5 trees; 3=7 trees
Total Protected Street Trees = 6 trees (333 aggregate circ. inches)
Total Protected Oak Trees 31.4"+ = 5 trees (405 aggregate circ. inches)
Total Protected Other Trees 47.1"+ = 6 trees 477 aggregate circ. inches)
TOTAL PROTECTED TREES = 13 trees (945 aggregate circ. inches)

Appraised value rounded to nearest $100. Refer to appraisal report by Gordon Mann, 12/1/2020.
*Multi-stem diameter calculated using plant appraisal method.

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

> No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[3]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

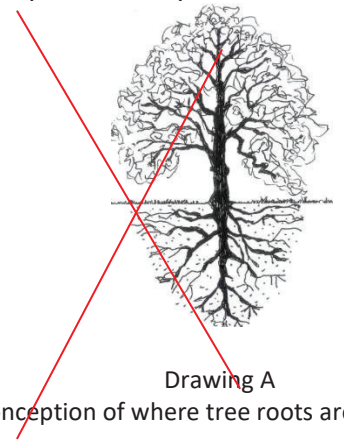
Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

[3] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located

Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

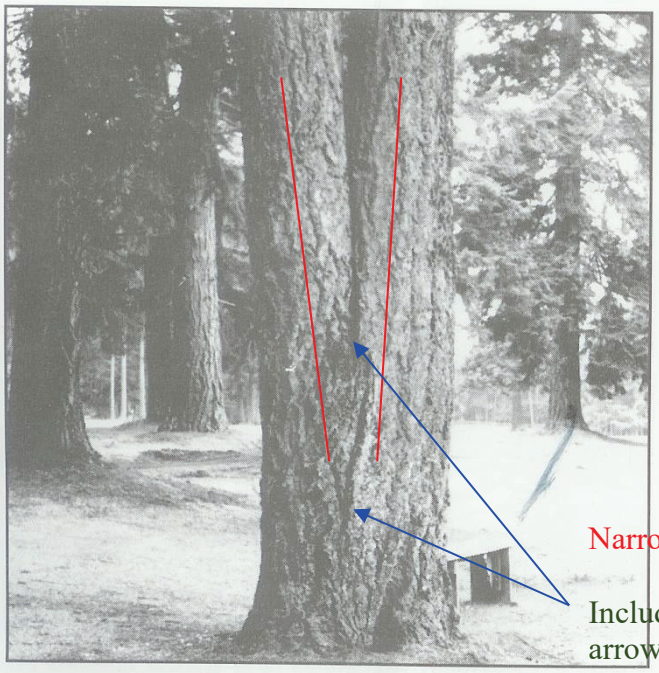


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.

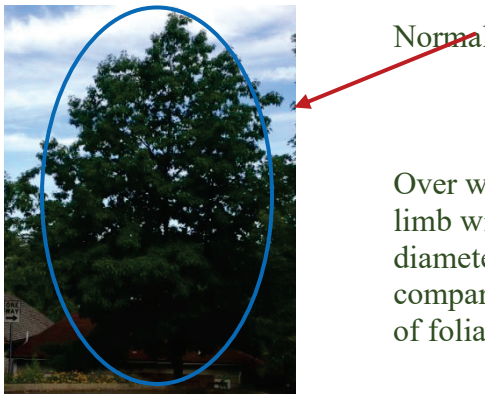
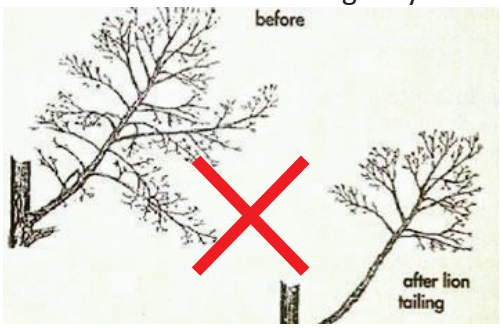


Photo of another tree – not at this site.

Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

STAFF REPORT
Planning Commission
Meeting Date: **11/1/2021**
Staff Report Number: **21-054-PC**

Public Hearing: **Use Permit/Daren Ewaniuk/933 Millie Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence with an attached garage and a basement on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. The recommended actions are included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposal.

Background

Site location

The subject property is located at 933 Millie Avenue. Using Millie Avenue in the north-south orientation, the subject property is located on the eastern side of Millie Avenue, between University Drive and Johnson Street. A location map is included as Attachment B.

Houses along Millie Avenue include both one- and two-story residences, developed in a variety of architectural styles. The neighborhood features single-family residences in the R-1-U (Single Family Urban Residential) district, with the majority of the surrounding area to the south of Johnson Street zoned R-E (Residential Estate). The properties on the north side of University Drive, and along both sides of University Drive east of the intersection with Millie Avenue, are in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. These parcels include a mix of uses, including residential and commercial.

Analysis

Project description

The applicant is proposing to demolish the existing one-story, single-family residence and detached one-car garage, to construct a new two-story, single-family residence with a basement and attached two-car garage. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The proposed residence would be a four-bedroom home, with a typical layout with most of the bedrooms on the second floor and most of the shared spaces on the main level. A bedroom is proposed within the basement along with living spaces, an office, a full bathroom and an exercise room. The front-loading, two-car garage would address the residence's off-street parking requirement.

The proposed project would adhere to all Zoning Ordinance regulations for setbacks, lot coverage, floor area limit (FAL), height, daylight plane, and parking. Of particular note with regard to Zoning Ordinance requirements:

- The parcel is substandard with regard to lot width, at 54 feet where 60 feet is required; and lot area, at 6,075 square feet where 7,000 square feet is required.
- The maximum allowable FAL for the lot is 2,800 square feet. The proposed residence would be 2,799.9 square feet.
- The total building coverage of the residence would be 2,123.4 square feet, where 2,126 is permitted.
- The second floor is proposed at 33.3 percent (993.7 square feet) of the maximum FAL, where 50 percent (1,400 square feet) could be permitted.
- The proposed basement would be entirely located within the building footprint and therefore is not included in the FAL calculation.
- The lightwells would be outside of the required setback areas.
- The second floor would feature substantially greater setbacks than required on the right side and rear, and would be slightly inset from the required left side and front setbacks.
- The overall structure would be in compliance with the required daylight plane.
- The total height of the structure would be approximately 26 feet, ten inches, where 28 feet is the maximum allowed.

Design and materials

The applicant states that the proposed residence is designed in a "farmhouse style". The exterior materials would be board and batten wood siding, dark aluminum-clad wood windows, standing seam metal roofing and dark anodized railings.

The front door would be a painted wooden door and the garage door would be a wood carriage-style door with tempered glass windows along the top. An interlocking paver driveway would be used to access the attached front-loading garage. Smooth wood columns would support a gabled front porch.

The second-story windows along the sides would have sill heights of three feet, four inches or more. The window along the staircase would have a sill height of approximately nine feet, four inches from the landing, and is set back approximately seven feet from the left side property line.

The proposed residence would be set back 20 feet from the front property line and approximately 27 feet, eight inches from the rear property line, where a 20-foot setback is required for both. The left side would have a 5.4-foot setback, and the right side would have a 5.8-foot setback, where 5.4 feet (ten percent of the minimum lot width) is required on either side.

Staff believes that the architectural style of the proposed residence would be generally attractive and well-proportioned. The second level would be generally inset from the ground floor at the right side and rear, and inset slightly at the left side and at the front, and the side-facing second-level windows would feature sill heights at or above three feet, four inches, helping reduce potential privacy concerns.

Trees and landscaping

As part of the project review process, the proposed project was reviewed by the City Arborist. No heritage trees are located on the subject property or near the proposed work. Standard tree protections would be ensured as part of condition 3(k).

Based on the survey, there were a total of four trees on or near the subject property at the time the survey was completed. Two non-heritage trees (labeled tree #2 and #3 on the site plan) are proposed for removal. Tree #1 is proposed to remain at the front-left side of the property. A landscape plan was included in the project plans (Attachment D). The applicant is proposing six bay laurel trees at the right side of the property and five olive trees, two in the front yard, and three at the rear, as well as two blue podocarpus, an Espalier apple and an Espalier pear tree. A movable propane BBQ, L-shaped bench and fire pit are also proposed in the rear yard along with a number of smaller shrubs and a small water feature near the rear property line. The applicant has indicated the water feature would comply with the Noise Ordinance.

Correspondence

The applicant indicated in the project description letter (Attachment E) that they have contacted the neighboring property owners at two meetings earlier in the process. They have provided a digital copy of letters of support. Staff received five letters of support, included as attachment F.

Conclusion

Staff believes that the “farmhouse style” of the proposed residence would be generally attractive and well-proportioned. The second level would feature windows with tall enough sill heights to reduce potential privacy concerns. The proposed landscape screening trees would further reduce potential privacy concerns. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City’s Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, “New Construction or Conversion of Small Structures”) of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Recommended Actions
B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Neighbor Correspondence

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Ori Paz, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

LOCATION: 933 Millie Avenue	**PROJECT NUMBER:** PLN2021-00029	**APPLICANT:** Darren Ewaniuk	**OWNER:** Darren Ewaniuk
PROPOSAL: Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence with an attached garage and a basement on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** November 1, 2021	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			

ACTION:

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. The applicant shall be required to apply for a building permit within one year from the date of approval (by November, 1, 2022) for the use permit to remain in effect.
    b. Development of the project shall be substantially in conformance with the plans prepared by Schwanke Architecture, consisting of 19 plan sheets, dated received October 14, 2021, and approved by the Planning Commission on November 1, 2021, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
    c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    g. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.
    h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering

LOCATION: 933 Millie Avenue	**PROJECT NUMBER:** PLN2021-00029	**APPLICANT:** Darren Ewaniuk	**OWNER:** Darren Ewaniuk
PROPOSAL: Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence with an attached garage and a basement on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** November 1, 2021	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			

ACTION:

Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

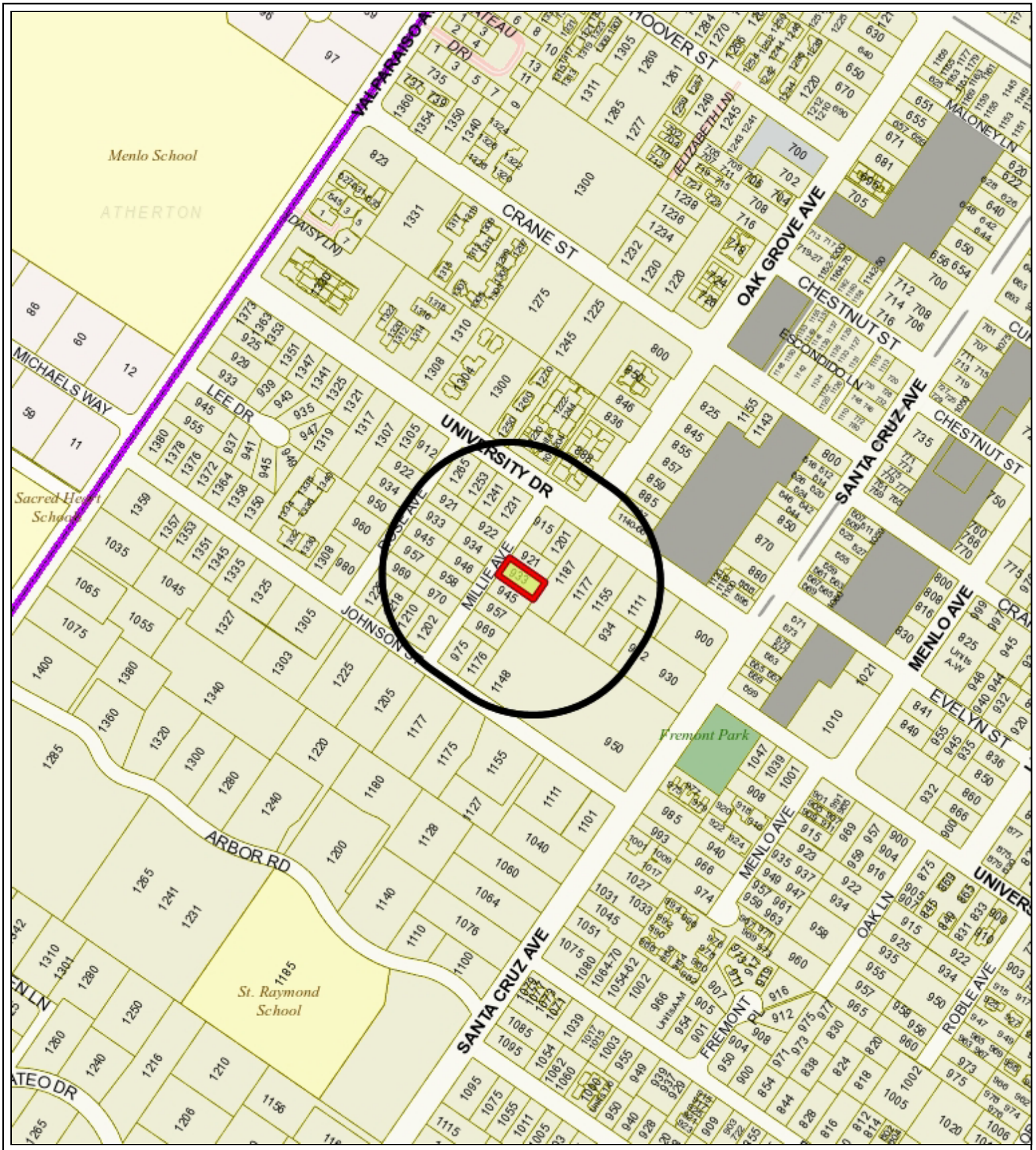
i. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.

j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.

k. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.

m. Prior to building permit issuance, Applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.



City of Menlo Park

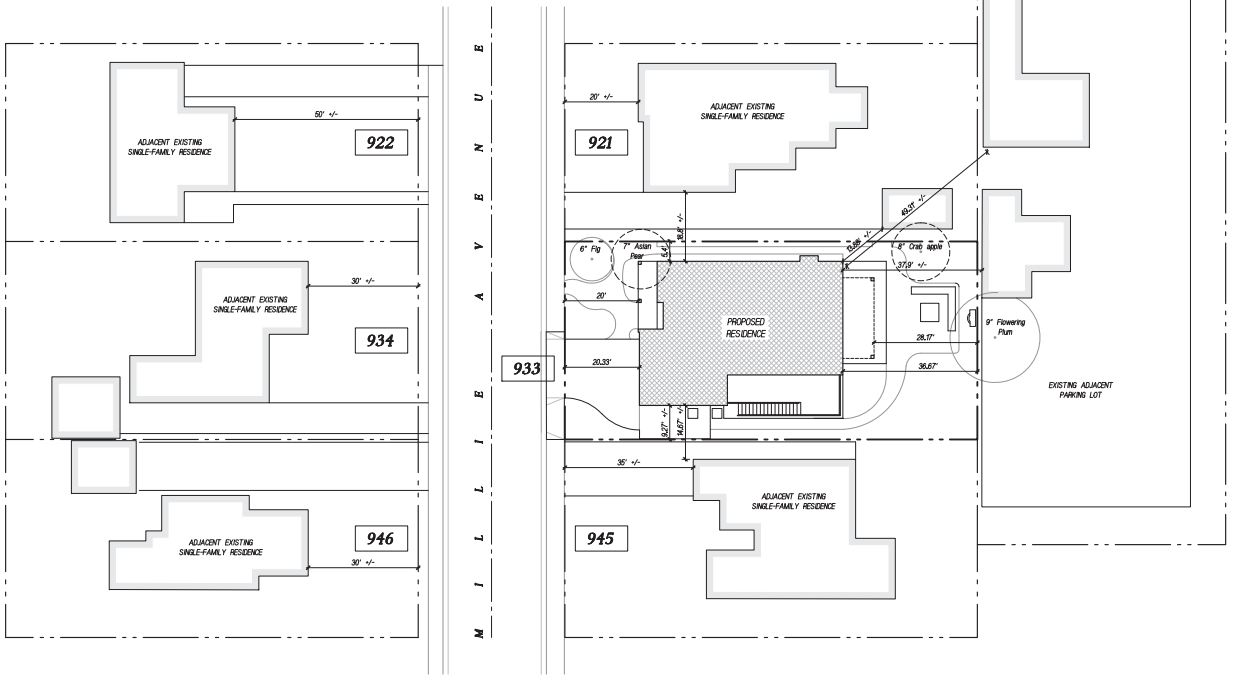
Location Map
933 Millie Ave

Scale: 1:4,000 | Drawn By: OP | Checked By: CDS | Date: 11/1/2021 | Sheet: 1

933 Millie Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	6,075.0 sf	6,075.0 sf	7,000.0 sf min.
Lot width	54.0 ft.	54.0 ft.	60.0 ft. min.
Lot depth	112.5 ft.	112.5 ft.	100.0 ft. min.
Setbacks			
Front	20.0 ft.	30.0 ft.	20.0 ft. min.
Rear	76.4 ft.	35.4 ft.	20.0 ft. min.
Side (left)	20.0 ft.	5.3 ft.	5.4 ft. min.
Side (right)	10.0 ft.	10.1 ft.	5.4 ft. min.
Building coverage	2,123.4 sf 34.9 %	1,736.0 sf 28.6 %	2,126.3 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,799.9 sf	1,651.0 sf	2,800.0 sf max.
Square footage by floor	1,368.2 sf/basement 1,349.0 sf/1st floor 993.7 sf/2nd floor 457.2 sf/garage 305.7 sf/porch 11.5 sf/fireplace	1,411.0 sf/1st floor 240.0 sf/garage 85.0 sf/porch	
Square footage of buildings	4,485.3 sf	1,736.0 sf	
Building height	26.8 ft.	14.0 ft.	30 ft. max.
Parking	2 covered	1 covered	1 covered/1 uncovered
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		
Trees	Heritage trees: 0	Non-Heritage trees: 4*	New Trees: 16
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 2	Total Number of Trees: 20*
	*Includes trees on surrounding properties.		

MILLIE AVENUE STREETSCAPE CONTEXT



AREA PLAN - 933 MILLIE AVENUE

SHEET INDEX

1100 BAY LAUREL
MENLO PARK
CALIFORNIA
94025-2539
(650) 321-4346
steve@schwanke.com

SCHWANKE ARCHITECTURE

STATE OF CALIFORNIA
Steven A. SCHWANKE
C-11497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

Brigham/Ewaniuk Residence

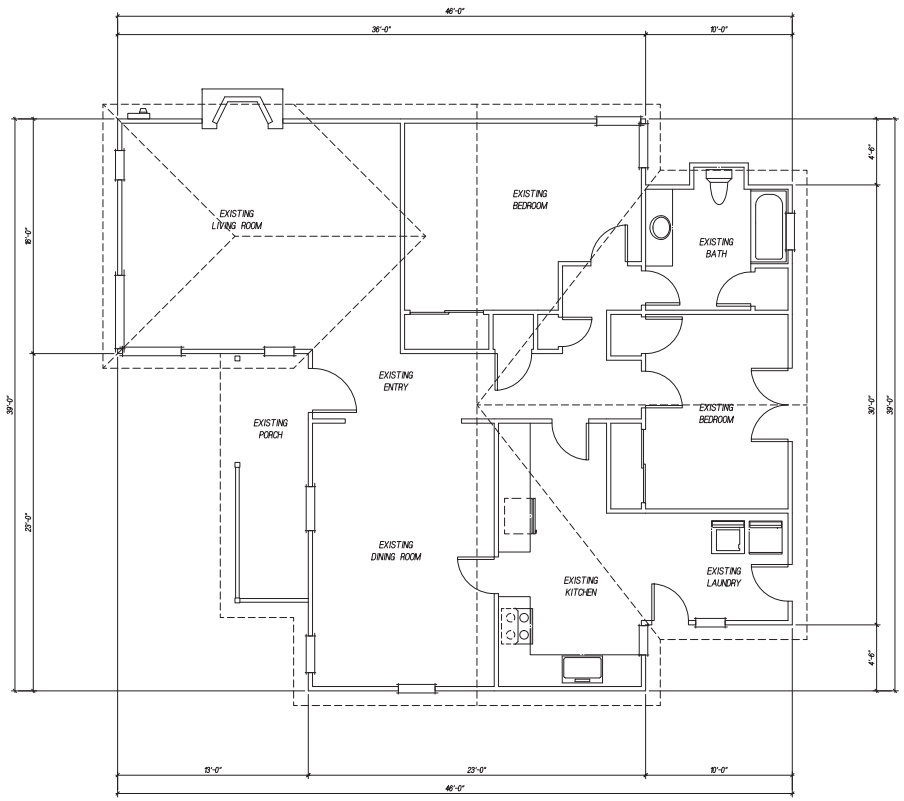
NEW RESIDENCE

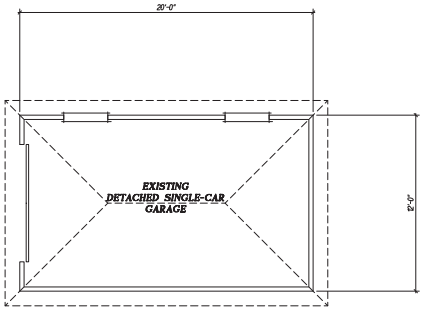
USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021
SCALE:	As Noted
FILE:	brigham-1a.db

PLAN:
Area Plan/ Streetscape

AS.00





EXISTING AREAS

ALL EXISTING STRUCTURES TO BE DEMOLISHED	
EXISTING HABITABLE AREA	1,411 S.F.
EXISTING DETACHED GARAGE	240 S.F.
TOTAL	1,651 S.F.
EXISTING PORCH	85 S.F.
TOTAL EXISTING COVERAGE	1,736 S.F.

NORTH

PLAN NORTH

0 8

EXISTING FLOOR PLANS

1100 BAY LAUREL
MENLO PARK.
CALIFORNIA
94025-5339
(650) 321-4346
steve@schwanke.com

SCHWANKE ARCHITECTURE

STATE OF CALIFORNIA
Steven A. Schwanke
C-17497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA

A.P.N: 071-084-050
PERMIT No: PLN2021-00029

Brigham/Ewaniuk Residence

N E W R E S I D E N C E

USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021

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

FILE: brigham-Op.db

PLAN:

Existing Plans

EP.01

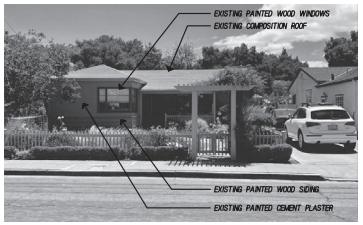
D2

915 | 921 | 933 | 945 | 957

SUBJECT PROPERTY

EXISTING PHOTOGRAPHIC STREETSCAPE

NO SCALE



EXISTING FRONT

EXISTING RIGHT SIDE

EXISTING REAR

EXISTING LEFT REAR

EXISTING LEFT SIDE (LOOKING TOWARD STREET)

EXISTING LEFT SIDE (LOOKING TOWARD REAR)

EXISTING GARAGE LEFT SIDE

EXISTING GARAGE FRONT

NOTE: EXISTING GARAGE RIGHT SIDE AND REAR ARE INACCESSIBLE AND WERE NOT PHOTOGRAPHED

PHOTOGRAPHS of EXISTING RESIDENCE on SUBJECT PROPERTY

NO SCALE

1100 BAY LAUREL
MENLO PARK.
CALIFORNIA
94025-5339
(650) 321-4346
steve@schwanke.com

SCHWANKE
ARCHITECTURE

STATE OF CALIFORNIA
Steven A. Schwanke
C-17497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA

A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

Brigham/Ewaniuk Residence

NEW RESIDENCE

USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021
SCALE:	No Scale
FILE:	brigham-Op.db

PLAN:

Photos of Existing

EP.02

TREE SCHEDULE

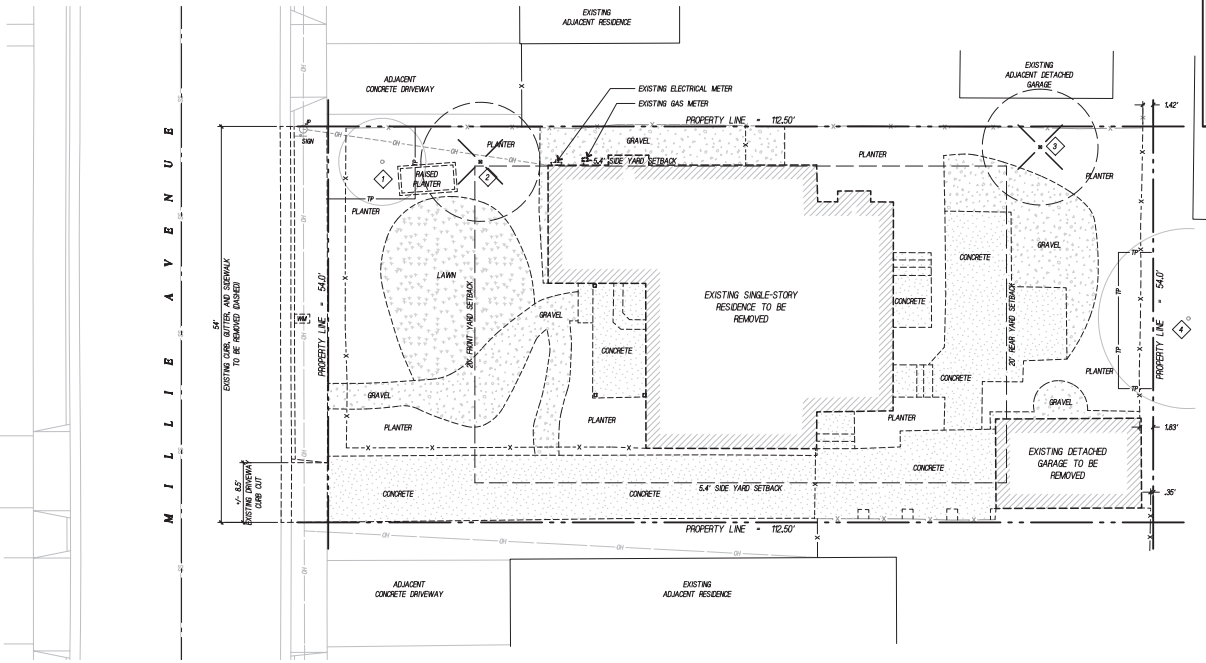
No.	SPECIES	DIA.	N	H	P	R
1	Mission fig	6"			X	
2	Asian pear	7"				X
3	Crab apple	8"				X
4	Flowering Plum	6"	X		X	

@ - ESTIMATED TREE DIAMETER
N - TREE ON ADJACENT PROPERTY
H - HERITAGE TREE PROTECTED BY ORDINANCE
P - TREE PROTECTION REQUIRED
R - TREE TO BE REMOVED (See note 'C' below)

NOTES:

A. THERE ARE NO 'HERITAGE TREES' LOCATED ON SITE OR WITHIN 10' OF ANY PROPERTY LINE.
B. TREE SCHEDULE BASED ON FIELD OBSERVATION.
C. NON-HERITAGE TREES MARKED AS "RETAIN" and "PROTECT" MAY NOT BE REMOVED WITHOUT A TREE REMOVAL PERMIT FROM THE COMMUNITY DEVELOPMENT DIRECTOR.
D. CITY APPROVED TREE PROTECTION WARNING SIGNS ARE REQUIRED TO BE INSTALLED AND MAINTAINED AT ALL TIMES UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
E. REQUIRED TREE PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE. NO CHANGES TO TREE PROTECTION CAN BE MADE UNTIL A REVISED TREE PROTECTION PLAN IS SUBMITTED AND APPROVED BY THE TOWN ARBORIST.
F. FAILURE TO INSTALL AND MAINTAIN REQUIRED TREE PROTECTION WILL RESULT IN ISSUANCE OF STOP WORK ORDER AND IMPLEMENTATION OF A CORRECTIVE ACTION PLAN.
G. ANY DIGGING WITHIN THE TREE PROTECTION ZONE (TPZ) SHALL BE DONE BY HAND AIR-SPADE OR VACUUM SYSTEM UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.

KEYNOTES



CONSTRUCTION WASTE MANAGEMENT

1. RECYCLE AND/OR SALVAGE FOR REUSE OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS SHALL COMPLY WITH CITY OF MENLO PARK 'Recycling and Salvaging of Construction and Demolition Debris' ORDINANCE - MENLO PARK MUNICIPAL CODE, TITLE 12, CHAPTER 12.48 AND/OR LEED RESIDENTIAL REQUIREMENTS FOR SILVER LEVEL.
2. DOCUMENTATION SHALL BE PREPARED BY THE CONTRACTOR TO DEMONSTRATE COMPLIANCE WITH THE ORDINANCE AND BE MADE AVAILABLE TO THE BUILDING DEPARTMENT INSPECTOR AS REQUIRED.
3. MIXED CONSTRUCTION AND DEMOLITION DEBRIS PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CalRecycle).

SITE LEGEND

- EXISTING OVERHEAD ELECTRICAL (AS OCCURS)
- EXISTING UNDERGROUND WATER (AS OCCURS)
- EXISTING UNDERGROUND GAS (AS OCCURS)
- EXISTING SANITARY SEWER (AS OCCURS)
- OVERHEAD ELECTRICAL (AS OCCURS)
- UNDERGROUND WATER (AS OCCURS)
- UNDERGROUND GAS (AS OCCURS)
- SANITARY SEWER (AS OCCURS)
- STORM DRAIN - TIGHT LINE FROM DOWNSOUT TO POP-UP BUBBLER
- SSCO SANITARY SEWER CLEANOUT
- WM WATER METER - VERIFY EXISTING SIZE WITH WATER DEPARTMENT
- TEMPORARY 6'-0" CHAIN LINK CONSTRUCTION SECURITY FENCING - VERIFY EXTENT REQUIRED
- TREE PROTECTION FENCING PER MENLO PARK CITY STANDARDS - TO REMAIN FOR DURATION OF CONSTRUCTION
- TREE NUMBER - REFER TO TREE SCHEDULE

NORTH

PLAN NORTH

0 16'

EXISITNG SITE/DEMOLITION PLAN - 933 MILLIE AVENUE

1100 BAY LAUREL
MENLO PARK,
CALIFORNIA
94025-5339
(650) 321-4348
steve@schwanke.com

SCHWANKE ARCHITECTURE

STATE OF CALIFORNIA
Steven A. SCHWANKE
C-11497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA
A.P.N.: 071-084-050
PERMIT No.: PLN2022-00029

Brigham/Ewaniuk Residence
NEW RESIDENCE

USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021

SCALE: 1/8" - 1'-0"
FILE: brigham-1v.dib
PLAN:

Existing Site/ Demo Plan

ES.01

NOISE LEVEL RESTRICTIONS

THE WORK HOURS ARE REGULATED BY NOISE LEVELS CREATED DURING CONSTRUCTION.

THE MAXIMUM NOISE LEVELS ALLOWED ARE ESTABLISHED IN THE CITY OF MENLO PARK MUNICIPAL CODE, CHAPTER "8.06 NOISE".

A. ANY AND ALL EXCESSIVELY ANNOYING, LOUD, OR UNUSUAL NOISE OR VIBRATION AS SUCH TO OFFEND THE PEACE AND QUITE OF PERSONS OF ORDINARY SENSIBILITIES AND WHICH INTERFER WITH THE COMFORTABLE ENJOYMENT OF LIFE OR PROPERTY AND AFFECT AT THE SAME TIME AN ENTIRE NEIGHBORHOOD OR ANY CONSIDERABLE NUMBER OF PERSONS SHALL BE CONSIDERED A NOISE DISTURBANCE.

B. CONSTRUCTION ACTIVITIES:
   a) CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS OF EIGHT (8) a.m. AND SIX (6) p.m. MONDAY THROUGH FRIDAY.
   b) CONSTRUCTION ACTIVITIES BY RESIDENTS AND PROPERTY OWNERS PERSONALLY UNDERTAKING CONSTRUCTION ACTIVITIES TO MAINTAIN OR IMPROVE THEIR PROPERTY ARE ALLOWED ON SATURDAYS, SUNDAYS, AND HOLIDAYS BETWEEN THE HOURS OF NINE (9) a.m. AND FIVE (5) p.m.
   c) A SIGN, CONTAINING THE PERMITTED HOURS OF CONSTRUCTION ACTIVITIES EXCEEDING THE NOISE LIMITS SET FORTH IN SECTION 8.06.030(3), SHALL BE POSTED AT ALL ENTRANCES TO A CONSTRUCTION SITE UPON THE COMMENCEMENT OF CONSTRUCTION, FOR THE PURPOSE OF INFORMING CONTRACTORS, SUB-CONTRACTORS, AND ALL OTHER PERSONS AT THE CONSTRUCTION SITE OF THE BASIC REQUIREMENTS OF THIS CHAPTER. THE SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GROUND LEVEL AND SHALL CONSIST OF A WHITE BACKGROUND WITH BLACK LETTERS.
   d) NOTWITHSTANDING ANY OTHER PROVISION SET FORTH ABOVE, ALL POWERED EQUIPMENT SHALL COMPLY WITH THE LIMITS SET FORTH IN SECTION 8.06.030(3).

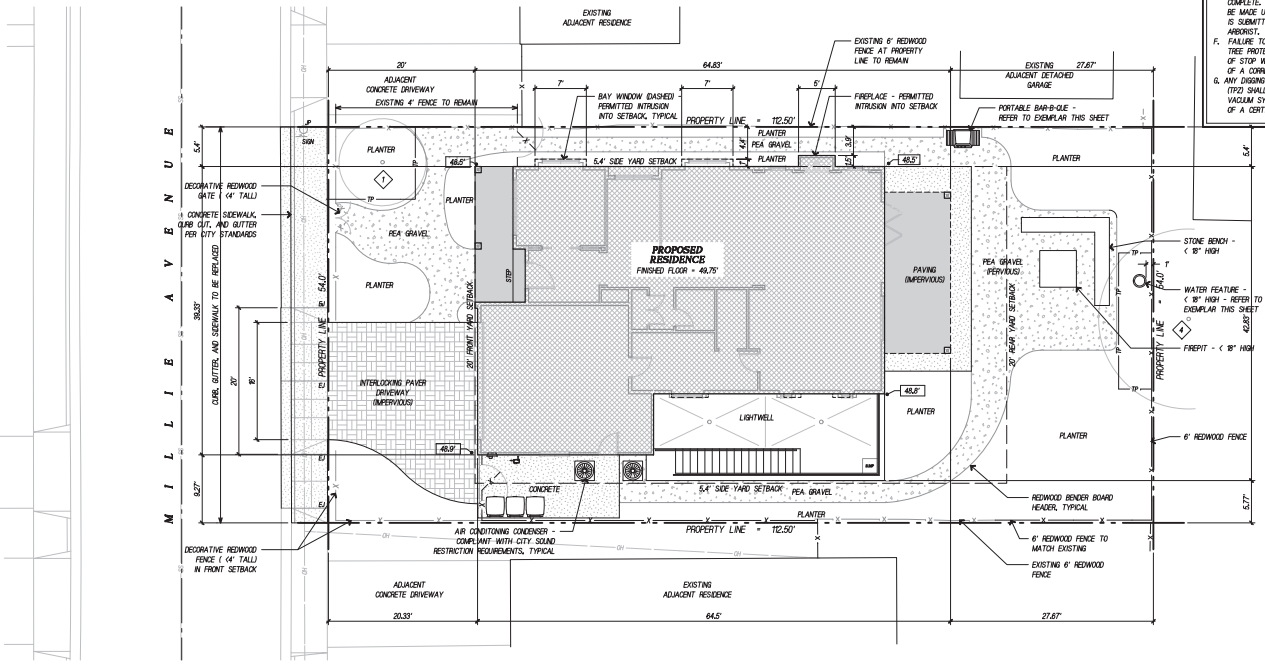
WATER FEATURE

1 Rustica Pot Fountain
FT-49 147 lbs
21.00"W x 17.75"H

NOTE:
FOUNTAIN SHALL COMPLY WITH NOISE LEVEL RESTRICTIONS NOTED ABOVE (PER MANUFACTURER "Sound Level Rating" - "cannot be heard at a distance")

PORTABLE B-B-Q

NOTE:
BAR-B-QUE TO BE MOVED TO PROXIMITY OF COVERED PATIO AREA WHEN IN USE.



TREE SCHEDULE

No.	SPECIES	DIA.	N	H	P	R
1	Mission fig	6"			X	
2	Asian pear	7"				X
3	Crab apple	8"				X
4	Flowering Plum	6"	X		X	

- ESTIMATED TREE DIAMETER
N - TREE ON ADJACENT PROPERTY
H - HERITAGE TREE PROTECTED BY ORDINANCE
P - TREE PROTECTION REQUIRED
R - TREE TO BE REMOVED (See note "C" below)

NOTES:
A. THERE ARE NO "HERITAGE TREES" LOCATED ON SITE OR WITHIN 10' OF ANY PROPERTY LINE.
B. TREE SCHEDULE BASED ON FIELD OBSERVATION.
C. NON-HERITAGE TREES MARKED AS "RETAIN" and "PROTECT" MAY NOT BE REMOVED WITHOUT A TREE REMOVAL PERMIT FROM THE COMMUNITY DEVELOPMENT DIRECTOR.
D. CITY APPROVED TREE PROTECTION WARNING SIGNS ARE REQUIRED TO BE INSTALLED AND MAINTAINED AT ALL TIMES UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
E. REQUIRED TREE PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE. NO CHANGES TO TREE PROTECTION CAN BE MADE UNTIL A REVISED TREE PROTECTION PLAN IS SUBMITTED AND APPROVED BY THE TOWN ARBORIST.
F. FAILURE TO INSTALL AND MAINTAIN REQUIRED TREE PROTECTION WILL RESULT IN ISSUANCE OF STOP WORK ORDER AND IMPLEMENTATION OF A CORRECTIVE ACTION PLAN.
G. ANY DIGGING WITHIN THE TREE PROTECTION ZONE (TPZ) SHALL BE DONE BY HAND (AIR-SPADE OR VACUUM SYSTEM) UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.

KEYNOTES

SITE NOTES

A. REMOVE AND REPLACE ALL EXISTING DAMAGED FRONTAGE IMPROVEMENTS ALONG THE ENTIRE PROJECT FRONTAGE. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS.

B. ALL FRONTAGE IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED.

C. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING LATERALS, IN THE PUBLIC RIGHT-OF-WAY.

SITE ANALYSIS

ADDRESS:	933 MILLIE AVENUE
ACCESSOR'S PARCEL NUMBER:	071-084-050
ZONE:	R-1-U
SITE AREA:	6,075 S.F.
AVERAGE NATURAL GRADE: (48.5' + 48.5' + 48.8' + 48.97') / 4 = 48.68'	48.73'
MAXIMUM COVERAGE (35%):	2,126 S.F.
MAX. FLOOR AREA RATIO (F.A.R.):	2,800 S.F.
MAXIMUM BUILDING HEIGHT:	28'-0"
DAYLIGHT PLANE:	REQUIRED
PARKING:	(2) COVERED SPACES
GRADES:	TO REMAIN NATURAL

AREAS:
REFER TO SHEET AP.00 FOR PROPOSED FLOOR AREA LIMIT (F.A.L.) AND COVERAGE AREA BLOCK DIAGRAMS.

SITE LEGEND

- EXISTING OVERHEAD ELECTRICAL (AS OCCURS)
- EXISTING UNDERGROUND WATER (AS OCCURS)
- EXISTING UNDERGROUND GAS (AS OCCURS)
- EXISTING SANITARY SEWER (AS OCCURS)
- OVERHEAD ELECTRICAL (AS OCCURS)
- UNDERGROUND WATER (AS OCCURS)
- UNDERGROUND GAS (AS OCCURS)
- SANITARY SEWER (AS OCCURS)
- STORM DRAIN - TIGHT LINE FROM DOWNSOUT TO POP-UP BUBBLER
- SSCO SANITARY SEWER CLEANOUT
- WM WATER METER - VERIFY EXISTING SIZE WITH WATER DEPARTMENT
- TEMPORARY 6'-0" CHAIN LINK CONSTRUCTION SECURITY FENCING - VERIFY EXTENT REQUIRED
- TP TREE PROTECTION FENCING PER MENLO PARK CITY STANDARDS - TO REMAIN FOR DURATION OF CONSTRUCTION
- 8 TREE NUMBER - REFER TO TREE SCHEDULE

NORTH
PLAN NORTH
0 16'

PROPOSED SITE PLAN - 933 MILLIE AVENUE

1100 BAY LAUREL
MENLO PARK,
CALIFORNIA
94025-5339
(650) 321-4348
steve@schwanke.com

SCHWANKE ARCHITECTURE

STATE OF CALIFORNIA
Steven A. SCHWANKE
C-14497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK CALIFORNIA 94025
A.P.N.: 071-084-050
PERMIT No.: PLN2020-00029

Brigham/Ewaniuk Residence
NEW RESIDENCE
USE PERMIT APPLICATION

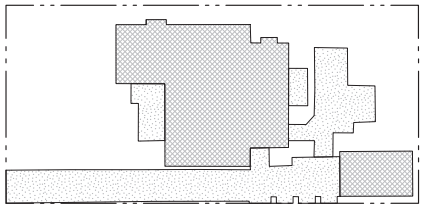
RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021

SCALE: 1/8" = 1'-0"
FILE: brigham-1v.dib
PLAN:
Proposed Site Plan
AS.01

IMPERVIOUS AREA (BUILDING)
1,671 S.F. (27.51%)

IMPERVIOUS AREA (PAVING)
1,290 S.F. (21.24%)

PERVIOUS AREA (LANDSCAPING)
3,114 S.F. (51.26%)

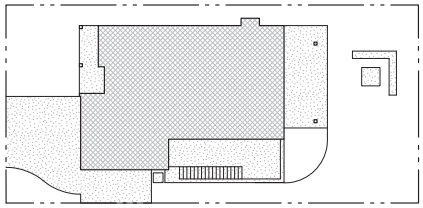


EXISTING IMPERVIOUS AREAS SCALE: 1/16" = 1'-0"

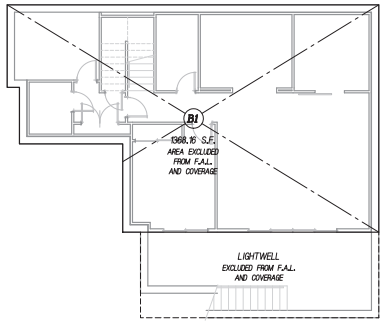
IMPERVIOUS AREA (BUILDING)
1,829 S.F. (30.11%)

IMPERVIOUS AREA (PAVING)
1,533 S.F. (25.24%)

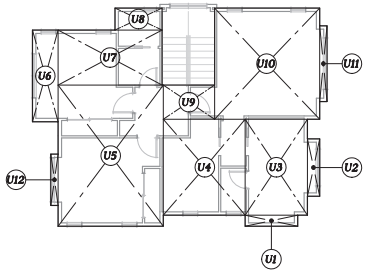
PERVIOUS AREA (LANDSCAPING
-or- GRAVEL) 2,713 S.F. (44.66%)



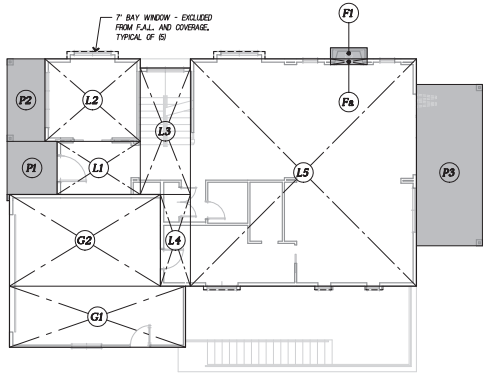
PROPOSED IMPERVIOUS AREAS SCALE: 1/16" = 1'-0"



BASEMENT FLOOR PLAN



UPPER FLOOR PLAN



LOWER FLOOR PLAN

LOWER FLOOR AREA

L1	11.33' x 7.25' =	82.14 S.F.
L2	13.00' x 11.25' =	146.25 S.F.
L3	6.83' x 17.25' =	117.82 S.F.
L4	4.08' x 12.50' =	51.00 S.F.
L5 **	30.83' x 31.00' =	958.73 S.F.

** Area excluded from L5:

Fa	5.00' x 0.79' =	-3.95 S.F.

GARAGE

G1	24.00' x 8.33' =	199.92 S.F.
G2	20.58' x 12.50' =	257.25 S.F.

TOTAL LOWER FLOOR AREA:	1806.16 S.F.

UPPER FLOOR AREA

U1	7.17' x 1.50' =	10.76 S.F.
U2	1.67' x 7.83' =	13.08 S.F.
U3	8.50' x 13.08' =	111.18 S.F.
U4	11.17' x 13.08' =	146.10 S.F.
U5	14.33' x 19.25' =	275.85 S.F.
U6	3.50' x 12.50' =	43.75 S.F.
U7	14.17' x 7.50' =	106.28 S.F.
U8	6.42' x 3.00' =	19.26 S.F.
U9	7.00' x 4.67' =	32.69 S.F.
U10	14.33' x 15.17' =	217.39 S.F.
U11	1.00' x 10.33' =	10.33 S.F.
U12	1.00' x 7.00' =	7.00 S.F.

TOTAL UPPER FLOOR AREA:	993.67 S.F.

FLOOR AREA TOTALS

LOWER FLOOR	1806.16 S.F.
UPPER FLOOR	993.67 S.F.

TOTAL FLOOR AREA (F.A.L.):	2799.83 S.F.
MAXIMUM ALLOWABLE F.A.L.:	2800.00 S.F.

ADDITIONAL COVERAGE AREAS:

COVERED PORCH (SHADED)

P1	6.83' x 7.25' =	49.52 S.F.
P2	5.17' x 11.25' =	58.16 S.F.
P3	9.00' x 22.00' =	198.00 S.F.

OTHER COVERED AREAS (SHADED)

F1 (FIREPLACE)	5.00' x 1.50' =	7.50 S.F.
Fa (FIREPLACE)	5.00' x 0.79' =	3.95 S.F.

ADDITIONAL COVERAGE AREA TOTAL:	317.13 S.F.
LOWER FLOOR COVERAGE:	1806.16 S.F.

TOTAL BUILDING COVERAGE:	2123.29 S.F.
MAXIMUM ALLOWABLE BUILDING COVERAGE:	2126.00 S.F.

AREA BLOCK DIAGRAMS

0 16'

1100 BAY LAUREL
MENLO PARK,
CALIFORNIA
94025-5339
(650) 321-4348
steve@schwanke.com

SCHWANKE
ARCHITECTURE

STATE OF CALIFORNIA
Steven A. SCHWANKE
C-11497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA
A.P.N: 071-084-050
PERMIT No: PLN2021-00029

Brigham/Ewaniuk Residence

NEW RESIDENCE

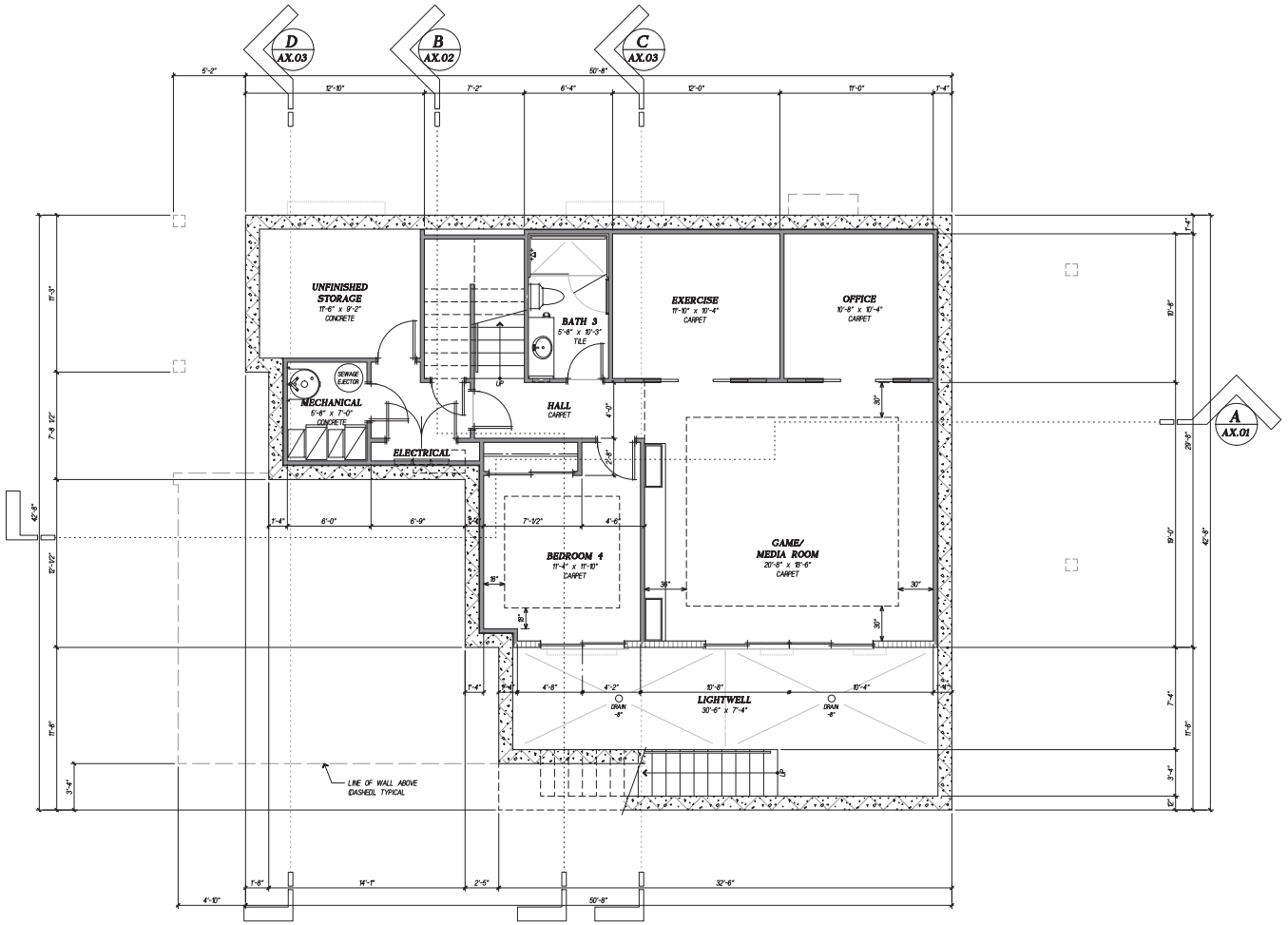
USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021

SCALE: 1/8" = 1'-0"
FILE: brigham-fv.dib
PLAN:

Area Block Diagrams

AP.00



BASEMENT FLOOR PLAN

0 8

SCHWANKE ARCHITECTURE

1100 BAY LAUREL
MENLO PARK
CALIFORNIA
94025-5539
(650) 321-4346
steve@schwanke.com

STATE OF CALIFORNIA
Steven A. Schwanke
C-17497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA

A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

Brigham/Ewaniuk Residence

NEW RESIDENCE

USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021

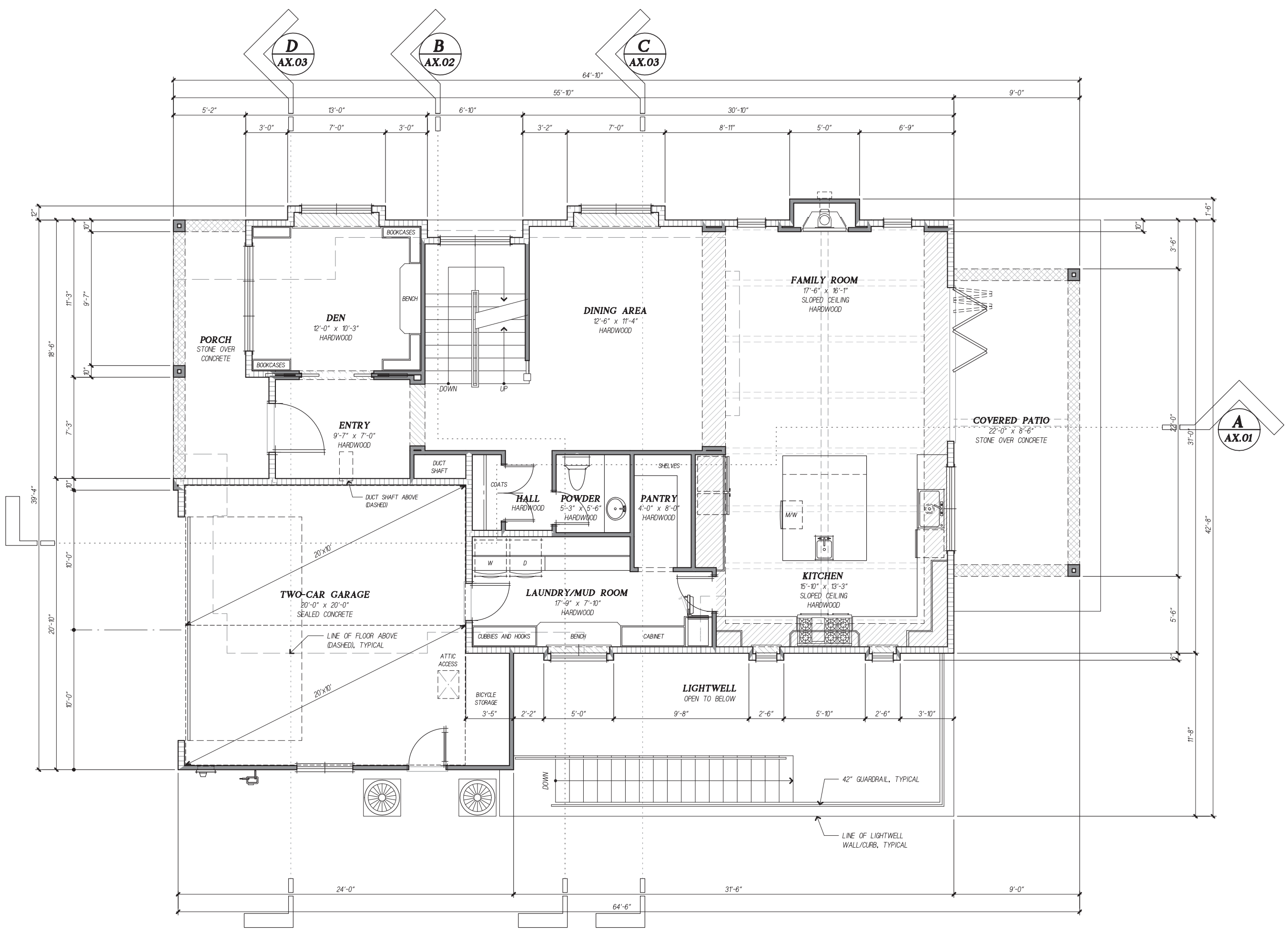
SCALE: 1/4" = 1'-0"

FILE: brigham-1p.db

PLAN:

Basement Floor Plan

AP.01



1100 BAY LAUREL
MENLO PARK,
CALIFORNIA
94025-5339
(650) 321-4348
steve@sschwanke.com

SCHWANKE
ARCHITECTURE

STATE OF CALIFORNIA
Steven A. SCHWANKE
C-17497
10/21
LICENSED ARCHITECT

[illegible]

Brigham/Ewaniuk Residence
NEW RESIDENCE

933 MILLIE AVENUE
MENLO PARK
CALIFORNIA 94025

A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021

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

FILE: brigham-1p.db

PLAN:

Lower Floor Plan

AP.02

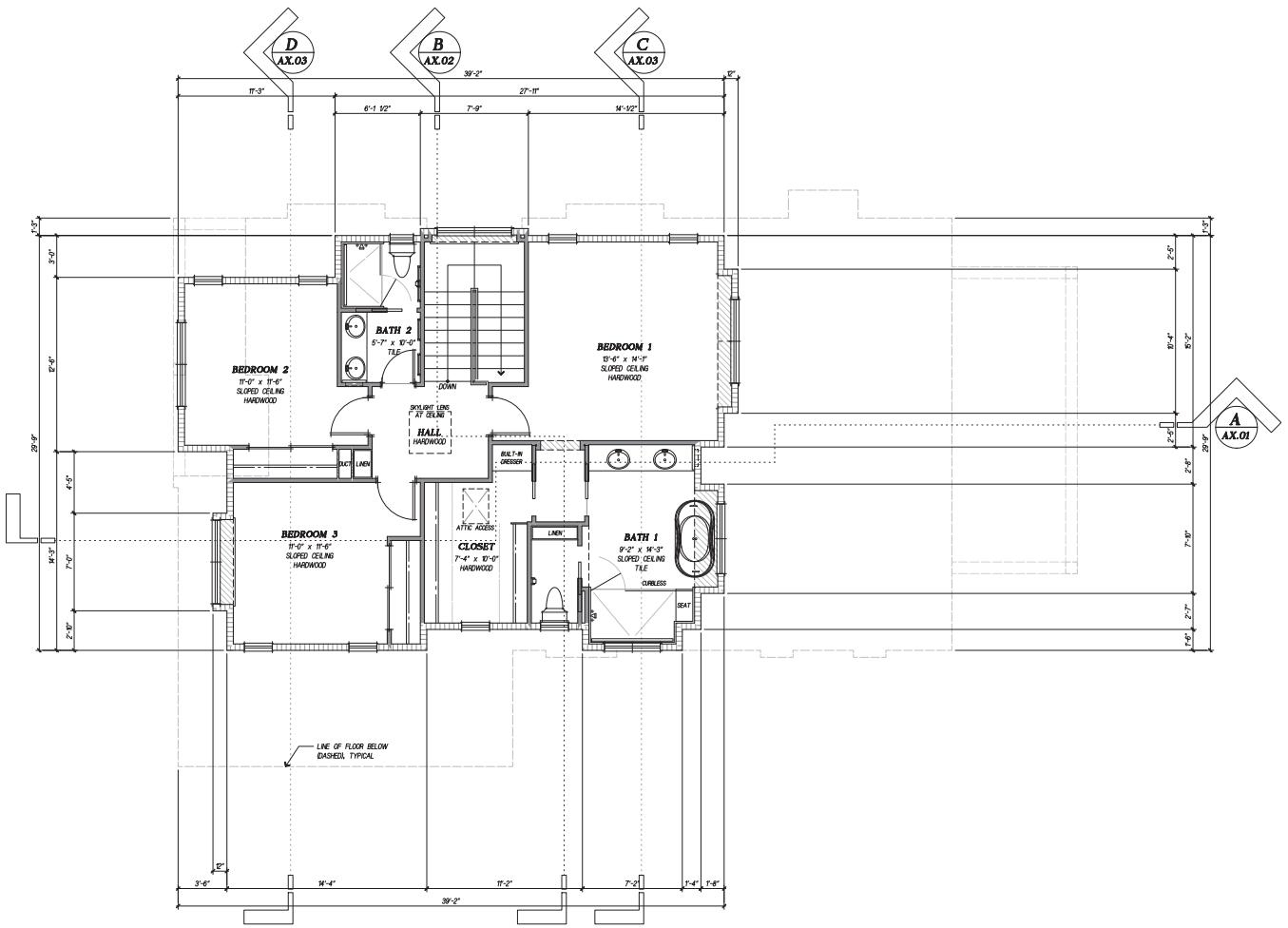
NORTH

PLAN NORTH

0 8

LOWER FLOOR PLAN

D8



UPPER FLOOR PLAN

NORTH

PLAN NORTH

0 8

SCHWANKE ARCHITECTURE

1100 BAY LAUREL
MENLO PARK
CALIFORNIA
94025-5539
(650) 321-4346
steve@schwanke.com

STATE OF CALIFORNIA
Steven A. Schwanke
C-17497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA

A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

Brigham/Ewaniuk Residence

NEW RESIDENCE

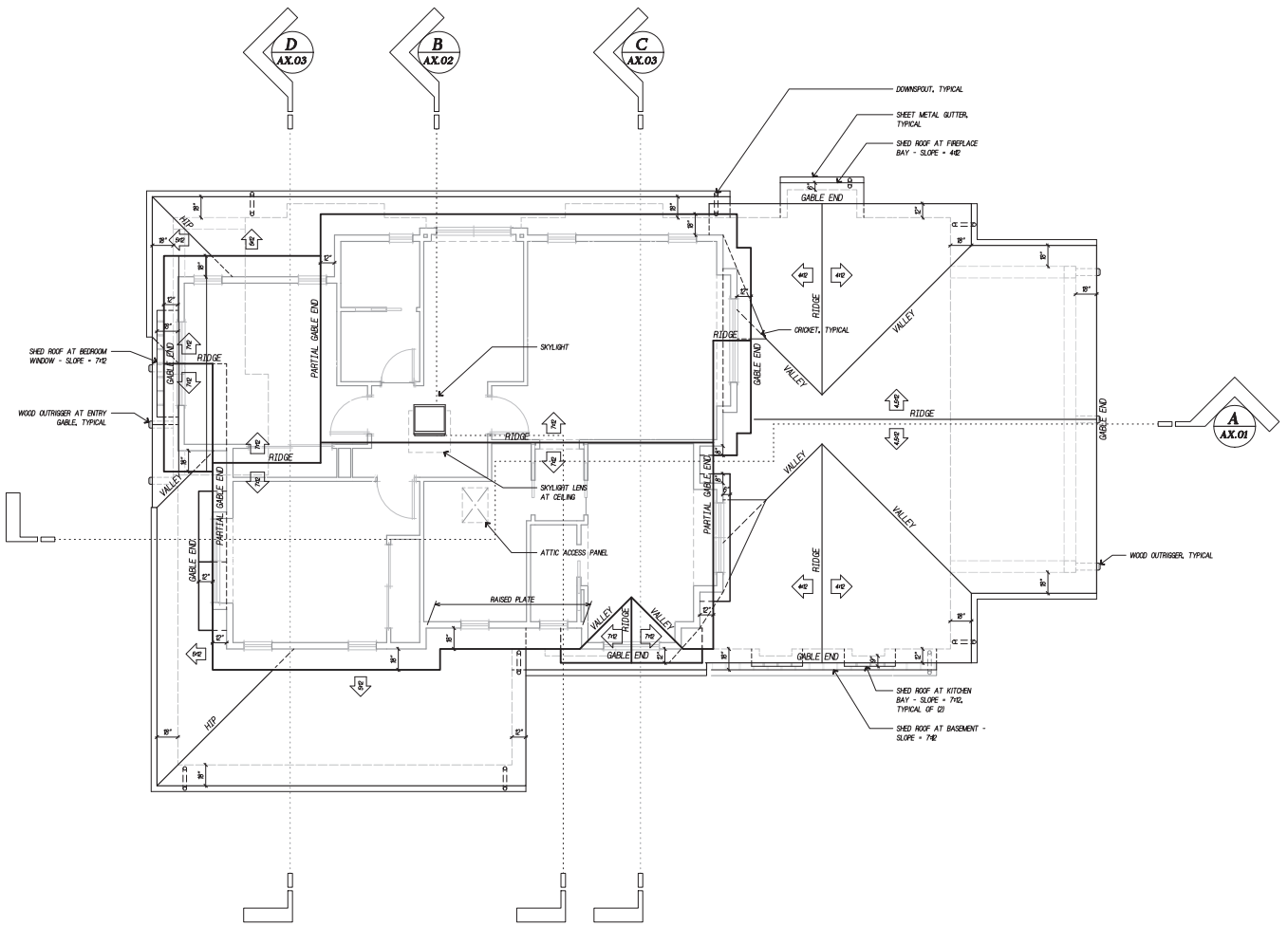
USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
SCALE:	1/4" = 1'-0"
FILE:	brigham-1p.db

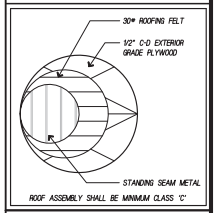
PLAN:

Upper Floor Plan

AP.03



ROOF ASSEMBLY



ROOF ASSEMBLY SHALL BE MINIMUM CLASS 'C'

NORTH

PLAN NORTH

0 8

ROOF PLAN

SCHWANKE ARCHITECTURE

1100 BAY LAUREL
MENLO PARK
CALIFORNIA
94025-5539
(650) 321-4346
steve@schwanke.com

STATE OF CALIFORNIA
Steven A. Schwanke
C-17497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA

A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

Brigham/Ewaniuk Residence

NEW RESIDENCE

USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021

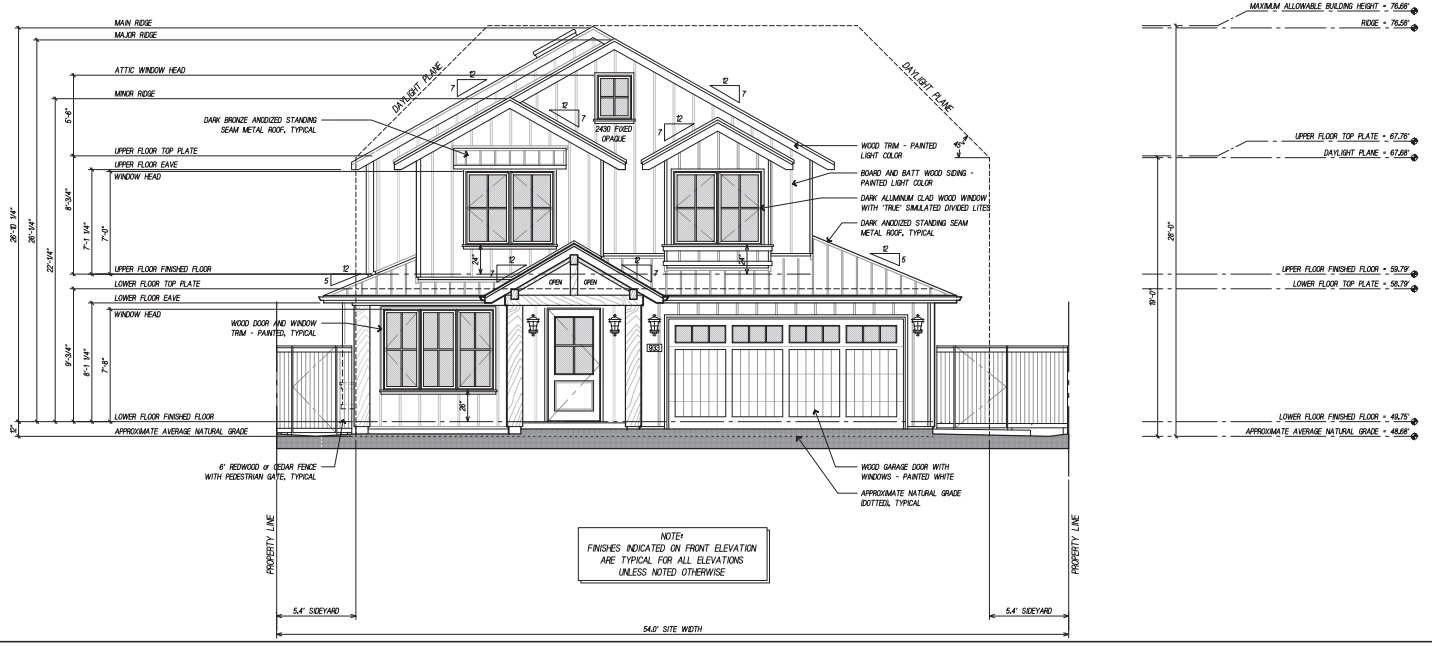
SCALE: 1/4" = 1'-0"

FILE: brigham-1p.db

PLAN:

Roof Plan

AR.01



FRONT (northwest) EXTERIOR ELEVATION

RIGHT SIDE (southwest) EXTERIOR ELEVATION

0 8'

SCHWANKE ARCHITECTURE
1100 BAY LAUREL
MENLO PARK
CALIFORNIA
94025-5539
(650) 321-4346
steve@schwanke.com

STATE OF CALIFORNIA
Steven A. SCHWANKE
C-17497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA
A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

Brigham/Ewaniuk Residence

NEW RESIDENCE

USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021

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

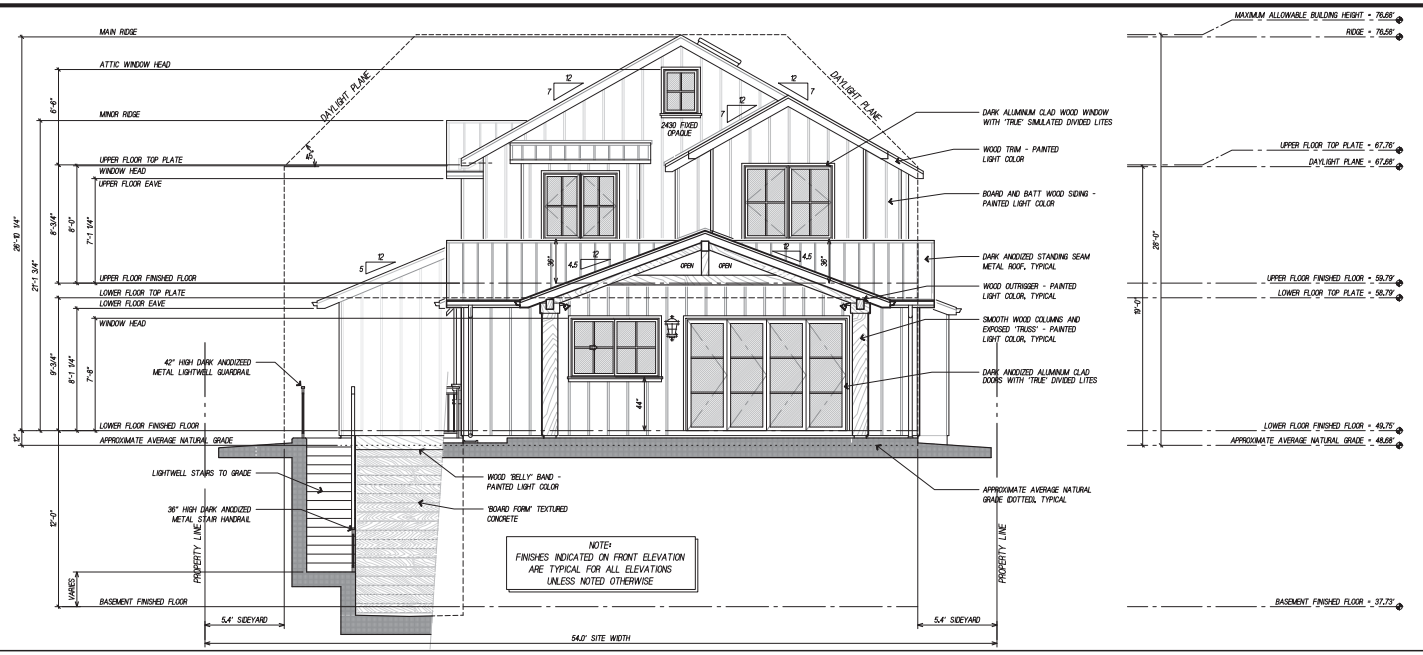
FILE: brigham-te3.dwb

PLAN:

Exterior Elevations

AE.01

D11



REAR (southeast) EXTERIOR ELEVATION

LEFT SIDE (northeast) EXTERIOR ELEVATION

0 8'

1100 BAY LAUREL
MENLO PARK
CALIFORNIA
94025-5539
(650) 321-4346
steve@schwanke.com

SCHWANKE ARCHITECTURE

STATE OF CALIFORNIA
Steven A. SCHWANKE
C-17497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA
A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

Brigham/Ewaniuk Residence

NEW RESIDENCE

USE PERMIT APPLICATION

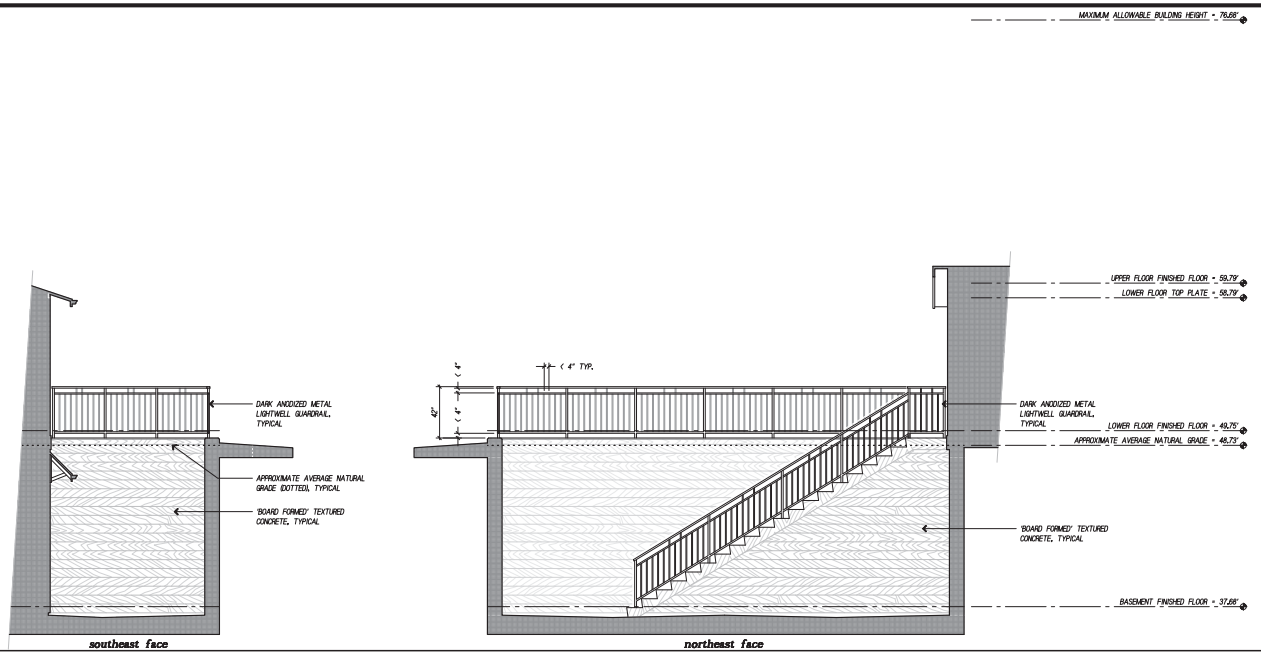
RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021

SCALE: 1/4" = 1'-0"
FILE: brigham-te3.dib
PLAN:

Exterior Elevations

AE.02

D12



LIGHTWELL

0 8'

1100 BAY LAUREL
MENLO PARK
CALIFORNIA
94025-5539
(650) 321-4346
steve@schwanke.com

SCHWANKE ARCHITECTURE

STATE OF CALIFORNIA
Steven A. SCHWANKE
C-17497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA
A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

Brigham/Ewaniuk Residence

NEW RESIDENCE

USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021

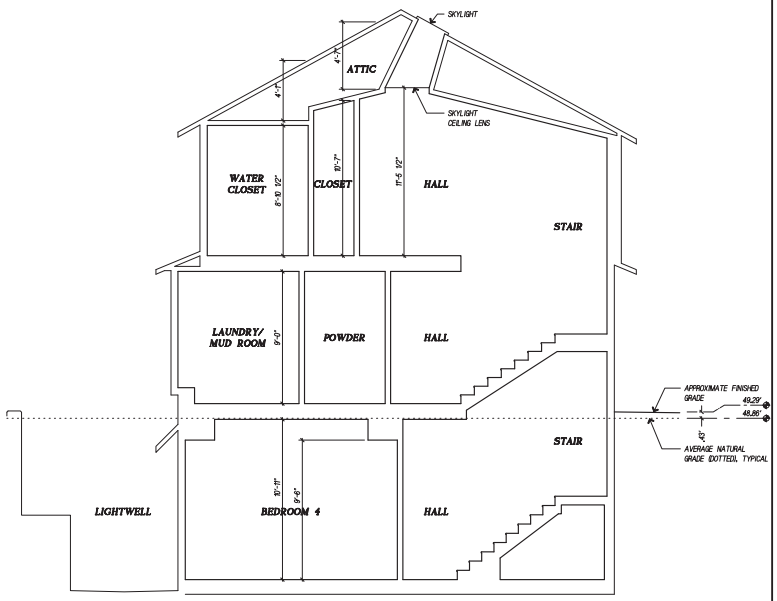
SCALE: 1/4" = 1'-0"

FILE: brigham-te3.dwb

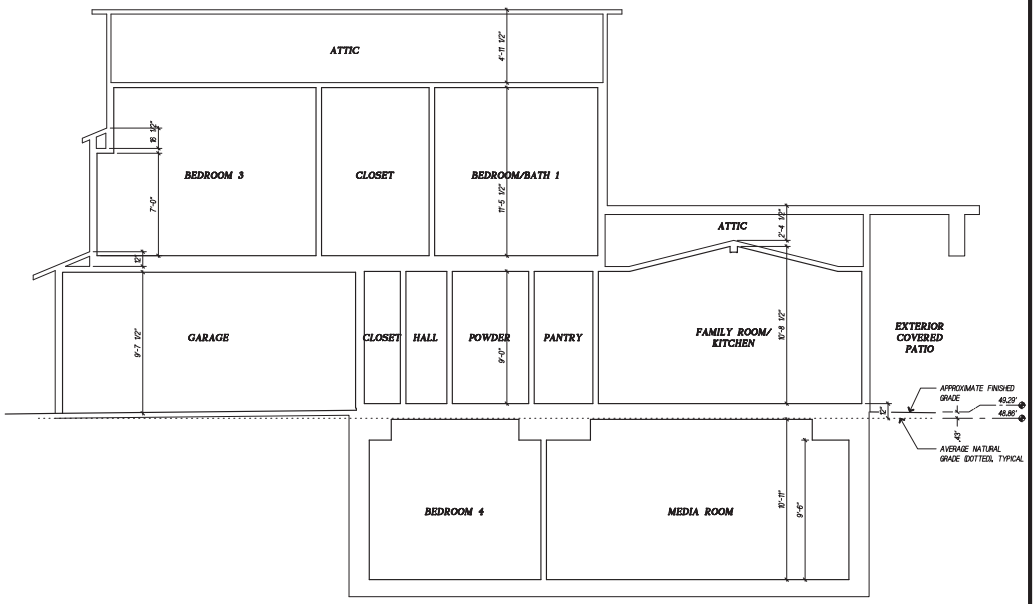
PLAN:

Exterior Elevations

AE.03



BUILDING SECTION 'B'



BUILDING SECTION 'A'

0 12"

1100 BAY LAUREL
MENLO PARK,
CALIFORNIA
94025-5339
(650) 321-4348
steve@schwanke.com

SCHWANKE
ARCHITECTURE

STATE OF CALIFORNIA
Steven A. Schwanke
C11497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA

A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

Brigham/Ewaniuk Residence

NEW RESIDENCE

USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021

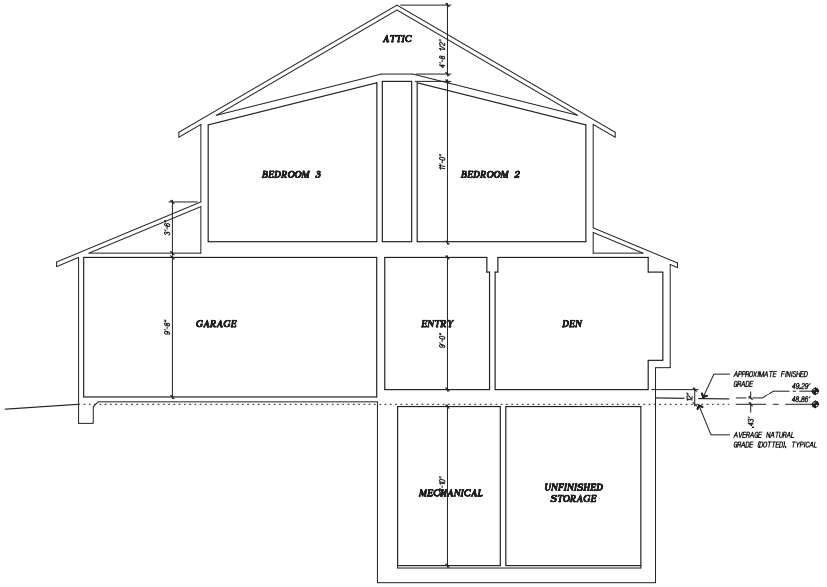
SCALE: 1/4" = 1'-0"

FILE: brigham-2x.db

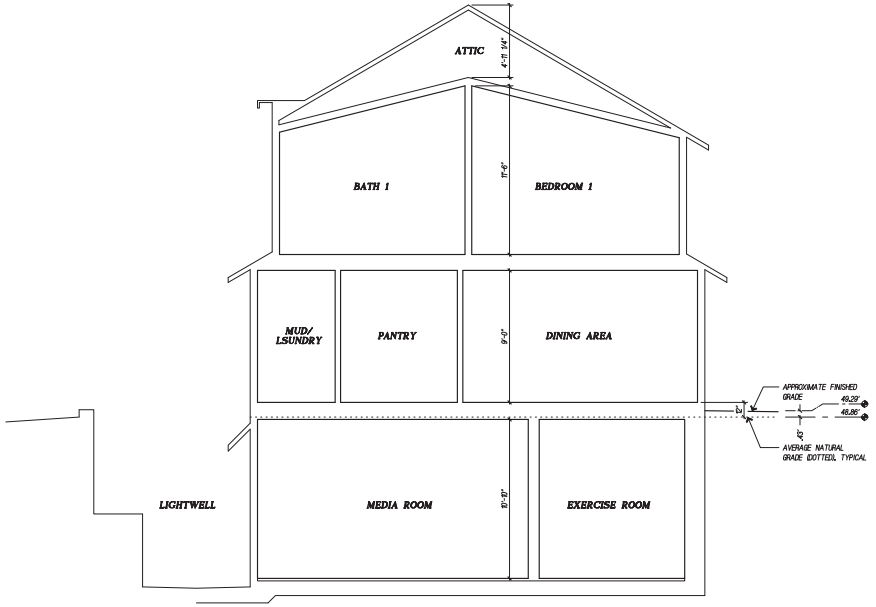
PLAN:

Building Section 'A'/'B'

AX.01



BUILDING SECTION 'D'



BUILDING SECTION 'C'

0 12"

1100 BAY LAUREL
MENLO PARK.
CALIFORNIA
94025-5339
(650) 321-4348
steve@schwanke.com

SCHWANKE ARCHITECTURE

STATE OF CALIFORNIA
Steven A. Schwanke
C11497
10/21
LICENSED ARCHITECT

933 MILLIE AVENUE
MENLO PARK 94025
CALIFORNIA
A.P.N.: 071-084-050
PERMIT No.: PLN2021-00029

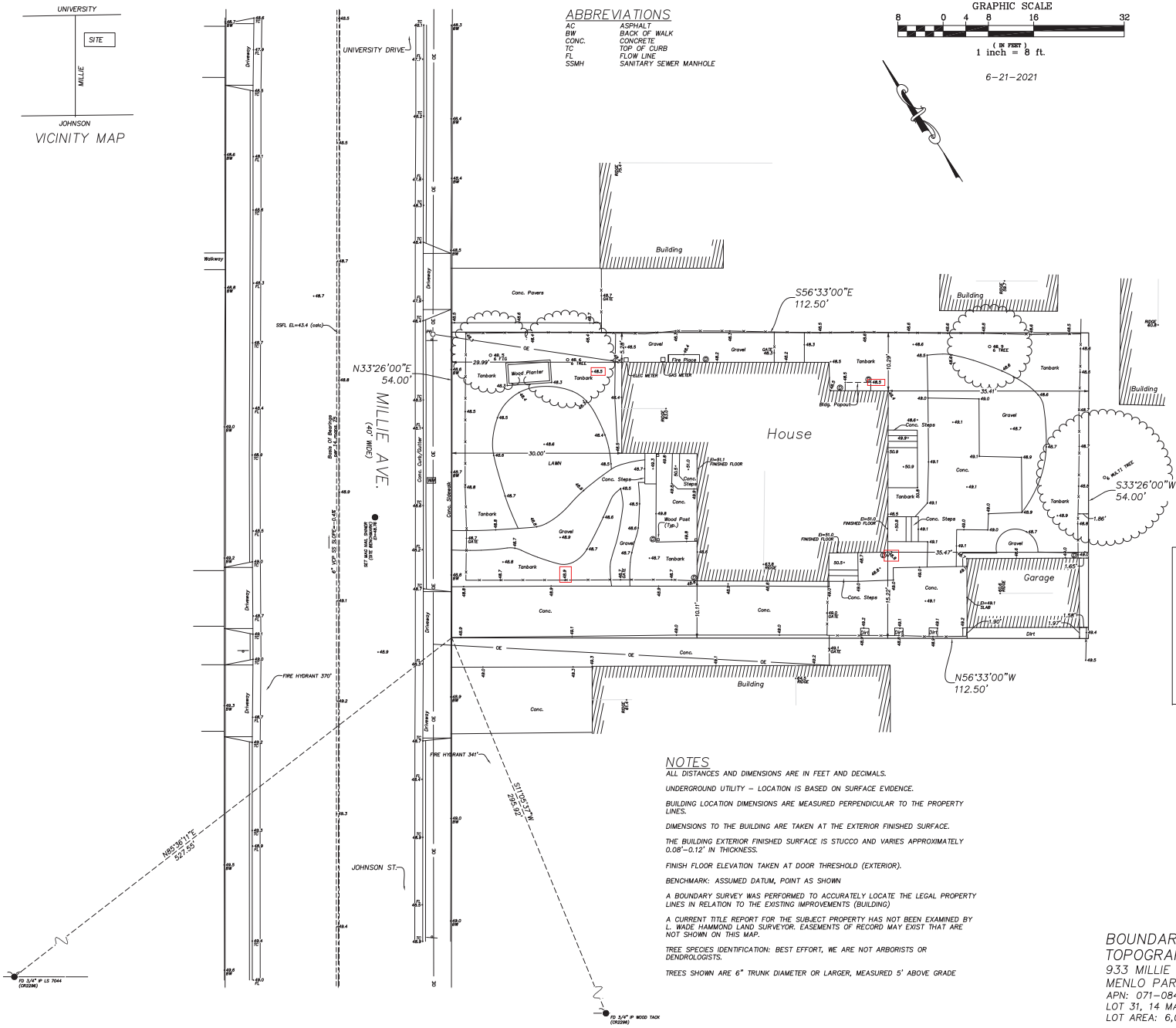
Brigham/Ewaniuk Residence
NEW RESIDENCE
USE PERMIT APPLICATION

RE:	DATE:
PLNG	07/12/2021
USE	08/20/2021
USE	09/30/2021

SCALE: 1/4" = 1'-0"
FILE: brigham-2x.db
PLAN:

Building Section 'C'/'D'

AX.02



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY – LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE.

THE BUILDING EXTERIOR FINISHED SURFACE IS STUCCO AND VARIES APPROXIMATELY 0.08'–0.12' IN THICKNESS.

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: ASSUMED DATUM, POINT AS SHOWN

A BOUNDARY SURVEY WAS PERFORMED TO ACCURATELY LOCATE THE LEGAL PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS (BUILDING)

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.

TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

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

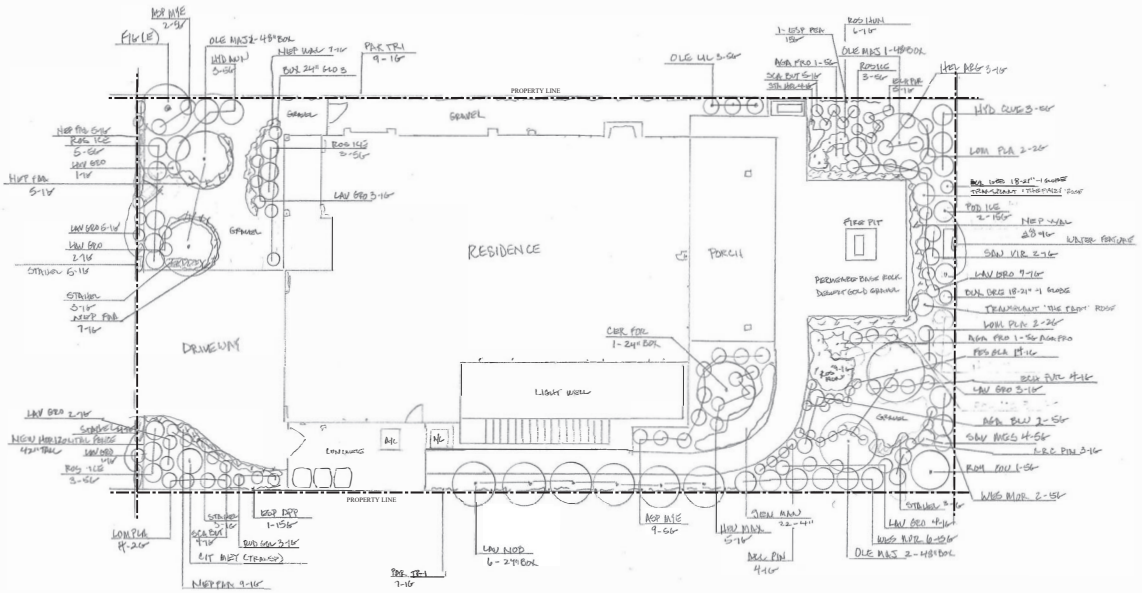
LICENSED LAND SURVEYOR LOUIS WADE HAMMOND PLS 6163 STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

933 MILLIE AVE.
MENLO PARK
APN: 071-084-050
LOT 31, 14 MAPS 75
LOT AREA: 6,075 SQ. FT. GROSS & NET)

L. Wade Hammond
Land Surveying
Civil Engineering
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112
wade@whlandsurveyor.com www.wadehammondpls.com

D16



PLANT LEGEND

legend	botanical name	common name	qty.	size	H2O Needs
TREES					
CER FOR	Cercis cordensis 'Forest Pansey'	Red-leaf redbud	1	24" box	M
CIT MEY	Citrus 'Meyeri'	'Meyer' lemon	1	on site	M
ESP APP	Espalier apple	NCN	1	15g	M
ESP PEA	Espalier pear	NCN	1	15g	M
LAU NOB	Laurus nobilis standard	Bay laurel tree	6	24" box	L
OLE MAJ	Olea e. 'Majestic Beauty' multi	Olive	5	48" box	L
POD ICE	Podocarpus 'Ice Blue'	Blue podocarpus	2	15g	L
SHRUBS,PERENNIALS,GROUND COVERS					
AGA BLU	Agave 'Blue Glow'	NCN	2	5g	L
AGA FRO	Agave ovatifolia 'Frosty Blue'	Whale's tongue	2	5g	L
ASP MYE	Asparagus d. 'Myers'	'Myers' asparagus	20	5g	M
BUX GRE	Buxus 'M.J. Grew' Beauty Globes	18-21 Globes	2		M
BUX GRE	Buxus 'M.J. Green Beauty globes'	24" box globes	3		M
ECH PUR	Echinacea purpurea	Pink coneflower	9	1g	M
FES GLA	Festuca glauca 'Elija Blue'	Festuca blue	14	1g	L
HEL ARG	Helebore argutifolio	Corsician hellebore	3	1g	L
HEU MAX	Heuchera maxima	White coral bells	5	1g	M
HYD ANN	Hydrangea 'Annabelle'	White hydrangea	3	5g	M
HYD QUE	Hydrangea quercifolia	Oakleaf hydrangea	3	5g	M
LAV GRO	Lavandula 'Grosso	French lavender	28	1g	L
LOM PLA	Lomandra l. 'Platinum Beauty'	Var. matt rush	4	2g	L
NEP WAL	Nepeta f. 'Walkers Low'	Catmint	56	1g	L
OLE LIL	Olea e. 'Little Ollie'	Dwarf olive	3	5g	L
ROM COU	Romneya coulteri	Matilija poppy	1	on site	L
ROS HUN	Rosemarinus officinalis 'Huntington'	Creeping rosemary	15	1g	L
ROS ICE	Rose shrub 'Iceberg'	White foxbunda rose	14	5g	M
ROS PIN	Rose 'The Fairy'	Pink rose	2	on site	M
RUD GOL	Rudbeckia 'Goldstrum'	Black-eyed Susan	3	1g	M
SAL MES	Salvia 'Mesa Verde'	Blue salvia	4	5g	L
SAN VIR	Santolina virens	Gotjan lavender	2	1g	L
SCA BUT	Scabiosa 'Butterfly Blue'	Blue pincushion flower	9	1g	M
SEN MAN	Senicio mandraliscia	Chalk sticks	22	4"	L
STA HEL	Stachys 'Helen von Stein'	Lambs ears	22	1g	L
WES MOR	Westringia 'Morning Mist'	Var. Coastal rosemary	8	5g	L
VINES					
PAR TRI	Parthenocissus tricuspidata	Boston ivy	16	1g	M

'Recirculating water systems shall be used for water features."

'A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."

"For soils less than 6" organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."

"Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."

"Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans."

"A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."

"A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."

"An irrigation audit report shall be completed at the time of final inspection."

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

Tom Heren 07.07.21

Courtney Ryglian, owner

REVISIONS	BY
07.04.21	MH

Tom Heren
Garden Design
650.323.1762

LANDSCAPE DESIGN
The Brigham/Ewaniuk Garden
933 millie avenue menlo park, california

Date 06.28.21
Scale 1/8"=1'0"
Drawn AEH
Job BRIGHAM-EWANIUK
Sheet L 1
Of Sheets

D17

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 43 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 medium	0.5	Drip	0.81	0.62	140	86	2304
#2 medium	0.5	Drip	0.81	0.62	280	173	4606
#3 medium	0.5	Drip	0.81	0.62	100	62	1646
#4 medium	0.5	Drip	0.81	0.62	435	269	7159
#5 low	0.3	Drip	0.81	0.37	595	220	5875
#6 medium	0.5	Drip	0.81	0.62	180	111	2962
#7 medium	0.5	Drip	0.81	0.62	75	46	1234
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	1805	967	25788
Special Landscape Areas							
	[redacted]			1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	25788
						Maximum Allowed Water Allowance (MAWA)[e]	26467

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	967
Total Area	1805
Average ETAF	0.54

All Landscape Areas

Total ETAF x Area	967
Total Area	1805
Average ETAF	0.54

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

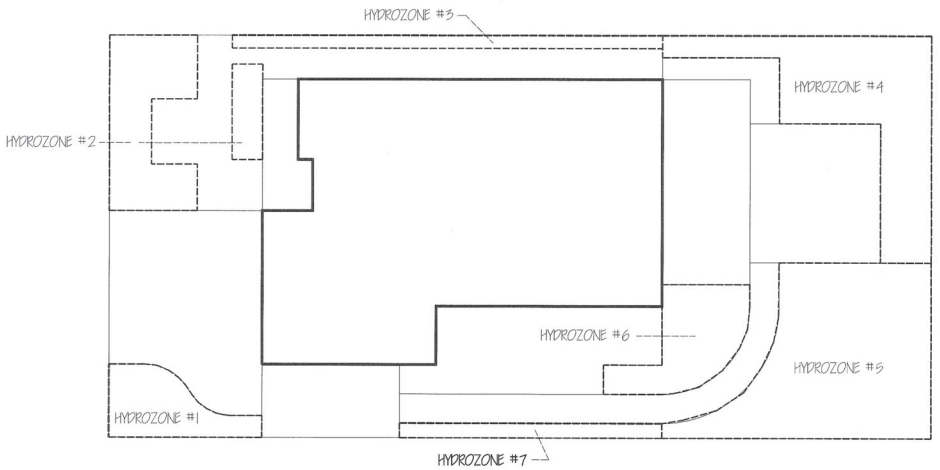
[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

HYDROZONE LEGEND

Hydrozone #1 - 140 sf/ medium water
#2 - 280 sf/ medium water
#3 - 100 sf/ medium water
#4 - 435 sf/ medium water
#5 - 595 sf/ low water
#6 - 180 sf/ medium water
#7 -75 sf/ medium water

MAWA = 26,467 gallons
ETWU = 25,788 gallons
Average ETAF = .54



HYDROZONE PLAN

1/8" = 1'-0"

BASED ON LANDSCAPE PLANS PREPARED BY TONI HEREN GARDEN DESIGN

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
fax 408 226-6085
email wheldasla@comcast.net

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2023
STATE OF CALIFORNIA

BRIGHAM / EWANLUK GARDEN

for:

933 MILLIE AVENUE
MENLO PARK, CA. 94025

HYDROZONE PLAN

date: 7/3/21
scale: NOTED
drawn by: WJH
job no. 202150
sheet L 2
of shts

D18

IRRIGATION LEGEND

C — Hunter I-Core with Solar sync weather based controller with rain sensor - verify placement in garage - run control wires from controller to irrigation main within schedule 80 conduit

Febco #765- 1" pressure vacuum breaker - provide lockable cover - verify location point of connection and install per manufacturers specifications

1" schedule 40 pvc mainline - min. depth 18"

Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter

Schedule 40 pvc lateral lines - min. depth 12"

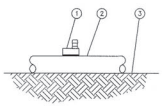
Schedule 40 pvc sleeving - verify placement under patio and walks

Rainbird Xeribug 1 qph pressure compensating emitters set on ½" drip line (2 emitters to each 1 gallon plan, 3 to each 5 gallon and 4 for larger) install flush end valve at the end of each drip line run - place emitters on opposite sides of the rootball

1 — Control valve number

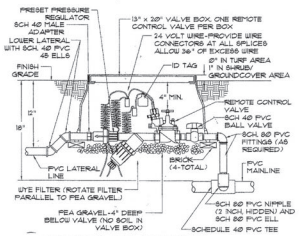
1) Verify water source and placement of backflow preventer.
2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
3) Verify electrical source and placement of controller.
4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
6) Verify control wire placement and operation of valves.
7) Verify placement of rain sensor in field.
8) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
9) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/ warrantee period.
10) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
11) Verify and coordinate installation of sleeving and/ or mainline and lateral lines access under all pavement.
12) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.

1) SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
2) 5/8" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
3) FINISH GRADE



NOTES:
1. USE RAIN BIRD XERMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

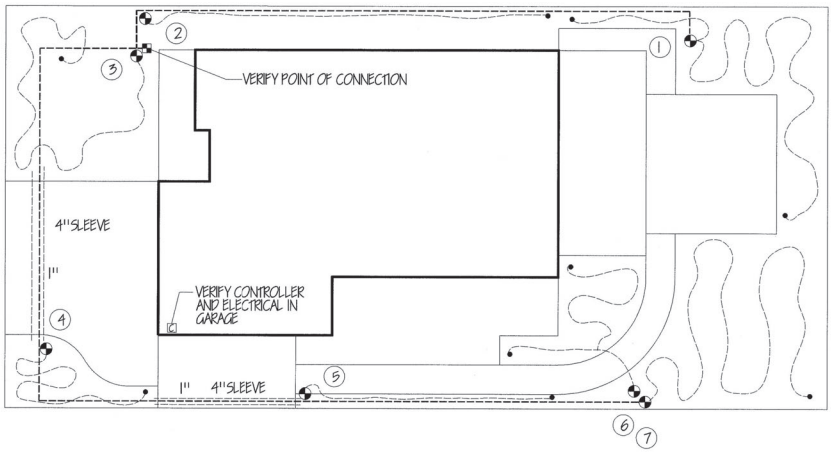
A XERI-BUG INTO 1/2-INCH TUBING OPTION 1 N.T.S.



B CONTROL VALVE DETAIL

1) "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
2) "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
3) "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".
4) "An irrigation audit report shall be completed at the time of final inspection."
5) "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
6) Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
7) "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."

'I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans'.



IRRIGATION PLAN

1/8" = 1'-0"

BASED ON LANDSCAPE PLANS PREPARED BY TONI HEREN GARDEN DESIGN

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
fax 408 226-6085
email wjheldasla@comcast.net

REGISTERED LANDSCAPE ARCHITECT No. 2235 Signature EXPIRATION DATE: 08/30/2023 STATE OF CALIFORNIA

BRIGHAM / EWANLUK GARDEN

for:

933 MILLIE AVENUE
MENLO PARK, CA. 94025

IRRIGATION PLAN

date: 7/6/21
scale: NOTED
drawn by: WJH
job no. 202150
sheet
L 3
of sheets

D19

SCHWANKE
ARCHITECTURE

110 BAY LAUREL DRIVE

MENLO PARK,

CALIFORNIA 94025

650 321-4348

Brigham / Ewaniuk Residence
933 Millie Avenue

Project Description

The subject parcel is currently developed with a pre-war, single-story, single-family residence with a detached single-car garage and few existing trees (no heritage trees are existing on-site). The proposal consists of a complete demolition of the existing dwelling, detached garage, and existing hardscape and landscaping while retaining two of the existing, non-heritage trees.

Purpose of the Proposal:
The existing parcel is a non-conforming fifty-four feet (54.0') wide. The existing non-conforming width of the parcel necessitates a use permit for redevelopment.

Scope of Work:
In addition to the demolition previously mentioned, the Scope of Work will consist of the construction of a two-story, single-family residence with basement. A complete rework of the site for a water efficient and water conserving landscape is included.

Architectural Style:
The residence will be styled in a modern minimalist traditional style (colloquially know as 'farmhouse style') common to the Downtown Menlo Park neighborhood and Menlo Park in general. The style is identified by the use of "traditional" materials, including: painted board and batten siding, clad casement windows with large divided lites, and steep roof lines.

The overall design and massing are consistent with the client's preferred architectural style and not unlike other residences in the immediate area. The front-facing gable roof form, and breaking down the several other architectural elements of the elevation with other varied roof forms, were specifically chosen to reduce the overall visual impact from the street and decrease the mass with respect to the adjacent houses.

The proposed style will complement the existing character of the surrounding neighborhood and has been designed with the intent of specifically minimizing the visual impact on the adjacent residences and the neighborhood in general. Although the design approaches the limitation of the ordinance in height, it does not assume the use of the entire daylight plane envelope or buildable site area. Overall, it is well proportioned and respectful to the scale and diversity of the wide-ranging residential character of Menlo Park, and the family-friendly livability of the Downtown Menlo Park neighborhood, and closely related Central Menlo Park neighborhood.

Existing and Proposed Uses:
The existing and proposed use of this parcel is, and will remain, single-family residential.

Neighborhood Outreach:
Five letters are attached from the neighbors at 921, 922, 945, 958 Millie Avenue, and 1231 University Avenue. The proposed drawings were shared with these, and other neighbors in early August and again in late September (after Planning comments were addressed), and there has been no voiced opposition to the project as designed.

Letters of Support:

Re: Some news and hello

On Wednesday, August 4, 2021, 03:04:22 PM PDT, Lynn Blazy <lynnblazy@yahoo.com> wrote:

Courtney,

That's wonderful news! I'm sure it will be beautiful.

Thanks for updating us on your plans.

Take care!
Lynn

From: Kirsten and Stephane Mouradian
945 Millie Avenue
Menlo Park, CA 94025

To: Ori Paz
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Dear Ori,

We are writing to share our support for Courtney Brigham and Darren Ewaniuk's new home project at 933 Millie Avenue.

They recently walked us through the plans for their two story home and we are pleased with the thoughtful approach to improve the property and overall neighborhood. As neighbors of 945 Millie Avenue, we do not see any issues with the plans.

We are thrilled they are staying on Millie Ave and building a home their family can enjoy for many years here.

Best,

Kirsten and Stephane Mouradian

From: Betsy Harrity
922 Millie Avenue
Menlo Park, CA 94025

To: Ori Paz
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Dear Ori,

I am reaching out to share my support of Courtney Brigham and Darren Ewaniuk's new home project for 933 Millie Avenue.

They have shared the plans with me and the overall design is compatible with the neighborhood. I do not see any issues with the plans and am so glad they will be staying on our street and building a home for their family.

Best,

Betsy Harrity

From: Rhoda Kaplan
921 Millie Avenue
Menlo Park, CA 94025

To: Ori Paz
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Dear Ori,

I am reaching out to express my support for Courtney Brigham and Darren Ewaniuk's new home project at 933 Millie Avenue.

They have shared the plans with me and the overall aesthetics for this two story home are compatible for the neighborhood and not intrusive to us in any way.

I am thrilled they are staying in the neighborhood and building a home their family can enjoy for many years here.

Best,

Rhoda Kaplan

From: Melissa Verber
1231 University Drive
Menlo Park, CA 94025

To: Ori Paz
Planning Division
701 Laurel Street
Menlo Park, CA 94025

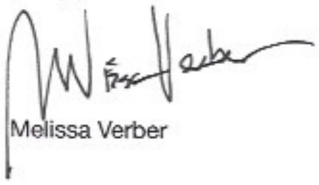
Dear Ori,

I am reaching out to share my support for Courtney Brigham and Darren Ewaniuk's new home project at 933 Millie Avenue.

They have shared their architectural plans with me, and they've put a lot of work and thought into creating a two story home that is compatible with the neighborhood. I do not see any issues with the plans and am supportive of the project.

We are so glad they are staying on Millie Ave and creating a home they can grow into with their family for many years ahead.

Best,



Melissa Verber

From: Rhoda Kaplan
921 Millie Avenue
Menlo Park, CA 94025

To: Ori Paz
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Dear Ori,

I am reaching out to express my support for Courtney Brigham and Darren Ewaniuk's new home project at 933 Millie Avenue.

They have shared the plans with me and the overall aesthetics for this two story home are compatible for the neighborhood and not intrusive to us in any way.

I am thrilled they are staying in the neighborhood and building a home their family can enjoy for many years here.

Best, Rhoda Kaplan

Rhoda Kaplan

From: Betsy Harrity
922 Millie Avenue
Menlo Park, CA 94025

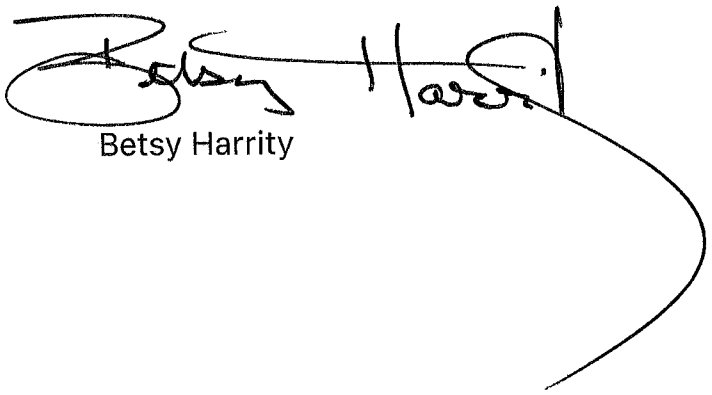
To: Ori Paz
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Dear Ori,

I am reaching out to share my support of Courtney Brigham and Darren Ewaniuk's new home project for 933 Millie Avenue.

They have shared the plans with me and the overall design is compatible with the neighborhood. I do not see any issues with the plans and am so glad they will be staying on our street and building a home for their family.

Best,



Betsy Harrity

From: Kirsten and Stephane Mouradian
945 Millie Avenue
Menlo Park, CA 94025

To: Ori Paz
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Dear Ori,

We are writing to share our support for Courtney Brigham and Darren Ewaniuk's new home project at 933 Millie Avenue.

They recently walked us through the plans for their two story home and we are pleased with the thoughtful approach to improve the property and overall neighborhood. As neighbors of 945 Millie Avenue, we do not see any issues with the plans.

We are thrilled they are staying on Millie Ave and building a home their family can enjoy for many years here.

Best,

Kirsten and Stephane Mouradian

From: Melissa Verber
1231 University Drive
Menlo Park, CA 94025

To: Ori Paz
Planning Division
701 Laurel Street
Menlo Park, CA 94025

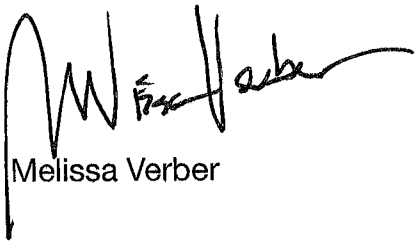
Dear Ori,

I am reaching out to share my support for Courtney Brigham and Darren Ewaniuk's new home project at 933 Millie Avenue.

They have shared their architectural plans with me, and they've put a lot of work and thought into creating a two story home that is compatible with the neighborhood. I do not see any issues with the plans and am supportive of the project.

We are so glad they are staying on Millie Ave and creating a home they can grow into with their family for many years ahead.

Best,



Melissa Verber

STAFF REPORT

Planning Commission
Meeting Date: **11/1/2021**
Staff Report Number: **21-055-PC**

Consent Calendar: **Architectural Control/Paul Turek/2710 Sand Hill Road**

Recommendation

Staff recommends that the Planning Commission approve a request for architectural control and a use permit to construct a new exterior elevator and staircase attached to an existing two-story commercial building in the C-1-C (Administrative, Professional, and Research District, Restrictive) zoning district. The recommended actions are included as Attachment A.

Policy Issues

Each architectural control and use permit request is considered individually. The Planning Commission should consider whether the required architectural control and use permit findings can be made for the proposal.

Background

Site location

The subject site is located at 2710 Sand Hill Road and the campus is addressed 2700- 2770 Sand Hill Road, located between Monte Rosa Drive and Interstate 280. Using Sand Hill Road in the east-west orientation, the subject property is located at the northern side of the street, between Interstate 280 to the west and Monte Rosa Drive to the east. The subject property is located in the C-1-C (Administrative, Professional and Research District, Restrictive) zoning district. The subject property abuts several single-family residential parcels to the north, which are zoned R-1-S (Single Family, Suburban), along with St. Bede's Episcopal Church and Trinity School to the east. Across Sand Hill Road, to the south, is the Rosewood Sand Hill hotel and office complex, which is zoned C-4(X) (General Commercial, Conditional Development) and an office complex located at 2725-2775 Sand Hill Road. The office complex at 2725-2775 Sand Hill Road is also zoned C-1-C (Administrative, Professional and Research, Restrictive). The Sand Hill Road corridor is generally characterized by professional office uses, but the Sharon Heights area encompasses a variety of land uses, including a mix of residential types, private recreation, public open space, public and private institutions, and a commercial shopping center.

In 2019, the remaining gross floor area (GFA) was confirmed for the entire site (2700-2770 Sand Hill Road) to be 2,576 square feet. This confirmation is dependent on verification of the total site area by a boundary survey. The closest residential development to the proposed new exterior elevator and staircase is a single-family residence located at 915 Siskiyou Drive, approximately 186 feet to the north. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing exterior modifications in order to update the design and materials of the existing eastern entrance, enhance the functionality and accessibility of the building, as well as the appearance of the entrance by reconfiguring the existing uncovered staircase and adding a new exterior elevator. The project plans and the applicant's project description letter are included as Attachments C and D, respectively.

As part of the overall improvement, the applicant is requesting architectural control review and approval for exterior improvements which include changing the color scheme of the façade and brick columns from the existing beige color and red brick columns to an overall white color. The new wood siding wall would act as a feature wall on the eastern entrance. In addition, the applicant is proposing to reconfigure the existing staircase and add a new exterior elevator. Because all uses are conditional in the C-1-C zoning district, the project requires a use permit to add GFA to the site.

The proposal includes demolition of the existing uncovered staircase and the addition of a reconfigured staircase and a new exterior elevator. This would result in a slight increase in the floor area ratio and building coverage. In total, the proposed new exterior elevator and staircase would add four additional square feet in gross floor area. Currently, the existing posts on the covered porch on the first floor and covered deck on the second floor are more than 12 inches in width which means these areas count towards the total GFA. However, the proposed posts would be less than 12 inches in width, which would allow the new covered porch on the first floor and covered deck on the second floor to be exempt from the calculation of GFA. As a result, the total increase in GFA from the addition of the elevator and reconfiguration of the staircase is modest.

The covered porch and elevator do count towards the building coverage, which results in a total increase of 211 square feet of building coverage. The C-1-C district allows a maximum building coverage of 20 percent. City records indicate the current building coverage for the entire site is approximately 12.4 percent. The building coverage for this building would only increase from 8,593 square feet to 8,804 square feet, which is a percentage increase from approximately 1.80 percent to 1.85 percent of the entire site. Recommended condition of approval 4(a) would require the applicant to provide documentation of the current building coverage for the entire site (2700-2770 Sand Hill Road), subject to review and approval of the Planning Division. Overall, the proposed increase in building coverage is modest in scale relative to the building and the greater project site. The proposed new exterior elevator and staircase are not located near any landscape reserve areas, which are designated for future on-site parking needs.

The proposed square footage increase would be within the maximum allowed for the site's GFA and building coverage. The additional square footage would result from the construction of the new elevator to enhance the functionality and accessibility of the building.

Design and materials

As discussed earlier, the proposed project would involve a new exterior elevator and staircase, on the

eastern side of the 2710 Sand Hill Road building. The proposed design elements would include a new wood siding feature wall, painted stucco staircase, and painted steel columns that would hold a new 18-foot-wide flat roof. The 40 inch guardrails would consist of steel and cable. A new aluminum metal building number is proposed on top of the entrance. The existing roof would remain and the exterior walls would be painted white along with the existing brick columns to match. Staff believes these changes would be consistent with the aesthetic of the existing building, with materials and colors used to appropriately align with the appearance of the existing building.

Trees and landscaping

The applicant has submitted an arborist report (Attachment E) detailing the species, size, and conditions of the nearby heritage and non-heritage trees. The report discusses the impacts of the proposed improvements, including temporary construction impacts, and provides recommendations for tree maintenance and the protection of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist.

As described in the report, there are four existing trees, two non-heritage flowering pears and two American sweetgums, one of which is heritage-sized (tree # 563), located in the vicinity of the proposed new exterior elevator and staircase. Both American sweetgum trees are proposed to be retained. The two non-heritage flowering pears are planned for removal to accommodate the new staircase and elevator. To protect the remaining heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, excavation by hand or compressed air, along with installation of mulch and root buffers if necessary. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 3e.

Correspondence

As described in the project description letter, the applicant prepared a letter for the nearest neighboring buildings, located at 2700, 2710 and 2730 Sand Hill Road. The applicant also provided outreach letters for the tenants located on the greater project site, and their description letter indicates that no tenants provided a response. Staff has not received any items of correspondence on the proposed project as of the writing of this report.

Conclusion

The proposed exterior modifications to the building would not only enhance the functionality and accessibility of the building, but also enhance the appearance of the side entrance. The proposed work would have minimal impacts to the existing trees on the site. Staff believes these changes would be consistent with the aesthetic of the existing building, with materials and colors used to appropriately align with the appearance of the existing building. The proposed project would result in a minimal increase in gross floor area and building coverage, and would not impact landscape reserve areas. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the

City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Recommended Actions
B. Location Map
C. Project Plans
D. Project Description Letter
E. Arborist Report

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings, and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Fahteen Khan, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

2710 Sand Hill Road – Attachment A: Recommended Actions

LOCATION: 2710 Sand Hill Road	**PROJECT NUMBER:** PLN2020-00023	**APPLICANT:** Paul Turek	**OWNER:** Divco West
PROPOSAL: Request for architectural control and use permit to construct a new exterior elevator and staircase attached to an existing two-story commercial building in the C-1-C (Administrative, Professional, and Research, Restrictive) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** November 1, 2021	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			

ACTION:

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:

    a. The general appearance of the structure is in keeping with the character of the neighborhood.

    b. The development will not be detrimental to the harmonious and orderly growth of the City.

    c. The development will not impair the desirability of investment or occupation in the neighborhood.

    d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.

    e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.

3. Approve the architectural control subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by Studio G Architects, consisting of nine plan sheets, dated received February 8, 2021, and approved by the Planning Commission on February 22, 2021, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    d. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

LOCATION: 2710 Sand Hill Road	**PROJECT NUMBER:** PLN2020-00023	**APPLICANT:** Paul Turek	**OWNER:** Divco West
PROPOSAL: Request for architectural control and use permit to construct a new exterior elevator and staircase attached to an existing two-story commercial building in the C-1-C (Administrative, Professional, and Research, Restrictive) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** November 1, 2021	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			

ACTION:

e. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Tree Management Experts, dated July 29, 2021.

4. Approve the architectural control subject to the following *project-specific* condition:

a. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation of the current building coverage for the entire site (2700-2770 Sand Hill Road), subject to the review and approval of the Planning Division.

City of Menlo Park

Location Map
2710 Sand Hill Road

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 11/1/2021 | Sheet: 1

ATTACHMENT C

EXTERIOR ELEVATOR ADDITION & NEW STAIR REPLACEMENT FOR DIVCO WEST

2710 SAND HILL RD, MENLO PARK, CA 94025

☐ PRELIMINARY (NOT FOR CONSTRUCTION)
☑ PLANNING DEPARTMENT (NOT FOR CONSTRUCTION)
☐ HEALTH DEPARTMENT
☐ BUILDING DEPARTMENT
☐ PRICING PLANS (NOT FOR CONSTRUCTION)

CONTACT INFORMATION

OWNER
DivcoWest
Steve Aberle
575 Market Street, 35th floor
San Francisco, CA 94105
p: 408-687-6077
e: saberle@divcowest.com

ARCHITECT
STUDIO G ARCHITECTS INC.
Kelly Simcox
299 Bassett St. Suite 250
San Jose, CA 95110
p: 408.283.0100
e: kelly@studiogarchitectsinc.com

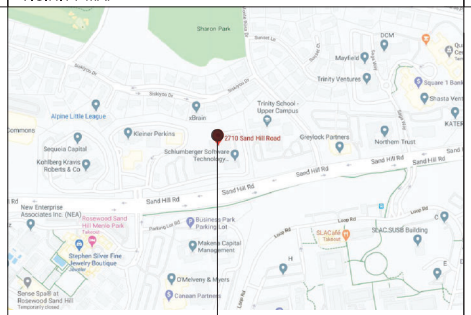
LAND SURVEY & CIVIL
BKF ENGINEERS
Reydil Chan
1730 N. First Street, Suite 600
San Jose, CA 95112
p: 408.691.7977
e: rchan@bkf.com

LANDSCAPE
TECHCON CONSTRUCTION
Jake Johnstone
16200 Vineyard Blvd., Suite 100
Morgan Hill, CA 95037
p: 408.472.6689
e: jjohnstone@techconcorp.com

PROJECT DATA

A.P.N.:	074-260-750
LOT SIZE:	5.43 ACRES
LAND USE DESIGNATION:	C1-C - NEIGHBORHOOD COMMERCIAL
OCCUPANCY:	B
BUILDING CONSTRUCTION TYPE:	V-B
EXISTING BUILDING SIZE:	(E) 17,400 SF
NUMBER OF STORIES:	2-STORY
AREA OF WORK:	506 SF
SPRINKLERED:	FULLY SPRINKLERED
APPLICABLE CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE 2019 CALGREEN CODE * INCLUDING LOCAL CITY ADOPTED CODES & REQUIREMENTS

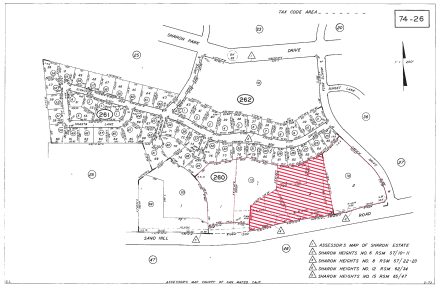
VICINITY MAP



SHEET INDEX

ACCESSOR PARCEL MAP

APN: 074-260-750



GROSS FLOOR AREA BREAKDOWN

PER SEPTEMBER 8, 2017 PLANNING DIVISION
<2700-2770 SAND HILL ROAD GROSS FLOOR AREA EXEMPTION CERTIFICATION>

SITE AREA:	476,546 SF
ALLOWABLE GFA 25%:	119,136 SF
REMAINING GFA:	2,576 SF
ALLOWABLE COVERAGE 25%:	95,309 SF

TOTAL PROPOSED ADDITIONAL GFA :
17,190 - 17,186 = 4 SF

ALLOWABLE GFA REMAINING:
2,576 - 4 = 2,572 SF

SEE GA.1 GFA CALCULATIONS FOR DETAILED BREAKDOWN

PROJECT SCOPE

ELEVATOR ADDITION & NEW STAIR REPLACEMENT TO INCLUDE:

DEMOLITION
SITE/EXTERIOR
DEMOLITION OF EXISTING EXTERIOR STAIRS AND LANDINGS, PARTIAL GABLE ROOF, BALCONY, ADA CURB RAMP.

PROPOSED
SITE/EXTERIOR
NEW ACCESSIBLE ELEVATOR , EXTERIOR STAIR, EXTENSION OF (E) LANDING, NEW PARTIAL ROOF, NEW ADA ACCESS AISLE, LANDING AND CURB RAMP, NEW ADA COMPLIANT CONCRETE WALK WAY AT ENTRY, NEW LANDSCAPE.

PLANNING SET - NOT FOR CONSTRUCTION

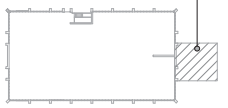
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS
2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for
DIVCOWEST

PROJECT AREA



LICENSED ARCHITECT JEAN ANN SIMCOX C-27082 01/23 STATE OF CALIFORNIA
kelly simcox, architect

STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
08.16.2021	PLANNING RESUBMITTAL R5
10.14.2021	PLANNING RESUBMITTAL R6

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	WC/SJ

COVER SHEET

SHEET TITLE

SHEET NO. A0.0

C1

GENERAL NOTES

1. BIDDERS
   - A. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE OWNER'S REPRESENTATIVE.
   - B. BIDDERS SHALL MAKE KNOWN TO THE ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING BIDDING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY THE OWNER.
2. SUBSTITUTION
   - A. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED. THE ARCHITECT ALONE SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR FROM THE MANUFACTURER.
3. PERMITS
   - A. THE GENERAL CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED IN THESE DRAWINGS.
4. SEPARATE PERMITS / DEFERRED SUBMITTALS
   - A. SEE NOTES UNDER DEFERRED SUBMITTALS ON SHEET A0.0 COVER SHEET.
   - B. THE FOLLOWING ITEMS WHERE NOTED IN THE THE SCOPE OF WORK REQUIRE DEFERRED REVIEW AND SEPARATE PERMITS: FIRE SPRINKLER, FIRE ALARM SYSTEM, STEEL STAIRS, HANDRAILS, GLASS RAILINGS AND EQUIPMENT, EQUIPMENT ANCHORAGE, EXTERIOR PANEL CLADDING SYSTEMS AND BUILDING SIGNAGES.
   - C. PROVIDE CALCULATIONS & ANCHORAGE DETAILS FOR ALL EQUIPMENT WEIGHING 400 LBS. OR MORE. NOTE THAT EQUIPMENT AT ANY WEIGHT MOUNTED AT MORE THAN 4 FEET ABOVE FLOOR HEIGHT SHALL BE PROVIDED WITH ANCHORAGE.
   - D. GENERAL CONTRACTOR SHALL REVIEW EXISTING FIRE SPRINKLER SYSTEMS IN ALL BUILDINGS. FIRE SPRINKLER SYSTEM SHALL COMPLY WITH CBC SECTION 903.1.1.
   - E. EXTERIOR NON STRUCTURAL WALL PANELS OR ELEMENTS THAT ARE ATTACHED TO OR ENCLOSING THE STRUCTURE SHALL BE DESIGNED TO RESIST THE APPLICABLE WIND AND OR SEISMIC FORCE PER ASE 7.10 AND SHALL BE DESIGNED TO ACCOMMODATE THE SEISMIC RELATIVE DISPLACEMENTS DEFINED IN ASCE 7.10 SECTION 13.3.2 AND MOVEMENTS DUE TO TEMPERATURE CHANGES. SUCH ELEMENT SHALL BE SUPPORTED BY MEANS OF POSITIVE AND DIRECT STRUCTURAL SUPPORT OR BY MECHANICAL CONNECTIONS AND FASTENERS IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN ASCE 7.05 SECTION 13.5.3.
   - F. GLASS IN GLAZED CURTAIN WALL AND STOREFRONTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ASCE 7.10 SECTION 13.5.9.
   - G. TRANSVERSE OR OUT OF PLANE BENDING OR DEFORMATION OF A COMPONENT OR SYSTEM THAT IS SUBJECTED TO FORCE AS DETERMINED IN ASCE 7.10 SECTION 13.5.2 SHALL NOT EXCEED THE DEFLECTION CAPABILITY OF THE COMPONENT OF THE SYSTEM.
5. DRAWINGS AND SPECIFICATIONS
   - A. THE GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDIENCY TO THE ARCHITECT PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS DUE TO LACK OF PROPER COORDINATION.
   - B. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT, THE AWARDED GENERAL CONTRACTOR WILL RECEIVE THE COMPLETE SET OF DOCUMENTS AS "ISSUED FOR CONSTRUCTION."
   - C. ANY INFORMATION REQUIRED BY THE CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE ARCHITECT PRIOR TO BID OR COMMENCING ANY WORK.
6. DRAWING DIMENSIONS
   - A. ALL DIMENSIONS SHOWN ARE TAKEN TO FACE OF FINISHED SURFACE, U.O.N. STRUCTURAL GRID COLUMN DIMENSIONS ARE TAKEN TO THE CENTERLINE OF THE COLUMN, U.O.N.
   - B. DIMENSIONS ARE NOT TO BE SCALED. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
7. DRAWING PRECEDENCE
   - A. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
8. DRAWING OWNERSHIP
   - A. DRAWINGS IN THIS SET AND THE DESIGNS THEREON ARE THE PROPERTY OF STUDIO G ARCHITECTS, INC. AND SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM STUDIO G ARCHITECTS, INC.
9. SHOP DRAWING, PRODUCT DATA AND SAMPLE SUBMITTALS
   - A. THE GENERAL CONTRACTOR SHALL REVIEW FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, APPROVE AND SUBMIT TO THE ARCHITECT SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS REQUIRED BY THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE SUBMITTAL SCHEDULE APPROVED BY THE ARCHITECT OR, IN THE ABSENCE OF AN APPROVED SUBMITTAL SCHEDULE, WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK OR IN THE ACTIVITIES OF THE OWNER OR OF SEPARATE CONTRACTORS, THAT THE CONTRACTOR HAS REVIEWED AND APPROVED THEM AND DETERMINED & VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO AND CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONSTRUCTION DOCUMENTS.
   - B. THE GENERAL CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION, IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS, TO REVISIONS OTHER THAN THOSE REQUESTED BY THE ARCHITECT ON PREVIOUS SUBMITTALS. IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE ARCHITECT'S APPROVAL OF A RESUBMISSION SHALL NOT APPLY TO SUCH REVISIONS.
   - C. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WOODWORK, DOORS AND FRAMES AND ANY SUCH WORK AS MAY BE SPECIFICALLY REQUESTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS. WHEN THE ARCHITECT REQUIRES A REVISION AND RE-SUBMITTAL OF THE SHOP DRAWINGS SUCH RE-SUBMITTALS SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.
   - D. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE REVIEW SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT.
10. WORK PREMISES
   - A. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF HIS CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY.
   - B. THE GENERAL CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OPERATIONS OF SEPARATE CONTRACTORS. GENERAL CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEPT CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.
11. CONSTRUCTION HOURS
   - A. THE GENERAL CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY AS TO THE HOURS OF AVAILABILITY, AND ALSO TO THE MANNER OF HANDLING MATERIALS, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL OPERATIONS.
12. FAILURE TO ADHERE TO CONSTRUCTION SCHEDULE
   - A. SHOULD THE GENERAL CONTRACTOR BY HIS OWN FAULT FAIL TO ADHERE TO THE CONSTRUCTION SCHEDULE, HE SHALL, AT THE DISCRETION OF THE OWNER, PERFORM WORK ON PREMIUM TIME TO CONFORM WITH THE SCHEDULE. ANY EXPENSES ATTRIBUTED TO SUCH WORK SHALL BE BORNE BY THE GENERAL CONTRACTOR.
13. LIST OF SUB-CONTRACTORS
   - A. THE GENERAL CONTRACTOR SHALL SUPPLY PRIOR TO COMMENCING WORK A LIST OF ALL SUB-CONTRACTORS TO THE ARCHITECT. THE NAME OF THE PRINCIPLE CONTACT, THE ADDRESS AND THE PHONE NUMBER OF EACH SUB CONTRACTOR SHALL BE INCLUDED IN THE LIST.
14. WEEKLY REPORT
   - A. A WEEKLY REPORT FORM, SIGNED BY THE GENERAL CONTRACTOR'S SUPERINTENDENT, SHALL BE COMPLETED AND DELIVERED TO THE ARCHITECT AS REQUIRED BY THE OWNER. THIS REPORT SHALL INDICATE WORK IN PROGRESS AND ANY ITEMS TO BE RESOLVED.
15. WORK INSTRUCTION
   - A. THE GENERAL CONTRACTOR SHALL BE ANSWERABLE TO THE OWNER'S REPRESENTATIVE FOR HIS WORK AND SHALL NOT ACCEPT INSTRUCTION FROM OTHER PERSONNEL WITHOUT VERIFICATION FROM THE ARCHITECT. CONTRACTOR WILL BE LIABLE FOR ANY EXPENSE CAUSED BY THE EXECUTION OF WORK WITHOUT SUCH VERIFICATION AND FOR THE EXPENSES CAUSED BY ITS REMOVAL OR CORRECTION.
   - B. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE AVAILABLE AT ALL TIMES WHILE THE WORK IS IN PROGRESS.
16. PROTECTION OF EXISTING AREAS AND NEW WORK AREAS
   - A. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE OWNER. THE CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
   - B. THE GENERAL CONTRACTOR SHALL EXERCISE GREAT CARE IN PROTECTING ALL MATERIALS EXISTING ON THE JOB FROM DAMAGE AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF THE BUILDING TO BE USED DURING EXECUTION OF WORK RELATING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE GENERAL CONTRACTOR WILL RECTIFY ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.
17. EXTENT, NATURE AND SCOPE OF WORK
   - A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND WILL COORDINATE WITH THE ARCHITECT OR THE OWNER'S REPRESENTATIVE THE INTERFACING OF THE OWNER'S WORK WITH THAT INDICATED IN THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS WITH THE EXCEPTION OF THOSE ITEMS NOTED AS SEPARATE CONTRACTS OR N.I.C. HE SHALL BE RESPONSIBLE FOR COORDINATING THIS WORK WITH THAT OF ALL OTHER TRADES, INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACT WITH THE OWNER.
18. WORKMANSHIP AND COMPLIANCE WITH MANUFACTURER'S RECOMMENDATION AND CODES
   - A. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE HIGHEST STANDARD OF QUALITY AND THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF LABOR.
   - B. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.
   - C. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
   - D. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
   - E. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT.
19. LABOR
   - A. TIME IS OF THE ESSENCE AND THE GENERAL CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO REFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE, AND THE BEST INTERESTS OF THE OWNER.
   - B. IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.
   - C. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADE FOLLOWING THEM.
   - D. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS, AND CODES ABOUT WHICH THE CONTRACTOR COULD HAVE REASONABLY BEEN EXPECTED TO HAVE ANY FOREWARNING AND TO HAVE MADE APPROPRIATE CONTINGENCY PLANS PRIOR TO SIGNING OF THE CONTRACT.
   - E. THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.
20. EQUIPMENT USED
   - A. CUTTING, CHASING, DRILLING, OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACK HAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED PER CITY REQUIREMENTS.
   - B. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE AS QUIETLY AND AS FREE OF VIBRATIONS AS POSSIBLE.
21. PUNCH LIST
   - A. UPON COMPLETION OF THE WORK THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT WHICH SHALL COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE CONTRACT.
22. JOB OMISSION
   - A. IT IS INTENDED THAT THE GENERAL CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE GENERAL CONTRACTOR OF SUCH RESPONSIBILITIES AS ARE IMPLIED BY THE SCOPE OF THEIR WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.
23. ELECTRICAL SCOPE WORK
   - A. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS AND ACCESSORIES AS NOTED ON THE DRAWINGS. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.
   - B. ELECTRICAL WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE WIRING SYSTEM INCLUDING OUTLETS, WALL SWITCHES, AND INSTALLATION OF LIGHTING FIXTURES, LAMPS, APPLIANCES, AND LIKE ACCESSORIES ALL AS INDICATED ON THE DRAWINGS OR REQUIRED FOR THE COMPLETION OF THE WORK.
24. HEATING, VENTILATING AND AIR CONDITIONING SCOPE OF WORK
   - A. HEATING, VENTILATING AND AIR CONDITIONING: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE OPERABLE FORCED AIR HEATING, VENTILATING AND AIR CONDITIONING SYSTEM, IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, REQUIREMENTS OF THE SERVICING UTILITY AND FUNCTIONS SHOWN ON THE DRAWINGS.
25. PLUMBING SCOPE OF WORK
   - A. PLUMBING WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE SYSTEM INCLUDING DRAIN-WASTE AND VENT LINES, HOT AND COLD WATER LINE, AND GAS LINES IF INDICATED ON THE DRAWINGS, ALL EXCAVATION AND BACKFILL REQUIRED, AND THE INSTALLATION OF ALL FIXTURES AND APPLIANCES. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH AND ALL LOCAL CODES AND REGULATIONS.
27. MECHANICAL AND ELECTRICAL EQUIPMENT
   - B. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL HAVE A DESIGN LISTING/NUMBER. ANY EQUIPMENT NOT LISTED WILL BE DESIGN/CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPT. IF FIELD-TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE FREMONT BUILDING DEPT. PROOF OF EQUIPMENT CERTIFICATION WILL NEED TO BE SUBMITTED AND APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
28. CONSTRUCTION OF NEW WALLS
   - A. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THEN GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER / TENANT AND ARCHITECT TO CONFIRM THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS MEET OWNER / TENANT APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER / TENANT REQUESTS ANY CHANGE, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.
29. NON-PERMITTED WORK
   - A. SHOULD ANY CONSTRUCTION OR DEMOLITION WORK BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITY FOR THE DEMOLITION OR CONSTRUCTION STARTED PRIOR TO OBTAINING A BUILDING PERMIT AND / OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE CITY.

GENERAL DEMOLITION FLOOR PLAN NOTES

- A. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE, DUST AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING .
- B. REMOVE EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING WHERE APPLICABLE AS REQ'D FOR NEW CONSTRUCTION, UON. CONTRACTOR TO FIELD VERIFY EXISTING CONDITION WITH BUILDING OWNER PRIOR TO CONSTRUCTION.
- C. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS. AREAS TO RECEIVE NEW EXPOSED CONCRETE FLOOR FINISH SHALL BE REPAIRED & REFLOATED AS REQ'D TO PROVIDE SMOOTH AND ALIGNED TRANSITION TO ADJACENT FLOORING PRIOR TO INSTALLATION OF NEW FLOORING FINISH, COMPLY PER CURRENT CODE, MATCHING EXISTING OR APPROVED BETTER.
- D. CONTRACTOR TO PROVIDE PROPER SHORING AND BRACING OF BUILDING STRUCTURE DURING DEMOLITION PHASE. REFER TO STRUCTURAL DRAWINGS FOR SHORING REQUIREMENTS AND DESIGN BEFORE PROCEEDING WITH ANY DEMOLITION WORK.
- E. ALL AREAS AFFECTED BY NEW CONSTRUCTION SHALL BE PATCHED, REPAIR & PAINTED AS REQ'D. FOR NEW & FNISHED LOOK TO MATCH EXISTING OR APPROVED BETTER.
- F. SHOULD ANY CONSTRUCTION OR DEMOLITION BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO:G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITIES FOR DEMOLITION OR CONSTRUCTION COMMENCING PRIOR TO OBTAINING A BUILDING PERMIT AND /OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE LOCAL CITY AND/OR ANY REQUIRED AUTHORIZING JURISDICTION.
- G. SAW-CUT FLOORING AS REQ'D FOR ALL NEW FLOOR ELECTRICAL & PLUMBING. CONTRACTOR TO FIELD VERIFY EXISTING CONDITION & NOTIFY ARCHITECT/STRUCTURAL ENGINEER IF ANY STRUCTURAL CONDITION MAY OCCUR PRIOR TO CONSTRUCTION. PATCH, REPAIR & PREP AREA OF WORK & ANY AREA DAMAGED DUE TO CONSTRUCTION AS REQ'D FOR SMOOTH, ALIGNED & LEVELED TRANSITION FROM NEW TO EXISTING, MATCHING EXISTING MATERIAL & FINISH, UON. SSD FOR ADDT'L STRUCTURAL INFO.
- H. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER& FIRE ALARM SYSTEM AS REQ'D FOR NEW PLAN LAYOUT AND CODE REVISIONS, INCLUDING ADA UPGRADES.
- I. ALL (E) UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
- J. THE DESIGN INTENT IS TO PRESERVE THE INTEGRITY OF THE EXISTING STRUCTURAL SYSTEM. IF PLYWOOD, CONCRETE, OR STRUCTURAL STEEL IS ENCOUNTERED DURING DEMOLITION AND/OR NEW CONSTRUCTION, CONTRACTOR TO NOTIFY ARCHITECT BEFORE PROCEEDING. ALL BEARING WALLS, SHEAR WALLS, BRACE FRAMES, STRUCTURAL COLUMNS & BEAMS, AND RELATED STRUCTURAL MEMBERS TO REMAIN, UON.
- K. REMOVE ALL EXISTING PARTITIONS, FURRING, EQUIPMENT, FIXTURES, FLOORING, ETC DOWN TO THE BUILDING SHELL & PREP AS REQ'D FOR NEW CONSTRUCTION, UON.
- L. REMOVE ALL ABANDONED AND UN-USED ELECTRICAL & LIGHTING, UON.
- M. CAP & IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING & CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION A& AREAS AFFECTING NEW SCOPE SHALL BE INCLUDED IN SCOPE OF WORK.
- N. REMOVE ALL EXISTING FLOORING FINISHES & WALL BASE, UON. REMOVE ALL EXISTING CONDITIONS WHICH CAUSE RISES OR DEPRESSION IN FLOORING SURFACE SUCH AS FASTENERS, OUTLET CORES, MOUNDED COVER PLATES, RESLIIENT FLOORING, CARPET & PADDING, FLASH PATCH, CONCRETE FILL OR TOPPING, PLYWOOD, ETC TO ENSURE FLOOR IS SMOOTH AND LEVEL & PREP TO RECEIVE NEW FINISHES.
- O. PATCH REMAINING PORTIONS OF WALLS & FINISHED SURFACES AS REQ'D FOR NEW FINISHES.
- P. MAINTAIN BUILDING SECURITY, ALL LIFE SAFETY/FIRE PROTECTION SYSTEMS & EXIT PASSAGES AT ALL TIMES. EXISTING SPRINKLERS TO REMAIN. RETROFIT AS REQ'D FOR NEW WORK.
- Q. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS DISCOVERED DURING CONSTRUCTION. THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA & CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING FURTHER.
- R. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE START OF DEMOLITION.
- S. ANY QUESTIONS REGARDING SCOPE OF DEMOLITION SHALL BE CLARIFIED WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- T. COORDINATE SELECTIVE DEMOLITION & REPAIR OF EXISTING SURFACES AS REQ'D FOR INSTALLATION OF ELECTRICAL & COMMUNICATION CONDUITS AS REQ'D.

GENERAL DEMOLITION CEILING PLAN NOTES

- A. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.
- B. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN THROUGHOUT CONSTRUCTION. ANY CHANGES TO EXISTING SPRINKLER SYSTEM SHALL BE DESIGNED & SUBMITTED FOR CITY APPROVAL BY LICENSED CONSULTANT UNDER A SEPARATE COVER.
- C. ALL EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING TO REMAIN. PROTECT AND MAINTAIN IN OPERATION THROUGHOUT CONSTRUCTION.
- D. ALL EXISTING CEILINGS TO REMAIN UNLESS OTHERWISE NOTED.
- E. REFER TO DEMOLITION FLOOR PLAN FOR ADDITIONAL SCOPE OF LIMITED DEMOLITION WORK REQUIRED - PROTECT, STOCKPILE AND MAINTAIN EXISTING CEILING TILE TEMPORARILY REMOVED IN PREPARATION FOR REINSTALLATION AT COMPLETION.
- F. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.
- G. UPON REMOVAL OF EXISTING CEILING SYSTEMS & ALL UN-USED ATTACHMENTS, CONTRACTOR TO VERIFY EXISTING ROOF INSULATION CONDITION AND IF INSULATION DOES NOT EXIST, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING FURTHER-UPGRADE OF BUILDING ENVELOPE TITLE24 MAY BE REQUIRED TO COMPLY WITH CURRENT CODES-DESIGN & PLANS PREPARED BY OTHERS. ALL DAMAGED INSULATION SHALL BE REPAIRED AND/OR REPLACED WITH NEW TO MATCH EXISTING & IN COMPLIANCE WITH CURRENT CODE. CLEAN & PREP ENTIRE ABOVE CEILING AREAS WHERE CEILING IS EXPOSED TO RECEIVE NEW PAINT TAKING CAUTION NOT TO PAINT ANY WOOD GLU-LAM/BEAMS.
- H. SHOULD ANY CONSTRUCTION OR DEMOLITION BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO:G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITIES FOR DEMOLITION OR CONSTRUCTION COMMENCING PRIOR TO OBTAINING A BUILDING PERMIT AND /OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE LOCAL CITY AND/OR ANY REQUIRED AUTHORIZING JURISDICTION.

GENERAL SITE NOTES

- A. ALL ACCESSIBLE PARKING STALLS SHALL BE ADA COMPLIANT.
- B. CONTRACTOR TO FIELD VERIFY EXISTING TOW-AWAY SIGN AT THE PARKING ENTRANCE(S) DRIVE FOR COMPLIANCE. PROVIDE NEW AS REQUIRED. SEE SITE DETAILS FOR REFERENCE TO SIRE SIGN DETAILS.
- C. THE ACCESSIBLE PARKING STALLS SHALL HAVE A MAX. OF 2% SLOPE IN ANY DIRECTION.
- D. PATCH AND REPAIR ALL AREA DAMAGED DUE TO ANY NEW CONSTRUCTION AS REQUIRED TO MATCH EXISTING OR BETTER.
- E. SEE "AS" SHEETS FOR REFERENCES FOR ALL REFERENCES TO ALL SITE ADA DETAILS.
- F. ALL SITE CONDITIONS ARE EXISTING TO REMAIN, UON.
- G. CONTRACTOR TO SUBMIT SHOP DRAWINGS & FINISH MATERIAL & SAMPLES TO ARCHITECT FOR REVIEW. PROVIDE MIN 3'-0" X 3'-0" MOCK UP SAMPLES OF ALL CONCRETE & PAINT FINISH & ALL OTHER FINISHES DEEMED NECESSARY FOR ARCHITECT REVIEW PRIOR TO PURCHASE/FABRICATION.

GENERAL EXITING PLAN NOTES

- A. REFER TO SITE PLAN SHEETS FOR SITE ACCESS COMPLIANCE - PATH OF TRAVEL DOCUMENTATION.
- B. REFER TO ENLARGED RESTROOM PLANS FOR ACCESS COMPLIANCE IN RESTROOMS.
- C. PROVIDE PANIC HARDWARE ON ALL EXIT DOORS ON EGRESS PATH OF TRAVEL.
- D. FIRE EXTINGUISHER LOCATIONS SHALL BE VERIFIED AND COORDINATED WITH THE FIRE DEPARTMENT AND REVIEWED WITH ARCHITECT PRIOR TO FINAL INSTALL.
- E. PROVIDE INTERNATIONAL ACCESSIBILITY SYMBOL AT MAIN ENTRANCE OF BUILDING.
- F. EGRESS PLAN AND PLUMBING FIXTURE COUNTS ARE BASED ON AN OFFICE OCCUPANT LOAD THROUGHOUT THE BUILDING. FUTURE TENANT IMPROVEMENTS MAY BE REQUIRED TO MODIFY EXITS AND PROVIDE ADDITIONAL PLUMBING FIXTURES DEPENDING ON NEW OCCUPANT LOAD.
- G. CONTRACTOR TO VERIFY EXISTING FIRE ALARM SYSTEM CONDITION. IF ONE DOES NOT EXIST, PROVIDE MINIMUM FIRE ALARM & SPRINKLER DESIGN SYSTEM PER CBC 2019, SECTION 907.2.2. FIRE ALARM & SPRINKLER DESIGN SHALL BE PREPARED & SUBMITTED FOR CITY APPROVAL BY LICENSED FIRE CONSULTANT UNDER SEPARATE COVER.
- H. CONTRACTOR TO FIELD VERIFY (E) DOOR HARDWARE & FRAMING DEVICE FOR OPERABLE CONDITION, & REPLACE WITH NEW AS REQUIRED. NOTIFY THE LANDLORD & TENANT OF ANY DAMAGED HARDWARE PRIOR TO CONSTRUCTION.
- I. SEE EXIT DOOR WIDTH REQUIREMENTS AND TACTILE EXIT SIGN DETAILS ON EXITING PLAN SHEET, UON.

GENERAL FLOOR PLAN NOTES

- A. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEMS (INCLUDING RAISING SPRINKLER HEADS) AS REQUIRED FOR NEW PLAN LAYOUT AND CODE REVISIONS INCLUDING ADA. CONTRACTOR WILL BE RESPONSIBLE FOR THE DRAWINGS, SUBMITTAL, AND APPROVAL OF ANY FIRE SPRINKLER AND FIRE ALARM WORK AS A DEFERRED SUBMITTAL.
- B. ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 4" FROM FACE OF JAMB TO FACE OF FINISH OR ADJACENT WALL, TYPICAL U.O.N.
- C. PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION.
- D. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION AS REQ'D. FOR NEW & FINISHED LOOK.
- E. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THEN GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER AND ARCHITECT TO CONFIRM THAT THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS RECEIVES OWNER APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER REQUESTS ANY CHANGE, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.
- F. ALL EXISTING TO REMAIN AND NEW WALL SURFACES TO RECEIVE SMOOTH LEVEL 4 FINISH, TYP. (U.O.N.)
- G. ALL DIMENSIONS ARE GIVEN TO FACE OF FINISHED SURFACE, TYP. (U.O.N.). STRUCTURAL GRID COLUMN DIMENSIONS ARE TAKEN TO CENTERLINE OF COLUMN. DIMENSIONS ARE NOT TO BE SCALED FROM ARCHITECTURAL PRINTS. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL CLEAR DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL.
- H. ALL GYP. BD. PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO A LEVEL 4 FINISH U.O.N. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- I. VERIFY POSITIONS OF EXISTING COLUMNS TO BE LOCATED WITHIN NEW WALL CONSTRUCTION AND NOTIFY ARCHITECT OF DISCREPANCIES.
- J. MAINTAIN ALL EXISTING RATED CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. PATCH AND REPAIR AS REQUIRED TO INSURE INTEGRITY OF EXISTING FIRE RATINGS.
- K. FINISH FACES SHALL ALIGN AT JUNCTION OF NEW AND EXISTING CONSTRUCTION U.O.N.
- L. CONTRACTOR SHALL PROVIDE MOISTURE RESISTANT GYP. BD. IN BATHROOMS AS NOTED. SHOWER AREAS EXPOSED TO GREATER CONCENTRATIONS OF MOISTURE TO RECEIVE TILE BACKER BOARD.
- M. PARTITIONS/EXTERIOR WALLS PATCH/REPAIR GYP. BD. AS NECESSARY. (TAPE, MUD, SAND TO LEVEL 4 FINISH). PATCH AND SKIM BASE OF WALLS WHERE BASE IS REMOVED. PREPARE FOR (N) FINISHES.
- N. CONTRACTOR TO SUBMIT (3) COPIES OF ALL SHOP DWGS. FOR MILLWORK, FINISH SAMPLES, PAINT BRUSH OUTS, MOCK-UPS OF CEILING TILE REMOVAL & LIGHTING ABOVE GRID, IDENTIFY LOCATIONS OF CARPET REMOVAL & CEILING TILE TO BE PAINTED, AND ALL NECESSARY RELATED ITEMS REQUIRING APPROVAL FROM THE TENANT/ARCHITECT PRIOR TO PURCHASE OR FABRICATION.
- O. CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND REPORT TO ARCHITECT OR BUILDING OWNER'S REPRESENTATIVE ANY DISCREPANCIES FOR CORRECTIONS OR ADJUSTMENTS. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- P. CONTRACTOR TO FIELD VERIFY ALL (E) DOORS & LOCKS PRIOR TO ANY CONSTRUCTION, ALL LOCKING DEVICES SHALL BE REPLACED AS REQ'D. TO MATCH TENANT MASTER LOCKING SYSTEM.
- Q. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED EQUIPMENT AND/OR ACCESSORIES, EXACT LOCATION TO BE DETERMINED PER EQUIPMENT/ACCESSORIES. CONTRACTOR & SUB-CONTRACTORS SHALL FIELD VERIFY, COORDINATE & OBTAIN APPROVAL FROM ARCHITECT & TENANT PRIOR TO CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR ALL SEISMIC ANCHORAGE AND ASSOCIATED STRUCTURAL WORK.
- R. ALL NEW WALLS SHALL HAVE SOUND ATTENUATING BATT INSULATION, U.O.N.

GENERAL CEILING NOTES

- A. CONTRACTOR TO PROVIDE ANY MISSING ESCUTCHEONS AT SPRINKLER HEADS.
- B. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DWGS FOR MORE INFO.
- C. ALL LIGHT FIXTURES AND HVAC REGISTERS SHALL BE LOCATED ON CEILING GRID U.O.N. ALL CEILING FIXTURES INCLUDING ALL DOWNLIGHTS & SPRINKLER HEADS SHALL BE CENTERED ON PANEL OR TILE, TYP U.O.N.
- D. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE SUSPENDED CEILING GRID SYSTEM, HVAC, OR SPRINKLER FIXTURES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT'S APPROVAL.
- E. EMERGENCY LIGHTING SHALL BE PROVIDED PER 2019 CBC SEC. 1008. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY 2019 C.B.C. SEC. 1013.7 FOR "A" OCCUPANCIES.
- F. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BLDG DEPT.
- G. ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED AT 48" ABOVE UNFINISHED FLOOR TO TOP OF BOX U.O.N.
- H. SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES/MATERIALS ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE.
- I. THIS DRAWING IS FOR LAYOUT PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. SEE ELECTRICAL NOTES.
- J. HORNS AND STROBES SHALL BE PROVIDED THROUGHOUT AREA OF WORK AS REQUIRED TO MEET TITLE 24 REQUIREMENTS. LAYOUT MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- K. LIGHT FIXTURES AND SWITCHING SHALL CONFORM TO TITLE 24 REQUIREMENTS. DOUBLE SWITCH EACH FIXTURE SEPARATELY, ADDITIONALLY, LIGHT FIXTURES IN AREA OF WORK WITHIN 15'-0" OF EXTERIOR GLASS SHALL BE DOUBLE SWITCHED SEPARATELY PER CODE REQUIREMENTS. PROVIDE A CONSISTENT LAMP COLOR TEMPERATURE THROUGHOUT THE SPACE. MATCH EXISTING BUILDING STANDARD LAMP U.O.N.
- L. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED FOR NEW LOBBY CEILING LAYOUT.
- M. PATCH AND REPAIR ALL AREAS THAT ARE AFFECTED DURING CONSTRUCTION.
- N. EXIT SIGNS ARE NORMALLY ILLUMINATED AT ALL TIMES AND PROVIDED WITH AN EMERGENCY ELECTRICAL SYSTEM FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR SET TO INSURE CONTINUED ILLUMINATION FOR AT LEAST 90 MINUTES IN CASE OF PRIMARY POWER LOSS.
- O. PROVIDE CEILING ACCESS PANELS AS REQUIRED FOR CODE COMPLIANCY AND MAINTENANCE OF ALL SYSTEMS ABOVE CEILING. CONTRACTOR TO ATTEMPT TO PROVIDE MULTIPLE POINTS OF ACCESS THROUGH ONE PANEL WHEN LAYING OUT UTILITIES ABOVE CEILING. PRIOR TO INSTALLATION, CONTRACTOR TO REVIEW IN FIELD WITH ARCHITECT AND OWNER THE LOCATIONS OF ALL PANELS. CEILING ACCESS PANELS TO BE PAINTED TO MATCH CEILING FINISH.
- P. LOCAL JURISDICTION MAY REQUIRE (E) T-BAR CEILINGS IN PROJECT AREA TO RECEIVE SEISMIC UPGRADE. GENERAL CONTRACTOR TO PROVIDE ALTERNATIVE LINE ITEM TO PERFORM SEISMIC UPGRADE OF EXISTING T-BAR CEILINGS IN PROJECT AREA.

GENERAL DOOR NOTES

- A. PROVIDE HARDWARE SUBMITTAL FOR ARCHITECT'S REVIEW TO PURCHASE.
- B. ALL DOOR HARDWARE MUST COMPLY WITH 2019 CALIFORNIA BUILDING CODE SECTION 1010.1.9.
- C. ALL DOOR HARDWARE SHALL BE US26 SATIN & ALL SEALS SHALL BE BLACK, UNLESS OTHERWISE NOTED.
- D. ALL CYLINDERS SHALL BE MASTER KEYED AND KEYED DIFFERENTLY U.N.O. IN WRITING BY THE OWNER PRIOR TO SHIPMENT OF HARDWARE TO JOB SITE
- E. (2) COPIES OF EACH KEY SHALL BE SUPPLIED TO OWNER. NO OTHER COPIES SHALL EXIST WITHOUT OWNER'S CONSENT.
- F. MAXIMUM FORCE REQUIRED TO OPERATE ALL FIRE-RATED DOORS (CORRIDORS, OCCUPANCY SEPARATIONS, STAIRWAY ENCLOSURES, ETC.) SHALL BE 15 POUNDS.
- G. MAX FORCE REQ'D TO OPERATE ALL EXTERIOR & INTERIOR DOORS SHALL BE 5 POUNDS.
- H. ALL GLAZING SUBJECT TO HUMAN IMPACT AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF ANY DOOR IN A CLOSED POSITION SHALL BE SAFETY GLAZING.
- J. FLOOR OR LANDING AT EACH DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD.
- K. LANDINGS AT ALL DOORS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE SECTION 1010.1.6
- L. ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP LEVER HARDWARE INSTALLED MINIMUM 34" AND MAXIMUM 44" ON CENTER ABOVE FINISHED FLOOR IN CONFORMANCE WITH 2019 CALIFORNIA BUILDING CODE SECTION 11B-404.2.7.
- M. ALL FIRE-RATED EXIT ACCESS DOORS SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THERE OF, THE NAME OF THE MANUFACTURER, AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY AS REQUIRED UNDER 2019 CALIFORNIA BUILDING CODE SECTION 715.4.
- N. ALL DOORS WITH CARD READERS AND ELECTRICAL TRANSFER HINGES SHALL BE FACTORY BORED.
- O. ALL TOP & BOTTOM DOOR BOLT STRIKE CUPS SHALL BE FINISH US26D.
- P. ALL DOOR STRIKES SHALL BE PROVIDED WITH DUST BOXES. DUST BOXES SHALL MATCH DOOR HARDWARE FINISH, BRASS IS NOT PERMITTED.
- Q. ELECTRIC CARD KEY ACCESS IS ONLY USED FOR ENTERING INTO SPACES WITH RESTRICTED ACCESS. ELECTRIC CARD KEYS ARE NEVER REQUIRED TO EXIT OUT OF ANY AREA OR OUT OF THE BUILDING
- R. ALL EXIT DOORS SHALL OPEN FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- S. ALL DOOR LEVERS SHALL BE SCHLAGE ND-SERIES, SPARTA LEVERS, US26D FINISH, UON.

GENERAL FINISH PLAN NOTES

- A. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- B. ALL PAINTED SURFACES SHALL RECEIVE (2) COATS OVER PRIMER, TYPICAL UNLESS NOTED OTHERWISE.
- C. ALL AREAS TO RECEIVE PATCH & REPAIR SHALL MATCH ADJACENT FINISHES, TYPICAL UNLESS OTHERWISE NOTED.
- D. ALL FLOORING SHALL CONTINUE UNDER TOEKICKS AND COUNTERTOP OVERHANGS OF ALL CASEWORK, TYPICAL THROUGHOUT.
- E. CONTRACTOR SHALL PROVIDE 4'X4' WALL SAMPLE BRUSH-OUTS OF PAINT COLOR FOR ARCHITECT'S APPROVAL PRIOR TO COMMENCEMENT OF PAINTING AND PRIOR TO PURCHASE OF PAINT.
- F. ALL FINISH MATERIALS, PAINTS, AND CARPETS TO COMPLY WITH CURRENT CalGREEN.
- G. CONTRACTOR TO PROVIDE 10% OVERAGE OF ALL FINISHES FOR OWNER'S ATTIC STOCK.
- H. ALL FINISHES TO BE VERIFIED BY OWNER.

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
A.T.	ACOUSTIC TILE
ADJ.	ADJUSTABLE
A.F.S.	AUTOMATIC FIRE SPRINKLER
ALUM.	ALUMINUM
∠	ANGLE
ANOD.	ANODIZED
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
@	AT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.J.	BOTTOM OF JOISTS
BOT.	BOTTOM
B.A.	BUILT-UP
CAB.	CABINET
CAD. PL.	CADMIUM PLATED
C.A.	CATCH BASIN
C.B.	CHALKBOARD
C.D.	CUP DISPENSER
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
	CHANNEL
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
℄ OR C.L.	CENTERLINE
CLR.	CLEAR
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C..T.G.	CLEAN OUT TO GRADE
CTSK.	COUNTERSUNK
C.W.	COLD WATER
DET.	DETAIL
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIA. OR Ø	DIAMETER DIM. DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DWGS.	DRAWINGS
EA.	EACH
E.J.	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
ENAM.	ENAMEL
ENCL.	ENCLOSURE
E.P.B.	ELECTRIC PANEL BOARD
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.A.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
EXIST. or (E)	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
FBRGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.A.	FIRE EXTINGUISHER
F.A.C.A.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT OR FLAT HEAD
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH FLR. FLOOR
F.O.	FINISHED OPENING OR FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
HDR.	HEADER HARDWOOD
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.R.C.	HOSE REEL CABINET
H.S.B.	HIGH STRENGTH BOLT
HSS	HALLOW STEEL SECTION
HT.	HEIGHT
H.T.D.	HANDICAP TOWEL DISPENSER
HTG.	HEATING
H.W.	HOT WATER
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER
INV.	INVERT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX.
JT.	JOINT
KIT.	KITCHEN
K.O.	KNOCK-OUT
K.P.	KICK PLATE
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
L.P.	LOW POINT
L.S.D.	LIQUID SOAP DISPENSER
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
M.H.	MANHOLE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.D.	OVERFLOW DRAIN
OFF.	OFFICE
O.H.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
P.B.	PANIC BAR
P.D.F.	POWDER DRIVE FASTENER
P.H.	PHILLIPS HEAD
℄ OR PL.	PROPERTY LINE
PLAS.	PLASTER
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PORC.	PORCELAIN
PR.	PAIR
P.S.D.	POWDER SOAP DISPENSER
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
P.V.C.	POLYVINYL CHLORIDE
Q.T.	QUARRY TILE
R.	RISERS
R.A.	RETURN AIR
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
RD.	ROUND
R.D.	ROOF DRAIN
REC.	RECESSED
REF.	REFERENCE
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
R.H.	ROUND HEAD OR ROBE HOOK
RM.	ROOM
SHT.	SHEET
SHTHG.	SHEATHING
SHLV.	SHELVE(S)
SIM.	SIMILAR
SK.	SINK OR SKETCH
S.M.	SHEET METAL
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPOSAL
S.N.V.	SANITARY NAPKIN VENDOR
S.O.V.	SHUT OFF VALVE
S.P.D.	SEE PLUMBING DRAWINGS
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SERVICE SINK / STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STN.	STAIN
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T & B	TOP AND BOTTOM
T.B.	TOWEL BAR
TEL.	TELEPHONE
T & G	TONGUE AND GROOVE
T.O	TOP OF
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
TRD.	TREAD
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.P.	VITREOUS CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL

C2

STUDIO g ARCHITECTS

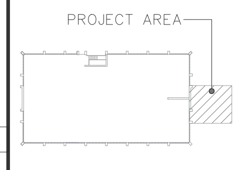
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST



STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

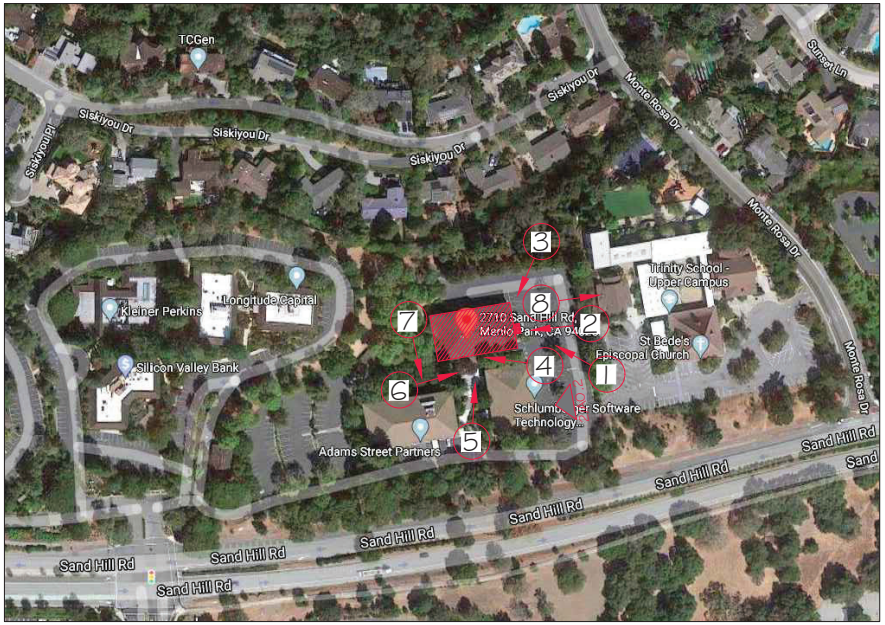
DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

GENERAL NOTES

SHEET TITLE

SHEET NO. A0.1

PLANNING SET — NOT FOR CONSTRUCTION



1. AERIAL VIEW

TRUE NORTH

1

2

3

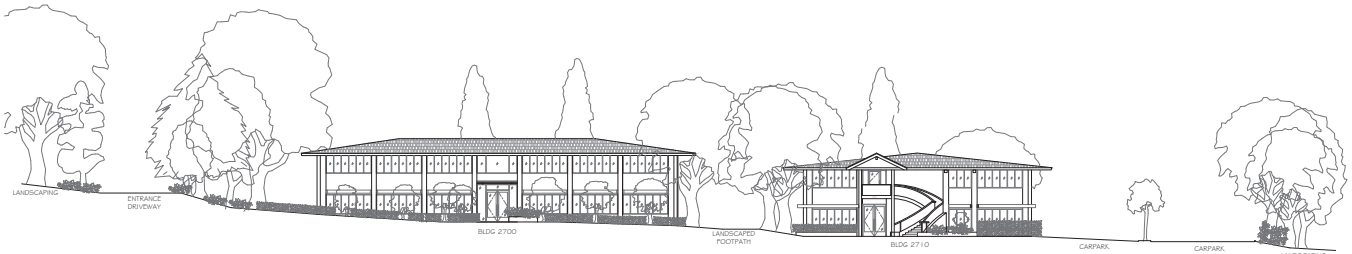
4

5

6

7

8



2. STREETSCAPE

1/16" : 1'-0"

C3

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO G ARCHITECTS

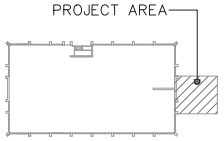
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

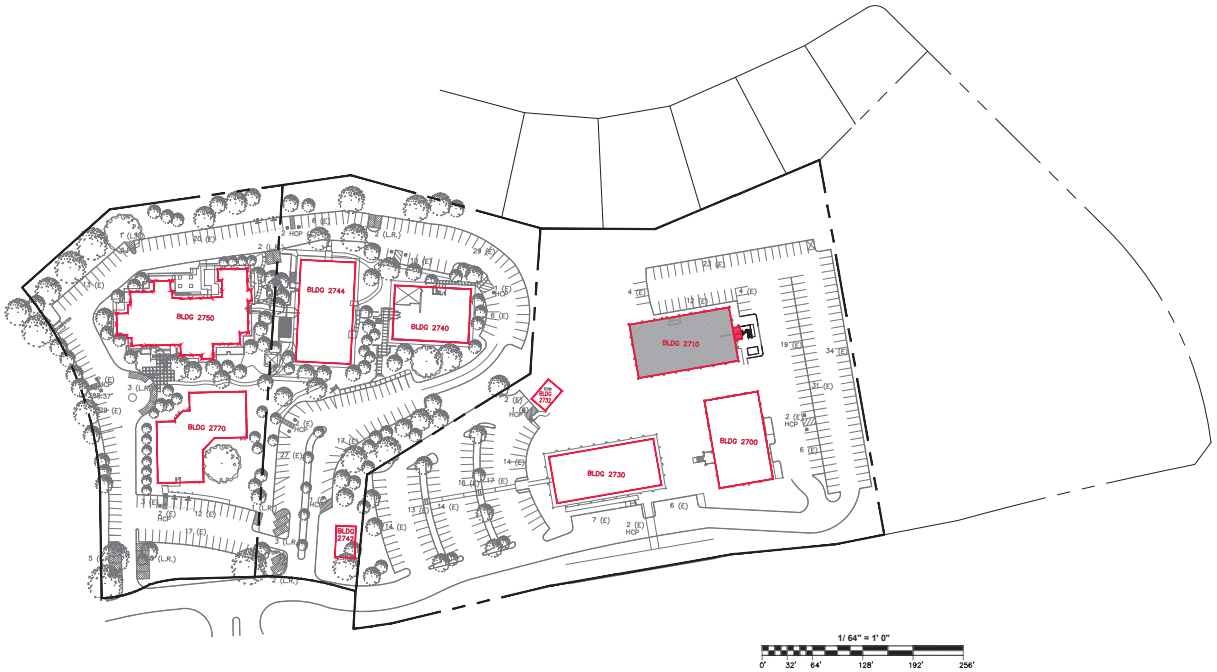
DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

STREETSCAPE AND PHOTOGRAPHS

SHEET TITLE

SHEET NO. A0.2

PLANNING SET – NOT FOR CONSTRUCTION



NORTH

1. AREA PLAN

SCALE: 1/64" : 1'-0"

299 BASSETT ST, SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO ARCHITECTS

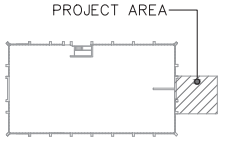
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

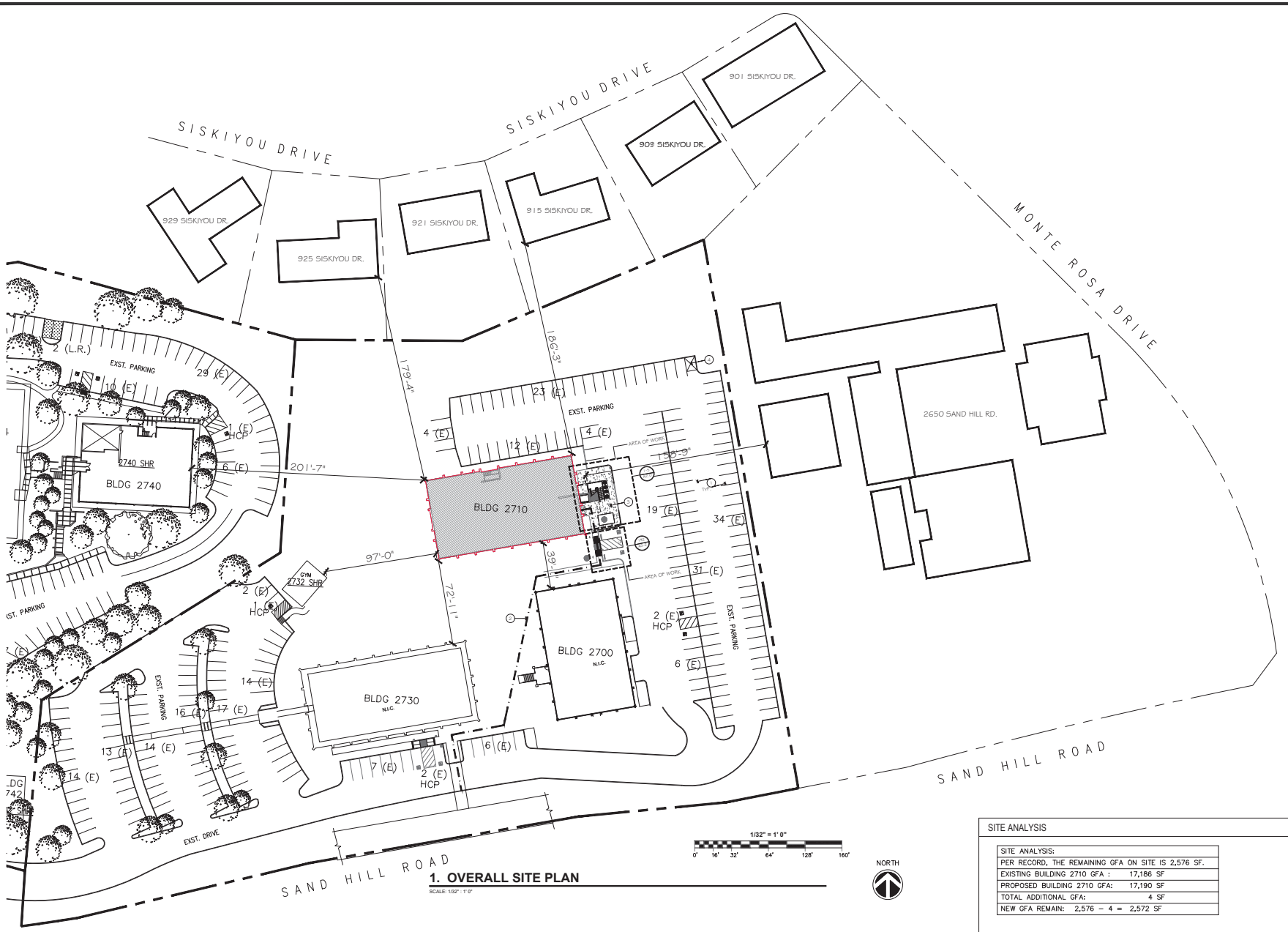
DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

AREA PLAN

SHEET TITLE

SHEET NO. A0.3

PLANNING SET – NOT FOR CONSTRUCTION



1. OVERALL SITE PLAN

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

SITE ANALYSIS

SITE ANALYSIS:	
PER RECORD, THE REMAINING GFA ON SITE IS 2,576 SF.	
EXISTING BUILDING 2710 GFA :	17,186 SF
PROPOSED BUILDING 2710 GFA:	17,190 SF
TOTAL ADDITIONAL GFA:	4 SF
NEW GFA REMAIN: 2,576 – 4 =	2,572 SF

LEGEND

- N.I.C. AREA
- PROJECT AREA
- INDICATE PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL (5.33% MAXIMUM SLOPE FOR RAMP, 2% MAXIMUM CROSS-SLOPE)

KEYNOTES

Indicated by (#) on the plan

1. (E) PARKING STALL TO REMAIN.
2. (E) ACCESSIBLE PATH OF TRAVEL.
3. AREA OF WORK WITH NEW CONCRETE WALK @ ENTRIES.
4. (E) TRASH ENCLOSURE TO REMAIN.
5. (E) ADA PARKING STALLS TO REMAIN. SEE AS.2. FOR MORE INFO.

PARKING ANALYSIS

PARKING ANALYSIS (NO CHANGE):		
STANDARD:	441	STALLS
ACCESSIBLE:	28	STALLS
VAN ACCESSIBLE:	4	STALLS
TOTAL:	473	STALLS

WORK AREA ANALYSIS

DEMOLITION AREA:	
(E) STAIRS & 2ND FLOOR LANDING:	338 S.F.
PROPOSED AREA:	506 SF
(N) EXTERIOR ELEVATOR & MACHINE ROOM:	146 SF
(N) EXTERIOR STAIRS:	191 SF
(N) 2ND FLOOR LANDING:	169 SF

PLANNING SET – NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

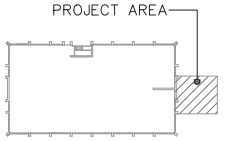
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

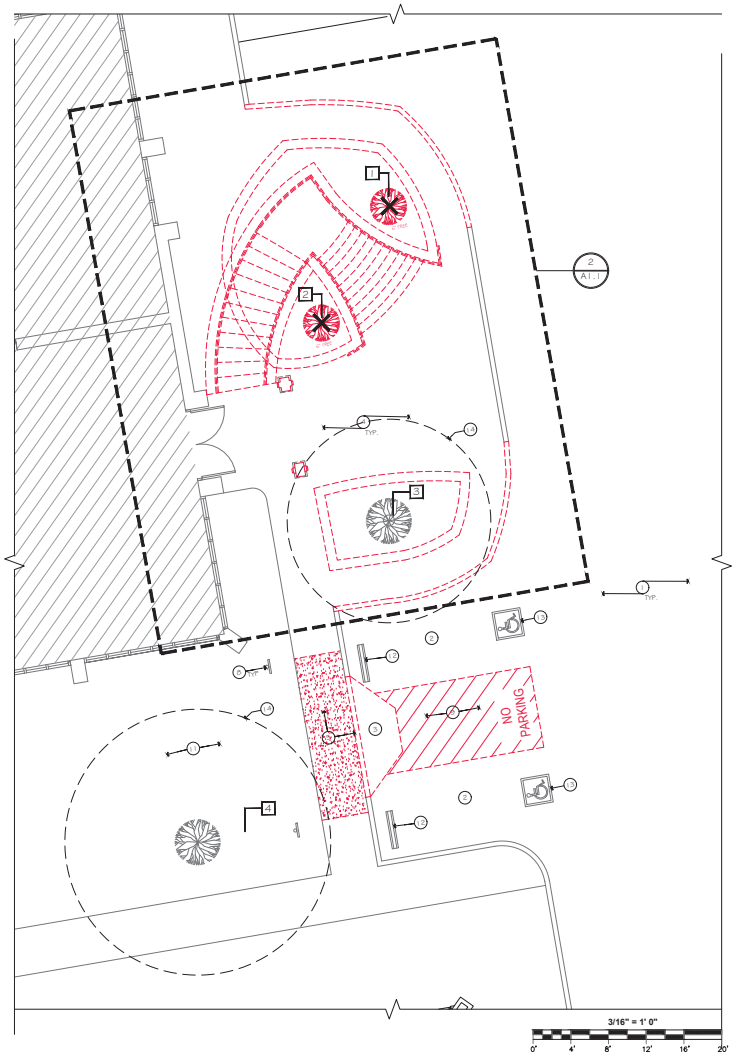
DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

OVERALL SITE PLAN
SITE AND PARKING DATA

SHEET TITLE

SHEET NO. AS.1

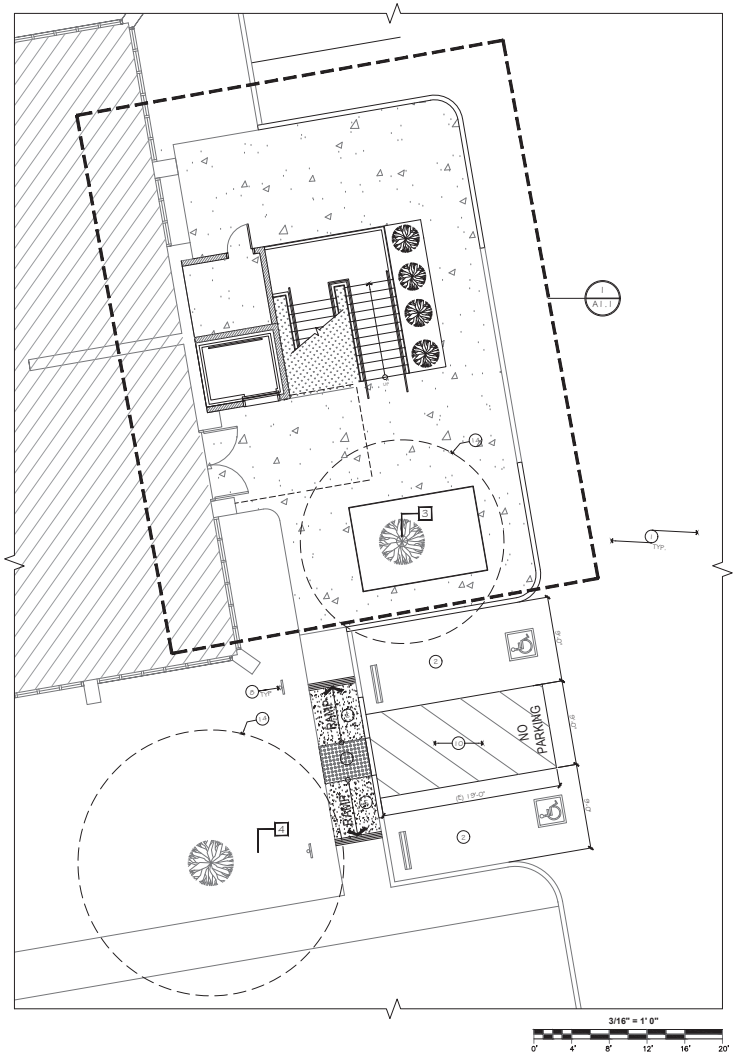
C5



1. ENLARGED DEMO SITE PLAN

SCALE: 3/16" =1'-0"

NORTH



2. ENLARGED PROPOSED SITE PLAN

SCALE: 3/16" =1'-0"

NORTH

TREE SUMMARY

Indicated by [X] on the plan.

1.	REMOVE	TREE #566 PYRUS CALLERYANA	DBH 5"	CANOPY 10'
2.	REMOVE	TREE #565 PYRUS CALLERYANA	DBH 6"	CANOPY 15'
3.	REMAIN	TREE #564 LIQUIDAMNAR STYRACILFLUA	DBH 13"	CANOPY 30'
4.	REMAIN	TREE #563 LIQUIDAMBAR STYRACILFLUA	DBH 17"	CANOPY 40'

KEYNOTES

Indicated by (#) on the plan.

1. (E) DRIVE AISLE.
2. (E) ADA COMPLIANT PARKING STALLS TO REMAIN.
3. REMOVE (E) RAMP. PREP AS REQ'D FOR NEW CONSTRUCTION.
4. (E) SIDEWALK TO REMAIN.
5. REMOVE PORTION OF CONCRETE CURB & SIDE WALK. PREP AS REQ'D FOR NEW CONSTRUCTION.
6. (N) CONCRETE CURB RAMP. 1:12 MAX. SLOPE.SEE 6/A9.2.
7. (N) DETECTABLE WARNING. SEE DETAIL ON 7/A9.2.
8. (E) ADA RESERVED SIGN TO REMAIN. PROTECT DURING CONSTRUCTION.
9. REMOVE (E) ACCESSIBLE PARKING STALL STRIPPING.
10. (N) ADA ACCESSIBLE/LOADING AISLE. SEE DETAIL ON 2/A9.2.
11. (E) LANDSCAPE TO REMAIN.
12. (E) WHEEL STOP TO REMAIN.
13. (E) INTERNATIONAL ACCESSIBILITY SYMBOL TO REMAIN. SEE 2/A9.2. FOR MORE INFO.
14. (E) TREE PROTECTION FENCING. SEE LANDSCAPE PLAN.

PLANNING SET — NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

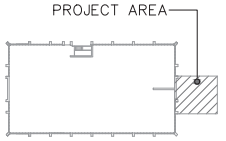
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

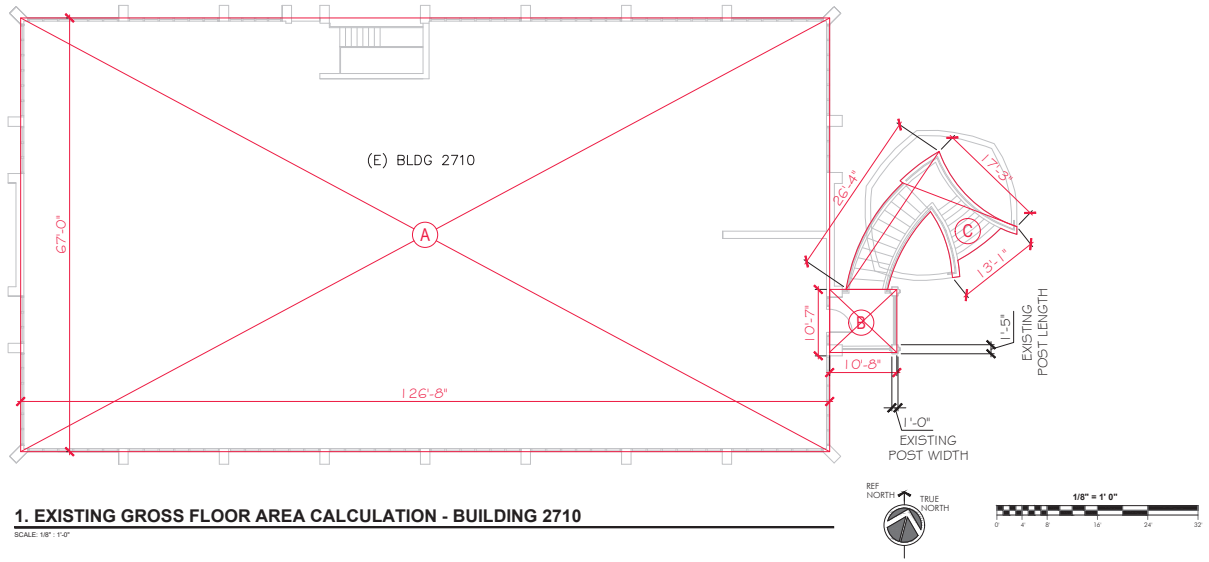
DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

ENLARGED SITE PLANS
DEMOLITION & PROPOSED

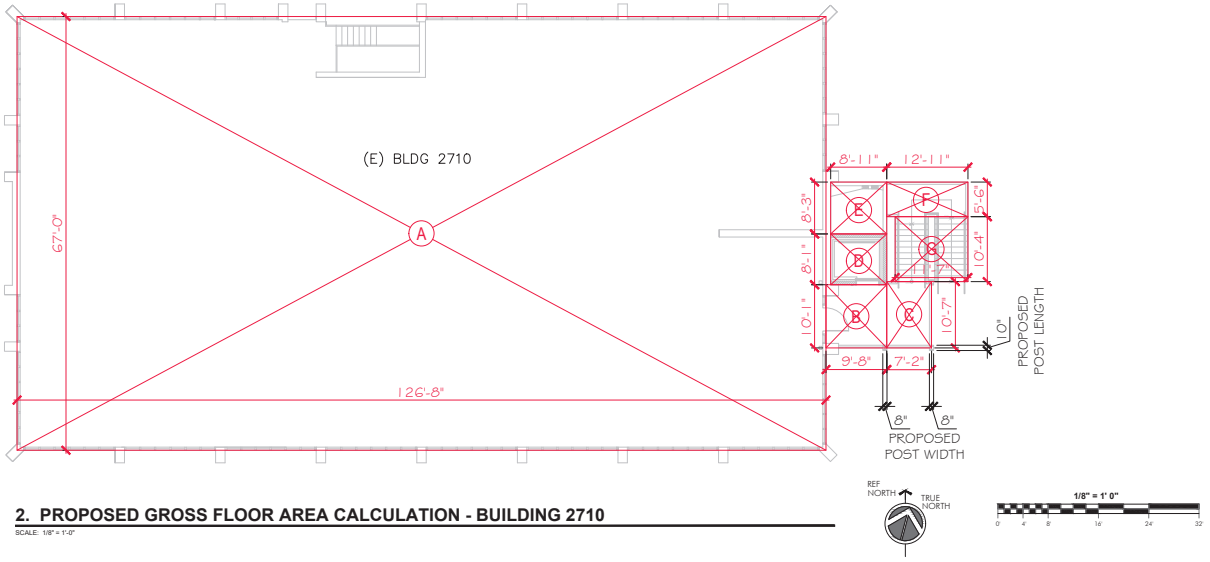
SHEET TITLE

SHEET NO. AS.2



1. EXISTING GROSS FLOOR AREA CALCULATION - BUILDING 2710

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



2. PROPOSED GROSS FLOOR AREA CALCULATION - BUILDING 2710

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

EXISTING BUILDING GROSS FLOOR AREAS

PER SEPTEMBER 8, 2017 PLANNING DIVISION
<2700-2770 SAND HILL ROAD GROSS FLOOR AREA EXEMPTION CERTIFICATION>

SITE AREA:	476,546 SF
ALLOWABLE GFA 25%:	119,136 SF
REMAINING GFA:	2,576 SF
ALLOWABLE COVERAGE 20%:	95,309 SF

GROSS FLOOR AREA BY BUILDING	
EXISTING BUILDING	CERTIFIED GFA (SF)
2700	14,522
2710	16,972
2730	26,617
2732	859
2742	879
2740	11,912
2744	15,418
2750	12,529
2770	16,849
TOTAL (SF)	116,560

NOTE: CITY RECORDS SHOW LOWER GFA FOR BUILDING 2710. SEE BELOW FOR CALCULATION PER CURRENT CODE.

BUILDING AREA CALCULATION - BUILDING 2710

EXISTING BUILDING AREA CALCULATION

AREA	DIMENSIONS	AREA (SF)	GFA (SF)	COVERAGE (SF)
A	126'-8" X 67'-0"	8,486 X 2 FLOORS	16,972	8,486
B	10'-8" X 10'-7"	107 X 2 FLOORS	214	107
C	26'-4" X 17'-3" IRREGULAR	233	EXEMPT[1]	
TOTAL			17,186	8,593

PROPOSED BUILDING AREA CALCULATION

AREA	DIMENSIONS	AREA (SF)	GFA (SF)	COVERAGE (SF)
A	126'-8" X 67'-0"	8,486 X 2 FLOORS	16,972	8,486
B	9'-8" X 10'-1"	97 X 2 FLOORS	EXEMPT[2]	97
C	7'-2" X 10'-7"	75	EXEMPT[2]	75
D	8'-11" X 8'-1"	72 X 2 FLOORS	144	72
E	8'-11" X 8'-3"	74	74	74
F	12'-11" X 5'-6"	71	EXEMPT[1]	
G	11'-7" X 10'-4"	120	EXEMPT[1]	
TOTAL			17,190	8,804

TOTAL PROPOSED ADDITIONAL COVERAGE :

8,804 - 8,893 = 211 SF

TOTAL PROPOSED ADDITIONAL GFA :

17,190 - 17,186 = 4 SF

ALLOWABLE GFA REMAINING:

2,576 - 4 = 2,572 SF

GFA EXEMPTIONS (PER MENLO PARK MUNICIPAL CODE 16.04.325):

1. UNCOVERED, EXTERIOR AREA WITH NONUSEABLE OR NONOCCUPIABLE SPACE BELOW STAIRS
2. COVERED PORCH AND COVERED BALCONY WITH AT LEAST ONE END OPEN AND UNOBSTRUCTED, WITH COLUMNS NOT MORE THAN 12" IN WIDTH AND RAILING NOT MORE THAN 44" IN HEIGHT.

LOT COVERAGE CALCULATION

LOT COVERAGE FOR PROJECT BUILDING 2710:
EXISTING: 8,593 / 476,563 = 1.803%
PROPOSED: 8,804/ 476,563 = 1.847%

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 290
SAN JOSE, CA 95110
T. 408.283.0100

STUDIO g ARCHITECTS

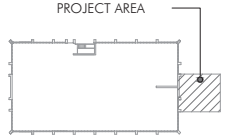
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

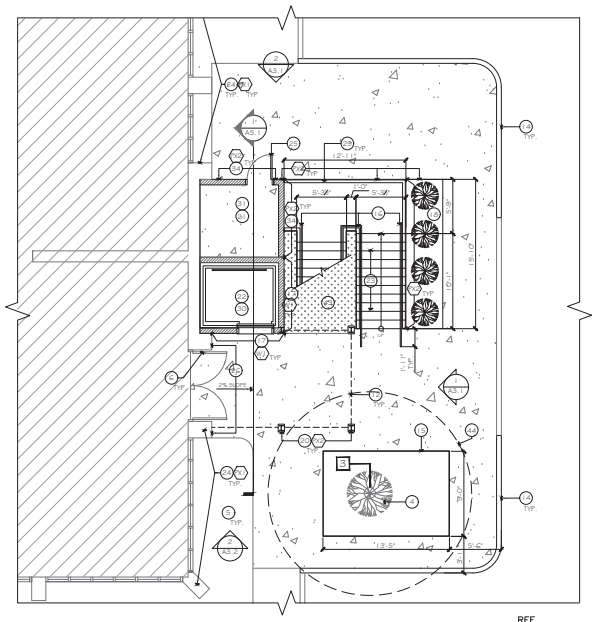
DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
08.16.2021	PLANNING RESUBMITTAL R5
10.14.2021	PLANNING RESUBMITTAL R6

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	WC/SJ

GROSS FLOOR AREA AND BUILDING AREA CALCULATION

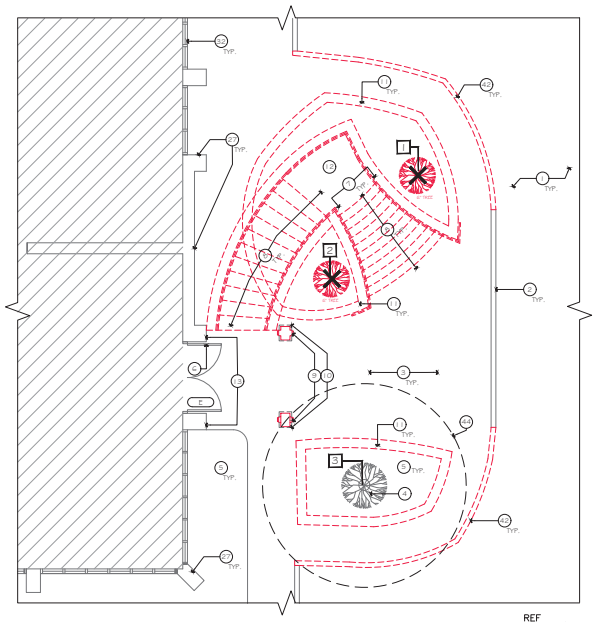
SHEET TITLE

SHEET NO. GA.1



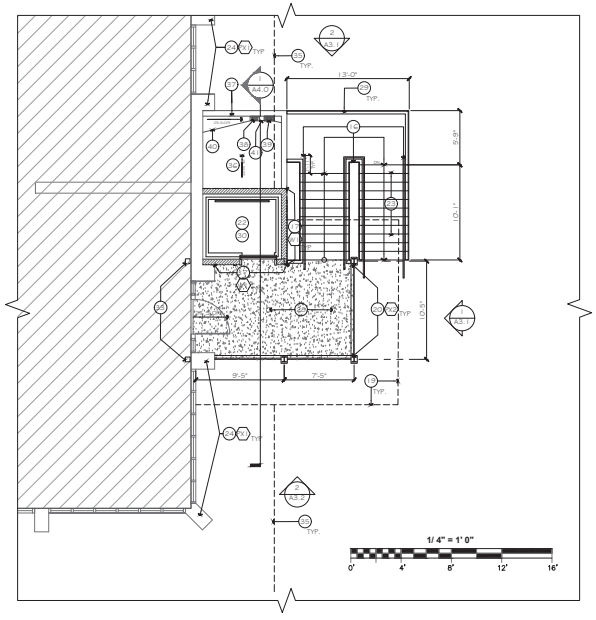
1. 1ST FLOOR - PROPOSED FLOOR PLAN

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



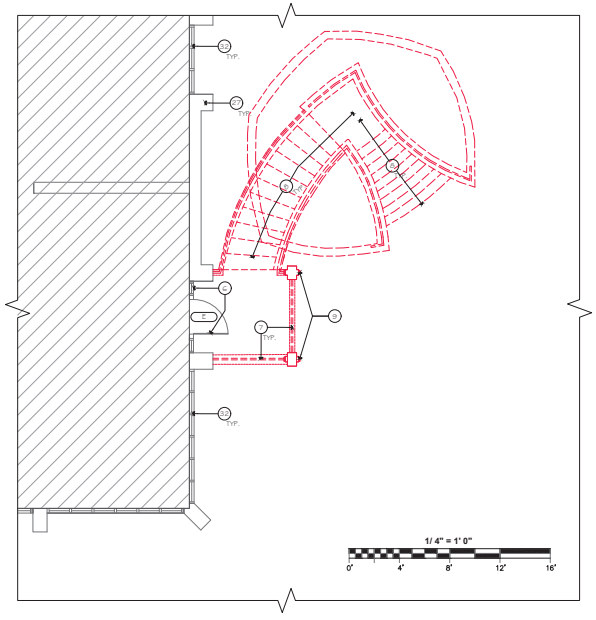
2. 1ST FLOOR - DEMO FLOOR PLAN

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



3. 2ND FLOOR - PROPOSED FLOOR PLAN

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



4. 2ND FLOOR - DEMO FLOOR PLAN

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

FLOOR PLAN KEYNOTES

Indicated by (#) on the plan.

1. (E) DRIVE AISLE .
2. (E) CONCRETE CURB TO REMAIN.
3. (E) CONCRETE FLATWORK TO REMAIN.PROTECT DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY (E) CONCRETE SLAB CONDITION. 2% ACROSS SLOPE @ ANY DIRECTION. IF NOT, REPLACE ALT. BID TO REPLACE CONCERT FLATWORK.
4. (E) TREE TO REMAIN. COORDINATE WITH CONTRACTOR.
5. (E) LANDSCAPE TO REMAIN.
6. (E) DOOR AND SIDELITE TO REMAIN. PROTECT DURING CONSTRUCTION.PREP AS REQ'D TO RECEIVE NEW PAINT (PX2).

   SEE ELEVATION & FINISH LEGEND FOR ADDITIONAL INFO.

   ALT: (N) DOOR & SIDELITE.
7. REMOVE (E) HANDRAIL AND GUARDRAIL ENTIRELY.
8. REMOVE (E) STAIRS, LANDING & ALL ASSOCIATED.
9. REMOVE (E) COLUMNS.
10. REMOVE (E) CONCERT COLUMN BASE.
11. REMOVE (E) PLANTER, PROTECT TREES IN PLACE & SALVAGE (E) SOIL FOR RE-USE AS REQ'D. PROTECT AND CAP ALL IRRIGATION AND/OR PIPING AS REQ'D FOR NEW CONSTRUCTION.
12. DASHED LINE INDICATE BALCONY ABOVE.
13. REMOVE (E) LIGHT FIXTURES & ALL ASSOCIATED. SALVAGE ELECTRICAL CONDUITS FOR RE-USE. PATCH & REPAIR ALL AFFECTED AREA. PREP FOR NEW CONSTRUCTION PHASE.
14. (N) CONC. CURB TO MATCH ADJACENT.
15. (N) LANDSCAPE PLANTER. SEE LANDSCAPE DRAWINGS.
16. (N) 36" H FREE STANDING COLD-ROLLED STEEL HANDRAIL, POWER COATING (PX2) FINISH. SEE FINISH LEGEND FOR MORE INFO.
17. (N) WOOD CLADDING.USE SHIPLAP SIDING INSTALLATION METHOD. SEE FINISH LEGEND & ELEVATION FOR ADDITIONAL INFO.
18. (N) LANDSCAPE AREA. COORDINATE WITH LANDSCAPE PLAN.
19. DASHED LINE INDICATE NEW ROOF OVERHANG ABOVE.
20. (N) STRUCTURAL STEEL COLUMN. PREP FOR NEW PAINT (PX2). SEE FINISH LEGEND.
21. (N) ELEVATOR MACHINE ROOM TO MEET LIGHTING, VENTILATION, HEATING, AND ELECTRICAL REQUIREMENT PER MANUFACTURE.
22. (N) ELEVATOR.
23. (N) STEEL STAIR WITH CONCERT TREADS & LANDING. SEE 4/A9.1 . AND 1 3/A9.2. STAIR DETAILS.
24. EXISTING BUILDING TO RECEIVE NEW PAINT (PX1). SEE FINISH LEGEND.
25. (N) DOOR.
26. PROVIDE ALLOWANCE FOR (N) LIGHT FIXTURE.
27. (E) BUILDING PERIMETER TO REMAIN. PROTECT DURING CONSTRUCTION.
28. PROVIDE CONCRETE OVER METAL DECK FLOOR.MAX 2% SLOPE CROSS.
29. (N) 42" HIGH COLD ROLLED STEEL RAILING WITH CABLE GUARDRAIL SYSTEM.
30. PROVIDE 1 HOUR FIRE RATED ELEVATOR ENCLOSURE.
31. PROVIDE 1 HOUR FIRE RATED MACHINE ROOM.
32. (E) BUILDING STOREFRONT TO REMAIN. PROTECT DURING CONSTRUCTION.
33. (N) STRUCTURAL COLUMNS (APPROXIMATE LOCATION) WITH NEW HEADER.
34. PRICE STUCCO FINISH SMOOTH . SEE FINISH LEGEND & ELEVATION FOR MORE INFO.
35. (E) ROOF OVERHANG.
36. (N) TPO ROOFING . SLOPE MIN ¼" TOWARDS ROOF DRAIN.
37. (N) 24 GA GALVANIZED CAP FLASHING . PAINT TO MATCH ADJACENT.
38. (N) 3" DIAMETER CAST IRON PARAPET ROOF DRAIN.
39. (N) 3" DIAMETER CAST IRON PARAPET TYPE ROOF DRAIN USE FOR OVER-FALLOW TO BE 2" ABOVE PARAPET ROOF DRAIN TO DAYLIGHT @ BASE OF WALL THROUGH S.S. "COW TONGUE".
40. (N) CRICKET @ ¼" PER FOOT SLOPE.
41. LOW POINT OF THE ROOF.
42. THIS PART OF (E) CURB TO BE REMOVED. COORDINATE WITH NEW SITE PLAN.
43. (N) LANDSCAPE UNDER STAIR. SEE LANDSCAPE PLAN.
44. (E) TREE PROTECTION FENCING. SEE LANDSCAPE PLAN.

FINISH LEGEND

(W1) EXTERIOR PAINT #1 - GENERAL EXTERIOR WALL
MANUFACTURER: BENJAMIN MOORE
COLOR: SWISS COFFEE
FINISH: MATTE

(W2) EXTERIOR PAINT #2
MANUFACTURER: DUNN EDWARDS
COLOR: DE6371 BLACKJACK

(W3) WOOD SIDING - ELEVATOR SURROUND & FLAT ROOF CEILING
MANUFACTURER: RESAWN TIMBER
SPECIES: VEI KEBONY WOOD
TYPE: EXTERIOR SIDING & DECKING
CUT: TBD.
NOTE: SHIPLAP INSTALLATION

(W4) WOOD STAIN - (E) WOOD ROOF SOFFIT - MATCH W1
MANUFACTURER: TBD.
SPECIES: TBD.
TYPE: TBD.
CUT: TBD.
NOTE: TBD.

(AL) ANODIZED ALUMINUM
MANUFACTURER: TBD.
COLOR: TBD.

TREE SUMMARY

Indicated by (X) on the plan.

1.	REMOVE	TREE #5G6 PYRUS CALLERYANA	DBH 5"	CANOPY 10'
2.	REMOVE	TREE #5G5 PYRUS CALLERYANA	DBH 6"	CANOPY 15'
3.	REMAIN	TREE #5G4 LIQUIDAMNAR STYRACILFLUA	DBH 13"	CANOPY 30'
4.	REMAIN	TREE #5G3 LIQUIDAMBAR STYRACILFLUA	DBH 17"	CANOPY 40'

LEGEND

EXISTING WALL TO REMAIN

◀ EXISTING: EXISTING WALL TO REMAIN; CLEAN, REMOVE ALL UN-ASSOCIATED NON- STRUCTURAL ELEMENTS & PREP AS REQ'D TO RECEIVE NEW PAINT & WALL BASE AND/OR NEW & FINISHED LOOK, MIN LEVEL 4 FINISH. REPAIR AND/OR REPLACE ANY DAMAGES, MATCHING EXISTING OR APPROVED BETTER. ALL WALLS WITH EGGSHELL TEXTURE OR OTHER TEXTURE NOT MEETING LEVEL 4 FINISH SHALL BE PREP FOR MIN LEVEL 4 FINISH, UON.

5/8" GYP BD, TYP
3-5/8" METAL STUDS
INSULATION

◀ TYPE A: EXTERIOR FULL HT I H RATED WALL: 3-5/8" MTL STUDS W/ 5/8" GYP BD INSIDE & ½" PLY WD. OUTSIDE TO BOTTOM OF DECKING ABOVE, UON. SEE DETAIL 1 6/A9.1 .

NOTES:
1. SEE SHEET A9.1 FOR WALL CONSTRUCTION DETAILS.
2. ALL WALLS SHALL BE UNDER HIGHEST ADJACENT CEILING SYSTEM, UON.
3. ALL WALLS SHALL HAVE FULL DEPTH OF CAVITY INSULATION: INSULATION SHALL BE SOUND ATTENUATING BATT INSULATION AT ALL INTERIOR WALLS AND THERMAL INSULATION AT EXTERIOR WALLS.
4. SEE FINISH SCHEDULE FOR LOCATIONS & TYPES OF WALL FINISHES.
5. PROVIDE SOUND ATTENUATING BATT INSULATION ABOVE ALL CEILING SYSTEMS & MIN 5'-0" ON EACH SIDE OF WALLS THAT ARE UNDER & ABOVE CLG TYPES, UON.
6. GYP BD FINISH CONDITION: GYP BD SHALL BE CONSTRUCTED TO A MAX 1/4" AFF , INTACT AND ATTACHED TO MTL STUDS & BOTTOM TRACK & SURFACE SHALL BE PREP AS REQ'D FOR A SMOOTH & ALIGNED SURFACE TO RECEIVE PAINT & WALL BASE, GYP BDWALL SHALL BE FREE OF BUMPS, CRACKS, PENETRATIONS & INDENTATIONS OR NON ASSOCIATED ATTACHMENTS.

(100) NEW OR EXISTING DOOR TO HAVE NEW HARDWARE, UON. SEE DOOR SCHEDULE.

(E) EXISTING DOOR TO REMAIN, UON.

CR CARD READER, PROVIDE LOW VOLTAGE POWER AS REQ'D. CARD READER SHALL NOT HINDER ANY EXITING DOOR AND/OR DEVICE. SEE DOOR SCHEDULE FOR MORE INFO.

ALL AREAS SHOWN MATCHED ARE EXISTING TO REMAIN AND NOT IN SCOPE OF WORK.

#A3.1 INTERIOR ELEVATION KEY

INTERIOR ELEVATION KEY

PLANNING SET – NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

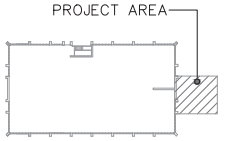
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

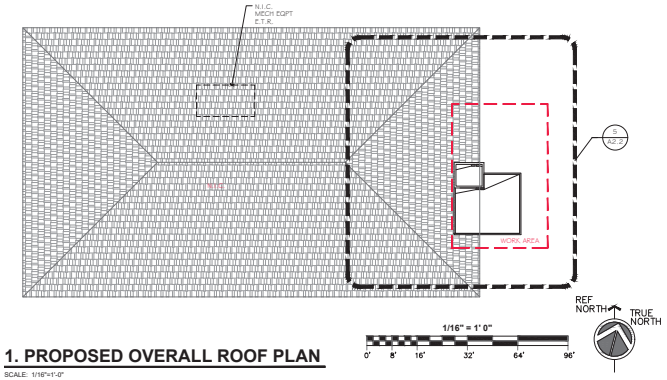
DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

1ST & 2ND FLOOR
DEMOLITION & PROPOSED
FLOOR PLANS

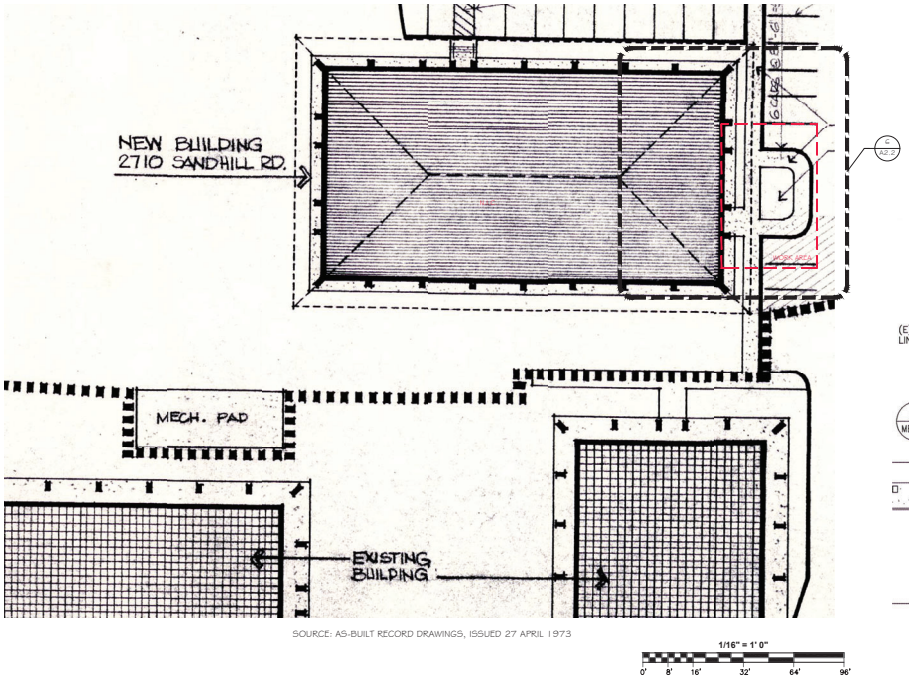
SHEET TITLE

SHEET NO. A1.1



1. PROPOSED OVERALL ROOF PLAN

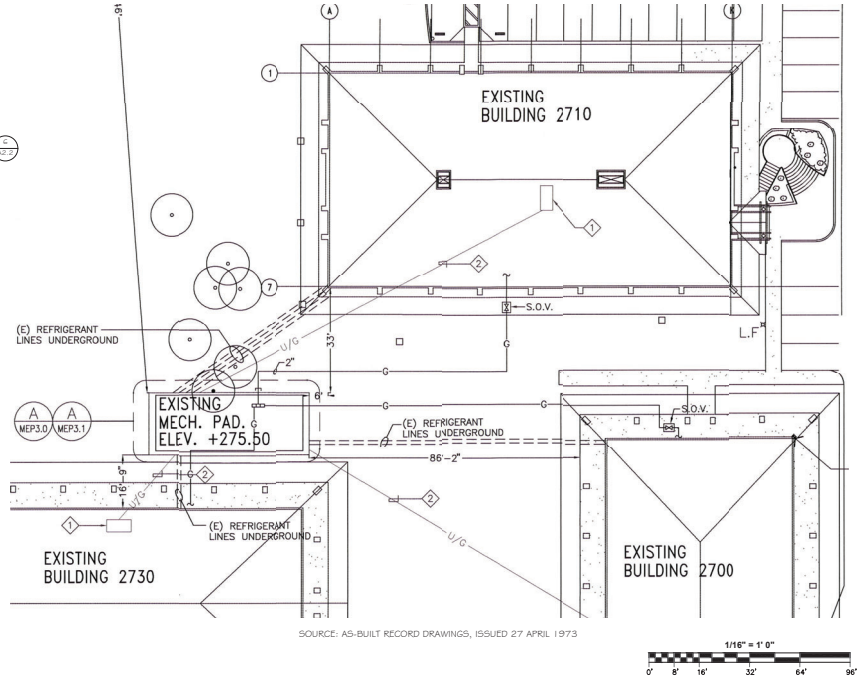
SCALE: 1/16"=1'-0"



SOURCE: AS-BUILT RECORD DRAWINGS, ISSUED 27 APRIL 1973

2. EXISTING OVERALL ROOF PLAN - FOR REFERENCE

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



SOURCE: AS-BUILT RECORD DRAWINGS, ISSUED 27 APRIL 1973

3. EXISTING OVERALL ROOF MECHANICAL PLAN - FOR REFERENCE

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

PLANNING SET – NOT FOR CONSTRUCTION

299 BASSETT ST, SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

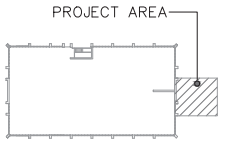
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

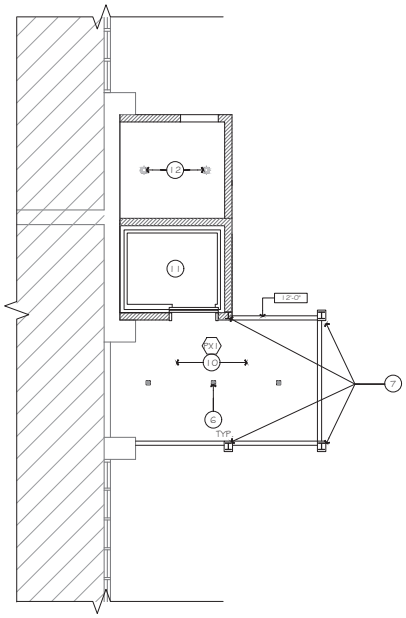
DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

EXISTING & PROPOSED
OVERALL ROOF PLANS

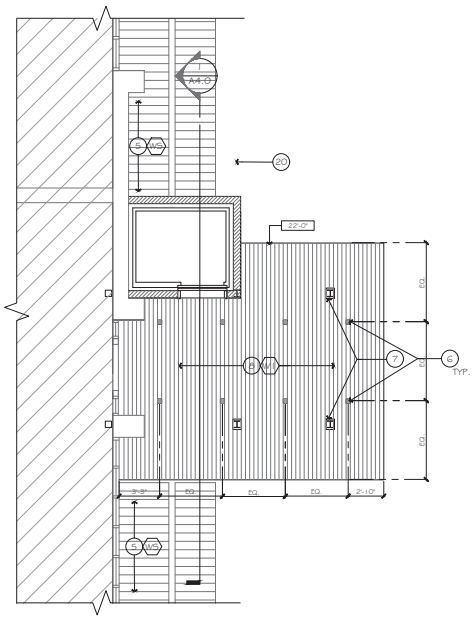
SHEET TITLE

SHEET NO. A2.1



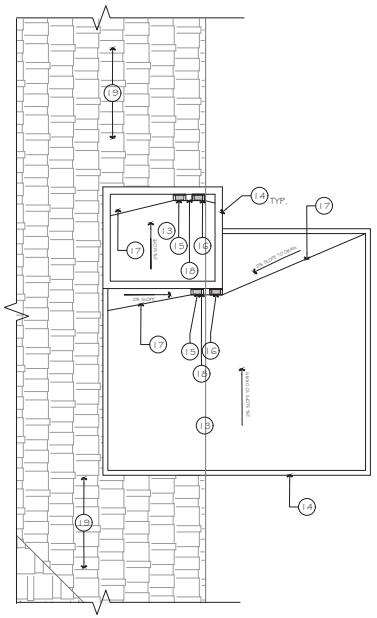
1. 1ST FLOOR - PROPOSED CLG PLAN

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



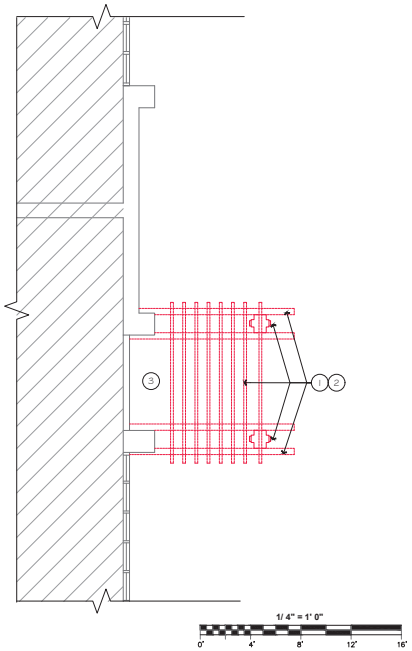
3. 2ND FLOOR - PROPOSED CLG PLAN

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



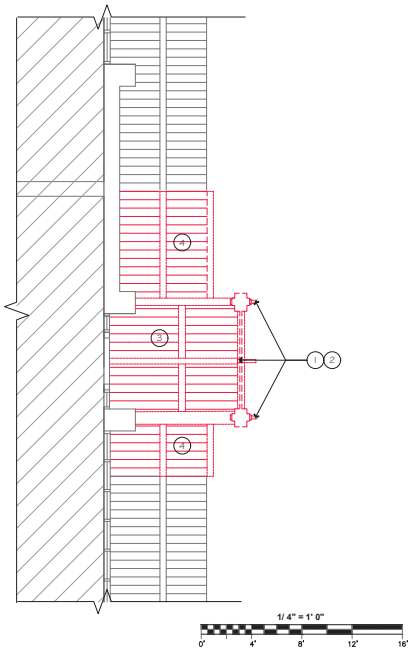
5. 2ND FLOOR - NEW ROOF PLAN

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



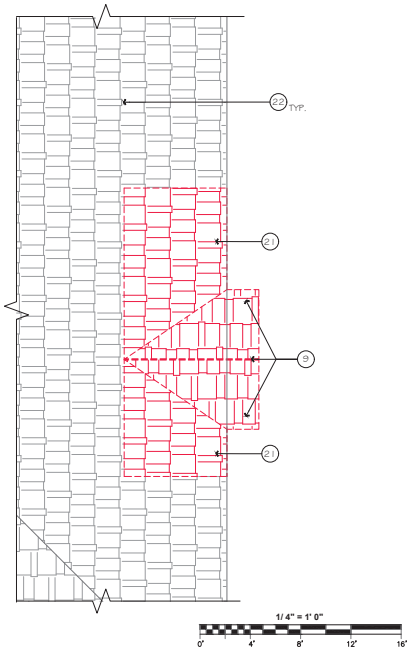
2. 1ST FLOOR - DEMO CEILING PLAN

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



4. 2ND FLOOR - DEMO CLG PLAN

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



6. 2ND FLOOR - DEMO ROOF PLAN

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

KEYNOTES

Indicated by (X) on the plan

1. REMOVE (E) COLUMNS & ALL ASSOCIATED.
2. REMOVE (E) WOOD BEAMS & ALL ASSOCIATED.
3. REMOVE (E) CEILING & ALL ASSOCIATED.
4. REMOVE (E) WOOD SIDING AND CUT SOFFIT. PREP FOR NEW CONSTRUCTION.
5. (E) WOOD SIDING @ THE ROOF SOFFIT TO REMAIN. PROTECT DURING CONSTRUCTION.
   ALT: (E) WOOD SIDING @ THE ROOF SOFFIT TO RECEIVE NEW STAIN TO MATCH (W1).
6. (N) 4X4 LED RECESSED LIGHT FIXTURE.
7. (N) STRUCTURAL STEEL COLUMN. PREP FOR NEW PAINT (PX2). SEE FINISH LEGEND.
8. (N) WOOD PANELING/SIDING TO MATCH WITH ADJACENT FINISH. SEE FINISH LEGEND .
9. REMOVE (E) GABLE ROOF DOWN TO ADJACENT (E) ROOF SHEETING.
10. PROVIDE 5/8" (3 COATS) STUCCO OVER METAL LATH OVER WATERPROOF MEMBRANE (TYVEK) OVER 5/8" DENSGLASS OVER METAL JOIST FRAMING.
    ALT: CONTRACTOR TO PROVIDE ALTERNATE BID FOR 1 X SHIPLAPPED WOOD SIDINGS WITH RAINSCREEN OVER WATERPROOF MEMBRANE OVER 1/2" FOR RETARDANT PLYWOOD OVER METAL JOIST.
11. PROVIDE LIGHT FIXTURE FOR THE ELEVATOR CAB.
12. (N) SURFACE MOUNTED LIGHT FIXTURE.
13. (N) TPO ROOFING . SLOPE MIN 1/4" TOWARDS ROOF DRAIN.
14. (N) 24 GA GALVANIZED CAP FLASHING . PAINT TO MATCH ADJACENT.
15. (N) 3" DIAMETER CAST IRON PARAPET ROOF DRAIN.
16. (N) 3" DIAMETER CAST IRON PARAPET TYPE ROOF DRAIN USE FOR OVER-FALLOW TO BE 2" ABOVE PARAPET ROOF DRAIN TO DAYLIGHT @ BASE OF WALL THROUGH S.S. "COW TONGUE".
17. (N) CRICKET @ 1/4" PER FOOT SLOPE.
18. LOW POINT OF THE ROOF.
19. (E) ROOF TO REMAIN. PROTECT DURING CONSTRUCTION.
20. DASHED LINE INDICATE MECHANICAL ROOM BELOW.
21. REMOVE PORTION OF (E) ROOF.
22. DASHED LINE INDICATE BUILDING FOOTPRINT BELOW.

FINISH LEGEND

(W1) EXTERIOR PAINT #1 - GENERAL EXTERIOR WALL
MANUFACTURER: BENJAMIN MOORE
COLOR: SWISS COFFEE
FINISH: MATTE

(W2) EXTERIOR PAINT #2
MANUFACTURER: DUNN EDWARDS
COLOR: DE6371 BLACKJACK

(W3) ANODIZED ALUMINUM
MANUFACTURER: TBD.
COLOR: TBD.

(W1) WOOD SIDING - ELEVATOR SURROUND & FLAT ROOF CEILING
MANUFACTURE: RESAWN TIMBER
SPECIES: VEI KEBONY WOOD
TYPE: EXTERIOR SIDING & DECKING
CUT: TBD.
NOTE: SHIPLAP INSTALLATION

(W3) WOOD STAIN - (E) WOOD ROOF SOFFIT - MATCH W1
MANUFACTURE: TBD.
SPECIES: TBD.
TYPE: TBD.
CUT: TBD.
NOTE: TBD.

CEILING LEGEND

NEW WOOD PANEL SYSTEM (AT NEW CEILING OVERHANG), FINISH TBD, W1 - SEE FINISH LEGEND .

LIGHT A: RECESSED LED DOWNLIGHT (AT BALCONY) INTENSE LIGHTING 3.5" MX G2 LED SQUARE TRIMLESS DOWNLIGHT

+10'-0" CEILING HEIGHT DESIGNATION

PLANNING SET – NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

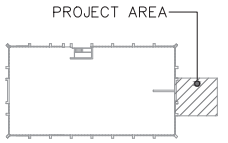
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

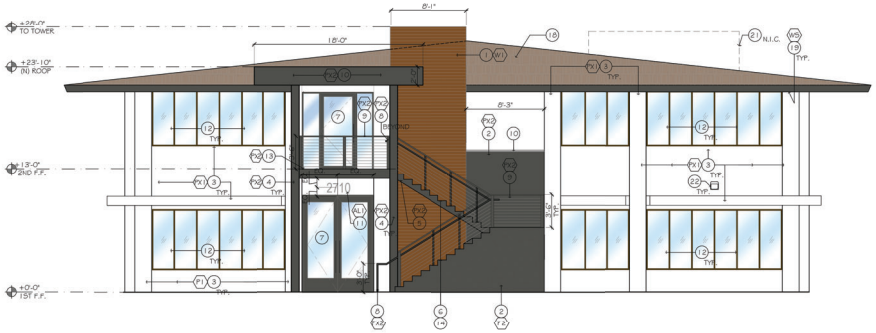
DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

1ST & 2ND FLOOR
DEMOLITION & PROPOSED
REFLECTED CEILING PLAN & ROOF PLAN

SHEET TITLE

SHEET NO. A2.2

C10



3/16" = 1' 0"

0' 4' 8' 12' 16' 20'

1. PROPOSED FRONT ELEVATION - EAST

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

2. (E) BUILDING PHOTO - FRONT - EAST

SCALE: N/A

KEYNOTES

Indicated by (X) on the plan.

1. (N) WOOD CLADDING.USE RAINSCREEN INSTALLATION METHOD. SEE FINISH LEGEND FOR ADDITIONAL INFO.
2. (N) EXTERIOR WALL WITH 7/8" (3 COATS) STUCCO OVER METAL LATH OVER WATERPROOF MEMBRANE OVER 1/2" FIRE RETARDANT PLYWOOD OVER 6" METAL STUD FRAMING. PREP AS REQ'D FOR NEW PAINT (PX2). SEE FINISH LEGEND.
3. (E) EXTERIOR WALL, CONCRETE PLASTER AND AFFIXED DRAINAGE TO REMAIN. PREP AS REQ'D TO RECEIVE NEW PAINT (PX1). SEE FINISH LEGEND.
4. (N) STRUCTURAL STEEL COLUMN. PREP FOR NEW PAINT (PX2). SEE FINISH LEGEND.
5. (N) STEEL STRINGER, CHANNEL WITH FLAT FACE FACING OUT. PREP FOR NEW PAINT (PX2). SEE FINISH LEGND.
6. STAIR TREADS AND RISERS SHOWN DASHED @ BEYOND.
7. (E) DOOR AND SIDELITE TO REMAIN. PROTECT DURING CONSTRUCTION.PREP AS REQ'D TO RECEIVE NEW PAINT (PX2). SEE ELEVATION & FINISH LEGEND FOR ADDITIONAL INFO.

   ALT: (N) DOOR & SIDELITE. SEE DOOR & WINDOW SCHEDULE.
8. (N) 36" H FREE STANDING COLD-ROLLED STEEL HANDRAIL. POWDER COATING (PX2) FINISH.
9. (N) 42" H CABLE GUARDRAIL SYSTEM WITH COLD ROLLED STEEL GUARDRAIL. SEE SECTION ON A5.0.
10. (N) COLD ROLLED STEEL PLATE FACIA.
11. (N) ALUM. METAL BUILDING NUMBER.
12. (E) GLAZING AND WINDOW FRAMES TO REMAIN. PROTECT DURING CONSTRICTION.
13. (N) CONCRETE LANDING OVER METAL PANEL. COVER EXPOSED EDGE WITH COLD ROLLED STEEL PLATE. SEE SECTION ON A5.0.
14. (N) STEEL STAIR WITH CONCRETE TREADS .
15. (N) ELEVATOR. COORDINATE WITH CONTRACTOR.
16. (N) LANDSCAPE. COORDINATE WITH CONTRACTOR.
17. (N) STEEL DOOR & HOLLOW METAL FRAMES. PAINT TO MATCH ADJACENT WALL.
18. (E) ROOF TO REMAIN. PROTECT DURING CONSTRUCTION.
19. (E) WOOD SIDINGS @ ROOF SOFFIT TO REMAIN. PROTECT DURING CONSTRUCTION.

    ALT: (E) WOOD SIDING @ ROOF SOFFIT TO RECEIVE NEW STAIN TO MATCH (W1).
20. (E) STAIRS TO REMAIN.
21. (E) MECHANICAL EQUIPMENT TO REMAIN.
22. (E) EXTERIOR LIGHTING, LOUVERS & DECORATIVE FIXTURES TO REMAIN UON. PROTECT DURING CONSTRUCTION.

NOTE: ALL EXTERIOR SURFACE TO BE PAINTED, EVEN IF ELEVATION NOT SHOWN. WALK BUILDING WITH ARCHITECT TO CONFIRM PAINT COLORS/LOCATIONS.

NOTE: GRIND ALL WELDS SMOOTH,TYPICAL. ALL STEEL TO BE FIELD PANTED. PROVIDE ONE COAT PRIMER ANDTWO FINISH COATS. SEE EXTERIOR ELEVATIONS & FINISH LEGEND.

FINISH LEGEND

(PX1) EXTERIOR PAINT #1 - GENERAL EXTERIOR WALL
MANUFACTURER: BENJAMIN MOORE
COLOR: SWISS COFFEE
FINISH: MATTE

(PX2) EXTERIOR PAINT #2
MANUFACTURER: DUNN EDWARDS
COLOR: DE6371 BLACKJACK

(AL1) ANODIZED ALUMINUM
MANUFACTURER: TBD.
COLOR: TBD.

(W1) WOOD SIDING - ELEVATOR SURROUND & FLAT ROOF CEILING
MANUFACTURER: RESAWN TIMBER
SPECIES: VEI KEBONY WOOD
TYPE: EXTERIOR SIDING & DECKING
CUT: TBD.
NOTE: SHIPLAP INSTALLATION

(W5) WOOD STAIN - (E) WOOD ROOF SOFFIT - MATCH W1
MANUFACTURER: TBD.
SPECIES: TBD.
TYPE: TBD.
CUT: TBD.
NOTE: TBD.

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

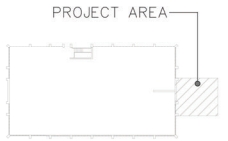
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST.

PROJECT AREA



STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

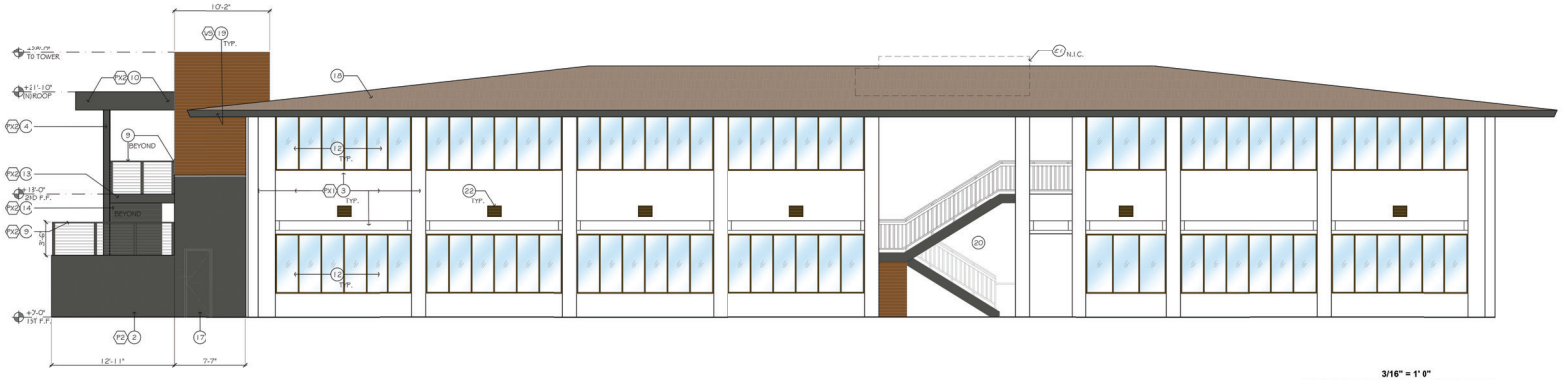
DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

(N) ELEVATIONS
FRONT (EAST)

SHEET TITLE

SHEET NO. A3.1

C11



3/16" = 1' 0"

0' 4' 8' 12' 16' 20'

1. PROPOSED RIGHT ELEVATION - NORTH

SCALE: 3/16"=1'-0"

2. (E) BUILDING PHOTO - RIGHT - NORTH

SCALE: N/A

KEYNOTES

Indicated by (X) on the plan.

1. (N) WOOD CLADDING.USE RAINSCREEN INSTALLATION METHOD. SEE FINISH LEGEND FOR ADDITIONAL INFO.
2. (N) EXTERIOR WALL WITH 7/8" (3 COATS) STUCCO OVER METAL LATH OVER WATERPROOF MEMBRANE OVER 1/2" FIRE RETARDANT PLYWOOD OVER 6" METAL STUD FRAMING. PREP AS REQ'D FOR NEW PAINT (PX2). SEE FINISH LEGEND.
3. (E) EXTERIOR WALL, CONCRETE PLASTER AND AFFIXED DRAINAGE TO REMAIN. PREP AS REQ'D TO RECEIVE NEW PAINT (PX1). SEE FINISH LEGEND.
4. (N) STRUCTURAL STEEL COLUMN. PREP FOR NEW PAINT (PX2). SEE FINISH LEGEND.
5. (N) STEEL STRINGER, CHANNEL WITH FLAT FACE FACING OUT. PREP FOR NEW PAINT (PX2). SEE FINISH LEGEND.
6. STAIR TREADS AND RISERS SHOWN DASHED @ BEYOND.
7. (E) DOOR AND SIDELITE TO REMAIN. PROTECT DURING CONSTRUCTION.PREP AS REQ'D TO RECEIVE NEW PAINT (PX2). SEE ELEVATION & FINISH LEGEND FOR ADDITIONAL INFO.
   ALT: (N) DOOR & SIDELITE. SEE DOOR & WINDOW SCHEDULE.
8. (N) 36" H FREE STANDING COLD-ROLLED STEEL HANDRAIL, POWDER COATING (PX2) FINISH.
9. (N) 42" H CABLE GUARDRAIL SYSTEM WITH COLD ROLLED STEEL GUARDRAIL. SEE SECTION ON A5.0.
10. (N) COLD ROLLED STEEL PLATE FACIA.
11. (N) ALUM. METAL BUILDING NUMBER.
12. (E) GLAZING AND WINDOW FRAMES TO REMAIN. PROTECT DURING CONSTRICTION.
13. (N) CONCRETE LANDING OVER METAL PANEL. COVER EXPOSED EDGE WITH COLD ROLLED STEEL PLATE. SEE SECTION ON A5.0.
14. (N) STEEL STAIR WITH CONCRETE TREADS .
15. (N) ELEVATOR. COORDINATE WITH CONTRACTOR.
16. (N) LANDSCAPE. COORDINATE WITH CONTRACTOR.
17. (N) STEEL DOOR & HOLLOW METAL FRAMES. PAINT TO MATCH ADJACENT WALL.
18. (E) ROOF TO REMAIN. PROTECT DURING CONSTRUCTION.
19. (E) WOOD SIDINGS @ ROOF SOFFIT TO REMAIN. PROTECT DURING CONSTRUCTION.
    ALT: (E) WOOD SIDING @ ROOF SOFFIT TO RECEIVE NEW STAIN TO MATCH (W1).
20. (E) STAIRS TO REMAIN.
21. (E) MECHANICAL EQUIPMENT TO REMAIN.
22. (E) EXTERIOR LIGHTING, LOUVERS & DECORATIVE FIXTURES TO REMAIN UON. PROTECT DURING CONSTRUCTION.

NOTE: ALL EXTERIOR SURFACE TO BE PAINTED, EVEN IF ELEVATION NOT SHOWN. WALK BUILDING WITH ARCHITECT TO CONFIRM PAINT COLORS/LOCATIONS.

NOTE: GRIND ALL WELDS SMOOTH,TYPICAL. ALL STEEL TO BE FIELD PANTED. PROVIDE ONE COAT PRIMER ANDTWO FINISH COATS. SEE EXTERIOR ELEVATIONS & FINISH LEGEND.

FINISH LEGEND

(PX1) EXTERIOR PAINT #1 - GENERAL EXTERIOR WALL
MANUFACTURER: BENJAMIN MOORE
COLOR: SWISS COFFEE
FINISH: MATTE

(PX2) EXTERIOR PAINT #2
MANUFACTURER: DUNN EDWARDS
COLOR: DE6371 BLACKJACK

(AL1) ANODIZED ALUMINUM
MANUFACTURER: TBD.
COLOR: TBD.

(W1) WOOD SIDING - ELEVATOR SURROUND & FLAT ROOF CEILING
MANUFACTURER: RESAWN TIMBER
SPECIES: VEI KEBONY WOOD
TYPE: EXTERIOR SIDING & DECKING
CUT: TBD.
NOTE: SHIPLAP INSTALLATION

(W5) WOOD STAIN - (E) WOOD ROOF SOFFIT - MATCH W1
MANUFACTURER: TBD.
SPECIES: TBD.
TYPE: TBD.
CUT: TBD.
NOTE: TBD.

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

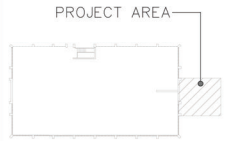
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST.

PROJECT AREA



STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

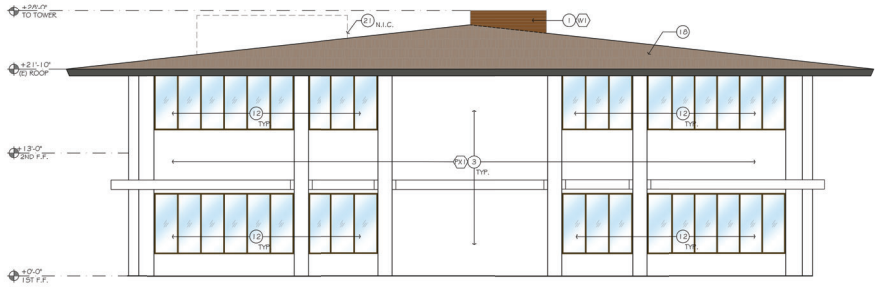
DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

(N) ELEVATIONS
RIGHT (NORTH)

SHEET TITLE

SHEET NO. A3.2

PLANNING SET — NOT FOR CONSTRUCTION



3/16" = 1' 0"

0' 4' 8' 12' 16' 20'

1. PROPOSED REAR ELEVATION - WEST

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

2. (E) BUILDING PHOTO - REAR - WEST

SCALE: N/A

KEYNOTES

Indicated by (X) on the plan.

1. (N) WOOD CLADDING.USE RAINSCREEN INSTALLATION METHOD. SEE FINISH LEGEND FOR ADDITIONAL INFO.
2. (N) EXTERIOR WALL WITH 7/8" (3 COATS) STUCCO OVER METAL LATH OVER WATERPROOF MEMBRANE OVER 1/2" FIRE RETARDANT PLYWOOD OVER 6" METAL STUD FRAMING. PREP AS REQ'D FOR NEW PAINT (PX2). SEE FINISH LEGEND.
3. (E) EXTERIOR WALL, CONCRETE PLASTER AND AFFIXED DRAINAGE TO REMAIN. PREP AS REQ'D TO RECEIVE NEW PAINT (PX1). SEE FINISH LEGEND.
4. (N) STRUCTURAL STEEL COLUMN. PREP FOR NEW PAINT (PX2). SEE FINISH LEGEND.
5. (N) STEEL STRINGER, CHANNEL WITH FLAT FACE FACING OUT. PREP FOR NEW PAINT (PX2). SEE FINISH LEGND.
6. STAIR TREADS AND RISERS SHOWN DASHED @ BEYOND.
7. (E) DOOR AND SIDELITE TO REMAIN. PROTECT DURING CONSTRUCTION.PREP AS REQ'D TO RECEIVE NEW PAINT (PX2). SEE ELEVATION & FINISH LEGEND FOR ADDITIONAL INFO.
   ALT: (N) DOOR & SIDELITE. SEE DOOR & WINDOW SCHEDULE.
8. (N) 36" H FREE STANDING COLD-ROLLED STEEL HANDRAIL. POWDER COATING (PX2) FINISH.
9. (N) 42" H CABLE GUARDRAIL SYSTEM WITH COLD ROLLED STEEL GUARDRAIL. SEE SECTION ON A5.0.
10. (N) COLD ROLLED STEEL PLATE FACIA.
11. (N) ALUM. METAL BUILDING NUMBER.
12. (E) GLAZING AND WINDOW FRAMES TO REMAIN. PROTECT DURING CONSTRICTION.
13. (N) CONCRETE LANDING OVER METAL PANEL. COVER EXPOSED EDGE WITH COLD ROLLED STEEL PLATE. SEE SECTION ON A5.0.
14. (N) STEEL STAIR WITH CONCRETE TREADS .
15. (N) ELEVATOR. COORDINATE WITH CONTRACTOR.
16. (N) LANDSCAPE. COORDINATE WITH CONTRACTOR.
17. (N) STEEL DOOR & HOLLOW METAL FRAMES. PAINT TO MATCH ADJACENT WALL.
18. (E) ROOF TO REMAIN. PROTECT DURING CONSTRUCTION.
19. (E) WOOD SIDINGS @ ROOF SOFFIT TO REMAIN. PROTECT DURING CONSTRUCTION.
    ALT: (E) WOOD SIDING @ ROOF SOFFIT TO RECEIVE NEW STAIN TO MATCH (W1).
20. (E) STAIRS TO REMAIN.
21. (E) MECHANICAL EQUIPMENT TO REMAIN.
22. (E) EXTERIOR LIGHTING, LOUVERS & DECORATIVE FIXTURES TO REMAIN UON. PROTECT DURING CONSTRUCTION.

NOTE: ALL EXTERIOR SURFACE TO BE PAINTED, EVEN IF ELEVATION NOT SHOWN. WALK BUILDING WITH ARCHITECT TO CONFIRM PAINT COLORS/LOCATIONS.

NOTE: GRIND ALL WELDS SMOOTH,TYPICAL. ALL STEEL TO BE FIELD PANTED. PROVIDE ONE COAT PRIMER ANDTWO FINISH COATS. SEE EXTERIOR ELEVATIONS & FINISH LEGEND.

FINISH LEGEND

PX1 EXTERIOR PAINT #1 - GENERAL EXTERIOR WALL
MANUFACTURER: BENJAMIN MOORE
COLOR: SWISS COFFEE
FINISH: MATTE

PX2 EXTERIOR PAINT #2
MANUFACTURER: DUNN EDWARDS
COLOR: DE6371 BLACKJACK

AL1 ANODIZED ALUMINUM
MANUFACTURER: TBD.
COLOR: TBD.

W1 WOOD SIDING - ELEVATOR SURROUND & FLAT ROOF CEILING
MANUFACTURE: RESAWN TIMBER
SPECIES: VEI KEBONY WOOD
TYPE: EXTERIOR SIDING & DECKING
CUT: TBD.
NOTE: SHIPLAP INSTALLATION

W5 WOOD STAIN - (E) WOOD ROOF SOFFIT - MATCH W1
MANUFACTURE: TBD.
SPECIES: TBD.
TYPE: TBD.
CUT: TBD.
NOTE: TBD.

PLANNING SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

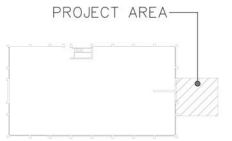
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST.

PROJECT AREA



STAMP

REVISIONS

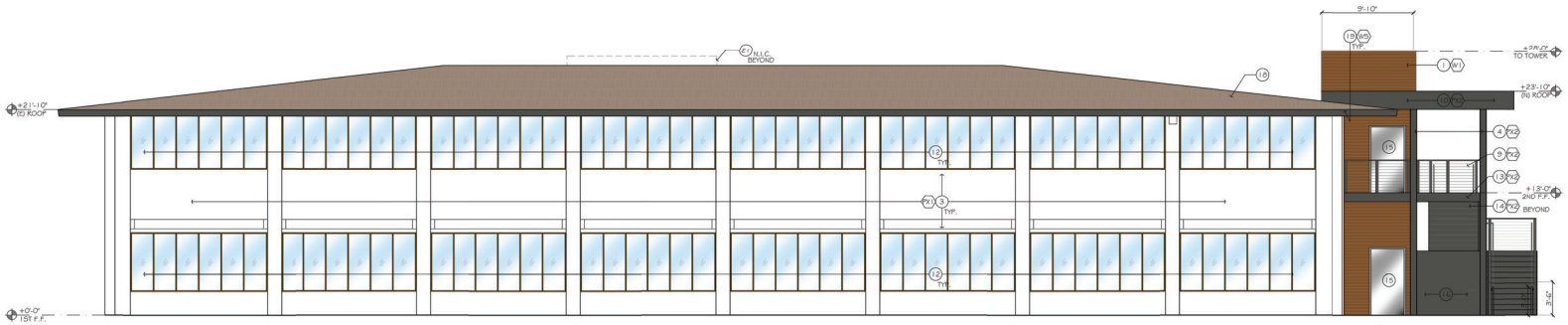
DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

(N) ELEVATIONS
REAR (WEST)

SHEET TITLE

SHEET NO. A3.3



1. PROPOSED LEFT ELEVATION - SOUTH

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

2. (E) BUILDING PHOTO - LEFT - SOUTH

SCALE: N/A

KEYNOTES

Indicated by (X) on the plan.

1. (N) WOOD CLADDING.USE RAINSCREEN INSTALLATION METHOD. SEE FINISH LEGEND FOR ADDITIONAL INFO.
2. (N) EXTERIOR WALL WITH 7/8" (3 COATS) STUCCO OVER METAL LATH OVER WATERPROOF MEMBRANE OVER 1/2" FIRE RETARDANT PLYWOOD OVER 6" METAL STUD FRAMING. PREP AS REQ'D FOR NEW PAINT (PX2). SEE FINISH LEGEND.
3. (E) EXTERIOR WALL, CONCRETE PLASTER AND AFFIXED DRAINAGE TO REMAIN. PREP AS REQ'D TO RECEIVE NEW PAINT (PX1). SEE FINISH LEGEND.
4. (N) STRUCTURAL STEEL COLUMN. PREP FOR NEW PAINT (PX2). SEE FINISH LEGEND.
5. (N) STEEL STRINGER, CHANNEL WITH FLAT FACE FACING OUT. PREP FOR NEW PAINT (PX2). SEE FINISH LEGND.
6. STAIR TREADS AND RISERS SHOWN DASHED @ BEYOND.
7. (E) DOOR AND SIDELITE TO REMAIN. PROTECT DURING CONSTRUCTION.PREP AS REQ'D TO RECEIVE NEW PAINT (PX2). SEE ELEVATION & FINISH LEGEND FOR ADDITIONAL INFO.
   ALT: (N) DOOR & SIDELITE. SEE DOOR & WINDOW SCHEDULE.
8. (N) 36" H FREE STANDING COLD-ROLLED STEEL HANDRAIL, POWDER COATING (PX2) FINISH.
9. (N) 42" H CABLE GUARDRAIL SYSTEM WITH COLD ROLLED STEEL GUARDRAIL. SEE SECTION ON A5.0.
10. (N) COLD ROLLED STEEL PLATE FACIA.
11. (N) ALUM. METAL BUILDING NUMBER.
12. (E) GLAZING AND WINDOW FRAMES TO REMAIN. PROTECT DURING CONSTRICTION.
13. (N) CONCRETE LANDING OVER METAL PANEL. COVER EXPOSED EDGE WITH COLD ROLLED STEEL PLATE. SEE SECTION ON A5.0.
14. (N) STEEL STAIR WITH CONCRETE TREADS .
15. (N) ELEVATOR. COORDINATE WITH CONTRACTOR.
16. (N) LANDSCAPE. COORDINATE WITH CONTRACTOR.
17. (N) STEEL DOOR & HOLLOW METAL FRAMES. PAINT TO MATCH ADJACENT WALL.
18. (E) ROOF TO REMAIN. PROTECT DURING CONSTRUCTION.
19. (E) WOOD SIDINGS @ ROOF SOFFIT TO REMAIN. PROTECT DURING CONSTRUCTION.
    ALT: (E) WOOD SIDING @ ROOF SOFFIT TO RECEIVE NEW STAIN TO MATCH (W1).
20. (E) STAIRS TO REMAIN.
21. (E) MECHANICAL EQUIPMENT TO REMAIN.
22. (E) EXTERIOR LIGHTING, LOUVERS & DECORATIVE FIXTURES TO REMAIN UON. PROTECT DURING CONSTRUCTION.

NOTE: ALL EXTERIOR SURFACE TO BE PAINTED, EVEN IF ELEVATION NOT SHOWN. WALK BUILDING WITH ARCHITECT TO CONFIRM PAINT COLORS/LOCATIONS.

NOTE: GRIND ALL WELDS SMOOTH,TYPICAL. ALL STEEL TO BE FIELD PANTED. PROVIDE ONE COAT PRIMER ANDTWO FINISH COATS. SEE EXTERIOR ELEVATIONS & FINISH LEGEND.

FINISH LEGEND

(PX1) EXTERIOR PAINT #1 - GENERAL EXTERIOR WALL
MANUFACTURER: BENJAMIN MOORE
COLOR: SWISS COFFEE
FINISH: MATTE

(PX2) EXTERIOR PAINT #2
MANUFACTURER: DUNN EDWARDS
COLOR: DE6371 BLACKJACK

(AL1) ANODIZED ALUMINUM
MANUFACTURER: TBD.
COLOR: TBD.

(W1) WOOD SIDING - ELEVATOR SURROUND & FLAT ROOF CEILING
MANUFACTURE: RESAWN TIMBER
SPECIES: VEI KEBONY WOOD
TYPE: EXTERIOR SIDING & DECKING
CUT: TBD.
NOTE: SHIPLAP INSTALLATION

(WS) WOOD STAIN - (E) WOOD ROOF SOFFIT - MATCH W1
MANUFACTURE: TBD.
SPECIES: TBD.
TYPE: TBD.
CUT: TBD.
NOTE: TBD.

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

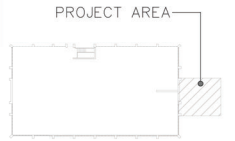
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

(N) ELEVATIONS
LEFT (SOUTH)

SHEET TITLE

SHEET NO. A3.4

PLANNING SET — NOT FOR CONSTRUCTION

EXTERIOR - FINISH & MATERIAL

A

WOOD SIDING: ELEVATOR SURROUND & FLAT ROOF CEILING
Manufacture: Resawn Timber
Product Name: VEI Kenbony wood
Type: Exterior siding & decking

B

EXTERIOR PAINT: ACCENT EXTERIOR WALL
Manufacture: Dunnedwards
Color: DE6371 Blackjack

C

EXTERIOR PAINT : GENERAL EXTERIOR WALL
Manufacture: Benjamin Moore
Color: Swiss Coffee
Finish: Matte

FINISH LEGEND

EXTERIOR PAINT #1 - GENERAL EXTERIOR WALL
MANUFACTURER: BENJAMIN MOORE
COLOR: SWISS COFFEE
FINISH: MATTE

EXTERIOR PAINT #2
MANUFACTURER: DUNN EDWARDS
COLOR: DE6371 BLACKJACK

ANODIZED ALUMINUM
MANUFACTURER: TBD.
COLOR: TBD.

WOOD SIDING - ELEVATOR SURROUND & FLAT ROOF CEILING
MANUFACTURE: RESAWN TIMBER
SPECIES: VEI KEBONY WOOD
TYPE: EXTERIOR SIDING & DECKING
CUT: TBD.
NOTE: SHIPLAP INSTALLATION

WOOD STAIN - (E) WOOD ROOF SOFFIT - MATCH W1
MANUFACTURE: TBD.
SPECIES: TBD.
TYPE: TBD.
CUT: TBD.
NOTE: TBD.

PLANNING SET – NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

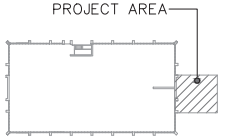
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

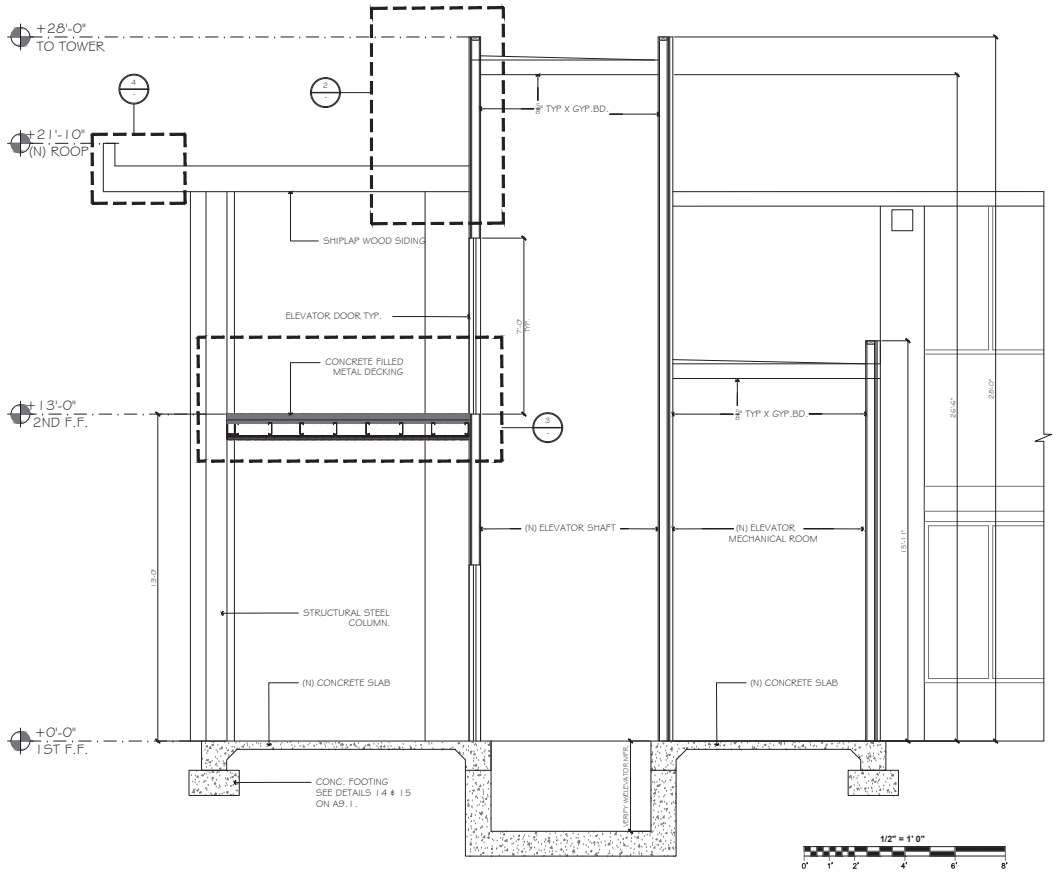
DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

MATERIAL BOARD

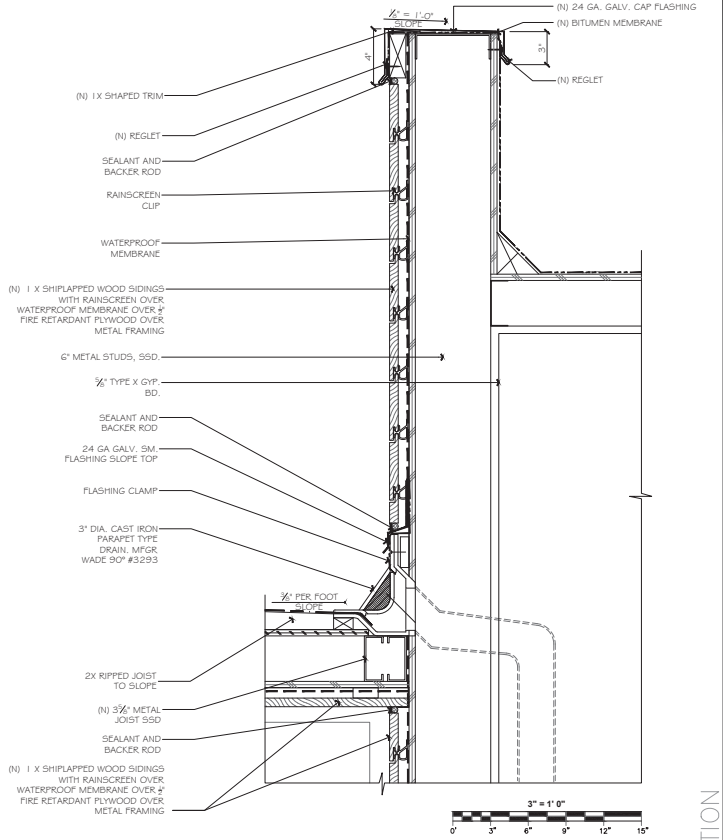
SHEET TITLE

SHEET NO. A4.1



1. ELEVATOR SECTION

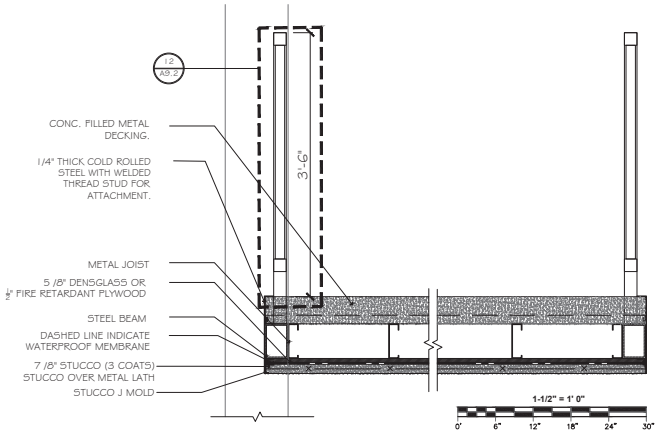
SCALE: 1/2"=1'-0"



2. DETAIL W/ ROOF DRAIN

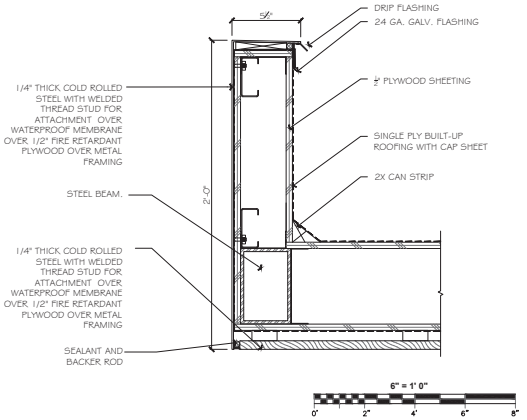
SCALE: 3"=1'-0"

- WEATHER BARRIER = TYVEK COMMERCIAL WRAP.
- AL PLYWOOD TO BE FIRE RETARDANT.
- IF PLYWOOD IS NOT CALLED OUT TO BE USED ON STRUCTURAL DRAWINGS, PROVIDE 3/4" DENSGLASS IN LIEU OF FOR BACKING.



3. BALCONY FLOOR DETAIL

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



4. FASCIA @ CANOPY

SCALE: 6"=1'-0"

PLANNING SET – NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

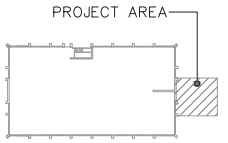
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

ELEVATOR SECTION

SHEET TITLE

SHEET NO. A5.1

STRIPING FOR THE VISUALLY IMPAIRED (PER CBC 11B-504.4.1)

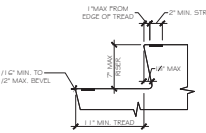
THE UPPER APPROACH AND ALL TREADS OF EXTERIOR STAIRS SHALL BE MARKED WITH A STRIP OF CLEARLY CONTRASTING COLOR A MINIMUM OF 2" IN WIDTH A MAXIMUM OF 1" FROM THE TREAD NOSE OR LANDING.

THE UPPER APPROACH AND THE LOWER TREAD OF INTERIOR STAIRS HAVE CONTRASTING COLOR STRIPING A MINIMUM OF 2" IN WIDTH A MAXIMUM OF 1" FROM THE TREAD NOSE OR LANDING.

ALL CONTRASTING COLOR STRIPS SHALL BE AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. TREADS, NOSING AND RISERS.

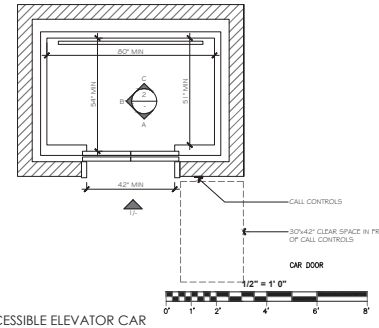
ALL TREAD SURFACES ARE SLIP RESISTANT NOSING DOES NOT PROJECT MORE THAN 1/2" PAST THE FACE OF THE RISER BELOW. ALL RISERS ARE CLOSED.

CARPET CONTRASTING STRIP TO BE SELECTED BY ARCHITECT.



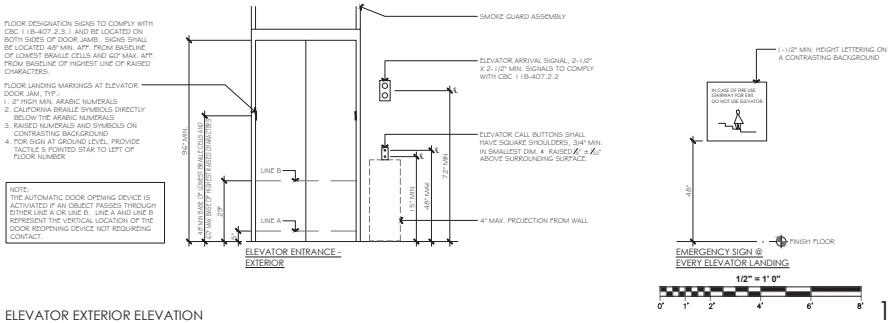
STAIR CONTRAST STRIPING 13

SCALE: NTS



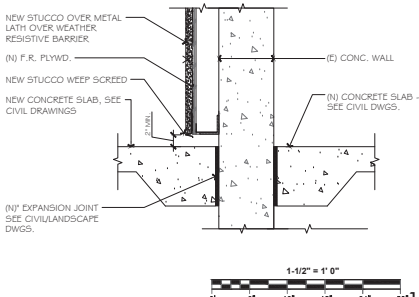
ACCESSIBLE ELEVATOR CAR DOOR CENTERED 9

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



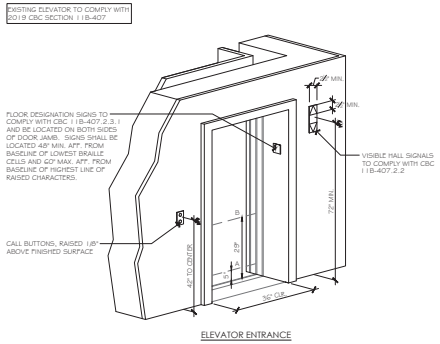
ELEVATOR EXTERIOR ELEVATION TYPICAL 1

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

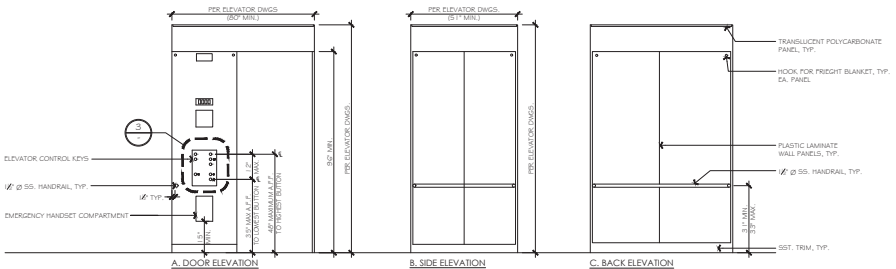


DETAIL: NEW STUCCO FINISH @ BASE 14

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

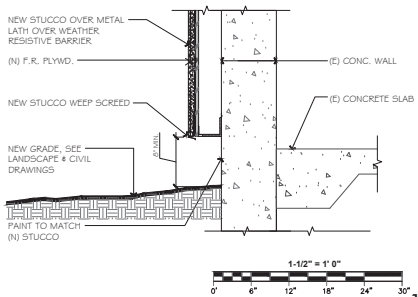


ELEVATOR ENTRANCE



ELEVATOR INTERIOR ELEVATIONS TYPICAL 2

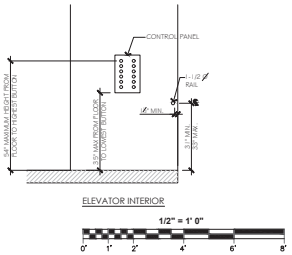
SCALE: 1/2" = 1'-0"



DETAIL: NEW STUCCO FINISH @ BASE 15

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

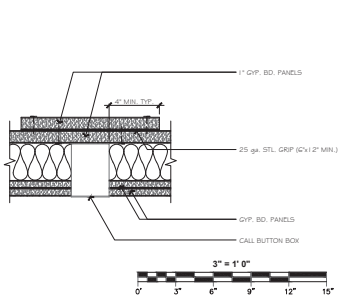
NOTE:
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.



ELEVATOR INTERIOR

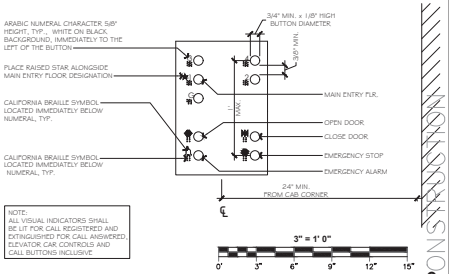
TYP ELEVATOR ACCESSIBILITIES 11

SCALE: NTS



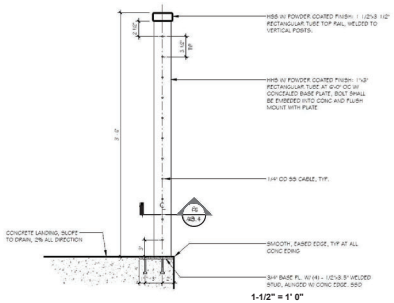
CALL BUTTON BOX PERPENDICULAR TO STL. DECK (UL LISTING #HW-D-0020) 7

SCALE: 3"=1'-0"



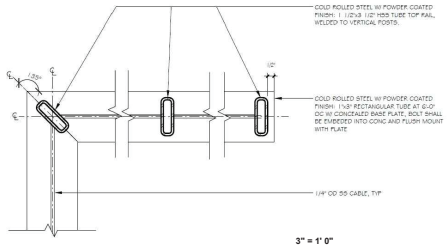
ELEVATOR CAR CONTROL KEYBOARD 3

SCALE: 3"=1'-0"



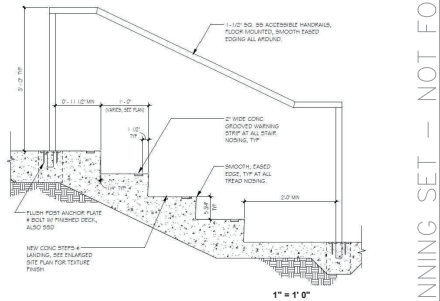
GUARDRAIL SECTION 12

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



GUARDRAIL POST 8

SCALE: 3" = 1'-0"



TYPICAL EXT STAIR & HANDRAIL 4

SCALE: 1" = 1'-0"

PLANNING SET – NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

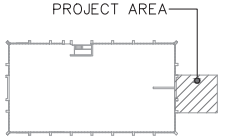
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

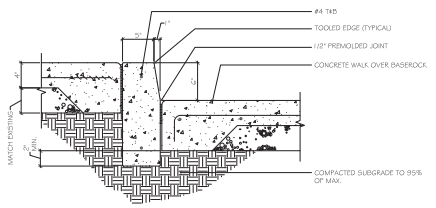
DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

DETAILS
ELEVATOR & STAIRS

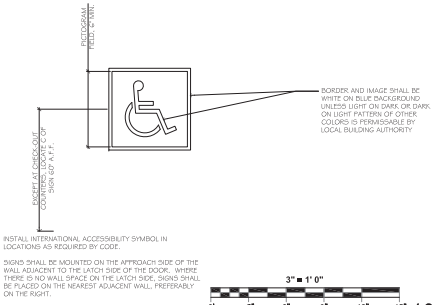
SHEET TITLE

SHEET NO. A9.1



TYPICAL RAMP DETAIL 9

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

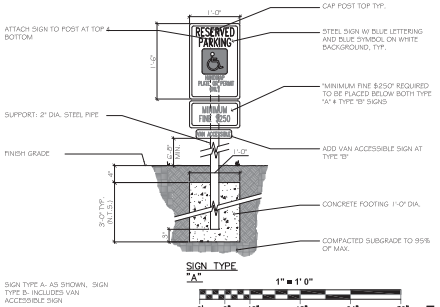


INSTALL INTERNATIONAL ACCESSIBILITY SYMBOL IN LOCATIONS AS REQUIRED BY CODE.

SIGNS SHALL BE MOUNTED ON THE APPROACH SIDE OF THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

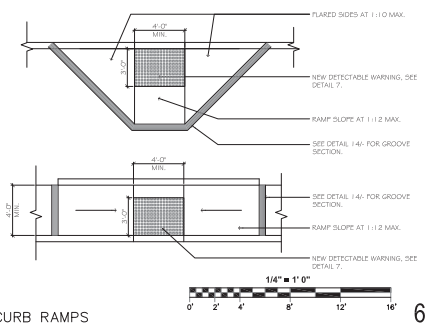
INTERNATIONAL SYMBOL OF ACCESSIBILITY SURFACE MOUNTED 10

SCALE: 3" = 1'-0"



TYPICAL ADA RESERVED PARKING SIGN 5

SCALE: 1" = 1'-0"



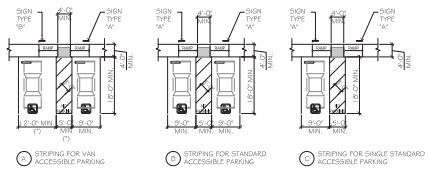
CURB RAMPS W/ DETECTABLE WARNINGS 6

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

TYPICAL NOTES:

- MIN. WALKWAY
- ACCESSIBLE PARKING SIGN SEE DETAIL 3/-
- LEVEL LANDING 1:50 MAX. FLUSH WITH DRIVE
- 3'-0"L CONCRETE WHEEL STOP SEE 8/-
- INTERNATIONAL SYMBOL OF ACCESSIBILITY 36" x36"
- THE WORDS "NO PARKING" SHALL PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12"H & LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
- DETECTABLE WARNING, SEE DETAIL 7 THIS SHEET
- 1:12 MAX. SLOPE @ CURB RAMP
- THE ACCESS AISLE IS MARKED BY A BLUE BORDER AROUND THEIR PERIMETER & AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36" O.C. IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, WHITE (U.O.N.).

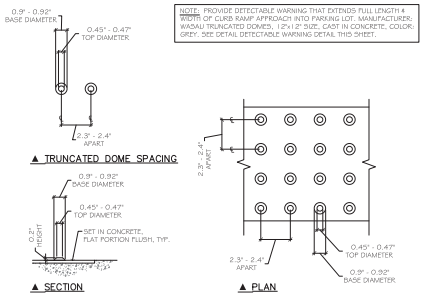
1. ACCESSIBLE SPACE MUST PERMIT USE OF EITHER CAR DOOR.
2. WHEEL STOP REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER WALKWAYS.
3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
4. MAX. CROSS SLOPE OF 1:50, ALL WALKS.
5. 1/2" MIN. BORDER GROOVES TOP OF CURB RAMPS TYP 1/4" X 1/4" @ 3/4" O.C. SEE DETAIL 14/-.
6. PROVIDE DETECTABLE WARNING THAT EXTENDS FULL LENGTH & WIDTH OF CURB RAMP APPROACH INTO PARKING LOT. MANUFACTURER: WASAU TRUNCATED DOMES, 12"x12" SIZE, CAST IN CONCRETE, COLOR: GREY. SEE "DETECTABLE WARNING" DETAIL THIS SHEET
8. SURFACE OF THE ACCESSIBLE PARKING SPACES AND ACCESSIBLE AISLES DOES NOT EXCEED 2% GRADIENT IN ANY DIRECTION.



(*) EXCEPTION: 12'-0" WIDTH CAN BE REDUCED TO 9'-0" MIN. WIDTH FOR VAN ACCESSIBLE STALL IF ACCESSIBLE AISLE IS 8'-0" WIDE MIN.

TYPICAL ADA PARKING SPACE DESIGN 2

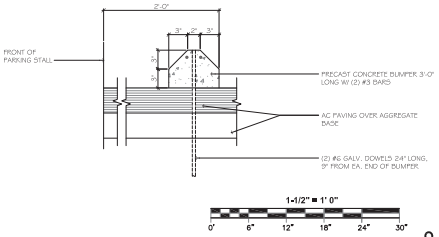
SCALE: N.T.S.



NOTE: PROVIDE DETECTABLE WARNING THAT EXTENDS FULL LENGTH & WIDTH OF CURB RAMP APPROACH INTO PARKING LOT. MANUFACTURER: WASAU TRUNCATED DOMES, 12"x12" SIZE, CAST IN CONCRETE, COLOR: GREY. SEE DETAIL DETECTABLE WARNING DETAIL THIS SHEET.

TYPICAL ADA DETECTABLE WARNINGS 7

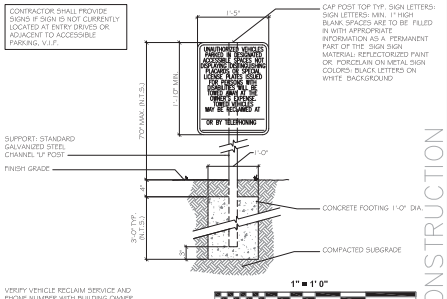
SCALE: N.T.S.



WHEEL STOP 8

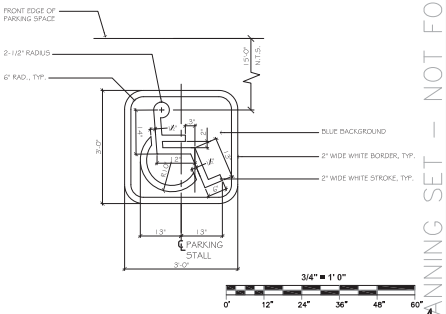
SCALE: 1-1/2" = 1'-0"

CONTRACTOR SHALL PROVIDE SIGNS IF SIGN IS NOT CURRENTLY LOCATED AT ENTRY DRIVES OR ADJACENT TO ACCESSIBLE PARKING, V.I.F.



TYPICAL ADA TOW AWAY SIGN 3

SCALE: 1" = 1'-0"



TYPICAL INTERNATIONAL SYMBOL OF ACCESSIBILITY 4

SCALE: 3/4" = 1'-0"

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

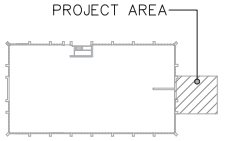
PROJECT ADDRESS

2710 SAND HILL RD,
MENLO PARK, CA 94025

TENANT IMPROVEMENTS for

DIVCOWEST

PROJECT AREA



STAMP

REVISIONS

DATE	DESCRIPTION
11.20.2020	ISSUE FOR PLANNING
02.11.2021	PLANNING RESUBMITTAL
02.26.2021	PLANNING RESUBMITTAL R2
03.05.2021	PLANNING RESUBMITTAL R3
04.07.2021	PLANNING RESUBMITTAL R4
04.08.2021	PLANNING RESUBMITTAL R5

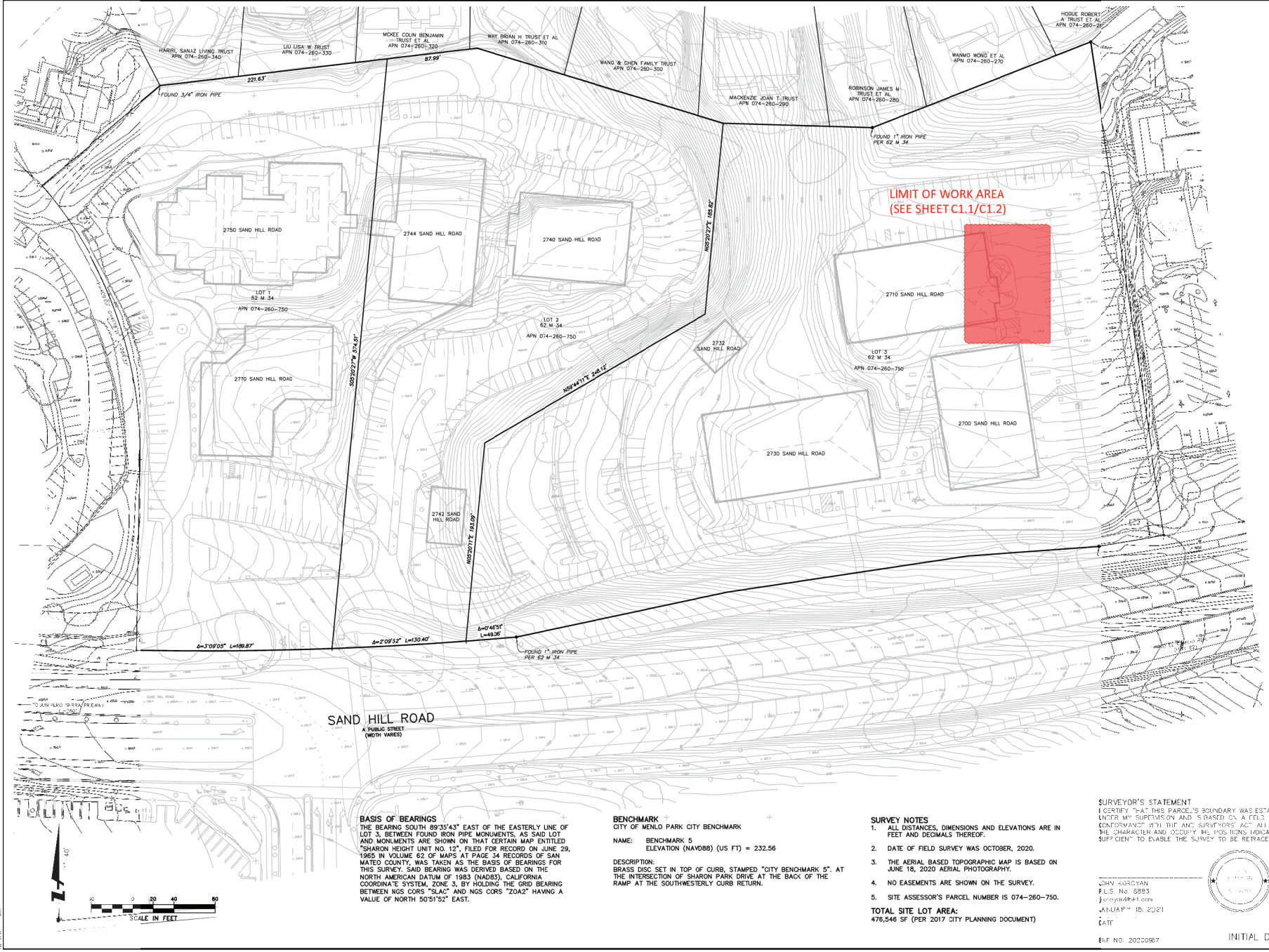
DATE	11.20.2020
SCALE	AS SHOWN
PROJECT ID	2020.61
DRAWN BY	SJ

SITE DETAILS

SHEET TITLE

SHEET NO. A9.2

PLANNING SET – NOT FOR CONSTRUCTION



BASIS OF BEARINGS
THE BEARING SOUTH 89°35'43" EAST OF THE EASTERLY LINE OF LOT 3, BETWEEN FOUND IRON PIPE MONUMENTS, AS SAID LOT AND MONUMENTS ARE SHOWN ON THAT CERTAIN MAP ENTITLED "SHARON HEIGHT UNIT NO. 12", FILED FOR RECORD ON JUNE 29, 1965 IN VOLUME 62 OF MAPS AT PAGE 34 RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY. SAID BEARING WAS DERIVED BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CALIFORNIA COORDINATE SYSTEM, ZONE 3, BY HOLDING THE GRID BEARING BETWEEN NGS CORS "SLAC" AND NGS CORS "ZOA2" HAVING A VALUE OF NORTH 50°51'52" EAST.

BENCHMARK
CITY OF MENLO PARK CITY BENCHMARK

NAME: BENCHMARK 5
ELEVATION (NAVD88) (US FT) = 232.56

DESCRIPTION:
BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 5". AT THE INTERSECTION OF SHARON PARK DRIVE AT THE BACK OF THE RAMP AT THE SOUTHWESTERLY CURB RETURN.

SURVEY NOTES
1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. DATE OF FIELD SURVEY WAS OCTOBER, 2020.
3. THE AERIAL BASED TOPOGRAPHIC MAP IS BASED ON JUNE 18, 2020 AERIAL PHOTOGRAPHY.
4. NO EASEMENTS ARE SHOWN ON THE SURVEY.
5. SITE ASSESSOR'S PARCEL NUMBER IS 074-260-750.

TOTAL SITE LOT AREA:
476,546 SF (PER 2017 CITY PLANNING DOCUMENT)

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

JOHN KORGYAN
P.L.S. No. 8893
jkorgyan@bkf.com
JANUARY 18, 2021
DATE

BKF NO. 20200987

INITIAL DRAFT/PRELIMINARY

BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET SUITE 600 SAN JOSE, CA 95112 (408) 467-9100 www.bkf.com

BOUNDARY AND TOPOGRAPHIC SURVEY
2700-2770 SAND HILL ROAD
MENLO PARK, CA
SAN MATEO COUNTY CALIFORNIA

MENLO PARK

No.	Revisions

Date: 10/26/2021
Scale: 1" = 40'
Design: —
Drawn: PAL, DIS
Approved: JKK
Job No: 20200987

Drawing Number: C1.0

C20

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO ARCHITECTS

PROJECT ADDRESS

2710 SAND HILL ROAD,
MENLO PARK, CA 94025

SITE IMPROVEMENTS for

DIVCOWEST

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

REUEL CHAN
C 70636
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

STAMP

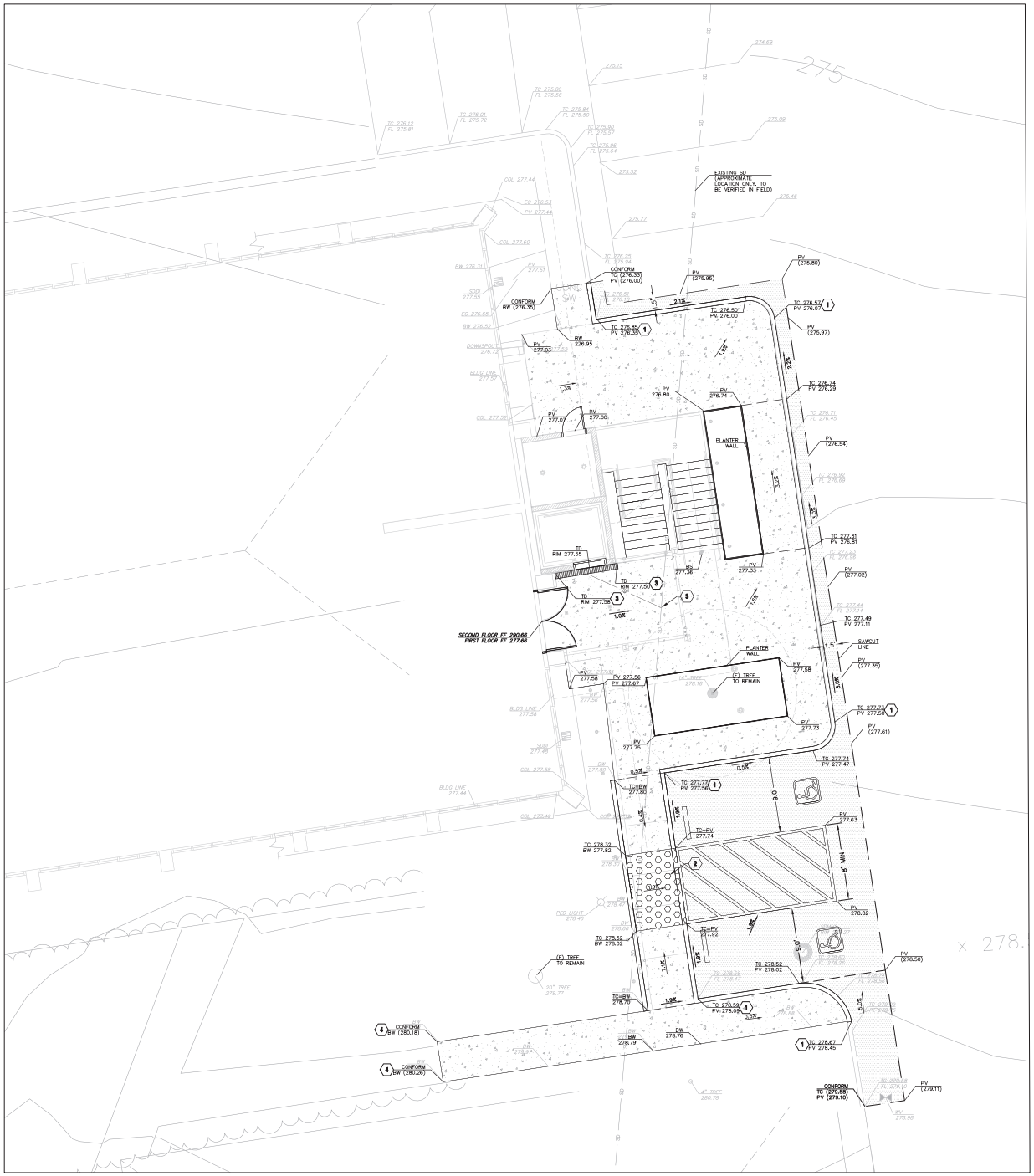
REVISIONS

DATE	DESCRIPTION
02.12.2020	PLANNING SET
02.26.2020	BUILDING SUBMITTAL
09.24.2020	BUILDING RESUBMITTAL

DATE	03/03/2021
SCALE	AS SHOWN
PROJECT ID	2019.180
DRAWN BY	CAB, AS

BOUNDARY AND TOPOGRAPHIC SURVEY
SHEET TITLE

C1.1
SHEET NO.



LEGEND

- (N) SOLID STORM DRAIN PIPE
- (E) STORM DRAIN MANHOLE
- (E) SOLID STORM DRAIN PIPE
- (N) TRENCH DRAIN
- (N) SAWCUT LINE
- (N) CONCRETE (MATCH IN-KIND)
- (N) AC PAVEMENT (MATCH IN-KIND)

KEYNOTES

1. (N) VERTICAL CURB. HEIGHTS VARY PER PLAN
2. (N) ACCESSIBLE PEDESTRIAN CURB RAMP. SEE SHEET AS.2
3. (N) TRENCH DRAIN. CONNECT TO EXISTING STORM LINE. INVERTS TBD.
4. CONFORM (N) SIDEWALK TO EXISTING

299 BASSETT ST. SUITE 260
SAN JOSE, CA 95110
T: 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

2710 SAND HILL ROAD,
MENLO PARK, CA 94025

SITE IMPROVEMENTS for

DIVCOWEST

BkF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

REUEL CHAN C 70636 CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

STAMP

REVISIONS

DATE	DESCRIPTION
02.12.2020	PLANNING SET
02.26.2020	BUILDING SUBMITTAL
09.24.2020	BUILDING RESUBMITTAL

DATE	03/03/2021
SCALE	AS SHOWN
PROJECT ID	2019.180
DRAWN BY	CAB, AS

SITE IMPROVEMENT PLAN

SHEET TITLE

SHEET NO. C1.2

LANDSCAPE ARCHITECTURAL DRAWINGS

2710 SAND HILL ROAD

CITY OF MENLO PARK, CA

REFERENCED DRAWINGS:
PLANS CREATED REFERENCING 2019 CALIFORNIA BUILDING STANDARDS CODE (CBC 2019).
ARCHITECTURAL PLANS PROVIDED BY STUDIO G ARCHITECTS
CIVIL ENGINEERING PLANS PROVIDED BY SITE.
*NO GEOTECHNICAL PLANS OR SOILS REPORTS HAVE BEEN PROVIDED FOR THIS SCOPE OF WORK.

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR AGENCY ADOPTED WELO AS FOLLOWS:

(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
  (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
  (B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
  (A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
  (B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENT TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. SITE IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SITE IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, SITE WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, SITE WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTION TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY SITE FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY SITE, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF SITE. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD SITE HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE, AS NEGOTIATED BETWEEN CONTRACTOR AND OWNER. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.

VICINITY MAP

SCOPE OF WORK

THIS SET OF PLANS CONTAINS IMPROVEMENTS TO HARDSCAPE AREAS AND LANDSCAPED AREAS AT 2710 SAND HILL ROAD. PROPOSED IMPROVEMENTS INCLUDE THE REMOVAL OF EXISTING HARDSCAPE AND PLANTING TO BE REPLACED WITH A NEW ENTRY. NEW PLANTING AREAS WILL RECEIVE DROUGHT-TOLERANT LANDSCAPING WITH DRIP IRRIGATION. PAVING TYPES INCLUDE NATURAL GRAY CONCRETE AND COLORED CONCRETE. PARKING WILL BE MODIFIED FOR ACCESSIBILITY COMPLIANCE. TREES WILL BE PRESERVED IN ACCORDANCE WITH CITY OF MENLO PARK TREE PROTECTION POLICY. NEW LED PEDESTRIAN LIGHTING IS PROPOSED.

AREA OF WORK

DRAWING INDEX

PROPERTY OWNER

DIVCOWEST
575 MARKET ST.
SAN FRANCISCO, CA 94105

GOVERNING AGENCY

CITY OF MENLO PARK
701 LAUREL STREET
MENLO PARK, CA 94025

LANDSCAPE ARCHITECT

SITE
16200 VINEYARD ROAD #100
MORGAN HILL, CA 95037

ARCHITECT

STUDIO G ARCHITECTS
299 BASSETT ST STE 250
SAN JOSE, CA 95110

CIVIL ENGINEER

BKF
1730 N. FIRST STREET, SUITE 600
SANS JOSE, CA 95112

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

299 BASSETT ST, SUITE 250
SAN JOSE, CA 95110
T 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for DIVCOWEST Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

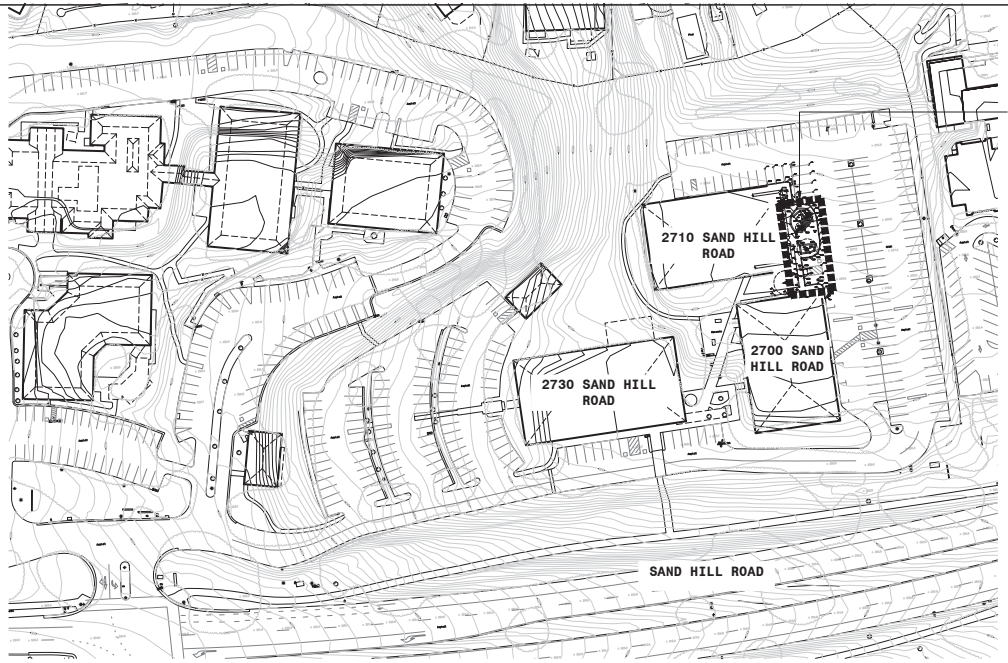
NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE 08/04/2021
SCALE As indicated
PROJECT ID
DRAWN BY JJ

COVER SHEET

SHEET TITLE

SHEET NO. **L0.1**



EXISTING CONDITIONS PLAN

ENLARGED EXISTING CONDITIONS PLAN

EXISTING SITE CONDITIONS

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

299 BASSETT ST, SUITE 250
SAN JOSE, CA 95110
T 408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe.
designed. built.

LICENSED LANDSCAPE ARCHITECT
No. 5985
Signature
6/30/2021
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

REVISIONS

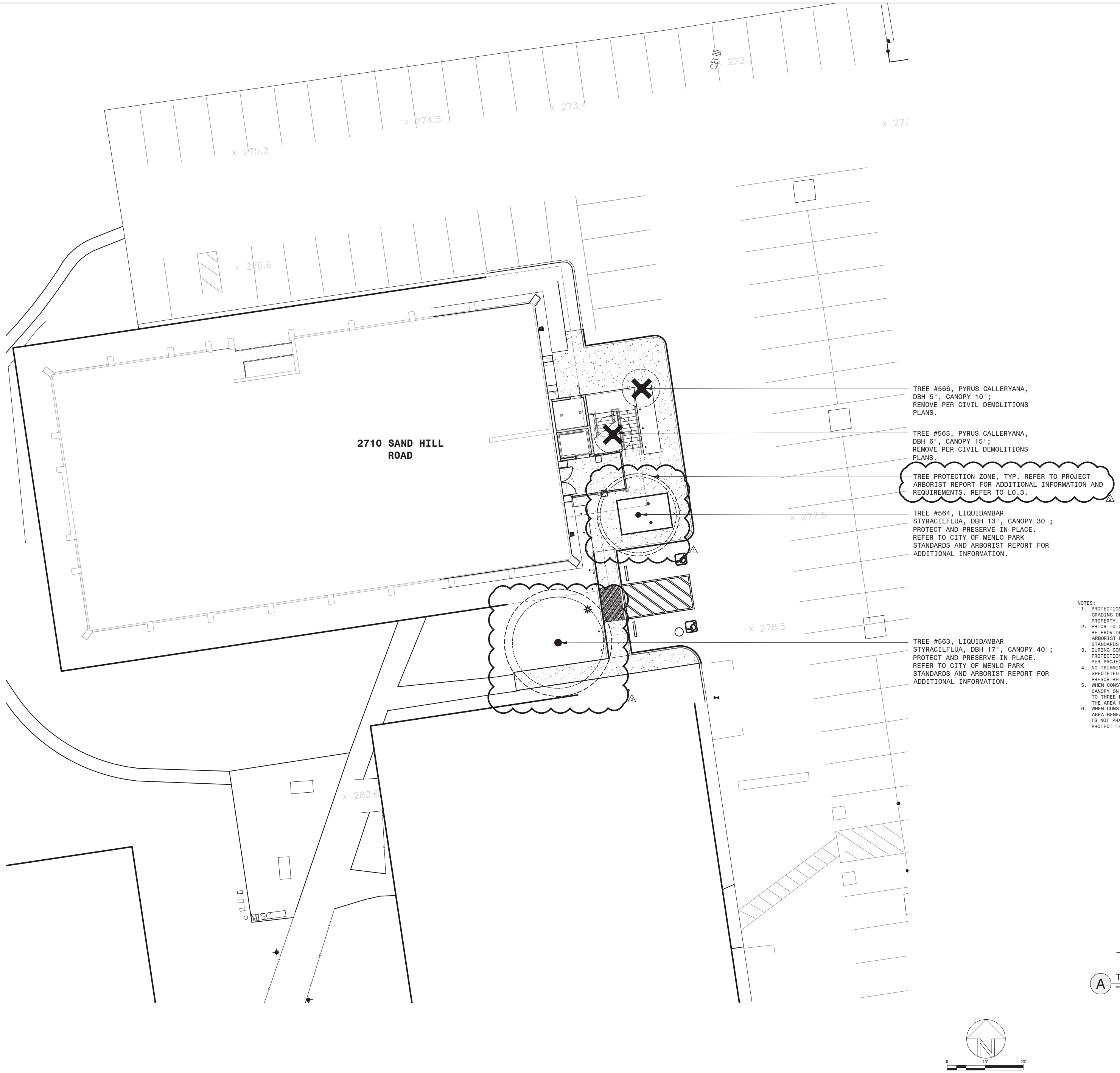
NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE 08/04/2021
SCALE As indicated
PROJECT ID
DRAWN BY JJ

EXISTING CONDITIONS

SHEET TITLE

SHEET NO. **L0.2**



NOTES:

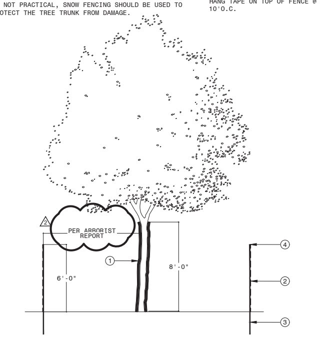
1. PROTECTION FOR TREES SHALL BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. PRIOR TO CONSTRUCTION, SPECIFIC PROTECTION IS TO BE PROVIDED FOR HERITAGE TREES PER PROJECT ARBORIST REPORT AND PER CITY OF MENLO PARK STANDARDS.
3. DURING CONSTRUCTION, CONTRACTOR SHALL FOLLOW ALL PROTECTION, TRIMMING AND CUTTING RECOMMENDATIONS PER PROJECT ARBORIST REPORT.
4. NO TRIMMING OR CUTTING SHALL OCCUR WITHIN SPECIFIED NUMBER OF FEET OF TREE TRUNK, AS PRESCRIBED IN PROJECT ARBORIST REPORT.
5. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED TWO TO THREE FEET BEYOND THE AREA OF WORK, BUT BETWEEN THE AREA OF WORK AND THE TREE TRUNK.
6. WHEN CONSTRUCTION IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH THE TREE CANOPY AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TREE TRUNK FROM DAMAGE.

(1) SNOW FENCING (*INSTALL ONLY AT TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH CANOPY): THREE (3) LAYERS OF WIRE AND LATH SNOW FENCING TO EIGHT (8) FEET ABOVE GROUND.

(2) 6'-0" TALL CHAINLINK OR WELDED WIRE MESH FENCING. PLACE AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS (WHERE POSSIBLE).

(3) 8'-0" TALL FENCE POST. POST SHALL BE 2" DIAMETER G.I. PIPE OR T-POST.

(4) FLUORESCENT FLAGGING TAPE. HANG TAPE ON TOP OF FENCE @ 10'O.C.



A TREE PROTECTION
NOT TO SCALE

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO g ARCHITECTS

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST.
Real Estate Investments

siTe. designed. built.

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
STATE OF CALIFORNIA

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

TREE PROTECTION PLAN

SHEET TITLE

SHEET NO. L0.3

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
email Roy@treemanagementexperts.com cell 415.606.3610

Techcon
Attn: Julie Johnstone
16200 Vineyard Blvd.
Suite #100
Morgan Hill, CA 95037

RE: 2710 Sand Hill Road, Menlo Park

Date: 7/29/21

ARBORIST REPORT

Assignment

- Review and compile previously completed tree inventory work.
- Review plans and reconcile with previously completed inventory work.
- Provide an Arborist Report to summarize recommendations and findings.

Background

We recently completed a tree survey at the DivcoWest properties at 2700 and 3000 Sand Hill Road. Techcon has been hired to conduct a renovation near the east entrance to the building at 2710 Sand Hill Road.

Observations

We collected our inventory data of the trees within the scope of work on October 23, 2020. The trees in question are 2 American sweetgum (*Liquidambar styraciflua*) and 2 flowering pears (*Pyrus calleryana*). The trees are, in general, all in fair condition. The one sweetgum tree is a heritage tree per Menlo Park regulations (Tree #563). Both sweetgum trees are planned for retention. The two flowering pears are planned for removal. The data for these trees and their locations can be seen in the attached data table, site plan and map.

Discussion & Recommendations

As the trees planned for removal are not heritage trees, they should not require removal permits from the city. In addition, as only two trees (less than the 4 stated in the standards) are planned for removal for this project and it is a renovation project rather than a development project, the construction related arborist report is not required either.

This does not mean that the trees to be retained will not require tree protection as outlined by the City of Menlo Park. Nor does it obviate the requirement per Menlo Park Municipal Code that any protected (heritage) tree will require replacement according to its appraised

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
cell 415.606.3610 email Roy@treemanagementexperts.com

value if it damaged beyond repair as a result of construction. The appraised value for the heritage tree #563 is $3,000. Calculations for this value can be found below.

Care should be taken if the root pruning of sweetgum trees is required. They have a particularly aggressive rooting habit and tend to form large roots particularly when they encounter hardscape and other infrastructure. In addition, their relatively low-density wood is susceptible to decay. The aggressive rooting will provide for good root regrowth, but if wounds do not close efficiently, decay fungi may enter the cut ends. Roots should be severed cleanly using bypass pruners or other sharp tools that do not crush or tear root tissues. Under no circumstances should root pruning be conducted closer than 3 times the diameter of the tree in radius from the base of the tree, 4.25ft for Tree 563 and 3.25ft for Tree 564.

Tree protection fencing should be installed on a radius 10 times the diameter of the tree from the base of the tree. (14.1ft for #563, 10.8ft for #564) In cases where construction is occurring within this radius, tree protection fencing should be installed at the edge of construction work, maximizing the amount of protected soil.

The Project Arborist (Tree Management Experts) should be on site to supervise work within 10 times the diameter of Heritage Tree #563 if roots over 2 inches in diameter are damaged. The Project Arborist will provide mitigation recommendations and document both the excavation and mitigation work.

Compaction to the surrounding soils should be avoided at all cost as well. Means to accomplish this include, but are not limited to hand excavation, installation of mulch and root buffers, and compressed air excavation.

Although not required for this project, small mature stature replacement trees near the entrance to the building would likely provide a pleasant aesthetic contribution and should be considered.

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
cell 415.606.3610 email Roy@treemanagementexperts.com

Heritage Tree Appraisal
Location: 2710 San Hill Road Tree #: 563

Field Observations

1. Species *Liquidambar styraciflua* – American Sweetgum
2. Condition 70%
3. Trunk Circumference _ in. *or*, Diameter 17 in.
4. Functional Limitations = 60%

Regional Plant Appraisal Committee and/or Appraiser-Developed or –Modified Information

5. External Limitations 70%
6. Replacement Tree Size (diameter) 2.2 in. 3.8 in²
7. Replacement Tree Cost $ 172.73
8. Installation Cost $ 0
9. Installed Tree Cost (#8 + #9) $ 172.73
10. Unit Tree Cost $ 45.46 per in²

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area: 226.86 = in²
    or c^2 (#3) (_)² X 0.08
    or d^2 (#3) (17)² X 0.785
12. Appraised Tree Trunk Increase (TA_{INCR}) =
    TA_A 226.86 in² (#12) – TA_R 3.8 in² (#7) = 223.07 in²
13. Basic Tree Cost = TA_{INCR} (#13) 223.07 in² X Unit Tree Cost (#11) $ 45.46 per in² + Installed Tree Cost (#10) $ 172.73 = $ 10,312
14. Appraised Value = Basic Tree Cost (#14) $ 10,312 X External Limitations (#6) 70% X Condition (#2) 70% X Functional Limitations (#4) 60% = $ 3,032
15. Round to 2 significant figures.
16. Appraised Value = (#15) $3,000

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
cell 415.606.3610 email Roy@treemanagementexperts.com

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
cell 415.606.3610 email Roy@treemanagementexperts.com

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 7 years.

Signed: ____________

Date: 7/29/2021

DivcoWest Tree Data

Identifying Information																	Defects				Maintenance Tasks					
Tree #	Tag #	Date Collected	Location	Common Name	Binomial Name	Diameter (in)	Height (ft)	Spread (ft)	Trunks	Condition	Risk	Regulated	Notes	Age Class	Useful Life	Pruning Cycle	Defect ID	Tree #	Defect Type	Defect	Task ID	Tree #	Task	Task Detail	Priority	Notes
563		2020-10-23	2700 Sand Hill	American sweetgum	*Liquidambar styraciflua*	17	70	40	1	70	low	heritage		mature	25	3					739	563	prune	crown clean	standard	
563		2020-10-23	2700 Sand Hill	American sweetgum	*Liquidambar styraciflua*	17	70	40	1	70	low	heritage		mature	25	3					740	563	prune	endweight	standard	
564		2020-10-23	2700 Sand Hill	American sweetgum	*Liquidambar styraciflua*	13	50	30	1	70	low			mature	20	3					741	564	prune	crown clean	standard	
564		2020-10-23	2700 Sand Hill	American sweetgum	*Liquidambar styraciflua*	13	50	30	1	70	low			mature	20	3					742	564	prune	endweight	standard	
565		2020-10-23	2700 Sand Hill	flowering pear	*Pyrus calleryana*	6	25	15	1	70				mature	15	2	404	565	structural	one-sided	743	565	prune	crown clean	standard	
565		2020-10-23	2700 Sand Hill	flowering pear	*Pyrus calleryana*	6	25	15	1	70				mature	15	2					744	565	prune	endweight	standard	
566		2020-10-23	2700 Sand Hill	flowering pear	*Pyrus calleryana*	5	20	10	1	70				youngmature	25	3					745	566	prune	crown clean	standard	
566		2020-10-23	2700 Sand Hill	flowering pear	*Pyrus calleryana*	5	20	10	1	70				youngmature	25	3					746	566	prune	endweight	standard	

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST. Real Estate Investments

siTe. designed. built.

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
Signature
3/31/2022
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

REVISIONS

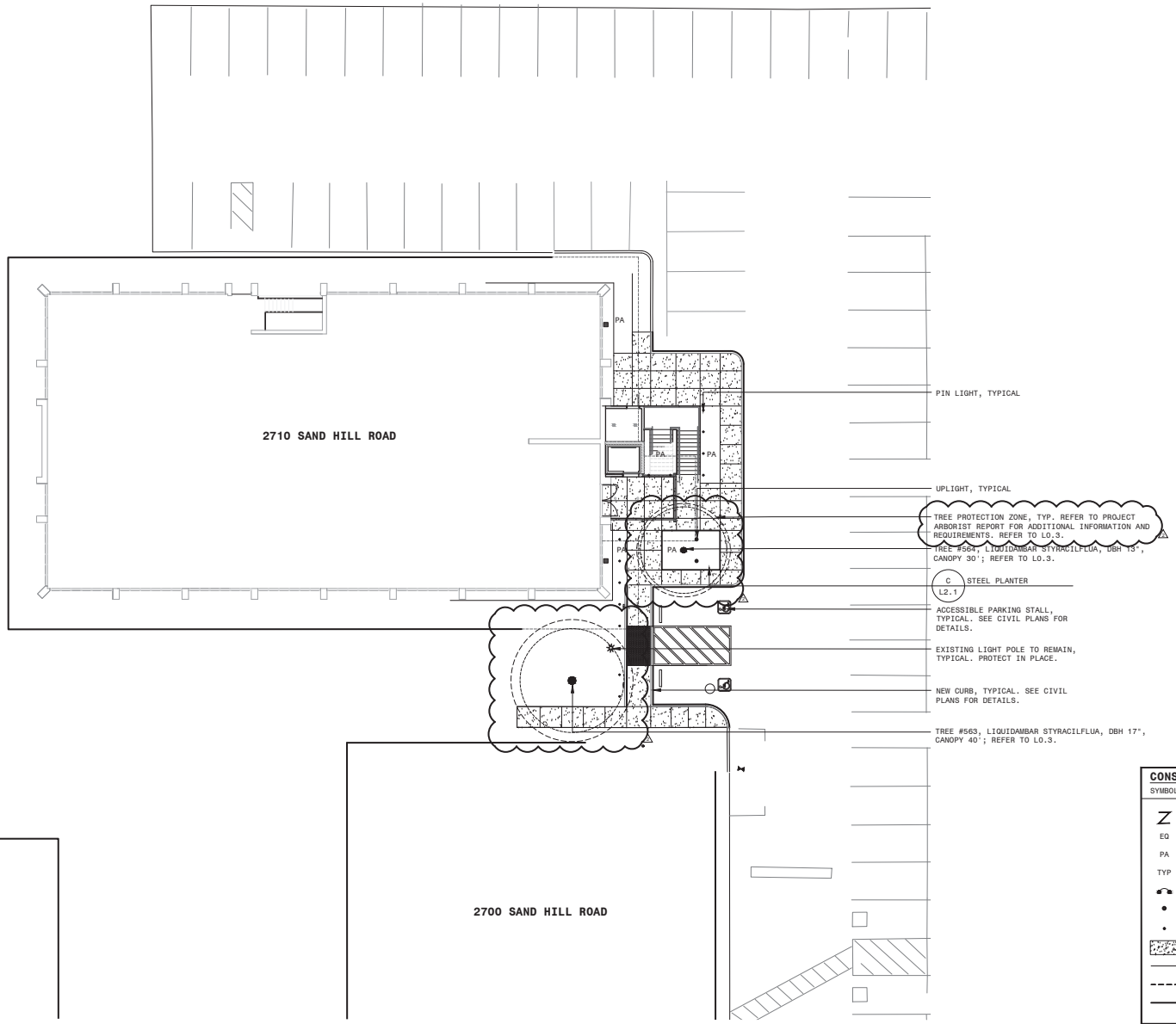
NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE 08/04/2021
SCALE As indicated
PROJECT ID
DRAWN BY JJ

PROJECT ARBORIST RECOMMENDATIONS

SHEET TITLE

SHEET NO. **L0.4**



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
Z	MEET FLUSH
EQ	EQUAL
PA	PLANTING AREA
TYP	TYPICAL
	ALIGN
	UPLIGHT
	PIN LIGHT
	CONCRETE PAVING
	CONTROL JOINT
	EXPANSION JOINT
	STEEL PLANTER

NOTES:
1. SEE SHEET L2.1 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L2.2 FOR MATERIALS LIST.
3. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES, INCLUDING WALLS AND STEPS. SEE SHEET L2.1, DETAIL B FOR MORE INFORMATION ON SPACING.
4. NEW OR RELOCATED UTILITY BOXES, INCLUDING ELECTRICAL PULL BOXES, SHALL BE LOCATED IN PLANTING AREAS 18" MIN FROM ADJACENT HARDSCAPE.

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO G ARCHITECTS
299 BASSETT ST, SUITE 250
SAN JOSE, CA 95110
T 408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe.
designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE 08/04/2021
SCALE As indicated
PROJECT ID
DRAWN BY JJ

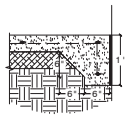
CONSTRUCTION PLAN

SHEET TITLE

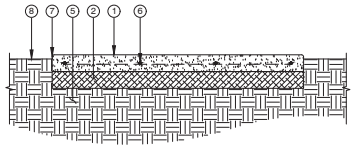
SHEET NO. **L1.1**

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.

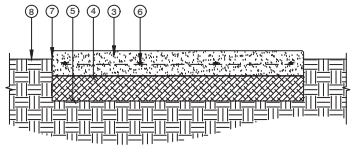
1. 4" THICK 2500PSI CONCRETE
2. 4" LAYER CLASS IIAB COMPACTED TO 90%
3. 6" THICK 2500PSI CONCRETE
4. 6" LAYER CLASS IIAB COMPACTED TO 95%
5. NATIVE SOIL
6. #3 REBAR @ 18" O.C. EACH WAY. MAINTAIN 3" CLEAR.
7. 1/2" RADIUS
8. ADJACENT PLANTING AREAS SHALL BE 2" BELOW FINISH GRADE OF CONCRETE



THICKENED EDGE (IF REQUIRED)



PEDESTRIAN SECTION



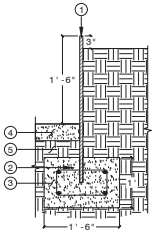
VEHICULAR SECTION

A CONCRETE PAVING

SCALE 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.

1. ¾" STEEL PLATE
2. NELSON STUD WELDED TO PLATE @12"O.C., BOTH SIDES.
3. CONCRETE FOOTING W/(2)#5 REBAR CONTINUOUS TOP AND BOTTOM W/#5 TIES @12"O.C.
4. ADJACENT PAVING PER PLAN
5. NATIVE GRADE

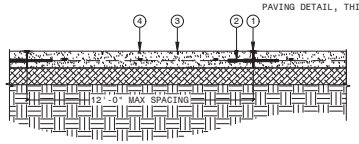


C STEEL PLANTER

SCALE 1"=1'-0"

NOTES:
1. SEE MATERIALS LIST FOR COLORS AND FINISHES.

1. 1/4"X3" POLYFELT EXPANSION JOINT. TOP WITH 2 PART SELF-LEVELING SEALER, COLOR TO MATCH ADJACENT PAVING. PROVIDE 1/2" RADIUS EDGE.
2. #4 12" SMOOTH DOWEL SPACED AT 36" O.C., SLEEVE OR GREASE ONE END.
3. 1/4" SAWCUT CONTROL JOINT, 3/4" DEEP.
4. CONCRETE PAVING AND REINFORCEMENT PER CONCRETE PAVING DETAIL, THIS SHEET.



B PAVING JOINTS

SCALE 1"=1'-0"

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO g ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T.408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe.
designed. built.

LICENSED LANDSCAPE ARCHITECT
No. 5965
STATE OF CALIFORNIA

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE 08/04/2021
SCALE As indicated
PROJECT ID
DRAWN BY JJ

CONSTRUCTION DETAILS

SHEET TITLE

SHEET NO. **L2.1**

CONSTRUCTION PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.
4. HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE PLACED PER GEOTECHNICAL SOILS REPORT. IF SUCH REPORT IS UNAVAILABLE CONTRACTOR SHALL DISCUSS PLACEMENT ON SUITABLE GRADE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE.
6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.
7. CONCRETE INDICATED FOR SAWCUTTING AND REMOVAL SHALL BE CUT TO A TRUE LINE WITH NEATLY SAWED EDGES. IF A SAWCUT IS WITHIN THREE (3) FEET OF AN EXISTING EXPANSION OR CONTROL JOINT, CONCRETE SHALL BE REMOVED TO THAT NEAREST JOINT.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
9. ABANDONED PIPES SHALL BE CAPPED OR PLUGGED IN A MANNER APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. **COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR**
11. **DEVIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.**

CONSTRUCTION MATERIALS LIST:

CONTRACTOR TO PROVIDE SAMPLES OF MATERIALS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING UNLESS NOTED OTHERWISE. ALL SAMPLES SHALL DEMONSTRATE FINAL FINISH. SAMPLES FOR HARDSCAPE SHALL BE 4' X 4' AND DEMONSTRATE ALL COLORS, FINISHES, AND JOINTING. SAMPLES FOR WALLS SHALL DEMONSTRATE COLORS, FINISHES, AND EDGE CONDITIONS.

CONCRETE PAVING: ALL CONCRETE PAVING SHALL HAVE 1/4" TOOLED SCORING PER PLAN. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES/VERTICAL FACES AND AT MAXIMUM SPACING PER DETAIL AND SPECIFICATIONS.
- TYPE A SHALL BE NATURAL GRAY WITH TOP CAST 25 FINISH
- TYPE B SHALL BE DAVIS COLOR 'PEWTER' WITH TOP CAST 15 FINISH

EXPANSION JOINT: SHALL BE ASPHALTIC FELT MATERIAL WITH MASTIC FILL, COLOR TO BE ALUMINUM OR APPROVED EQUIVALENT. LOCATE EXPANSION JOINTS ADJACENT TO ALL STRUCTURES/VERTICAL FACES AT 12'-0" MAXIMUM SPACING UNLESS SHOWN OTHERWISE ON PLANS.

FILTER FABRIC/GEOTEXTILE FABRIC/WEED BARRIER: SHALL BE MIRAFI N-SERIES OR APPROVED EQUIVALENT.

STEEL PLANTER: SHALL BE 1/2" PAINTED STEEL TO MATCH ARCHITECTURE. COLOR TBD.

LIGHTING LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	COLOR	DIMENSIONS	QTY
●	PIN LIGHT	VEDITA	VE-2	STAINLESS STEEL	4.3" X 1"	13
⊜	UPLIGHT	WE-EF	ESC130LED	DARK BRONZE	9.84"D X 5.12"	2

Vedita VE2 Ground Mount LS9402LED

The LS9402LED is a brilliant LED stake mounted accent, featuring dimming control options: When high output is required, it can be deployed in its full output, 2W configuration; If a dot of light is required, it can be set as low as 0.2W, (either by the factory or in the field). Alternatively, the luminaire can be dynamically dimmed via Lumascape d5 driver technology. This luminaire also comes with a stake that can be set at 0° or 30° to suit any landscape or planter application. Constructed in part from 316 Marine Grade Stainless Steel, this luminaire also comes with Lumascape proprietary **ElectroPolishPlus™** surface treatment as standard.

Performance

Static White & Colour	Lumen Output (lm)	Efficacy (lm/W)	Peak Intensity (cd)
3,000 K (80 CRI)	169	60	1,989
4,000 K (80 CRI)	184	66	2,066
Blue (470mn)	-	-	-

Static white lumen output values are based on 2W luminaire with 14° lens.

Beam Angles	14°, 20°, 30°, 10° x 40°, Flood

Electrical

LED Power	1W, 2W
Consumption	2.8W (maximum for 2W)
Input Voltage	Low Voltage 24V DC (International) 12-15V AC, 12-24V DC (North America)

Control

Protocols	PWM (0-10V to PWM, DMX to PWM and DALI to PWM converters available)

Physical

Housing	316 Marine Grade Stainless Steel bezel with polymer housing
Installation	Stake mount (For landscape applications only)
Ambient Operating Temperature	-20°C to +50°C (-4°F to 122°F)
Surface Temperature	≤65°C (≤149°F) **HumanTouch™** Compliant

Certification & Compliance

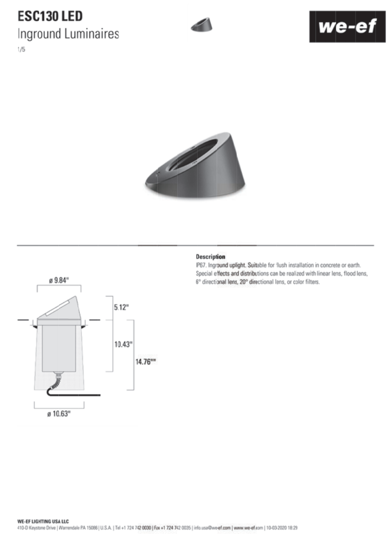
IP Rating	IP68
Certifications	CE, ETL

humantouch™ opticlear™ microantileach™ electropolish+™

LUMASCAPE www.lumascape.com

Products and specifications are subject to change without notice LS9402LED 180305

1



ESC130 LED

Inground Luminaires

1/5

we-ef

Description

IP67. Inground uplight. Suitable for flush installation in concrete or earth. Special effects and distributions can be realized with linear lens, flood lens, 6° directional lens, 20° directional lens, or color filters.

WE-EF LIGHTING USA LLC

410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com | 10-03-2020 18:29

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO g ARCHITECTS

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for DIVCOWEST Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

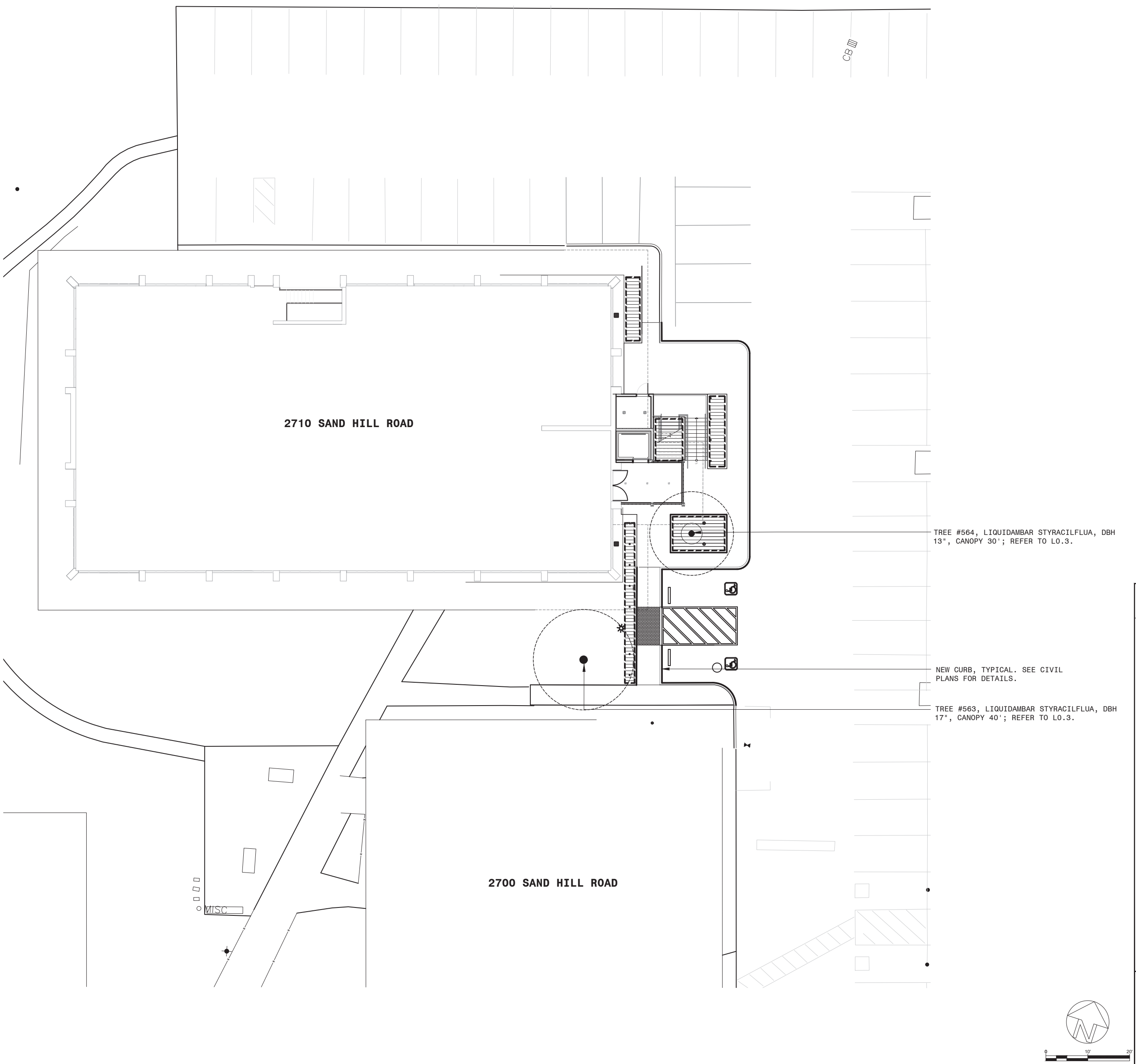
NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
△	01/21/2021	PLANNING RESUBMITTAL
△	08/04/2021	PLANNING RESUBMITTAL

DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

CONSTRUCTION MATERIALS LIST, NOTES AND LIGHTING CUTSHEETS

SHEET TITLE

SHEET NO. **L2.2**



IRRIGATION LEGEND

SYMBOL	DESCRIPTION (*=*SEE NOTES*)
M	WATER METER
PR	PRESSURE REGULATOR*
MV	MASTER VALVE
FS	FLOW SENSOR
WS	WEATHER SENSOR
C	IRRIGATION CONTROLLER
	PVC BALL VALVE
	DRIP ZONE CONTROL KIT
	QUICK COUPLER VALVE
	ON-GRADE TREE BUBBLER
	NON-PRESSURE LATERAL
	NON-PRESSURE SUPPLY LINE
	PRESSURE SUPPLY MAINLINE
======	SLEEVE
	ON-GRADE DRIP TUBING DRIPLINE SPACING:12" EMITTER SPACING:12"

VALUE TAG:

BUBBLER	DRIP ZONE	
#	#	STATION NUMBER
XX	XX	GPM
1"	1"	LINESIZE
	X"	APPROX LENGTH OF DRIP TUBING
	CENTER FEED	ZONE TYPE

NOTES:
CONTRACTOR TO VERIFY EXISTENCE AND FUNCTIONALITY OF IRRIGATION COMPONENTS. IF COMPONENTS ARE NOT CURRENTLY INSTALLED OR ARE NOT FUNCTIONAL, CONTRACTOR TO INSTALL COMPONENTS PER IRRIGATION EQUIPMENT LEGEND ON SHEET L3.2. SEE SHEET L3.3 - L3.4 FOR IRRIGATION DETAILS.

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING IRRIGATION SYSTEM INCURRED DURING CONSTRUCTION.
2. IRRIGATION IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. INSTALL MAINLINE AND LATERALS IN PLANTING AREAS WHEN POSSIBLE.

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO G ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for DIVCOWEST Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

IRRIGATION PLAN

SHEET TITLE

SHEET NO. **L3.1**

IRRIGATION NOTES:

1. CONTRACTOR SHALL UTILIZE THE EXISTING MAINLINES AND IRRIGATION SLEEVES WHENEVER POSSIBLE IN ORDER TO COMPLETE THE ENTIRE SYSTEM AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE ALL THE OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN A PLANTING AREA WHEREVER POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.
3. EQUIPMENT INCLUDING MAIN, LATERALS, AND VALVES SHOWN GRAPHICALLY IN HARDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTED AREAS AT A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. CONTRACTOR SHALL INSTALL WIRE AND PIPE UNDER HARDSCAPE AREAS IN SEPARATE P.V.C. SCHEDULE 40 SLEEVES. CONTRACTOR SHALL COORDINATE PIPING AND SLEEVING LOCATION PRIOR TO HARDSCAPE INSTALLATION. SLEEVING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. WHEREVER POSSIBLE, CONTROL WIRES SHALL OCCUPY THE SAME TRENCH AS PIPES. EACH CONTROLLER SHALL HAVE AN INDEPENDENT GROUND WIRE.
5. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES, INCLUDING ASABE/ICC 802-2014 and AB1881 IN CALIFORNIA.
6. THE EXISTING WATER PRESSURE AT THE PROPOSED WATER METER LOCATION IS UNKNOWN. THE CONTRACTOR SHALL VERIFY WATER PRESSURE IS ADEQUATE FOR THE SYSTEM AS DESIGNED. IF ANY DISCREPANCY EXISTS BETWEEN DESIGN AND ACTUAL FIELD CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING FOR A DECISION BEFORE PROCEEDING WITH THE INSTALLATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTING AREAS. DURING THE MAINTENANCE PERIOD, IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO ENSURE ALL PLANT MATERIAL RECEIVES AS MUCH WATER AS IS NECESSARY FOR ESTABLISHMENT AND TO SUSTAIN GOOD PLANT HEALTH.
8. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST IRRIGATION SYSTEM FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUIRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO ENSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.
10. TRENCHING DEPTHS FOR IRRIGATION PIPES SHALL BE AS FOLLOWS:
    MAIN: 24"   ALL LATERALS: 12"
    ALL DIMENSIONS ARE FROM THE TOP OF THE PIPE. PROVIDE A MINIMUM 3" SAND ENVELOPE AROUND ALL MAINLINE PIPE.
11. MINIMUM LATERAL SIZE SHALL BE 3/4". SEE PIPE SIZING CHART 1 FOR SIZING.
12. IF SETTLEMENT OCCURS ALONG TRENCHES AND ADJUSTMENT(S) TO PIPES, VALVES, OR HEADS IS REQUIRED, THE CONTRACTOR, AS PART OF WORK UNDER THIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT EXTRA COSTS TO THE OWNER.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL DEPRESSIONS AND REPLACE ALL NECESSARY LAWN AND/OR PLANTING DUE TO THE SETTLEMENT OF IRRIGATION FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE.
14. CONTRACTOR SHALL GUARANTEE THAT ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP FURNISHED BY HIM BE FREE OF DEFECTS FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.
15. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18" APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FOOTINGS.
16. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES. WIRE CONNECTORS SHALL BE SCOTCH DBY OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
17. CONTROL VALVES SHALL BE SIZED AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. BOXES SHALL BE SET FLUSH WITH THE FINISH GRADE OR SURFACE AND PERMANENTLY MARKED AS INDICATED IN THE DETAILS.
18. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOB SITE BY PROJECT MANAGER. USE THIN WALL METAL CONDUIT ABOVE GRADE AND IN GARAGES. PAINT ALL CONDUIT TO MATCH BUILDING OR WALL COLOR. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATION. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER.
19. CONTROL WIRES SHALL BE 14 GAUGE (RED). SEPARATE WIRES SHALL RUN FROM THE CONTROLLER TO EACH VALVE. COMMON GROUND WIRES SHALL BE 12 GAUGE (WHITE). ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED-UP A MINIMUM OF 30" INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER.
20. CONTRACTOR TO COORDINATE CONTROLLER POWER HOOKUP WITH PROJECT ELECTRICIAN. THE GENERAL CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THE UNDERGROUND ELECTRICAL CONTRACTOR TO MINIMIZE CONFLICTS.
21. EXISTING BACKFLOW PREVENTION DEVICES SHALL BE INSPECTED AND TESTED TO THE EXTENT MANDATED BY LOCAL BUILDING CODE.
22. BUBBLERS SHALL BE LOCATED ON THE UPHILL SIDE OF TREES. SEE IRRIGATION LEGEND FOR QUANTITY REQUIRED PER TREE CONTAINER SIZE.
23. ALL WATER TO DRAIN AWAY FROM BUILDINGS PER LOCAL BUILDING CODE.
24. A LAMINATED, COLOR CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
25. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION OF PROTECTION OF EXISTING MAINLINE AND CONTROLLER WIRE FOR FUTURE USE.
26. IF THE INTENT IS TO DEMO ANY IRRIGATION EQUIPMENT IN THE NEW CONSTRUCTION AREA, LANDSCAPE CONTRACTOR SHALL SUPPLY ALL NEW MAINLINE AND CONTROLLER WIRE TO NEW REMOTE CONTROL VALVE AS DESIGNED PER THIS PLAN, TYPICAL.
27. CONTRACTOR SHALL INSTALL DRIPLINE ON SLOPES PER MANUFACTURER'S RECOMMENDATIONS WITH 25% INCREASE SPACING AT BOTTOM 1/3 OF SLOPE.
28. CONTRACTOR TO INSTALL LATERAL LINE CHECK VALVES WHERE NECESSARY TO PREVENT LOW HEAD DRAINAGE. MODEL SHALL BE NDS FLO CONTROL SPRING CHECK VALVE RATED TO 200PSI, MODEL 1790 (SLIP X SLIP CONNECTION WITH UNION), LINE SIZE OR APPROVED EQUAL.
29. CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH LOCAL WELO AND TITLE 23 DEPARTMENT OF WATER RESOURCES SECTION 492.12: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS, PRIOR TO PROJECT ACCEPTANCE.
30. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION AS REQUIRED TO THE LOCAL REVIEWING AGENCY, SEE CALIFORNIA CODE OF REGULATIONS TITLE 23 WATER DIVISION 2 DEPARTMENT OF WATER RESOURCES CHAPTER 2.7: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, APPENDIX C.
31. SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT, AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE, OR AGENCY ADOPTED WELO.
32. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING, INCLUDING BUT NOT LIMITED TO THE FOLLOWING AREAS DURING PLANT ESTABLISHMENT: BIO-TREATMENT AREAS, SODDED AREAS. THESE AREAS WILL NEED SUPPLEMENTAL HAND WATERING IF THE YARE IRRIGATED BY DRIP IRRIGATION UNTIL ROOTS ARE ESTABLISHED AS DRIP IRRIGATION MAY NOT PROVIDE SUFFICIENT WATER TO THESE AREAS FOR HEALTH PLANT ESTABLISHMENT.
33. ALL EXISTING IRRIGATION SYSTEMS SHALL REMAIN OPERATIONAL DURING CONSTRUCTION WHERE PRACTICAL. IF THE IRRIGATION SYSTEM IS TO BE SHUT OFF FOR PERIODS OF TIME LONGER THAT THREE DAYS, A HAND WATERING MAINTENANCE PROGRAM SHALL BE ESTABLISHED TO MAINTAIN CURRENT PLAN HEALTH. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY DEAD OR DECLINING PLANT MATERIAL DUE TO LACK OF WATERING. ALL EXISTING MAINLINE, CONTROL WIRES, LATERAL LINES, SPRAY HEADS, DRIP TUBING, OR OTHER IRRIGATION EQUIPMENT SHALL REMAIN IN PLACE AND UNDAMAGED. IF MODIFICATIONS TO THE EXISTING SYSTEM NEED TO TAKE PLACE, THE CONTRACTOR SHALL REPAIR, REPLACE, OR ADD NEW EQUIPMENT AS NEEDED TO MAINTAIN PROPER COVERAGE AND WATER DISTRIBUTION FOR ALL PLANTING AREAS. ANY UNUSED CONTROL WIRES RESULTING IN THE RETROFIT SHALL BE PUT IN A NEW VALVE BOX AND LABELED. UPDATE THE CONTROLLER SCHEDULE TO INDICATE THAT THESE VALVE STATIONS ARE NO LONGER IN USE.
34. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING OF THE SYSTEM. SUCH OBSTRUCTIONS OF DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
35. IRRIGATION CONTROLLERS MUST USE SOIL MOISTURE SENSOR DATA AND UTILIZE RAIN SENSORS. CONTROLLERS MUST MAINTAIN UNINTERRUPTED POWER AT ALL TIMES.
36. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
37. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
38. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION
M	WATER METER	EXISTING 1" WATER METER TO REMAIN
	BACKFLOW PREVENTION DEVICE AND ENCLOSURE	EXISTING BFP TO REMAIN AND BE TESTED. IF NOT FUNCTIONING PROPERLY, INSTALL FEBCO 825Y OR EQUAL (LINE SIZE).
C	ET BASED ELECTRIC IRRIGATION CONTOLLER - WALL MOUNTED	IRRITROL MC-E BLUE SERIES 24-STATION WALL MOUNT CONTROLLER MC-24E. REPLACE EXISTING CONTROLLER IN PLACE.
WS	WEATHER SENSOR	WIRELESS WEATHER SENSING KIT (CL-100-WIRELESS). INSTALL CLIMATE LOGIC MODULE IN ENCLOSURE CABINET. OPTIONS FOR INSTALL INCLUDE: 1. ROOF EVE OR GUTTER 2. 12' TALL PT OR HSS POST WITH REINFORCED CONCRETE FOOTING IN LOCATION TBD BY LANDSCAPE ARCHITECT
	PVC BALL VALVE	NIBCO PVC BALL VALVE 4660-S OR EQUAL (LINE SIZE)
	DRIP ZONE CONTROL KIT: REMOTE CONTROL VALVE, PRESSURE REGULATOR, FILTER	IRRITROL 1" 700 ULTRAFLOW IN-LINE DRIP ZONE VALVE KIT DKZ-700 (0.10 - 20 GPM)
	1" QUICK COUPLER VALVE	TORO 100-2SLVC (2 PIECE, 1" SINGLE LUG, YELLOW VINYL COVER)
MV	MASTER VALVE	EXISTING MASTER VALVE TO REMAIN
FS	FLOW SENSOR	IRRITROL PVC FLOW SENSOR SIZE (LINE SIZE) MODELS: FS-10 (1" LINE), FS-15 (1.5" LINE), FS-20 (2" LINE) FLOW SENSOR SHIELDED CABLE: EV-CAB-SEN (FLOW SENSOR SHIELDED CABLE SHALL NEVER BE ADJACENT TO HIGH VOLTAGE WIRES. USE SEPARATE CONDUIT FOR FLOW SENSOR WIRE.)
PR	PRESSURE REGULATOR	1-1/2" BF OR LINE SIZE WILKINS MODEL 500-HLR-P WITH PRESSURE GAUGE. INSTALL ONLY PRESSURE AT P.O.C. EXCEEDS 90 PSI.

DRIP LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	REQUIRED COMPONENTS (NOT GRAPHICALLY DEPICTED)
	ON-GRADE DRIP TUBING DRIPLINE SPACING: 18" EMITTER SPACING: 18" OPERATING PRESSURE: 30 PSI	TORO DL-2000 SERIES (RGP-218-10)	- FLUSH VALVE (TORO FCH-H-FIPT, 1 PER VALVE) - AIR VACUUM RELIEF VALVE (TORO YD-500-34, 1 PER VALVE) - OPERATION INDICATOR (TORO DL-MP9, 1 PER VALVE) - DRIP TUBE FITTINGS (TORO TRI-LOC FITTINGS)
	ON-GRADE TREE BUBBLER	- TORO FB-25-PC - MOUNT ON TORO SHRUB ADAPTERS, (4) PER TREE	
	POTTERY BUBBLER ON FLEX TUBING	- TORO 570 FLOOD BUBBLER, ADJUSTED TO 1.0 GPM	

MAIN, LATERAL, AND SLEEVE LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	REQUIRED COMPONENTS (NOT GRAPHICALLY DEPICTED)
	NON-PRESSURE LATERAL	SCHEDULE 40 PVC (SEE SIZING CHART)	12" COVER
	NON-PRESSURE SUPPLY LINE	CLASS 200 PVC (3/4" MIN)	12" COVER
	PRESSURE SUPPLY MAINLINE	SCHD 40 PVC (FOR 1.5" AND SMALLER)	24" COVER
==========	SLEEVE	SCHEDULE 40 PVC (SEE SIZING CHART)	24" COVER

CONDUIT AND SLEEVE SIZING (SCHD 40 PVC)

MAX # WIRES	MIN CONDUIT SIZE	MAX PIPE SIZE	MIN SLEEVE SIZE
4	1"	1/2"	1-1/2"
8	1-1/4"	3/4"	2"
12	1-1/2"	1" TO 1-1/4"	2-1/2"
17	2"	1-1/2"	3"
25	2-1/2"	2" TO 2-1/2"	4"
35	3"	3"	6"
50	4"	4" - 6"	8"
>50	6"	-	-

PIPE SIZING

FLOW RATE (GPM)	PIPE SIZE (DIAMETER)
0 TO 9	3/4"
9.1 TO 18	1"
18.1 TO 30	1-1/4"
30.1 TO 40	1-1/2"
40.1 TO 60	2"
60.1 TO 70	2-1/2"

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO G ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS
2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE 08/04/2021
SCALE As indicated
PROJECT ID
DRAWN BY JJ

IRRIGATION LEGEND AND NOTES

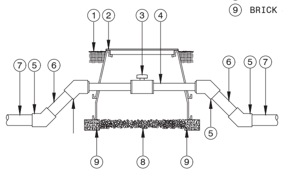
SHEET TITLE

SHEET NO. L3.2

F — PVC BALL VALVE
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. SEE INSTALLATION DIAGRAMS FOR MORE DETAIL.

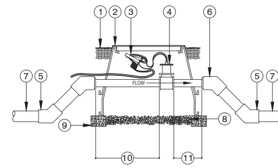
1. FINISHED GRADE
2. 6" ROUND PLASTIC VALVE BOX WITH BLACK BOLD-DOWN COVER
3. BALL VALVE, SEE LEGEND
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 DEGREE ELL
6. PVC SCH 40
7. PVC MAINLINE
8. PEA GRAVEL SUMP, 6"MIN
9. BRICK SUPPORT, (2) TOTAL



D — FLOW SENSOR
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

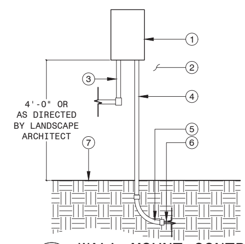
1. FINISHED GRADE
2. RECTANGULAR VALVE BOX WITH BLACK BOLT-DOWN COVER. HEAT-BRAND "FS" ON LID IN 2"FONT.
3. CONTROL WIRES WITH ½"MIN SERVICE COIL AND 3M DBY WIRE CONNECTORS
4. FLOW SENSOR, SEE LEGEND
5. PVC 45 DEGREE ELL
6. PVC 45 DEGREE ELL, BUSH DOWN TO FLOW METER SIZE AS NECESSARY
7. SCH 80 PVC MAINLINE
8. PEA GRAVEL SUMP, 6"MIN
9. BRICK SUPPORT, 1 PER CORNER
10. MIN 10x PIPE DIAMETER UPSTREAM OF STRAIGHT PIPE
11. MIN 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE



A — WALL MOUNT CONTROLLER
NTS

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
3. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ANY ADDITIONAL DETAILS.

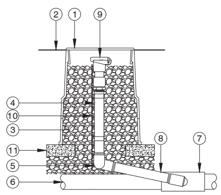
1. WALL MOUNT IRRIGATION CONTROLLER, SEE LEGEND.
2. BUILDING WALL OR OTHER VERTICAL MOUNTING SURFACE.
3. ½"UL APPROVED ELECTRICAL CONDUIT, RING NUT, AND JUNCTION BOX FOR 120V AC.
4. GALVANIZED CONDUIT (SIZE AS REQUIRED). PAINT TO MATCH MOUNTING SURFACE.
5. PVC SWEEP ELL (DEPTH AS REQUIRED).
6. CONTROL WIRES TO CONTROL VALVES.
7. FINISHED GRADE



G — QUICK COUPLING VALVE
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. SEE INSTALLATION DIAGRAMS FOR MORE DETAIL.

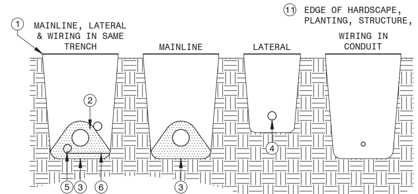
1. 10"ROUND PLASTIC VALVE BOX WITH BLACK BOLT-DOWN COVER. HEAT-BRAND "QCV" ON LID IN 2" FONT.
2. FINISHED GRADE
3. PEA GRAVEL SUMP, 6"MIN
4. 3"LONG SCH 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
8. 10"LONG SCH 80 PVC THREADED NIPPLE
9. QUICK COUPLING VALVE, SEE LEGEND
10. 1-1/4"x1-1/4"x3/16"ANGLE IRON, 30" LONG, (2) STAINLESS STEEL STRAPS
11. BRICK SUPPORTS, (2) TOTAL



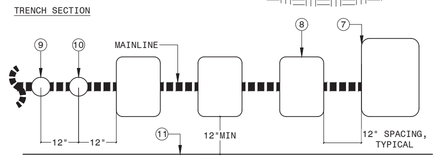
E — INSTALLATION DIAGRAMS
NTS

NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS, SEE LEGEND FOR SIZING.
2. CENTER VALVE BOX OVER REMOTE CONTROL VALVE (RCV).
3. SET RCV AND BOX ASSEMBLY IN PLANTING AREA WHERE POSSIBLE. INSTALL IN TURF ONLY IF GROUNDCOVER/SHRUBS AREA DOES NOT EXIST.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF HARDSCAPE/STRUCTURE.
5. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT COLLAPSE AND DEFORMATION OF BOX SIDES.
6. INSTALL EXTENSION BY BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. NEVER INSTALL BOX IN HARDSCAPE UNLESS EXPLICITLY NOTED OTHERWISE IN PLANS.

1. FINISHED GRADE
2. PROVIDE A MINIMUM OF 2" CLEAR BETWEEN PIPES
3. PROVIDE A MINIMUM OF 3" SAND ENVELOPE AROUND ALL MAINLINE
4. SNAKE SOLVENT-WELD PLASTIC PIPING IN TRENCH AS SHOWN
5. TIE 24" LOOP IN WIRING AT CHANGES OF DIRECTION OF 30 DEGREES OR MORE. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
6. INSTALL WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.
7. 16"X25" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY
8. 14"X19" RECTANGULAR VALVE BOX FOR REMOTE CONTROL VALVE
9. QUICK COUPLING VALVE
10. PVC BALL VALVE
11. EDGE OF HARDSCAPE, PLANTING, STRUCTURE, ETC.



TRENCH SECTION

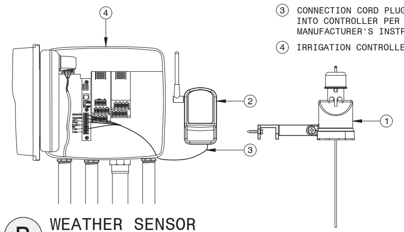


VALVE LAYOUT PLAN

B — WEATHER SENSOR
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. WEATHER SENSOR TO BE MOUNTED ON PERMANENT STRUCTURE. DO NOT MOUNT ON TREES.

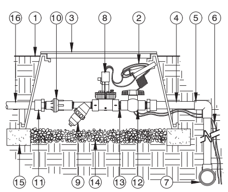
1. WEATHER SENSOR, MOUNT OUTDOORS ON WALL, ROOF, OR POST USING SCREWS OR CLAMP.
2. WEATHER SENSOR RECEIVER MODULE MOUNTED INDOORS NEAR THE COMPATIBLE CONTROLLER. MOUNT WITH SCREWS AT EYE LEVEL.
3. CONNECTION CORD PLUGGED INTO CONTROLLER PER MANUFACTURER'S INSTRUCTIONS
4. IRRIGATION CONTROLLER



H — DRIPZONE KIT (REMOTE CONTROL VALVE)
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. INSTALL IN MANIFOLDS WHENEVER POSSIBLE, SEE INSTALLATION DIAGRAMS.

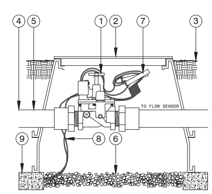
1. FINISHED GRADE
2. CONTROL WIRES WITH 36" SERVICE COIL AND 3M DBY WIRE CONNECTORS
3. RECTANGULAR VALVE BOX WITH BLACK BOLT-DOWN COVER. HEAT-BRAND STATION NUMBER ON LID IN 2" FONT.
4. PVC MAINLINE
5. SCH 40 PVC ELL
6. CONTROL WIRES TO CONTROLLER
7. PVC MAINLINE FITTING
8. INLINE REMOTE CONTROL VALVE
9. MESH Y-FILTER
10. PRESSURE REGULATOR
11. SCH 40 PVC MALE ADAPTER
12. SCH 40 PVC BALL VALVE
13. SCH 80 PVC CLOSE NIPPLE
14. PEA GRAVEL SUMP, 6"MIN
15. BRICK SUPPORT, 1 PER CORNER
16. LATERAL LINE TO DRIP



C — MASTER VALVE
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

1. MASTER VALVE, SEE LEGEND
2. RECTANGULAR VALVE BOX WITH BLACK BOLT-DOWN COVER. HEAT-BRAND "MV" ON LID IN 2"FONT.
3. FINISHED GRADE
4. MAINLINE FROM POINT OF CONNECTION
5. SCH 80 TOE NIPPLE, LENGTH AND ADAPTERS AS REQUIRED
6. PEA GRAVEL SUMP, MIN 6"
7. 3M DBY WIRE CONNECTOR
8. CONTROL AND COMMON WIRE TO DESIGNATED AUTOMATIC IRRIGATION CONTROLLER
9. BRICK SUPPORT, 1 PER CORNER



SECTION

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO G ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST. Real Estate Investments

siTe. designed. built.

LICENSED LANDSCAPE ARCHITECT — JACKSON DEHLER — NO. 5953 — Signature 5/31/2022 Renewal Date — Date — STATE OF CALIFORNIA

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
△	01/21/2021	PLANNING RESUBMITTAL
△	08/04/2021	PLANNING RESUBMITTAL

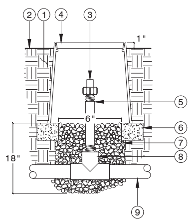
DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

IRRIGATION DETAILS

SHEET TITLE

SHEET NO. **L3.3**

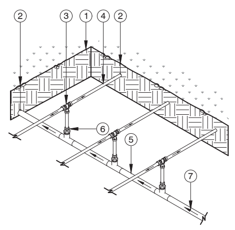
NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. USE ONE FLUSH VALVE FOR EVERY 7GPM PER ZONE, INSTALL AT LOW POINTS.



1. NATIVE SOIL
2. FINISHED GRADE
3. FLUSH VALVE, SEE LEGEND
4. 6" ROUND PLASTIC VALVE BOX WITH BLACK BOLT-DOWN COVER. HEAT-BRAND "FV" ON LID IN 1" FONT.
5. 3/4"SCH 80 PVC NIPPLE
6. BRICK SUPPORTS, (2) TOTAL
7. PEA GRAVEL SUMP
8. PVC TEE WITH 3/4" THREADED OUTLET
9. PVC FLUSH VALVE MAINFOLD

G DRIPLINE FLUSH VALVE ON PVC TEE
NTS

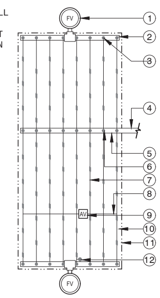
NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. FINISH GRADE
2. DEPTH PER MANUFACTURER'S SPECIFICATIONS
3. DRIPLINE TEE
4. DRIPLINE
5. PVC SUPPLY MANIFOLD
6. PVC TEE TO DRIPLINE COMPRESSION ADAPTERS
7. FLOW DIRECTION

D DRIPLINE SUPPLY MANIFOLD
NTS

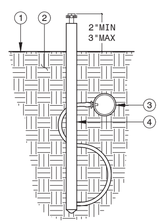
NOTES:
1. TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED MAXIMUM RUN LENGTH, SEE MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. AUTOMATIC FLUSH VALVE, PLUMBED TO FLUSH MAINFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. MANIFOLD-TO-ELBOW CONNECTION
4. PVC LATERAL FROM DRIP ZONE KIT
5. PVC SUPPLY MANIFOLD
6. MANIFOLD-TO-TEE CONNECTION
7. DRIPLINE LATERAL
8. AIR/VACUUM RELIEF LATERAL, BLUE-STRIPE POLY TUBING CENTERED ON MOUND/BERM
9. AIR/VACUUM RELIEF VALVE PLUMBED TO BLUE-STRIPE POLY TUBING AT EACH HIGH POINT
10. PERIMETER LATERALS 2" TO 4" FROM EDGE
11. AREA PERIMETER
12. OPERATION INDICATOR

A DRIPLINE CENTER-FEED LAYOUT
NTS

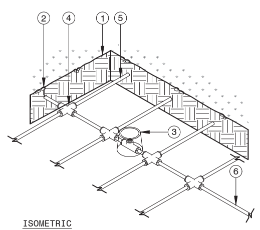
NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. FINISHED GRADE
2. NATIVE SOIL
3. DRIPLINE
4. DRIPLINE OPERATION INDICATOR, ONE PER ZONE LOCATED AT FLUSH END OF ZONE.

H DRIPLINE OPERATION INDICATOR
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

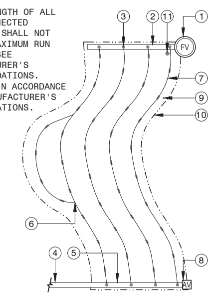


ISOMETRIC

1. FINISHED GRADE
2. DEPTH PER MANUFACTURER'S SPECIFICATIONS
3. DRIPLINE AIR/VACUUM RELIEF VALVE (IN VALVE BOX) AT HIGHEST POINTS PLUMBED TO TUBING
4. PVC CROSS TO DRIPLINE COMPRESSION ADAPTER
5. DRIPLINE
6. DRIPLINE BLANK TUBING

E DRIPLINE AIR/VACUUM RELIEF LATERAL
NTS

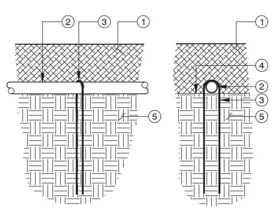
NOTES:
1. TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED MAXIMUM RUN LENGTH, SEE MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. AUTOMATIC FLUSH VALVE, PLUMBED TO FLUSH MAINFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. MANIFOLD-TO-ELBOW CONNECTION
4. PVC LATERAL FROM DRIP ZONE KIT
5. PVC SUPPLY MANIFOLD
6. DRIPLINE TEE CONNECTION
7. DRIPLINE LATERAL
8. AIR/VACUUM RELIEF VALVE PLUMBED TO SUPPLY MANIFOLD AT HIGHEST POINT
9. PERIMETER LATERALS 2" TO 4" FROM EDGE
10. AREA PERIMETER
11. OPERATION INDICATOR

B DRIPLINE ODD CURVES LAYOUT
NTS

NOTES:
1. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ANY ADDITIONAL DETAILS.
2. LOCATE STAPLES ALONG TUBING AT 4' TO 6'O.C. AND AT ALL FITTINGS.

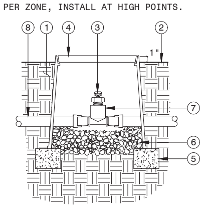


ELEVATION SECTION

1. 2"-3" LAYER MULCH TOP DRESSING PER SPECIFICATIONS
2. DRIPLINE, SEE LEGEND
3. DRIPLINE STEEL SOIL STAPLE
4. FINISH GRADE
5. NATIVE SOIL

I DRIPLINE SOIL STAPLE - ON-GRADE
NTS

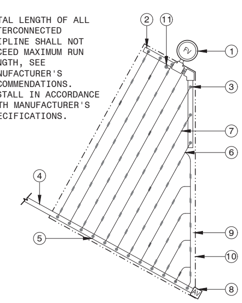
NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. USE ONE AIR/VACUUM RELIEF VALVE FOR EVERY 7GPM PER ZONE, INSTALL AT HIGH POINTS.



1. NATIVE SOIL
2. FINISHED GRADE
3. AIR/VACUUM RELIEF VALVE, SEE LEGEND
4. 6" ROUND PLASTIC VALVE BOX WITH BLACK BOLT-DOWN COVER. HEAT-BRAND "AR" ON LID IN 1" FONT.
5. BRICK SUPPORTS, (2) TOTAL
6. PEA GRAVEL SUMP, 6"MIN
7. DRIPLINE TEE
8. AIR/VACUUM RELIEF LATERAL, DRIPLINE BLANK TUBING

F AIR/VACUUM RELIEF VALVE ON TUBING
NTS

NOTES:
1. TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED MAXIMUM RUN LENGTH, SEE MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. AUTOMATIC FLUSH VALVE, PLUMBED TO FLUSH MAINFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. MANIFOLD-TO-ELBOW CONNECTION
4. PVC LATERAL FROM DRIP ZONE KIT
5. PVC SUPPLY MANIFOLD
6. DRIPLINE TEE CONNECTION
7. DRIPLINE LATERAL
8. AIR/VACUUM RELIEF VALVE PLUMBED TO SUPPLY MANIFOLD AT HIGHEST POINT
9. PERIMETER LATERALS 2" TO 4" FROM EDGE
10. AREA PERIMETER
11. OPERATION INDICATOR

C DRIPLINE TRIANGULAR LAYOUT
NTS

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

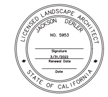
STUDIO G ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T.408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe. designed. built.



STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

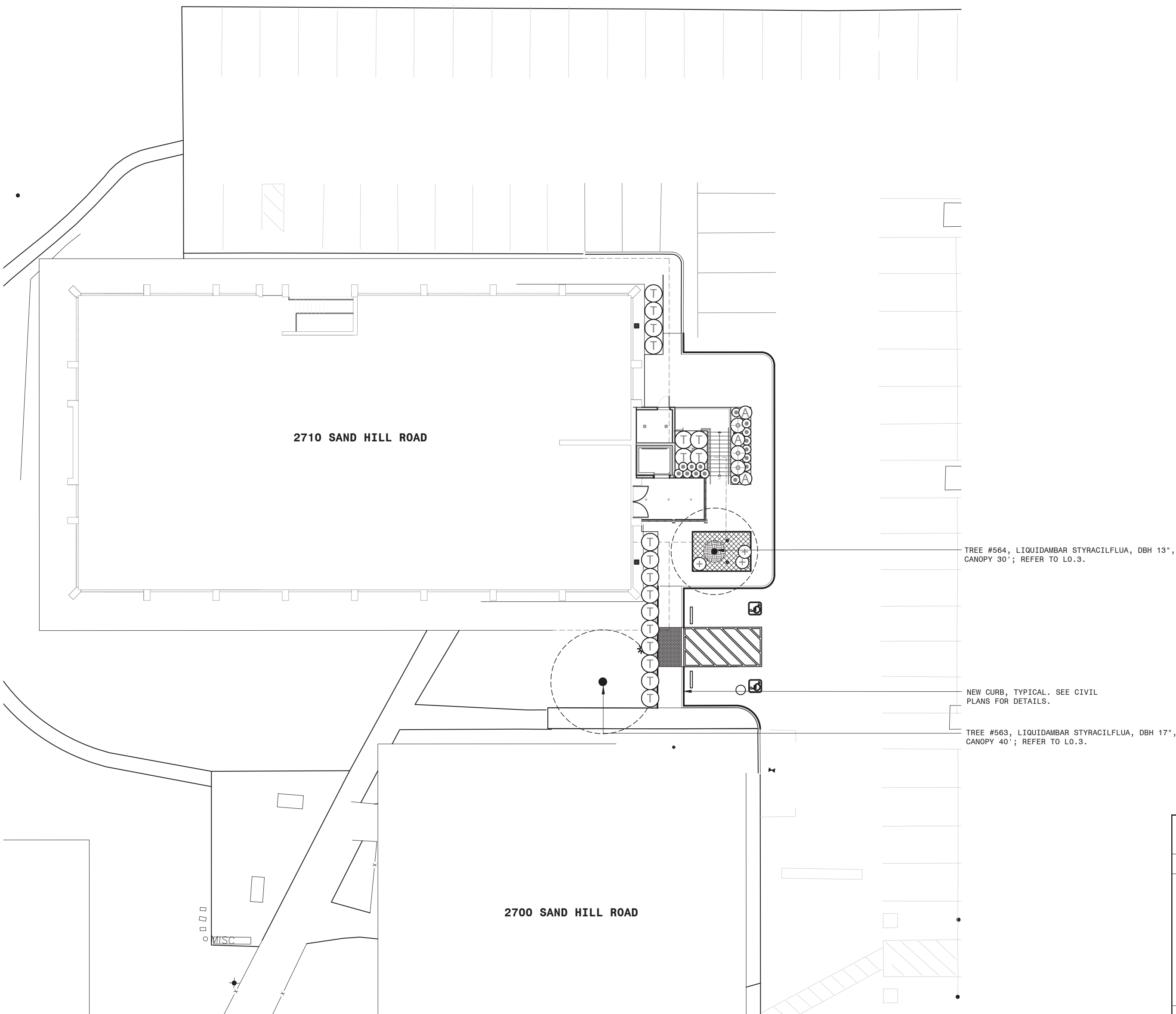
DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

IRRIGATION DETAILS

SHEET TITLE

SHEET NO. L3.4

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION



PLANT LEGEND

SYMBOL	BOTANICAL NAME	CONTAINER SIZE
SHRUBS		
A	AGAVE 'BLUE FLAME'	5 GALLON
+	ANIGOZANTHOS 'TEQUILA SUNRISE'	1 GALLON
⊙	DIANELLA 'COOLVISTA'	1 GALLON
T	LOMANDRA 'TROPIC BELLE'	1 GALLON
⊕	LEUCADENDRON 'SAFARI SUNSET'	1 GALLON
GROUNDCOVERS		
(hatch)	SEDUM 'BLUE SPRUCE'	1 GAL @ 18"O.C.

NOTES:
1. SEE SHEET L4.2 FOR PLANTING LEGEND AND NOTES
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER BARK MULCH.

0 10' 20'

STUDIO g ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T.408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for DIVCOWEST Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
△	01/21/2021	PLANNING RESUBMITTAL
△	08/04/2021	PLANNING RESUBMITTAL

DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

PLANTING PLAN

SHEET TITLE

SHEET NO. **L4.1**

C33

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

PLANTING PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
3. PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
4. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
5. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
6. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
7. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
8. TREES HALL BE PLANTED NO CLOSER THAN TEN (10) FEET FROM EXISTING UTILITIES AND NO CLOSER THAN FIVE (5) FEET FROM NEW UTILITIES.
9. TREES PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR MUST CONTACT THE CITY OF MENLO PARK ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
11. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4". FOR CALIPERS GREATER THAN 4" CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE THE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

    CALIPER SIZE STANDARDS:
    15 GALLON: 0.75 - 1.25"
    24" BOX: 1.25 - 2"
    36" BOX: 2 - 3.5"
    48" BOX: 3.5 - 5"
    60" BOX: 4 - 6"

12. **ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. IN THE EVENT THAT BARK MULCH EXISTS ON SITE, CONTRACTOR SHALL PROVIDE SAMPLE OF EXISTING AND PROPOSED MATCHING BARK MULCH FOR APPROVAL. OTHERWISE, BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.**

PLANT LEGEND

SYMBOL	BOTANICAL NAME	CONTAINER SIZE	QUANTITY/SPACING	WUCOLS
SHRUBS				
A	AGAVE 'BLUE FLAME'	5 GALLON	-	L
+	ANIGOZANTHOS 'TEQUILA SUNRISE'	1 GALLON	-	L
	DIANELLA 'COOLVISTA'	1 GALLON	-	L
T	LOMANDRA 'TROPIC BELLE'	1 GALLON	-	M
	LEUCADENDRON 'SAFARI SUNSET'	1 GALLON	-	M
GROUNDCOVERS				
	SEDUM 'BLUE SPRUCE'	1 GAL @ 18"O.C.	-	L

STUDIO g ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS
2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe.
designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
△	01/21/2021	PLANNING RESUBMITTAL
△	08/04/2021	PLANNING RESUBMITTAL

DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

PLANTING NOTES AND LEGEND

SHEET TITLE

SHEET NO. **L4.2**

STUDIO g ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for DIVCOWEST Real Estate Investments

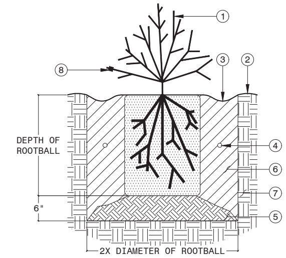
siTe. designed. built.

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

A PLANTING

NTS

NOTES:
1. INSTALL CROWN OF ROOTBALL 1" ABOVE ADJACENT FINISH GRADE.

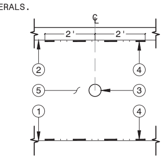


1. PLANT, SEE LEGEND
2. FINISHED GRADE
3. 2" DEEP BASIN FORMED BELOW FINISH GRADE AROUND PERIMETER OF ROOTBALL
4. AGRIFORM PLANT TABLETS
   - 2 PER 1 GAL OR SMALLER
   - 3 PER 5 GAL-15 GAL
   - 6 PER 24" BOX
   - 8 PER 36" BOX
   - 10 PER 48" BOX OR LARGER
5. FOOT-TAMP BASE
6. APPROVED BACKFILL, MIX THOROUGHLY PRIOR TO INSTALLATION. FOR TREES, PUDDLE AND SETTLE PRIOR TO PLANTING.
7. NATIVE GRADE
8. FOR VINE PLANTING, TIE BRANCHES TO VINE-SUPPORT STRUCTURE (LATTICE, TRELLIS, CABLE, ETC.) USING GREEN PLASTIC STAKING TAPE

B ROOT BARRIER

NTS

NOTES:
1. TREES PLANTED WITHIN 5' OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER.
2. TREES PLANTED WITHIN 10' OF WATER, STORM, AND SEWER UTILITIES SHALL BE INSTALLED WITH A ROOT BARRIER.
3. AT EDGE OF HARDSCAPE, INSTALL 18" 'DEEP ROOT' CONTROL BARRIER.
4. AT BACK OF CURB, INSTALL 24" 'DEEP ROOT' CONTROL BARRIER. IF WITHIN 6' OF WATER/SEWER UTILITIES, INSTALL 36" 'DEEP ROOT' CONTROL BARRIER.
5. NO ROOT BARRIERS SHALL BE WITHIN 5' FROM WATER AND SEWER LATERALS.

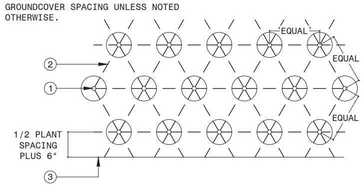


1. EDGE OF HARDSCAPE
2. BACK OF CURB
3. TREE TRUNK
4. 'DEEP ROOT' ROOT BARRIER
5. ADJACENT PLANTING AREA

C GROUNDCOVER AND SHRUB SPACING

SCALE AS NOTED

NOTES:
1. PLANTS TO BE PLANTED IN TRIANGULAR SPACING UNLESS OTHERWISE NOTED ON PLANTING PLAN.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
3. IF ACCENT SHRUBS ARE PRESENT IN GROUNDCOVER, ENSURE SHRUBS SPACING REMAINS CONSISTENT WITH ADJACENT GROUNDCOVER SPACING UNLESS NOTED OTHERWISE.



1. CENTER OF PLANT, SEE PLAN FOR TYPE
2. SEE PLANTING PLAN OR PLANTING LEGEND FOR SPACING
3. EDGE OF PLANTING AREA, SEE PLAN

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

PLANTING DETAILS

SHEET TITLE

SHEET NO. **L4.3**

SHRUBS


AGAVE 'BLUE FLAME'

ANIGOZANTHOS 'TEQUILA SUNRISE'


DIANELLA 'COOLVISTA'


LEUCADENDRON 'SAFARI SUNSET'


LOMANDRA 'TROPIC BELLE'

GROUNDCOVERS


SEDUM 'BLUE SPRUCE'

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO G ARCHITECTS

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
△	01/21/2021	PLANNING RESUBMITTAL
△	08/04/2021	PLANNING RESUBMITTAL

DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

CONCEPTUAL PLANTING IMAGERY

SHEET TITLE

SHEET NO. L4.4

INSTRUCTIONS TO BIDDERS

A. SUBMITTALS
- Bids shall be submitted in sealed envelopes bearing on the outside the name of the bidder, the bidder's address and the name of the project for which the bid is being submitted. Bids shall be delivered to Owner or general contractor responsible for reviewing and processing bids.

B. EXAMINATION OF CONSTRUCTION DOCUMENTS AND SITE
- Each bidder shall inspect the construction documents (drawings and specifications) and site of the proposed project. The submission of a bid shall constitute and acknowledge that the bidder is familiar with all conditions which might affect the contemplated project.
- Any discrepancies shall be brought to the immediate attention of the Owner. Contractor shall assume all necessary revisions due to failure to give such notification.

C. REJECTION OF ALL BIDS
- The Owner reserves the right to any time prior to the award, to reject all bids. The Owner also reserves the right to accept other than the lowest bidder, to accept one (1) part of a proposal and to waive any technical informalities in any proposal.

D. WITHDRAWAL OF BID
- A bidder may withdraw the bid without prejudice, provided a written request for such withdrawal is delivered to the Owner prior to the commencement of the opening of bids.

GENERAL CONDITIONS

A. DEFINITIONS
- Unless otherwise specifically defined herein, or unless the context requires a different meaning, all words, abbreviations, symbols, terms and phrases having a well known or technical meaning shall be so construed.
- Whenever in these specifications, or in any documents or instruments where these specifications govern, the following terms are used, the intent and meaning thereof shall be as follows:

  CONTRACT - Represents the entire and integrated agreement between the Owner and the Contractor. The contract documents form the Contract for construction.
  CONTRACT DOCUMENTS - These specifications, the drawings, addenda issued prior to execution of the Contract, and the Contract between the Owner and the Contractor.
  CONTRACTOR - The person or entity whose bid is accepted and to whom the Contract is awarded.
  LANDSCAPE ARCHITECT- The professional services firm who prepared the project drawings and specifications for the Owner.
  OWNER - Is the person or entity identified as such in the Contract.
  WORK - The term "work" or "project" means the construction and services required by the Contract Documents and includes providing all labor, materials, equipment, transportation, tools, and incidentals necessary to complete the work in a satisfactory manner by licensed contractor and experienced workers.

B. CONSTRUCTION PROCEDURE
- Contractor shall not be relieved of obligations to perform the work in accordance with the Contract Documents either by activities or duties of the Owner, Landscape Architect, or by tests, inspections or approvals required or performed by persons other than the Contractor.

C. SUBCONTRACTS
- Contractor shall set forth in the bid the name and the location of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work.
- Contractor must have the written consent of the Owner to substitute a subcontractor other than that designated in the bid.

D. DRAWINGS AND SPECIFICATIONS
- The contractor shall keep at the project site a copy of the drawings and specifications. In the event a discrepancy exists between figures and/or drawings, the discrepancy shall be immediately submitted to the Owner for clarification. Any adjustment made by the Contractor without obtaining such clarification from the Owner shall be at the Contractor's risk and expense and be subject to removal if said adjustment does not meet the approval of the Owner.
- The Contract documents, as defined herein, are intended to be read together to describe a complete and finished piece of work, including all labor, materials and equipment necessary for the proper execution of the project. Anything in the specifications and not on the drawings, or on the drawings and not in the specifications, shall be as though shown or mentioned in both.

E. SHOP DRAWINGS OR PRODUCT DATA AND SAMPLES
- Shop drawings, product data, samples, and similar submittals are not contract documents. The purpose of their submittals is to demonstrate for those portions of the work for which submittals are required the way the Contractor proposes to conform to the information given and the design concept expressed in the drawings.
- The Contractor shall review, approve, and submit such submittals required by the contract documents with reasonable promptness and in such sequence or to cause no delay in the work.
- Landscape Architect shall review and approve or take other appropriate action on the contractor submittals, such as shop drawings, product data, samples and other date, which the contractor is required to submit, but only for the limited purpose of checking for conformance with the design concept and the information shown in the construction documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the contractor. review of a specific item shall not indicate that the landscape architect has reviewed the entire assemble of which the item is a component. Landscape Architect shall not be responsible for any deviations from the construction documents not brought to the attention of the Landscape Architect in writing by the contractor.

F. CHANGE ORDERS
- The Owner may at any time prior to acceptance of the work, by written order to Contractor and without notice to sureties, increase or decrease the estimated quantity of work or material, make alterations, deviations, additions to or omissions from the drawings and specifications, and make changes in the project as may be deemed necessary or advisable, within the general scope thereof.
- No claim for additional work or material will be allowed unless supported by a written Change Order signed by the Owner and the Contractor stating their agreement upon all of the following:
  - Change in the work.
  - Amount of the adjustment in the Contract sum, and
  - Extent of the adjustment in the Contract time, if any.

G. CONTROL OF MATERIALS
- Materials, parts and equipment to be furnished by the Contractor shall be new, unless otherwise specified in these specifications or noted on the drawings. The materials shall be manufactured, handled, and used in a workmanlike manner.
- All materials shall be subject to rigid inspection and if, in the opinion of the Owner the same do not comply with the contract documents, said materials shall be rejected and immediately removed from the premises at the expense of the Contractor.
- Manufacturers warranties, guaranties, instructions sheets and parts lists, which are furnished with certain articles or materials incorporated in the work, shall be delivered to the Owner prior to acceptance of the work.

H. SAMPLES AND TESTS
- The Contractor shall furnish such samples of all materials as requested by the Owner without charge. Labor and equipment necessary for the furnishing of such samples shall be the responsibility of the Contractor.

I. SUBSTITUTION OR EQUIVALENTS
- For convenience in designation on the drawings or in the specifications, certain articles or materials to be incorporated in the work may be designated under a trade name or the name of a manufacturer and catalogue number. Subject to approval by the Owner or Landscape Architect, an alternative article or material may be utilized.
- The burden of proof as to the quality and suitability of alternatives shall be upon the Contractor.

J. CERTIFICATES OF COMPLIANCE
- When requested, Contractor shall furnish the Owner with a Certificate of Compliance stating that the material substantially meets the specifications.

K. INDEMNIFICATION
- The obligations of the Contractor under this section shall not extend to the liability of the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

L. SAFETY OF PERSONS AND PROPERTY
- The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.
- The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: employees on the work and other persons who may be affected thereby, the work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's subcontractors, and other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.
- The Contractor shall so conduct operations as to offer the least possible obstruction and inconvenience to the public. The Contractor shall have under construction no greater amount of work than can be performed properly with due regard to the rights of the public.

M. PROJECT SITE MAINTENANCE
- Throughout all phases of construction, and until acceptance of the work, the Contractor shall keep the project site clean and free from rubbish and debris.
- Costs incurred due to cleanup operations shall be as included in the prices bid for the various items of work and no separate payment will be made therefor.

N. AIR POLLUTION
- Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the Contract and shall not discharge smoke, dust or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority.

O. NOISE CONTROL
- Contractor shall comply with all local sound control and noise level regulations and ordinances which apply to any work performed pursuant to the Contract, and shall make every effort to control an undue noise resulting from the construction operation.

P. PESTICIDES/HERBICIDES
- Contractor shall comply with all rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides/herbicides required in the performance of the work.

Q. DUST CONTROL
- The Contractor shall abate dust nuisance by cleaning, sweeping and sprinkling with water, or other means as necessary, and shall save the Owner free and harmless from any claim for loss or damage sustained by others and resulting from operations on the project site.

R. UTILITIES
- When placing concrete around or contiguous to any utility, the Contractor shall assume responsibility for costs to furnish and install a cushion of expansion joint material, clear opening or sleeve, or by other suitable means shall prevent embedment in or bonding with the concrete.

S. PATENTS AND ROYALTIES
- The Contractor shall absorb in its bid, the patent fees or royalties on any patented article or process which may be furnished or used in the work. The Contractor shall indemnify and hold the Owner harmless from any legal actions that may be brought from infringement of patents.

T. REPAIRS AND REPLACEMENT
- Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the contractor.

U. PROJECT MAINTENANCE
- Project maintenance is required after the project is complete. A lack of maintenance in area such as, but not limited to irrigation and planting operations may result in damage to property and/or persons. Contractor acknowledges and agrees that, as between parties to the contract, the contractor is solely responsible for the results of any lack of or improper maintenance.

CLEARING AND GRUBBING

A. GENERAL
- Contractor shall provide all labor, materials, and equipment for clearing and grubbing operations performed in advance of grading operations.
- Clearing and grubbing shall consist of removing all natural and artificial objectionable materials within the limits of construction.
- Except as indicated on the drawings, materials removed shall not be incorporated in the project.
- Depressions caused by the removal of objectionable materials shall be backfilled and compacted with materials equal to the surrounding soil.
- Only hand work is allowed within tree driplines, under the supervision of the Project Arborist.

B. PRESERVATION OF PROPERTY
- Costs incurred due to repair of replacement of existing improvements which are not designated for removal and which are damaged as a result of construction operations shall be the responsibility of the Contractor.
- Replacements shall be at least equal to the conditions when Contractor entered upon the work, and shall match them in finish and dimension. Plant material shall be replaced with the same species, size, and in the original location (unless otherwise designated).

C. REMOVAL and DISPOSAL OF MATERIAL
- All materials removed shall be disposed of off-site. Burning shall not be permitted. No accumulation of flammable material shall remain on or adjacent to the project site.
- Abandoned pipes shall be capped or plugged in a manner suitable to site supervisor or agency inspector.

FINE GRADING

A. GENERAL
- Contractor shall provide all labor, materials and equipment to perform all fine grading operations as indicated on the drawings and specified herein. See geotechnical, civil, and structural drawings for other earthwork specifications/recommendations.
- The Contractor shall provide all lines and grades necessary to properly carry on the work. Any work which is not found to comply with the lines and grades shown on the drawings shall be altered or removed and replaced by, and at the expense of, the Contractor.
- All bench marks, monuments and other reference points shall remain undisturbed.
- Only hand work is allowed within tree driplines, under the supervision of the Project Arborist.

B. GRADING OPERATIONS
- Finished surfaces in all cases shall conform to the lines, grades, cross sections and dimensions indicated on the drawings.
- Finish grades shall be well compacted, reasonably smooth, ensuring positive drainage, free of abrupt grade changes, irregularities, water pockets or discontinuities in surface level. Grades shall flow away from structures and in accordance with local jurisdictional requirements.
- Finish grade adjacent to paved areas, curbs, valve boxes and similar features shall be one inch (1") below the finished surface for turf areas, and two to three inches (2" - 3") below the finished surface for ground cover areas. Areas adjacent to hardscape should be graded so 3" layer of mulch does not over spill onto adjacent surface.
- No grading shall be done when the moisture content of the soil is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily.
- Grading shall be completed prior to weed abatement operations and soil preparation.
- Grading shall be to the dimensions and elevations indicated on the drawings, of sufficient width to provide clearances for setting of forms and inspection of the various classifications of work.
- Concrete for footings shall be placed against native grade or certified compacted subgrade prepared per geotechnical report.
- Grading excavations shall be level, free from loose material, and free from standing water.

C. COMPACTED FILL
- Fill material shall be composed of satisfactory excavated material or approved imported soil and shall be evenly spread in uniform continuous horizontal layers per geotechnical report.

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO G ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe. designed. built.

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
Signature
3/31/2022
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE 08/04/2021
SCALE As indicated
PROJECT ID
DRAWN BY JJ

LANDSCAPE SPECIFICATIONS

SHEET TITLE

SHEET NO. **L5.1**

D. BACKFILL
- Excavated material, approved for backfilling by geotechnical engineer, shall be free from large clods, stones and other objectionable materials, exceeding three inches (3") in diameter; and deposited in accordance with the requirements for compacted fill as specified herein.
- Trenches that settle below grade shall be reopened to a depth required for proper compaction, refilled and compacted to indicated surface elevation.
- Compaction of backfill by ponding and jetting will not be permitted.

E. UNSUITABLE MATERIALS
- Unsuitable materials as determined by the Owner shall be removed from the project site. Arrangements for disposal of the material at off-site locations shall be made with the City's/Owner's written consent of the property upon which such material will be disposed.

DRAINAGE
A. GENERAL
- Contractor shall provide all labor, materials, and equipment to furnish and install drainage systems as indicated on the drawings and as specified herein. Cross reference civil engineering drawings for connections and coordinated drainage systems.
- Contractor shall maintain the project site throughout the progress of the work in a reasonable, dry, workable condition, free of surface water.
- Contractor shall be responsible for all cutting and patching of new or existing walks, curbs and pavements required for proper installation of drainage systems.
- In order to make any necessary adjustments, connections that are to be made to an existing pipe, catch basin or other appurtenances shall be exposed and inspected before laying new pipe.

B. HORIZONTAL SUBDRAINS
- Drainage systems shall be as indicated and installed as detailed on the drawings.
- Pipe shall be as indicated on the drawings and laid and jointed in accordance with generally accepted practice and to line and grade as designated on the drawings.
- Interior of pipe shall be thoroughly cleaned of all foreign matter prior to, during, and after installation in the trench.

NON-VEGETATIVE SITE MATERIALS
A WEED ABATEMENT AND SOIL TREATMENT
- Contractor shall apply, in areas to be installed with subbase materials, a selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by manufacturer.
- Visible weeds shall be sprayed with a non-selective, post-emergent herbicide. Application method shall be as recommended by manufacturer.
- Contractor shall apply spray chemicals when air currents are still; preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.
- Do not apply herbicide within tree driplines.

B. AGGREGATE SUBBASE MATERIAL
- Aggregate subbase material shall be as specified in the project geotechnical report.
- Material shall be of such nature that it can be compacted readily under watering and rolling to form a firm, stable base that is spread in one (1) operation, free from pockets of large fine material.

C. SAND SUBBASE MATERIAL
- Sand utilized for subbase material shall be as specified in the project geotechnical report OR consist of natural or manufactured granular material free of clay, deleterious amounts of organic material broken glass, cans or other substances not suitable for the purposes intended. Samples should be submitted prior to project order for approval.

D. SAND FOR SURFACE AREAS
- Sand for surface areas shall consist of natural or manufactured granular material free of clay, deleterious amounts of organic material, broken glass, cans or other substances not suitable for the purposes intended. Washed concrete sand shall be thoroughly and uniformly washed. Plaster sand is unacceptable for play areas. Samples should be submitted prior to project order for approval.

E. DECOMPOSED GRANITE
- Decomposed granite shall be the product of crushing rock or gravel; clean, hard, sound, durable, uniform in quality, and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, or other deleterious substances. Color shall be as indicated on the drawings or selected by Landscape Architect.
- Geotextile fabric, if applicable, shall be TenCrate Mirifi Type N-Series, nonwoven polypropylene geotextile fabric or equal, unless otherwise noted in detail or materials list.

TEMPORARY ASPHALTIC CONCRETE PAVING
A. GENERAL
- Contractor shall provide all labor, materials and equipment for furnishing, spreading, compacting and finishing asphaltic concrete paving as indicated on the drawings and specified herein.
- Prior to placement of asphaltic concrete, Contractor shall be responsible for establishing subgrade and providing drainage in accordance with the Fine Grading Section, and performing weed abatement operations as specified herein.

B. WEED ABATEMENT AND SOIL TREATMENT
- Contractor shall apply an approved selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by the manufacturer.
- Visible weeds shall be sprayed with an approved non-selective, post-emergent herbicide. Rates and application method shall be as recommended by the manufacturer.
- Contractor shall apply spray chemicals when air currents are still; preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.

C. MATERIALS
- Asphaltic concrete shall be the product of mixing coarse and fine aggregate with paving asphalt at a central mixing plant until all aggregate particles are uniformly coated.
- Paving asphalt shall be steam-refined, produced from crude asphaltic petroleum or a mixture of refined liquid asphalt and refined solid asphalt. Paving asphalt shall be homogeneous and free from water and residues obtained by the artificial distillation of coal, coal tar or paraffin oil.
- Aggregates shall be clean and free from decomposed or organic materials, and other deleterious substances.

D. REPAIR AND REPLACEMENT
- Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the Contractor.

CONCRETE
A. GENERAL
- Contractor shall provide all labor, materials and equipment to construct concrete items as indicated on the drawings and specified herein.
- Concrete shall consist of portland cement, fine aggregate (sand), coarse aggregate and water, proportioned and mixed to attain a twenty-eight (28) day compressive strength of at least 2,500 pounds per square inch with a slump not to exceed three inches (3"). Concrete shall not contain reactive aggregate or calcium chloride.
- In addition to complying with all pertinent codes and regulations of local governing agencies, Contractor shall comply with all pertinent recommendations contained in "Recommended Practice for Concrete Formwork", publication #347-78 of the American Concrete Institute.

B. MATERIALS
- Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.
- Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic material, mica, loam, clay, and other substances not suitable for portland cement concrete.Sand shall be thoroughly and uniformly washed.
- Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel containing no more than fifty (50) percent of crushed rock particles having all faces fractured and not less than twenty-five percent (25%) of gravel. Aggregates shall not exceed a diameter of one and one-half inches (1 1/2"). Blending shall produce a uniform, consistent percentage of each. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali, or other deleterious substances.
- Water shall not contain deleterious substances or any amount of impurities that will cause a change in the time of setting. The amount of water used in the mixture shall not exceed the amount necessary to permit material placement and consolidation.

C. FORMS
- Forms shall be free of warp, set plumb and true to line and grade with upper edges flush with specified grade or finished surface of the constructed improvement, and not more than one-half inch (1/2") less in depth than the specified thickness of the edge of the concrete to be placed.
- Wooden forms shall have a net thickness of at least one and one-half inches (1 1/2") and shall be free of imperfections which would impair the strength for the use intended. Forms shall be secured by nailing to side stakes of sufficient length and cross-sectional area to adequately resist lateral displacement during placement of concrete. Forms shall be clean and shall receive a coat of light oil immediately prior to placing concrete. Benders or thin plank forms may be used on curves.
- Metal forms shall have sufficient rigidity to resist springing during placement of concrete. Forms shall be secured by means of metal stakes designed so as to be driven below the top of the forms through openings, locking them into position.

D. REINFORCEMENT
- Reinforcement shall conform to the dimensions and details shown on the drawings and shall be cleaned thoroughly of all rust, mill scale, mortar, oil, dirt, or coating of any character which would be likely to destroy or impair its proper bonding with the concrete.
- Reinforcing steel, where indicated on the drawings, shall be Grade 40 or Grade 60 billet steel, conforming to ASTM A-615.
- Wire mesh reinforcement, where indicated on the drawings, shall conform to ASTM A-185.

E. PLACING CONCRETE
- Install embedded items accurately in their proper locations, secured against displacement, prior to placing concrete.
- Concrete shall be placed on native grade, certified compacted subgrade, or subbase material, free of all loose and extraneous material, sufficiently dampened to ensure that no moisture will be absorbed from the fresh concrete.
- Concrete shall be distributed uniformly and thoroughly vibrated in a manner that will encase the reinforcement, fill the forms and bring the surface true to grade and cross-section.
- Equipment used shall not have any aluminum components coming into direct contact with the concrete.

F. FINISHING
- Concrete surfaces shall be floated prior to steel troweling. Formed edges shall be rounded to a radius of one-half inch (1/2"). Edges at expansion joints shall be rounded to a radius of one-half inch (1/2").
- Concrete finishes shall be as indicated on the drawings and specified herein. No advertising impressions, stamp or mark of any description will be permitted on surface of concrete.
- Concrete shall not be covered with plastic sheeting.

- Broom finish, where indicated on the drawings, shall be performed after finish troweling by drawing the following broom types across the narrowest width of the concrete or in the direction as indicated on the drawings.
  FINE BROOM - Push with fine or soft textured bristles.
  MEDIUM BROOM - Push with medium or medium stiff bristles.
  HEAVY BROOM - Push with coarse or stiff bristles.

- Rock salt finish, where indicated on the drawings, shall be performed by applying rock salt evenly over entire surface just prior to the finish troweling. Press salt crystals into the surface with sufficient trowel pressure so that salt is embedded just barely below surface leaving the tops of the crystals exposed. Cure finished surface in accordance with generally accepted practice.
- Colored concrete, where indicated on the drawings and per materials list and installed per manufacturer recommendations.
- Stamped concrete, where indicated on the drawings, shall be performed by applying special forming tools while concrete is still in the plastic stage of set. Desired pattern shall be as indicated on the drawings. Contractor shall be licensed, tooled, and trained for stamping product being used.

Sandblasted Finish, where indicated on the drawings, shall be performed after finish troweling by blowing the surface granules with an air-pressure hose and fine grain silicon sand. Contractor shall do a test sample for approval prior to completing entire area to be sandblasted.

G. JOINTS
- Expansion joints shall be as indicated on the drawings and at corners, radius points and at regular intervals not to exceed twelve feet (12') on center unless noted otherwise on drawings. Set premolded expansion joint strip below finished surface, temporarily secured to top of expansion strip or use a removable plastic filler strip. Expansion joints shall be sealed per detail callout.
- Scored control joints shall be tooled to a minimum depth of three-quarters inch (3/4") and a radius of one-eighths inch (1/8") at five foot (5') intervals or per plan. Saw cut joints, where specified shall be as indicated on the drawings or at intervals not to exceed twelve feet (12') on center, and shall be cut to a minimum depth of three-quarters inch (3/4") and a width not to exceed one-quarter inch (1/4").

H. CURING
- Curing compound shall form an impervious membrane and shall be a blend of pure waxes and alkali-resistant pigments in a solvent emulsion and installed per manufacturer recommendation.
- Spraying of curing compound shall commence as soon as free water leaves the surface but no later than three (3) hours following placement of concrete.

MASONRY
A. GENERAL
- Contractor shall provide all labor, materials and equipment to construct masonry structures conforming to the dimensions and details indicated on the drawings and specified herein.

B. MATERIALS
- Hollow load bearing (CMU) masonry units shall be made with sand-gravel aggregate and shall conform to ASTM C-90 for Grade N-1 units, free of cracks or defects. Net size of units shall be shown on the drawings.
- Brick shall be whole, sound, hard burned, give a clear ringing sound when struck together, and be uniform in quality.Brick shall be clean and free of dust or other foreign materials. Net size, color and texture of units shall be as shown on the drawings.
- Stone shall be uniform in quality; clean and free of dust or other foreign materials.
- Mortar used in masonry construction shall be one (1) part portland cement to two and one-half (2 1/2) parts of sand, to which one-quarter (1/4) to one-half (1/2) part hydrated lime or lime putty has been added. Color shall be as indicated on the drawings or as selected by Landscape Architect.
- Grout for use in spaces less than two inches (2") clear in dimension shall be one (1) part portland cement and two and one-quarter (2 1/4) to three (3) parts sand. For spaces four inches (4") or larger add one and one-quarter (1 1/4) to two (2) parts of aggregate.
- Water shall be free of any amount of impurities that will cause change in the time of setting of portland cement. Quantity of water shall be the minimum required to produce a mixture sufficiently workable for the purpose intended.
- Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.
- Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic material, mica, loam or clay, conforming to ASTM G-404 for grout and ASTM C-144 for mortar. Sand shall be thoroughly and uniformly washed.
- Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali or other deleterious substance.
- Reinforcing steel shall be Grade 40 or Grade 60 billet steel conforming to ASTM A-615. Varying grades shall not be used interchangeably in any one wall.

C. INSTALLATION
- All work shall be performed in compliance with applicable local building ordinances and Uniform Building Code and Masonry Design Manual.
- All walls shall be laid true, level, and plumb, and unless otherwise indicated on the drawings. Brick and concrete block shall be laid in a running bond pattern unless otherwise indicated on drawings.
- Brick and stone shall be clean, wetted immediately before laying and shall be laid on a full mortar bed with "push joints".
- Concrete block which becomes wet shall be permitted to dry before commencing work.
- Mortar joints for brick and concrete block shall be straight, clean, uniform in thickness of not less than three-eighths of an inch (3/8"), tooled to produce a slightly concave surface, and well bonded at edges.

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO g ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS
2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST.
Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE 08/04/2021
SCALE As indicated
PROJECT ID
DRAWN BY JJ

LANDSCAPE SPECIFICATIONS

SHEET TITLE

SHEET NO. L5.2

- Mortar joints for stone shall be tooled to produce a slightly concave surface, and well-bonded to stone at edges.
- Contractor shall provide expansion joints at corners and at thirty feet (30') on center or as required by local code.
- All bolts and anchors to be inserted in the wall shall be solidly grouted in place.
- Contractor shall provide weep holes in first or second layer of brick as indicated in details on drawings or as required.

D. REINFORCEMENT
- Reinforcement shall be placed as indicated on the drawings and as required by building codes.
- Horizontal steel for concrete block walls shall be laid in a course of bond beam block filled with grout.
- For concrete block walls, a vertical dowel shall be provided in the foundation for each vertical bar. Vertical cores containing steel shall be filled solid with grout.

E. LAYING PAVERS
- Spread and screed setting bed to a uniform thickness, except for minor variations required to produce a true surface, level in plane or uniformly spread for drainage as shown on drawings.
- Setting bed shall be three-quarter inch (3/4") minimum and one and one-quarter inch (1 1/4") maximum.
- Apply a thin layer of cement paste (1/32" to 1/16") by brushing or troweling over setting bed or to bottom of brick. Set and level each brick.

F. GRAFFITI CONTROL
- Product shall be Graffiti Control as manufactured by Sure Klean or an approved equal.
- Deliver materials in manufacturer's original unopened containers.
- Rates and application method shall be as recommended by the manufacturer.

ROUGH CARPENTRY
A. GENERAL
- Contractor shall provide all labor, materials and equipment to construct wooden structures conforming to the dimensions and details indicated on the drawings and as specified herein.

B. MATERIALS
- Lumber shall be straight; free from large, loose or unsound knots or knot clusters, scars, decay, holes, insect damage, and other defects or imperfections that would materially impair the strength or durability. Splits shall be no longer than the butt dimension. No cracks will be permitted. No nails, spikes, or other metal shall be present.
- Douglas fir, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for Western Lumber published by the Western Wood Products Association.
- Cedar, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for West Coast Lumber.
- Redwood, where indicated on the drawings, shall conform in all particulars to the Standard Specifications for Grades of California Redwood of the Redwood Inspection Service.
- Plywood, where indicated on the drawings, shall be manufactured and graded in accordance with the rules of the American Plywood Association and the latest Product Standard for Softwood Plywood, Construction and Industrial, of the National Bureau of Standards. Each sheet of plywood shall bear the official stamp of a quality control agency stating the grade of the sheet.
- Poles, where indicated on the drawings, shall be cut from sound, live, close-grained trees, machine peeled with all branch stubs and overgrown knots trimmed flush with the surface.

C. TREATMENTS AND PRESERVATIVES
- Type of pressure treatment or preservative shall be as indicated on the drawings and shall conform with the applicable standards contained in the Manual of Recommended Practice of the American Wood Preservers Association. Contractor shall furnish a Certificate of Compliance for each load of pressure treated lumber to Owner.
- Where a particular method of pressure treatment is not indicated on the drawings, the lumber shall be conditioned, seasoned, prepared and treated by the empty cell pressure process with pentachlorophenol with six-tenths (0.60) pounds per cubic foot retention. Penetration shall be determined by the pentor check method.
- Where practical, treated wood shall be cut to final size and trimmed prior to treatment. If site sawing or drilling is necessary, cut surfaces shall be thoroughly brushed with two (2) coats of the same kind of preservative in conformance with AWPA Specification M-4.
- Portions of posts which are to be embedded in earth or concrete shall be brushed before installation with two (2) coats of coal tar bitumen, or approved equal. Applications shall extend a minimum of one inch (1") above finish grade or surface. Spraying will not be permitted.

D. WORKMANSHIP
- Framing shall be true and exact. All lumber shall be cut and framed to a close fit and shall have even bearing over the entire contact surface. Shimming will not be permitted.
- Lumber shall be well nailed or bolted together as indicated on the drawings. Nails shall not be driven closer together than one-half (1/2) their length. Care shall be taken to avoid hammer marks, moons, or saw cuts.
- Lumber shall be stored neatly in piles on skids in such manner that they may be readily inspected, and shall be handled in a manner that will avoid injury or breakage.

PAINTING and STAINING
A. GENERAL
- Contractor shall provide all labor, material, tools, equipment and incidentals for sanding, priming, painting and staining of improvements as indicated on the drawings and specified herein.
- Contractor shall be responsible for the location, alignment, layout, dimensions and application of paint and stains.
- Costs incurred for repair or replacement of defective or damaged work, rejected materials or workmanship shall be the responsibility of the Contractor.

B. MATERIALS
- Paints and stains shall be of colors and tints as indicated on the drawings, and shall be applied in accordance with the manufacturer's recommendations and these specifications. Contractor shall submit color samples to the City for approval before applying any paint materials.
- Paint shall be homogeneous, free of contaminants and of a consistency suitable for use in the capacity for which it is specified. Finished paint shall be well ground and the pigment shall be properly dispersed in the vehicle according to the requirements of the paint. The dispersion shall be of such nature that the pigment does not settle appreciably, does not cake or thicken in the container or become granular or curdled. Paints shall possess properties which in all respects effect satisfactory application, adhesion and curing. Thinning will not be permitted.
- Paint shall be delivered to the project site in new, unopened, round, airtight containers, appropriately identified with the manufacturer's name, date of manufacture, type of material and lot or batch number.

C. WORKMANSHIP AND PROTECTION
- Paint shall be applied on thoroughly dry surfaces and during periods of favorable weather.
- Surfaces being covered shall be free from moisture, dust, grease or other deleterious substance which would prevent bonding.
- Painting shall be done in a neat and workmanlike manner, applied by brush, roller or spray methods. Finished surfaces shall be uniform, free of brush marks, roller stipple texture, runs or skips. Each application of paint shall be thoroughly cured and any skips, holidays, thin areas or other deficiencies corrected before the succeeding application.
- Contractor shall protect all adjacent improvements against disfigurement as a result of painting operations.

D. PAINTING GALVANIZED SURFACES
- Galvanized surfaces which are to be painted shall be prepared by hand-scraping, brushing with stiff fiber or wire brushes or cleaning with alkaline solution followed by a fresh water rinse. After washing, surfaces shall be roughened by abrasive blasting. Galvanizing shall not be removed during preparation operations.
- After preparation, apply one (1) coat of zinc dust-zinc oxide primer followed by a vinyl wash pre-treatment and two (2) finish enamel paint coats.

E. PAINTING CONCRETE
- Prior to painting concrete surfaces, a brush coat or surface film of thin cement mortar shall be applied. When the film has set sufficiently the surface shall be rubbed by hand or mechanical means necessary to remove excess mortar and produce a smooth surface of even texture. Finished surfaces shall be washed with water and then with a ten percent (10%) to fifteen percent (15%) muriatic acid wash. Concrete surfaces shall be thoroughly dry and free of dust at time of painting.
- Paint for concrete surfaces shall be of either epoxy enamel type or acrylic emulsion type applied in not less than two (2) applications producing a uniform appearance.

F. PAINTING WOOD SURFACES
- Wood surfaces shall be prepared for painting by removing any foreign matter by wire brushing, scraping or sanding. All surfaces shall be wiped or dry brushed to remove any dust or chalky residue resulting from preparation operations.
- Paints, stains, or sealers shall be applied prior to assembling.

MISCELLANEOUS METAL
A. GENERAL
- Contractor shall provide all labor, materials, and equipment to furnish and install miscellaneous metal items as indicated on the drawings and as specified herein.
- This section does not include reinforcing steel for concrete and masonry or items required in connection with irrigation or electrical work.

B. WORKMANSHIP
- Workmanship and finish shall be equal to the best general practice in steel fabricating shops.
- Portions of work exposed to view shall be finished neatly. All sharp corners and edges that are marred, cut or roughened during erection shall be slightly rounded.

C. MATERIALS
- All materials, prior to fabrications, shall be thoroughly wire brushed and cleaned of all scale and rust. Finished members shall be free from twists, bends or open joints.
- Miscellaneous metal items shall conform to the dimensions and details as indicated on the drawings. Steel bars, plates and shapes shall conform to ASTM A-36.

D. BOLTS, NUTS AND FASTENERS
- Unless specified otherwise in the details on the drawings, nails and spikes shall be galvanized flat common.
- Bolts shall be long enough to extend entirely through the nut but not more than one-quarter inch (1/4") beyond. Unless otherwise specified on the drawings, bolts, nuts and lag screws shall be galvanized square head. Carriage bolts shall have truss heads with square shoulder. Washers shall be over-sized of "cut" type. Holes shall be either punched full size, drilled full size, or sub-punched and reamed.
- Anchor bolts, where applicable, shall be carefully installed to permit true positioning of the bearing assemblies.
- Framing anchors, where applicable, shall be sixteen (16) gauge, zinc-coated, corrosion resistant sheet steel.

E. GALVANIZING
- Galvanizing shall be performed after fabrication and prior to assembling component parts.
- Zinc used for galvanizing shall be grade Prime Western conforming to ASTM B-6. Materials shall be galvanized by the hot-dip method or electrodepositing process.
- Galvanized surfaces that are abraded or damaged after zinc coating application shall be thoroughly stripped and cleaned and repaired by a coating of "galvalloy", or approved equal. Finish coat to match existing finish.

- WROUGHT IRON OR TUBULAR STEEL FENCING
- Material shall be manufactured from coil steel having a minimum yield strength of 50,000 psi. Steel shall be galvanized to meet the requirements of ASTM A-526 with a minimum zinc coating weight of nine-tenths (.90) ounces per square foot hot-dit process. Contractor shall submit detail shop drawings indicating material thickness, type grade, and class; dimension; construction details; and other pertinent data for review and approval by engineer prior to fabrication. drawings shall include catalog cuts, erection details, manufacturer's descriptive data and installation instructions and templates. Contractor shall verify al measurements and shall take all field measurements necessary before fabrication. Exposed fastenings shall be compatible materials, shall generally batch in color and finish, and shall harmonize with the material to which fastenings are applied. Materials and parts necessary to complete each item, even though such work is not definitely shown or specified, shall be included. Poor matching of holes for fasteners shall be cause for rejection. Fastenings shall be concealed where practical. Thickness of metal and details of assembly and supports shall provide strength and stiffness. Joints exposed to weather shall be formed to exclude water. Anchorage shall be provided where necessary for fastening miscellaneous metal items securely in place. Anchorage not otherwise specified or indicated shall include slotted inserts made to engage with the anchor, expansion shields, and power-driven fasteners when approved for concrete; toggle bolts and through bolts for masonry; machine and carriage bolts for steel; and lag bolts and screws for wood.

IRRIGATION SYSTEM
A. GENERAL
- Contractor shall provide all labor, materials, and equipment necessary to furnish and install the irrigation system as indicated on the drawings and as specified herein.
- Coordinate the installation of all irrigation materials with the construction of site amenities and planting.
- All work on the irrigation system, including hydrostatic, coverage, and operational tests and the backfilling and compaction of trenches shall be performed before planting operations.
- Drawings are diagrammatic and shall be adjusted as necessary to conform to actual field conditions. Costs incurred due to any adjustment for coverage, including those requested by the Owner relative to the location of irrigation heads as shown on the drawings shall be the responsibility of the Contractor.
- Point of connection (P.O.C.) and operating pressure (P.S.I.) shall be as indicated on the drawings. Contractor shall verify the location and size of water source, PSI, and electrical supply prior to commencing installation. In case of discrepancy, Contractor shall immediately notify the Owner.

B. QUALITY ASSURANCE
- All local and state laws, rules and regulations governing or relating to any portion of the irrigation system are hereby incorporated into and made a part of these specifications. However, if these specifications call for or describe materials, workmanship or construction of a better quality, higher standard or larger size than is required by the above rules, regulations or requirements, these specifications and the drawings shall take precedence.
- In the event any equipment or methods indicated on the drawings or specified herein conflict with applicable regulations, Contractor shall immediately notify the Owner or Landscape Architect in writing prior to installation. In case of discrepancy, Contractor shall immediately notify the Owner.
- Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, and related other equipment, which may be required. Contractor shall carefully investigate the structural and finished conditions affecting the work and install a complete irrigation system within the intent of the drawings and specifications.
- Manufacturer's warranties shall not relieve the Contractor of liability under the provisions for guarantees.

C. MATERIALS LIST
- Within fifteen (15) calendar days after award of Contract and prior to installation, the Contractor shall submit to the Owner a list of materials including the manufacturer, description, model number and installation data.
- Equipment or materials installed or furnished without prior written acceptance may be rejected and such materials removed from the site at the Contractor's expense.

D. PRODUCT DELIVERY, STORAGE AND HANDLING
- Contractor shall exercise care in handling, loading, unloading and storing of irrigation materials and equipment.

E. PLASTIC PIPE
- Plastic pipe, where indicated on the drawings, shall be injection molded, rigid, unplasticized polyvinyl chloride (PVC), NSF approved, of high tensile strength, chemical resistant and impact strength, and depending on class and grade, conform to ASTM 2241 or ASTM D-1785.
- Fittings and couplings shall be threaded PVC Schedule 80 conforming to ASTM D-2464, or slip-fitting, tapered socket, solvent-weld type, PVC Schedule 40 conforming to ASTM D-2466 or PVC Schedule 80 conforming to ASTM D-2467.
- Solvent cement and primer for rigid PVC solvent-weld pipe and fittings shall be of commercial quality, IAPMO approved, conforming to ASTM D-2564.

F. BRASS PIPE
- Brass pipe, where indicated on the drawings, shall be 86% red brass, American National Standards Institute, Schedule 40 screwed pipe, conforming to Federal Specifications WW-P-351.
- Fittings shall be medium brass, screwed 125 pound class, conforming to Federal Specifications WW-P-460.

G. GALVANIZED PIPE
- Galvanized steel pipe, where indicated on the drawings, shall be ASA Schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed beaded malleable iron.
- All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers #50 Bitumastic, or approved equal. Pipes may be wrapped with an approved asphaltic tape.

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO G ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T.408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe.
designed. built.

Signature
3/31/2022
Renewal Date
Date
STATE OF CALIFORNIA

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

LANDSCAPE SPECIFICATIONS

SHEET TITLE

SHEET NO. L5.3

H. UVR-PVC PIPE

- UVR-PVC pipe, where indicated on the drawings, shall be ultra-violet resistant, Schedule 40 PVC pipe. Fittings shall be UVR-PVC fittings.

I. BACKFLOW PREVENTION UNIT

- Backflow prevention unit shall be factory assembled and shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install backflow prevention unit as indicated in the details on the drawings and in accordance with manufacturer's recommendation.

J. VALVE BOXES

- Gate valves and remote control valves, except for anti-siphon valves, shall be installed below grade as indicated in the details on the drawings, in lockable valve boxes manufactured by Carson, Brooks, Fraser, Ametek, or approved equal.
- Valve box lids shall be per Irrigation Legend. Gate valves shall be identified by stamping "CV" on the valve box cover. Remote control valves shall be identified by stamping "RCV" and station number on the valve box cover.
- Valve boxes shall be set one inch (1") above finish grade, with valves set at sufficient depth to provide appropriate clearance between the cover and valve.

K. ISOLATION VALVES

- Isolation valves (ball) shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install isolation valves as indicated in the details on the drawings and in accordance with manufacturer's recommendation.

L. QUICK COUPLING VALVES

- Quick coupling valves shall be as indicated in the Irrigation Legend on the drawings.

M. ANTI-DRAIN VALVES

- Where indicated on the drawings, and as needed for field conditions, anti-drain valves shall be as indicated in the Irrigation Legend on the drawings.

N. REMOTE CONTROL VALVES

- Remote control valves shall be solenoid activated, of the type, manufacturer and size as indicated in the Irrigation Legend on the drawings.

O. CONTROLLERS AND WIRING

- Controller shall be of the type and manufacturer as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install controller as indicated in the details on the drawings and in accordance with manufacturer's recommendations.
- For traditional wire systems connections between the controller and the remote control valves shall be made with direct burial solid copper wire. Control wire shall be #14 AWG, Type U.F., 600 volt. Common wire shall be #12 AWG. Wire shall be PVC insulated of single conductor type, underground feeder cable, U.L. approved.
- For traditional wire systems, as practical, pilot wires shall be a different color for each valve. Common wires shall be white with a different color stripe for each automatic controller. For two-wire systems, each controller shall have a different wire color.
- Wire shall be buried a minimum of eighteen inches (18") in depth and whenever possible shall occupy the same trench as the mainline, bundled and secured to irrigation pipelines at ten foot (10') intervals with plastic electrical tape, providing sufficient slack for expansion and contraction.
- Wire for slope systems shall be installed in a UVR PVC sleeve laid adjacent to the on-grade pipes.
- Provide a separate ground wire for each controller.
- An expansion curl shall be provided within three feet (3') of each wire connection and change of direction, and at least every 100 feet of wire length on longer runs.
- For traditional wire systems, all splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rain Bird Pen-Tite, Sears DS-400 wire connectors, 3M DBY wire sealing packs, or approved equal. Use one (1) splice per connector sealing pack. Wire splices shall be located in pull boxes set one inch (1") above finish grade. For two-wire systems, all splices shall be made with 3M DBY-6 direct bury splice kits or approved equal. Use one (1) splice per connector sealing pack. Wire splices shall be located in pull boxes set one inch (1") above finish grade.
- Field splices between the controller and remote control valves will not be permitted.
- For traditional wire systems, install a spare control wire of a different color along entire mainline. Loop thirty-six inches (36") excess wire into each single box and into one valve box in each group of valves.
- All controller wires installed within a garage shall be run in corrosion resistant thin metal wall electrical conduit and labeled as "Irrigation Control Wires." For two wire systems, surge protection against surge damage due to lightening or other electrical surge events is required. All installations shall conform to manufacturer's instructions, and must meet or exceed the American Society of Irrigation Consultants (ASIC) Earth Grounding Guideline 100-2002. In all cases where it does not conflict with appropriate grounding grid design for the project, Ground Rods or Plates as referred to in this specification shall conform to the following standards:
  1. All grounding rods shall be bare copper of 5/8" diameter or greater, and 8' length or greater.
  2. All grounding plates shall be 5 square feet, typically 4" by 96", as outlined in ASIC Earth Grounding Guideline 100-2002.
  3. A measured resistance reading of no more than 25 ohms is necessary at each TW-LA-1 (Lightning Arrestor). ASIC Spec: Section 7.0 – Measuring resistance, item

- Ground rods and plates shall be located at a minimum distance to assure that the two-wire path is outside of the electrode sphere of influence for the grounding rod. For an 8' grounding rod, this means that the grounding rod must be connected at least 8' away from the two-wire path, at a right angle to the two-wire path. See the section below for details on connecting the grounding rod or plate to the device or lightning arrestor. (Under no circumstance should a ground rod or ground plate be installed in or under a valve box, meter box or electrical box.)

P. IRRIGATION HEADS

- Irrigation heads shall be of the manufacturer, size, type, and rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as specified in the Irrigation Legend.
- Riser units shall be oriented perpendicular to the finish grade with nipples of the same size as the riser opening in the irrigation head.
- Spacing of heads and drip irrigation tubing shall not exceed the maximum shown on the drawings and in no case exceed the maximum spacing recommended by the manufacturer. Contractor responsible to insure complete coverage.

Q. INSTALLATION

- Pipe shall be cut square and the ends reamed out to the full inside diameter of the pipe and thoroughly cleaned of dirt, dust and moisture before installation.
- PVC pipe shall be protected from tool damage during assembly. Plastic pipe which has been nicked, scarred or damaged shall be removed and replaced at the Contractor's expense.
- PVC solvent-weld joints shall be made in accordance with ASTM D-2855. Pipe shall not be exposed to water for twenty-four (24) hours after solvent-weld joints are completed.
- Trenches shall be of open vertical construction to appropriate depths as indicated on the drawings and specified herein. PVC pipe shall be laid on native grade or certified compacted subgrade, free of rocks or sharp-edged objects and snaked from side to side in the trench to allow for expansion and contraction.
- Teflon tape shall be used on all threaded PVC to PVC and on all threaded PVC to metal joints.
- Brass pipe and fittings shall be assembled using Teflon dope, applied to the male threads only.
- Galvanized pipe threads shall be cut with clean, sharp dies, conforming to American Standards Association Specification. Male pipe threads shall be coated with a non-toxic, non-hardening, non-corrosive joint compound.
- Galvanized pipe or ultra-violet resistant (UVR) PVC installed on grade shall be anchored at intervals not to exceed ten feet (10'), with #4 rebar, with a "J" hooked radius.
- Rubber Ring Seal Joint:
  - Use factory-made male end or prepare field-cut male end to exact specifications of factory-made end.
  - Carefully clean bell or coupling and insert rubber ring without lubricant. Position ring carefully according to manufacturers recommendations.
  - Lubricate male end according to manufacturers recommendations and insert male end to specified depth. Use hands only when inserting PVC pipe.
  - Thrust blocks shall be provided where necessary to resist system pressure on ring-tite pipe and fittings. Blocks shall be concrete and the size shall be based on an average soil safe bearing load of 1000 pounds per square foot.
  - Form thrust blocks in such a manner that concrete comes in contact only with the fittings. Thrust blocks shall be between solid soil and the fitting.
- Irrigation lines and control wiring shall be installed under paving in separate PVC Schedule 40 sleeves. Sleeves shall be installed with the coverage depths as specified herein.
- Piping under existing pavement may be installed by jacking, boring or hydraulic driving, except that no hydraulic driving will be permitted under asphaltic concrete pavement. Where cutting or breaking of existing pavement is necessary, obtain permission from the Owner before cutting or breaking pavement and then make all necessary repairs and replacements to the satisfaction of the Owner, and at no additional cost to the Owner.
- All lines shall have a minimum horizontal clearance of six inches (6") from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.
- Provide the following minimum coverage (where lines occur under paved areas, these coverage depths shall be considered below subgrade):18" Pressure mainline and control wiring, 12" Non-pressure lateral lines.

R. ADJUSTING AND TESTING THE SYSTEM

- Contractor shall furnish all equipment, materials and labor to conduct pipeline pressure tests, coverage tests and operational tests. All tests shall be made in the presence of the Owner prior to planting operations. Trenches shall not be backfilled until the pipeline pressure tests have been performed to the satisfaction of the Owner.
- After completion of pipeline assembly, prior to installation of terminal fittings, including but not limited to remote control valves and quick coupler valves, entire system shall be thoroughly flushed to remove dirt, scale or other deleterious material.
- With open ends capped, prior to installing valves, test pressure supply lines for six (6) hours at 125 PSI. Center load PVC pipe with a small amount of backfill to prevent arching and whipping under pressure.
- Contractor shall be responsible for correcting any portions of the work twenty (24) hours in advance for the following inspections:
  - system layout
  - pressure pipeline tests
  - coverage tests
  - operational tests (prior to commencing planting operations)
- Coverage test shall demonstrate that each station area is balanced to provide uniform and adequate coverage.
- Operational test shall demonstrate the performance and operation of all components of the controller system. Remote control valves shall be properly balanced, heads adjusted for coverage and system shall be workable, clean and efficient.
- Contractor shall be responsible for correcting any portions of the work that are not properly installed and retesting until installation has been accepted by the Owner.

S. MATERIALS TO BE FURNISHED

- Contractor shall furnish the Owner the following materials at the end of construction, prior to the Post-Installation Maintenance Period:
  - Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on the project.
  - Two (2) five foot (5') valve keys for operating isolation valves.
  - Two (2) keys for each controller.
  - One (1) quick coupler key and matching hose swivels for each quick coupler valve installed.
  - One (1) set each approved as-built and record drawings.
  - Two (2) sets each approved controller charts.

T. AS-BUILT AND RECORD DRAWINGS

- Contractor shall maintain and keep up to date one (1) set of bluelines showing the "as-built" location of major features of the project and indicating changes that may occur during installation.
- Prior to acceptance of the work, Contractor shall furnish the Owner with one (1) set of reproducible transparencies as the Record Set showing the as-built data, of a quality satisfactory to the Owner. Transfer as-built data in ink (no ball point pen) and eradicate outdated items.
- Dimension from two (2) permanent points of reference (buildings, monuments, sidewalks, curbs, pavement) the location of the following items:
  - Point of connection to existing water lines.
  - Point of connection to existing electrical power.
  - Irrigation valves.
  - Routing of irrigation pressure lines (dimensions, maximum 100' along route).
  - Remote control valves.
  - Routing of control valves.
  - Quick coupling valves.
  - Other related equipment as requested by the Owner.
- Contractor shall submit As-built/Record Drawings to Owner for review prior to completing Controller Charts.

U. CONTROLLER CHARTS

- Contractor shall provide two (2) controller charts for each controller supplied. The controller charts shall show the area controlled and shall be the maximum size which the controller door will allow. The controller charts shall be a photographic print with a different color indicating the area of coverage for each station. When completed and approved, the controller charts shall be hermetically sealed between two (2) pieces of transparent plastic, each being a minimum of twenty (20) mils thick.

V. OPERATION AND MAINTENANCE MANUALS

- Prepare and deliver four (4) individually bound copies of the Operation and Maintenance Manual to the Owner at least ten (10) calendar days prior to acceptance of the work. The Manual shall include descriptive material of equipment installed and shall be in sufficient detail for maintenance personnel to understand, operate and maintain all equipment. Each complete, bound manual shall include the following:
  - Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturers representatives.
  - Catalog and parts sheets on all material and equipment installed.
  - Guarantee statement.
  - Complete operating and maintenance instructions.

W. GUARANTEE

- Contractor shall guarantee all materials and equipment for one (1) year from the date of acceptance of the work. Should any trouble develop within the time specified due to inferior or faulty materials or workmanship, the Contractor shall be responsible for costs incurred due to repair and replacement.

GENERAL PLANTING

A. GENERAL

- Contractor shall provide all labor, materials and equipment for the installation of plant material as indicated on the drawings and as specified herein.
- Contractor shall coordinate planting with other site improvements. Unless otherwise specified, structural improvements shall be installed prior to planting operations.
- Contractor shall be responsible for locating and staking existing sewer, water and utility lines above or below grade that might be damaged as a result of planting operations. Contractor shall assume sole responsibility for any cost incurred due to damage and for replacement of aforementioned utilities.
- All work on the irrigation system, including hydrostatic, coverage, and operational tests, and the backfilling and compaction of trenches shall be performed prior to planting operations.
- Samples of fertilizers, soil conditioners, seed, or other materials shall be submitted to Owner forty-eight (48) hours prior to incorporation in the work.
- An agricultural suitability and fertility analysis soils report shall take precedence over these specifications.

B. PLANT MATERIAL QUALITY

- Plant material shall be in accordance with the State Department of Agriculture's regulations for nursery inspections, rules and grading. All plants shall be of No. 1 Grade and have a normal habit of growth, and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sun scalds, fresh bark abrasions or other objectionable disfigurements. All plants shall have a normal, well-developed branch system and vigorous and fibrous root system which is not root bound and is free of kinked or girdling roots.
- Nursery growth stock shall be selected from high quality, well-shaped stock, grown under climatic conditions similar to those in the project locale. Minimum acceptable size of plants as indicated in the drawings shall correspond with that normally expected for the species and variety of commercially available nursery stock.
- Where applicable, caliper shall be the diameter of the trunk one foot (1') above the ground surface.
- Oversize plants may be used if not root bound, but shall not increase the Contract price. Up to ten percent (10%) of undersized plants in any one (1) variety and grade may be used, provided they are larger than the average size of the next smallest grade.
- Scientific and common names conform to customary nursery usage.
- Types and sizes of plant materials shall be as indicated on the drawings. Quantities shown are a guide only, Contractor shall verify quantities by plan check.
- The Owner reserves the right to refuse or reject any unsuitable plant material. Unsuitable plants shall be removed from the project site and replaced at the Contractor's expense. Replacement plants shall be the same species, variety, size and conditions as specified.
- Pruning of plant materials shall not be done prior to delivery. After planting, pruning shall be limited to the minimum necessary to remove injured twigs and branches, dead wood and suckers.
- Plant material is subject to substitution based upon availability. Substituted material shall be approved in advance by the Owner.

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO g ARCHITECTS

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for DIVCOWEST Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
△	01/21/2021	PLANNING RESUBMITTAL
△	08/04/2021	PLANNING RESUBMITTAL

DATE	08/04/2021
SCALE	As indicated
PROJECT ID	
DRAWN BY	JJ

LANDSCAPE SPECIFICATIONS

SHEET TITLE

SHEET NO. **L5.4**

C. FERTILIZERS
- Fertilizers shall comply with applicable requirements of the State Agricultural Code and shall be packaged, first grade, commercial quality products identified as to source, type of material, weight and manufacturer's guaranteed analysis. Fertilizers shall not contain toxic ingredients in quantities harmful to human, animal, or plant life. When requested, Contractor shall furnish the Owner with Certificate of Compliance stating that the material substantially meets the specifications.
- Commercial fertilizer shall be a pelleted, beaded, or granular product having the chemical analysis specified herein and shall be free-flowing material delivered in original unopened containers. Use of material which becomes caked or otherwise damaged shall not be permitted.
- Organic base fertilizer shall be comprised of decomposed animal, fish and vegetable matter with humic acids and a bacterial stimulant, manufactured as Gro-Power by Southern California Organic Fertilizer Co., Glendale, California, or approved equal.

D. AMENDMENTS
- Nitrogen stabilized organic amendment shall be a ground or processed wood product derived from wood of redwood, fir or cedar, treated with a non-toxic agent to absorb water quickly. Nitrogen content, based on dry weight, shall be 0.5% for redwood and 0.7% for fir and cedar. Iron content, based on dry weight, shall be 0.1%. Pine sawdust is not acceptable.
- When requested, Contractor shall furnish the Owner with a delivery receipt and Certificate of Compliance stating that the material substantially meets the specifications.

E. TOPSOIL
- Topsoil shall consist of fertile, friable soil of loamy character, and shall contain an amount of organic matter normal to the area. It shall be reasonably free from weeds, refuse, roots, heavy or stiff clay, stones larger than one inch (1") in diameter, sticks, brush, litter and other deleterious substances. Topsoil may be obtained from the site if approved by the Owner.
- When required, imported topsoil shall be subject to inspection and testing at the source of supply prior to delivery to the project.

F. MATERIAL DELIVERY AND INSPECTION
- Plant material shall be delivered with legible identification labels, handled and stored adequately to maintain a healthy condition, protecting them from drying out, windburn or any other injury.
- Inspection of plant materials required by Owner, County, State or Federal authorities shall be the responsibility of the Contractor. When requested, Contractor shall furnish copies of such permits or certificates to Owner.

G. SOIL PREPARATION
- Areas to receive "soil preparation" include turf, groundcover from rooted cuttings and non-slope hydroseeded areas.
- Fertilizing and conditioning materials shall be as specified in the project agricultural suitability report. Wash off fertilizer from plant.
- If an agricultural suitability report is not available, the following amendments, or approved equal, shall be mechanically spread and uniformly cultivated into the upper six inches (6") per 1,000 square feet of soil by suitable equipment operated at approximately right angles in at least two (2) directions:
  - 3 CY Nitrogen stabilized organic amendment
  - 125 LBS Gro-Power Plus soil conditioner/fertilizer
  - 30 LBS Agricultural gypsum
- Resulting soil shall be clean, in a friable condition and suitable for planting.
- Do not cultivate or raise soil grade within tree driplines.

H. WEED ABATEMENT OPERATIONS
- The irrigation system and finish grade shall be completed prior to weed abatement operations.
- Contractor shall operate the irrigation system to keep planting areas uniformly moist for a period of three (3) weeks (21 consecutive calendar days). At the end of the three (3) week period, Contractor shall spray all visible weeds with a contact herbicide. Application method shall be as recommended by manufacturer. After spraying, planting areas shall remain unwatered for a minimum of forty-eight (48) hours. Remove weeds from site.
- Water seven (7) additional consecutive calendar days from the first application, and apply a contact herbicide as may be necessary. After second spraying, water shall not be applied for an additional forty-eight (48) hour period. Applications shall continue at seven (7) day intervals as determined by the Owner.
- Contractor shall apply spray chemicals when air currents are still, preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in or near the project.
- Weeds and debris shall be disposed of off-site.
- Do not apply herbicide within tree driplines.

I. BACKFILL
- Backfill shall be as specified in the project agricultural suitability report, machine-mixed and approved by the Owner prior to incorporation in planting pits.
- If a agricultural suitability report is not available, the following amendments or approved equal, shall be incorporated:
  - 7 parts by volume On-site soil
  - 3 parts by volume Nitrogen stabilized organic amendment
  - 16 LBS per CY of mix Gro-Power Plus soil conditioner/fertilizer
  - 1 LB per CY of mix Iron sulfate
  - 2 LBS per CY of mix Agricultural gypsum

J. INSTALLATION -SHRUBS, VINES, AND TREES
- Stake plant locations and secure approval from the Owner before excavating pits. Excavated pits shall be as indicated in the details on the drawings. Dust sides of pits with gypsum before backfilling.
- Containers shall be opened and removed such that the rootball is not injured.
- Water all planting areas thoroughly after installation of plant materials. Additional backfill shall be added to fill voids caused by water settlement.
- Trees shall be staked at time of planting as indicated in the details on the drawings.
- All nursery stakes shall be removed after tree has been planted and staked according to construction details.

K. BIOTREAMENT SOIL
- Biotreatment soil shall conform to the most current regional permit based on project location.
- Biotreament soil for projects located within the MRP (Municipal Regional Permit) boundary including but not limited to portions of Contra Costa County, Alameda County, San Mateo County and Santa Clara County shall conform to California Regional Water Quality Control Board San Francisco Bay Region Municipal Stormwater NPDES Permit No. CAS612OO58 Attachment L "Specification of Soils for Biotreament or Bioretention Facilities."
- Biotreament soil for projects located within the Small MS4s (Municipal Separate Storm Sewer System) General Permit Boundary including but not limited to portions of Santa Clara County (southern), Santa Cruz County, San Benito County and Monterey County shall conform to the provisions in the permit. If none exists, soil shall conform to California Regional Water Quality Control Board San Francisco Bay Region Municipal Stormwater NPDES Permit No. CAS612OO58 Attachment L "Specification of Soils for Biotreament or Bioretention Facilities."

L. GUARANTEE
- Contractor shall guarantee plant material through one (1) full year after the date of acceptance of the work.
- Replacement plant material shall be of the same species, variety, & size as originally planted and shall be guaranteed for one (1) full year from the date of re-planting.
- Cost incurred due to replacement of dead or dying plant material shall be the responsibility of the Contractor.

M. INSTALLATION - SOD
- Prepare soil and provide weed abatement operations in accordance with the General Planting Section. Rake, cultivate, float and roll until areas to receive turf are in a smooth and uniform condition.
- Finish grade for turf areas shall be one inch (1") below the finish surface of walks, curbs, or related hardscape.
- Prior to sodding, soil shall be moist to a minimum depth of one inch (1").
- Prior to installation, area to be sodded shall receive sulphate of ammonia at the rate of one (1) pound per 200 square feet.
- Sod shall be laid and tamped with butt joint in a staggered "running bond" pattern.
- After installation, sod shall be rolled with a 200-pound water-filled lawn roller.
- Sod shall be as indicated on the drawings.

<u>POST-INSTALLATION MAINTENANCE PERIOD</u>

A. GENERAL
- Contractor shall provide all labor, materials and equipment to perform work during the Post-Installation Maintenance Period, as specified herein, including but not limited to, adequate watering of plant material, replacing unsuitable plant material and controlling weeds, rodents and other pests.
- Contractor shall maintain the project on a continuous basis from the first day after planting is completed, until acceptance of the work.
- Costs incurred due to damage or replacement during Post-Installation Maintenance Period shall be the responsibility of the Contractor.
- Unless stipulated otherwise by the Owner, the Post-Installation Maintenance Period shall consist of a minimum of ninety (90) consecutive calendar days, once all parties agree the Maintenance Period can start.
- Post-Installation Maintenance Period may be extended by the Owner if the project is improperly maintained, appreciable replacement is required, or other corrective work becomes necessary.

B. EXECUTION
- All areas including, but not limited to, turf, ground cover, and concrete flatwork, shall be kept clean and free of weeds, litter and debris.
- Subsurface drains and catch basin grates shall be kept clear of leaves, litter and debris to ensure unimpeded passage of water. Drainlines shall be periodically flushed with clear water to avoid build-up of silt and debris.
- Before weeds exceed two inches (2") in height, they shall be removed and disposed of off-site. All weeds shall be spot sprayed and left in place for seven (7) calendar days. Areas sprayed shall remain unwatered for a minimum of forty-eight (48) hours. Dead weeds shall be removed seven (7) calendar days after application and disposed of off-site.
- If the Owner notifies the Contractor of failure to control weeds as specified herein, the Contractor shall kill all weeds within ten (10) calendar days of such notification. The Post-Installation Maintenance Period will be extended for every day after the ten (10) calendar days until such weeds have been killed.
- Contractor shall take appropriate steps to eliminate rodents.

C. IRRIGATION SYSTEM
- Contractor shall operate the irrigation system automatically and shall properly and completely maintain all parts of the irrigation system.
- Contractor shall provide for delivery of water in sufficient quantities and adjust water application to compensate for seasonal conditions and shall ensure full and complete coverage.
- Costs incurred due to repair or replacement of equipment shall be the responsibility of the Contractor. Replacement parts shall be identical to the material and as indicated on the drawings and specified herein.

D. TURF
- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of two inches (2") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, turf areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.
- First mowing of turf shall be performed when the grass is two and one-half inches (2-1/2") in height. After initial mowing, turf shall be cut as often as necessary to maintain the turf at a height of two inches (2") for bluegrass and fescues and one inch (1") for bermuda.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mowstrips and curbs.
- Contractor shall remove all grass clippings from project site.

E. SPECIALTY SODS INCLUDING NATIVE, MOW FREE ("NO-MOW"), AND BIOFILTRATION SOD
- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of four inches (4") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, specialty sod areas shall be fertilized with Gro Power Plus or approved equal two or three times per year in early spring, late spring, or fall depending on grower reccomendations and sod type and sod health. Specialty sods do not require as much fertilization as tradional fescue sod.
- Mow free and specialty sods shall be allowed to grow without regular mowing or line trimming. No more than 1/3 of the leaf blade shall be removed, mowed or trimmed in any trim or mow cycle. Specialty sod shall never be mowed or trimmed to a height less than 4". Mowing or trimming shall be done once a year in the late spring to remove florets or seed heads.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mowstrips and curbs.
- Contractor shall remove all grass clippings from project site.

F. GROUND COVER AREAS
- If an agricultural suitability soils report is not available, ground cover areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

G. TREES
- If required, or at the direction of the Owner, trees planted as part of the Contract shall be pruned or headed back, to eliminate diseased or damaged growth, reduce toppling or wind damage, maintain growth within space limitations, maintain natural appearance, due to vandalism, and to balance the crown with the root structure. Pruning shall be carried out by an ISA Certified Arborist.
- Staking of trees shall be checked frequently for damage, and to prevent chaffing or girdling. Costs incurred due to damage or replacement due to improper staking materials shall be the responsibility of the Contractor.
- Dead or dying trees shall be immediately replaced at the Contractor's expense with material of the same species and size and guaranteed as described in these specifications.
- Contractor shall exercise preventive measures when using stringline trimmers near tree trunks. Costs incurred due to damage or replacement of trees due to improper measures shall be the responsibility of the Contractor. Do not use stringline trimmers within 12 inches of tree trunks.

H. SLOPES
- Prior to acceptance of the project and maintenance period, slopes shall be established with a uniform 80% coverage, healthy vigorous growth. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- Seed for replacement shall be of the same type and quantity ratio as specified in the Plant List on the drawings.
- If a soils report is not available, slopes shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

I. BIOTREAMENT AREAS
- Biotreatment areas and facilities including but not limited to planting, irrigation, soils, impermeable liner, drain rock, mulch, underground storm drain piping, and tree filter boxes shall be monitored and maintained throughout the life of the project in accordance with local regulations and requirements.

J. INSPECTION
- Upon completion of the Post-Installation Maintenance Period, Contractor shall request a final observation and letter of acceptance of the work performed in accordance with the Contract Documents. The request shall be made to the Owner, a minimum of seven (7) calendar days prior to the date for inspection.

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

STUDIO g ARCHITECTS
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for
DIVCOWEST
Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL
1	01/21/2021	PLANNING RESUBMITTAL
2	08/04/2021	PLANNING RESUBMITTAL

DATE 08/04/2021
SCALE As indicated
PROJECT ID
DRAWN BY JJ

LANDSCAPE SPECIFICATIONS

SHEET TITLE

SHEET NO. L5.5

PROJECT DESCRIPTION LETTER

Project Address: **2710 SAND HILL ROAD, MENLO PARK, 94025**

Purpose of the Proposal:

The purpose of the project is to create a new staircase and provide elevator access to the second floor of an office building. These are voluntary accessibility improvements designed to generate new leasing opportunities. The existing facades of the building will also be repainted to compliment the updated architectural style.

Scope of Work:

Scope of work includes the demolition of existing stair case and partial eave at the building front. Scope of work also includes providing a new staircase, an elevator, a machine room, and new roof attached to the existing.

Architectural Style:

The existing building is of the Modern Ranch architectural style, utilizing a low, wide pitch roof and exposed timber and brick structure.

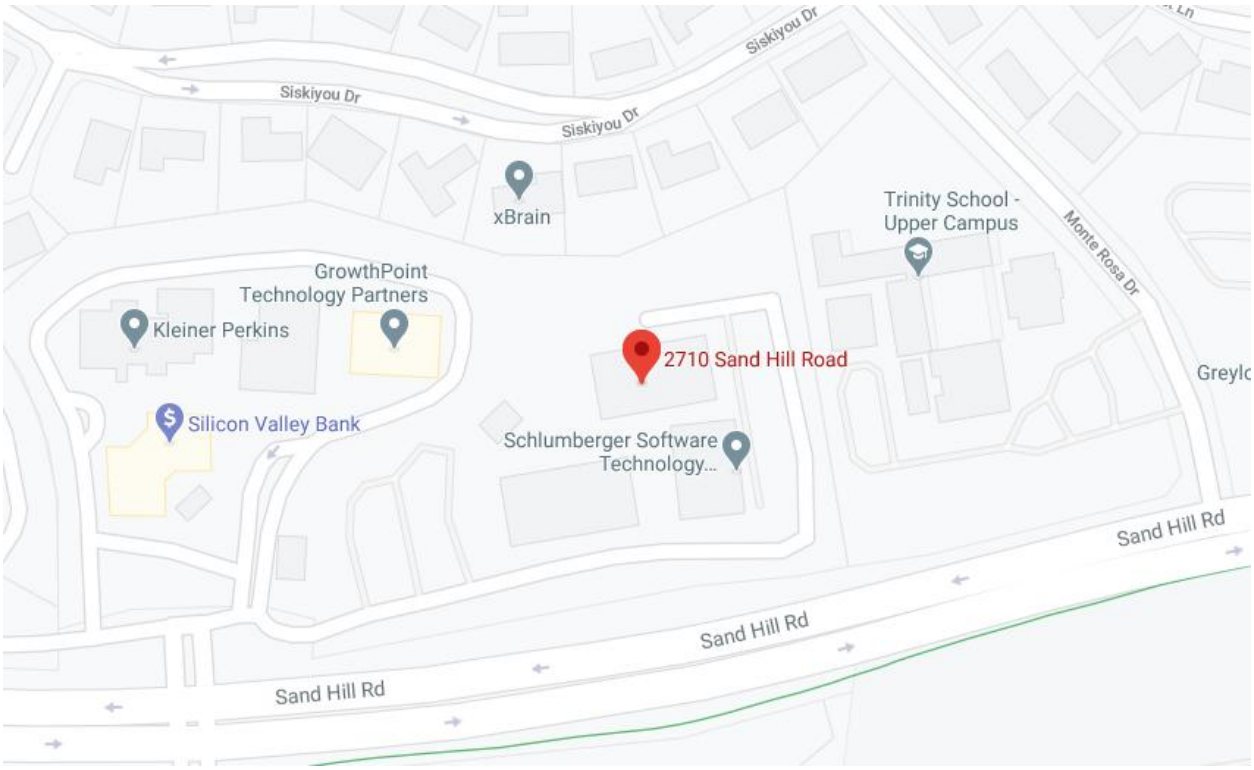
The proposed work will update the building to a Contemporary architectural style, utilizing a flat roof and new paint scheme. The new stairs, elevator and associated mechanical room will have flat rooflines and clean, rectilinear forms. Wood paneling on elevator shaft connects the proposed language with the form of the existing building.

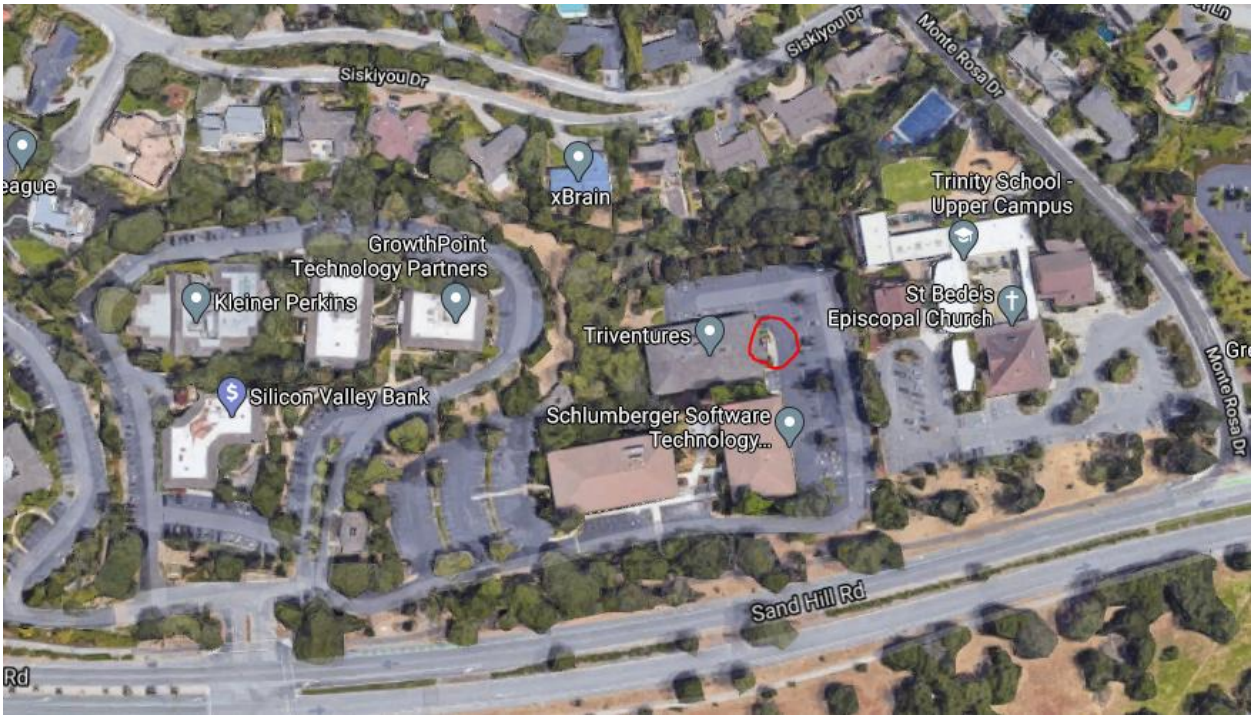
Existing photos:

Existing staircase and roof

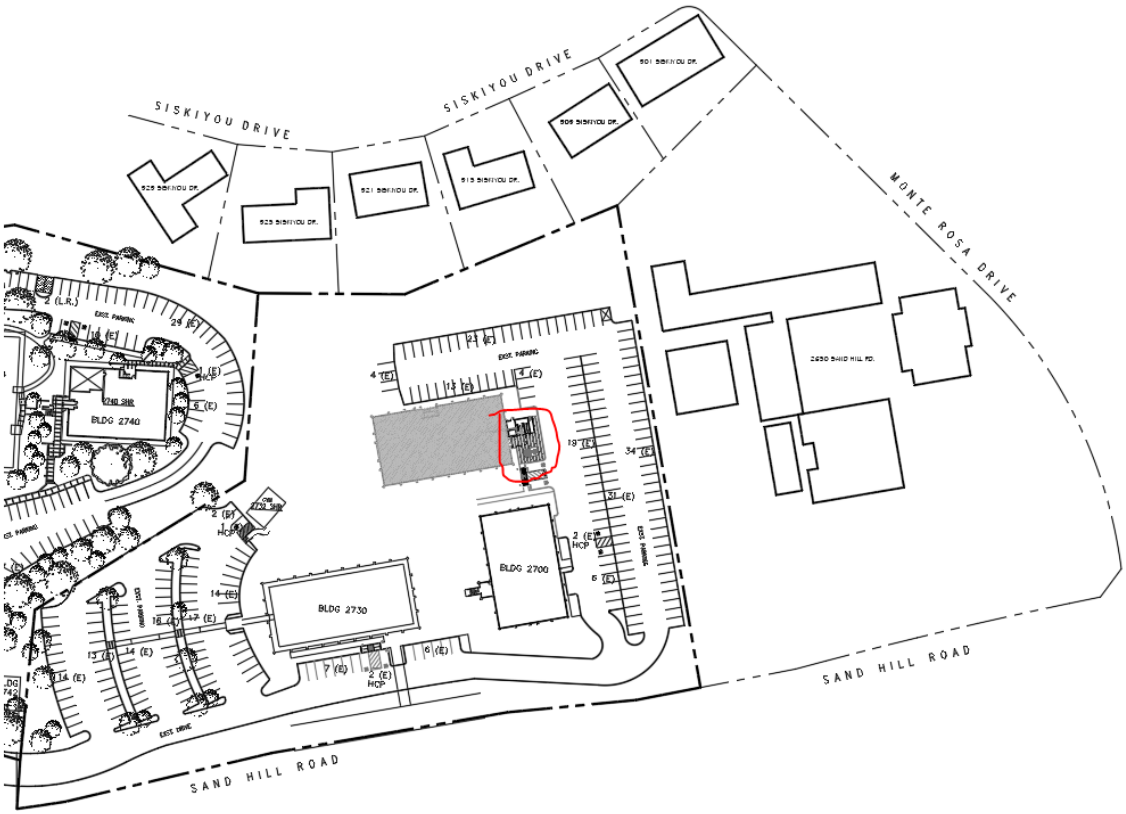
Rendering of the new staircase and elevator:

Project Location:

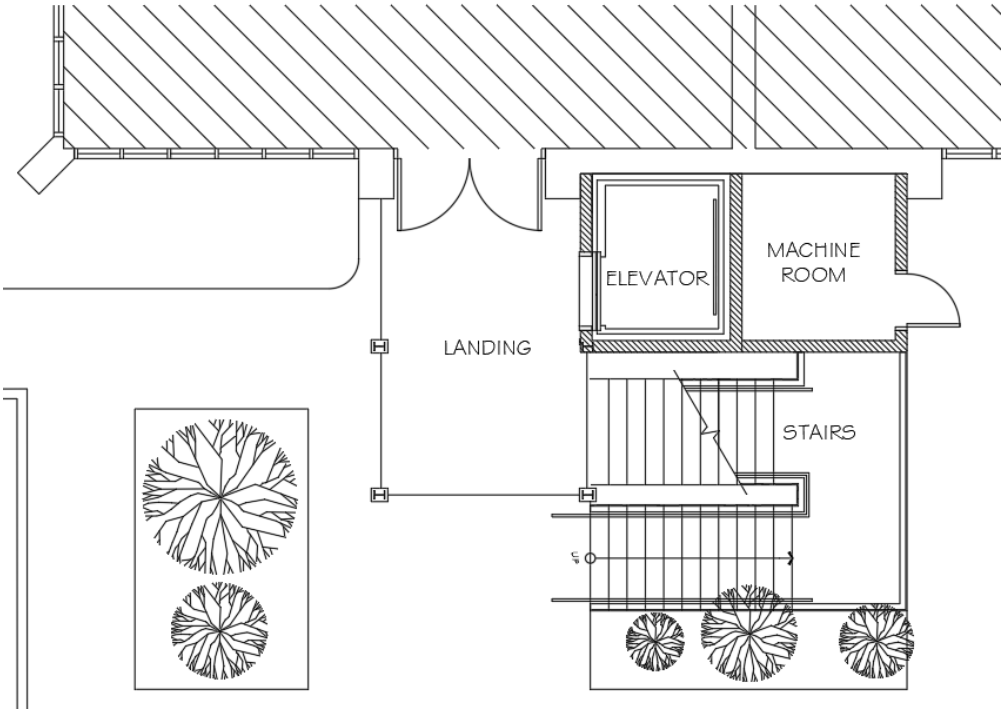




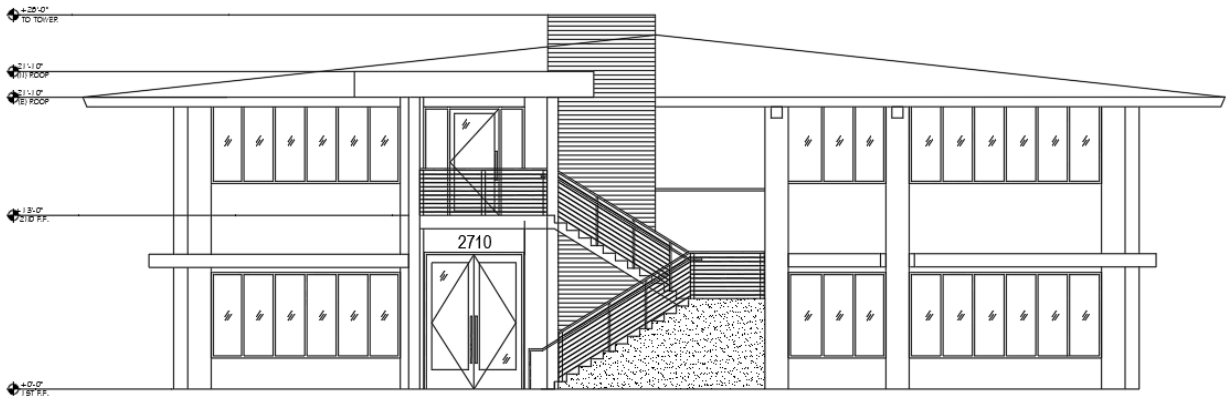
Site Plan:



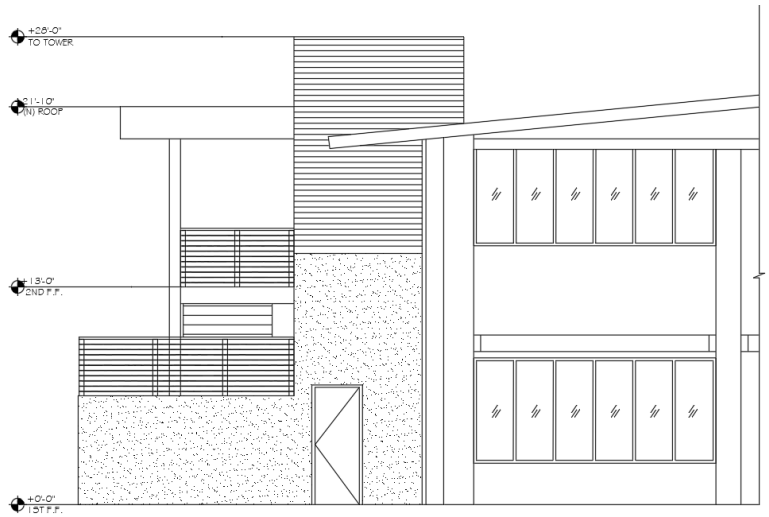
Floor Plan:



Elevations:


+28'-0"
TO TOWER
21'-10"
(N) ROOF
21'-10"
(E) ROOF
+13'-0"
2ND F.F.
2710
+0'-0"
1ST F.F.


+28'-0"
TO TOWER
21'-10"
(N) ROOF
21'-10"
(E) ROOF
+13'-0"
2ND F.F.
ELEV.
DOOR
ELEV.
DOOR
+0'-0"
1ST F.F.


+28'-0"
TO TOWER
21'-10"
(N) ROOF
+13'-0"
2ND F.F.
+0'-0"
1ST F.F.

Materials:

WOOD SIDING: ELEVATOR SURROUND & FLAT ROOF CEILING
Manufacture: Resawn Timber
Product Name: VEI Kenbony wood
Type: Exterior siding & decking

EXTERIOR PAINT: ACCENT EXTERIOR WALL
Manufacture: Dunnedwards
Color: DE6371 Blackjack

EXTERIOR PAINT : GENERAL EXTERIOR WALL
Manufacture: Benjamin Moore
Color: Swiss Coffee
Finish: Matte

Neighborhood Outreach:

An outreach letter has been emailed from Sand Hill Collection Property Management Office to 2700 Sand Hill Road, 2710 Sand Hill Road and 2730 Sand Hill Road property and tenants by email and a letter was hand delivered to the school and church to inform them about upcoming project at 2710 Sand Hill Road.

No response or feedback has been received from aforementioned properties and tenants.

Please see attachments for content of the emails sent to tenants and neighbors.

Ash SUNDAR

Senior Project Manager

STUDIO g ARCHITECTS, INC.

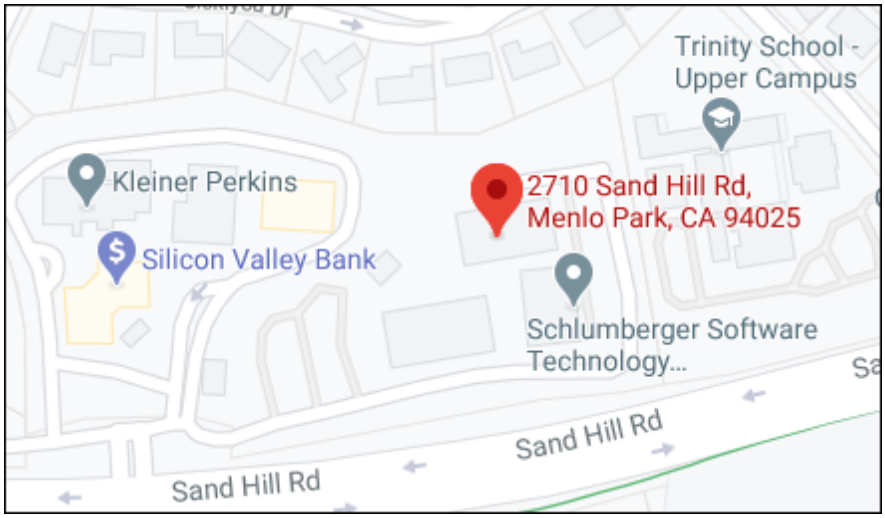
299 Bassett St, Suite #250, San Jose, CA 95110

P: 408.283.0100 x 17

From: SandHillCollection
To: abarbee@adamsstreetpartners.com
Cc: Martha Velez; Benji Yee
Subject: Upcoming Elevator Installation 2710 Sand Hill, Menlo Park
Date: Tuesday, February 9, 2021 10:19:27 AM
Attachments: image001.png

Hello:

This note is to provide notice regarding an upcoming project at 2710 Sand Hill Road, which is visible from your location. The map below shows the location of 2710 in proximity to your location. The project entails adding an elevator to the exterior of the building. If you have any questions or concerns please reach out to the Sand Hill Collection Property Management Office at 650-414-6600.



Thank you,

Sand Hill Collection
Property Management

O 650.414.6600 **3000 SAND HILL ROAD, 4-120**
MENLO PARK, CA 94025

DIVCOWEST
Invested in the power of place. Inspired by the energy of people.
WWW.DIVCOWEST.COM

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

email Roy@treemanagementexperts.com cell 415.606.3610

Techcon
Attn: Julie Johnstone
16200 Vineyard Blvd.
Suite #100
Morgan Hill, CA 95037

RE*:* **2710 Sand Hill Road, Menlo Park**

Date: 7/29/21

ARBORIST REPORT

Assignment

- Review and compile previously completed tree inventory work.
- Review plans and reconcile with previously completed inventory work.
- Provide an Arborist Report to summarize recommendations and findings.

Background

We recently completed a tree survey at the DivcoWest properties at 2700 and 3000 Sand Hill Road. Techcon has been hired to conduct a renovation near the east entrance to the building at 2710 Sand Hill Road.

Observations

We collected our inventory data of the trees within the scope of work on October 23, 2020. The trees in question are 2 American sweetgum (*Liquidambar styraciflua*) and 2 flowering pears (*Pyrus calleryana*). The trees are, in general, all in fair condition. The one sweetgum tree is a heritage tree per Menlo Park regulations (Tree #563). Both sweetgum trees are planned for retention. The two flowering pears are planned for removal. The data for these trees and their locations can be seen in the attached data table, site plan and map.

Discussion & Recommendations

As the trees planned for removal are not heritage trees, they should not require removal permits from the city. In addition, as only two trees (less than the 4 stated in the standards) are planned for removal for this project and it is a renovation project rather than a development project, the construction related arborist report is not required either.

This does not mean that the trees to be retained will not require tree protection as outlined by the City of Menlo Park. Nor does it obviate the requirement per Menlo Park Municipal Code that any protected (heritage) tree will require replacement according to its appraised

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
cell 415.606.3610 email Roy@treemanagementexperts.com

value if it damaged beyond repair as a result of construction. The appraised value for the heritage tree #563 is $3,000. Calculations for this value can be found below.

Care should be taken if the root pruning of sweetgum trees is required. They have a particularly aggressive rooting habit and tend to form large roots particularly when they encounter hardscape and other infrastructure. In addition, their relatively low-density wood is susceptible to decay. The aggressive rooting will provide for good root regrowth, but if wounds do not close efficiently, decay fungi may enter the cut ends. Roots should be severed cleanly using bypass pruners or other sharp tools that do not crush or tear root tissues. Under no circumstances should root pruning be conducted closer than 3 times the diameter of the tree in radius from the base of the tree, 4.25ft for Tree 563 and 3.25ft for Tree 564.

Tree protection fencing should be installed on a radius 10 times the diameter of the tree from the base of the tree. (14.1ft for #563, 10.8ft for #564) In cases where construction is occurring within this radius, tree protection fencing should be installed at the edge of construction work, maximizing the amount of protected soil.

The Project Arborist (Tree Management Experts) should be on site to supervise work within 10 times the diameter of Heritage Tree #563 if roots over 2 inches in diameter are damaged. The Project Arborist will provide mitigation recommendations and document both the excavation and mitigation work.

Compaction to the surrounding soils should be avoided at all cost as well. Means to accomplish this include, but are not limited to hand excavation, installation of mulch and root buffers, and compressed air excavation.

Although not required for this project, small mature stature replacement trees near the entrance to the building would likely provide a pleasant aesthetic contribution and should be considered.

Tree Management Experts

Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

cell 415.606.3610 email Roy@treemanagementexperts.com

Heritage Tree Appraisal

Location: 2710 San Hill Road Tree #: 563

Field Observations

1. Species *Liquidambar styraciflua* – American Sweetgum
2. Condition 70%
3. Trunk Circumference _ in. *or,* Diameter 17 in.
4. Functional Limitations = 60%

Regional Plant Appraisal Committee and/or Appraiser-Developed or –Modified Information

5. External Limitations 70%
6. Replacement Tree Size (diameter) 2.2 in. 3.8 in^2
7. Replacement Tree Cost $ 172.73
8. Installation Cost $ 0
9. Installed Tree Cost (#8 + #9) $ 172.73
10. Unit Tree Cost $ 45.46 per in^2

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area: 226.86 = in^2
    or c^2 (#3) $(\_)^2$ X 0.08
    or d^2 (#3) $(17)^2$ X 0.785
12. Appraised Tree Trunk Increase (TA_{INCR}) =
    TA_A 226.86 in^2 (#12) – TA_R 3.8 in^2 (#7) = 223.07 in^2
13. Basic Tree Cost = TA_{INCR} (#13) 223.07 in^2 X Unit Tree Cost (#11) $ 45.46 per in^2 + Installed Tree Cost (#10) $ 172.73 = $ 10,312
14. Appraised Value = Basic Tree Cost (#14) $ 10,312 X External Limitations (#6) 70% X Condition (#2) 70% X Functional Limitations (#4) 60% = $ 3,032
15. Round to 2 significant figures.
16. Appraised Value = (#15) $3,000

Tree Management Experts

Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

cell 415.606.3610 email Roy@treemanagementexperts.com

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Tree Management Experts

Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

cell 415.606.3610 email Roy@treemanagementexperts.com

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

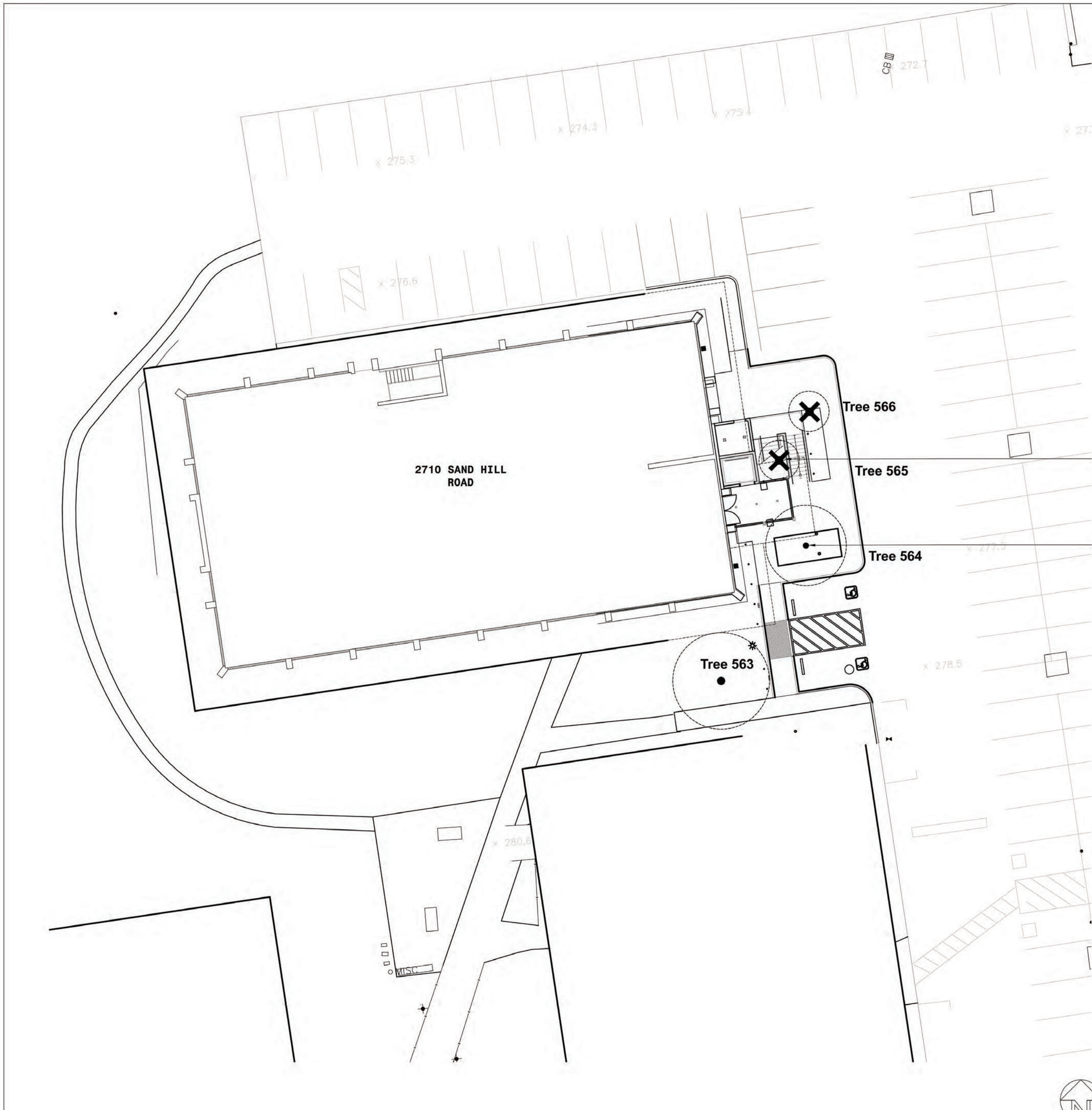
I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 7 years.

Signed: _____

Date: 7/29/2021

Identifying Information																Defects				Maintenance Tasks					
Tree #	Tag #	Date Collected	Location	Common Name	Binomial Name	Diameter (in)	Height (ft)	Spread (ft)	Trunks	Condition	Risk	Regulated	Notes	Age Class	Useful Life	Pruning Cycle	Defect ID	Tree #	Defect Type	Defect	Task ID	Tree #	Task	Task Detail	Priority	Notes
563		2020-10-23	2700 Sand Hill	American sweetgum	*Liquidambar styraciflua*	17	70	40	1	70	low	heritage		mature	25	3					739	563	prune	crown clean	standard	
563		2020-10-23	2700 Sand Hill	American sweetgum	*Liquidambar styraciflua*	17	70	40	1	70	low	heritage		mature	25	3					740	563	prune	endweight	standard	
564		2020-10-23	2700 Sand Hill	American sweetgum	*Liquidambar styraciflua*	13	50	30	1	70	low			mature	20	3					741	564	prune	crown clean	standard	
564		2020-10-23	2700 Sand Hill	American sweetgum	*Liquidambar styraciflua*	13	50	30	1	70	low			mature	20	3					742	564	prune	endweight	standard	
565		2020-10-23	2700 Sand Hill	flowering pear	*Pyrus calleryana*	6	25	15	1	70				mature	15	2	404	565	structural	one-sided	743	565	prune	crown clean	standard	
565		2020-10-23	2700 Sand Hill	flowering pear	*Pyrus calleryana*	6	25	15	1	70				mature	15	2					744	565	prune	endweight	standard	
566		2020-10-23	2700 Sand Hill	flowering pear	*Pyrus calleryana*	5	20	10	1	70				youngmature	25	3					745	566	prune	crown clean	standard	
566		2020-10-23	2700 Sand Hill	flowering pear	*Pyrus calleryana*	5	20	10	1	70				youngmature	25	3					746	566	prune	endweight	standard	

2710 Sand Hill
Trees Within Scope of Work



NOTES:

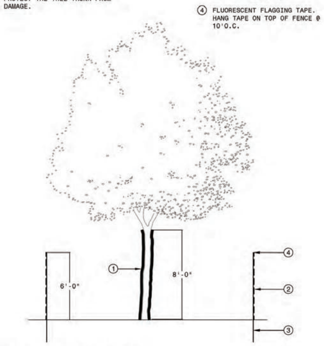
1. PROTECTION FOR TREES SHALL BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED TWO TO THREE FEET BEYOND THE AREA OF WORK, BUT BETWEEN THE AREA OF WORK AND THE TREE TRUNK.
3. WHEN CONSTRUCTION IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH THE TREE CANOPY AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TREE TRUNK FROM DAMAGE.

(1) SNOW FENCING (*INSTALL ONLY AT TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH CANOPY): THREE (3) LAYERS OF WIRE AND LATH SNOW FENCING TO EIGHT (8) FEET ABOVE GROUND.

(2) 6'-0" TALL CHAINLINK OR WELDED WIRE MESH FENCING. PLACE AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS (WHERE POSSIBLE).

(3) 8'-0" TALL FENCE POST. POST SHALL BE 2" DIAMETER G.I. PIPE OR T-POST.

(4) FLUORESCENT FLAGGING TAPE. HANG TAPE ON TOP OF FENCE @ 10'O.C.



A TREE PROTECTION

NOT TO SCALE

STUDIO g ARCHITECTS

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PLANNING SUBMITTAL — NOT FOR CONSTRUCTION

PROJECT ADDRESS

2710 SAND HILL ROAD
MENLO PARK, CA
95025

MARKET READY IMPROVEMENTS for DIVCOWEST. Real Estate Investments

siTe. designed. built.

STAMP

REVISIONS

NO.	DATE	DESCRIPTION
	12/11/2020	PLANNING SUBMITTAL

DATE 12/17/2020
SCALE As indicated
PROJECT ID
DRAWN BY JJ

TREE PROTECTION PLAN

SHEET TITLE

SHEET NO. L0.3

STAFF REPORT

Planning Commission
Meeting Date: **11/1/2021**
Staff Report Number: **21-056-PC**

Public Hearing: **General Plan Amendment and Rezoning/City of Menlo Park/1395 Chrysler Drive and 105-155 Constitution Drive**

Recommendation

Staff recommends that the Planning Commission review and recommend that the City Council approve the following entitlements related to a new City stormwater pump station to replace an existing pump station located at 1395 Chrysler Drive (formerly addressed 1221 Chrysler Drive):

1. **General Plan Amendment** to change the land use designation of an approximately 3,600 square-foot portion of an existing approximately 8.9-acre parcel at 105-155 Constitution Drive from Commercial Business Park to Public/Quasi-Public and to change the land use designation of an approximately 3,600 square-foot portion of an existing approximately 5,000 square-foot parcel at 1395 Chrysler Drive from Public/Quasi-Public to Commercial Business Park (Attachment A); and
2. **Rezoning** to change the portion of the parcel with a resulting Public/Quasi-Public land use designation from M-3-X (Commercial Business Park, Conditional Development District) to the P-F (Public Facilities) district and to change the portion of the parcel with a resulting Commercial Business Park land use designation from P-F to M-3-X zoning (Attachment B).

The requested General Plan amendment and rezoning are associated with an exchange of equal amounts of land between the City and Bohannon Development Corporation, which would allow the pump station to be set back farther from Chrysler Drive for improved aesthetics, easier parking and access of utility vehicles (when needed), and the potential for reduced conflicts and increased safety by locating the facility further from the public right-of-way. The requested entitlements would also permit the City and Bohannon Development Corporation to retain parcels with consistent land use and zoning designations. The exchange of land between the two parties has been reviewed through an administrative lot line adjustment.

Policy Issues

The proposed project requires the Planning Commission and City Council to consider the merits of the request, including consistency with the City's General Plan, Municipal Code, and other adopted policies and programs. The Commission and Council will need to consider the General Plan amendment to determine if the proposed land use designations are consistent with the existing and proposed uses of the land to be exchanged between the City and Bohannon Development Corporation. The Commission and Council will also need to consider rezoning the portions of the subject parcels to be exchanged for consistency with the General Plan land use designations and zoning of the existing parcels to which the

land would be added. The Planning Commission is a recommending body on the proposed project and the City Council is the final decision-making body.

Background

Site location

To simplify directional references used in this staff report, roadways parallel to Bayfront Expressway (State Route 84) are described as having an east-west orientation and roadways parallel to Chrysler Drive are described having a north-south orientation. The City-owned subject parcel is located at 1395 Chrysler Drive, southwest of the intersection of Chrysler Drive and Bayfront Expressway, and is zoned P-F with a General Plan land use designation of Public/Quasi Public. The Bohannon Development Corporation-owned subject parcel bordering the City-owned parcel to the north, south, and west is zoned M-3-X with a General Plan land use designation of Commercial Business Park, and is part of the Constitution Drive phase of the Menlo Gateway project. A location map is included as Attachment C.

Currently, the City-owned project site contains a concrete pump station building, constructed in 1958. The pump station provides flood protection to properties generally bounded by Marsh Road, Bohannon Drive, Chilco Street and Bayfront Expressway. It also handles stormflow from a small section of the Suburban Park neighborhood near Flood Park and the Caltrans Henderson Underpass Pumping Plant, which pumps groundwater from the Highway 101 underdrain system near the railroad crossing. Stormwater is sent from the pump station to a Caltrans ditch on the opposite side of Bayfront Expressway and empties into Flood Slough in the San Francisco Bay, near the entrance of Bedwell Bayfront Park. Although the existing pump station is located in the 100-year event flood zone, it is designed to provide flood protection from a 10-year storm event. The new pump station has been designed to provide flood protection from a 100-year storm event.

The Bohannon Development Corporation-owned parcel is developed with two parking structures and two office buildings along Constitution Drive between Marsh Road and Chrysler Drive.

Previous Planning Commission review

The Planning Commission previously approved a hazardous materials use permit and architectural control for the project on January 8, 2018. The Community Development Director extended the effective date of the use permit for one year in January 2019 as permitted by section 16.82.170 of the zoning ordinance, but the use permit expired in January 2020 while the City worked to finalize funding for the project, including securing a $5 million grant through the Federal Emergency Management Agency's Hazard Mitigation Program. The City secured the funds to rebuild the pump station and the Planning Commission granted a use permit consistent with the previously-approved project on February 22, 2021. These entitlements approved by the Planning Commission for the pump station were determined to be categorically exempt from review under CEQA pursuant to Section 15302 (Replacement or Reconstruction) of the current CEQA Guidelines. The staff report for the February 22, 2021 Planning Commission meeting can be found in the Attachment D hyperlink at the end of this staff report, and also includes the pump station project plans for reference.

Analysis

Project description

After receiving project entitlements, the City filed for an administrative lot line adjustment in June 2021 to adjust the shape of the pump station parcel and set it back farther from Chrysler Drive, consistent with the approved plans and the lot line adjustment exhibits, provided for the proposed City parcel as Attachment E and for the proposed Bohannon Development Corporation parcel as Attachment F. However, during the lot line adjustment review process, staff and representatives of the Bohannon Development Corporation determined that the action would result in each modified parcel having two land use and zoning designations, since a lot line adjustment does not change the underlying land use designation and zoning with the modified parcel boundaries. Without a General Plan amendment and rezoning:

- The City would receive an approximately 3,600-square-foot area of land zoned M-3-X with a General Plan land use designation of Commercial Business Park. The development of a pump station (a public utility) is a conditional use in the M-3-X district and would require a conditional development permit or use permit to be constructed or expanded; and
- The Bohannon Development Corporation would receive an approximately 3,600-square-foot area of land zoned P-F with a General Plan land use designation of Public/Quasi Public. Any development on P-F-zoned land for a nongovernmental purpose is a conditional use and would require a use permit.

Given the incompatibility of the existing land use and zoning with the intended ownership and development of the land proposed to be exchanged, the City applied for a general plan amendment and rezoning of the areas to be acquired by each party. With a General Plan and amendment and rezoning:

- The City would receive an approximately 3,600-square-foot area of land rezoned P-F with a land use designation of Public/Quasi Public. The development of a pump station is a permitted use in the P-F district; and
- The Bohannon Development Corporation would receive an approximately 3,600-square-foot area of land zoned M-3-X with a land use designation of Commercial Business Park. The remainder of the existing approximately 8.9-acre parcel to which the new area would be added has the same zoning and land use designations, and all proposed uses of the property would fit with the development and context of the existing Menlo Gateway Constitution Site and be subject to the conditional development permit that currently governs the site.

The general plan amendment and rezoning would become effective 30 days after City Council approval, or upon recordation of the deeds transferring titles to the lands between the City and Bohannon Development Corporation, whichever date is later.

Correspondence

Staff has not received any correspondence on this project.

Conclusion

Staff believes that the proposed General Plan amendment would be consistent with the General Plan land uses of the parcels to which the equal amounts of land would be exchanged, and consistent with the existing uses of the structures that currently occupy the parcels, or in the case of the proposed pump

station, consistent with the use that would occupy the parcel. Staff also believes that the proposed rezoning would be consistent with the proposed land uses and the existing zoning of the parcels to which the equal amounts of land would be exchanged. The rezoning would allow the development of a new pump station designed to handle a 100-year flood, which is a critical resource for the long-term safety of life and property in the vicinity, as a permitted use. The General Plan amendment and rezoning would allow the pump station to be set back farther from Chrysler Drive for improved aesthetics, easier parking and access of utility vehicles (if needed), and the potential for reduced conflicts and increased safety by locating the facility farther from the public right-of-way. The requested entitlements would also permit the City and Bohannon Development Corporation to retain parcels with consistent land use and zoning designations. Staff recommends that the Planning Commission recommend approval to the City Council of all the actions outlined in the resolutions in Attachments A and B.

Impact on City Resources

The City, as the pump station project sponsor, is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The proposed General Plan amendment and rezoning are exempt from review under section 15061(b)(3) of the current California Environmental Quality Act (CEQA) Guidelines. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. There is no possibility that the activity in question may have a significant effect on the environment, given that the land receiving new land use designations and zoning is small in area (approximately 7,200 square feet total), being exchanged between the two parties in equal amounts, and matches the land use designations and zoning of the parcels to which the land is being added. Therefore, the General Plan amendment and rezoning are not subject to CEQA.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

A. Draft Resolution Approving a General Plan Amendment
B. Draft Resolution Approving a Rezoning
C. Location Map
D. Hyperlink: February 22, 2021 Planning Commission Staff Report - https://www.menlopark.org/DocumentCenter/View/27404/F1_1395-Chrysler-Drive?bidId=
E. Lot Line Adjustment Exhibit – City Parcel
F. Lot Line Adjustment Exhibit – Bohannon Development Corporation Parcel

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Report prepared by:
Tom Smith, Acting Principal Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

DRAFT – November 1, 2021

PLANNING COMMISSION RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN TO MODIFY LAND USE DESIGNATIONS FOR PORTIONS OF PROPERTIES WITH ASSESSOR'S PARCEL NUMBERS 055-234-010 AND 055-234-280

WHEREAS**,** a request for consideration of a general plan amendment was filed by the City of Menlo Park ("City") to modify the land use designation for approximately 3,600 square feet of a parcel addressed 1395 Chrysler Drive (APN: 055-234-010) from Public/Quasi Public to Commercial Business Park, and an equal portion of a parcel addressed 105-155 Constitution Drive (APN: 055-234-280) from Commercial Business Park to Public/Quasi Public. The general plan amendment would result in Figure 5, "General Plan Land Use Designations," of the Land Use Element, adopted November 29, 2016, being modified as depicted in Exhibit A of this resolution; and

WHEREAS, the proposed general plan amendment is consistent with the City's General Plan goals, policies, and programs, specifically the policies under Goal LU-1, which states, "Promote the orderly development Menlo Park and its surrounding area," and Goal LU-7, which states, "Promote the implementation and maintenance of sustainable development, facilities, and services to meet the needs of Menlo Park's residents, businesses, workers, and visitors." The approval of the general plan amendment would modify Figure 5 of the Land Use Element to align the land use designations of the subject properties with the lot line adjustment proposed for said properties, which would result in an equal exchange of land between the City and Bohannon Development Corporation. The general plan amendment is consistent with the architectural control and use permit for the City storm water pump station project approved by the Planning Commission on January 8, 2018 and February 22, 2021, respectively, which were determined to be categorically exempt from review under CEQA pursuant to Section 15302 (Replacement or Reconstruction) of the current CEQA Guidelines; and

WHEREAS, the general plan amendment is in the public interest and will further the public health, safety, comfort, and general welfare because it would allow the development of a City storm water pump station capable of managing a 100-year flood to replace the existing storm water pump station capable of managing only a 10-year flood; and

WHEREAS, the general plan amendment will not adversely affect the improvements in the neighborhood or the general welfare of the city because it would allow the proposed pump station to be set back farther from Chrysler Drive for improved aesthetics, easier parking and access of utility vehicles (if needed), and the potential for reduced conflicts and increased safety by locating the facility farther from the public right of way. The land use designations of the portions of the parcels to be exchanged between the City and Bohannon Development Corporation would match the existing land use designations of the parcels to

which they would be joined, and would maintain consistency with the land uses of the existing neighborhood; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, after public notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on November 1, 2021, whereat all persons interested therein might appear and be heard.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menlo Park, having fully reviewed, considered, and evaluated all the testimony and evidence submitted in this matter, hereby finds and determines as follows:

Section 1: Recitals. That the Recitals herein are true and correct and incorporated and adopted as findings of the Planning Commission as are fully set forth in this Resolution.

Section 2: CEQA. The Planning Commission reviewed the proposed general plan amendment on November 1, 2021, and finds the activity to be exempt from review under section 15061(b)(3) of the current California Environmental Quality Act (CEQA) Guidelines. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. There is no possibility that the activity in question may have a significant effect on the environment, given that the land receiving new land use designations is small in area (approximately 7,200 square feet total), being exchanged between the two parties in equal amounts, and matches the land use designations of the parcels to which the land is being added. Therefore, the general plan amendment is not subject to CEQA.

Section 3: General Plan Amendment Approval. That the general plan amendment is in compliance with all applicable general plan goals, policies and programs, will further the public health, safety, comfort, and general welfare, and is in the public interest and therefore it is hereby recommended that the City Council approve the amendment of Figure 5 of the Land Use Element of the General Plan as provided in Exhibit A to this resolution, attached hereto and incorporated herein by this reference.

Section 4: Timing of Approval. The general plan amendment shall become effective upon the later of 30 days after approval by the City Council or the date of recording of the deeds transferring title to the lands described herein between the City of Menlo Park and Bohannon Development Corporation in the San Mateo County Recorder's Office.

SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on the 1st day of November, 2021, by the following votes:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

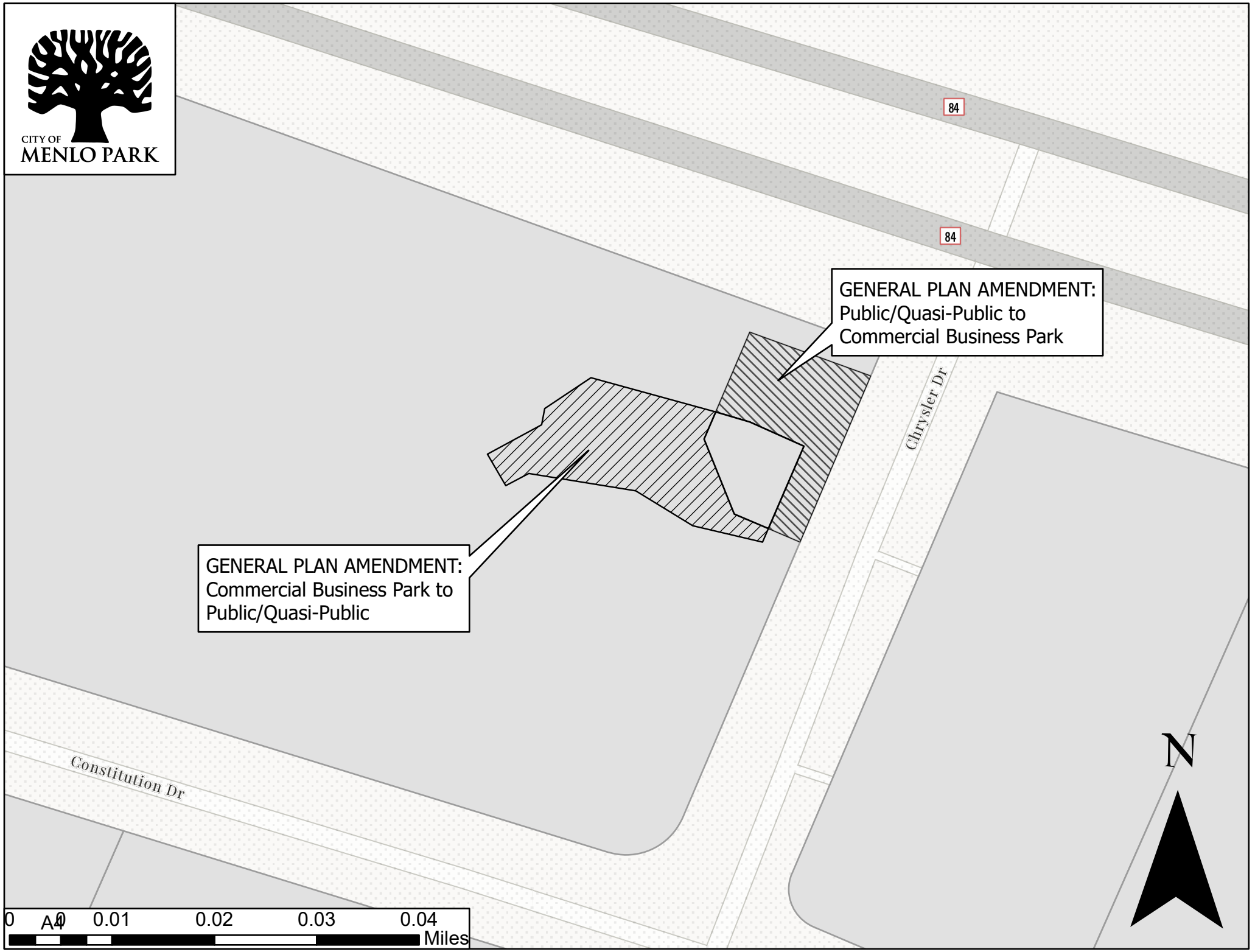
ABSTAIN: Commissioners:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City this 1st day of November, 2021.

_____
Corinna Sandmeier, Planning Commission Liaison
City of Menlo Park

Exhibits

A. General plan land use designation amendment exhibit


CITY OF
MENLO PARK
84
84
GENERAL PLAN AMENDMENT:
Public/Quasi-Public to
Commercial Business Park
GENERAL PLAN AMENDMENT:
Commercial Business Park to
Public/Quasi-Public
Chrysler Dr
Constitution Dr
N
0 0 0.01 0.02 0.03 0.04
Miles

DRAFT – November 1, 2021

PLANNING COMMISSION RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK RECOMMENDING THAT THE CITY COUNCIL REZONE PORTIONS OF PROPERTIES WITH ASSESSOR'S PARCEL NUMBERS 055-234-010 AND 055-234-280

WHEREAS, a request for consideration of a rezoning application was filed by the City of Menlo Park ("City") to modify the zoning for approximately 3,600 square feet of a parcel addressed 1395 Chrysler Drive (APN: 055-234-010) from P-F (Public Facilities) to M-3-X (Commercial Business Park, Conditional Development District), and an equal portion of a parcel addressed 105-155 Constitution Drive (APN: 055-234-280) from M-3-X to P-F. The rezoning would result in the parcels being modified as depicted in Exhibit A of this resolution; and

WHEREAS, the existing and proposed development on the parcels to be rezoned would comply with all standards of the City's zoning ordinance, including all development regulations and parking standards, and is consistent with the City's general plan goals, policies, and programs. The rezoning is also consistent with the architectural control and use permit for the City storm water pump station project approved by the Planning Commission on January 8, 2018 and February 21, 2021, respectively, which were determined to be categorically exempt from review under CEQA pursuant to Section 15302 (Replacement or Reconstruction) of the current CEQA Guidelines; and

WHEREAS, the rezoning is in the public interest and will further the public health, safety, comfort, and general welfare because it would allow the development of a City storm water pump station capable of managing a 100-year flood to replace the existing storm water pump station capable of managing only a 10-year flood; and

WHEREAS, the rezoning will not adversely affect the improvements in the neighborhood or the general welfare of the city because it would allow the proposed pump station to be set back farther from Chrysler Drive for improved aesthetics, easier parking and access of utility vehicles (if needed), and the potential for reduced conflicts and increased safety by locating the facility farther from the public right of way. The zoning of the portions of the parcels to be exchanged between the City and Bohannon Development Corporation would match the existing zoning of the parcels to which they would be joined, and would maintain consistency with the zoning of the existing neighborhood; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, after public notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on November 1, 2021 whereat all persons interested therein might appear and be heard.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menlo Park, having fully reviewed, considered, and evaluated all the testimony and evidence submitted in this matter, hereby finds and determines as follows:

Section 1: Recitals. That the Recitals herein are true and correct and incorporated and adopted as findings of the Planning Commission as are fully set forth in this Resolution.

Section 2: CEQA. The Planning Commission reviewed the proposed rezoning on November 1, 2021, and found the activity to be exempt from review under section 15061(b)(3) of the current California Environmental Quality Act (CEQA) Guidelines. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. There is no possibility that the activity in question may have a significant effect on the environment, given that the land to be rezoned is small in area (approximately 7,200 square feet total), being exchanged between the two parties in equal amounts, and matches the zoning of the parcels to which the land is being added. Therefore, the rezoning is not subject to CEQA.

Section 3: Rezoning Approval. That the rezoning is in compliance with all applicable City general plan goals, policies and programs, all applicable standards of the City's zoning ordinance, and is consistent with the City's General Plan, as recommended to be amended pursuant to Planning Commission Resolution No. ____, adopted November 1, 2021, and therefore it is hereby recommended that the City Council approve the rezoning as provided in Exhibit A to this resolution, attached hereto and incorporated herein by this reference.

Section 4: Timing of Approval. The rezoning shall become effective upon the later of 30 days after approval by the City Council or the date of recording of the deeds transferring title to the lands described herein between the City of Menlo Park and Bohannon Development Corporation in the San Mateo County Recorder's Office.

SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Corinna Sandmeier, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on the 1st day of November, 2021, by the following votes:

AYES: Commissioners:

NOES: Commissioners:

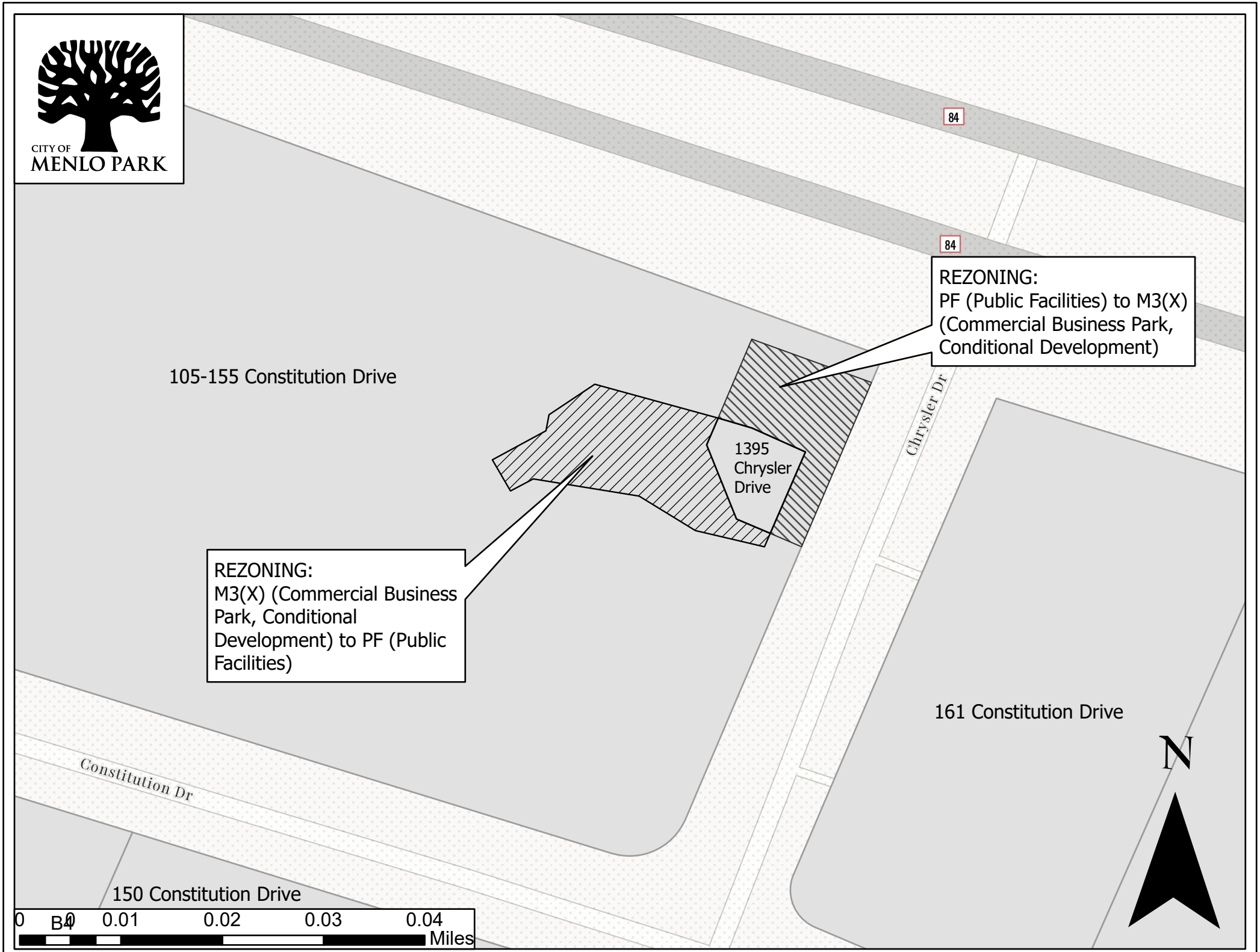
ABSENT: Commissioners:

ABSTAIN: Commissioners:

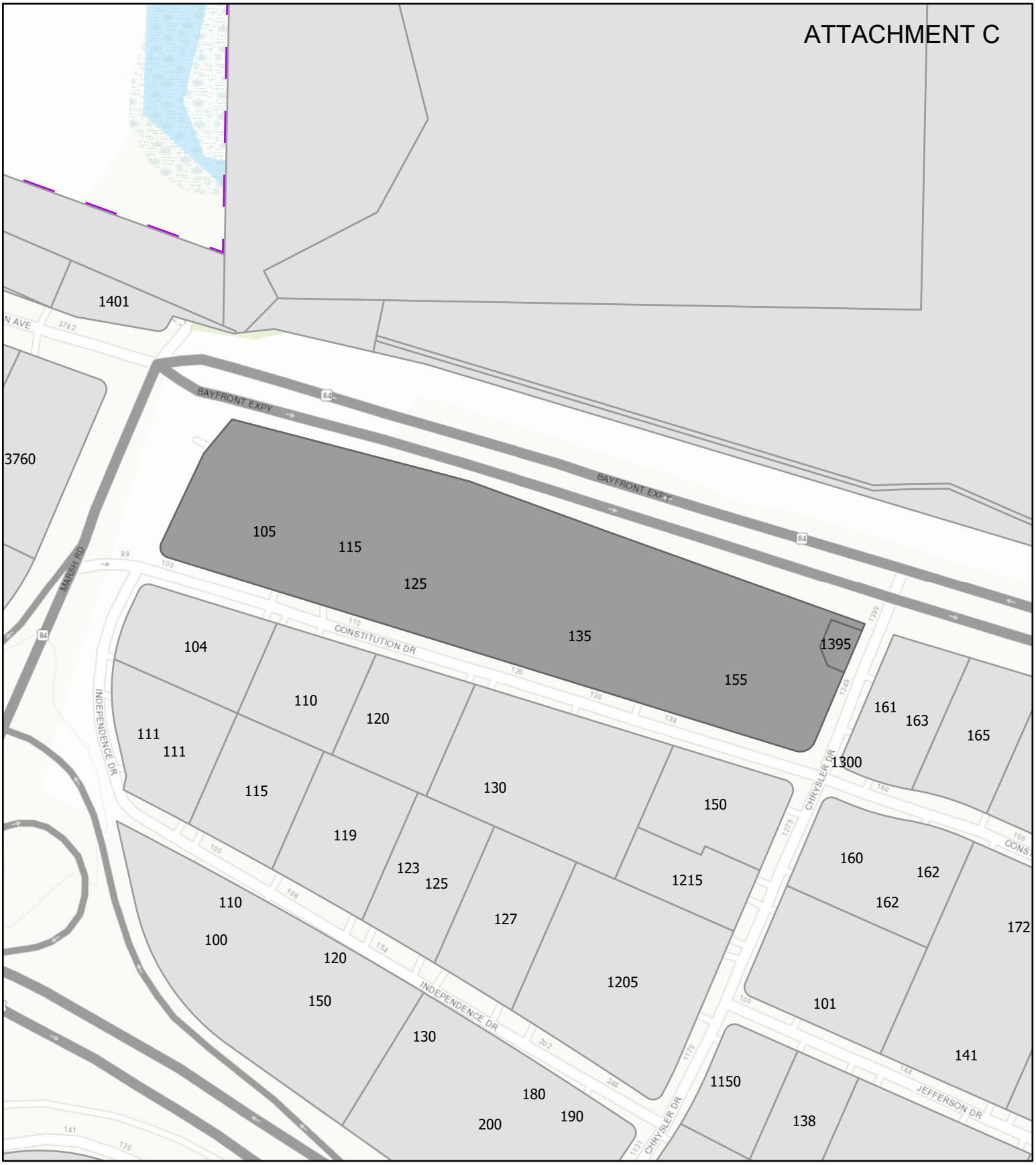
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City this 1st day of November, 2021.

_____
Corinna Sandmeier, Planning Commission Liaison
City of Menlo Park

Exhibits
A. Rezoning exhibit


CITY OF MENLO PARK
84
84
REZONING:
PF (Public Facilities) to M3(X) (Commercial Business Park, Conditional Development)
105-155 Constitution Drive
1395 Chrysler Drive
Chrysler Dr
REZONING:
M3(X) (Commercial Business Park, Conditional Development) to PF (Public Facilities)
161 Constitution Drive
Constitution Dr
150 Constitution Drive
N
0 0 0.01 0.02 0.03 0.04
Miles

ATTACHMENT C



CITY OF MENLO PARK

LOCATION MAP

1395 CHRYSLER DRIVE & 105-155 CONSTITUTION DRIVE

CITY OF MENLO PARK

Scale: 1:3,000 Drawn By: TAS Checked By: CDS Date:10/18/2021

N

PORTION OF
APN 055-234-010 &
APN 055-234-280
CITY OF MENLO PARK
SAN MATEO COUNTY, CA

EXHIBIT A
LEGAL DESCRIPTION

LOT LINE ADJUSTMENT
NEW CITY OF MENLO PARK PARCEL

A portion of the City of Menlo Park parcel, shown as "N.A.P." and a portion of Parcel 1, both as shown on the Parcel Map filed November 14, 2017, in Book 83 of Parcel Maps, at Pages 61 - 64, in the office of the County Recorder, County of San Mateo, State of California, more particularly described as follows:

COMMENCING at the northeasterly corner of said Parcel 1 (83 PM 61-64), said point also being the intersection of the southerly line of the Bayfront Expressway and the westerly line of Chrysler Drive as shown on said Parcel Map (83 PM 61-64); thence, along said westerly line of Chrysler Drive (83 PM 61-64), South 23°01'35" West, 102.36 feet to the southeasterly corner of the City of Menlo Park parcel, shown as "N.A.P." on said Parcel Map (83 PM 61-64); thence leaving said westerly line of Chrysler Drive, along the southerly line of said City of Menlo Park "N.A.P." parcel (83 PM 61-64), North 67°28'17" West, 20.00 feet to the **TRUE POINT OF BEGINNING**; thence, leaving said southerly line (83 PM 61-64), South 23°01'35" West, 6.80 feet; thence North 75°57'45" West, 31.27 feet; thence North 59°07'39" West, 22.60 feet; thence North 72°54'00" West, 45.61 feet; thence South 56°15'47" West, 6.83 feet; thence North 33°46'03" West, 13.50 feet; thence North 56°15'47" East, 29.92 feet; thence North 17°06'41" East, 5.21 feet; thence North 61°57'52" East, 23.88 feet; thence South 72°54'00" East, 56.22 feet; thence South 66°56'53" East, 26.91 feet; thence South 23°01'35" West, 42.94 feet to the true point of beginning.

Containing an area of 5,062 square feet, more or less.

As shown on Exhibit B attached hereto and by this reference made a part hereof.

Prepared by me or under my direction in conformance with the Professional Land Surveyors Act:

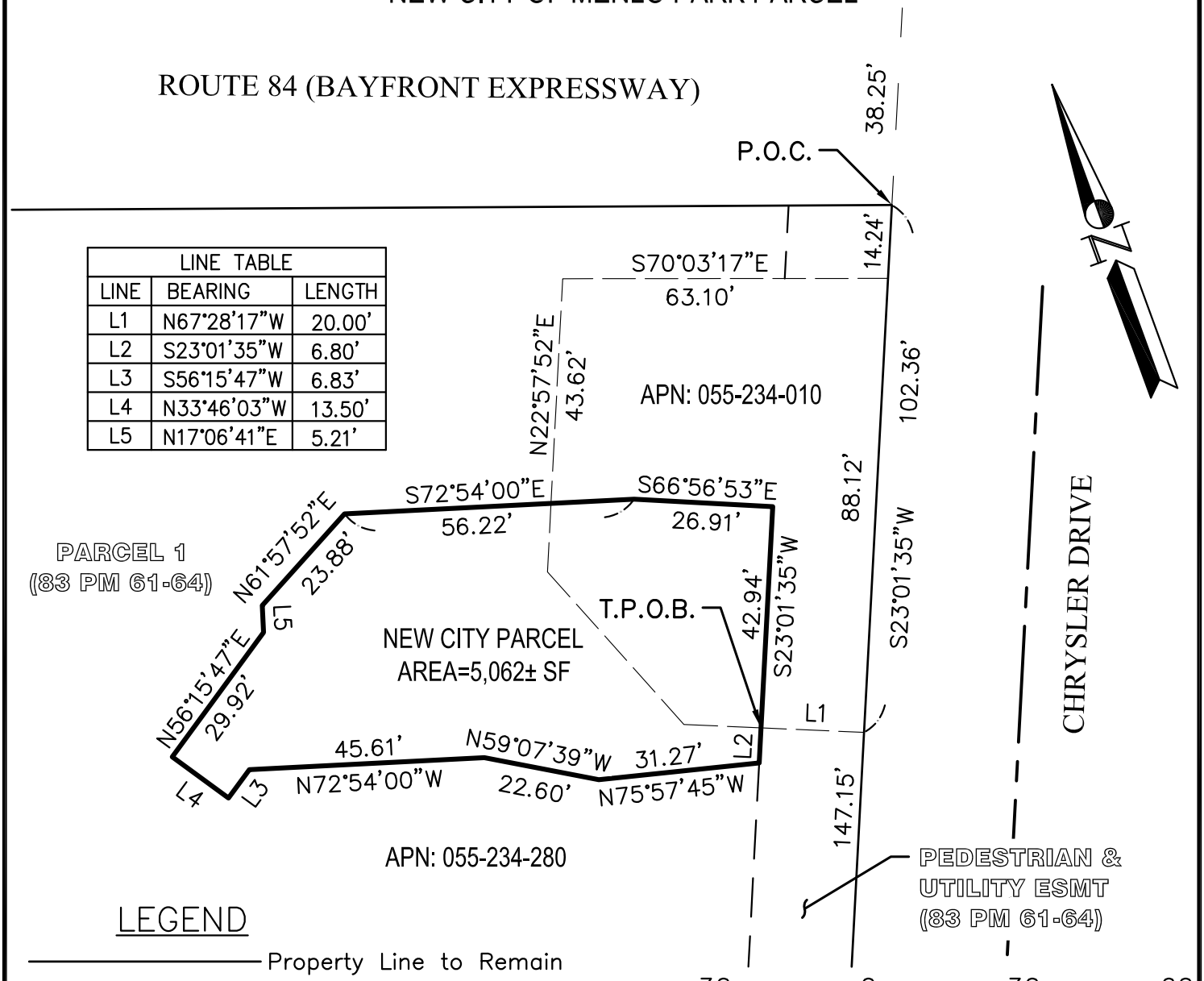
3/22/2021
Date

LCC ENGINEERING & SURVEYING, INC.
930 ESTUDILLO STREET
MARTINEZ, CA 94553
WWW.LCC-INC.COM

NOTE: OTHER EASEMENTS MAY EXIST AND ARE NOT SHOWN ON THIS PLAT.

EXHIBIT B
PLAT MAP
TO ACCOMPANY LEGAL DESCRIPTION
LOT LINE ADJUSTMENT
NEW CITY OF MENLO PARK PARCEL

PORTION OF
APN 055-234-010 &
APN 055-234-280
CITY OF MENLO PARK
SAN MATEO COUNTY, CA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°28'17"W	20.00'
L2	S23°01'35"W	6.80'
L3	S56°15'47"W	6.83'
L4	N33°46'03"W	13.50'
L5	N17°06'41"E	5.21'

LEGEND

- Property Line to Remain
- Monument Line
- Easement Line
- Original Lot Line
- New Property Line
- Property Line to Be Removed

30 0 30 60

SCALE IN FEET

LICENSED LAND SURVEYOR
CHRISTINE M. LEPTIEN-PARKS
No. 7893
STATE OF CALIFORNIA

3/09/2021
DATE

SHEET 1 of 1

ENGINEERING & SURVEYING, INC.
930 Estudillo Street
Martinez, California 94553-1620
(925) 228-4218 Fax (925) 228-4638
www.lcc-inc.com

FEBRUARY 2021
LCC JOB No. 2021.008.00

PORTION OF
APN 055-234-010 &
APN 055-234-280
CITY OF MENLO PARK
SAN MATEO COUNTY, CA

EXHIBIT A
LEGAL DESCRIPTION

LOT LINE ADJUSTMENT
NEW BOHANNON MG2 LLC PARCEL

A portion of the City of Menlo Park parcel, shown as “N.A.P.” and a portion of Parcel 1, both as shown on the Parcel Map filed November 14, 2017, in Book 83 of Parcel Maps, at Pages 61 - 64, in the office of the County Recorder, County of San Mateo, State of California, more particularly described as follows:

BEGINNING at the northeasterly corner of said Parcel 1 (83 PM 61-64), said point also being the intersection of the southerly line of the Bayfront Expressway and the westerly line of Chrysler Drive as shown on said Parcel Map (83 PM 61-64); thence, along said westerly line of Chrysler Drive (83 PM 61-64), South 23°01’35” West, 102.36 feet to the southeasterly corner of the City of Menlo Park parcel, shown as “N.A.P.” on said Parcel Map (83 PM 61-64), said point called Point “A” for the purposes of this description; thence, continuing along said westerly line of Chrysler Drive, also being the easterly and southeasterly line of said Parcel 1 (83 PM 61-64), South 23°01’35” West, 147.15 feet; thence, along a tangent curve to the right, having a radius of 30.00 feet, through a central angle of 84°04’15”, an arc length of 44.02 feet; thence along the southerly, westerly, and northerly lines of said Parcel 1 (83 PM 61-64) as follows: North 72°54’10” West, 1276.42 feet; thence, along a tangent curve to the right, having a radius of 20.00 feet, through an arc length of 98°14’34”, an arc length of 34.29 feet; thence North 25°20’24” East, 192.56 feet; thence North 39°45’57” East, 85.23 feet; thence South 75°30’48” East, 475.51 feet; thence South 69°58’51” East, 286.41 feet; thence South 70°18’16” East, 530.86 feet to the point of beginning.

Excepting therefrom the following described parcel:

COMMENCING at Point “A” as described above, thence leaving said westerly line of Chrysler Drive, along the southerly line of said City of Menlo Park “N.A.P.” parcel (83 PM 61-64), North 67°28’17” West, 20.00 feet to the **TRUE POINT OF BEGINNING**; thence, leaving said southerly line (83 PM 61-64), South 23°01’35” West, 6.80 feet; thence North 75°57’45” West, 31.27 feet; thence North 59°07’39” West, 22.60 feet; thence North 72°54’00” West, 45.61 feet; thence South 56°15’47” West, 6.83 feet; thence North 33°46’03” West, 13.50 feet; thence North 56°15’47” East, 29.92 feet; thence North 17°06’41” East, 5.21 feet; thence North 61°57’52” East, 23.88 feet; thence South 72°54’00” East, 56.22 feet; thence South 66°56’53” East, 26.91 feet; thence South 23°01’35” West, 42.94 feet

to the true point of beginning.

Containing a net area of 386,142 square feet, more or less.

As shown on Exhibit B attached hereto and by this reference made a part hereof.

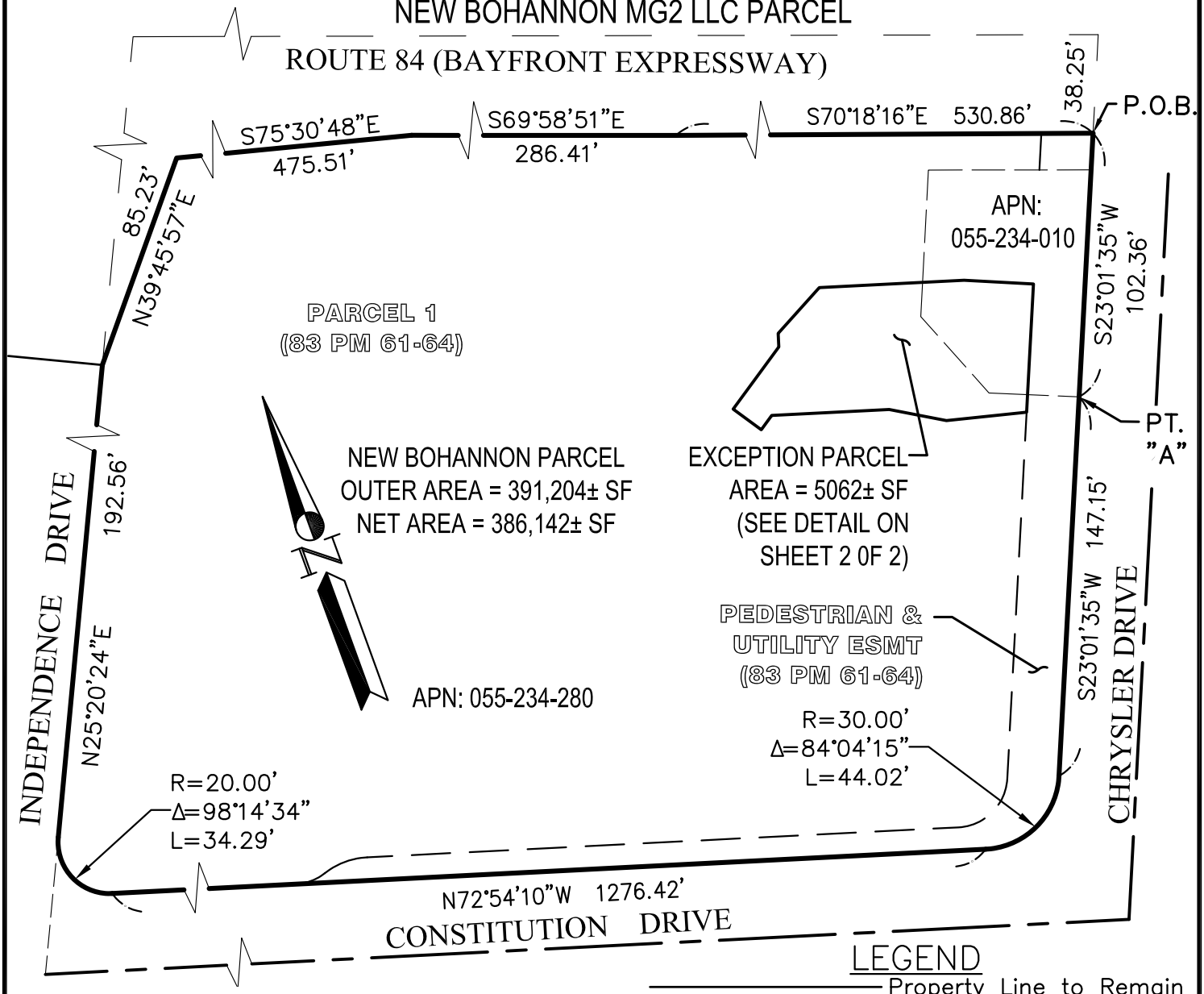
Prepared by me or under my direction in conformance with the Professional Land Surveyors Act:

3/22/2021
Date

NOTE: OTHER EASEMENTS MAY EXIST AND ARE NOT SHOWN ON THIS PLAT.

EXHIBIT B
PLAT MAP
TO ACCOMPANY LEGAL DESCRIPTION
LOT LINE ADJUSTMENT
NEW BOHANNON MG2 LLC PARCEL

PORTION OF
APN 055-234-010 &
APN 055-234-280
CITY OF MENLO PARK
SAN MATEO COUNTY, CA.



60 0 60 120

SCALE IN FEET

LEGEND

- Property Line to Remain
- Monument Line
- Easement Line
- Original Lot Line
- New Property Line
- Property Line to Be Removed

LICENSED LAND SURVEYOR
CHRISTINE M. LEPTIEN-PARKS
No. 7893
STATE OF CALIFORNIA

3/09/2021
DATE

SHEET 1 of 2

LCC ENGINEERING & SURVEYING, INC.
930 Estudillo Street
Martinez, California 94553-1620
(925) 228-4218 Fax (925) 228-4638
www.lcc-inc.com

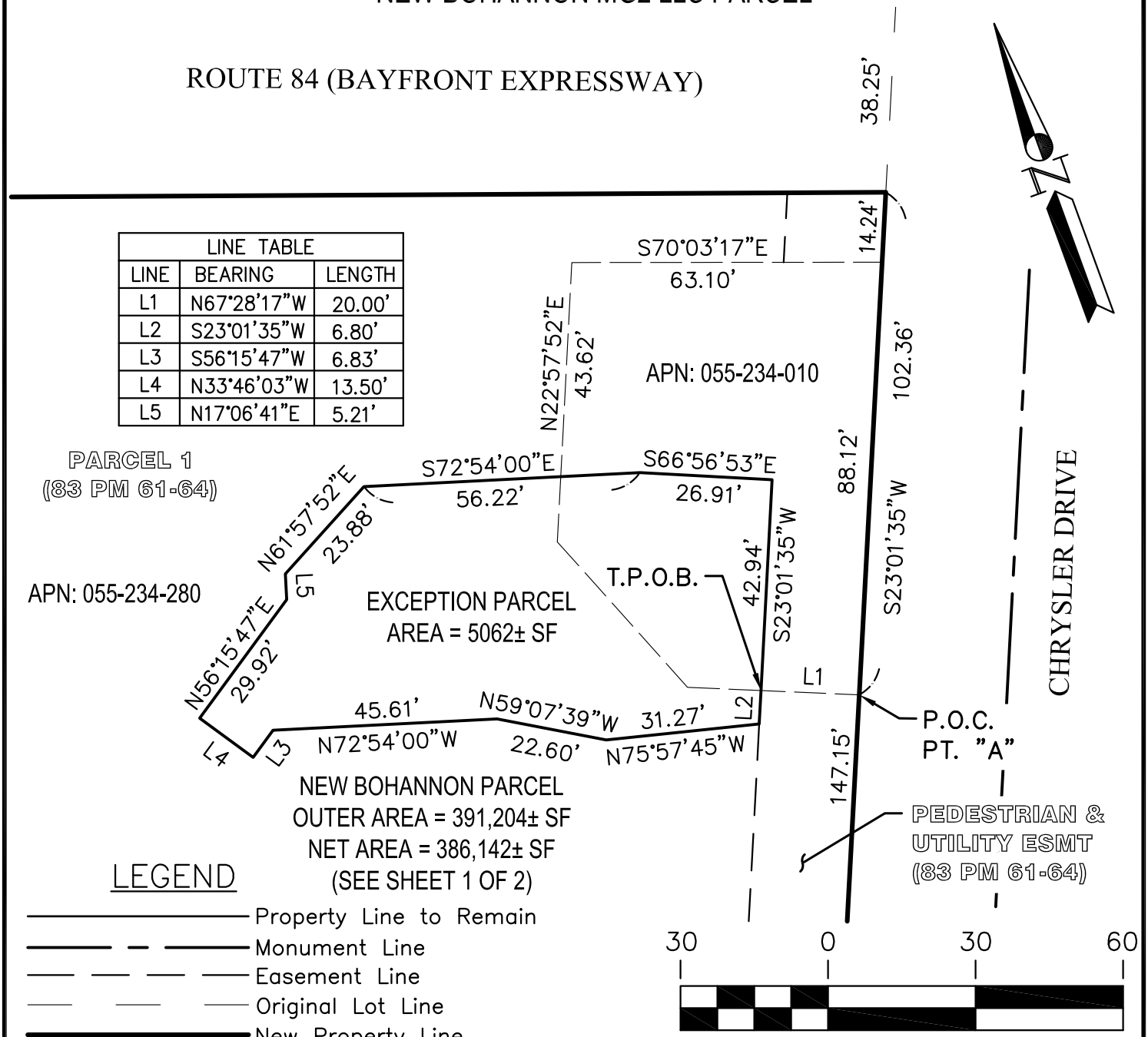
FEBRUARY 2021
LCC JOB No. 2021.008.00

NOTE: OTHER EASEMENTS MAY EXIST AND ARE NOT SHOWN ON THIS PLAT.

EXHIBIT B

PLAT MAP
TO ACCOMPANY LEGAL DESCRIPTION
LOT LINE ADJUSTMENT
NEW BOHANNON MG2 LLC PARCEL

PORTION OF
APN 055-234-010 &
APN 055-234-280
CITY OF MENLO PARK
SAN MATEO COUNTY, CA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°28'17"W	20.00'
L2	S23°01'35"W	6.80'
L3	S56°15'47"W	6.83'
L4	N33°46'03"W	13.50'
L5	N17°06'41"E	5.21'

LEGEND

- Property Line to Remain
- Monument Line
- Easement Line
- Original Lot Line
- New Property Line
- Property Line to Be Removed

LCC ENGINEERING & SURVEYING, INC.
930 Estudillo Street
Martinez, California 94553-1620
(925) 228-4218 Fax (925) 228-4638
www.lcc-inc.com

FEBRUARY 2021

LCC JOB No. 2021.008.00