



REGULAR MEETING AGENDA

Date: 3/27/2023
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 862 5880 9056 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting in-person at **Belle Haven Branch Library, 413 Ivy St.**, where the meeting will be shown live on a big screen using Zoom videoconference technology
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 862 5880 9056
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 862 5880 9056
Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
planning.commission@menlopark.gov*
Please include the agenda item number related to your comment.

*Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: 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 website menlopark.gov. 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.gov/agendas).

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. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. 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 from the December 5, 2022, Planning Commission meeting. ([Attachment](#))

E2. Architectural Control/Alex G Ross/120 Constitution Drive:
Consider and adopt a resolution to approve an architectural control permit to modify the exterior of an existing building in the R-MU-B (Residential Mixed Use District) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15301’s Class 1 exemption for existing facilities. The proposed changes include painting the street facing awning, removal of metal awnings and replacement with wood awnings, repainting the building, window changes and the addition of a new enclosed, uncovered patio. ([Staff Report #23-022-PC](#))

F. Public Hearing

F1. Use Permit/City of Menlo Park/100 Terminal Avenue:
Consider and adopt a resolution to deny a use permit to exceed the maximum nighttime noise limit of 50 dBA, measured at residential property lines, to accommodate electric pool heating equipment for the Menlo Park Community Campus located at 100 Terminal Avenue. **Continued from meeting of 2/2723.** ([Staff Report #23-023-PC](#))

F2. Use Permit/Gary McClure/1145 Hidden Oaks Drive:
Consider and adopt a resolution to approve a use permit to add to and remodel an existing nonconforming single-story, single-family residence in the R-1-S (Single-Family Suburban Residential) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15303’s Class 3 exemption for new construction or conversion of small structures. The proposed work would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period. ([Staff Report #23-024-PC](#))

F3. Architectural Control and Use Permits/Peninsula Innovation Partners, LLC/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court:
Consider and adopt a resolution to approve an architectural control review for buildings and publicly accessible open space site improvements associated with the approved Willow Village masterplan

development project. The masterplan, including the general plan amendment, rezoning and zoning map amendment, vesting tentative maps, conditional development permit, development agreement, and below market rate (BMR) housing agreements were approved by the City Council on December 6 and 13, 2022 and authorize up to 1.6 million square feet of office and accessory uses (with a maximum of 1.25 million square feet for office uses and the balance for accessory uses), up to 1,730 dwelling units (including 312 BMR units), up to 200,000 square feet of retail and restaurant uses, and an up to 193 room hotel. The architectural control reviews by the Planning Commission for conformance with the approved masterplan, entitlement documents, agreements, mitigation monitoring and reporting program from the environmental impact report, and the R-MU (residential mixed use) and O (Office) zoning districts is the next phase in the implementation of the Willow Village masterplan project. The requested actions are consistent with the environmental impact report prepared for the proposed project and certified by the City Council on December 6, 2022. ***Continued to a future meeting.***

G. Informational Items

- G1. 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: April 10, 2023
 - Regular Meeting: April 24, 2023

H. 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 before, 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.gov. 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.

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REGULAR MEETING DRAFT MINUTES

Date: 12/05/2022
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 871 4022 8110 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair DeCardy called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Chris DeCardy (Chair), Linh Dan Do, Henry Riggs, Jennifer Schindler, Michele Tate

Absent: Andrew Barnes, Cynthia Harris (Vice Chair)

Staff: Christine Begin, Planning Technician; Fahteen Khan, Associate Planner; Hugh Louch, Assistant Public Works Director – Transportation; Matt Pruter, Associate Planner; Corinna Sandmeier, Acting Principal Planner; Chris Turner, Associate Planner

C. Reports and Announcements

Acting Principal Planner Sandmeier said the City Council at its December 6, 2022, meeting would hear the Willow Village project.

D. Public Comment

None

E. Consent Calendar

E1. Approval of minutes from the September 12, 2022, Planning Commission meeting. (Attachment)

E2. Approval of minutes from the September 19, 2022, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Riggs/Do) to approve the Consent Calendar consisting of the minutes from the September 12 and 19, 2022 Planning Commission meetings; passes 3-0-2-2 with Commissioners Schindler and Tate abstaining and Commissioners Barnes and Harris absent.

F. Public Hearing

F1. Consider and adopt a resolution to approve a variance and use permit revision to a previously approved use permit to construct a new two-story residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district, at 6 Greenwood Place; determine this action is categorically exempt under CEQA Guidelines Section

15301's Class 1 exemption for existing facilities. The proposed project consists of construction of a new covered patio, which would increase building coverage above the previously approved building coverage and would be an exterior modification. The project requires a variance to exceed the maximum building coverage. ***Continued from the November 7, 2022 regular meeting.*** (Staff Report #22-064-PC)

Associate Planner Turner reported staff had no additions to the written staff report.

Chair DeCardy opened and closed the public hearing as no persons requested to speak.

The applicant did not choose to speak.

ACTION: Motion and second (Riggs/Tate) to adopt a resolution approving a variance and use permit revision to a previously approved use permit to construct a new two-story residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district, at 6 Greenwood Place and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities; passes 5-0-2 with Commissioners Barnes and Harris absent.

- F2. Consider and adopt a resolution to approve a use permit to construct a new attached accessory dwelling unit (ADU) with a front setback of one foot, six inches, where 20 feet is required, and a rear setback of three feet, where four feet is required in the R-1-U (Single Family Urban Residential) zoning district, at 598 Hamilton Avenue; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #22-065-PC)

Associate Planner Pruter reported staff had no additions to the written staff report.

The applicants did not choose to speak.

Chair DeCardy opened the public hearing.

Public Comment:

- Pam Jones, Menlo Park, expressed support of ADUs but concern with the project's reduced front setback request.

Chair DeCardy closed the public hearing.

Commissioner Riggs confirmed that Attachment C for this item was for a different address. Staff suggested continuing the item to return at the next meeting with the corrected attachment.

Commission discussion focused on a desire for ADUs conflicting with concerns about the request of the front setback at 18-inches.

Commissioner Riggs moved to continue to the December 12 regular meeting to allow staff to prepare findings for denial. Motion died for lack of a second.

ACTION: Motion and second (Riggs/Schindler) to continue the item with the following direction; passes 5-0-2 with Commissioners Barnes and Harris absent:

- Revise the proposed accessory dwelling unit (ADU) location to show a front setback of at least six feet, allowing for a potential front setback distance from the ADU to the edge of sidewalk of 12 feet.

F3. Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence 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, at 123 Dunsmuir Way; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction of small structures. The project includes an attached accessory dwelling unit (ADU) which is exempt from discretionary review.
(Staff Report #22-066-PC)

Planner Turner said staff had no additions to the written report.

Kyu Young Kim, ACS Architects, spoke on behalf of the project.

Chair DeCardy opened and closed the public hearing as no persons requested to speak.

ACTION: Motion and second (Schindler/Do) to adopt a resolution approving a use permit to demolish an existing single-story, single-family residence 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, at 123 Dunsmuir Way and determining that this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction of small structures; passes 5-0-2 with Commissioners Barnes and Harris absent.

F4. Consider and adopt a resolution recommending that the City Council adopt a resolution revising the use permit and architectural control approvals for the previously approved Menlo Uptown development project, which consists of 441 rental units and 42 for-sale condominium units and approximately 2,940 square feet of commercial space (for the project's community amenity) and is located at 141 Jefferson Drive, and 180-186 Constitution Drive, to allow for the potential removal of infrastructure investments at Willow Road and Bay Road from the project conditions of approval. This action is consistent with the project-level EIR certified by the City Council on September 14, 2021.
(Staff Report #22-067-PC)

Assistant Public Works Director-Transportation Hugh Louch presented the item.

Chair DeCardy opened and closed the public hearing as no persons requested to speak.

ACTION: Motion and second (DeCardy/Do) adopt a resolution recommending that the City Council adopt a resolution revising the use permit and architectural control approvals for the previously approved Menlo Uptown development project, which consists of 441 rental units and 42 for-sale condominium units and approximately 2,940 square feet of commercial space (for the project's community amenity) and is located at 141 Jefferson Drive, and 180-186 Constitution Drive, to allow for the potential removal of infrastructure investments at

Willow Road and Bay Road from the project conditions of approval with the following suggestion; passes 5-0-2 with Commissioners Barnes and Harris absent.

- Suggestion not to forget to look at the long list of improvements along Willow Road already in the master plan.

Chair DeCardy recessed the meeting for a short break.

Chair DeCardy reconvened the meeting at 8:46 p.m.

- F5. Consider and adopt a resolution to approve a use permit and architectural control to allow comprehensive exterior modifications to an existing multi-tenant commercial building and to allow a change of use from a salon, tutoring service, and vacant suite to a yoga and wellness studio and a café, on a parcel with substandard parking, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, at 605 Cambridge. The proposal also includes a use permit request to allow outdoor seating associated with the proposed café. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #22-068-PC)

Assistant Planner Fahteen Khan noted a correction that 20 parking spaces was the regulation requirement and not 16 as stated on page 2 of the staff report.

Chair DeCardy opened and closed the public hearing as no persons requested to speak.

The Commission suggested potential treatment for the existing brick façade.

Chair DeCardy moved to approve as recommended. Commissioner Riggs said he would second to include guidance to have a vine planting on the brick façade as part of the architectural control review.

Discussion ensued on allowing the applicants to do some type of treatment to the brick façade.

Camden Santo, Square Three Architects, and Anh Cohn, property owner, indicated support to have the option to do some type of treatment to the brick façade working with staff.

ACTION: Motion and second (DeCardy/Riggs) to adopt a resolution to approve a use permit and architectural control to allow comprehensive exterior modifications to an existing multi-tenant commercial building and to allow a change of use from a salon, tutoring service, and vacant suite to a yoga and wellness studio and a café, on a parcel with substandard parking, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, at 605 Cambridge; and a use permit request to allow outdoor seating associated with the proposed café, and to determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities; passes 5-0-2 with Commissioners Barnes and Harris absent.

- F6. Consider and adopt a resolution to approve a request for architectural control for exterior modifications to an existing commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district and a use permit for outdoor seating, at 772-780 Santa Cruz Avenue and 1110 Crane Street. The request includes modifications to the Santa Cruz Avenue, Crane Street, and Ryan's Lane façades. The proposal also includes a request for a use permit to allow outdoor seating along the Crane Street frontage for a proposed restaurant at 772-780 Santa Cruz Avenue. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #22-069-PC)

Planner Pruter said a comment was received earlier in the day that was circulated to Commissioners and added to the online agenda regarding a care facility near the subject property.

Kristin Murray-Ralston introduced her colleague Courtland Ogren and herself as the project applicants and spoke on behalf of the project.

Chair DeCardy opened the public hearing.

Public Comment:

- Dorothy Jannink, 1110 Crane Street Salon, supported the project but had concerns about the project's impacts on her business and requested more communication from the applicant, property manager and city.

Chair DeCardy closed the public hearing.

The Commission clarified the outdoor seating request and suggested the applicant communicate more with adjacent neighbors as the project progressed.

ACTION: Motion and second (Do/Schindler) to adopt a resolution to approve a request for architectural control for exterior modifications to an existing commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district and a use permit for outdoor seating, at 772-780 Santa Cruz Avenue and 1110 Crane Street including modifications to the Santa Cruz Avenue, Crane Street, and Ryan's Lane façades, and a use permit to allow outdoor seating along the Crane Street frontage for a proposed restaurant at 772-780 Santa Cruz Avenue, and determining this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities; passes 5-0-2 with Commissioners Barnes and Harris absent.

- F7. Consider and adopt a resolution recommending that the City Council adopt a resolution approving a request for a two-year extension of a vesting tentative map to merge the existing SP-ECR/D (El Camino Real/Downtown Specific Plan) lots, abandon a portion of Alto Lane, and create a two-lot subdivision for condominium purposes, with 12 residential units, one restaurant space and no more than three retail spaces on one lot in the SP-

ECR/D zoning district, at 201 El Camino Real, and two townhouses on the second lot in the R-3 (Apartment) zoning district, at 612 Cambridge Avenue. The request is associated with a previously approved project containing a new three-story mixed use building with a below-ground parking lot, and two detached townhouses. This action is consistent with the Initial Study/Mitigated Negative Declaration adopted for this project by the City Council on October 27, 2020. (Staff Report #22-070-PC)

Planner Pruter said staff had no additions to the written report.

Stuart Welte, EID Architects, spoke on behalf of the project.

Chair DeCardy opened and closed the public hearing as no persons requested to speak.

ACTION: Motion and second (Riggs/Schindler) to adopt a resolution recommending that the City Council adopt a resolution approving a request for a two-year extension of a vesting tentative map to merge the existing SP-ECR/D (El Camino Real/Downtown Specific Plan) lots, abandon a portion of Alto Lane, and create a two-lot subdivision for condominium purposes, with 12 residential units, one restaurant space and no more than three retail spaces on one lot in the SP-ECR/D zoning district, at 201 El Camino Real, and two townhouses on the second lot in the R-3 (Apartment) zoning district, at 612 Cambridge Avenue; passes 5-0-2 with Commissioners Barnes and Harris absent.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: December 12, 2022

Planner Sandmeier said the December 12 agenda would have the 123 Independence Drive project EIR scoping session and study session, the Parkline project EIR scoping and study session, and one other project.

- Regular Meeting: January 9, 2023

H. Adjournment

Chair DeCardy adjourned the meeting at 9:48 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date:

3/27/2023

Staff Report Number:

23-022-PC

Consent Calendar:

Consider and adopt a resolution to approve an Architectural Control permit to modify the exterior of an existing building in the R-MU-B (Residential Mixed Use District) zoning district, at 120 Constitution Drive

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving an architectural control request to modify the exterior of an existing office building in the R-MU-B (Residential Mixed Use District) zoning district, at 120 Constitution Drive. The proposed changes include painting the street facing awning, removal of metal awnings and replacement with wood awnings, repainting the building, window changes and the addition of a new enclosed, uncovered patio. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located in the Bayfront area and is developed with a single-story office building with a mezzanine and a 66-stall surface parking lot. The office building was originally constructed around 1964 as a warehouse and converted to office use around 1978.

Using Constitution Drive in the east-west orientation, the subject property is located at the southern side of the street. The subject property, along with neighboring developments along the southern side of Constitution Drive, is located in the R-MU-B (Residential Mixed Use District) zoning district.

The subject site is surrounded by a number of newer projects such as Menlo Portal, an under-construction residential/office mixed-use project, and completed projects including Hotel Nia and several offices for Facebook/Meta. A location map is included as Attachment B.

Analysis

Project description

The applicant is requesting changes including painting the street facing awning, removal of metal awnings and replacement with wood awnings, repainting the building, window changes and the addition of a new enclosed, uncovered patio. The project plans and the applicant's project description letter are included as Exhibits A and B to Attachment A, respectively.

The proposed enclosed, uncovered patio would require the removal of six parking stalls. The R-MU-B zoning district requires a minimum of two spaces per 1,000 square feet and a maximum of three per 1,000 square feet, or 48-72 spaces based on the building area of 23,743 square feet. The applicant is proposing to retain 60 spaces, of which 51 are standard stalls, three are accessible stalls, and six are EV (Electric Vehicle) stalls.

The applicant is proposing new design elements for the façade which include a new self-supported replacement entrance awning on the east elevation and a corner, full-height accent element where the east and north elevations meet.

Additionally, the applicant is proposing two alternative design elements which they would like to construct pending the final cost of construction. One alternative design element consists of a continuous blade awning along the east elevation above the mezzanine windows and the second consists of additional lighting elements at the front and side entry areas.

Minor site upgrades for ADA access and parking upgrades, minor facade modifications for accessible replacement doors, interior remodel, and new finishes throughout were previously approved as part of BLD2022-02477 and would be constructed concurrently with the architectural control proposal. No increase of building area or change of use was proposed or approved through the building permit.

Design and materials

The proposed project would include a new uncovered patio enclosed by a fence constructed of ipe fence panels with a steel, laser-cut egress gate. The proposed design elements would include ipe wood for the new self-supported entrance awning and rustic metal siding for the corner design element. The applicant is proposing to repaint the entire building in a medium gray. Staff believes these changes would be consistent with the aesthetic of the surrounding buildings and would provide a cohesive update for the subject property.

Per Municipal Code 16.45.130, the R-MU-B zoning district requires bird-friendly glazing. For the two replacement windows, the applicant has specified a custom film of one half-inch-diameter light gray marker dots in the shape of a ball and hook to meet the bird-friendly glazing requirement.

Trees and landscaping

An arborist report was not included in this application and the City Arborist confirmed that no heritage trees are located on or near this parcel. No trees are proposed for removal as part of this application.

As part of a previously approved building application (BLD2022-02477), several non-heritage cypress trees were removed along the east façade of the project. Additionally, two parking spaces are approved to be removed to facilitate required ADA upgrades to the side entrance and will be replaced with landscaped islands.

Correspondence

Due to the surrounding properties being generally office in nature, the applicant has elected not to conduct community outreach as part of this application. As of the writing of this report, staff has not received any correspondence on the proposed project.

Conclusion

Staff believes that the scale, materials, and proposed design of the patio and architectural elements would be compatible with the existing office development and surrounding buildings. 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 1 (Section 15301, "Existing Facilities") 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. Draft Planning Commission Resolution of Approval Adopting Findings for project Architectural Control Permit, including Project Conditions of Approval
 - Exhibits to Attachment A
 - a. Project Plans
 - b. Project Description Letter

c. Conditions of Approval
B. Location Map

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 Community Development.

Exhibits to be provided at meeting

None

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING AN ARCHITECTURAL CONTROL PERMIT TO MODIFY THE EXTERIOR OF AN EXISTING BUILDING IN THE R-MU-B (RESIDENTIAL MIXED USE DISTRICT) ZONING DISTRICT. THE PROPOSED CHANGES INCLUDE PAINTING THE STREET FACING AWNING, REMOVAL OF METAL AWNINGS AND REPLACEMENT WITH WOOD AWNINGS, REPAINTING THE BUILDING, WINDOW CHANGES AND THE ADDITION OF A NEW ENCLOSED, UNCOVERED PATIO.

WHEREAS, the City of Menlo Park (“City”) received an application requesting architectural control review permit to modify the exterior of an existing office building, including painting the street facing awning, removal of metal awnings and replacement with wood awnings, repainting the building, window changes and the addition of a new enclosed, uncovered patio in the R-MU-B (Residential Mixed Use District) zoning district (collectively, the “Project”) from Alex Ross (“Applicant”), on behalf of the Agent Marian Selvaggio (“Agent”), located at 120 Constitution Drive (APN 055-236-290) (“Property”). The Architectural Control permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Residential Mixed Use (R-MU-B) district. The R-MU-B district supports high-density housing and administrative/office uses, which supports a variety of uses including personal services, business and professional offices and residential uses; and

WHEREAS, the findings and conditions for the architectural control would ensure that all City requirements are applied consistently and correctly as part of the project’s implementation; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on March 27, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the architectural control permit.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Architectural Control Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the architectural control permit for the modifications to the exterior of an existing building is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the structure is in keeping with the character of the neighborhood; in that, the Project is designed in a modern architectural style consistent with the newer construction of the surrounding neighborhood.
2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that, the project consists of exterior modifications consistent with the existing building, as permitted by the Municipal Code.
3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the project consists of exterior modifications consistent with the Municipal Code. The proposed materials and colors used will be compatible with the appearance of the existing neighboring buildings. Therefore, the Project would not impair the desirability of investment or occupation in the neighborhood.
4. That the development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking; in that parking is provided consistent with the Municipal Code.
5. That the development is consistent with any applicable specific plan; in that, the project is not located within a specific plan area. However, the project is consistent with all applicable codes, ordinances, and requirements outlined in the City of Menlo Park Municipal Code.

Section 4. Architectural Control Permit. The Planning Commission hereby approves the Architectural Control Permit, No. PLN2022-00063, which Architectural Control is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Architectural Control is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 5. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines

Section 6. 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, Principal Planner and Planning Commission Liaison of the City of Menlo Park, 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 March 27, 2023, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this March 27, 2023

Corinna Sandmeier
Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

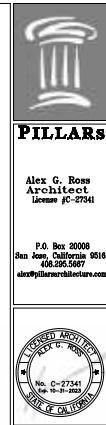
- A. Project Plans
- B. Project Description Letter
- C. Conditions of Approval



RUDOLPH AND SLETTEN HEADQUARTERS

Planning Review

120 CONSTITUTION DRIVE
MENLO PARK, CA 94025



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alex@pillarsarchitect.com



SCOPE OF WORK:

- GENERAL:**
- Exterior facade modifications and new outdoor patio area.
 - All site elements and building elements meet ADA and have been upgraded with Permit No. BLD2022-02477.
 - Green infrastructure has been brought up to city standards with Permit No. BLD2022-05472.
- SI:**
- Installation of new 1.268 sq.ft. patio area over existing parking lot.
 - Installation of new fence and egress gate around new patio area.
 - Install new outside exhaust (no ahj).
 - Reconfigure parking areas as needed by new work.
 - Alternative design element to be installed at canopy option for new on-site lighting at front and side entry areas.
- ELEVATIONS:**
- Installation of new corner full height facade accent element.
 - Update finishes at front entry canopy element.
 - Install address numbers on building front elevation.
 - Install new canopy entry element of side entrance.
 - Enlarge window openings by lowering sill to finished floor of two locations (opening width to remain unchanged).
 - Alternative design element to be installed at canopy option for new continuous block canopy at East elevation.
- INTERIORS:**
- No interior work proposed.

CODE REVIEW:

GENERAL	EXISTING	ALLOWED	PROPOSED
SITE ADDRESS:	120 CONSTITUTION DRIVE		
A.P.N.:	055-25-0290		
SITE AREA:	1.16 ACRES (50,306 Sq. Ft.)		
ZONING:	R - M1 - B		
TYPE OF CONSTRUCTION:	IN	---	VE, NON-SEPARATED, NO CHANGE
OCCUPANCIES:	8, 4-3	---	8, 4-3, NO CHANGE
SPRINKLERS:	YES	---	NO CHANGE
NUMBER OF STORIES:	1 + MEZZANINE	---	NO CHANGE
BUILDING HEIGHT:	20'-0"	35'-0"	NO CHANGE
BUILDING AREA:	23,743 sq. ft.	---	NO CHANGE
MEZZANINE FLOOR:	1,173 sq. ft. SEE ALLOWABLE AREAS	---	
1st FLOOR OFFICE:	15,201 sq. ft.	---	
MEZZANINE FLOOR OFFICE:	5,369 sq. ft.	---	
DETACHED BUILDING AREA (FENCE ENCLOSURE):	235 sq. ft.	---	NO CHANGE
BUILDING COVERAGE:	18,609 sq. ft. (37%)	---	NO CHANGE
BUILDING FAR:	23,978 sq. ft. (48%)	15% TO 25%	NO CHANGE
BUILDING FOOT:	N.A.	N.A.	NO CHANGE
SETRACKS:			
FRONT SETRACK (SOUTH):	20'-0"	---	NO CHANGE
REAR SETRACK (NORTH):	11'-8"	---	NO CHANGE
SIDE SETRACK, INTERIOR LOT (EAST):	100'-0"	---	NO CHANGE
SIDE SETRACK, INTERIOR LOT (WEST):	10'-0"	---	NO CHANGE
PARKING:	SEE A-1 & A-11		
PERMIT HISTORY:	Permit No. BLD2022-02477		

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- C-4 STREETLIGHT PHOTOMETRIC ANALYSIS A
- C-4-1 STREETLIGHT PHOTOMETRIC ANALYSIS B
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PROJECT DIRECTORY:

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ASSESSORS PARCEL MAP 1" = 300'-0"



VICINITY MAP 1" = 200'-0"



This Sheet
 Rudolph & Sletten Headquarters, Phase II
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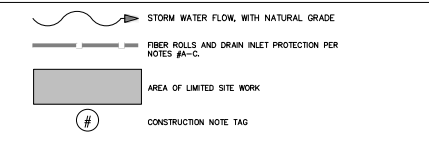
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 Revisions:

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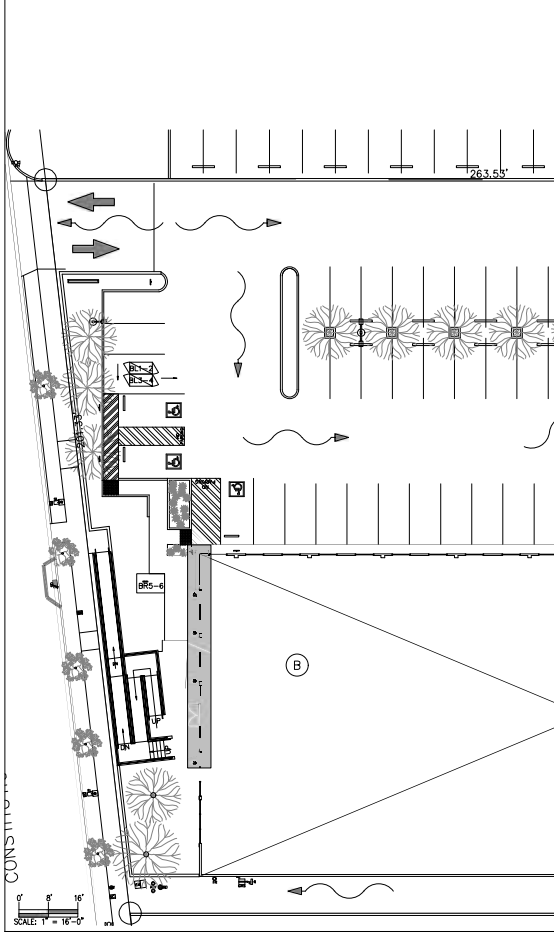
A-0

- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENuded AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMITS) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS: (SEE BELOW PLAN FOR LOCATIONS)
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR RUN OVER.
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED. SEE A-0.2 FOR ADDITIONAL GUIDANCE.
- EROSION CONTROL, POINT OF CONTACT:

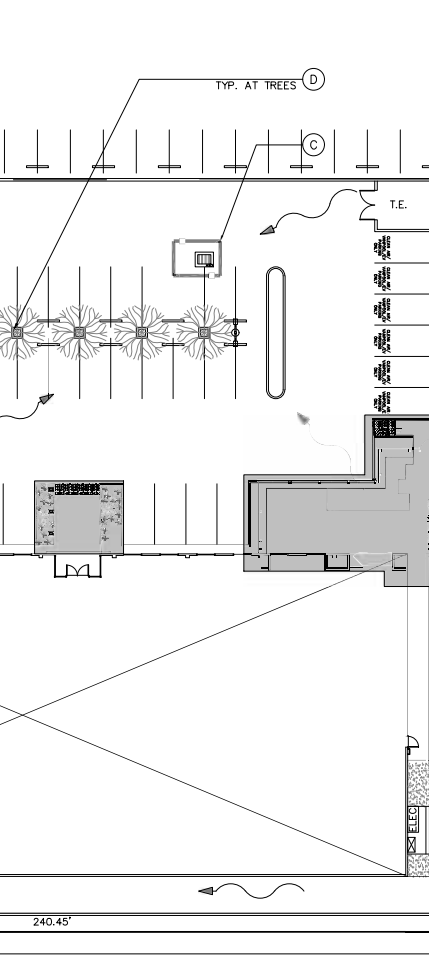


COUNTY OF SAN MATEO BMP GENERAL NOTES

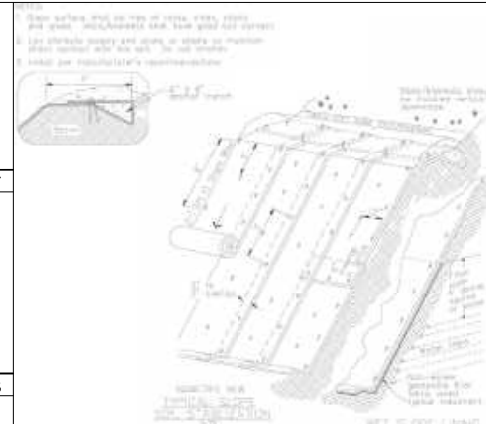
10 EROSION CONTROL CONSTRUCTION NOTES



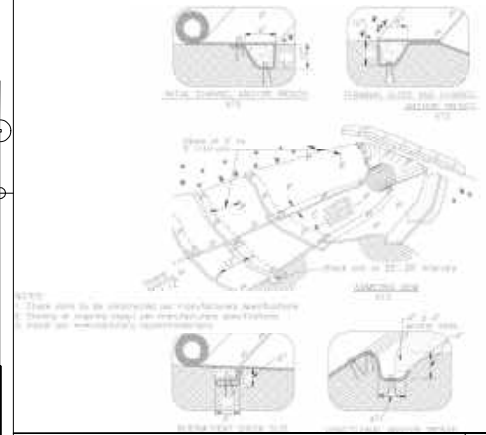
EROSION CONTROL PLAN



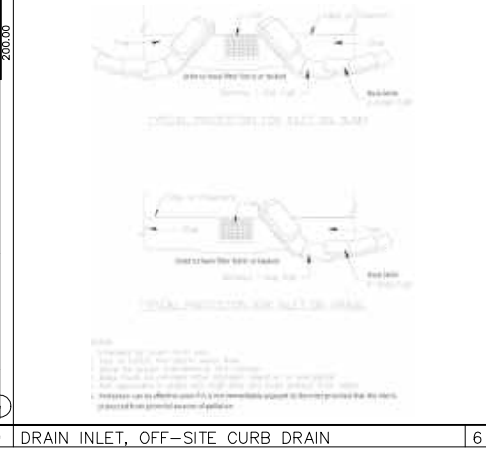
DRAIN INLET, OFF-SITE CURB DRAIN



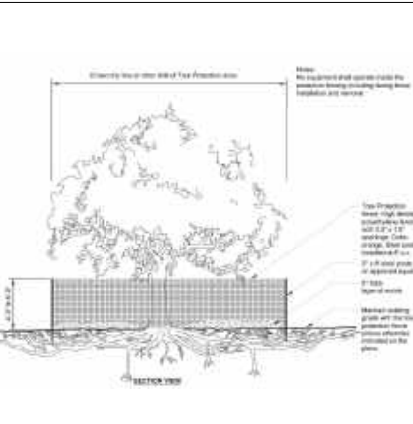
DRAIN INLET, ON-SITE



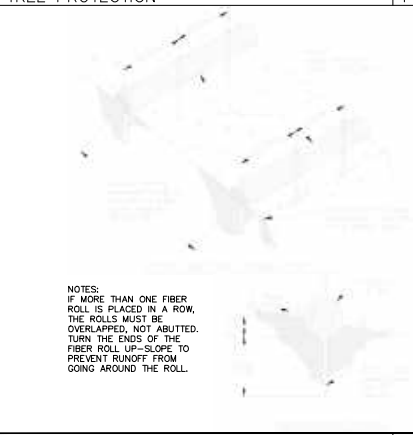
FIBER ROLLS



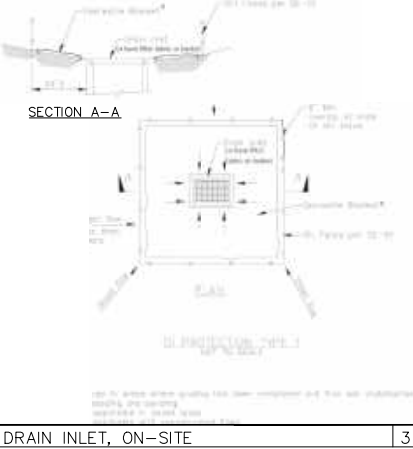
TREE PROTECTION



GEOTEXTILES & MATS



SECTION A-A



SECTION A-A



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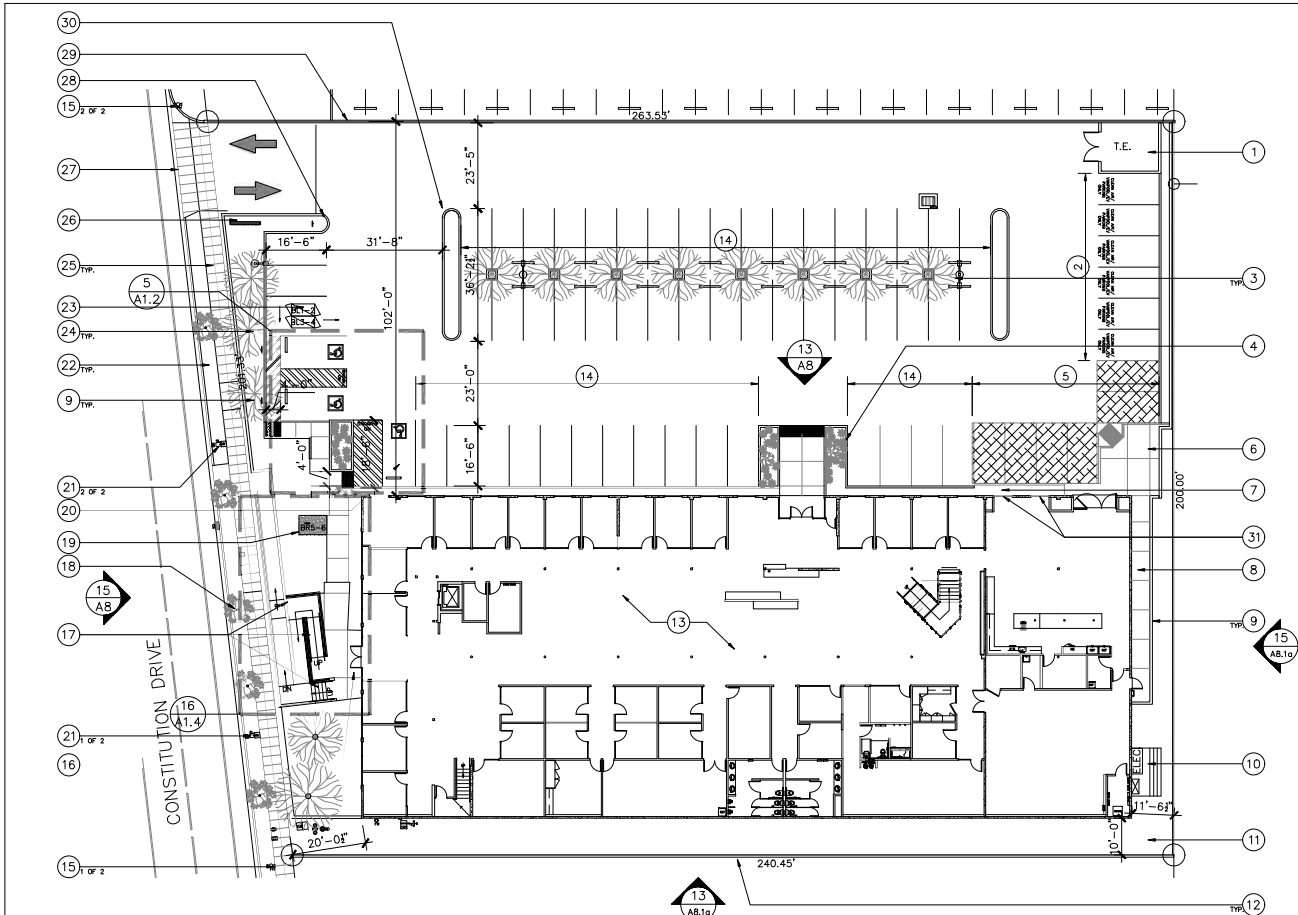
Errosion Control Plan

These drawings are the sole responsibility of the project designer. The user has been provided a representation of the project as it was intended to be constructed. The user is responsible for verifying the accuracy of the information provided and for obtaining all necessary permits and approvals. The user is responsible for obtaining all necessary permits and approvals. The user is responsible for obtaining all necessary permits and approvals.

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Revision	Date
1	11.01.22

Sheet Number:
A-0.4



1 EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"
 REF. NORTH

GENERAL PARKING NOTES:
GENERAL REQUIREMENTS FOR PARKING FOR THE DISABLED
 1. THERE ARE A TOTAL OF 3 DISABLED PARKING SPACE(S) PROPOSED, SEE A-1.1.
 2. PHYSICALLY HANDICAPPED PARKING SPACES SHALL BE LOCATED AS NEAR AS PRACTICAL TO A PRIMARY ENTRANCE.
 3. SPACES SHALL BE SO LOCATED THAT PERSONS W/ DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.
 4. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96" WIDE MINIMUM AND SHALL BE DESIGNATED VAN ACCESSIBLE WITH A SIGN, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
 5. THE MINIMUM LENGTH OF EACH PARKING SPACE SHALL BE 18'.
 6. EACH SPACE SHALL BE 14' WIDE AND OUTLINED TO PROVIDE A 9' PARKING AREA AND A 5' LOADING AND UNLOADING AREA. WHERE A SINGLE DISABLED PARKING STALL IS PROVIDED, THE LOADING AND UNLOADING AREA SHALL BE LOCATED ON THE PASSENGER SIDE OF THE VEHICLE. DOUBLE SPACES SHALL BE 23' WIDE.
 7. EACH PARKING SPACE REQUIRED FOR THE DISABLED SHALL BE IDENTIFIED BY A PERMANENTLY POSTED REFLECTORIZED PARKING SPACE IDENTIFICATION SIGN, MOUNTED AND CENTERED 80" ABOVE THE PARKING SURFACE AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND IS 70 SQ. INCHES IN AREA.
 8. A SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL AND SPACE. THE SIGN SHALL BE NOT LESS THAN 17" X 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____."
 9. IN ADDITION TO THE ABOVE SIGNAGE REQUIREMENTS, THE SURFACE OF EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:
 A. BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHEELCHAIR WITH OCCUPANT.

B. BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENCROACHMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36" HIGH BY 36" WIDE.
 10. THE MAXIMUM SLOPE OF THE PARKING SPACE SURFACE IN ANY DIRECTION SHALL NOT EXCEED 1/4" PER FOOT.
 11. PER CBC 11B-502.3.3, "ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCH LINES [45 DEGREES] A MAXIMUM OF 36" ON CENTER IN A COLOR CONTRASTING WITH THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS NO PARKING SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE, IN WHITE LETTERS A MIN. OF 12" IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MIN. REQ. LENGTH."
 12. ALL PARKING LINES SHALL BE 4" IN WIDTH, INCLUDING BUT NOT LIMITED TO PERIMETER BORDERS, HATCH LINES AND PARKING SPACE DELINEATIONS.
GENERAL REQUIREMENTS FOR PARKING:
 1. EVV VEHICLE PARKING SPACES SHALL BE PROVIDED WITH SURFACE MARKINGS STATING "EV CHARGING ONLY" IN LETTERS 12" HIGH MIN. THE CENTERLINE OF THE TEXT SHALL BE A MAX. OF 6" FROM THE CENTERLINE OF THE VEHICLE SPACE AND ITS LOWER CORNER AT OR LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE LENGTH.
 2. WHERE PROVIDED EVCS IDENTIFICATION SIGNS SHALL BE PROVIDED IN COMPLIANCE WITH SEC. 11B-812.B.

LEGEND:

	FIRE HYDRANT		STORM DRAIN
	ON-SITE PARKING LOT LIGHTING		PARKING LOT STORM DRAIN INLET
	OFF-SITE STREET LIGHTING		GAS METER
	ELECTRICAL METER/MAIN		EXISTING CONIFER TREE TO REMAIN, PROTECT PER 16/A-1.3
	WATER METER (3 TYPES)		EXISTING STREET TREE TO REMAIN.
	SANITARY SEWER CHRISTY BOX		REMOVE (E) HARDSCAPE & PREPARE FOR (N) LANDSCAPE AND PAD, SEE A-1.1 FOR ADDITIONAL INFO.
	PIV STATION		
	FIRE RISER		

CONSTRUCTION NOTES: #
DEMOLITION & EXISTING SITE CONSTRUCTION NOTES:
 1. EXISTING 235 SQUARE FOOT COVERED TRASH ENCLOSURE, PAINT.
 2. EXISTING EV READY PARKING TO REMAIN, NO WORK. PER CA. GREEN BUILDING STANDARDS 5.106.5.2. (6) "CLEAN AIR VEHICLE PARKING SPACES" WILL BE REQUIRED AS PART OF THE CITY REQUIRED MINIMUM PARKING. PAINT "CLEAN AIR/ VANPOOL/EV" USING THE SAME PAINT AS THE PARKING SPACE STRIPING. (51-75 PARKING SPACES = 4 CLEAN AIR PARKING SPACES) FOR A TOTAL OF 6 STALLS.
 3. EXISTING SITE LIGHTING STANDARDS TO REMAIN.
 4. EXISTING SIDE ENTRY, NO WORK.
 5. DEMO EXISTING AC AND PREP. FOR NEW CODE COMPLIANT EGRESS LANDING AND LANDSCAPE ISLANDS. SEE A-1.1 FOR ADDITIONAL INFORMATION. TOTAL OF 6 PARKING STALLS TO BE REMOVED.
 6. DEMO EXISTING NON-COMPLIANT LANDING & CURB RAMP AND PREP. FOR NEW CODE COMPLIANT EGRESS LANDING AND LANDSCAPE ISLANDS. SEE A-1.1 FOR ADDITIONAL INFORMATION.
 7. REMOVE EXISTING LANDSCAPE BUFFER AND PREP. FOR NEW PATIO AREA. SEE A-1.1 FOR ADDITIONAL INFORMATION.
 8. EXISTING EGRESS WALKWAY TO REMAIN.
 9. EXISTING FLOOD WALL TO REMAIN, NO WORK.
 10. EXISTING ELECTRICAL METER AND BUILDING ELECTRICAL MAIN TO REMAIN. NO WORK.
 11. UNDEVELOPED SIDE YARD TO REMAIN, NO WORK.
 12. EXISTING ZERO PROPERTY LINE RETAINING WALL TO REMAIN, NO WORK.
 13. NO INTERIOR WORK PROPOSED FOR THIS PROJECT, SEE A-2.
 14. EXISTING PARKING LOT STRIPING TO REMAIN.
 15. EXISTING OFF-SITE FIRE WALKWAY TO REMAIN, TOTAL OF 2.
 16. EXISTING ENTRY LANDING AND WALKWAY TO REMAIN, NO WORK.
 17. EXISTING RAMP AND STAIR SYSTEM, SEE 16/A-1.4 FOR ADDITIONAL INFORMATION.
 18. EXISTING STREET TREE TO REMAIN.
 19. EXISTING BIKE RACK PAD TO REMAIN. RACKS MUST BE CAPABLE OF LOCKING BOTH THE WHEELS AND THE FRAME OF THE BICYCLE AND OF SUPPORTING BICYCLES IN AN UPRIGHT POSITION. 2 SPACES TOTAL REQUIRED, 2 PROVIDED WITH ONE RACK.
 20. EXISTING ACCESSIBLE PARKING TO REMAIN, SEE 5/A-1.2.
 21. EXISTING STREET LIGHT TO REMAIN, TOTAL OF 2 LOCATIONS.
 22. EXISTING OFF-SITE LANDSCAPE PLANTING STRIP TO REMAIN, NO WORK.
 23. EXISTING LONG TERM BICYCLE LOCKERS, BY CYCLE SAFE OR EQUAL BIKE LOCKERS, FULLY ENCLOSED W/ LOCKING ACCESS DOOR. 2 LOCKERS TOTAL WITH 4 BIKE TOTAL CAPACITY.
 24. PROTECT TREE AS NEEDED. SEE 16/A-1.3 FOR ADDITIONAL INFORMATION.
 25. EXISTING CITY SIDEWALK TO REMAIN, NO WORK.
 26. EXISTING MONUMENT SIGN. NO WORK, ALL SIGNAGE BY SEPARATE PERMIT.
 27. EXISTING DRIVEWAY APRON TO REMAIN, NO WORK.
 28. EXISTING ACCESSIBLE TOW SIGNAGE, SEE 8/A-1.2. TOTAL OF 1 LOCATION. SEE GENERAL REQUIREMENTS FOR PARKING FOR THE DISABLED #8.
 29. EXISTING BLOCK FENCE FLOOD WALL AT PROPERTY LINE TO REMAIN, NO WORK.
 30. EXISTING PARKING ISLAND, NO WORK.
 31. REMOVE EXISTING WINDOWS AND LOWER SILL LEVEL TO EXISTING F.F. TOTAL OF 2 LOCATIONS.
GENERAL SITE NOTES:
 A. SEE SHEET A-1.1 FOR PROPOSED WORK @ SITE.

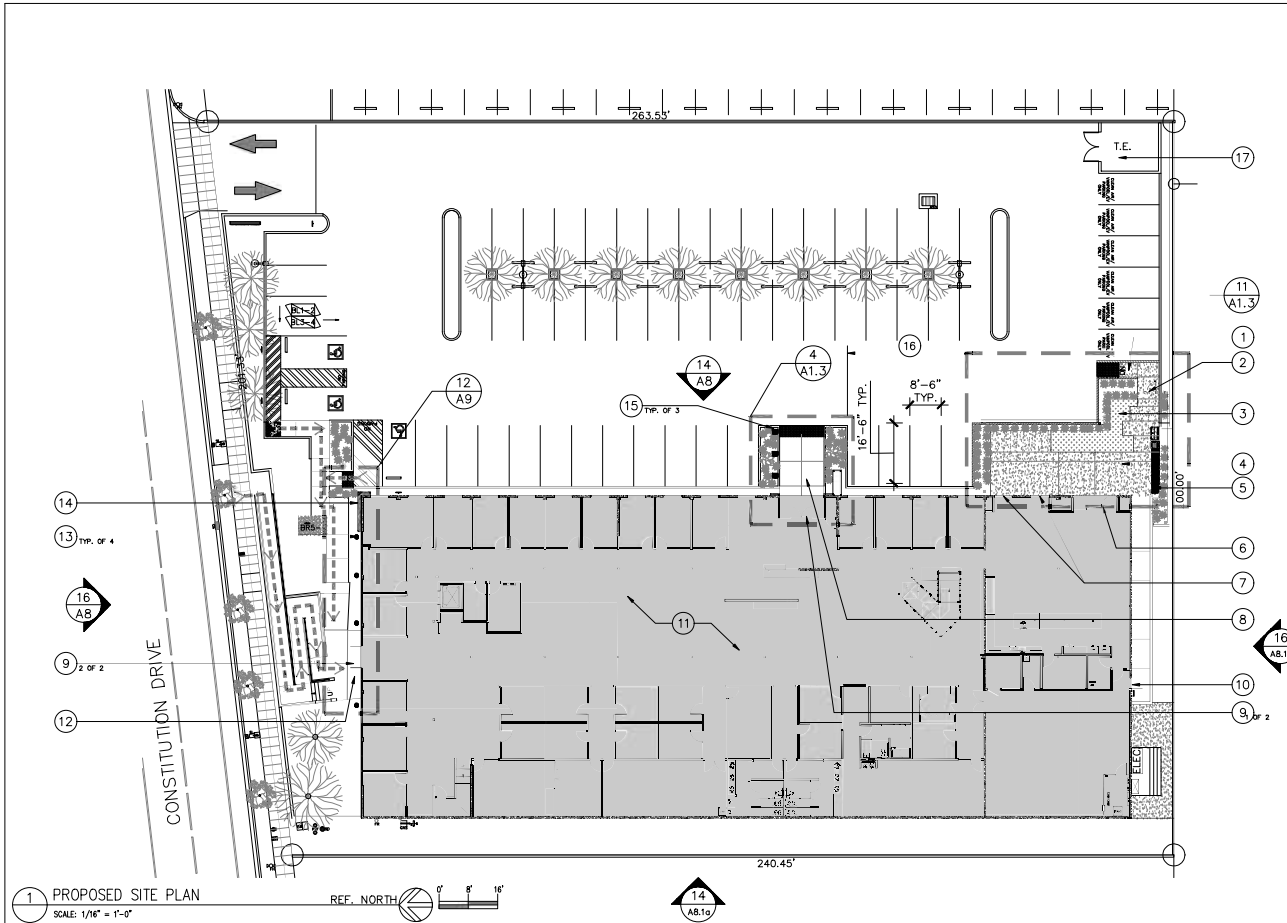
ACCESSIBILITY NOTES:
GENERAL:
 1. AS REQUIRED BY THE CBC SECTION 11B-202.4 THE EXISTING ACCESSIBLE ROUTES OF TRAVEL, PARKING SPACES, ENTRANCE, AND SITE SIGNS ARE TO BE IN COMPLIANCE WITH THE CURRENT CODE.
 2. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY ON OR ADJACENT TO BUILDING ENTRANCE. THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.
CURB RAMPS:
 1. CURB RAMPS SHALL BE LOCATED WHEREVER THE PEDESTRIAN PATH CROSSES THE CURB.
 2. THE CURB RAMP SHALL BE 48" MINIMUM IN WIDTH WITH A MAXIMUM SLOPE OF 1 IN 12 IN THE DIRECTION OF TRAVEL. THE FLARED SIDES SHALL HAVE A MAXIMUM SLOPE OF 1 IN 10.
 3. THE RAMP MAY NOT ENDOURCH INTO THE UNLOADING ZONE.
 4. A LEVEL LANDING 48" MINIMUM IN DEPTH IS REQUIRED AT THE TOP OF THE RAMP FOR THE ENTIRE RAMP WIDTH.
 5. IF NO LANDING IS PROVIDED, THE SLOPE OF FLARED SIDES SHALL NOT EXCEED 1 IN 12.
 6. THE SURFACE IS TO BE SLIP-RESISTANT.
 7. BORDER MARKINGS SHALL BE 12" WIDE OF 1/4" X 1/4" GROOVES, 3/4" APART, LOCATED AT TOP AND SIDES.
 8. THERE MUST BE DETECTABLE WARNINGS.
WALKS AND SIDEWALKS:
 1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" IN WIDTH. (36" SERVING INDIVIDUAL UNITS.)
 2. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5% GRADIENT), IT SHALL COMPLY WITH THE UBC PROVISIONS FOR PEDESTRIAN RAMPS.
STAIRS:
 1. ALL STAIRS LOCATED ON SITE SHALL COMPLY W/ CHAPTER 10 & 11B OF THE '19 CBC.
 2. DETECTABLE WARNING ARE PROVIDED @ TOP & BOTTOM RISERS (DETECTABLE WARNING STRIPS ON ALL EXTERIOR TREADS).
 3. 34" TO 36" HT HANDRAILS, 1 1/2" DIAMETER W/ MIN 1 1/2" CLEARANCE FROM ADJACENT SURFACES.
 4. ALL RISERS ARE BTWN 6" & 7" WITH MIN OF 11" RUNNERS.
 5. ALL LANDINGS ARE WITHIN ACCEPTABLE DIMENSIONS (MIN 48") WITH COMPLIANT HANDRAIL EXTENSIONS (12" @ TOP OF LANDING & 24" @ BOTTOM).

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11/01/22
 AS SHOWN
 Drawn by: AGR
 Job No.: 21046
 Revisions

Sheet Number:
 A-1



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

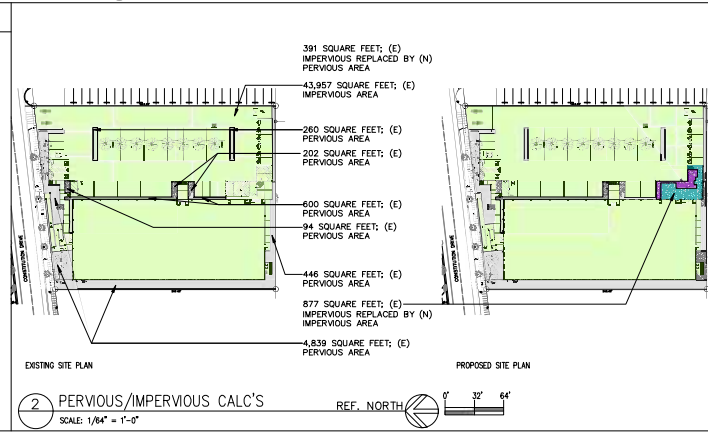
PARKING BREAKDOWN:

OCCUPIED BLDG AREA:	23,743 Sq. Ft. (ALTERED SPACE = 8,911 Sq. Ft.)
ZONE:	R-MU-B
USE:	GENERAL OFFICE (100%)
PARKING RATIO:	MIN. 2:1,000 PER Sq. Ft.; MAX. 3:1,000 PER Sq. Ft. (Table 16.45.080, MPMC)
EV RATIO:	4:51-75 STALLS (PER CALGREEN, TABLE 5.106.5.3.3)
PARKING REQUIRED:	48-72 SPACES
PARKING EXISTING:	66 SPACES
PARKING PROVIDED:	60 SPACES*
STANDARD:	51 SPACES (8'-6"x16'-6")
HANDICAP:	03 SPACES (2-STD, 1 VAN)
EV PARKING:	06 SPACES (6 STD)

* 6 STANDARD PARKING SPACES HAVE BEEN REMOVED FOR NEW PATIO AREA.

BICYCLE PARKING REQ.:

RATIO:	1:5,000 Sq. Ft. (MIN 2 SPACES, 80% LONG TERM & 20% SHORT TERM)
REQUIRED:	05
PROVIDED:	06
SHORT TERM:	02 (20% OF REQ.)
LONG TERM:	04 (80% REQ.)



LEGEND:

[Symbol]	EXISTING BUILDING, NO BUILDING EXPANSION OR INTERIOR WORK PROPOSED, SEE A-2	[Symbol]	NEW CURB, SEE 1 THRU 4/A-1.3
[Symbol]	(N) CONCRETE PAD, SEE DET. 1/A-1.3	[Symbol]	ACCESSIBLE PATH OF TRAVEL, SLOPE NTE 5% AND CROSS SLOPE NTE 2% EXCEPT AT COMPLIANT RAMPS
[Symbol]	(N) SYNTHETIC TURF GROUND COVER	[Symbol]	FIXTURE A: ILLUMINATED COLUMN, HESS SIERRA 4000G, TOTAL OF 4 #SE4000G-LED-WW-UNV-13-DB-DIM-EFBC
[Symbol]	(E) CRUSHED GRANITE BIKE PAD	[Symbol]	FIXTURE B: ILLUMINATE BOLLARD, BEGA LED BOLLARD, TOTAL OF 3 88 062-K35-BRZ
[Symbol]	GENERAL PROPOSED LANDSCAPING, PLANTING TBD		

- CONSTRUCTION NOTES: (#)**
- CONSTRUCTION NOTES FOR PROPOSED WORK:**
- NEW CURB RAMP, SEE 12/A-1.3.
 - NEW GATE WITH PANIC HARDWARE, SEE 12/A-8.2.
 - NEW SYNTHETIC TURF, SEE 11/A-1.3 FOR ADDITIONAL INFORMATION.
 - NEW EGRESS PAD WITH LANDSCAPE ACCENTS, SEE 11/A-1.3.
 - NEW EXTERIOR CABINET, SEE 11/A-8.1.
 - EXISTING STOREFRONT DOOR.
 - EXISTING WINDOWS TO BE DROPPED TO F.F., SEE 8/A-8. TOTAL OF 2 LOCATIONS. ALL OTHER WINDOWS AND DOORS ARE TO REMAIN.
 - EXISTING ENTRY PAD WITH NEW AWNING, SEE 4/A-1.3 AND 6/A-9.1.
 - EXISTING STOREFRONT DOORS, NO WORK. TOTAL OF 2 LOCATIONS.
 - EXISTING SIDE EGRESS DOOR TO REMAIN, NO WORK.
 - NO WORK AT INTERIORS SEE A-2 FOR ADDITIONAL INFORMATION.
 - UPDATE FINISHES AT EXISTING ENTRY AWNING PER 11/A-10.
 - NEW LIGHT COLUMNS, FIXTURE A, SEE 12/A-9. TOTAL OF 4.
 - NEW CORNER FACADE TREATMENT, SEE 12/A-9.
 - NEW BOLLARD LIGHT, FIXTURE B, SEE 4/A-1.3. TOTAL OF 3.
 - NEW STRIPING AS REQUIRED BY NEW PATIO, MIN. 8'-6"x16'-6" STALLS.
 - PAINT METAL ROOF FASCIA BOARD BLACK AND METAL DOORS RED, COLOR SPEC. TBD.

- GENERAL CONSTRUCTION SITE NOTES:**
- SEE A-1, EXISTING/DEMOLITION SITE PLAN, FOR ADDITIONAL NOTES AND REFERENCES.
 - PER CBC SECTION 1804.4 IMPERVIOUS AREAS WITHIN 10' OF BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING FOUNDATION. 5% SLOPE IS REQUIRED AT GROUND ADJACENT TO FOUNDATION. THIS IS ONLY APPLICABLE AT AREAS OF NEW SITE WORK.
 - PER TABLE MPMC 12.18.110 & AMENDED TABLE 5.106.5.3.3 OF CALGREEN EV CHARGING IS VOLUNTARY AND WILL NOT BE PROVIDED FOR THIS PROJECT.
 - PER CALGREEN, SEC. 304.4.6.1, NEWLY CONSTRUCTED LANDSCAPE AREAS ≤ 500 SQUARE FEET AND REHABILITATED LANDSCAPE AREAS ≤ 1,200 SQUARE FEET ARE NOT REGULATED BY MWEO OR THE 2019 CAL GREEN.
 - PER CALGREEN SEC. 5.407.2.1, ADJUST/MAINTAIN IRRIGATION SYSTEMS TO PREVENT SPRAY ON STRUCTURES.
 - PER CALGREEN SEC. 5.410.4.2, A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS SHALL BE DEVELOPED FOR THE FOLLOWING APPLICABLE SYSTEMS:
 - RENEWABLE ENERGY SYSTEMS. (N.A.)
 - LANDSCAPE IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS (N.A.)
 - ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENTS WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
 - ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
 - AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY.

IMPERVIOUS SURFACES CALCULATION:

IMPERVIOUS SURFACES:	PROPOSED SURFACES		TOTAL PROPOSED IMPERVIOUS SURFACES (NEW + REPLACED)
	NEW (SQ. FT.)*	TO BE REPLACED (SQ. FT)**	
ROOF AREA:	0	0	0
PARKING:	0	0	0
SIDEWALKS, PATIOS DRIVEWAYS, ETC:	0	-391	-391
PUBLIC OR PRIVATE STREETS:	0	0	0
IMPERVIOUS SURFACES TOTAL:	0	-391	-391

REMARKS:

- * PROPOSED NEW IMPERVIOUS SURFACE: NEW IMPERVIOUS SURFACE THAT WILL COVER AN EXISTING PERVIOUS SURFACE.
- ** PROPOSED REPLACED IMPERVIOUS SURFACE: REPLACEMENT OF AN EXISTING IMPERVIOUS SURFACE WITH ANOTHER IMPERVIOUS SURFACE.
- *** THE TOTAL IMPERVIOUS SURFACE IS LESS THAN 2,500 SQ. FT. AND THIS PROJECT IS EXEMPT FROM THE STORMWATER POST-CONSTRUCTION REQUIREMENTS.

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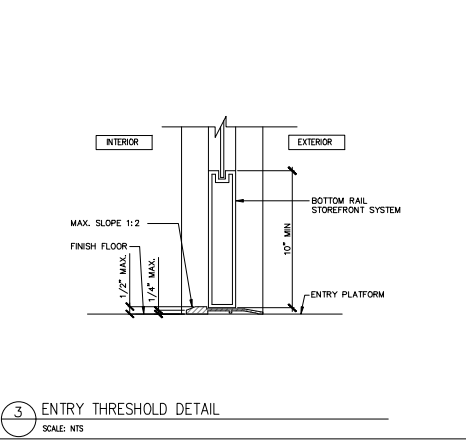
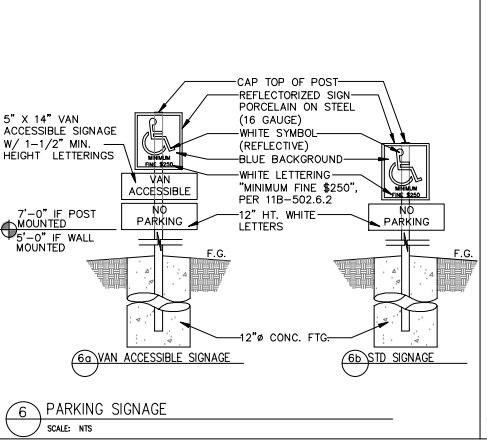
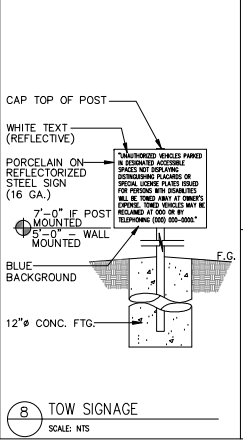
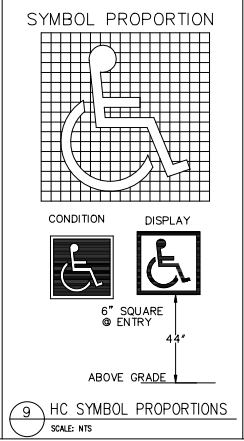
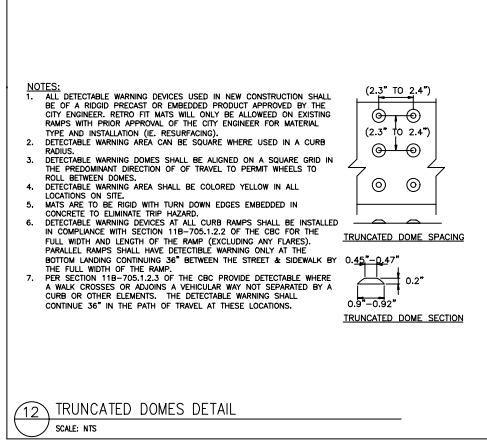
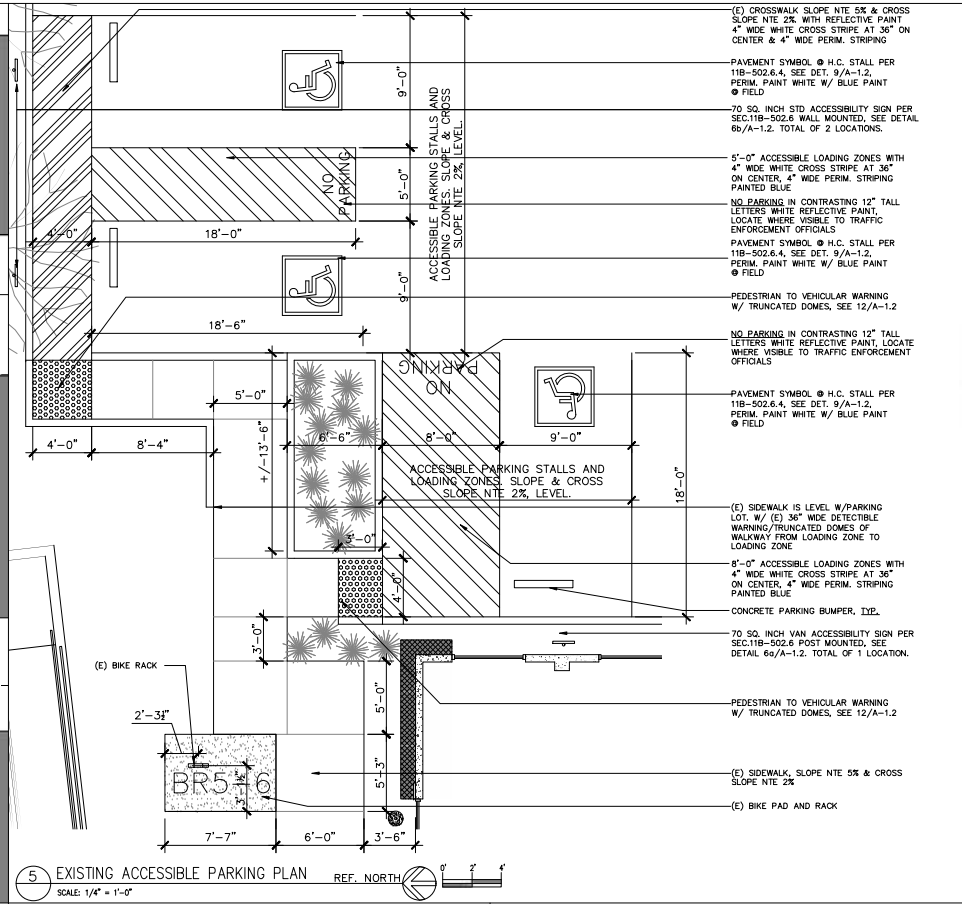
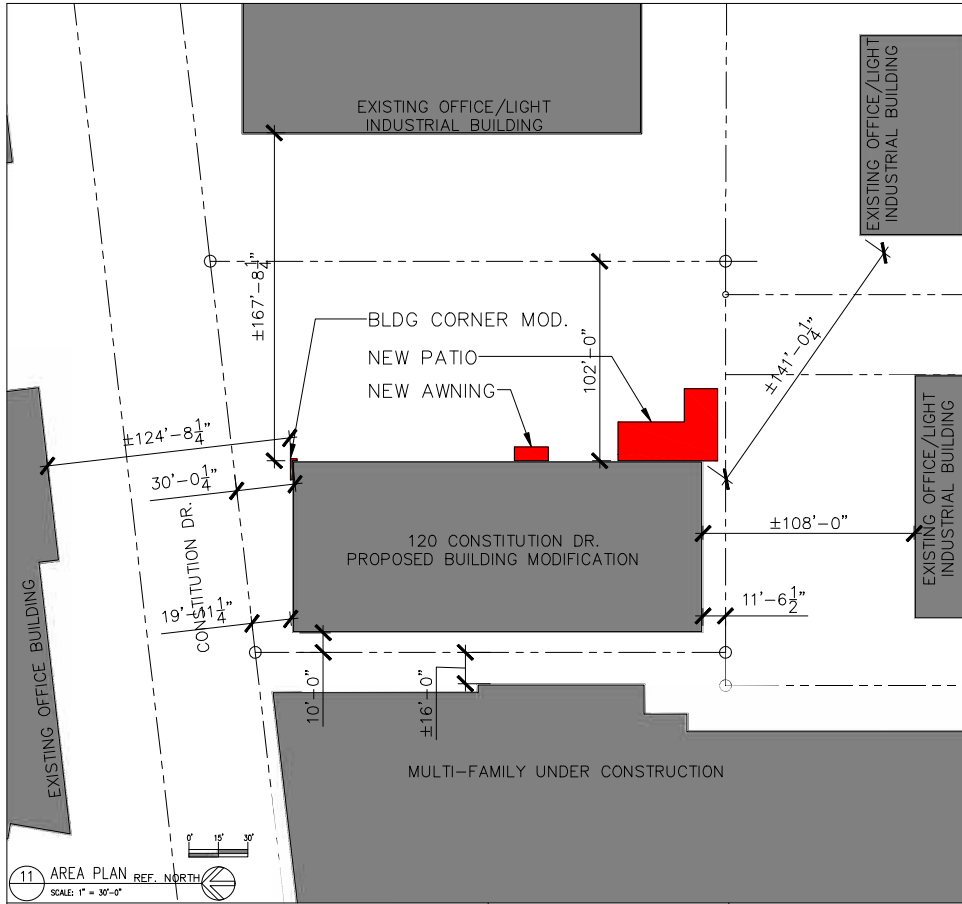
Proposed Site Plan

Sheet Number: A-1.1

11.01.22
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Revisions

11/01/22
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11/01/22



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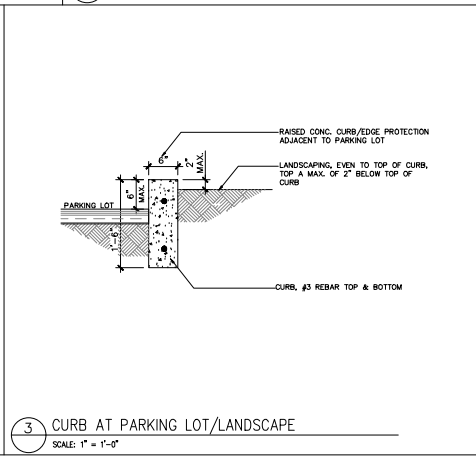
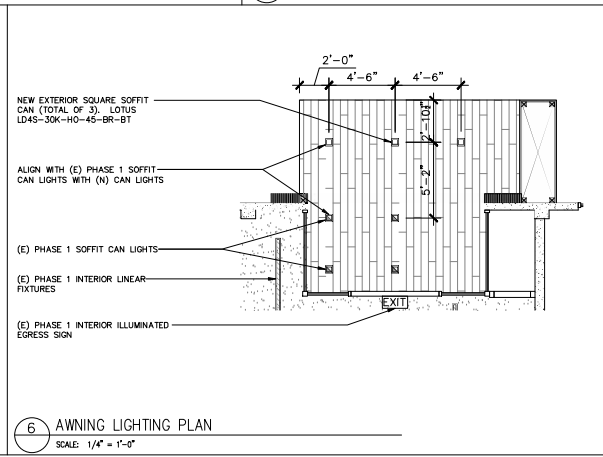
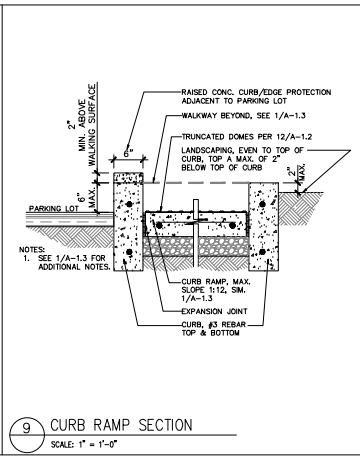
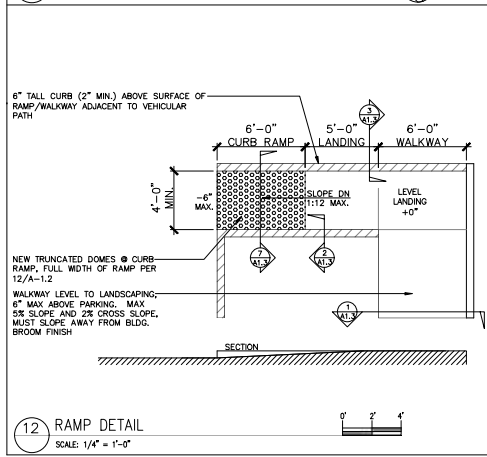
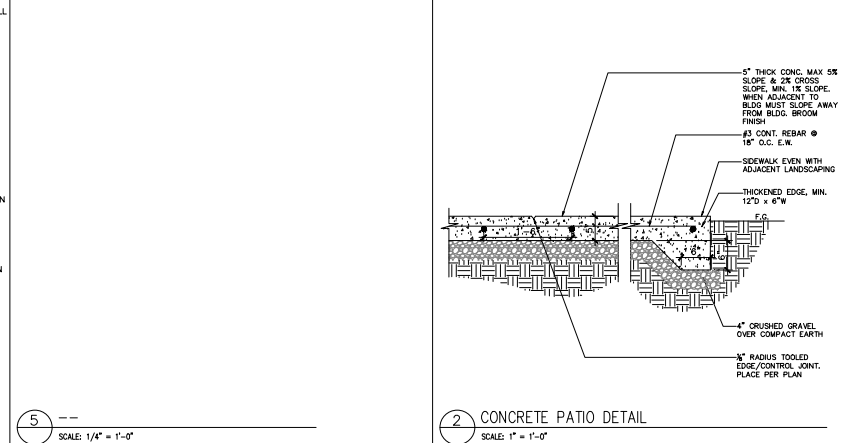
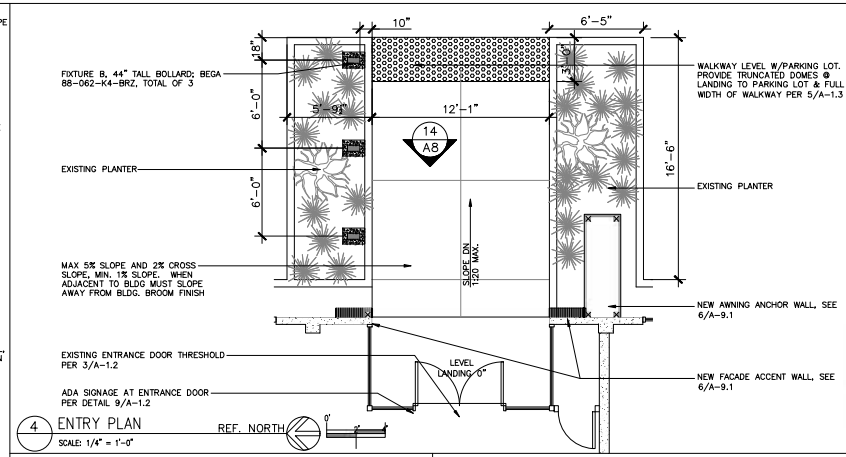
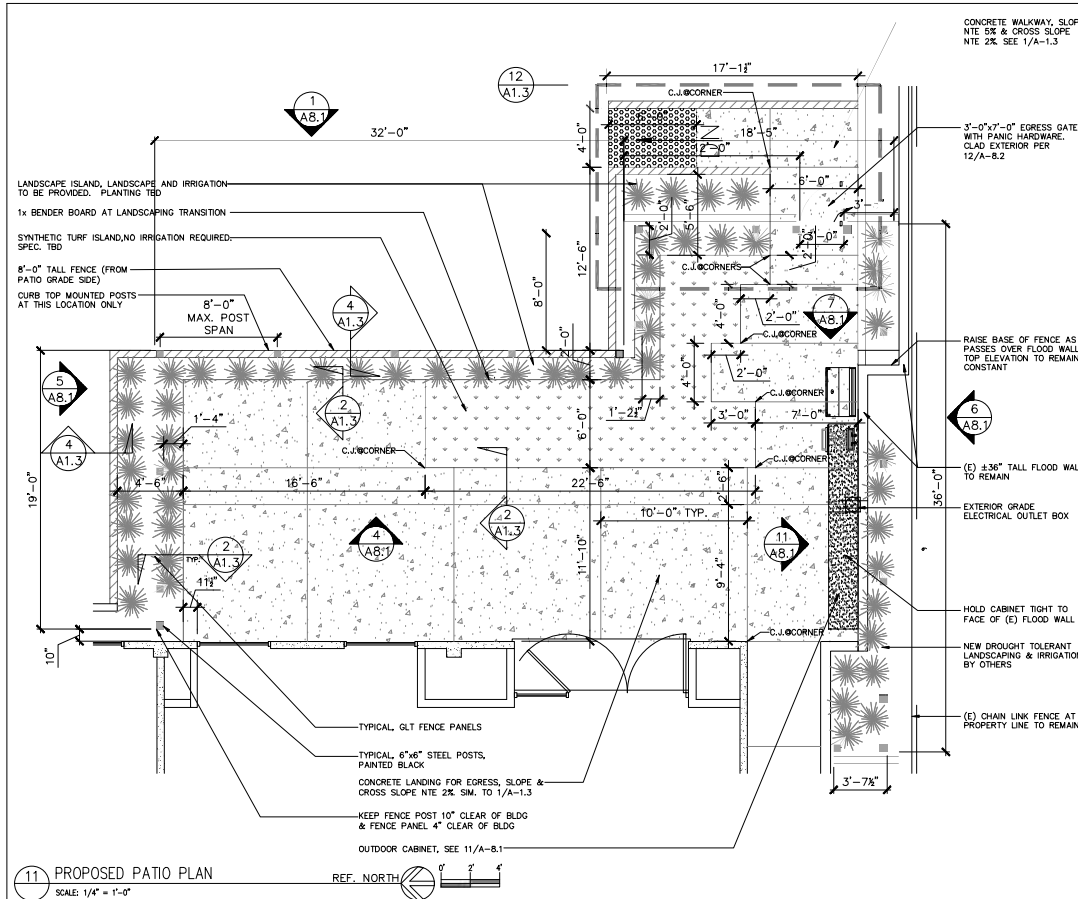
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A-1.2

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Engraved Site Plans

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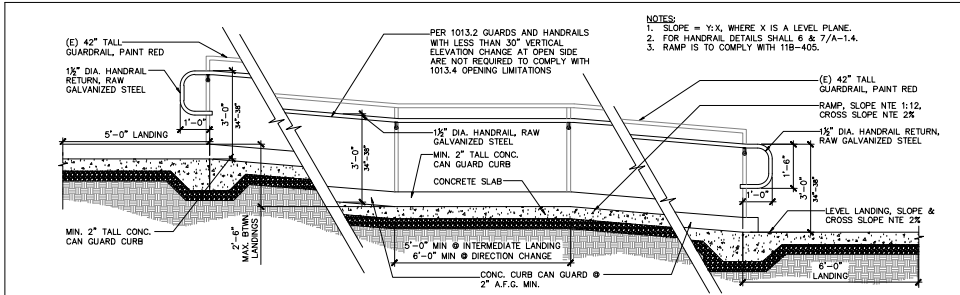
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Drawn By: AGR
Job No.: 21046

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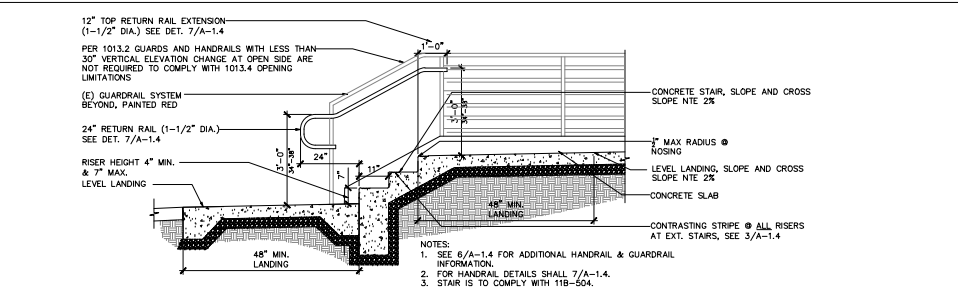
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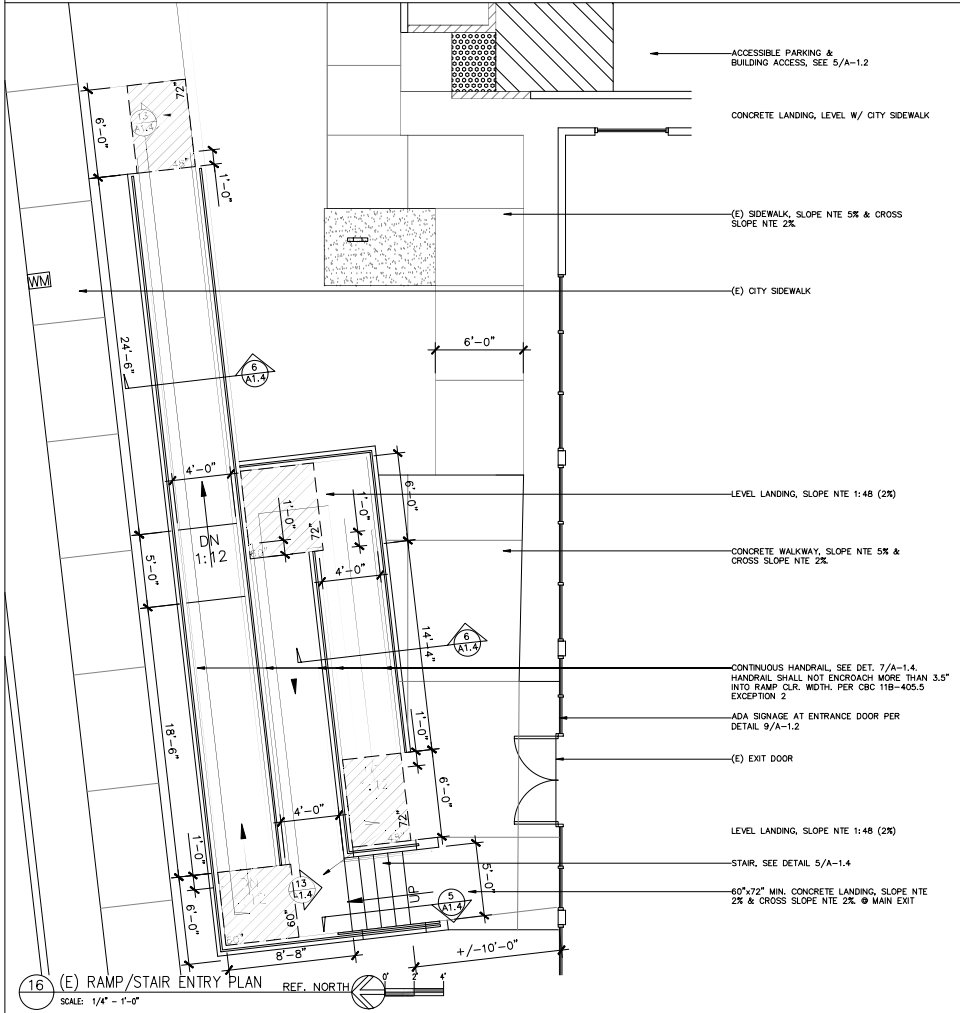
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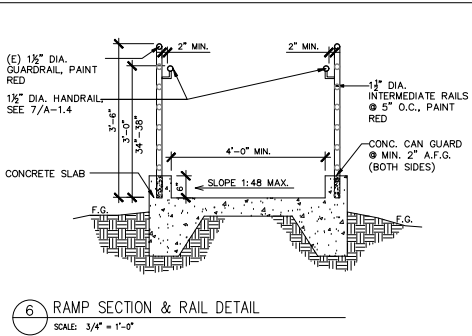
13 EXISTING RAMP SECTION
SCALE: 1/2" = 1'-0"



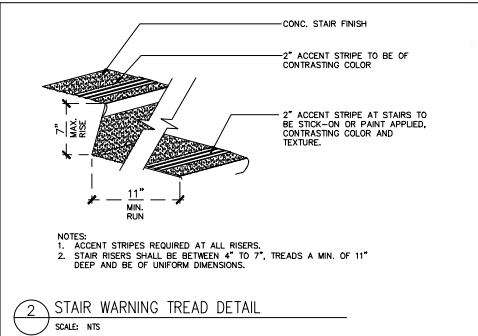
5 EXISTING STAIR SECTION
SCALE: 1/2" = 1'-0"



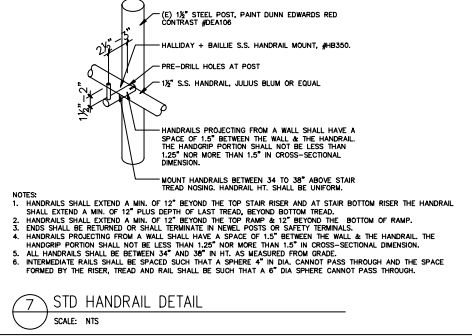
16 (E) RAMP/STAIR ENTRY PLAN
SCALE: 1/4" = 1'-0"



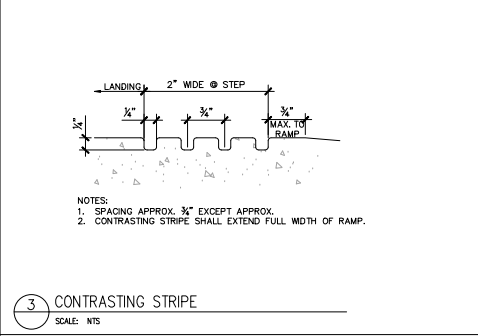
6 RAMP SECTION & RAIL DETAIL
SCALE: 3/4" = 1'-0"



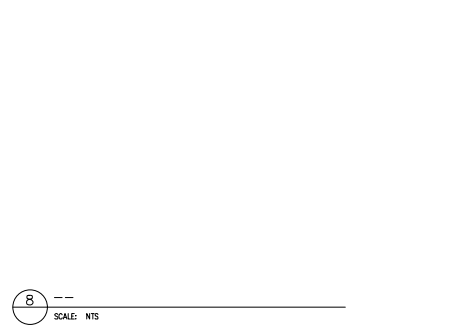
2 STAIR WARNING TREAD DETAIL
SCALE: NTS



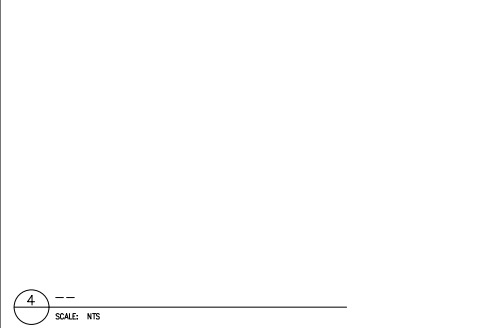
7 STD HANDRAIL DETAIL
SCALE: NTS



3 CONTRASTING STRIPE
SCALE: NTS



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



4 ---
SCALE: NTS



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Revisions:
Approved Rev. A 02.22.23

Sheet Number:

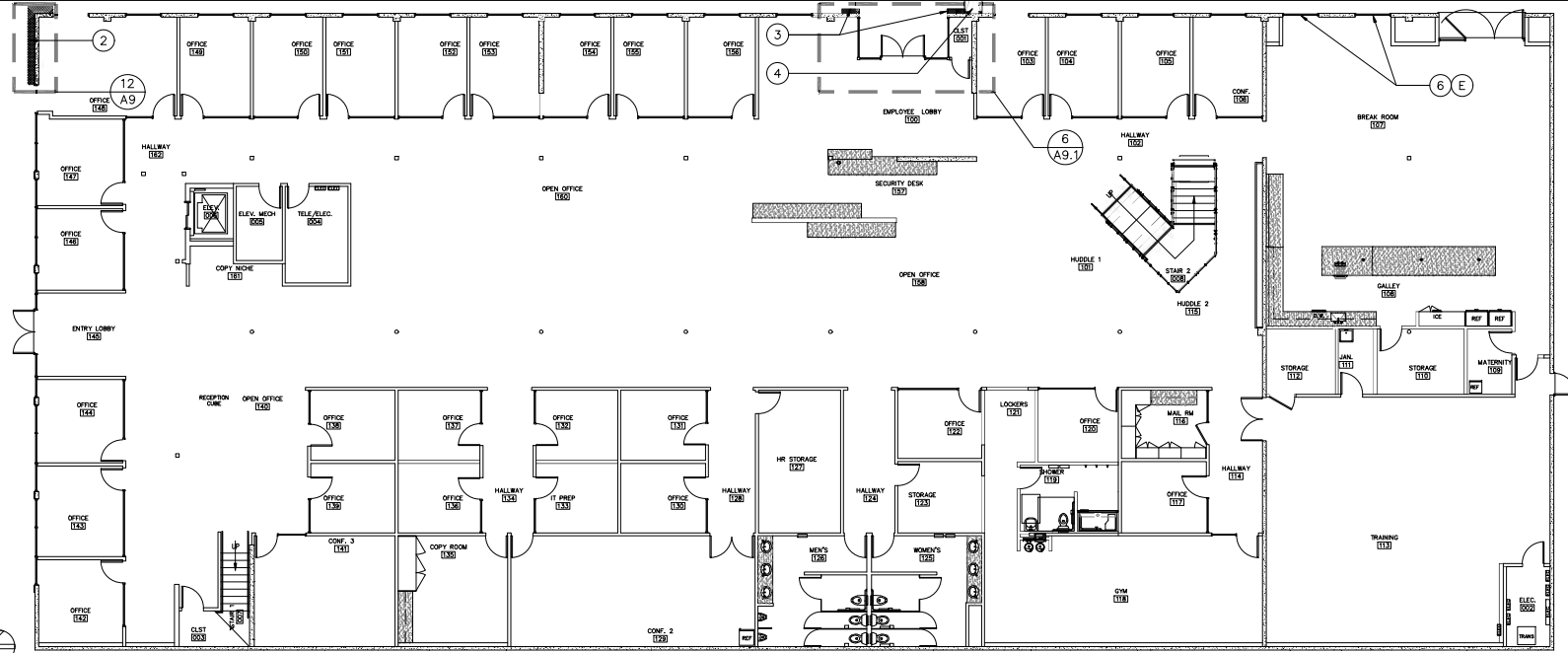
A-1.4

CONSTRUCTION NOTES: (#)

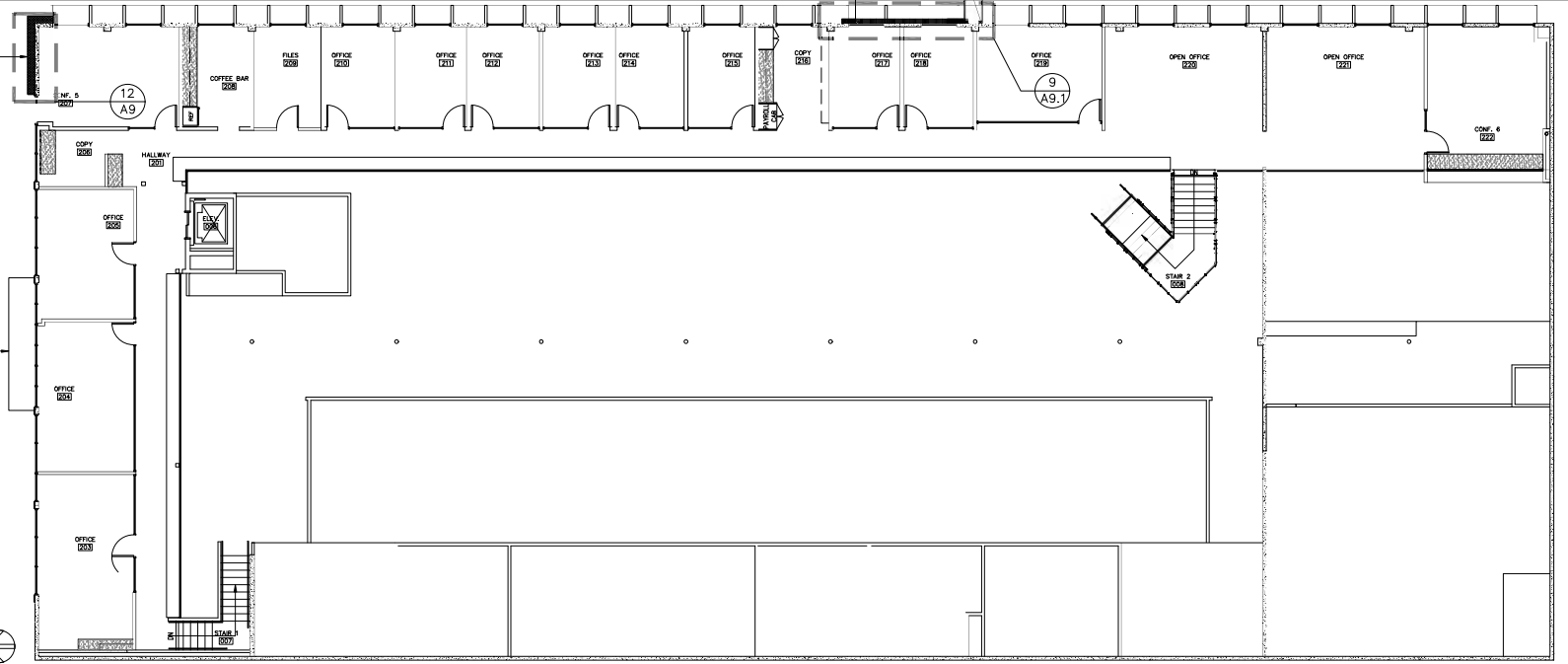
- 1. PER TABLE 16.45.130(C) OF THE MPMC ALTERATIONS OF LESS THAN 9,999 SQUARE FEET NEED TO COMPLY WITH CALGreen MANDATORY MEASURES. SEE A-0.2.
- 2. NEW CORNER FACADE ELEMENT, SEE 12/A-9.
- 3. NEW WALL ACCENT, SEE 6/A-9.1.
- 4. NEW EXTERIOR AWNING BOOKEND WALL, SEE 6/A-9.1.
- 5. REFINISH EXISTING AWNING, SEE 11/A-10.
- 6. NEW WINDOWS IN EXISTING OPENING WITH LOWERED SILL TO F.F.

GENERAL DEMOLITION CONSTRUCTION NOTES:

- A. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8. BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30% BASE ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.
- B. SAFE OFF ALL ELECTRICAL/ PLUMBING DURING DEMOLITION.
- C. NO INTERIOR DEMO PROPOSED WITH THIS WORK.
- D. PROVIDE FIRE SPRINKLERS AT NEW AWNING AS REQUIRED BY NEW WORK.
- E. REMOVE EXISTING WINDOWS AND LOWER SILL LEVEL TO EXISTING F.F.



1 1st FLOOR AREA PLAN
SCALE: 1/8" = 1'-0"
REF. NORTH



1 MEZZANINE AREA PLAN
SCALE: 1/8" = 1'-0"
REF. NORTH



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Floor Plans

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Job No.: 21046

Revisions

Sheet Number:
A-2



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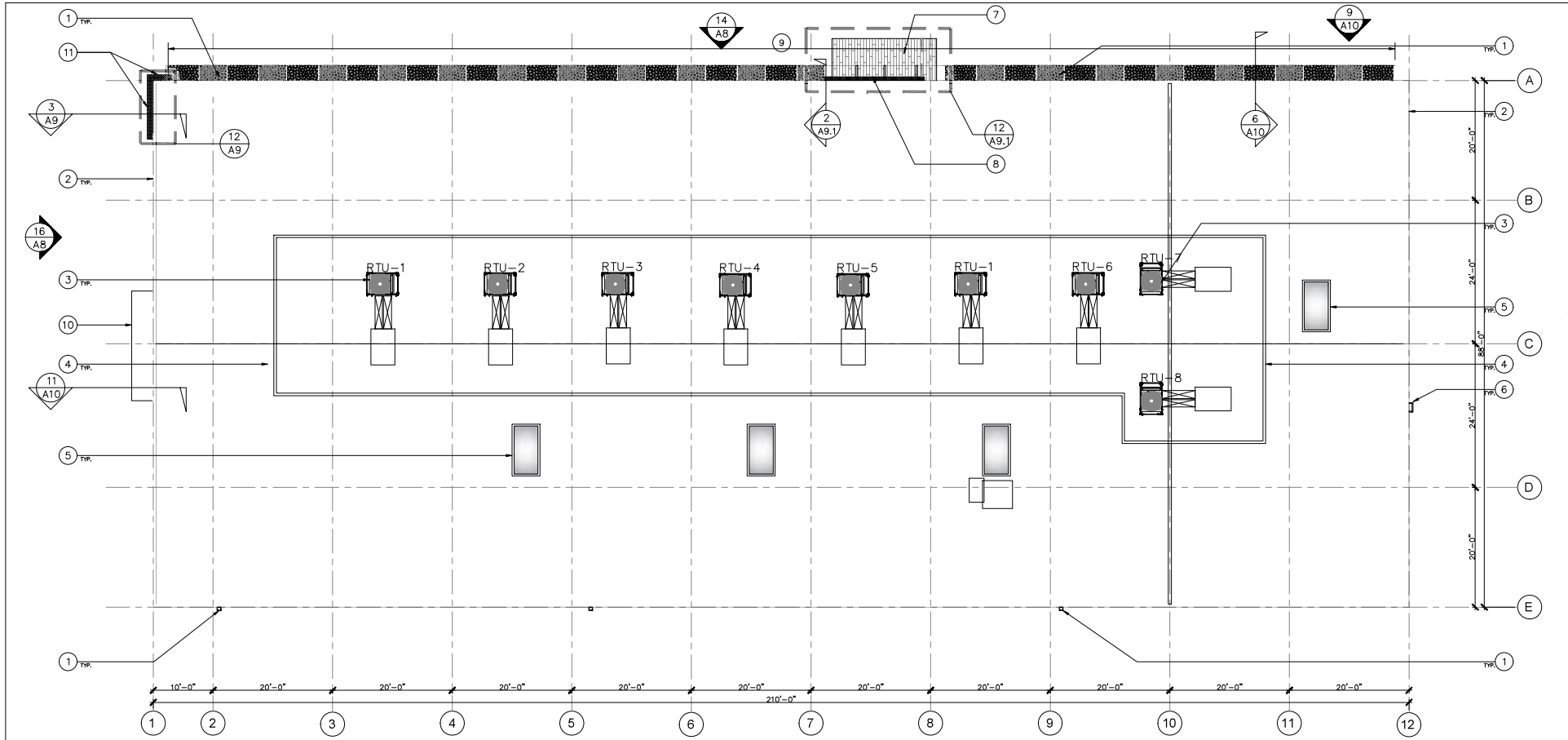
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Revisions	
1	Planning Rev.A. 02.22.23

Sheet Number:

A-7



1 ROOF PLAN
SCALE: 1/8" = 1'-0"
REF. NORTH

- CONSTRUCTION NOTES:**
- EXISTING THROUGH WALL ROOF DRAIN AND OVERFLOW WITH WALL MOUNTED SCUPPER/DOWNSPOUT TO REMAIN.
 - EXISTING EXTERIOR PERIMETER WALL WITH PARAPET TO REMAIN.
 - EXISTING ROOF TOP MECHANICAL UNIT, SEE MECHANICAL.
 - EXISTING ROOF SCREEN TO REMAIN. NO WORK.
 - EXISTING SKYLIGHT TO REMAIN, NO WORK.
 - EXISTING EXTERIOR WALL MOUNTED ROOF ACCESS LADDER TO REMAIN, NO WORK.
 - NEW ENTRY AWNING ROOF, SEE 12/A-9.2.
 - ENTRY ACCENT WALL, SEE 2/A-9.2.
 - NEW BLADE AWNING, SEE 9/A-10. THIS IS AN ALTERNATIVE DESIGN ELEMENT TO BE INSTALLED AT OWNER DIRECTION.
 - REWORK EXISTING AWNING, SEE 11/A-10.
 - EXTENDED CORNER WALL ELEMENT, SEE 12/A-9.1.



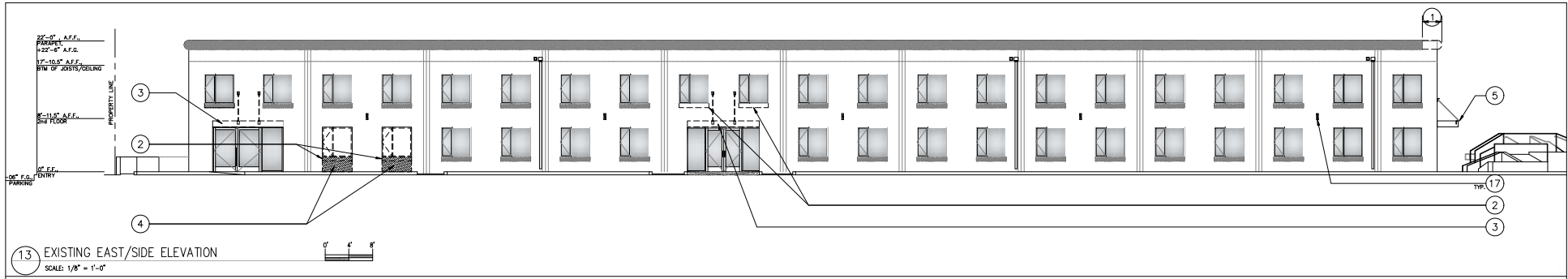
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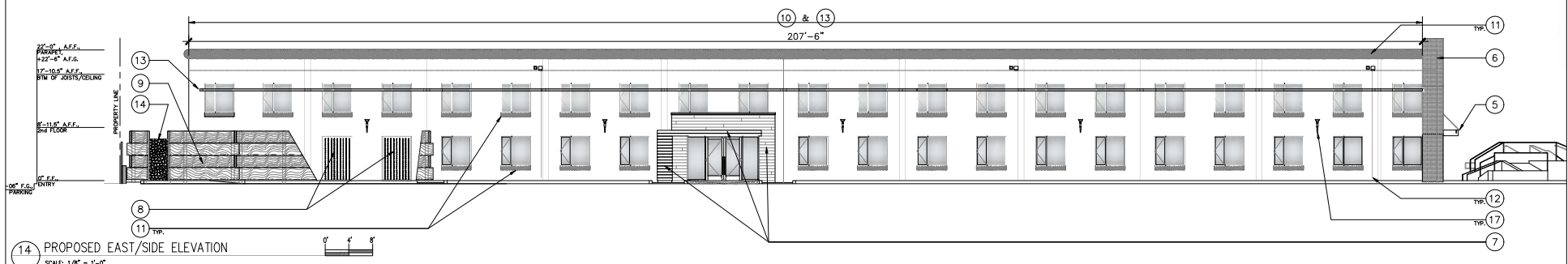
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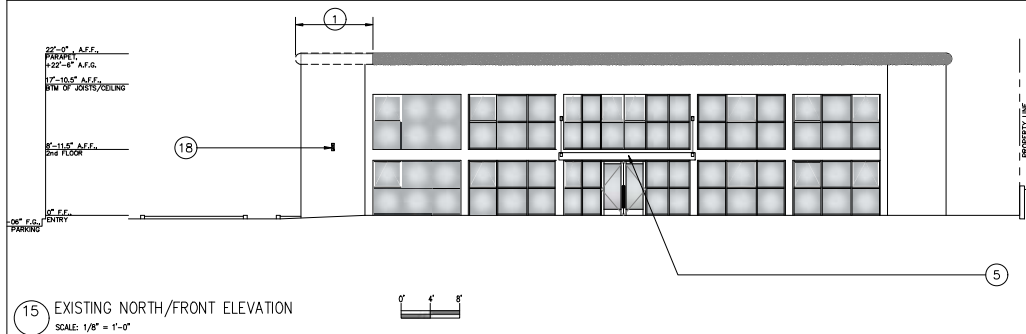
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Building Elevations



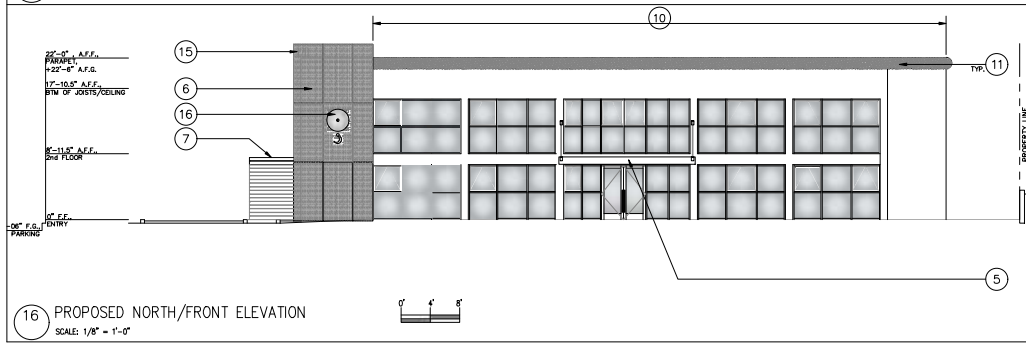
13 EXISTING EAST/SIDE ELEVATION
SCALE: 1/8" = 1'-0"



14 PROPOSED EAST/SIDE ELEVATION
SCALE: 1/8" = 1'-0"



15 EXISTING NORTH/FRONT ELEVATION
SCALE: 1/8" = 1'-0"

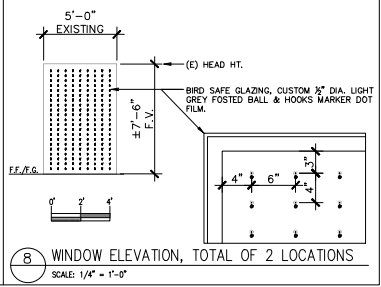


16 PROPOSED NORTH/FRONT ELEVATION
SCALE: 1/8" = 1'-0"

- CONSTRUCTION NOTES: #**
- ELEVATION CONSTRUCTION NOTES:**
1. REMOVE EXISTING EFSS WALL CAP FOR NEW EXTENDED WALL FINISH.
 2. REMOVE EXISTING WINDOW SILL EFSS DECOR. TOTAL OF 4 LOCATIONS.
 3. REMOVE EXISTING AWNING. TOTAL OF 2 LOCATIONS.
 4. REMOVE EXISTING WINDOW AND LOWER SILL FOR NEW FLOOR TO HEAD WINDOW.
 5. EXISTING AWNING TO REMAIN. FINISH BASE WITH WOOD TO MATCH ENTRY AND PAINT R&S RED, COLOR SPEC TBD. SEE 11/A-10.
 6. NEW CORNER BUILDING ELEMENT. SEE 9/A-9.
 7. NEW ENTRY AWNING & FACADE TREATMENT. SEE 12/A-9.1.
 8. NEW STOREFRONT GLASS IN LOWERED WINDOWS. TOTAL OF 2 LOCATIONS. SEE 8/A-8. PROVIDE BIRD SAFE GLASS AT ALL NEW WINDOWS.
 9. NEW FENCE SYSTEM, GLT PANELS, DR. JOHNSON OR EQUAL. SEE A-8.1 & 3/A-8.2:
 - A. PANEL A: (4.125" THICK) ALASKAN CEDAR STAINED PANEL. (MAX. WIDTH 10'-0", MAX. LENGTH 41'-6").
 - B. PANEL B: (9.625" THICK) ALASKAN CEDAR STAINED PANEL. (MAX. WIDTH 10'-0", MAX. LENGTH 41'-6").
 10. PAINT BUILDING MEDIUM GREY, COLOR SPEC. TBD.
 11. PAINT EFSS WALL CAP AND WINDOW SILL TREATMENTS BLACK, COLOR SPEC. TBD.
 12. PAINT EXPOSED D.S. AND LEADERS BLACK, COLOR SPEC. TBD.
 13. NEW BLADE AWNING, OPTIONAL DESIGN FEATURE. SEE 9/A-10.
 14. PATIO EGRESS GATE, SEE 12/A-8.2.
 15. INDIVIDUAL RAISED ADDRESS NUMBERS, S.S. OR SIMILAR FINISH.
 16. PUNCHED "BALL & HOOK" WITH RED PLEX, BACKLIT WITH LED FIXTURE.
 17. EXISTING WALL MOUNTED FIXTURE TO BE REMOVED AND REPLACED WITH NEW FIXTURE, FIXTURE SPEC. TBD. TOTAL OF 5 LOCATIONS. HESS AMALFI 670 #AM670-LED-WW-UNV-W-DB-AP-DIM
 18. EXISTING WALL MOUNTED FIXTURE TO BE REMOVED, UTILIZE POWER FEED FOR BALL AND HOOK BACK LIGHT.

GENERAL CONSTRUCTION NOTES:
A. TENANT IDENTITY SIGNAGE; NOT PART OF THIS PERMIT.

- LEGEND:**
- [Symbol] FACADE FINISH A: EXISTING TEXTURED FINISH OVER CONCRETE, WITH PAINT. PAINT MEDIUM GREY, COLOR SPEC. TBD.
 - [Symbol] FACADE REVEAL J: EXISTING FOAM EFSS REVEALS, PAINT BLACK, COLOR SPEC. TBD.
 - [Symbol] (E) GLAZING & STORE FRONT GLAZING. U.N.O. AND MULLIONS ARE TO MATCH EXISTING MATERIALS AND TINT.
 - [Symbol] WOOD RAINSCREEN WALL, SEE 2, 5 & 11/A-9.1
 - [Symbol] METAL SIDING, SEE 3/A-9

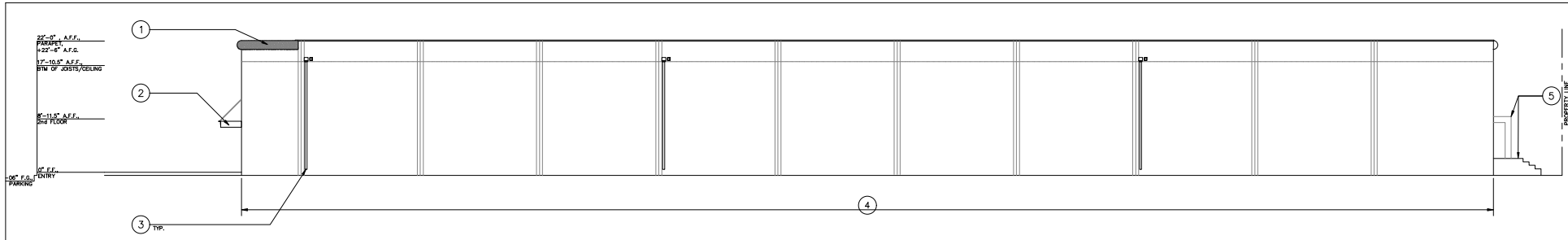


8 WINDOW ELEVATION, TOTAL OF 2 LOCATIONS
SCALE: 1/4" = 1'-0"

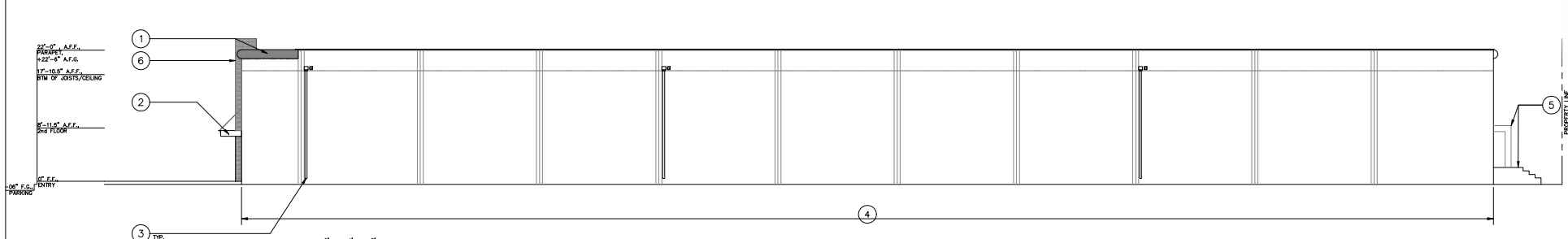
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Job No.:	21046
Revisions:	
Approved By:	AG 02.22.22

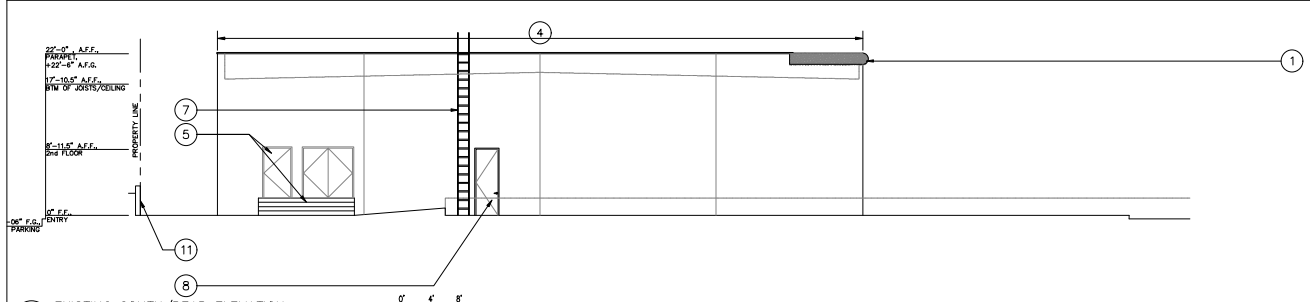
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A-8



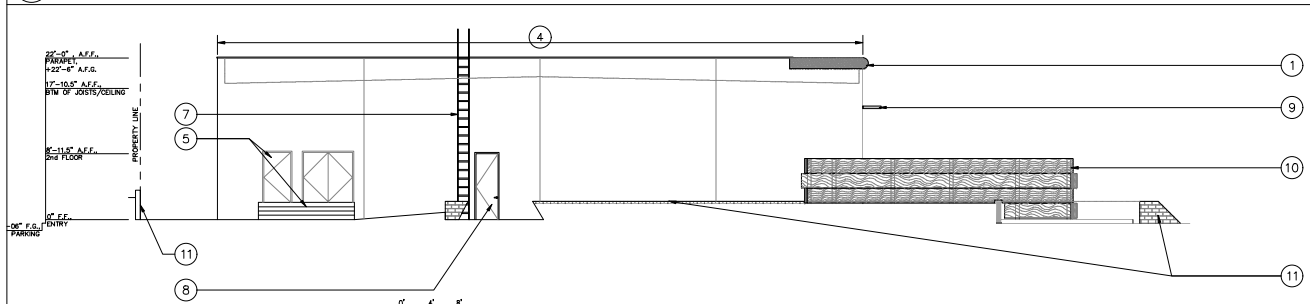
13 EXISTING WEST/SIDE ELEVATION
SCALE: 1/8" = 1'-0"



14 PROPOSED WEST/SIDE ELEVATION
SCALE: 1/8" = 1'-0"



15 EXISTING SOUTH/REAR ELEVATION
SCALE: 1/8" = 1'-0"



16 PROPOSED SOUTH/REAR ELEVATION
SCALE: 1/8" = 1'-0"

- LEGEND:**
- FACADE FINISH A: EXISTING TEXTURED FINISH OVER CONCRETE, WITH PAINT. PAINT MEDIUM GREY, COLOR SPEC. TBD.
 - FACADE REVEAL J: EXISTING FOAM EPSS REVEALS, PAINT BLACK. COLOR SPEC. TBD.
 - (E) GLAZING & STORE FRONT GLAZING, U.N.O. AND MULLIONS ARE TO MATCH EXISTING MATERIALS AND TINT.
 - WOOD RAINSCREEN WALL, SEE 2, 5 & 11/A-9.1
 - METAL SIDING, SEE 3/A-9

- CONSTRUCTION NOTES: #**
- ELEVATION CONSTRUCTION NOTES:**
1. EXISTING EPSS WALL CAP TO REMAIN, PAINT.
 2. EXISTING AWNING, PAINT AND PROVIDE NEW SOFFIT FINISH.
 3. EXISTING DOWNSPOUT, PAINT BLACK, SPEC. TBD.
 4. PAINT BUILDING, MEDIUM GRAY, SPEC. TBD.
 5. EXISTING EXTERIOR ELECTRICAL SERVICE AND RAISED PAD TO REMAIN.
 6. NEW FACADE ACCENT, SEE 16/A-8.
 7. EXISTING ROOF ACCESS LADDER TO REMAIN, PAINT BLACK, SPEC. TBD.
 8. EXISTING METAL DOOR TO REMAIN, PAINT MEDIUM GREY, SPEC. TBD.
 9. NEW BLADE AWNING, OPTIONAL DESIGN FEATURE. SEE 9/A-10.
 10. NEW FENCE SYSTEM, GLT PANELS, DR. JOHNSON OR EQUAL, SEE A-8.1 & 3/A-8.2:
 - A. PANEL A: (4.125" THICK) ALASKAN CEDAR STAINED PANEL (MAX. WIDTH 10'-0", MAX. LENGTH 41'-6").
 - B. PANEL B: (9.625" THICK) ALASKAN CEDAR STAINED PANEL (MAX. WIDTH 10'-0", MAX. LENGTH 41'-6").
 11. EXISTING CONCRETE BLOCK FLOOD WALL TO REMAIN, NO WORK.



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Building Elevations

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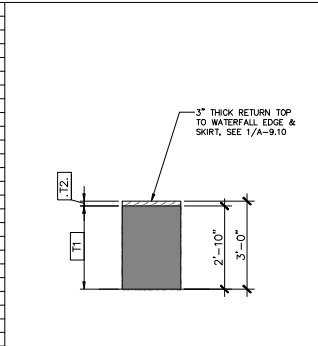
Sheet Number:
A-8.1a

CABINET HARDWARE SCHEDULE: H#						
ITEM #	LOCATION	FINISH	MANUFACTURE	MODEL #	QTY.	REMARKS
H1	DOOR PULLS 1	DARK BRONZE	TREX, URBAN	337	TWO	ASHLEY HORTON BAR PULL
H2	CABINET LOCK	DARK BRONZE	HARLE	---	TWO	KEYED THE SAME, PROVIDE STRIKE PLATE AT DR. DOORS
H3	HINGE 1	---	---	---	---	STD. CONCEALED

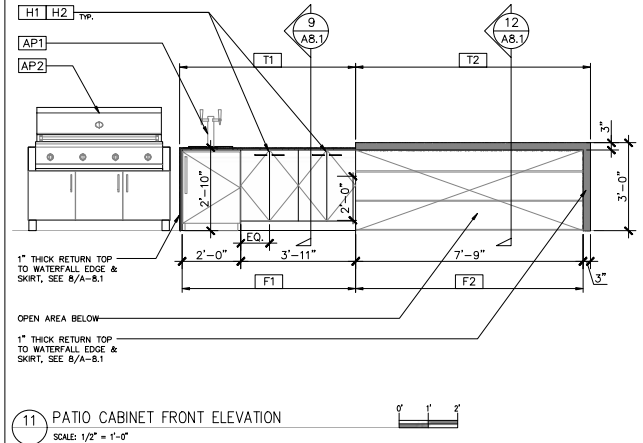
COUNTER TOP SCHEDULE: T#						
ITEM #	LOCATION	FINISH	MANUFACTURE	COLOR	MODEL #	CUSTOM FEATURES/EDGE TREATMENT
T1	PATIO	SOLID SURF.	COSENTINO	SCALEA, SOAPSTONE FINACA	---	1/2" SQUARE EDGE TREATMENT WITH WATERFALL EDGE, POLISHED
T2	PATIO	SOLID SURF.	COSENTINO	SENIA, WILD	---	1/2" SQUARE EDGE TREATMENT WITH WATERFALL EDGE, POLISHED MIRAGE

CABINET FACE SCHEDULE: F#						
ITEM #	LOCATION	FINISH	MANUFACTURE	COLOR	MODEL #	REMARKS
F1	PATIO DOORS	S.S./PAINTED	TREX	CHILI (HOT RED)	---	FLAT PANEL HAMPTON OR EQ.
F2	PATIO PANEL	S.S./PAINTED	TREX	CHILI (HOT RED)	---	FLAT PANEL

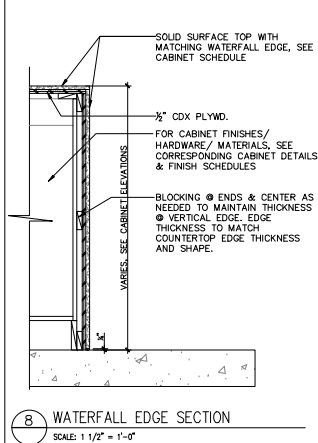
APPLIANCE SCHEDULE: AP#					
APPLIANCE	DESCRIPTION	MODEL #	COUNT	REMARKS	
AP1	REFRIGERATOR	SUMMIT, SBC08LBC35ADA	1	S.S. BUILT-IN, DUAL COUNTER TOP MOUNTED TAPS	
AP2	BARBECUE	BY OWNER	1	FREE STANDING UNIT, PROPANE FUELED	



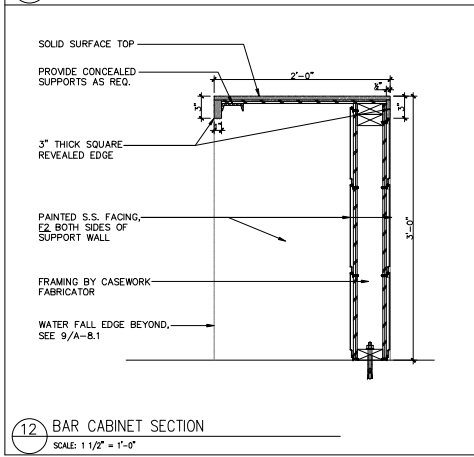
7 PATIO CABINET SIDE ELEVATION
SCALE: 1/2" = 1'-0"



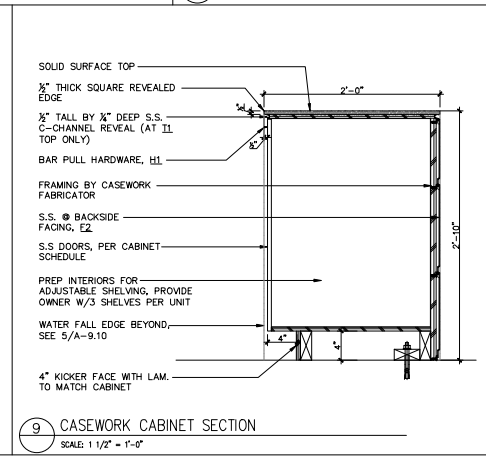
11 PATIO CABINET FRONT ELEVATION
SCALE: 1/2" = 1'-0"



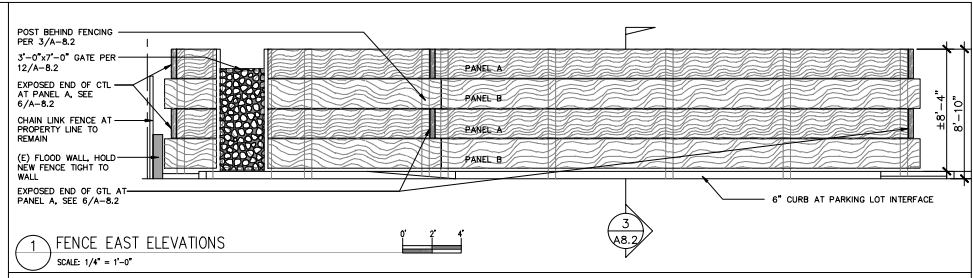
8 WATERFALL EDGE SECTION
SCALE: 1 1/2" = 1'-0"



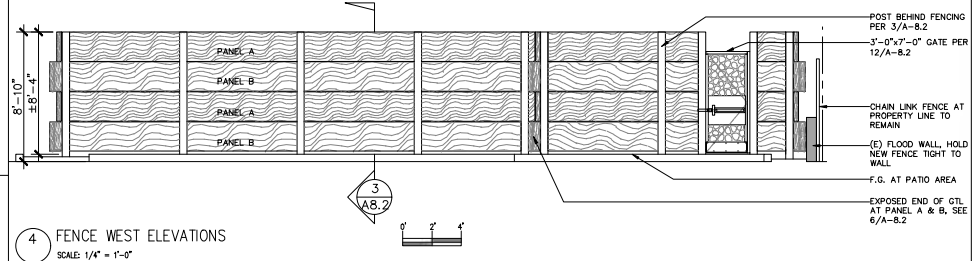
12 BAR CABINET SECTION
SCALE: 1 1/2" = 1'-0"



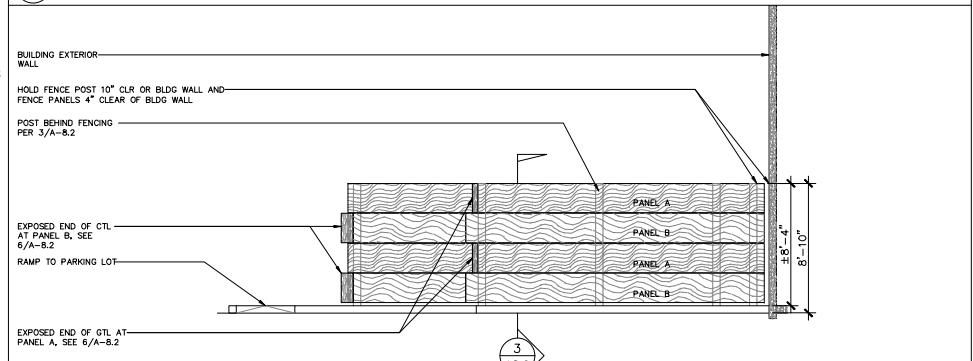
9 CASEWORK CABINET SECTION
SCALE: 1 1/2" = 1'-0"



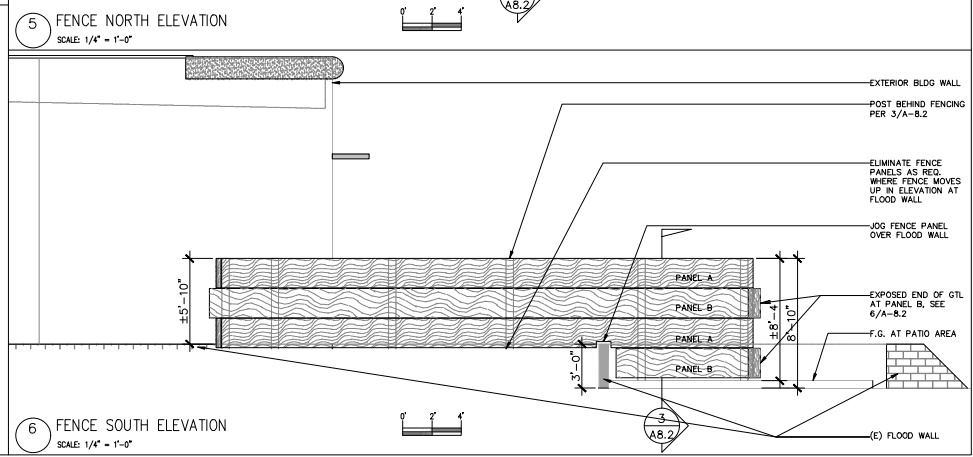
1 FENCE EAST ELEVATIONS
SCALE: 1/4" = 1'-0"



4 FENCE WEST ELEVATIONS
SCALE: 1/4" = 1'-0"



5 FENCE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



6 FENCE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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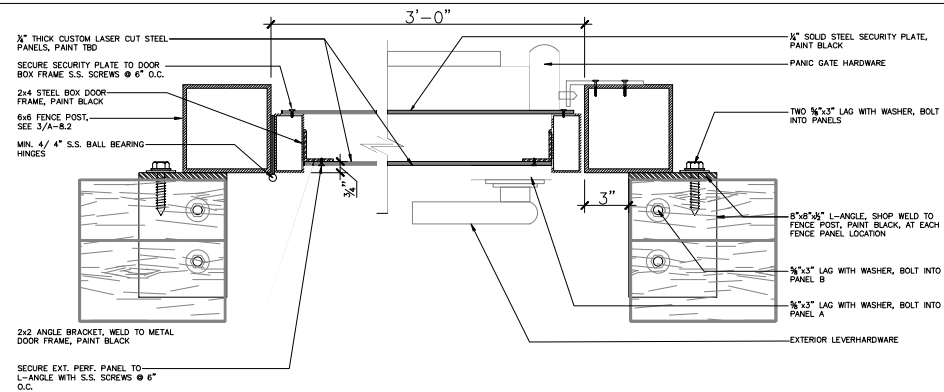
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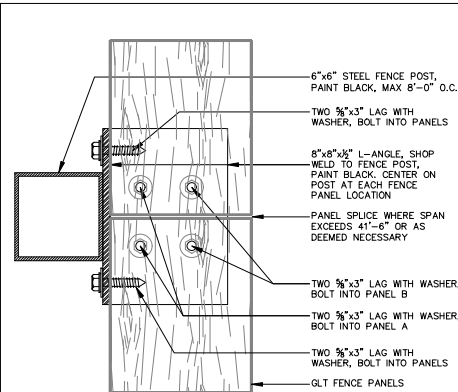
Date:	11.01.22
Drawn by:	AS SHOWN
Job No.:	21046
Revisions:	
Approval:	Rev. A 02.22.22

Sheet Number:
A-8.1



10 GATE SECTION

SCALE: 3" = 1'-0"

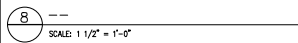


4 FENCE POST DETAIL

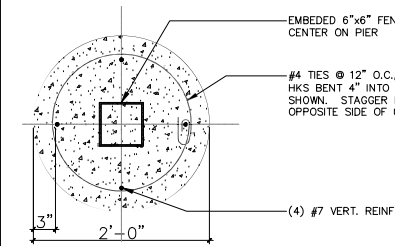
SCALE: 3" = 1'-0"



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

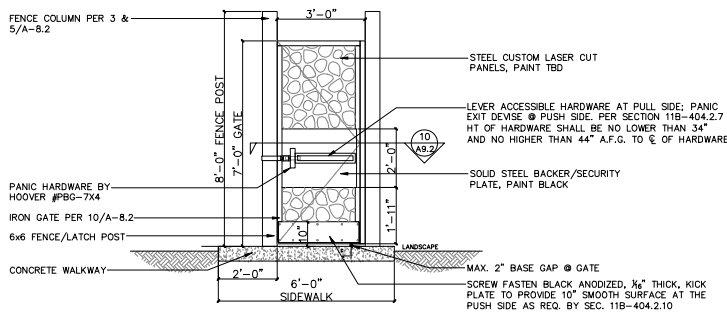


SCALE: 1 1/2" = 1'-0"



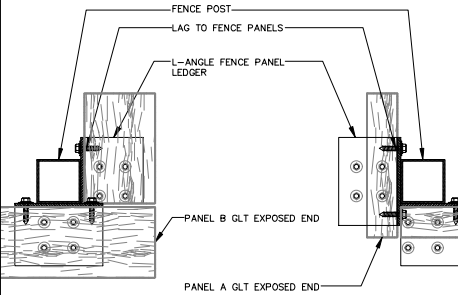
5 PIER SECTION

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



12 GATE DETAIL

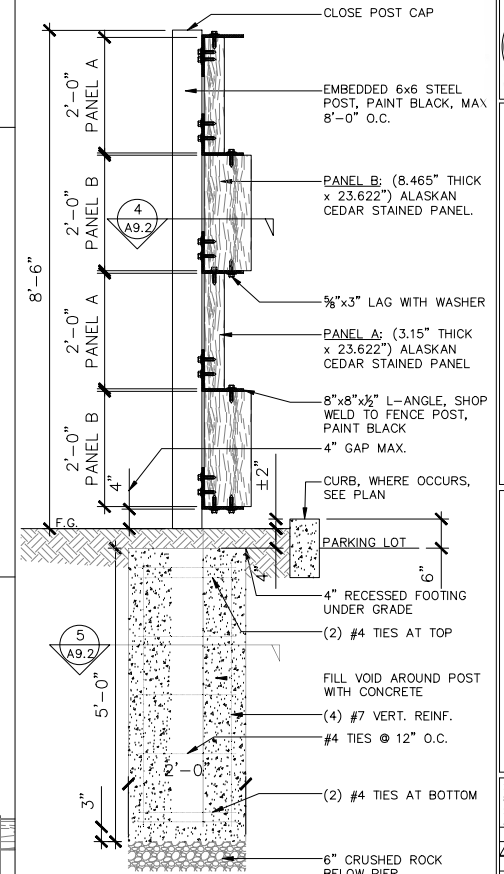
SCALE: 1/2" = 1'-0"



6 FENCE CORNER DETAIL

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

SEE 4/A-8.2 FOR ADDITIONAL NOTES.



3 FENCE DETAIL

SCALE: 1" = 1'-0"



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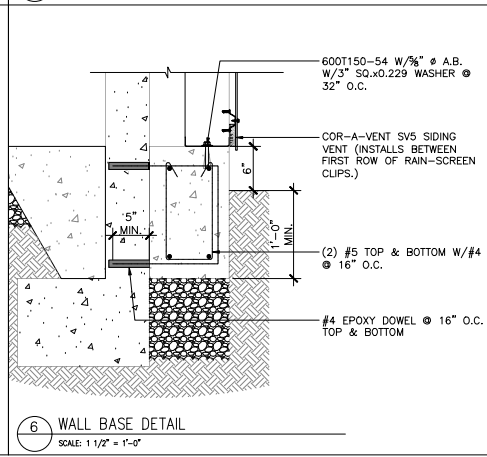
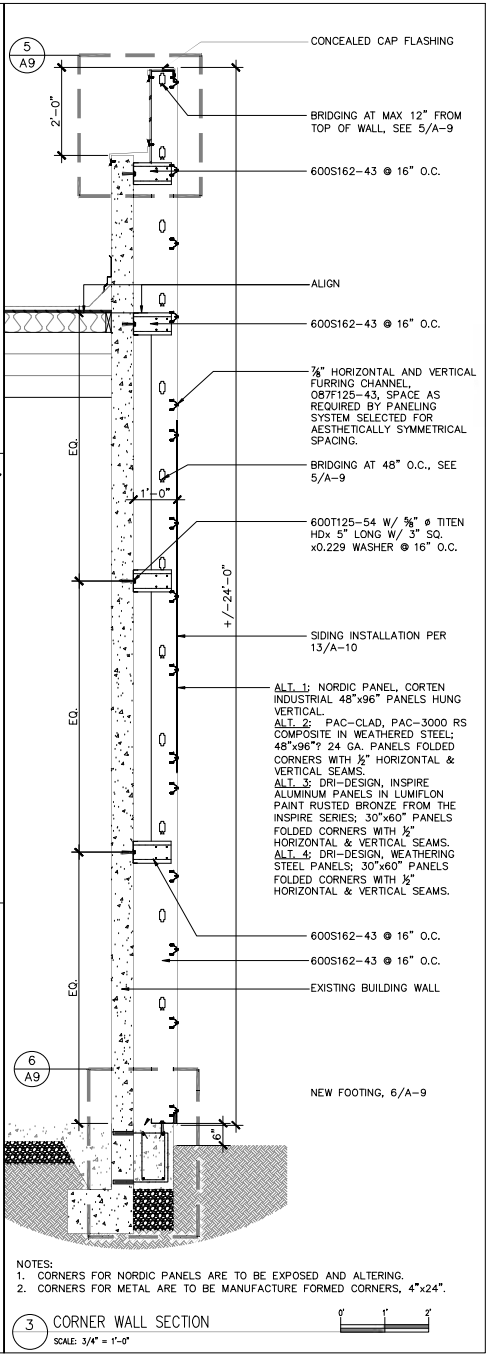
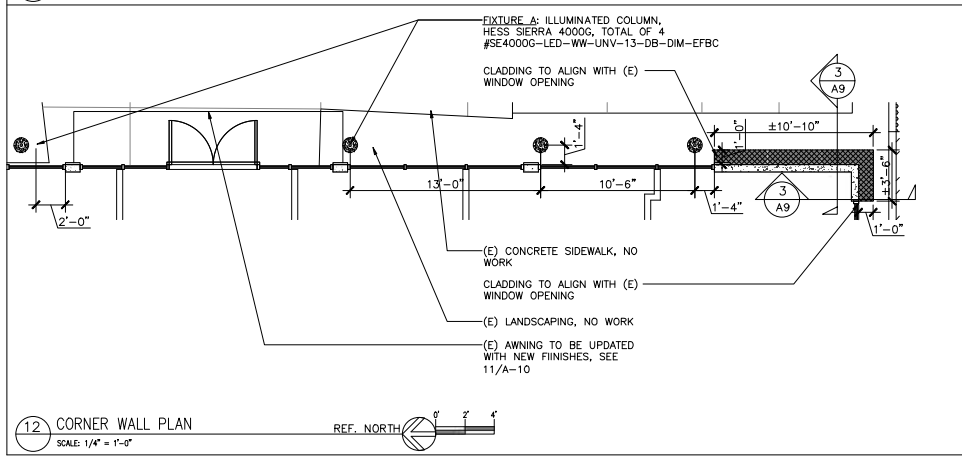
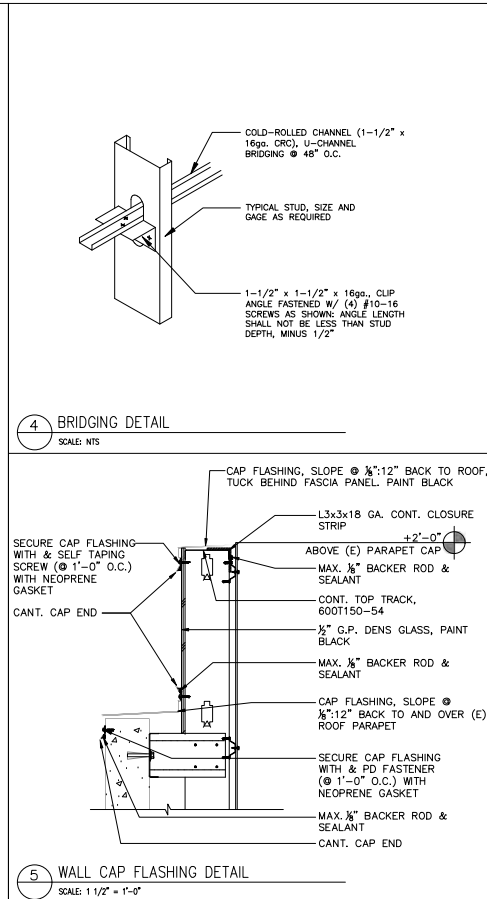
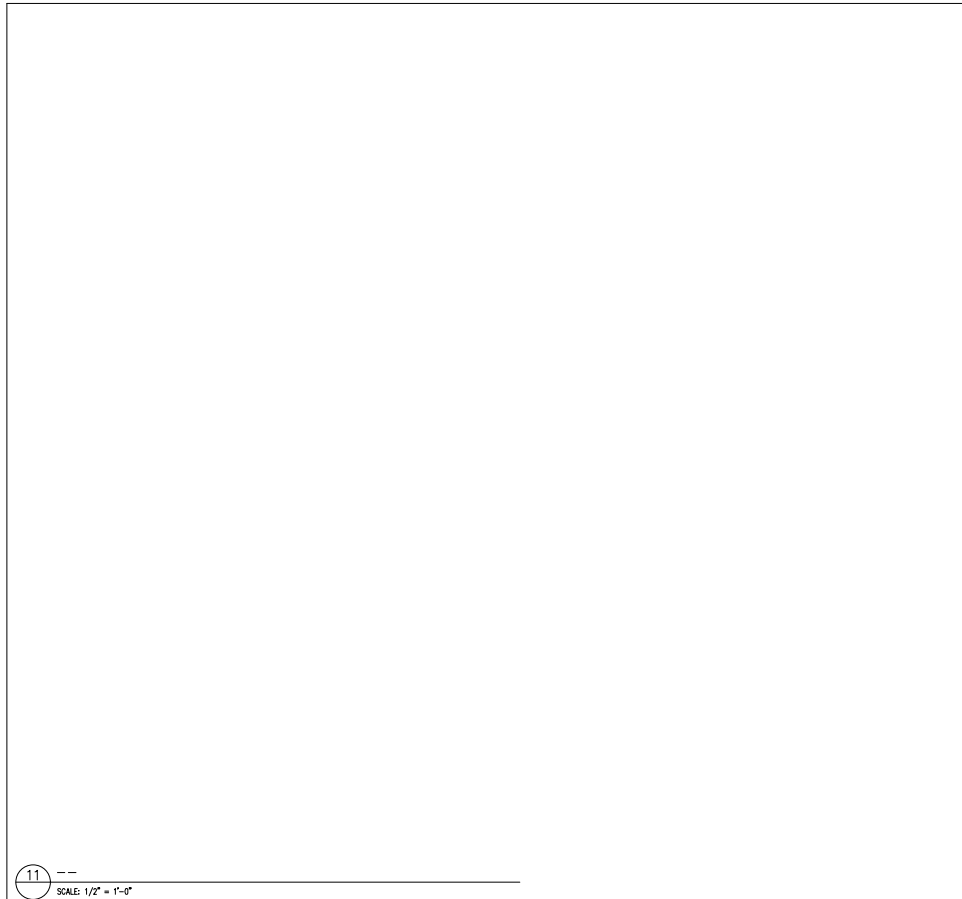
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Revisions

No.	Description
1	Warning Rev.A 02.22.23

Sheet Number:

A-8.2



NOTES:
1. CORNERS FOR NORDIC PANELS ARE TO BE EXPOSED AND ALTERING.
2. CORNERS FOR METAL ARE TO BE MANUFACTURE FORMED CORNERS, 4"x24".

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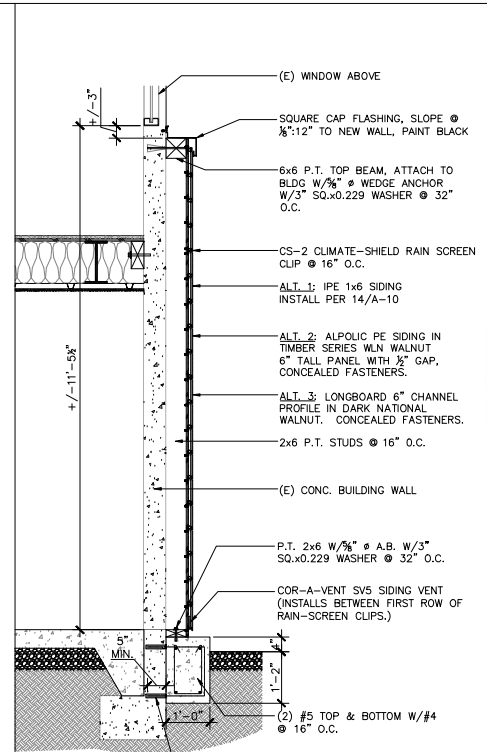
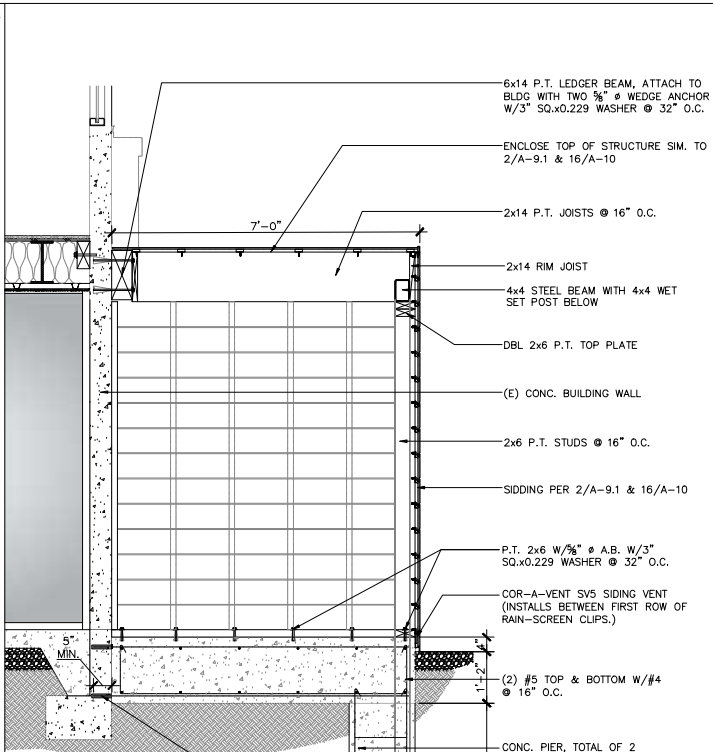
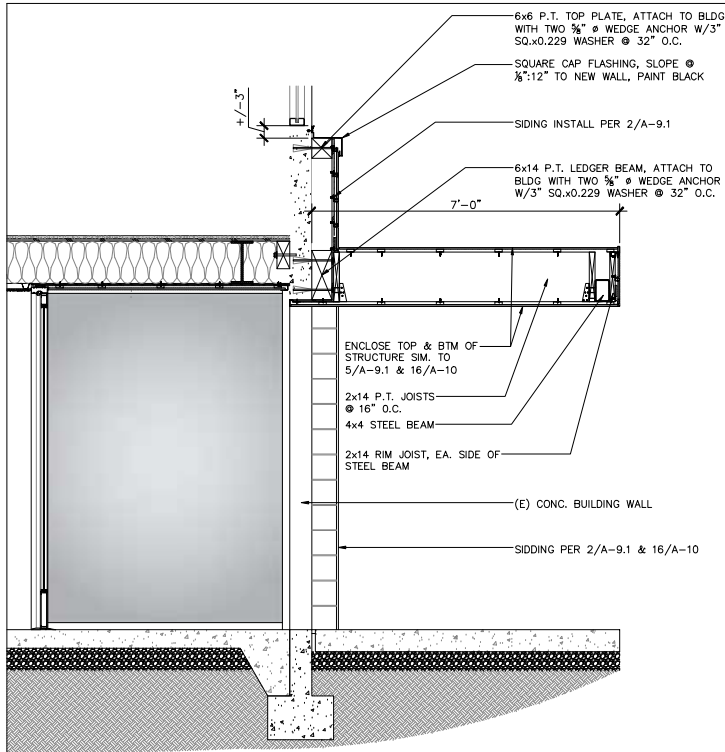
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Building Sections

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A-9



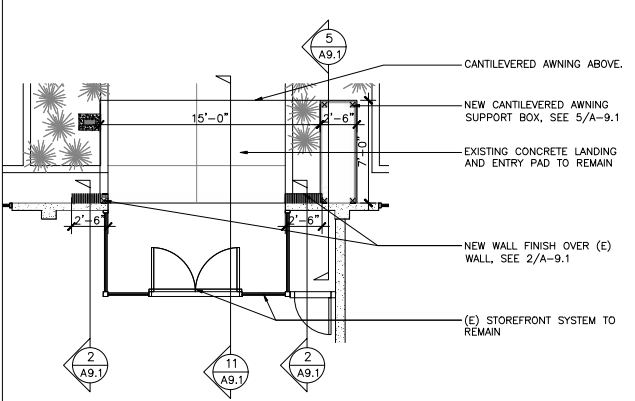
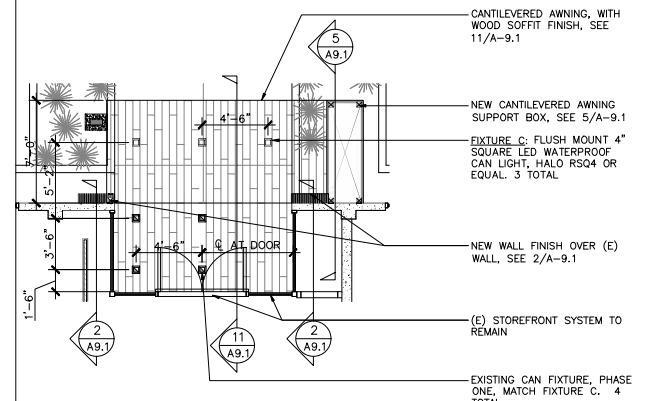
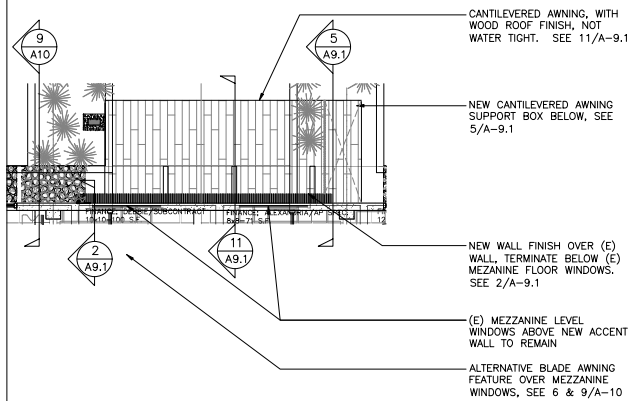
NOTES:
1. SEE 2 & 5/A-9.1 FOR ADDITIONAL NOTES.

11 AWNING SECTION 3
SCALE: 3/4" = 1'-0"

NOTES:
1. SEE 2/A-9.1 FOR ADDITIONAL NOTES.

5 ENTRY SECTION 2
SCALE: 3/4" = 1'-0"

2 ENTRY SECTION 1
SCALE: 3/4" = 1'-0"



12 ENTRY AWNING ROOF PLAN VIEW
SCALE: 1/4" = 1'-0"

9 ENTRY AWNING CEILING PLAN VIEW
SCALE: 1/4" = 1'-0"

6 ENTRY AWNING FLOOR PLAN VIEW
SCALE: 1/4" = 1'-0"

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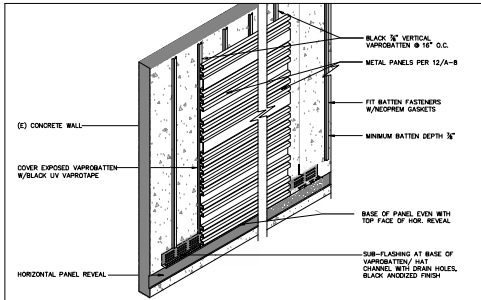
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Awning Sections

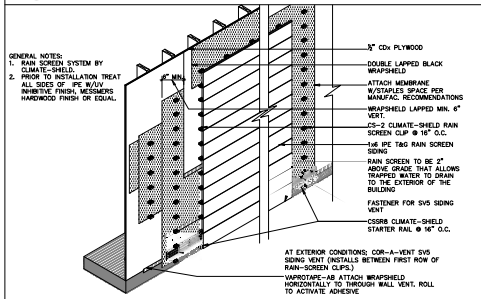
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Job No.:	21046
Revisions:	
Warning:	Rev. A 02.22.22

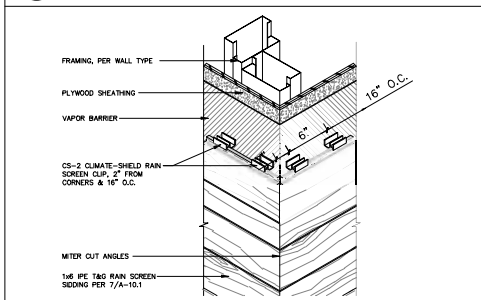
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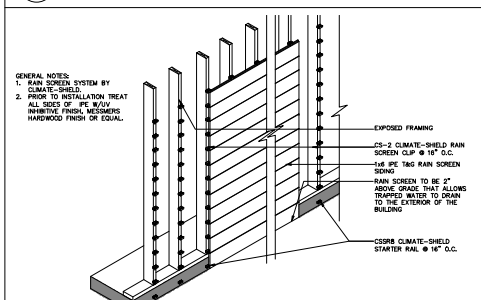
13 RAINSCREEN AT METAL PANELS
SCALE: NTS



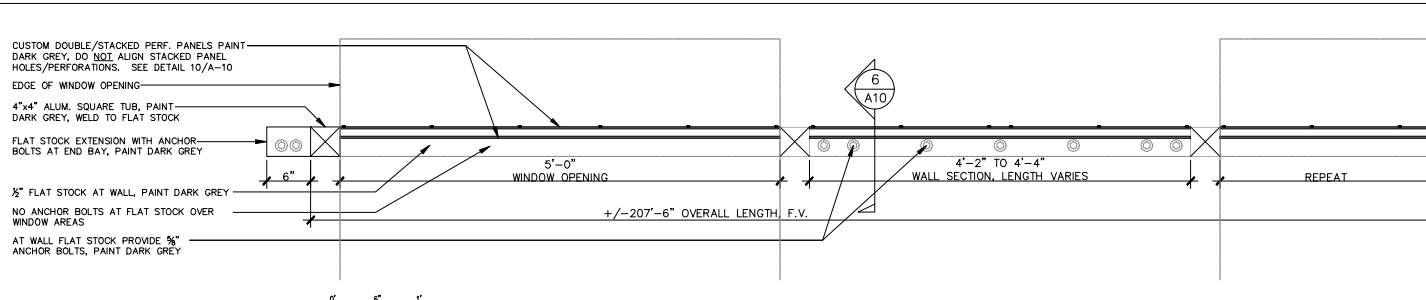
14 RAINSCREEN DETAIL AT ENCLOSED STUDS
SCALE: NTS



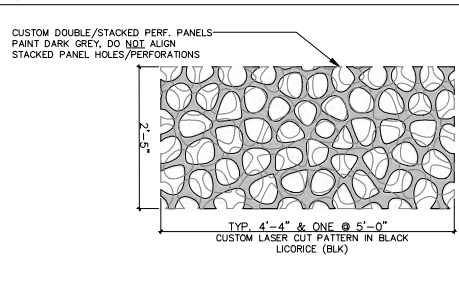
15 RAINSCREEN OUTSIDE CORNER DETAIL
SCALE: NTS



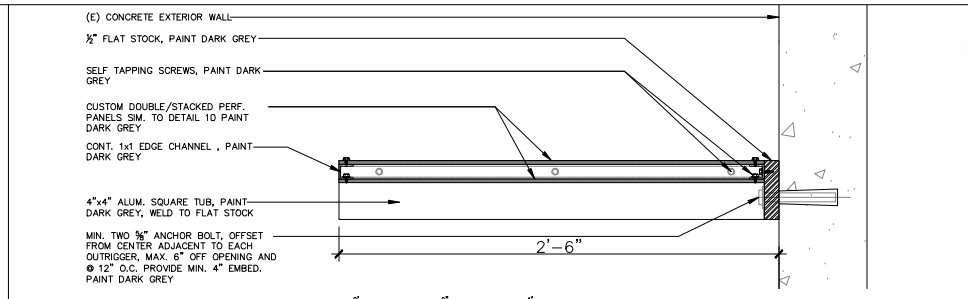
16 SIDING DETAIL @ EXPOSED STUDS
SCALE: NTS



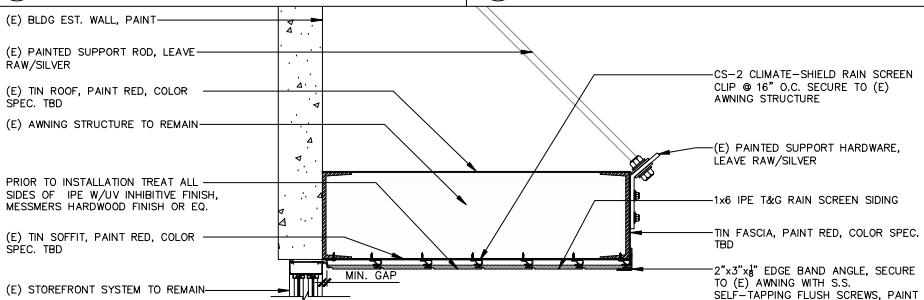
9 BLADE AWNING ELEVATION
SCALE: 1 1/2\"/>



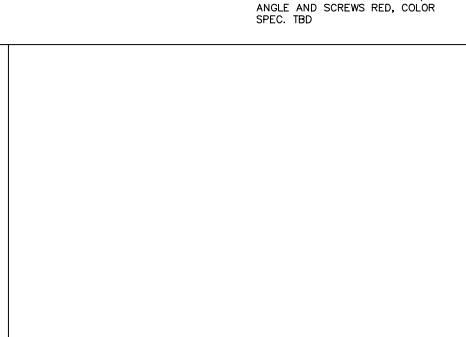
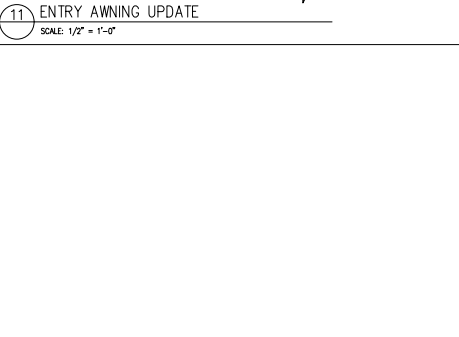
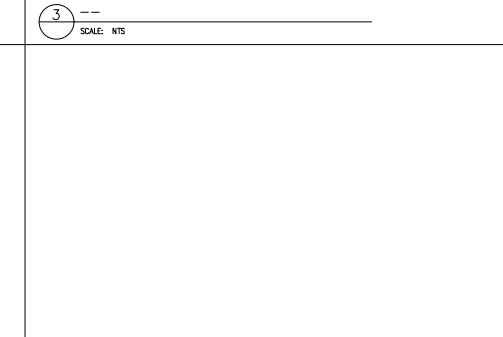
10 SAMPLE PANEL PERFORATION
SCALE: NTS



6 BLADE AWNING SECTION
SCALE: 3\"/>



11 ENTRY AWNING UPDATE
SCALE: 1/2\"/>



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Revisions

Sheet Number:
A-10



PROPOSED SIDE ENTRY



PROPOSED BLADE AWNING



PROPOSED BUILDING CORNER



PROPOSED FENCED PATIO AREA

3 BUILDING SIDE ELEVATION, EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

1 BUILDING FRONTAGE, NORTH ELEVATION



4 MISC. ELEVATION CONCEPTS



PROPOSED ENTRY



EXISTING ENTRY

2 BUILDING ENTRY, NORTH ELEVATION



PROPOSED EAST ELEVATION



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Conceptual Elevations Renderings

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Revisions

Approved Rev. A: 02.22.23

Sheet Number:

PH-1



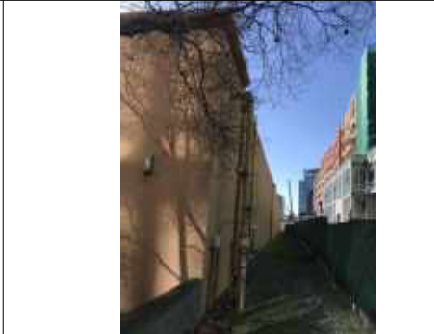
10 EXISTING FRONT/NORTH ELEVATION



11 EXISTING SIDE/EAST ELEVATION



12 EXISTING REAR/SOUTH ELEVATION



13 EXISTING SIDE/WEST ELEVATION



7 SITE CASEWORK FINISHES



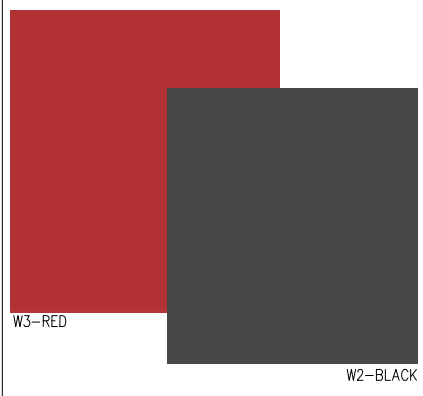
8 ILLUMINATED COLUMNS



9 ILLUMINATED BOLLARDS



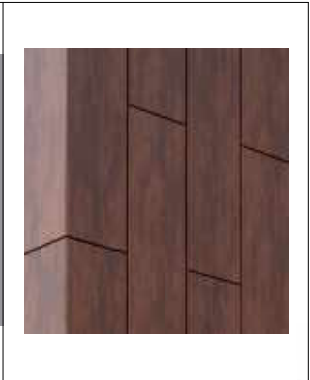
4 WALL COLOR W1, MEDIUM GRAY



5 ACCENT COLORS W2 & W3, BLACK & RED



6 ---



1 RUSTIC METAL SIDING



2 NATURAL IPE SIDING



3 CLT FENCE PANELS



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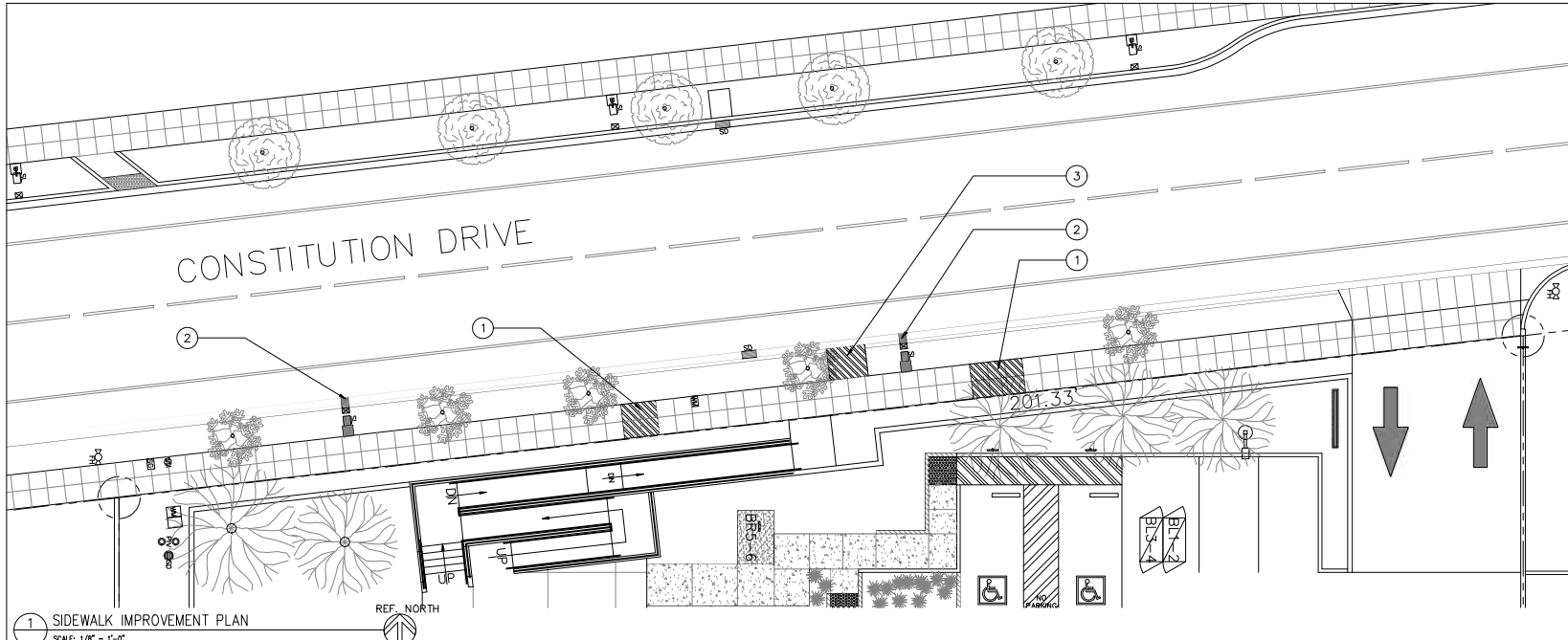
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Job No.: 21046

Revisions	

Sheet Number:

PH-2



1 SIDEWALK IMPROVEMENT PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES: #

1. REPAIR EXISTING SIDEWALK PER CITY STANDARD DETAILS. SEE 1-4/C2. TOTAL OF 2 LOCATIONS.
2. REPAIR CURB AND GUTTER AS REQUIRED BY NEW UTILITY FEEDS FOR STREET LIGHTS PER CITY STANDARD DETAILS. SEE DETAILS 1, 3 & 5/C-2. TOTAL OF 2 LOCATIONS.
3. REPLACE EXISTING SIDEWALK PER CITY STANDARD DETAILS IF REQUIRED BY NEW UTILITY TRENCH. SEE 1-4/C-2. ONE LOCATION NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATIONS (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS. EXISTING STRIPING, MARKINGS AND LEGENDS SHALL BE REPLACED IN KIND, OR AS MODIFIED BY ENGINEER.

LEGEND:

- [Hatched Box] AREA OF SIDEWALK TO BE REPAIRED/REPLACED.
- [Square with 'X'] CURB TO BE REPLACED AS REQ. BY NEW UTILITY TRENCH

OFFSITE SCOPE:

- THE SCOPE OF OFFSITE WORK FOR THIS PROJECT SHALL INCLUDE THE FOLLOWING:
1. REPAIR OF DAMAGED SIDEWALK, THREE LOCATIONS NOTED.
 2. REPAIR OF CURB, GUTTER, AND STREET AS REQUIRED BY NEW UTILITY TRENCH.
 3. INSTALLATION OF TWO NEW STREET LIGHTS.
 4. INSTALLATION OF 5 NEW STREET TREES.
 5. WORK MAY INCLUDE REPLACEMENT OF PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS. REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.

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- C-2 SIDEWALK DETAILS
- C-2-1 STREETLIGHT DETAILS
- BMP-1 BMP
- C-4 STREETLIGHT PHOTOMETRIC ANALYSIS A
- C-4-1 STREETLIGHT PHOTOMETRIC ANALYSIS B
- L-1 STREET TREE PLAN



GENERAL NOTES:

- GENERAL NOTES:
1. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. ALL CONTRACTORS SHALL CALL U.S.A. (CA 1-800-277-2600) 48 HOURS BEFORE DIGGING. EXCAVATION FOR UNDERGROUND FACILITIES SHALL NOT BE PERMITTED PRIOR TO CONTACTING UNDERGROUND SERVICE ALERT. UNDER NO CIRCUMSTANCES WILL EXCAVATION COMMENCE BEFORE BEING ISSUED AN IDENTIFICATION NUMBER FROM U.S.A. (SEC. 42101 OF THE GOVERNMENT CODE).
 2. CONTRACTOR SHALL CAREFULLY PRESERVE THE SURROUNDING PROPERTY BY CONFINING OPERATIONS WITHIN THE LIMITS OF WORK AREA. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER/OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.
 3. ANY DISCHARGE (DURING CONSTRUCTION) OF GROUNDWATER INTO THE DOWNSTREAM STORM SYSTEM MUST BE UNCONTAMINATED. THE CONTRACTOR SHALL MAKE THIS DETERMINATION PRIOR TO DISCHARGE.
 4. PROVIDE ACCESS AT ALL TIMES TO ALL ADJUTING PROPERTIES, EXCEPT AS APPROVED BY THE INSPECTOR. 48 HOURS WRITTEN NOTICE MUST BE GIVEN TO THE AFFECTED PROPERTY OWNER(S) WHEN ACCESS IS AFFECTED. TRENCHES SHALL BE BACKFILLED AND PAVED (TEMPORARY CUTBACK ASPHALT) PRIOR TO LEAVING THE JOB SITE EACH WORKDAY. THE INSPECTOR MAY APPROVE STEEL PLATING AT HIS DISCRETION.
 5. ALL CONSTRUCTION MATERIALS, EQUIPMENT, AND DEBRIS ARE PROHIBITED FROM BEING STORED IN THE PUBLIC RIGHT-OF-WAY. LANE CLOSURES FOR PARKING, STORAGE OF MATERIALS AND/OR EQUIPMENT, OR STOCKPILING WILL NOT BE PERMITTED.
 6. THE CONTRACTOR SHALL PROVIDE THE NAME AND TELEPHONE NUMBER OF THE AUTHORIZED REPRESENTATIVE (SUPERINTENDENT) OF THE WORK TO THE CITY IN WRITING PRIOR TO START OF WORK.
 7. CONTRACTOR SHALL REFERENCE CITY STANDARD PLANS AND SPECIFICATIONS FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
 8. FIRE LANES SHALL REMAIN CLEAR THROUGHOUT CONSTRUCTION.
 9. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 10. THE CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING WITH ALL AFFECTED AGENCIES PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT-OF-WAY OR PUBLIC EASEMENT.
 11. THE APPLICANT SHALL REMOVE AND REPLACE ANY DAMAGED AND SIGNIFICANTLY WORKN SECTIONS OF FREETRAZE IMPROVEMENTS AT THE DISCRETION OF THE CITY INSPECTOR.
- GRADING AND PAVING:
1. ALL GRADING AND PAVING WORK SHALL COMPLY WITH CITY STANDARDS AND SPECIFICATIONS.
 2. ASPHALT CONCRETE SHALL CONFORM TO TYPE B, 2" MAX., MEDIUM GRADE, PER SECTION 39 OF THE STATE STANDARD SPECIFICATIONS.
 3. TACK COAT SS-1 ASPHALTIC EMULSION CONFORMING TO SECTION 37 AND 94 OF THE STATE STANDARD SPECIFICATIONS SHALL BE APPLIED AT THE RATE OF 0.055 TO 0.065 GALLONS PER SQUARE YARD TO EXISTING ASPHALT CONCRETE SURFACES AND VERTICAL SURFACES PRIOR TO PLACEMENT OF NEW ASPHALT CONCRETE.
 4. PORTLAND CEMENT CONCRETE SHALL CONFORM TO CLASS B, WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF 4,000PSI.
 5. GRADE BREAKS ON ASPHALT CONCRETE AND PORTLAND CEMENT CONCRETE SHALL BE ROUNDED OFF DURING FORM WORK AND/OR FINISHED SURFACING TO THE SATISFACTION OF THE OWNER/ENGINEER.
 6. CURB AND GUTTER SUBGRADE TOP 6" SHALL BE COMPACTED TO A MIN. 95% RELATIVE COMPACTION.

UTILITY NOTES:

1. THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND CITY PROVIDED DOCUMENTS. THESE LINES, AS SHOWN, ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.
2. UTILITY TRENCHING AND BACKFILL WORK SHALL COMPLY WITH CITY OF MENLO PARK UTILITY TRENCH STANDARD DETAIL OR CITY ENGINEER RECOMMENDATIONS.
3. IN THE EVENT OF WET UNSTABLE TRENCH BOTTOM OR IF GROUND WATER IS ENCOUNTERED, DEWATERING WILL BE REQUIRED. CONTRACTOR SHALL CONTACT CITY ENGINEER AND GEOTECHNICAL ENGINEER FOR DEWATERING RECOMMENDATIONS.

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Sidewalk Improvement Plan

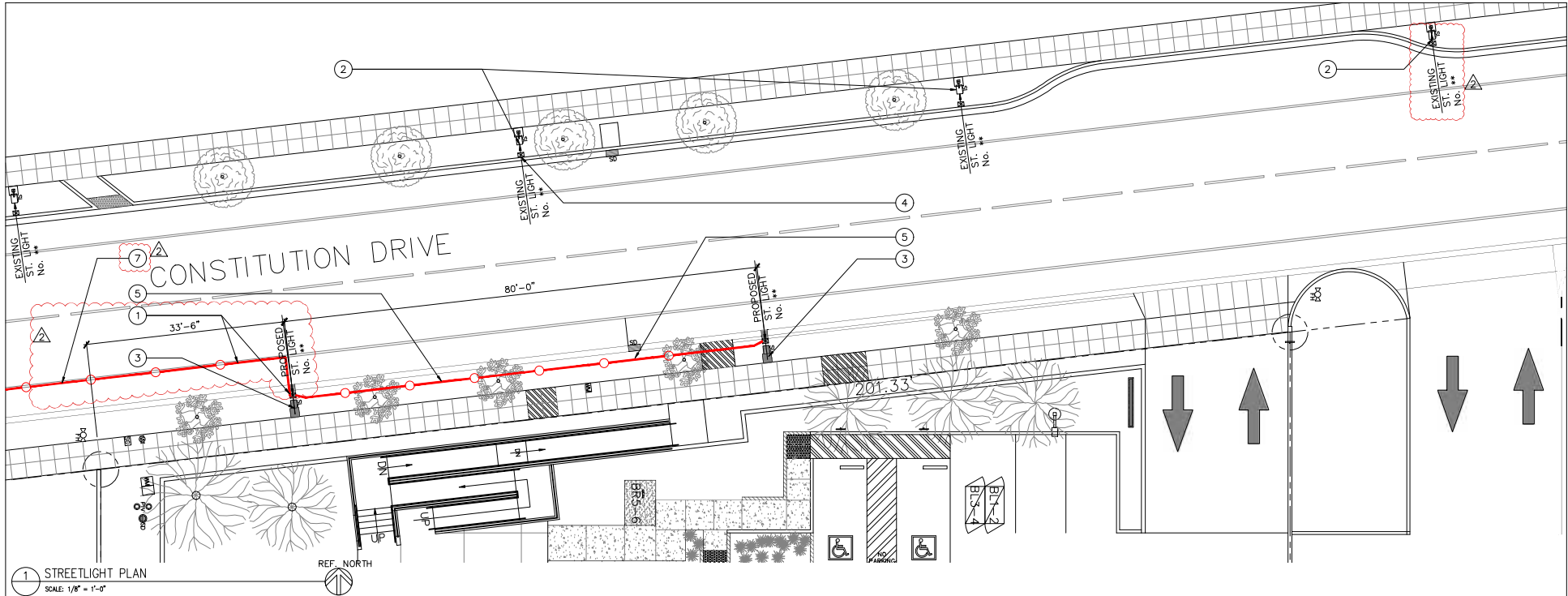
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DRAWN BY: AGR
JOB NO.: 21046

Revisions

Off Site 1 11.30.22
BLDG REV. 2 01.25.23

Sheet Number:
C-1



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

GENERAL NOTES:

- CONTRACTOR NOTES:**
- CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED, UNLESS OTHERWISE NOTED OR REQUIRED. PROVIDE PULL ROPE IN ALL EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
 - CONDUIT SIZES: 2" UNDER SIDEWALK; 2 1/2" UNDER PLANTER STRIP; 3" UNDER PAVEMENT.
 - CABLE: CABLE SHALL BE U.L. LISTED THW OR THWN WITH A MINIMUM OF 1/4" (64 MIL) POLYETHYLENE CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED.
 - FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS (BUSHMAN HEB SERIES) AT EACH ADJACENT SPLICE BOX WITH 5 AMP FUSE.
 - SPlicing: ALL SPLICES SHALL BE MADE IN STREET LIGHT BOXES ONLY. SPLICES SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD METHOD "B". (SEE CALTRANS DETAIL ES-13A).
 - WATERPROOF NUNG FUSES SHALL BE PROVIDED IN THE SPLICE BOX NEXT TO EACH NEW OR RELOCATED STREET LIGHT. IF THE DESIGN IS SUCH THAT NO BOXES WILL BE INSTALLED, THE SPLICE SHALL BE LOCATED IN THE HANDHOLE.
- STREETLIGHT GENERAL NOTES:**
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, FEDERAL AND ALL APPLICABLE CITY, COUNTY STATE AND LOCAL UTILITY COMPANY REGULATIONS, N.E.C. AND THE LATEST APPROVED STANDARDS OF I.E.E.E., A.S.A., N.E.M.A., U.L. AND OSHA WHERE APPLICABLE. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PROMOTE WORK NOT CONFORMING TO THE ABOVE. ALL SECTIONS OF STATE OF CALIFORNIA P.U.C. 0.0. 95 SHALL APPLY.
 - MATERIALS FURNISHED UNDER THIS SECTION OF THESE SPECIFICATIONS FOR WHICH U.L. STANDARDS HAVE BEEN ESTABLISHED SHALL BE LISTED AND BEAR THE LABEL OF UNDERWRITERS LABORATORIES, INC.
 - WHERE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS CONFLICT WITH THE DRAWINGS OF THESE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
 - THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO POLE SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY PG&E.
 - THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING & OBTAINING APPROVAL FROM CITY/COUNTY AGENCY.
 - PILLARS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS, CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING BID.
 - ANY CHANGES OR MODIFICATIONS TO PROPOSED STREETLIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY/COUNTY AGENCY PRIOR TO INSTALLATION.
 - OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
 - CONTRACTOR TO INSTALL CIRCUIT GROUNDING AND GROUND WIRE IN CONDUIT AS PER PLANS.
 - A LIST OF ALL MATERIALS & SUPPLIERS SHOULD BE PROVIDED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL.
 - DAY BURN FOR 24 HOURS FOR 5 CONSECUTIVE DAYS FOR CITY/COUNTY INSPECTOR APPROVAL, OR AS REQUIRED BY THE GOVERNING AGENCY.
 - GROUNDING AND BONDING SHALL PROPERLY INTERCONNECT ALL METAL PARTS OF THE SYSTEM.
 - ALL CONDUITS SHALL BE GROUNDED WITH LOCK NUTS AND INSULATED BUSHINGS.
 - CONTRACTOR SHALL CONSULT LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS, IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE OPERATING SYSTEM.
 - AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE STREETLIGHT ADMINISTRATION DEPT. OF THE CITY/COUNTY PRIOR TO ACCEPTANCE OF THE STREET LIGHTING SYSTEM.

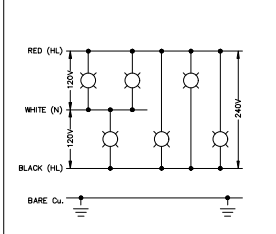
CONSTRUCTION NOTES: #

- THE NEW STREETLIGHTS INTO EX. CIRCUITS INSTALLED BY ADJACENT GREYSTAR DEVELOPMENT, P.V. LOCATION. SL BOX STREET LIGHTING TO BE INSTALLED IN SEPARATE/INDEPENDENT TRENCH.
- EX. STREET LIGHT TO HAVE A STERNBERG ROTARY DIMMER MODULE INSTALLED. (TYP FOR 3 EX. LOCATIONS).
- NEW STREET LIGHTS, TOTAL OF 2 LOCATIONS. INSTALL PER CITY STANDARD DETAIL LE-03 SEE 2/C-2.1.
- DE-ENERGIZE CIRCUITS AS REQUIRED, COORDINATE WORK WITH PG&E AND CITY/CALTRANS INSPECTORS.
- RUN NEW CONDUIT AND CONDUCTORS, USING THE SAME TYPE AND SIZE AS EXISTING SYSTEM, TO NEW DECORATIVE STREETLIGHTS TO BE INSTALLED AT 1 TIE-IN LOCATION.
- CAUTION: CONTACT U.S.A. (811) TWO (2) FULL DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATIONS, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MIN. OF 3'-0".
- INSTALL STREETLIGHT POWER PER CITY JOINT TRENCH DETAIL ST-9A REFERENCED ON 7/C-2. LOCATION OF TRENCH IS CONCEPTUAL AND MAY BE PLACED IN LANDSCAPE STRIP IF IT DOES NOT CONFLICT WITH EXISTING UTILITIES. FINAL LOCATION SHALL BE COORDINATED AND APPROVED BY THE CITY IN THE FIELD.

LEGEND:

- NEW ELECTRICAL UNDERGROUND FEED TO STREET LIGHTS, 2" 50# 40 PVC CONDUIT, SEE 7/C-2.1
- EXISTING STREET LIGHTS TO REMAIN (ACROSS CONSTITUTION). 3 EX. STREET LIGHTS TO HAVE A STERNBERG ROTARY DIMMER MODULE INSTALLED.
- NEW STERNBERG ML730 MILLENNIA, SEC C2.1.
- EXISTING STREET LIGHT BOX (STATE TYPE 3 1/2)
- PROPOSED STREET LIGHT BOX (STATE TYPE 3 1/2), 2 TOTAL.

WIRING DIAGRAM - 120/240V



CONDUCTOR AND CONDUIT SCHEDULE

AWG OR CABLE	NUMBER OF CONDUCTORS			CONDUIT SIZE
	1	2	3	
#4				
#6				
#8				
#10				
#12				
CONDUIT SIZE	2"	2"	2"	



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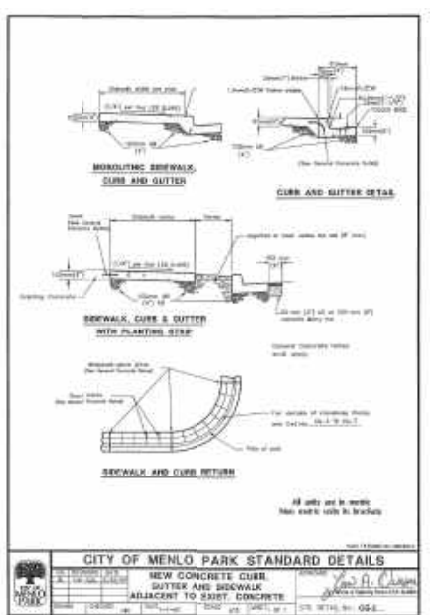
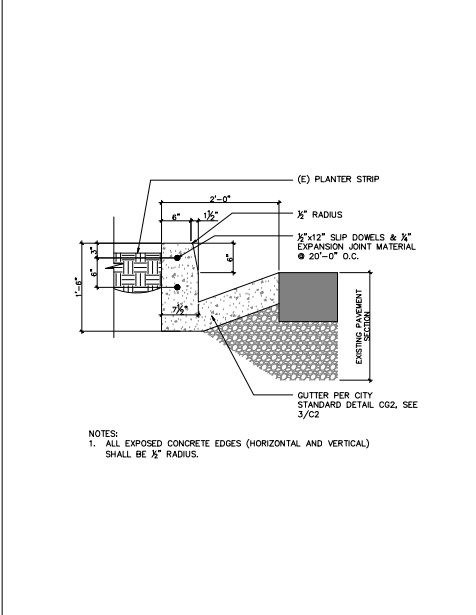
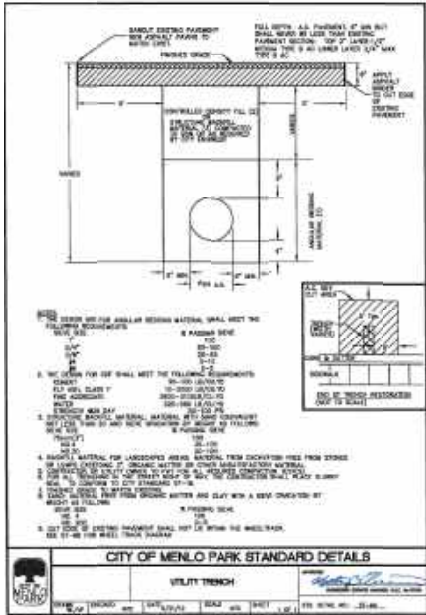
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Streetlight Plan

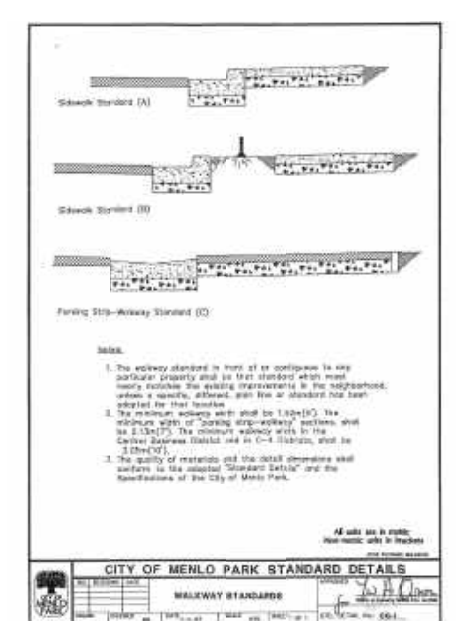
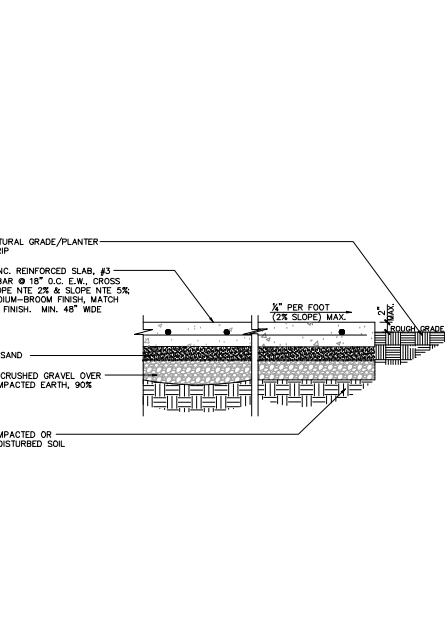
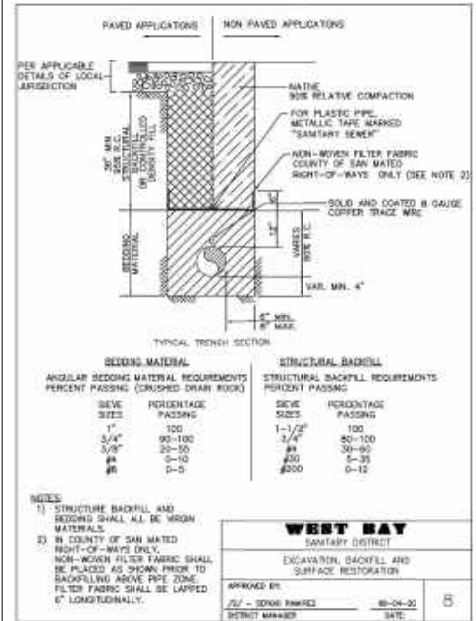


7 JOINT TRENCH DETAIL FOR STREETLIGHTS
SCALE: NTS

5 CURB DETAIL
SCALE: 3" = 1'-0"

3 NEW SIDEWALK ADJACENT TO EXIST. CONCRETE
SCALE: NTS

1 GENERAL CONCRETE NOTES, G-3
SCALE: NTS



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

6 EVAC., BACKFILL & SURFACE RESTORATION
SCALE: NTS

4 SIDEWALK SECTION
SCALE: 1" = 1'-0"

2 WALKWAY STANDARDS
SCALE: NTS

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Revisions:

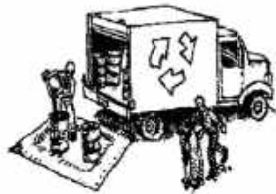
Off Site 1 11.30.22
LOG REV. 2 01.25.23

Sheet Number:
C-2

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work



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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application



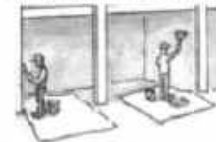
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



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

Painting & Paint Removal



Painting Cleanup and Removal

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

Dewatering



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

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



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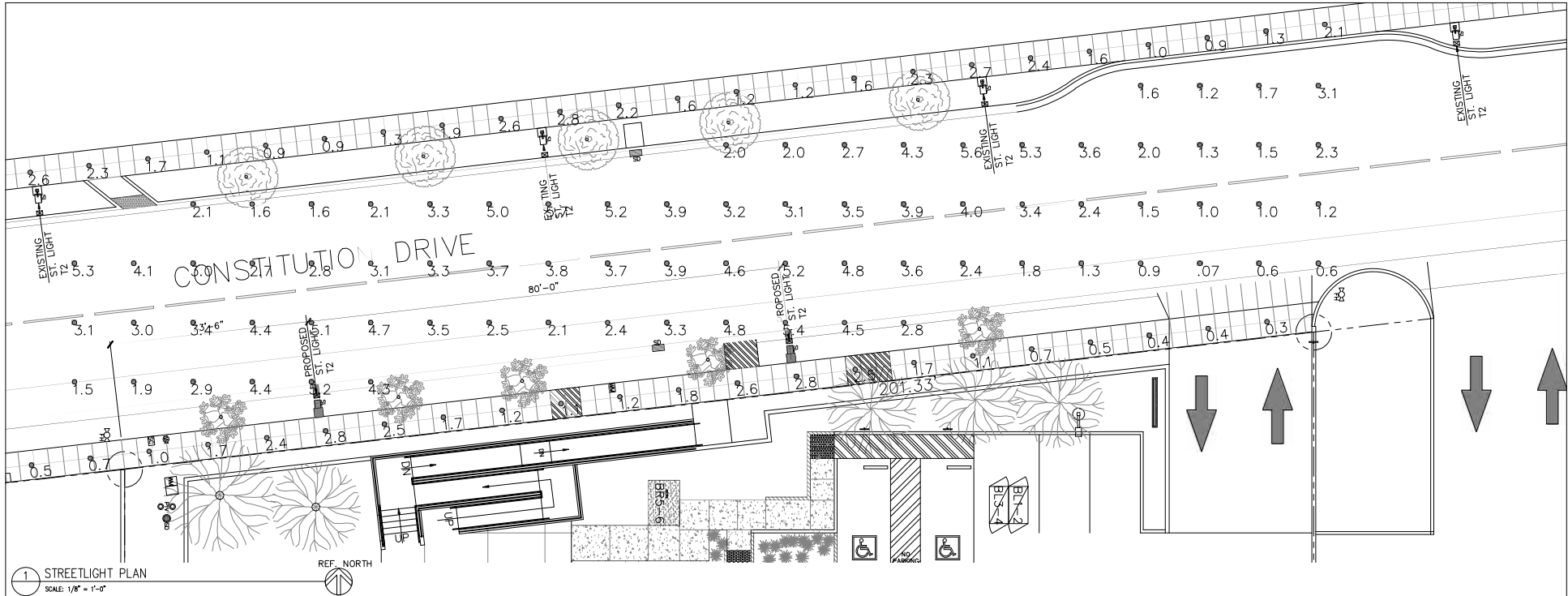


Rudolph & Sletten Off-Site
120 Constitution Drive
Menlo Park, CA 94025

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Date:	11.30.22	
Drawn by:	AS SHOWN	
Check by:	AGR	
Job No.:	21046	
Revisions:		
Rev. No.	1	11.30.22
Rev. No.	2	01.25.23

Sheet Number:
C-3



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

LUMINAIRE SCHEDULE: WITH ADDITIONAL FIXTURE AT NORTH SIDE OF CONSTITUTION ADJACENT TO THE EQUATION

SYMBOL	QTY	DESCRIPTION	ARRANGEMENT	DESCRIPTION	LUMENS	TAG ILL. WATS	LUMINAIRE	LUMINAIRE	TOTAL WATS	
EXISTING OR NEW	5	ML730-24L3072-MDL014-SV2	SINGLE	ML730-24L3072-MDL014-SV2	27,750/LM	12	0.950	9244	87.8	528.8

CALCULATION SUMMARY:		CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	REMARKS
ROADWAY CALC PTS TO CV	ILLUMINANCE	FC		3.08	5.7	0.8	3.13	9.50	
SIDEWALK NORTH SIDE CALC PTS	ILLUMINANCE	FC		1.74	2.8	0.9	1.94	3.11	
SIDEWALK SOUTH SIDE CALC PTS	ILLUMINANCE	FC		1.44	2.8	0.3	4.80	9.33	

LEGEND:

	EXISTING STREET LIGHTS TO REMAIN (ACROSS CONSTITUTION). 3 EXT. STREET LIGHTS TO HAVE A SERNBERG ROTARY DIMMER MODULE INSTALLED.
	NEW SERNBERG ML730 MILLENA, SEE C2.1.

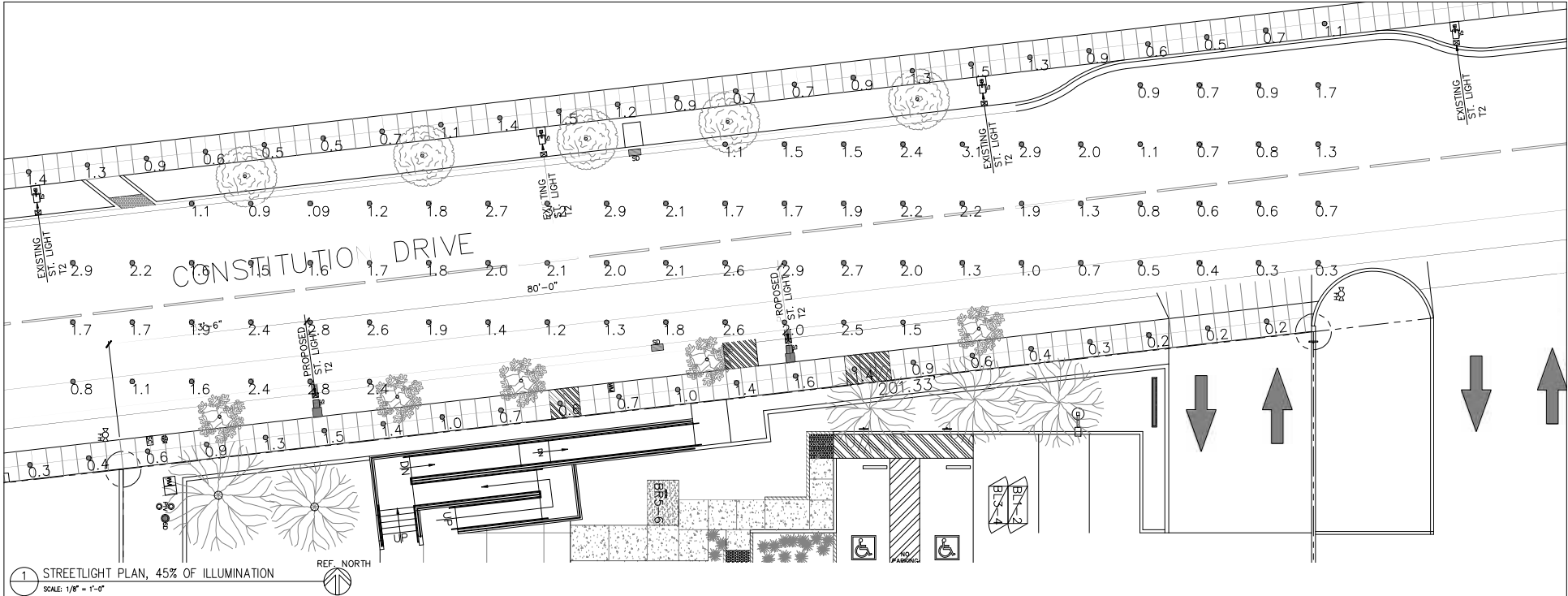
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Rudolph & Sietten Off-Site
120 Constitution Drive
Menlo Park, CA 94025

Photometric Analysis



Sheet Number:
C-4



1 STREETLIGHT PLAN, 45% OF ILLUMINATION
SCALE: 1/8" = 1'-0"

LUMINAIRE SCHEDULE: FIXTURES REDUCED IN OUTPUT BY JUST OVER 1/2 TO AN EFFECTIVE

SYMBOL	QTY	ARRANGEMENT	DESCRIPTION	LUMENS	TAG LLP	LUMINAIRE	LUMINAIRE	TOTAL WATTS	
EXISTING CH & NEW	5	M.L.730-24L3072-MDL014-SV2	SINGLE 22' POLE/2MH	M.L.730-24L3072-MDL014-SV2	12	0.522	9244	87.8	526.8

CALCULATION SUMMARY:	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	REMARKS
ROADWAY CALC PTS TO CV	ILLUMINANCE	FC	1.89	3.2	0.3	5.63	10.7	
SIDEWALK NORTH SIDE CALC PTS	ILLUMINANCE	FC	0.97	1.8	0.5	1.94	4.00	
SIDEWALK SOUTH SIDE CALC PTS	ILLUMINANCE	FC	0.80	1.6	0.2	4.00	8.00	

LEGEND:

- EXISTING STREET LIGHTS TO REMAIN (ACROSS CONSTITUTION). 3 EXT. STREET LIGHTS TO HAVE A SENNBERG ROTARY DIMMER MODULE INSTALLED.
- NEW STERNBERG M.L.730 MILLENA, SEE C2.1.



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Rudolph & Sietten Off-Site
120 Constitution Drive
Menlo Park, CA 94025

Photometric Analysis B

These drawings are the sole responsibility of the project lead. It shall be the responsibility of the project lead to ensure that all information provided in these drawings is accurate and to the extent possible, has been verified by the project lead. It shall be the responsibility of the project lead to ensure that all information provided in these drawings is accurate and to the extent possible, has been verified by the project lead. It shall be the responsibility of the project lead to ensure that all information provided in these drawings is accurate and to the extent possible, has been verified by the project lead. It shall be the responsibility of the project lead to ensure that all information provided in these drawings is accurate and to the extent possible, has been verified by the project lead.

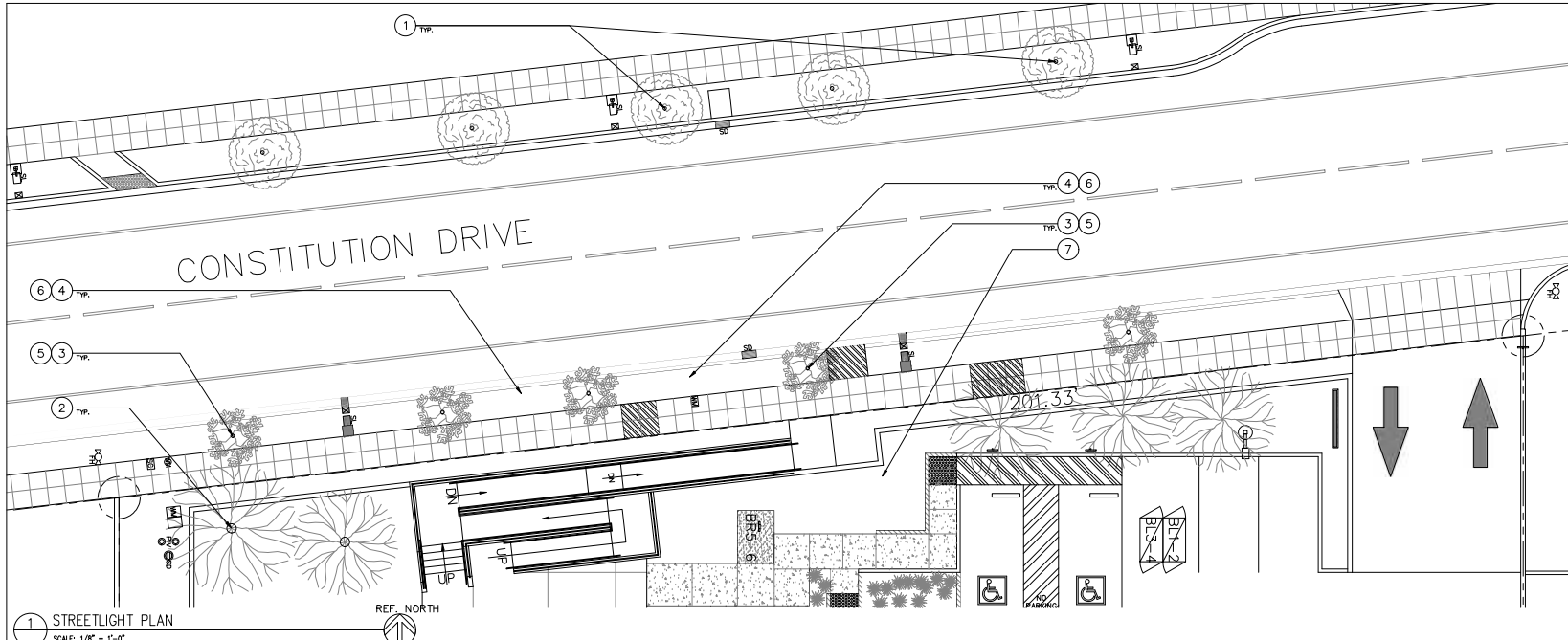
Date: 11.30.22
Scale: AS SHOWN
Drawn By: AGR
Job No.: 21046

Revisions

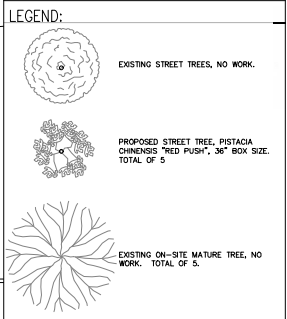
Off Site 1	11.30.22
BIDD REV. 2	01.25.23



Sheet Number:
C-4.1



- CONSTRUCTION NOTES: #**
- EXISTING STREET TREES TO REMAIN, NO WORK.
 - EXISTING MATURE ON-SITE TREES, NO WORK. TOTAL OF 5 ADJACENT TO PUBLIC RIGHT OF WAY.
 - PROPOSED PISTACIA CHINENSIS, "RED PUSH", 36" BOX SIZE, LOW WATER USAGE & DROUGHT TOLERANT. THIS IS NOT A NATIVE TREE. SEE 4/1-1.
 - EXISTING GROUND COVER TO REMAIN, OWNER'S OPTION TO REPLACE EXISTING GROUND COVER WITH A BLEND OF YUCCA ALOFOJIA "MAGENTA MAGIC" & CEANOTHUS GLORIOSUS VAR. HORIZONTALIS "YANKEE POINT". 1 GAL. CONTAINER SIZE. LOW WATER USAGE PLANT THAT IS NATIVE TO CAL. PLACE MAGENTA MAGIC AT 24" O.C. AND "YANKEE POINT" AT 36" O.C.
 - IRRIGATE NEW STREET TREES PER 6/L-2.
 - REWORK EXISTING IRRIGATION AS REQUIRED FOR WATER EFFICIENCY.
 - TIE ALL IRRIGATION BACK TO EXISTING CONTROLLERS.



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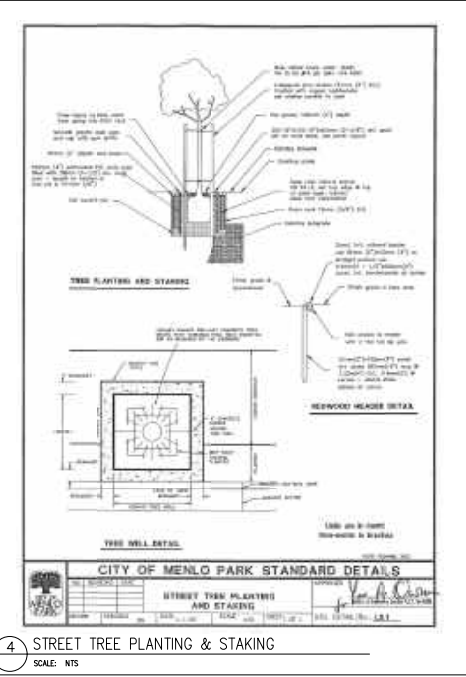
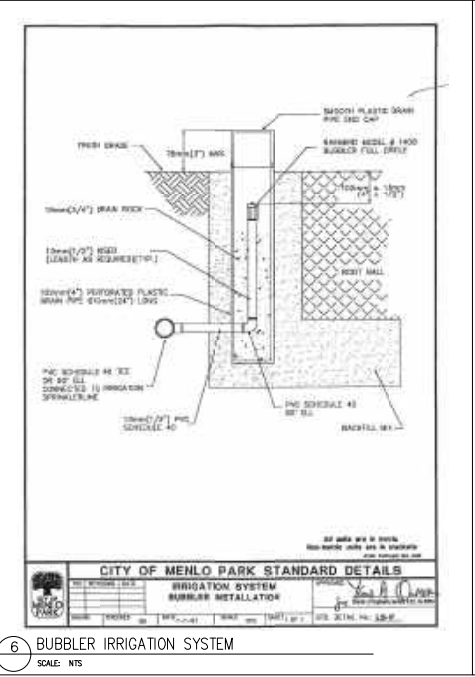
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Rudolph & Sietten Off-Site
120 Constitution Drive
Menlo Park, CA 94025

Street Tree Plan

8 ---
SCALE: NTS



- PLANTING NOTES:**
- VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON THE PLANS.
 - DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION.
 - NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE CITY/COUNTY. SAME GENUS DIFFERENT SPECIES SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THE VARIETY IS SIMILAR IN GROWTH HABIT AND SIZE TO THE SPECIFIED PLANT AND WATER USE IS THE SAME.
 - CONTRACT GROWN PLANTS AS REQUIRED. CONTRACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
 - ALL PLANTS AND LAYOUTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
 - SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS.
 - PROTECT EXISTING TREES TO REMAIN PER TREE PRESERVATION PLAN.
 - KEEP ADJACENT STREETS, SIDEWALKS AND OTHER AREAS FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
 - REPLACE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE ANY DAMAGED OR DESTROYED LANDSCAPING.

These drawings are the sole property of the project client. They may be used only for the project for which they were prepared. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of the project client. The project client shall be responsible for obtaining all necessary permits and approvals for the work shown on these drawings. The project client shall be responsible for obtaining all necessary permits and approvals for the work shown on these drawings. The project client shall be responsible for obtaining all necessary permits and approvals for the work shown on these drawings.

Drawn by: AGR
Job No.: 21046

Revisions	Date
Off Site 1	11-30-22
LOG REV. 2	01-25-23



Sheet Number:
L-1



PILLARS

December 15, 2022

Attn: Christopher Turner, Associate Planner
City of Menlo Park Planning Department

Re: Project Narrative
Rudolph and Sletten Façade Modifications
120 Constitution Drive
Menlo Park, CA 94025

The following narrative has been created to assist in explaining the proposed scope of exterior modifications planned for the building located at 120 Constitution Drive.

The current site consists of a basic parking lot with an existing 2 story building. The current building has three main entry points that are all covered with a metal clad awning; one along the street facing frontage and two along the east parking lot façade. The building is painted a salmon color. Storefront glass is prominent along the street frontage and the east side of the building facing the parking lot has multiple casement windows.

We are proposing to paint the street facing awning red (the tenants branded color) to give the frontage a bit more pop and introduce some rustic metal siding along the corner of the building to add some texture and scale. The rustic metal will accent the red awning and pay homage to the tenant's construction business. The corner accent will also have a backlit symbol to add some identity to the building.

Along the Parking lot side we are removing both metal clad awnings and replacing one with a wood clad awning and a wood clad façade system at the side entrance. The back entrance to the building we are proposing to remove 6 parking spaces and create an outdoor lounge for the office workers. This space will be mostly concrete with some synthetic turf, shrubs and a service counter. This area will also have a fence surrounding it for additional privacy.

Additionally, we are proposing to paint the building, windowsill treatments and the current building cornice. Gray will be the main body color so that the metal siding, wood awning and red refurbished awning will be better complemented.

The owner also has three alternative design features that we are proposing here but may get removed as construction estimates become finalized. First is the continuous blade awning that bisects the second floor windows. This is a simple shade element that has both the function of providing late morning shade and gives this long façade some relief. Second is to add three bollard lights at the side entry for some accent lighting. And last is to add 4 column lights along the frontage to accent the building. Both of these light fixtures would be the only exterior lighting besides the street and parking lot lighting currently existing.

None of the proposed work will add any area to the building. Please let us know if you have any questions regarding our design approach or need additional information.

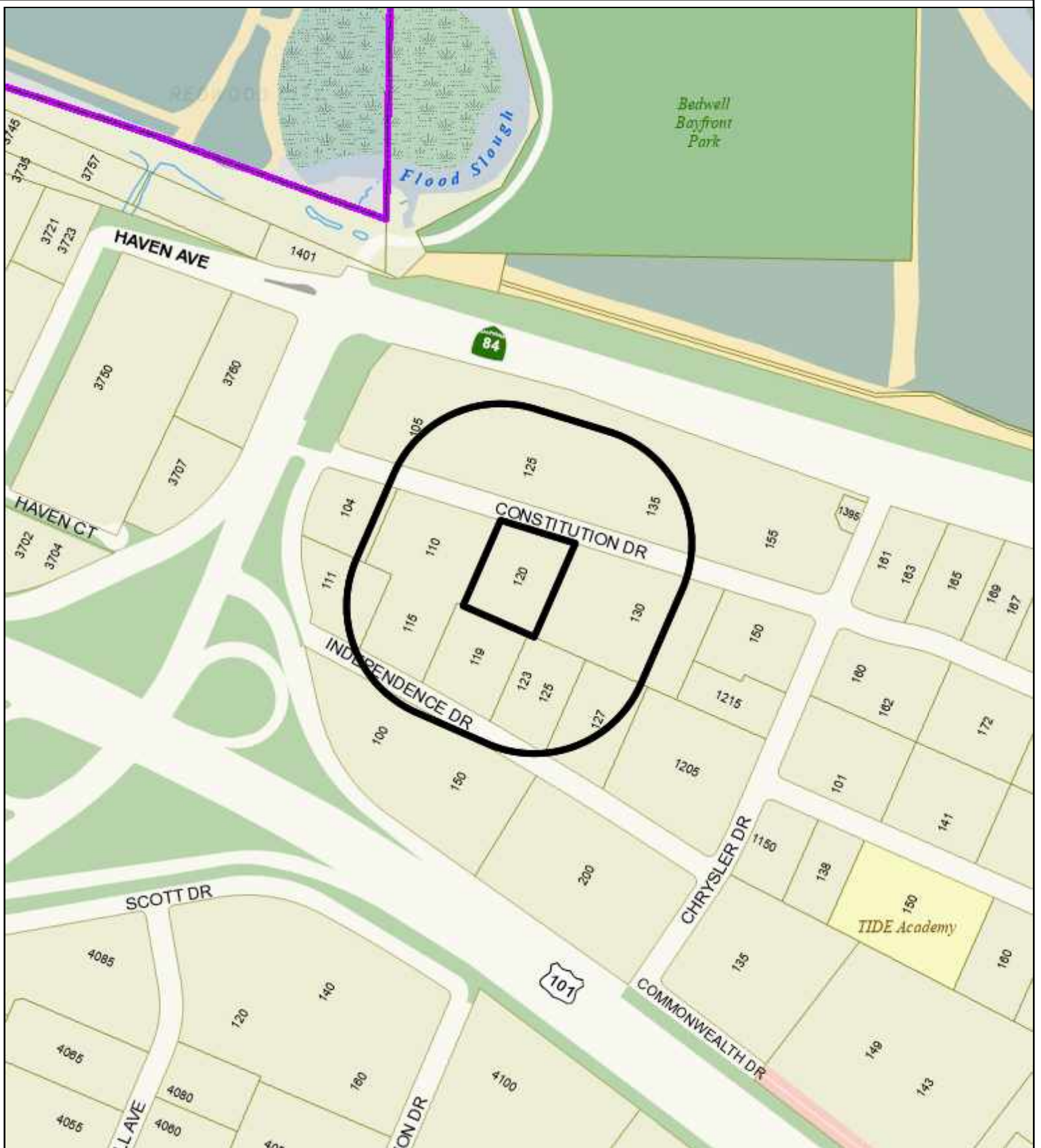
Best regards,

PILLARS
Alex G. Ross, Architect, Lic. #C-27341

<p>LOCATION: 120 Constitution Drive</p>	<p>PROJECT NUMBER: PLN2022-00063</p>	<p>APPLICANT: Alex Ross</p>	<p>AGENT: Marian Selvaggio</p>
<p>PROJECT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The architectural control permit shall be subject to the following standard conditions: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by Pillars Architecture, consisting of 27 plan sheets, dated received March 7, 2023 and approved by the Planning Commission on March 27, 2023, 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. The applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project and in effect at the time of building permit issuance. d. Applicant shall keep the property in a clean and sanitary condition at all times, and maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the City of Menlo Park Municipal Code. e. The Project shall adhere to all ordinances, plans, regulations, and specifications of the City of Menlo Park and all applicable local, State, and Federal laws and regulations. f. 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. g. 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. 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 Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. i. Heritage trees in the vicinity of the construction project shall be retained and/or protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Bo Firestone Consulting & Design, dated received December 21, 2021. j. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application. k. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, 			

Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

- I. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.



City of Menlo Park
 Location Map
 120 Constitution Drive



Scale: 1:4,000

Drawn By: CDH

Checked By: CDS

Date: 3/13/2023

Sheet: 1



STAFF REPORT

Planning Commission

Meeting Date:

3/27/2023

Staff Report Number:

23-023-PC

Public Hearing:

Consider and adopt a resolution to deny a use permit to exceed the maximum nighttime noise limit of 50 dBA, measured at residential property lines, to accommodate electric pool heating equipment for the approved Menlo Park Community Campus (MPCC) development currently under construction at 100 Terminal Avenue, in the P-F (Public Facilities) zoning district

Recommendation

On February 27, 2023, staff recommended that the Planning Commission adopt a resolution approving a use permit to allow the Menlo Park Community Campus (MPCC) air source heat pumps (ASHPs) to exceed the maximum nighttime noise limit of 50 dBA measured at the nearest residential property line. At the February 27, 2023 Planning Commission meeting, the Planning Commission directed staff to return with a resolution denying the use permit to allow the MPCC ASHPs to exceed the 50 dBA noise limit. Based on that direction and Commissioner comments at that meeting, staff drafted the attached resolution, including the recommended findings to deny the use permit, which is 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 project site is located at 100 Terminal Avenue in the P-F (Public Facilities) zoning district. The project site is bordered by the Dumbarton rail corridor to the north, U.S. Highway 101 to the west, Beechwood School and residences in the R-1-U (Single Family Urban Residential) zoning district to the east, and a Pacific Gas and Electric (PG&E) substation and other residences in the R-1-U zoning district to the south and southeast. A location map is included as Attachment B.

The Menlo Park Community Campus Project was approved by City Council on January 12, 2021. The project consists of redevelopment of the Onetta Harris Community Center, Menlo Park Senior Center, and Belle Haven Youth Center into one new community campus building. The project also consists of the construction of new pool facilities to replace the existing Belle Haven pool facilities. In an effort to further the City's environmental policies and goals, the MPCC building and facilities (including the pools) were designed to achieve LEED Platinum and be operated without the use of natural gas.

Previous Planning Commission reviews

The Planning Commission reviewed the request to exceed the maximum nighttime noise limit for a second time at its February 27, 2023 regular meeting. Eleven members of the public made comments in opposition to the use permit, citing concerns about increased noise pollution and detrimental effects on the Belle Haven neighborhood. Planning Commissioners expressed concerns that other alternatives, such as dividing the heating units into smaller equipment packages to be located in different areas of the site or modifying the proposed temperatures and/or operating schedules of the pools, had not been fully explored during the development of the MPCC. Commissioners suggested that the pool heating options should be reevaluated with the first priority being to meet the City's noise ordinance requirements. The Commission continued the project and directed staff to prepare findings to deny the use permit, send a new notice for the meeting where the denial findings would be considered to residents within a 300-foot radius of the project site, and evaluate the potential for other forms of outreach to the neighborhood.

The Planning Commission originally reviewed the project at the October 3, 2022 regular meeting. During the meeting, commissioners expressed concerns with the proposed noise generated by the proposed ASHPs and continued the project. The Commission directed staff and the applicant to perform additional research into alternate designs and equipment that could reduce noise levels, and conduct public outreach to gain feedback on the proposed amplified noise.

The staff report and meeting minutes from the October 3, 2022 meeting are included as hyperlinks in Attachments C and D, respectively. The staff report from the February 27, 2023 meeting is included as a hyperlink in Attachment E. Information regarding previous analyses of pool heating equipment requirements; noise effects; alternative energy sources, locations, and noise-dampening solutions; and public outreach efforts are provided in those reports.

Analysis

Project description

Chapter 8.06 of the Menlo Park Municipal Code (MPMC) regulates noise, and places limitations on noise emanating from any source measured at residential property lines at 60 dBA during daytime hours (between 7 a.m. and 10 p.m.) and 50 dBA during nighttime hours (between 10 p.m. and 7 a.m.). Section 8.06.050 enumerates certain exemptions from the noise limitations, including for any use for which a use permit is granted that specifically allows noise levels to be exceeded. The applicant proposed to exceed the maximum nighttime noise limit for pool heating equipment.

The heating equipment, as currently designed, consists of five ASHPs that would be located on the southern side of the new MPCC building. Electric pool heaters are generally noisier than natural gas heaters. Not all ASHPs would be required to be running at all times in order to successfully heat the pools, but the applicant states that there may be times when all five heat pumps would run simultaneously in the early morning (nighttime hours) in order to heat the pools for morning users. If all five ASHPs were running, the noise would exceed 50 dBA at residential properties along Del Norte Avenue and Terminal Avenue. The noise would not exceed the daytime limit of 60 dBA at any residential property line.

The applicant provided an analysis of the approximate required run time throughout the year in their project description letter (Attachment A Exhibit B). The amount of time the ASHPs would be required to operate would vary throughout the year depending on ambient temperatures, utilization of pool covers, and the how well heat is retained in the pools. The analysis provided by the applicant indicated that in order to adequately heat the pools, maximum run time would be up to approximately 4.3 hours in a 24-hour period in the summer months, and up to approximately 7.6 hours in a 24-hour period in winter months. Since the

exact run times would vary and exact operation details are difficult to predict, the applicant requested to be allowed to exceed the maximum nighttime noise limits at any point in the year.

Response to Planning Commission direction

As directed by the Planning Commission at its February 27, 2023 meeting, staff has prepared a resolution with findings to deny the use permit on the following grounds:

- The use permit would create the potential for a noise disturbance during nighttime hours without any certainty of the number of hours per day or days per year that nearby residences may be impacted. Granting the use permit could have negative effects on the health and comfort of residents who would be exposed to noise from the equipment that would exceed the maximum nighttime sound levels.
- Studies of alternatives, such as different equipment locations, distribution of equipment across multiple locations on the site, alternative heating equipment types, modifications to the proposed heating and operating schedules of the pools, and potential sound barriers were not completely exhausted, and other alternatives may still be viable.

Based on the summary of findings above and in response to direction from the Planning Commission, staff recommends that the Planning Commission approve the resolution to deny the use permit request. City staff and the project consultants will continue to evaluate alternatives that would allow the project to operate without the use of natural gas while also meeting the City's noise ordinance requirements.

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. Draft Planning Commission Resolution Adopting Findings of Denial for project Use Permit
Exhibits to Attachment A
 - A. Project Plans
 - B. Project Description Letter

- B. Location Map
- C. October 3, 2022 Staff Report Hyperlink: <https://menlopark.gov/files/sharedassets/public/agendas-and-minutes/planning-commission/2022-meetings/agendas/20221003-planning-commission-agenda-packet.pdf>
- D. October 3, 2022 Meeting Minutes Hyperlink: <https://menlopark.gov/files/sharedassets/public/agendas-and-minutes/planning-commission/2022-meetings/minutes/20221003-planning-commission-minutes.pdf>
- E. February 27, 2023 Staff Report Hyperlink: <https://menlopark.gov/files/sharedassets/public/agendas-and-minutes/planning-commission/2023-meetings/agendas/20230227-planning-commission-agenda-packet.pdf>

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:

Tom Smith, Principal Planner

Chris Turner, Associate Planner

Sean S. Reinhart, Library and Community Services Director

Report reviewed by:

Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MENLO PARK DENYING A USE PERMIT TO ALLOW POOL HEATING
EQUIPMENT TO EXCEED THE NIGHTTIME NOISE LIMIT MEASURED
AT RESIDENTIAL PROPERTY LINES**

WHEREAS, the City of Menlo Park (“City”) received an application requesting to be permitted to exceed the noise limits established in Section 8.06.030 of the Menlo Park Municipal Code at a parcel in the in the P-F (Public Facilities) zoning district, (collectively, the “Project”) from the City of Menlo Park (“Applicant”), located at 100 Terminal Avenue (APN 055-280-040) (“Property”); and

WHEREAS, the Property is located in the Public Facilities (P-F) district; and

WHEREAS, the Property is currently under construction as part of the new Menlo Park Community Campus (MPCC) project; and

WHEREAS, the proposed pool heating equipment would be all-electric. Electric pool heating equipment is noisier than natural gas pool heating equipment and, as proposed, would exceed the maximum nighttime noise limit of 50 dBA measured at residential property lines; and

WHEREAS, Section 8.06.050 of the Menlo Park Municipal Code includes an exemption from the noise limitations for projects that are granted a use permit that allows noise limits to be exceeded; and

WHEREAS, the Planning Commission reviewed the project at the October 3, 2022 meeting and continued the item with the direction to study alternative methods of heating, noise-dampening barriers, and alternate locations for the equipment in addition to conducting outreach to the affected community; and

WHEREAS, the Applicant completed robust outreach to the neighboring properties, including door-to-door outreach, to receive feedback from residents who would be affected by the amplified noise and inform them of the public hearing, and 11 persons commented in opposition to the project at the February 27, 2023 meeting; and

WHEREAS, the Planning Commission reviewed the project at the February 27, 2023 meeting and considered additional analysis regarding alternative options for the equipment and continued the item with the direction to prepare a resolution denying the use permit for the Project because the required findings could not be made; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15302 et seq. (Replacement or Reconstruction); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on March 27, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The use permit to exceed nighttime noise limits measured at residential property lines is denied based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question

and surrounding areas, and the impact of the application hereon would create the potential for a noise disturbance without any certainty of the number of hours per day or days per year that nearby residences may be impacted. Furthermore, granting the use permit may have negative impacts on the health and comfort of individuals whose residences would be exposed to noise from the equipment that would exceed the maximum nighttime sound levels.

- b. Studies of alternatives, such as different equipment locations, distribution of equipment across multiple locations on the site, alternate heating equipment types, modifications to the proposed heating and operating schedules of the pools, and sound barriers that would reduce noise levels below the maximum limits were not exhausted, and other alternatives may be viable.

Section 3. Conditional Use Permit. The Planning Commission denies Use Permit No. PLN2022-00017, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively.

Section 4. Environmental Review. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15302 et seq. (Replacement or Reconstruction).

Section 5. 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, Principal Planner and Planning Commission Liaison of the City of Menlo Park, 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 March 27, 2023, by the following votes:

AYES:

NOES:

ABSENT:

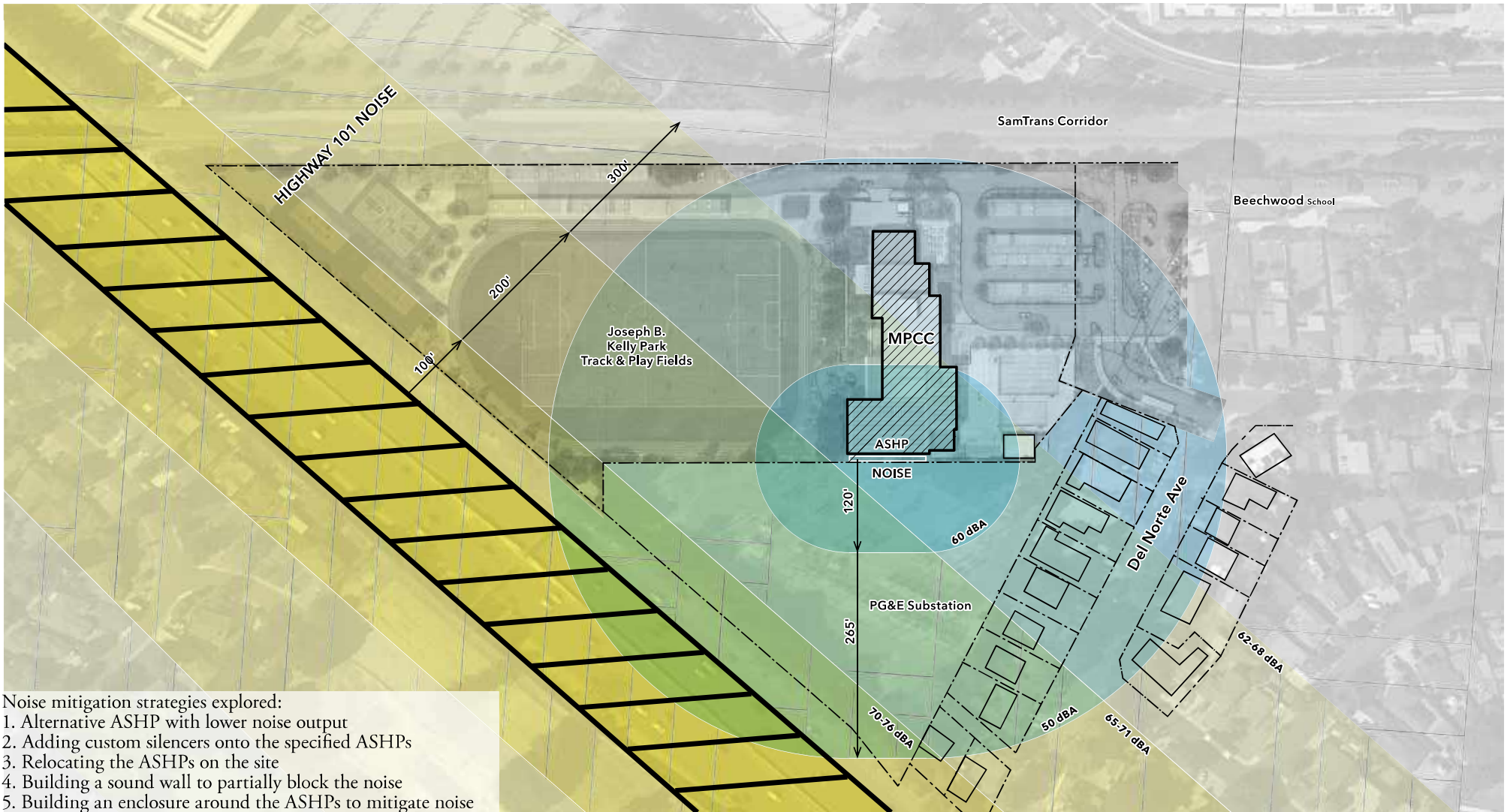
ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 27th day of March, 2023.

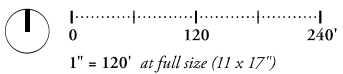
Corinna Sandmeier
Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

- A. Project Plans
- B. Project Description Letter



- Noise mitigation strategies explored:
1. Alternative ASHP with lower noise output
 2. Adding custom silencers onto the specified ASHPs
 3. Relocating the ASHPs on the site
 4. Building a sound wall to partially block the noise
 5. Building an enclosure around the ASHPs to mitigate noise





February 21, 2023

**RE: Project description letter
100 Terminal Ave
Air Source Heat Pump (ASHP) Use Permit – Menlo Park Community Campus**

Dear Menlo Park Planning Commission,

The Menlo Park Community Campus (MPCC), located at 100 Terminal Avenue, is under construction and is scheduled to open in 2024. The new facility will include a public gymnasium, library, senior center, youth center, commercial-grade kitchen, community meeting room, dining hall, and outdoor aquatics center for the community's benefit. To meet the City's goals of sustainable design and construction and to comply with the "reach code" ordinance passed by the City Council in 2019, fossil fuels will not be used in the operation of the building. The City of Menlo Park has taken great strides in reducing greenhouse gas (GHG) emissions from the building sector. Electrifying new buildings reduces GHG emissions and helps improve air quality and environmental health and safety for residents, because all-electric appliances emit very little GHG emission compared to natural gas appliances.

Two new pools will be constructed as part of the MPCC project. Since natural gas was not an option for heating the pools (per the City's ordinance described above), it is included for comparison purposes only. Other heating methods that were considered were solar heating, air source heat pumps, electric heaters, and cogeneration.

- Gas heaters heat water quickly and keep the temperatures stable regardless of outdoor temperature. They have a lower initial purchase price and installation cost. However, they use finite natural resources to operate, and are not environmentally friendly. Operating costs are high due to the high cost of natural gas. The Lochinvar gas heater was evaluated as a baseline pool heating system. Noise levels for gas heaters are typically 30-40 decibels at a distance of 5 feet. Additionally, gas heaters can be placed indoors.
- Solar heating is an effective and cost-efficient way to heat pools. However, solar heating alone rarely meets the temperature requirements due to lack of sun, overcast skies, and system inefficiencies. Solar heating was selected as the primary source of heating for the pools, and is paired with heat pumps for the most efficient and cost-effective system.
- Air source heat pumps (ASHPs) are powered by electricity. They operate by

extracting heat from the outside air, increasing the heat with a compressor, delivering the heat to the water, and ejecting the cold air out the top of the unit. This method of heating is environmentally friendly and uses less energy than other heating methods. ASHPs must be located outdoors and require clear space all around for proper air flow.

- Electric heaters are also powered by electricity, and generate heat from a heating element. Electric heaters are less efficient and more expensive to operate than air source heat pumps. They are ideal for small pools or spas, but the electrical load to heat the two new swimming pools would be too large, resulting in an ineffective and expensive heating method.
- Cogeneration is a system that produces both heat and electricity from one primary energy source. While cogeneration can provide high energy efficiency, the most widely used cogeneration technologies burn fuel such as natural gas or oil, and therefore do not comply with the City’s reach codes. Additionally, cogeneration systems can be very expensive to install, and were cost prohibitive.

Ultimately, it was determined that solar thermal piping in conjunction with a series of five ASHPs was the most efficient and cost effective heating method for the pools. Heat pumps and solar heaters complement each other because they utilize different forms of renewable energy. Air source heat pumps work very well when average air temperatures exceed 50°F (10°C). They work less efficiently in air temperatures below 50°F (10°C), however, and they stop altogether in freezing temperatures. Solar heaters depend on sunlight, and operate very efficiently in sunny weather. They work less efficiently in cloudy weather, however, and cannot operate at night. By utilizing both solar heating and heat pumps, the swimming pools can be heated to the desired temperatures in almost all weather conditions.

The air source heat pump selected was the AquaCal “Great Big Bopper” (see Attachment A). This particular unit was selected due to its heating capacity and relatively low noise level, as compared to similar pumps from other manufacturers. The table below shows heat pump noise levels from a variety of manufacturers.

Manufacturer	Model	Sound level decibels
AquaCal	SQ175	55 db
Hayward	HP21404T	60 db
Jandy	EE3000T	59 db
Pentair	140	58 db
Rheem	M8350ti	64 db

Using smaller heat pumps was also considered. However, it was found that at least 28 of AquaCals smaller pumps (model SQ225) would be required, and would more noise would result.

The ASHPs will be in operation when heating the pool, year round. The ASHPs are



expected to be on most of the time the pool is open. The table below includes the maximum and minimum heating time according to month. In the coldest months, the maximum run time would be 7.4-7.6 hours over a 24-hour period. In the summer, the maximum run time would be 4.3-4.8 hours over a 24-hour period. It is not possible to specify the exact heating time every night.

MENLO PARK - AVERAGE MONTHLY TEMPERATURE and HEATING TIME												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Min. Temp. (F)	41	44	46	48	52	55	58	58	55	51	45	40
Max. Temp. (F)	59	62	65	69	72	76	77	77	73	65	65	59
Max. Heating time (Hr.)	7.4	6.8	6.5	6.1	5.4	4.8	4.3	4.3	4.8	5.6	6.7	7.6
Min. Heating time (Hr.)	4.1	3.5	3.0	2.3	1.7	1.0	0.8	0.8	0.8	1.5	3.0	4.1

The ASHPs will be on at nighttime to heat the pool to the desired temperatures to be ready for morning use. There will be times when the ASHPs are running and exceed the Menlo Park noise ordinance. The residential noise limits are 50 decibels during nighttime hours, and 60 decibels during daytime hours. When all 5 pumps are running, the sound levels emanating from the ASHPs may exceed the nighttime residential limit of 50 decibels, however they would be below the daytime limit of 60 decibels. Please see the Noise Attenuation Diagram (Attachment B) which shows the decibel readings at the property lines.

Several noise mitigation strategies were evaluated, including aftermarket attenuators, sound barriers, and moving the pumps to other locations on the site.

A noise analysis (Attachment C) was conducted by Salter, an acoustics consultant, in September 2021, to provide recommendations to achieve a 10 decibel sound reduction. Salter analyzed the locations for the attenuators to be attached to the ASHPs (two of the sides and the top were found to emit the most noise), and recommended that a third party manufacturer design the dimensions of the attenuators. Norman S. Wright Mechanical Equipment Corporation sized custom silencers manufactured by VibroAcoustics to fit the ASHPs. To achieve the requested 10 decibels reduction, the silencers would need to be 60"x 54"x 90". The ASHPs are located between the building and the PG&E property line, in a space that is 10'-7" wide. The ASHPs with the added silencers would not physically fit in the space provided (see Attachment D).

Solid sound barriers were also considered to reduce noise, however, the ASHPs require 6' of clearance on all sides, and 12' of clearance overhead, in order that air flow is not restricted. See Attachment E for clearance requirements. Additionally, sound barriers would not fit due to the site constraints. The proximity of the ASHPs to the PG&E property line on the south (and clearance required by the ASHPs for air circulation), the building to the north, and required Fire Access Clearance required on the East and West do not make it possible to install sound barriers anywhere on site. This required clearance between the gym wall and the units means that the fence on the south side of the property must be chain link and cannot be blocked.

The ASHPs come with the compressors wrapped to reduce noise emissions. Other types of sound blankets would restrict the air flow and would not be feasible. It should be noted that the heat pump warranty would be void if not installed within specifications.

Relocating the ASHPs to alternate locations on the site was also considered. The ASHPs are located at the maximum design length possible (180 feet from the instructional pool, and 200 feet from the lap pool). If the pumps were moved farther away than this distance, additional piping and recirculation pumps would be needed to pump water from the pool to the heaters and back. More pumps would result in more noise. Additionally, if the pumps were moved to the pool house area (either adjacent to or on top of the pool equipment building), they would be closer to the residential property line and the sound level would increase.

In summary, the ASHPs as proposed are the only feasible option to effectively heat the pools to the desired temperature and operating hours. The ambient noise will be limited to no more than 60 decibels at any time, but will exceed the ordinance of 50 decibels at night.

Sincerely,

Theresa Avedian, Senior Civil Engineer

List of Attachments

- Attachment A: Great Big Bopper specification
- Attachment B: Noise attenuation diagram
- Attachment C: Noise analysis memo
- Attachment D: Silencer schedule and diagram
- Attachment E: Clearance requirements for ASHPs



City of Menlo Park
 Location Map
 100 TERMINLA AVENUE (MPCC)



Scale: 1:4,000

Drawn By: CRT

Checked By: CDS

Date: 3/27/2023

Sheet: 1



STAFF REPORT

Planning Commission

Meeting Date:

3/27/2023

Staff Report Number:

23-024-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to add to and remodel an existing non-conforming, single-story, single-family residence in the R-1-S (Single Family Suburban Residential) zoning district, at 1145 Hidden Oaks Avenue

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to add to and remodel an existing nonconforming single-story, single-family residence in the R-1-S (Single-Family Suburban Residential) zoning district. The value of the proposed work would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period. The draft resolution, including the recommended actions and conditions of approval, is 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 project site is located at 1145 Hidden Oaks Drive between North Lemon Avenue and Elder Avenue. The property is located at the end of a cul-de-sac. All properties immediately adjacent to the subject property are also located in the R-1-S zoning district, however there are properties in the R-1-U (Single Family Suburban Residential) zoning district along North Lemon Avenue and Valparaiso Avenue to the west. All residences along the cul-de-sac are one- and two-story homes with varying architectural styles. The greater surrounding neighborhood features a mixture of older and newer one- and two-story residences. A location map is included as Attachment B.

Analysis

Project description

The property is currently occupied by a one-story residence with an attached two-car garage. A portion of the garage and the entire left façade of the existing residence are nonconforming with respect to the front and left-side setbacks. Due to the location and shape of the lot, the frontage abuts the outside curve of a radius that is 100 feet or less, and so the front setback is based on the Subdivision Ordinance and located where the lot width equals 80 feet.

The applicant is proposing to maintain the overall footprint, while adding onto both the front and right sides, to accommodate additional living space, and interior alterations to allow the additions. The proposed residence would include seven bedrooms (inclusive of two offices) and four bathrooms. The value of the proposed work would equal 102 percent of the replacement value of the non-conforming residence, exceeding the 75 percent use permit threshold in a 12-month period for a single-story residence.

Of particular note with regard to Zoning Ordinance requirements:

- The proposed floor area for the residence is 3,453.2 square feet. The maximum allowable floor area limit (FAL) is 3,559.5 square feet.
- The proposed building coverage is 3,572.9 square feet, approximately 35.6 percent of the lot area, where 40 percent is the maximum allowed for a single-story structure.
- The proposal would be 17.5 feet in height, where 28 feet is the maximum allowed.
- The project retains two covered parking spaces in an attached garage, where a minimum of one covered space (plus one uncovered space) is required.

The proposed project would maintain the existing nonconforming encroachment at the front setback facing the street and the left side. The residence is proposed to have a left-side setback of 9.6 feet, where a 10-foot setback is required and a 24.4 feet front setback where 36.6 feet is required. Apart from the existing nonconforming condition of the residence with regard to the front and left-side setbacks, the proposed project conforms to the development standards of the R-1-S zoning district. 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.

Design and materials

The applicant states in their project description letter that the project is designed in a subtype of ranch style with neoclassical elements. The exterior would predominantly feature painted horizontal siding with custom painted wood paneling under bay windows. The addition would feature a new covered front porch with painted wood columns with stone veneer steps. The roofing would be composition shingle, with painted metal gutters.

The new garage door would have a barn style painted wood garage door with windows at the top of each divided panel. All the windows would be aluminum clad exterior with painted wood interiors and simulated true divided lights. Windows and doors would have painted wood casings with decorative cornice molding.

Staff believes that the scale, materials, and style of the project would result in a consistent aesthetic approach and are generally consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment D), detailing the species, size, and conditions of on-site and nearby heritage and non-heritage trees. The arborist report includes a total of eight heritage trees around the subject property. One of the eight trees is a heritage-sized street tree. There are ten non-

heritage trees located on the subject property, with three proposed for removal to accommodate the new front addition.

The arborist report includes tree protection recommendations for the pre-construction, construction, and post-construction phases of the project. These arborist recommendations include the establishment of a tree protection zone for Trees # 2 and 4, guidance for preventing root damage, and guidance for pruning (less than 25 percent) of branches, amongst other specifications. As part of the project review process, the arborist report was reviewed by the City Arborist. Implementation of all recommendations to mitigate impacts to the heritage trees identified in the arborist report would be ensured as part of condition 1h.

Valuation

For projects involving existing nonconforming structures, the City uses standards established by the Building Division to calculate the replacement and new construction costs on which the use permit threshold is based. For context, the use permit threshold differs between 75 percent for a single-story structure and 50 percent for a two-story structure. Since the existing residence is a single-story structure, the 75 percent threshold applies. The City has determined that the value of the proposed work for the project would exceed 75 percent of the replacement cost of the existing structure, at approximately 102 percent, and therefore requires use permit approval by the Planning Commission.

Correspondence

The applicant indicates that the property owners conducted outreach by contacting neighbors regarding the proposed project. The owners have received four letters of support for the proposed project. As of the publication of this report, staff has not received correspondence regarding the project.

Conclusion

Staff believes that the design, scale, and materials of the proposed project are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. 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. Draft Planning Commission Resolution of Approval Adopting Findings for project Use Permit, including project Conditions of Approval
 - Exhibits to Attachment A
 - A. Project Plans
 - B. Project Description Letter
 - C. Conditions of Approval
- B. Location Map
- C. Data Table
- D. 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, Associate Planner

Report reviewed by:

Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO ADD TO AND REMODEL AN EXISTING NONCONFORMING SINGLE-STORY, SINGLE-FAMILY RESIDENCE IN THE R-1-S (SINGLE-FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT. THE PROPOSED WORK WOULD EXCEED 75 PERCENT OF THE REPLACEMENT VALUE OF THE EXISTING NONCONFORMING STRUCTURE IN A 12-MONTH PERIOD.

WHEREAS, the City of Menlo Park (“City”) received an application requesting to add to and remodel an existing nonconforming single-story, single-family residence in the R-1-S (Single-Family Suburban Residential) zoning district - the proposed work would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period (collectively, the “Project”) from J Maliksi & Assoc (“Applicant”), on behalf of the property owner Kate Martin (“Owner”), located at 1145 Hidden Oaks Drive (APN 071-021-210) (“Property”). The Project use permit is depicted in and subject to the development plans and documents which are attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the proposed Project complies with most objective standards of the R-1-S district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Heartwood Consulting Arborists which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on March 27, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the addition and interior alterations to an existing nonconforming one-story, single-family residence is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because the construction of first story additions and interior alterations to an existing nonconforming one-story, single-family residence are allowed to allowed to exceed 75 percent of the replacement value of the existing structure subject to granting of a use permit and provided that the proposed additions conform to applicable zoning standards, including, but not limited to, minimum setbacks (note: only the new portions of the

residence would comply with setbacks), maximum floor area limit, and maximum building coverage.

- b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are provided.
- c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the residence is an existing building located in a single-family neighborhood and additions would be designed to comply with the requirements of the R-1-S district.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2022-00056, which Use Permit is depicted in and subject to the development plans and project description letter which are attached hereto and incorporated herein by this reference as Exhibit A and B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- A. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures).

Section 5. 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, Principal Planner and Planning Commission Liaison of the City of Menlo Park, 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 March 27, 2023, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this 27th day of March, 2023.

Corinna Sandmeier
Principal Planner and Planning Commission Liaison
City of Menlo Park

Exhibits

- A. Project Plans
- B. Project Description Letter
- C. Conditions of Approval



KATE & JONATHAN
MARTIN
RESIDENCE

1145 HIDDEN OAKS DRIVE
MENLO PARK, CA 94025



STREETSCAPE

1/16" = 1'-0"



PROJECT DATA	
OWNERS:	KATE & JONATHAN MARTIN
ADDRESS:	1145 HIDDEN OAKS DRIVE MENLO PARK, CA 94025
A.P.N.#:	071-061-210
ZONE:	R-1-S
LOT AREA:	10,038 S.F.
LOT WIDTH = 60' MINIMUM = MINIMUM LOT WIDTH =	68.0'
LOT DEPTH = 160' MINIMUM = AVERAGE LOT WIDTH =	112.3'
FLOOR AREA LIMIT (FAL)	3,559.5 S.F.
2800 S.F. + 25% (LOT AREA - 7000) =	
BUILDING COVERAGE	
BUILDING COVERAGE FOR LOTS WITH AN AREA OF BETWEEN 7,000 AND 10,500 SQUARE FEET SHALL INCREASE ON AN EVEN GRADIENT FROM 40 PERCENT FOR A LOT OF 7,000 SQUARE FEET TO 35 PERCENT FOR A LOT WITH 10,500 SQUARE FEET	
CALCULATED AS = 35.6%	3,573.5 S.F.
EXISTING FLOOR AREA CALCULATIONS	
(C) HOUSE (HABITABLE AREA)	2,090.2 S.F.
(E) GARAGE	490.5 S.F.
(E) TOTAL EXISTING AREA	2,580.7 S.F.
EXISTING BUILDING COVERAGE CALCULATIONS	
(C) TOTAL EXISTING FOOTPRINT	2,580.7 S.F.
(E) COVERED FRONT PORCH	62.4 S.F.
(E) FIREPLACE	16.6 S.F.
(E) FIREPLACE	15.2 S.F.
(E) TOTAL BUILDING COVERAGE	26.6% = 2,674.9 S.F.
NEW PROPOSED FLOOR AREA CALCULATIONS	
EXISTING HABITABLE FLOOR AREA TO REMAIN	2,090.2 S.F.
EXISTING GARAGE FLOOR AREA TO REMAIN	445.4 S.F.
EXISTING GARAGE FLOOR AREA CONVERTED TO HABITABLE FLOOR AREA	45.1 S.F.
EXISTING FRONT PORCH CONVERTED TO HABITABLE FLOOR AREA	62.4 S.F.
NEW ADDITION FLOOR AREA	810.1 S.F.
GROUND FLOOR TOTAL	3,453.2 S.F.
NEW PROPOSED BUILDING COVERAGE CALCULATIONS	
TOTAL NEW FOOTPRINT	3,453.2 S.F.
FRONT COVERED PORCH	67.9 S.F.
FIREPLACE	16.6 S.F.
FIREPLACE	15.2 S.F.
TOTAL BUILDING COVERAGE:	35.6% = 3,572.9 S.F.
GENERAL INFORMATION	
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	TYPE V-B
STORIES:	1
FIRE SPRINKLERS:	DS - YES <input type="checkbox"/> NO <input type="checkbox"/> (PER MEPPD, INSTALL WITH 150 POND SPRINKLERS)
GROUND FLOOR (HEATED):	3,077.8 S.F.
GARAGE	445.4 S.F.
TOTAL BUILDING AREA:	3,346.2 S.F.

SHEET LIST	
GENERAL INFORMATION	
A-0	FRONT ELEVATION, PROJECT DATA SHEET INDEX, VICINITY MAP & STREETSCAPE
A-0.1	AREA PLAN & AVERAGE LOT DEPTH CALCULATION
ARCHITECTURAL	
A-1.1	SITE DEMO & TREES PROTECTION PLAN
A-1.2	SITE PLAN
A-1.3	EXISTING FLOOR PLAN
A-1.4	EXISTING ROOF PLAN
A-1.5	EXISTING FRONT, RIGHT SIDE, REAR, & LEFT SIDE ELEVATIONS
A-1.6	EXISTING & NEW FLOOR AREA DIAGRAMS & CALCULATIONS
A-1.7	NON-CONFORMING STRUCTURE - NEW WORK CALCULATION AREA DIAGRAMS
A-1.8	NON-CONFORMING STRUCTURE - NEW WORK CALCULATION AREA DIAGRAMS
A-1.9	DEMO PLAN
A-2	GROUND FLOOR PLAN
A-3	ROOF PLAN
A-4	FRONT ELEVATION & RIGHT SIDE ELEVATION
A-5	REAR ELEVATION & LEFT SIDE ELEVATION
A-6	SECTION A-A AND SECTION B-B
CIVIL	
SU1	BOUNDARY & TOPOGRAPHIC SURVEY
C-1.0	TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
C-4.0	CIVIL DETAILS
C-5.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL PLAN
RR-2	EROSION CONTROL DETAILS
BMP-1	CONSTRUCTION BEST MANAGEMENT PRACTICES PLAN
LANDSCAPE	
L1	LANDSCAPE PLAN
L2	HYDROZONE PLAN
L3	IRRIGATION PLAN
VICINITY MAP	

PROJECT TITLE & LOCATION

PROPOSED ADDITION
AND REMODEL
FOR
KATE &
JONATHAN
MARTIN

1145 HIDDEN OAK DRIVE
MENLO PARK, CA 94025

- REVISION
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 - △

J MALIKSI & ASSOC.
ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE
MENLO PARK, CA 94025
TEL. NO. 650 323 2902
FAX NO. 650 323 6433



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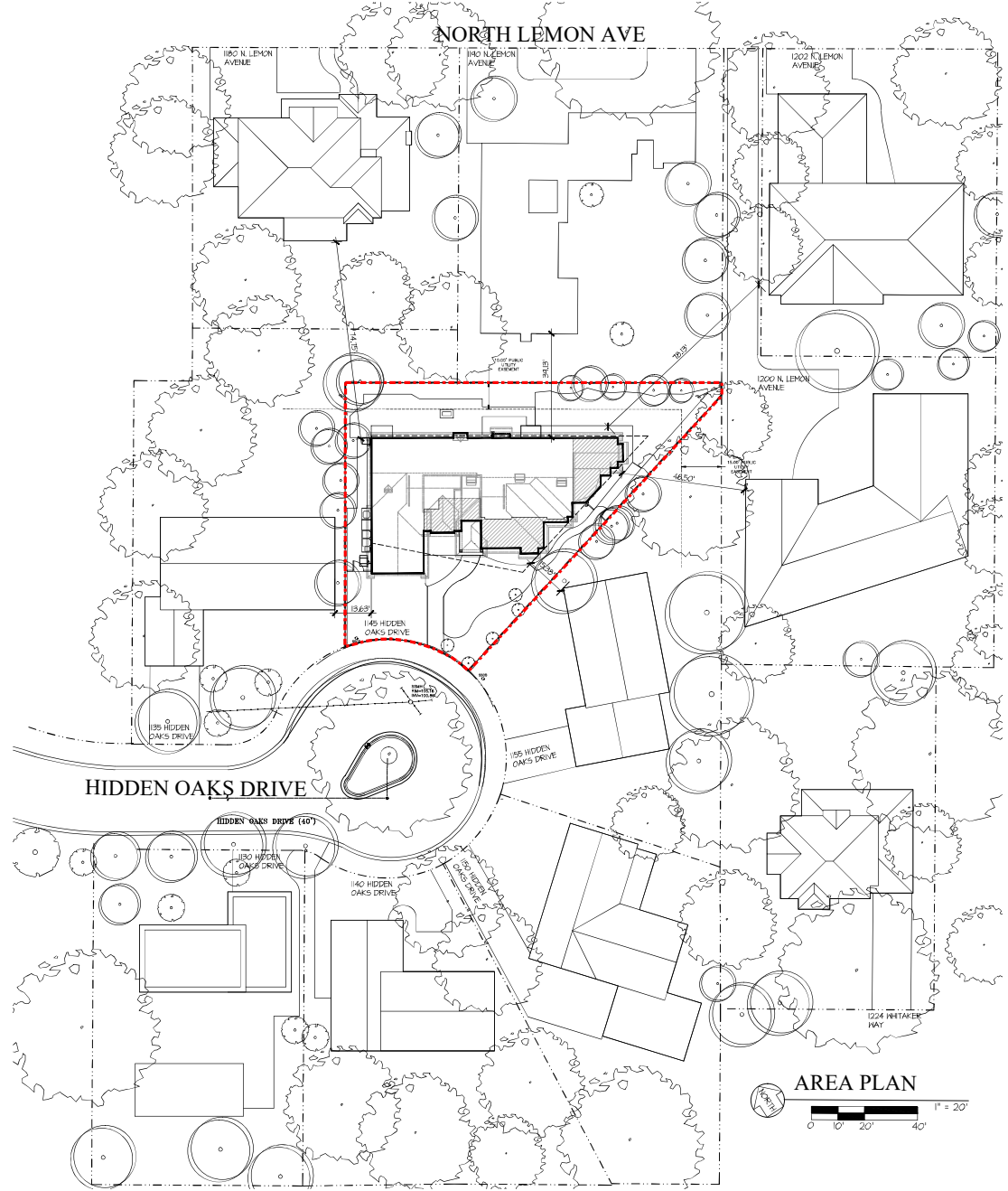
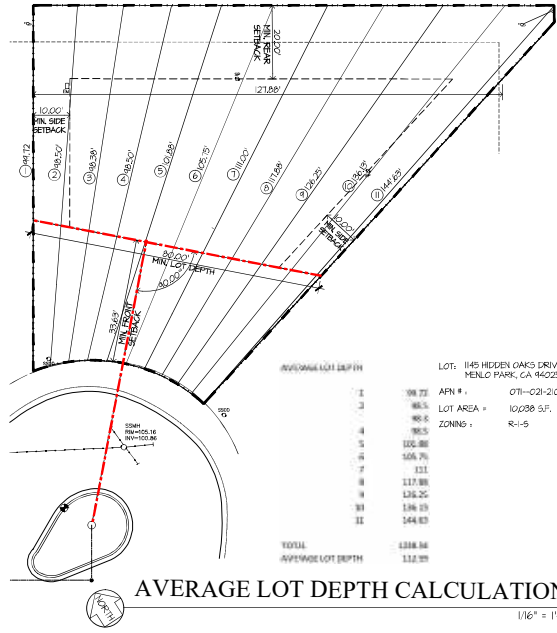
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DRAWING TITLE

FRONT ELEVATION,
PROJECT DATA
SHEET INDEX,
VICINITY MAP &
STREETSCAPE

SCALE: AS NOTED
PROJECT NAME: MARTIN
CADD FILE NO.
DRAWING NO.

A-0



PROJECT TITLE & LOCATION

PROPOSED ADDITION
AND REMODEL
FOR
**KATE &
JONATHAN
MARTIN**

1145 HIDDEN OAKS DRIVE
MENLO PARK, CA 94025

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AREA PLAN &
AVERAGE LOT
DEPTH
CALCULATION

SCALE: 1/8" = 1'-0"
PROJECT NAME: MARTIN
CADD FILE NO.
DRAWING NO.

A-0.1

TREE PROTECTION NOTES

Tree Protection
 This section includes notes on the Project Subject.
 This portion includes all measured features and things to be protected.

Tree Protection Areas and Fences
 Tree protection areas shall be established prior to the start of construction to maintain the existing trees. Areas to be protected shall be indicated on this plan. It is the contractor's responsibility to ensure that all trees to be protected are properly marked and fenced. No trees to be protected shall be cut, damaged, or removed without the written consent of the architect.

Tree Protection Fences
 The fence shall be constructed to prevent access to the protected trees and shall be located partially for design and proper location. Fences shall be removed or reworked in periods of cleared area. See construction notes.

Markings
 A tree marking shall be established prior to the start of construction to indicate the tree to be protected. Markings shall be established prior to the start of construction. Markings shall be established prior to the start of construction. Markings shall be established prior to the start of construction.

Tree Removal
 The removal of trees shall be approved by the architect prior to the start of construction. The removal of trees shall be approved by the architect prior to the start of construction. The removal of trees shall be approved by the architect prior to the start of construction.

Other
 The architect reserves the right to modify the tree protection plan at any time during the construction process. The architect reserves the right to modify the tree protection plan at any time during the construction process. The architect reserves the right to modify the tree protection plan at any time during the construction process.

Tree Protection Area
 This section includes notes on the Project Subject.
 This portion includes all measured features and things to be protected.

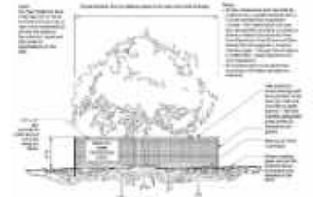
Tree Protection Area
 This section includes notes on the Project Subject.
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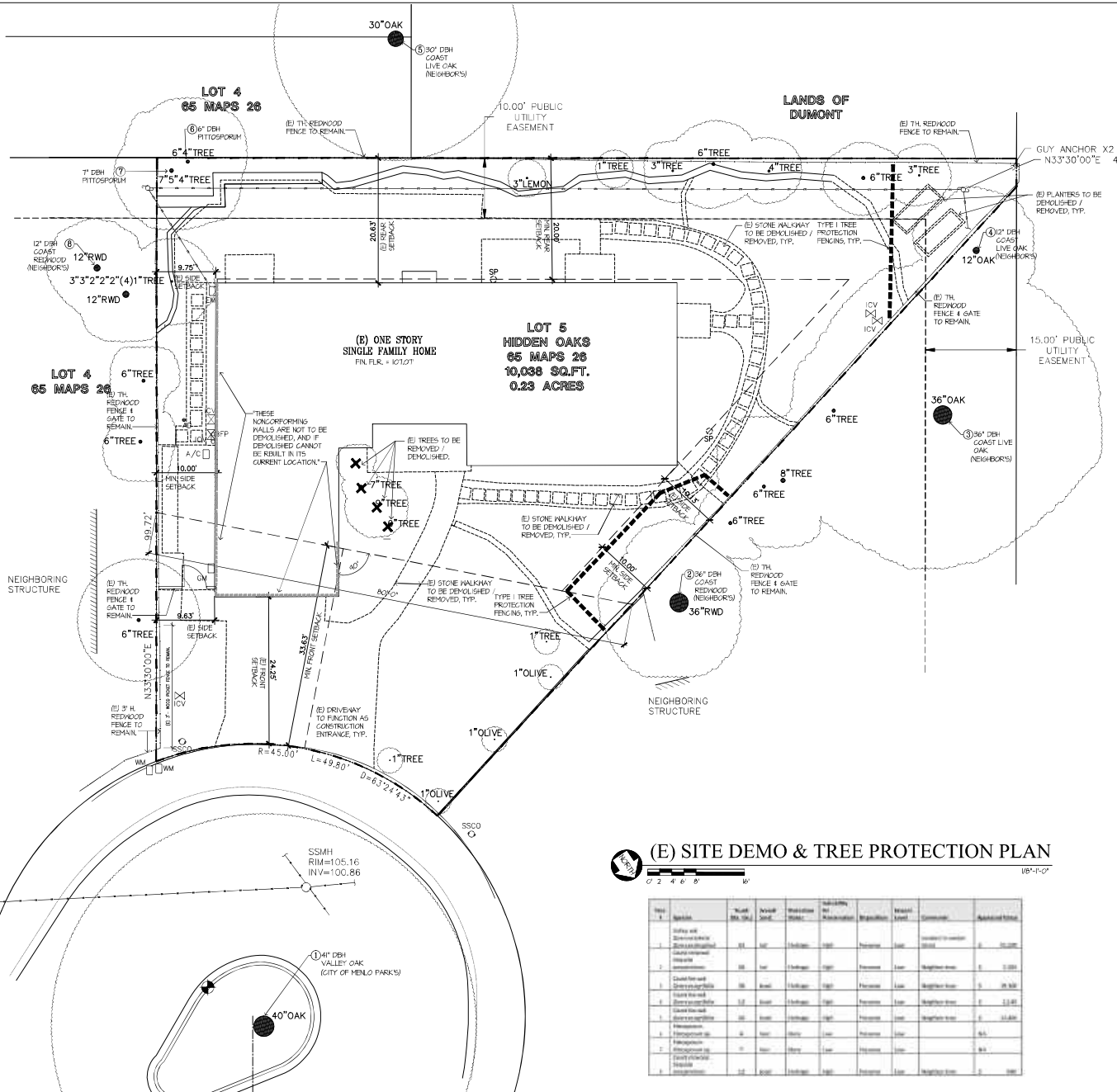
Tree Protection Area
 This section includes notes on the Project Subject.
 This portion includes all measured features and things to be protected.



TREE PROTECTION AREA KEEP OUT!

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:
 THIS PROTECTED TREE SHALL NOT BE REMOVED.
 NO PERSONS SHALL ENTER THE PROTECTION AREA.
 NO MACHINERY OR PLANT SHALL ENTER THE PROTECTION AREA.
 NO MATERIALS SHALL BE STORED IN THE PROTECTION AREA.
 NO FUEL SHALL BE BURNED IN THE PROTECTION AREA.
 NO EXCAVATION SHALL OCCUR IN THE PROTECTION AREA.

Labels and dimensions for the tree protection area, including 'KEEP OUT!' and '36\"



(E) SITE DEMO & TREE PROTECTION PLAN
 Scale: 1/8\" = 1'-0\"
 Drawing No: 18-1-07

Item No.	Species	Height	DBH	Location	Notes	Remarks	Plant	Comments	Amount
1	Valley Oak	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1
2	Live Oak	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1
3	Redwood	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1
4	Live Oak	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1
5	Live Oak	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1
6	Live Oak	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1
7	Live Oak	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1
8	Live Oak	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1
9	Live Oak	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1
10	Live Oak	30'	12"	Lot 5	Protected	Remove	Tree	Remove	1

PROJECT TITLE & LOCATION
 PROPOSED ADDITION
 AND REMODEL
 FOR
 KATE &
 JONATHAN
 MARTIN
 1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

REVISION



J. MALIKST & ASSOC.
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 DRAWING TITLE

(N) SITE DEMO &
 TREE PROTECTION
 PLAN

SCALE: 1/8" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

A-1.1

TREE PROTECTION NOTES

1. Tree Protection Areas and Tree Identification:
 Tree protection areas shall be established for all trees to be preserved on the site. The tree protection area shall be established for all trees to be preserved on the site. The tree protection area shall be established for all trees to be preserved on the site.

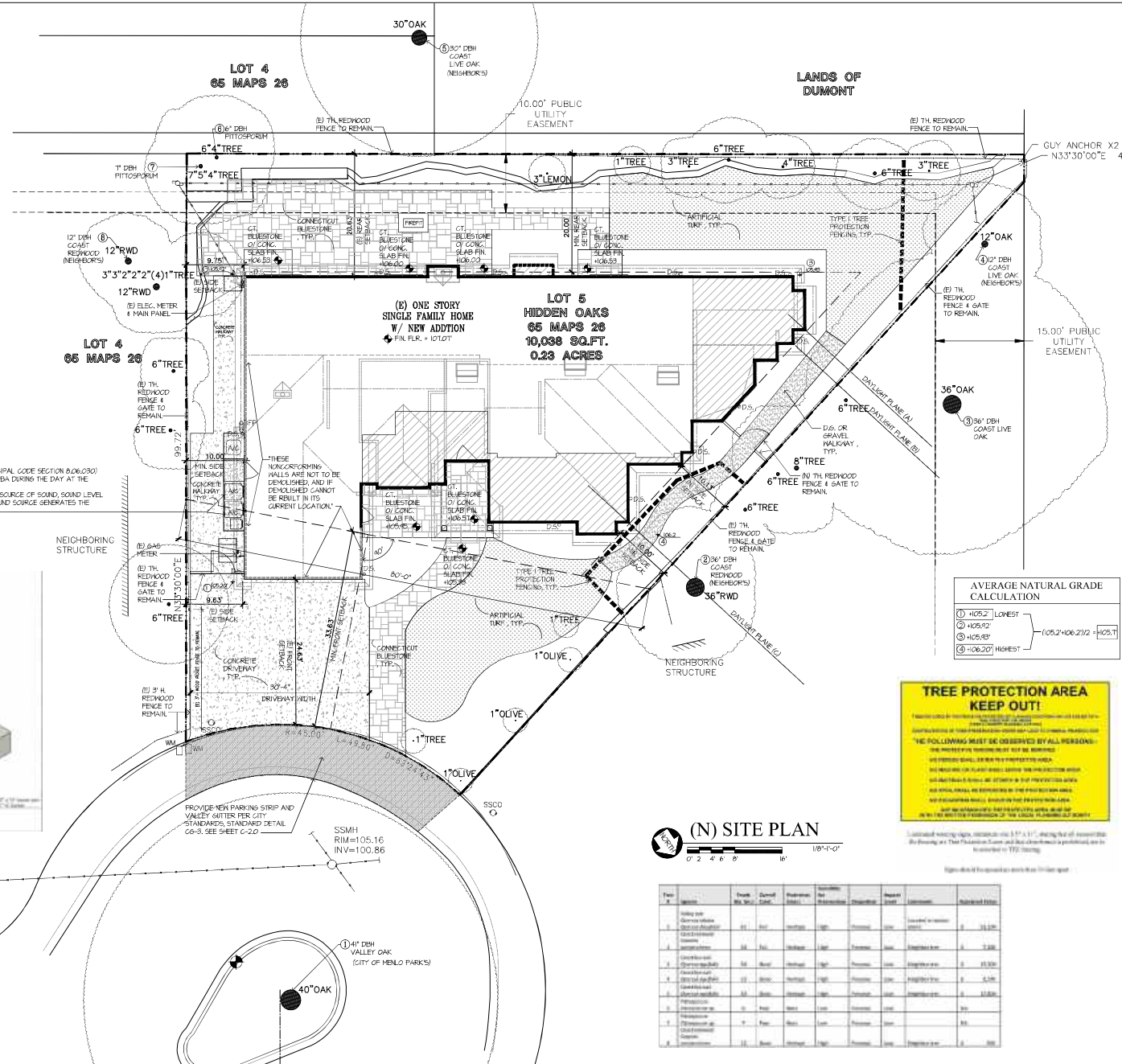
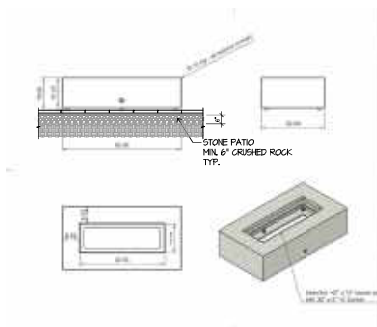
2. Tree Identification:
 All trees to be preserved shall be identified by a unique tree tag. The tree tag shall include the tree species, diameter at breast height (DBH), height, and any other relevant information. The tree tag shall be placed in a visible location on the tree.

3. Tree Protection Measures:
 Tree protection measures shall be installed for all trees to be preserved. These measures shall include tree protection fencing, tree protection mulch, and tree protection stakes. Tree protection measures shall be installed for all trees to be preserved.

4. Tree Removal:
 No trees shall be removed from the site without the approval of the City of Menlo Park. Any trees that are removed from the site shall be replaced with a tree of similar or greater size and species.

AS PER THE CITY OF MENLO PARK NOISE ORDINANCE (MUNICIPAL CODE SECTION 0.06.030) THE A.C. UNITS CANNOT EXCEED 50 DBA AT NIGHT, AND 60DBA DURING THE DAY AT THE NEAREST RESIDENTIAL PROPERTY LINE. FOR PURPOSES OF DETERMINING SOUND LEVELS FROM ANY SOURCE OF SOUND, SOUND LEVEL MEASUREMENTS SHALL BE MADE AT A POINT WHERE THE SOUND SOURCE GENERATES THE HIGHEST SOUND LEVEL TO THE NEAREST PROPERTY.

FIREPIT DETAIL



AVERAGE NATURAL GRADE CALCULATION

① -105.2'	LOWEST
② -105.42'	
③ -105.62'	
④ -106.20'	HIGHEST

(105.2+106.2)/2 = 105.7

TREE PROTECTION AREA KEEP OUT!

NO ENTRY OR TOY CARTRIDGE SHALL BE PERMITTED INTO THIS AREA. VIOLATION OF THIS NOTICE SHALL BE PENALIZED BY THE CITY OF MENLO PARK.

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:
 - NO TOY CARTRIDGES SHALL BE PERMITTED INTO THIS AREA.
 - NO ENTRY OR TOY CARTRIDGE SHALL BE PERMITTED INTO THIS AREA.
 - NO ENTRY OR TOY CARTRIDGE SHALL BE PERMITTED INTO THIS AREA.
 - NO ENTRY OR TOY CARTRIDGE SHALL BE PERMITTED INTO THIS AREA.

(N) SITE PLAN

Tree #	Species	Trunk DBH (in)	Height (ft)	Condition	Location	Notes	Original Photo
1	30\"/>						

PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL FOR KATE & JONATHAN MARTIN
 1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

REVISION

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J MALIKSI & ASSOC.
 ARCHITECTURE • INTERIOR DESIGN
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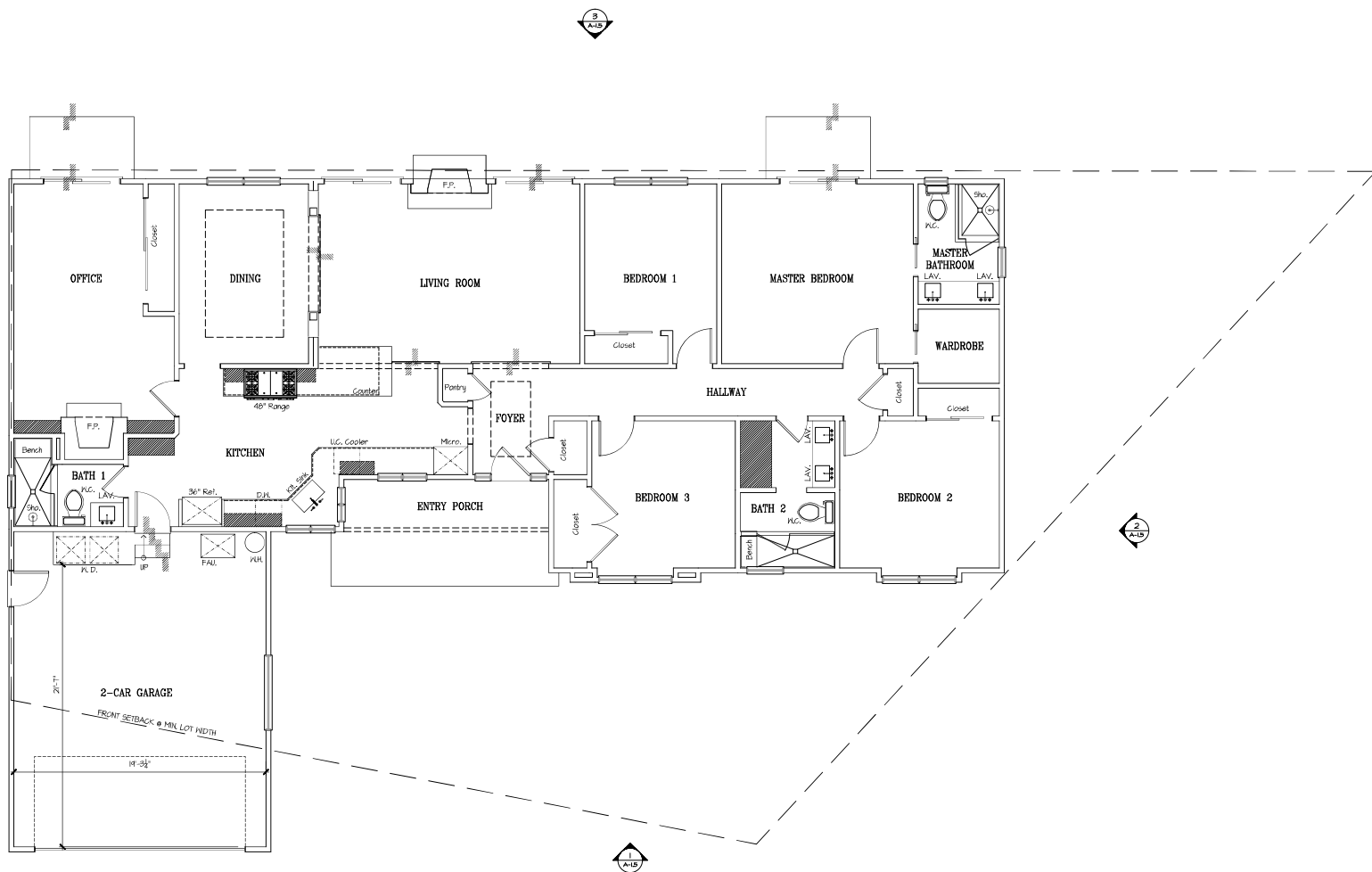


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(N) SITE PLAN

SCALE: 1/8" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

A-1.2



(E) FLOOR PLAN
 0' 1' 2' 3' 4'
 1/4" = 1'-0"

PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL
 FOR
 KATE &
 JONATHAN
 MARTIN**
 1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

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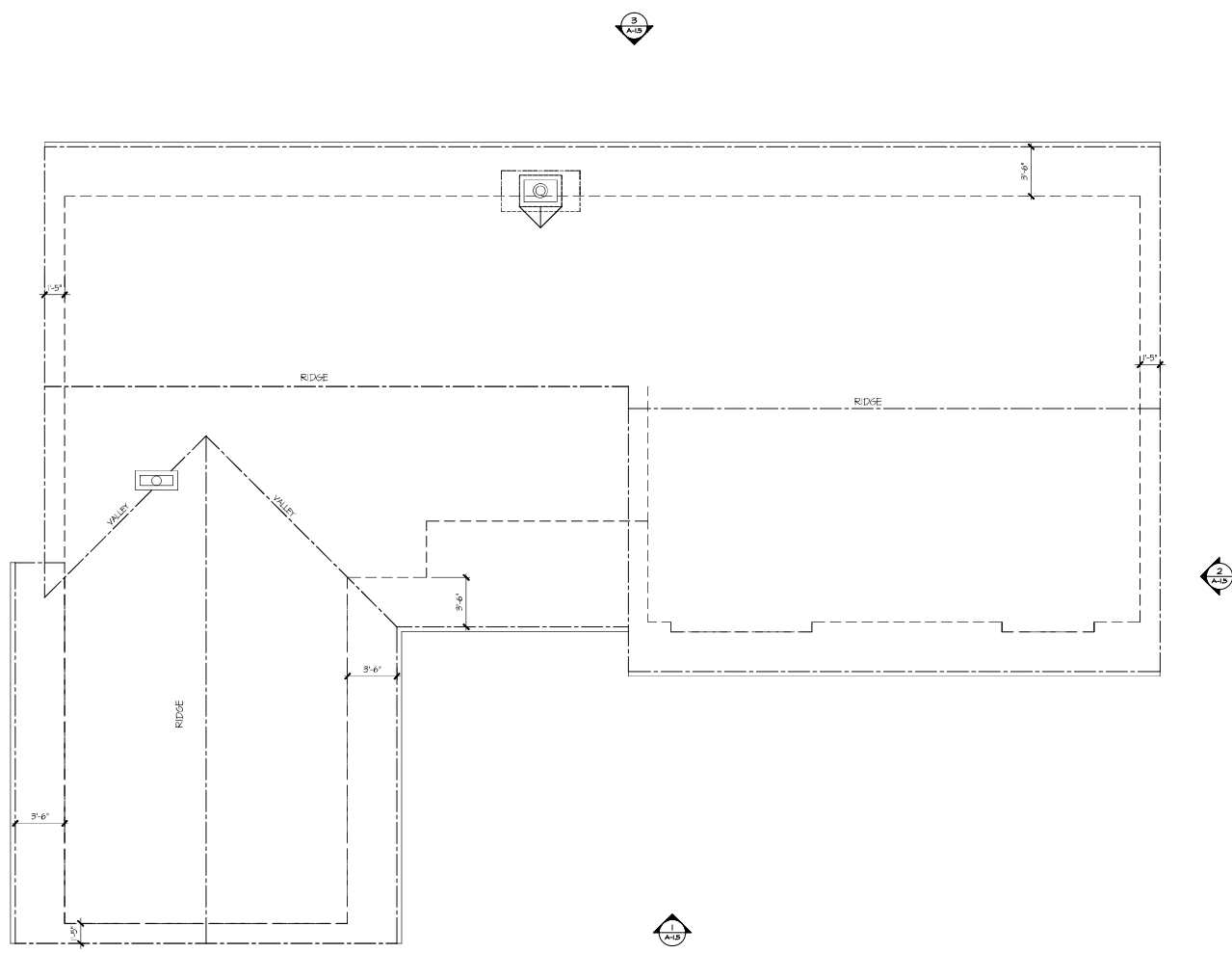
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EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

A-1.3



(E) ROOF PLAN
 1/8" = 1'-0"
 0' 1' 2' 3'

PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL
 FOR
 KATE &
 JONATHAN
 MARTIN**
 1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

REVISION

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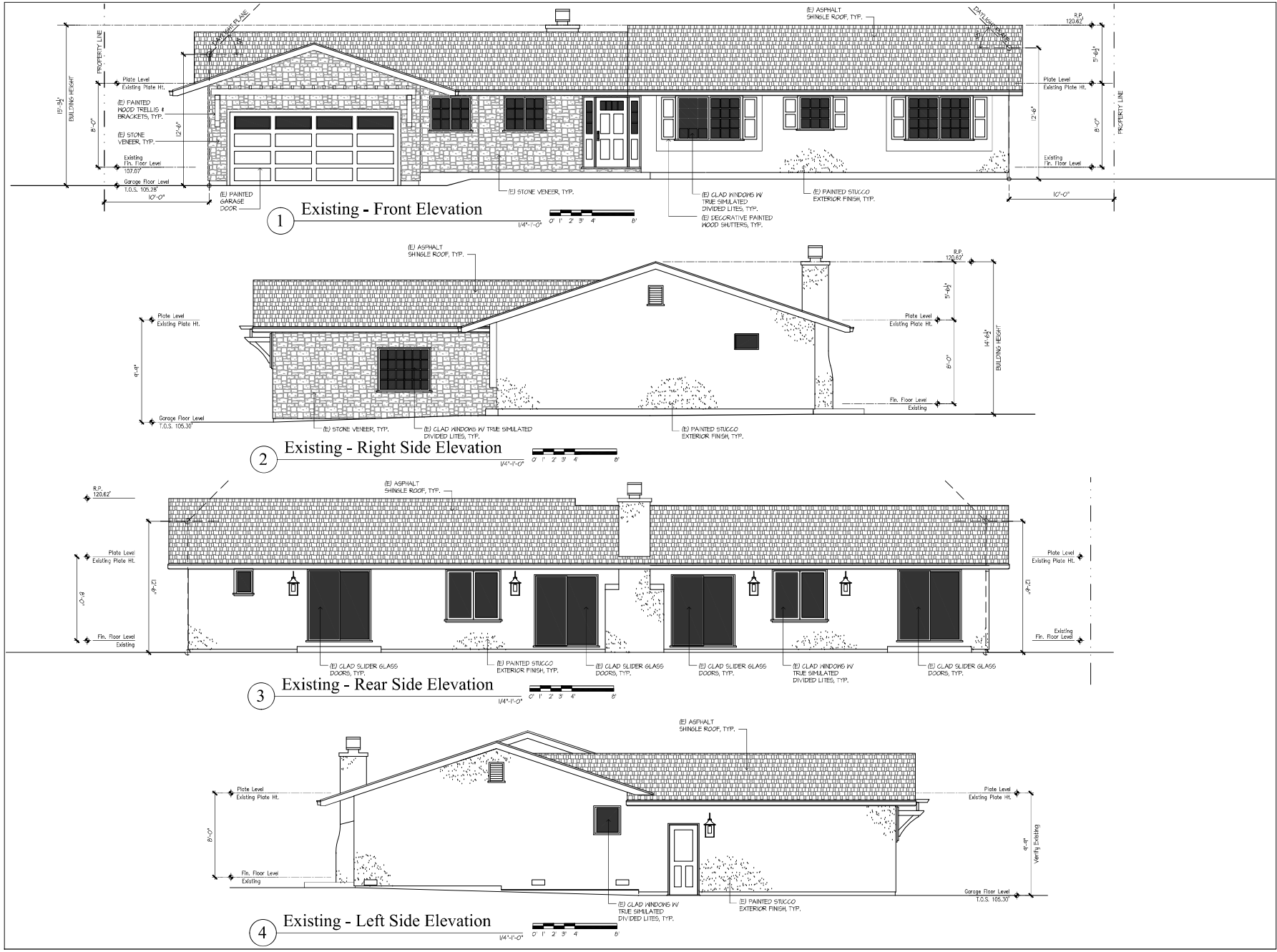
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 IBC AND 2018 CALIFORNIA BUILDING CODE, 2018
 CBC AND 2018 CALIFORNIA MECHANICAL CODE, 2018
 CMBC AND 2018 CALIFORNIA ELECTRICAL CODE, 2018
 CEC AND 2018 CALIFORNIA FIRE CODE, 2018 CFC.

EXISTING ROOF
 PLAN

SCALE: 1/8" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

A-1.4



PROJECT TITLE & LOCATION
**PROPOSED ADDITION
 AND REMODEL
 FOR
 KATE &
 JONATHAN
 MARTIN**
 1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

REVISION



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DRAWING TITLE

**EXISTING
 ELEVATIONS**

SCALE: 1/4" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

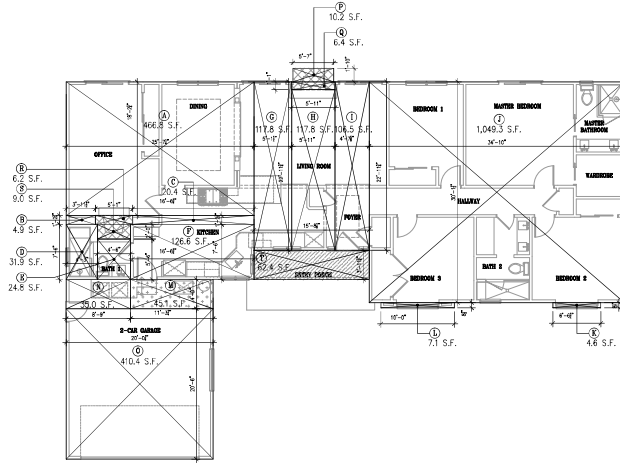
A-1.5

AREA CALCULATIONS

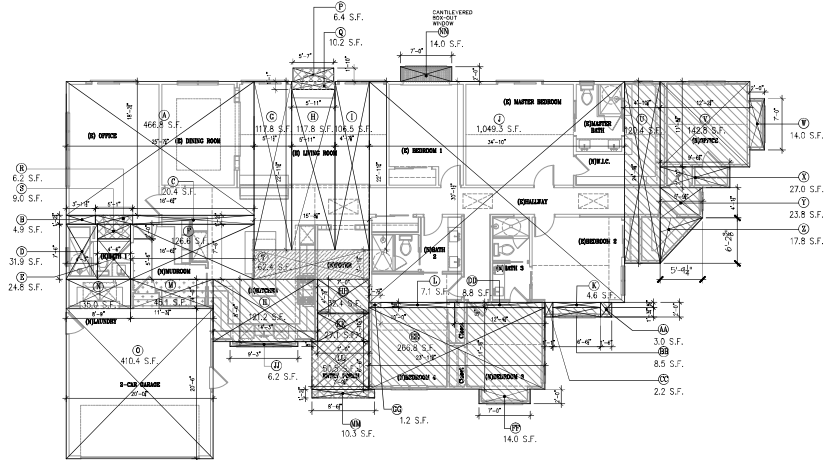
EXISTING FLOOR AREA (F.A.) CALCULATION		
SECTION	DIMENSIONS	AREA
EXISTING HABITABLE FLOOR AREA TO REMAIN		
A	20'1" x 14'9" = 298.54'	460.0 S.F.
B	7'11" x 12'4" = 88.04'	40.5 S.F.
C	18'0" x 11'2" = 201.60'	204.3 S.F.
D	10'2" x 7'10" = 73.21'	71.0 S.F.
E	10'0" x 10'0" = 100.00'	248.0 S.F.
F	18'4" x 10'7" = 196.28'	100.0 S.F.
G	8'1" x 13'8" = 110.67'	117.0 S.F.
H	11'7" x 12'11" = 140.87'	100.0 S.F.
I	10'0" x 12'0" = 120.00'	100.0 S.F.
J	10'0" x 12'0" = 120.00'	100.0 S.F.
K	10'0" x 12'0" = 120.00'	100.0 S.F.
L	10'0" x 12'0" = 120.00'	100.0 S.F.
M	10'0" x 12'0" = 120.00'	100.0 S.F.
TOTAL EXISTING HABITABLE FLOOR AREA TO REMAIN		
		2083.0 S.F.
EXISTING GARAGE AREA CONVERTED TO HABITABLE SPACE		
N	11'0" x 14'4" = 158.40'	40.0 S.F.
EXISTING PORCH TO REMAIN		
O	10'0" x 10'0" = 100.00'	20.0 S.F.
P	20'0" x 10'0" = 200.00'	100.0 S.F.
TOTAL EXISTING FLOOR AREA		
		2403.0 S.F.
EXISTING BUILDING COVERAGE CALCULATION		
Q	10'0" x 10'0" = 100.00'	40.0 S.F.
R	10'0" x 10'0" = 100.00'	40.0 S.F.
S	10'0" x 10'0" = 100.00'	40.0 S.F.
T	10'0" x 10'0" = 100.00'	40.0 S.F.
EXISTING BUILDING COVERAGE CONVERTED TO NEW HABITABLE AREA		
CORNER FRONT PORCH		
U	10'0" x 10'0" = 100.00'	20.0 S.F.
V	10'0" x 10'0" = 100.00'	20.0 S.F.
TOTAL EXISTING BUILDING COVERAGE		
		2043.0 S.F.
NEW FLOOR AREA (F.A.) CALCULATION		
EXISTING FLOOR AREA TO REMAIN		
FLOOR AREA TO BE ADDED		
W	10'0" x 10'0" = 100.00'	100.0 S.F.
X	10'0" x 10'0" = 100.00'	100.0 S.F.
Y	10'0" x 10'0" = 100.00'	100.0 S.F.
Z	10'0" x 10'0" = 100.00'	100.0 S.F.
AA	10'0" x 10'0" = 100.00'	100.0 S.F.
BB	10'0" x 10'0" = 100.00'	100.0 S.F.
CC	10'0" x 10'0" = 100.00'	100.0 S.F.
DD	10'0" x 10'0" = 100.00'	100.0 S.F.
EE	10'0" x 10'0" = 100.00'	100.0 S.F.
FF	10'0" x 10'0" = 100.00'	100.0 S.F.
GG	10'0" x 10'0" = 100.00'	100.0 S.F.
HH	10'0" x 10'0" = 100.00'	100.0 S.F.
II	10'0" x 10'0" = 100.00'	100.0 S.F.
TOTAL FLOOR AREA OF NEW ADDITION		
		1000.0 S.F.
EXISTING FRONT PORCH CONVERTED TO HABITABLE AREA		
JJ	10'0" x 10'0" = 100.00'	20.0 S.F.
KK	10'0" x 10'0" = 100.00'	20.0 S.F.
TOTAL NEW FLOOR AREA		
		3,559.5 S.F.
NEW BUILDING COVERAGE CALCULATION		
EXISTING BUILDING FOOTPRINT		
EXISTING FIREPLACES		
LL	10'0" x 10'0" = 100.00'	40.0 S.F.
MM	10'0" x 10'0" = 100.00'	40.0 S.F.
NN	10'0" x 10'0" = 100.00'	40.0 S.F.
NEW COVERED FRONT PORCH		
OO	10'0" x 10'0" = 100.00'	20.0 S.F.
PP	10'0" x 10'0" = 100.00'	20.0 S.F.
QQ	10'0" x 10'0" = 100.00'	20.0 S.F.
TOTAL NEW BUILDING COVERAGE		
		3,559.5 S.F.
BUILDING COVERAGE %		
		35.6%
REMARK: WINDOWS AND DOORS SHALL BE SET TO ALLOW FOR 10% RED DOOR TO FLOOR AREA AND DOOR SET TO 10% RED DOOR TO FLOOR AREA.		
RR	10'0" x 10'0" = 100.00'	100.0 S.F.
SS	10'0" x 10'0" = 100.00'	100.0 S.F.
TT	10'0" x 10'0" = 100.00'	100.0 S.F.
UU	10'0" x 10'0" = 100.00'	100.0 S.F.
VV	10'0" x 10'0" = 100.00'	100.0 S.F.
WW	10'0" x 10'0" = 100.00'	100.0 S.F.
XX	10'0" x 10'0" = 100.00'	100.0 S.F.
YY	10'0" x 10'0" = 100.00'	100.0 S.F.
ZZ	10'0" x 10'0" = 100.00'	100.0 S.F.

LEGEND

- (N) FLOOR AREA - ADDITION
- (E) AREA COUNTED AS LOT COVERAGE CONVERTED TO HABITABLE FLOOR AREA
- (E) GARAGE AREA CONVERTED TO HABITABLE FLOOR AREA
- AREA DOES NOT COUNT TOWARDS FLOOR AREA AND DOES NOT COUNT AS LOT COVERAGE
- AREA DOES NOT COUNT TOWARDS FLOOR AREA BUT COUNTS TOWARDS LOT COVERAGE



(E) FLOOR AREA DIAGRAM



(N) FLOOR AREA DIAGRAM

PROJECT TITLE & LOCATION

PROPOSED ADDITION AND REMODEL FOR KATE & JONATHAN MARTIN

1145 HIDDEN OAK DRIVE
MENLO PARK, CA 94025

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DRAWING TITLE

EXISTING FLOOR AREA AND AREA CALCULATIONS

SCALE: 1/8" = 1'-0"
PROJECT NAME: MARTIN
CADD FILE NO.
DRAWING NO.

A-1.6

PROPOSED ADDITION AND REMODEL FOR
KATE & JONATHAN MARTIN

1145 HIDDEN OAK DRIVE
MENLO PARK, CA 94025

REVISION

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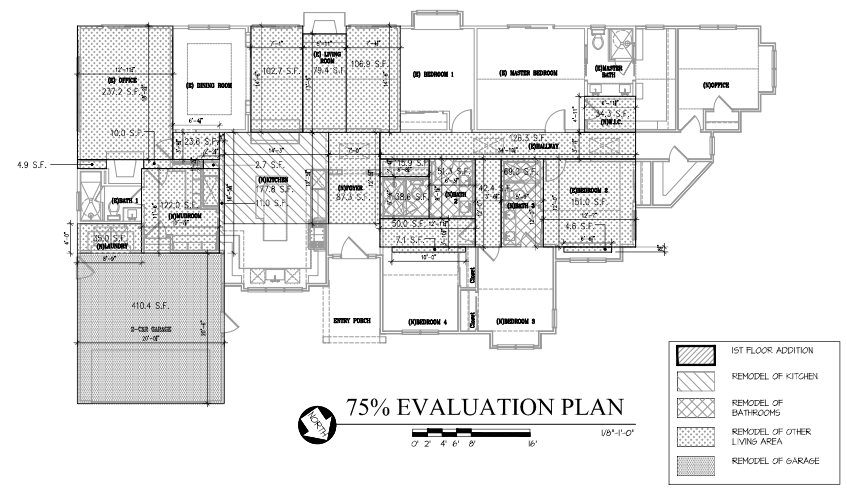
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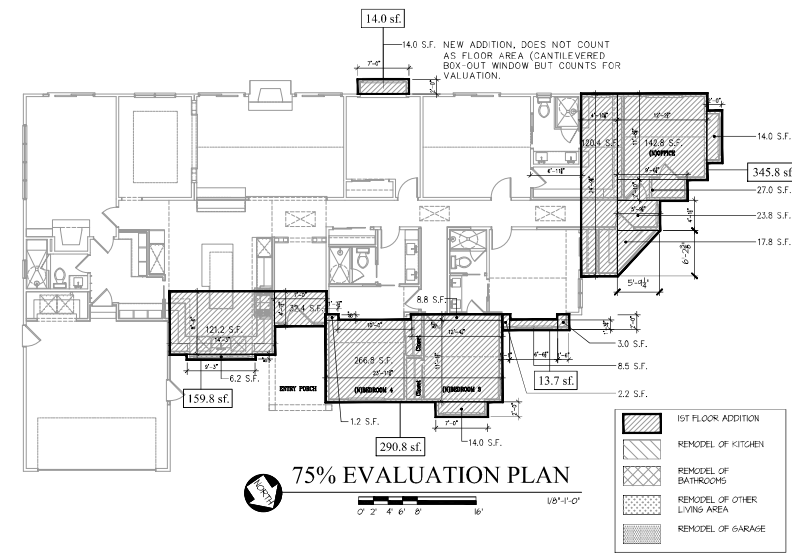
NON-CONFORMING STRUCTURE - NEW WORK
CALCULATION AREA DIAGRAMS

SCALE: 1/4" = 1'-0"
PROJECT NAME: MARTIN
CADD FILE NO.
DRAWING NO.

A-1.7



75% EVALUATION PLAN
0' 2' 4' 6' 8' 10' 1/8" = 1'-0"



75% EVALUATION PLAN
0' 2' 4' 6' 8' 10' 1/8" = 1'-0"

NON-CONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

Address: 1145 Hidden Oak Drive
Case No.:
50% of Existing Value: \$220,187.20
75% of Existing Value: \$330,281.25
Value of Proposed Project: \$400,000.00 107%

Non-Conforming Structure Type	Square Footage	Construction Cost	Existing Value
Existing 1st floor	2983.2	\$200.0/sq ft	\$596,640.00
Existing 2nd floor	0	\$200.0/sq ft	\$0.00
Existing Basement	0	\$200.0/sq ft	\$0.00
Existing Garage	410.4	\$70.0/sq ft	\$28,728.00
Total	2983.2		\$625,368.00

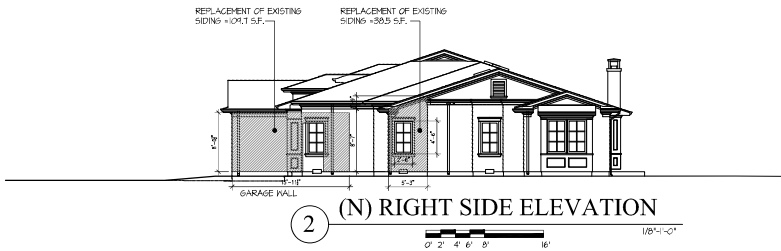
Note: This spreadsheet is only used as one nonconforming structure at a time. If there are attached structures on the same site, they are either subject to their own spreadsheet if they are also nonconforming and subject to one (1) or greater if not.

Proposed Development

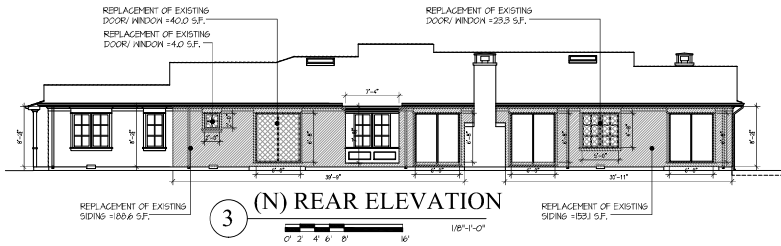
Proposed Development Type	Square Footage	Construction Cost	Development Value
Category 1: New construction (includes all new foundation and/or wall, exterior)			
1st Floor Addition	140.0	\$200.0/sq ft	\$28,000.00
2nd Floor Addition	0	\$200.0/sq ft	\$0.00
Basement Floor Addition	0	\$200.0/sq ft	\$0.00
Garage Addition	0	\$70.0/sq ft	\$0.00
Category 2: Remodel of existing structure (includes all wall, exterior)			
Remodel of Kitchen	111.8	\$100.0/sq ft	\$11,180.00
Remodel of Bathrooms	159.8	\$100.0/sq ft	\$15,980.00
Remodel of Other Living Areas	1344.7	\$100.0/sq ft	\$134,470.00
Remodel of Garage	410.4	\$70.0/sq ft	\$28,728.00
Category 3: Existing modifications to existing structure (includes all interior alterations, not included in Category 2 or Category 1 and must be included in the existing value)			
New Hard Structure Over Existing Sq. Ft.	762.7	\$100.0/sq ft	\$76,270.00
Replacement of Existing Structural Member (Roofs)	76.2	\$100.0/sq ft	\$7,620.00
Replacement of Existing Ceiling	1008.8	\$100.0/sq ft	\$100,880.00
Total	3458.7		\$463,238.00



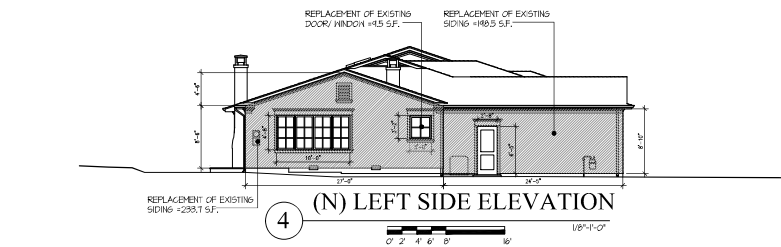
(N) FRONT ELEVATION



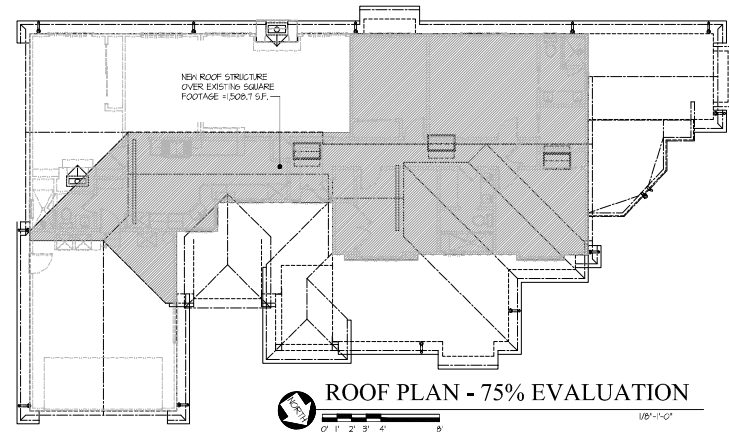
(N) RIGHT SIDE ELEVATION



(N) REAR ELEVATION



(N) LEFT SIDE ELEVATION



ROOF PLAN - 75% EVALUATION

NON-CONFORMING STRUCTURE - NEW WORK VALUE CALCULATION				Proposed Development				
Address: 1145 Hidden Oaks Drive				Proposed Development Type	Square Footage	Construction Cost	Development Value	
Case No.:				Category 1: New square footage (area of new foundation and/or wall, finished)				
80% of Existing Value: \$226,147.50				1st Floor Addition	1,500.7 SF	\$200/Sq Ft	\$300,140.00	
75% of Existing Value: \$219,225.25				2nd Floor Addition	0 SF	\$200/Sq Ft	\$0.00	
Value of Proposed Project: \$445,372.75				Basement Floor Addition	0 SF	\$200/Sq Ft	\$0.00	
Value of Proposed Project: \$445,372.75				Deck Addition	0 SF	\$150/Sq Ft	\$0.00	
Existing Development:				Category 2: Removal of existing square footage (foundation and/or wall, finished or not finished)				
Use-Case/Existing Structure Type	Square Footage	Construction Cost	Building Value	Minor: Square footage measurements are taken to full extent in any room with any interior modifications. After the job is complete, the contractor will provide a report for the evaluation.				
Existing 1st floor	2,041.1 SF	\$200/Sq Ft	\$408,220.00	Removal of Porch	111.0 SF	\$150/Sq Ft	\$16,650.00	
Existing 2nd floor	0 SF	\$200/Sq Ft	\$0.00	Removal of Carport	1,100 SF	\$100/Sq Ft	\$110,000.00	
Existing Basement	0 SF	\$200/Sq Ft	\$0.00	Removal of Other Living Areas	1,041.1 SF	\$100/Sq Ft	\$104,110.00	
Existing Garage	480.0 SF	\$75/Sq Ft	\$36,000.00	Removal of Garage	671.0 SF	\$100/Sq Ft	\$67,100.00	
Total	2,521.1		\$444,220.00	Category 3: Existing modifications to existing structure				
Note: This spreadsheet is only used as one non-conforming structure of a new. If there are other structures on the same site, they are either subject to their own spreadsheet or they are also non-conforming and subject to one spreadsheet or none.				Window and exterior door modifications are included in areas controlled and accounted for in Category 2. New work and tree cutting or existing portions of the structure are not included in Category 2 or Category 3 and should be provided for using the value.	New Roof Structure Over Existing Sq. Ft.	1,500.7 SF	\$200/Sq Ft	\$300,140.00
				Replacement of Existing Windows/Exterior Doors	75.0 SF	\$100/Sq Ft	\$7,500.00	
				Replacement of Existing Siding	1,025.0 SF	\$23/Sq Ft	\$23,575.00	
				Total	3,481.7		\$461,215.00	

PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL FOR KATE & JONATHAN MARTIN
 1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

- REVISION
- △
 - △
 - △
 - △
 - △



J. MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN
 675 MENLO AVENUE
 MENLO PARK, CA 94025
 TEL. NO. 650 323 2902
 FAX NO. 650 323 6433



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 DRAWING TITLE

NON-CONFORMING STRUCTURE - NEW WORK CALCULATION AREA DIAGRAMS

SCALE: 1/8" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

A-1.8

PROJECT TITLE & LOCATION

PROPOSED ADDITION
AND REMODEL
FOR
KATE &
JONATHAN
MARTIN

1145 HIDDEN OAK DRIVE
MENLO PARK, CA 94025

REVISION

- △
- △
- △
- △
- △



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ARCHITECTURE + INTERIOR DESIGN

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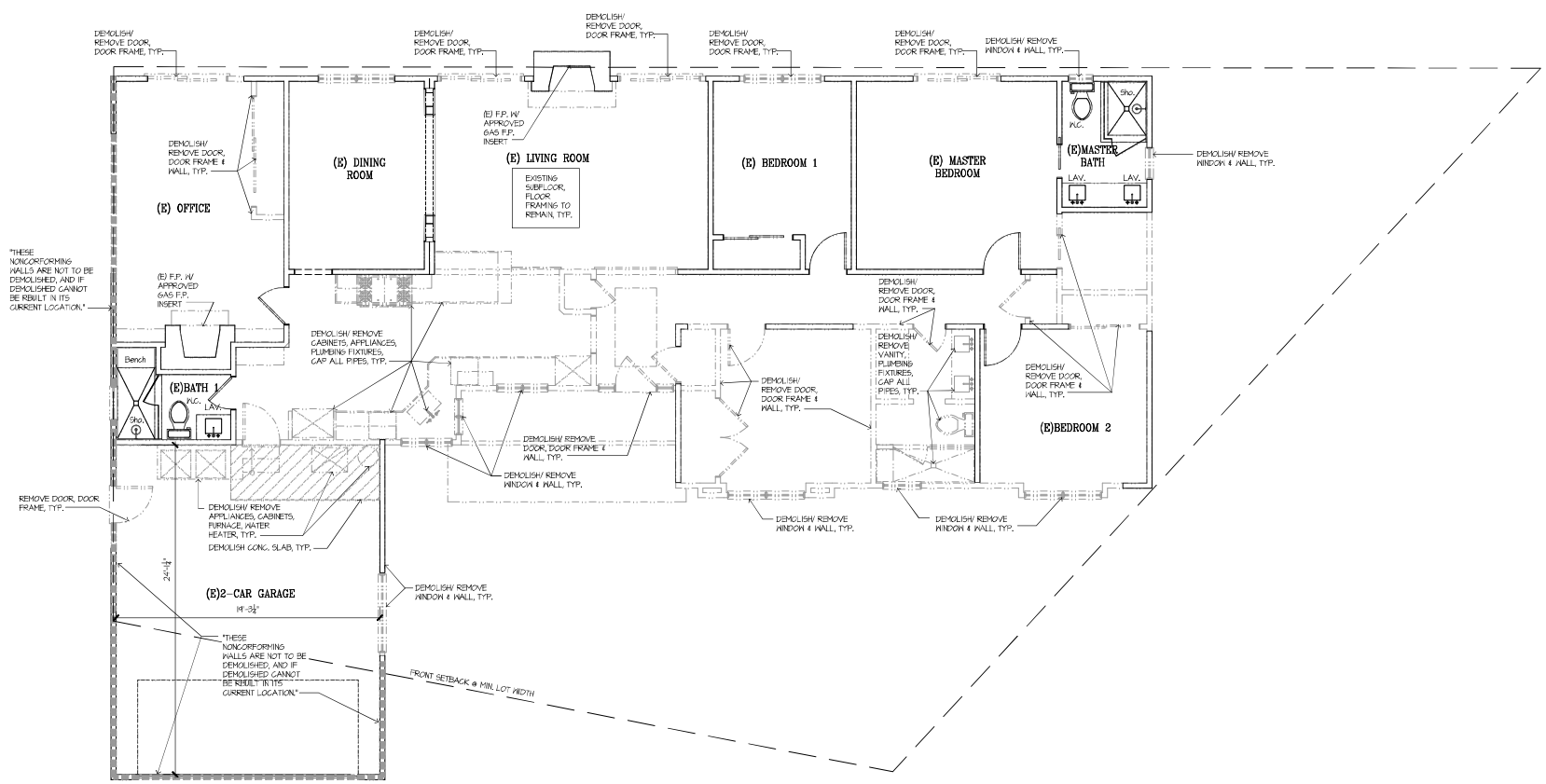
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DRAWING TITLE

DEMOLITION
FLOOR PLAN

SCALE: 1/4" = 1'-0"
PROJECT NAME: MARTIN
CADD FILE NO.
DRAWING NO.

A-1.9



"THESE NONCONFORMING WALLS ARE NOT TO BE DEMOLISHED, AND IF DEMOLISHED CANNOT BE REBUILT IN ITS CURRENT LOCATION."

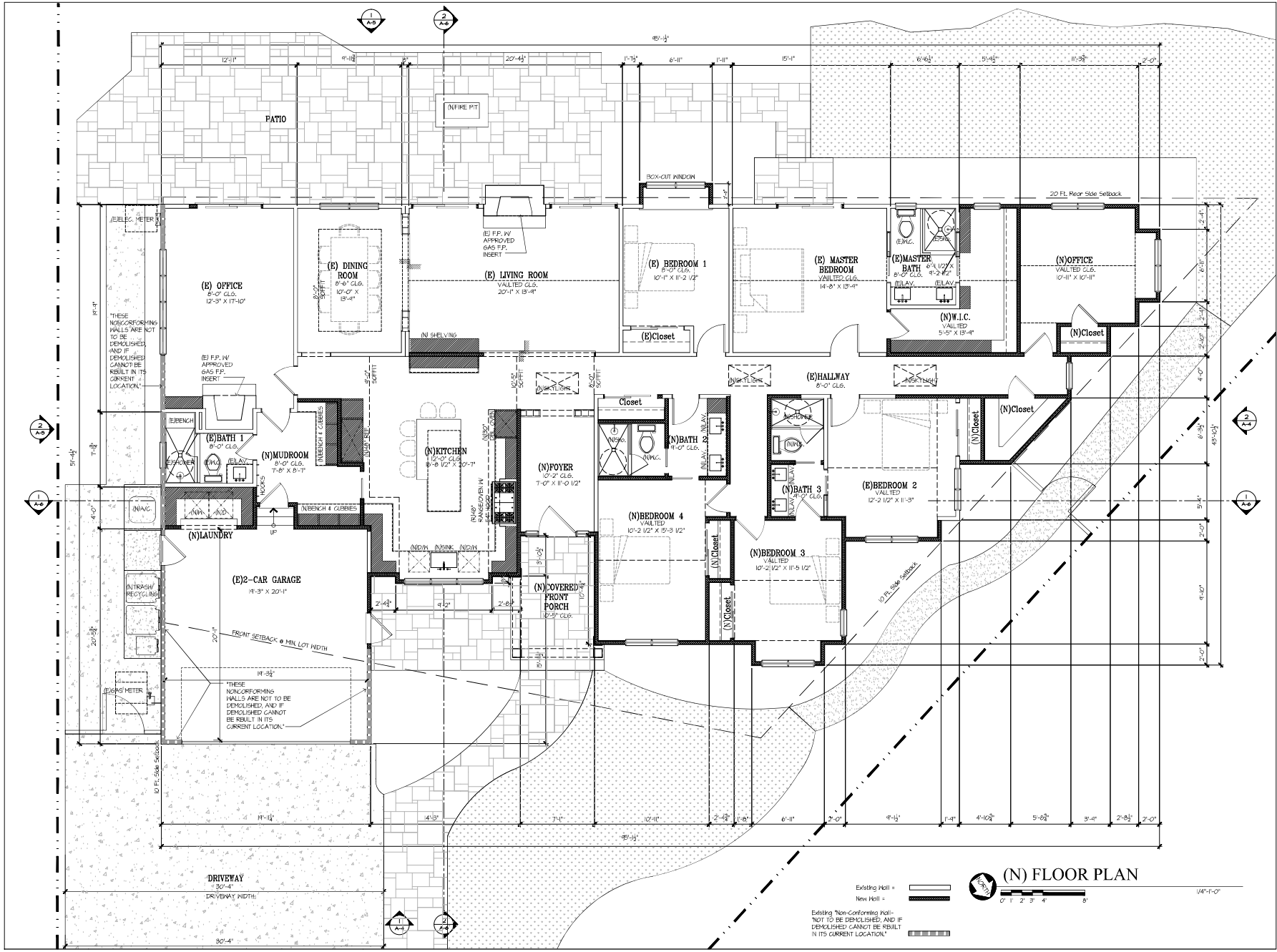
REMOVE DOOR, DOOR FRAME, TYP.

"THESE NONCONFORMING WALLS ARE NOT TO BE DEMOLISHED, AND IF DEMOLISHED CANNOT BE REBUILT IN ITS CURRENT LOCATION."

FRONT SETBACK & MIN. LOT WIDTH

Demo Wall = Existing Wall =
Existing "Non-Conforming Wall" - NOT TO BE DEMOLISHED, AND IF DEMOLISHED CANNOT BE REBUILT IN ITS CURRENT LOCATION" =

(N) DEMO PLAN
0 1 2 3 4 5 6
1/4" = 1'-0"



PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL FOR KATE & JONATHAN MARTIN
 1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

REVISION



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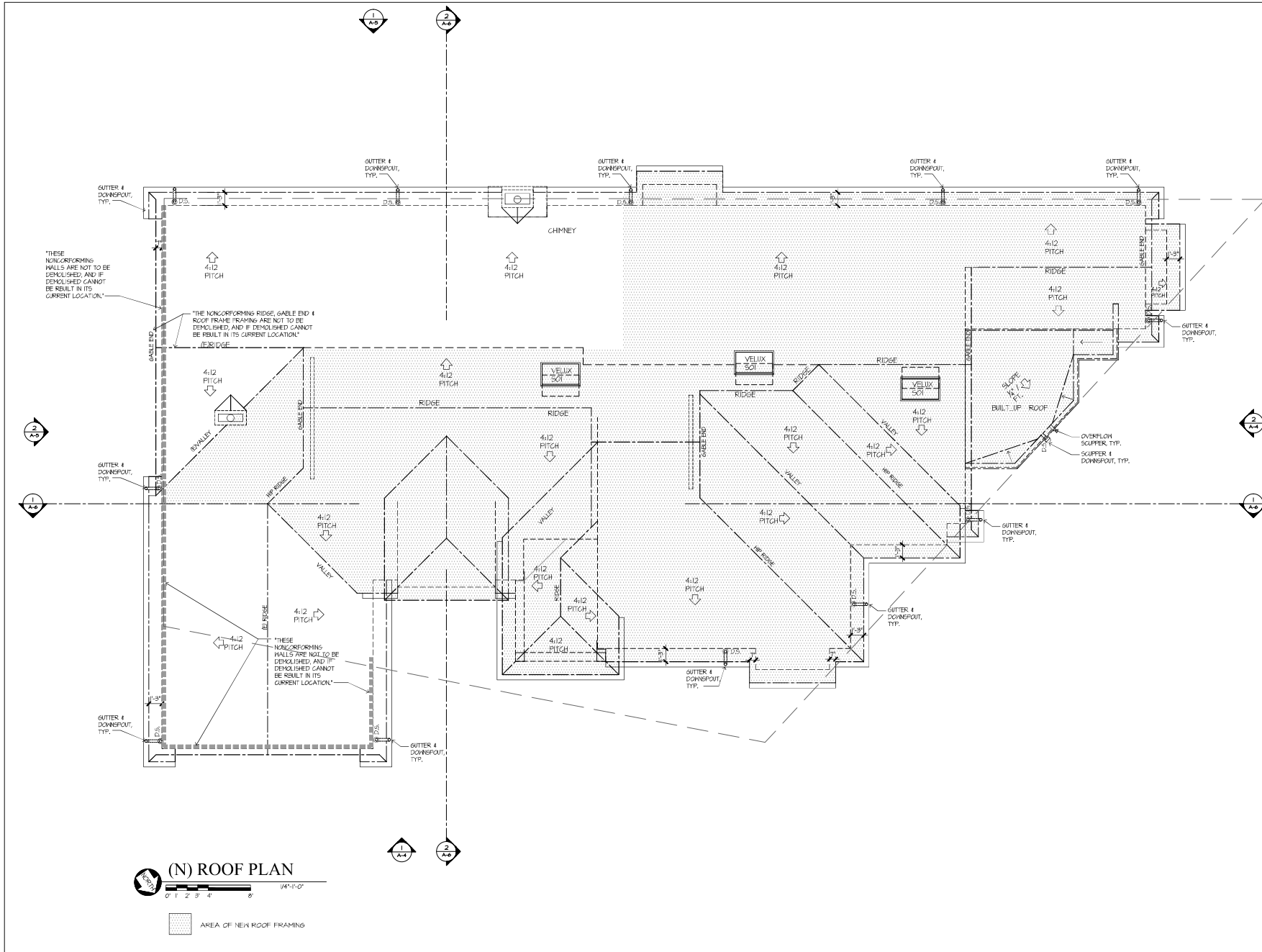
NO.	DATE	ISSUE
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DRAWING TITLE

(N) FLOOR PLAN

SCALE: 1/4" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

A-2



(N) ROOF PLAN
 1/4"=1'-0"
 0 1 2 3 4 5 6
 AREA OF NEW ROOF FRAMING

PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL FOR KATE & JONATHAN MARTIN
 1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

REVISION



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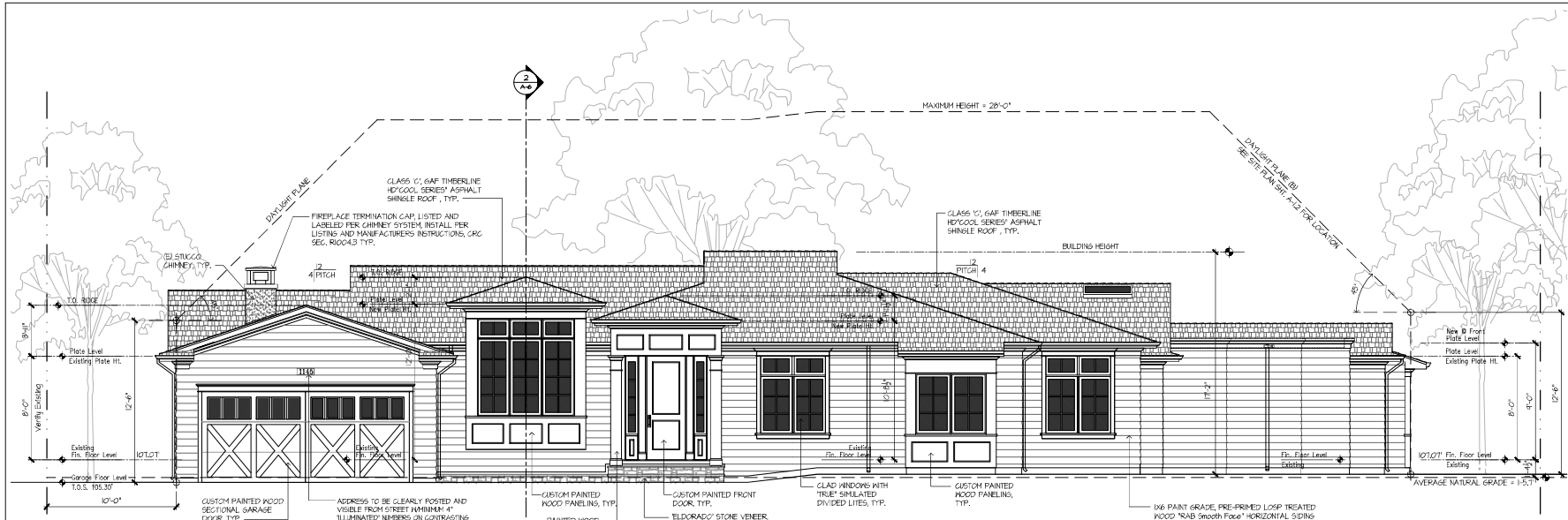
ALL MATERIALS AND METHODS SPECIFIED HEREIN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS AND CODES REFERRED TO IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DRAWING TITLE

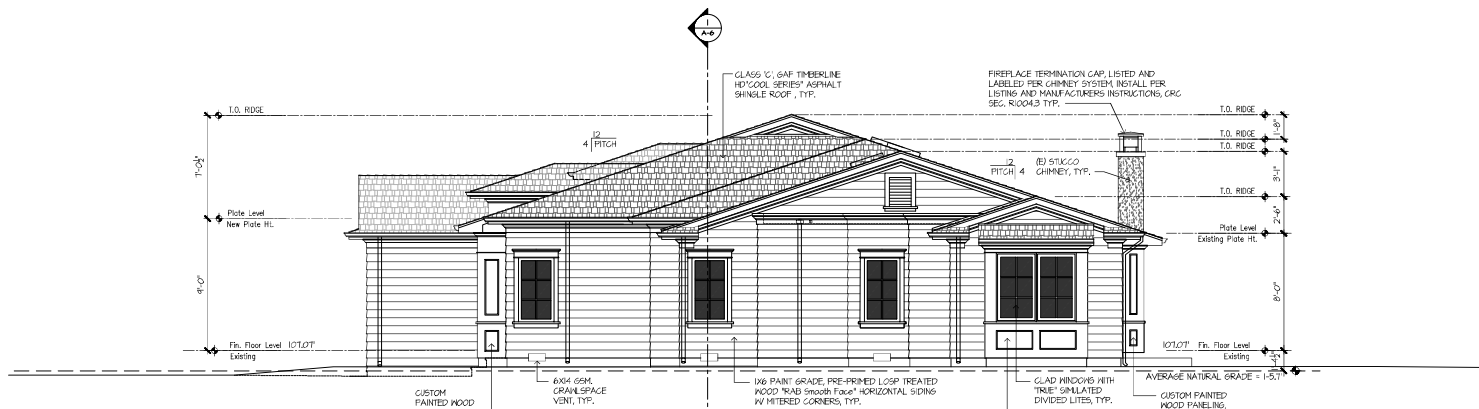
(N) ROOF PLAN

SCALE: 1/4" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

A-3



1 (N) FRONT ELEVATION
 1/4" = 1'-0"
 0' 1' 2' 3' 4'



2 (N) RIGHT SIDE ELEVATION
 1/4" = 1'-0"
 0' 1' 2' 3' 4'

PROJECT TITLE & LOCATION

PROPOSED ADDITION
 AND REMODEL
 FOR
**KATE &
 JONATHAN
 MARTIN**

1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

REVISION



J MALIKSI & ASSOC.
 ARCHITECTURE + INTERIOR DESIGN

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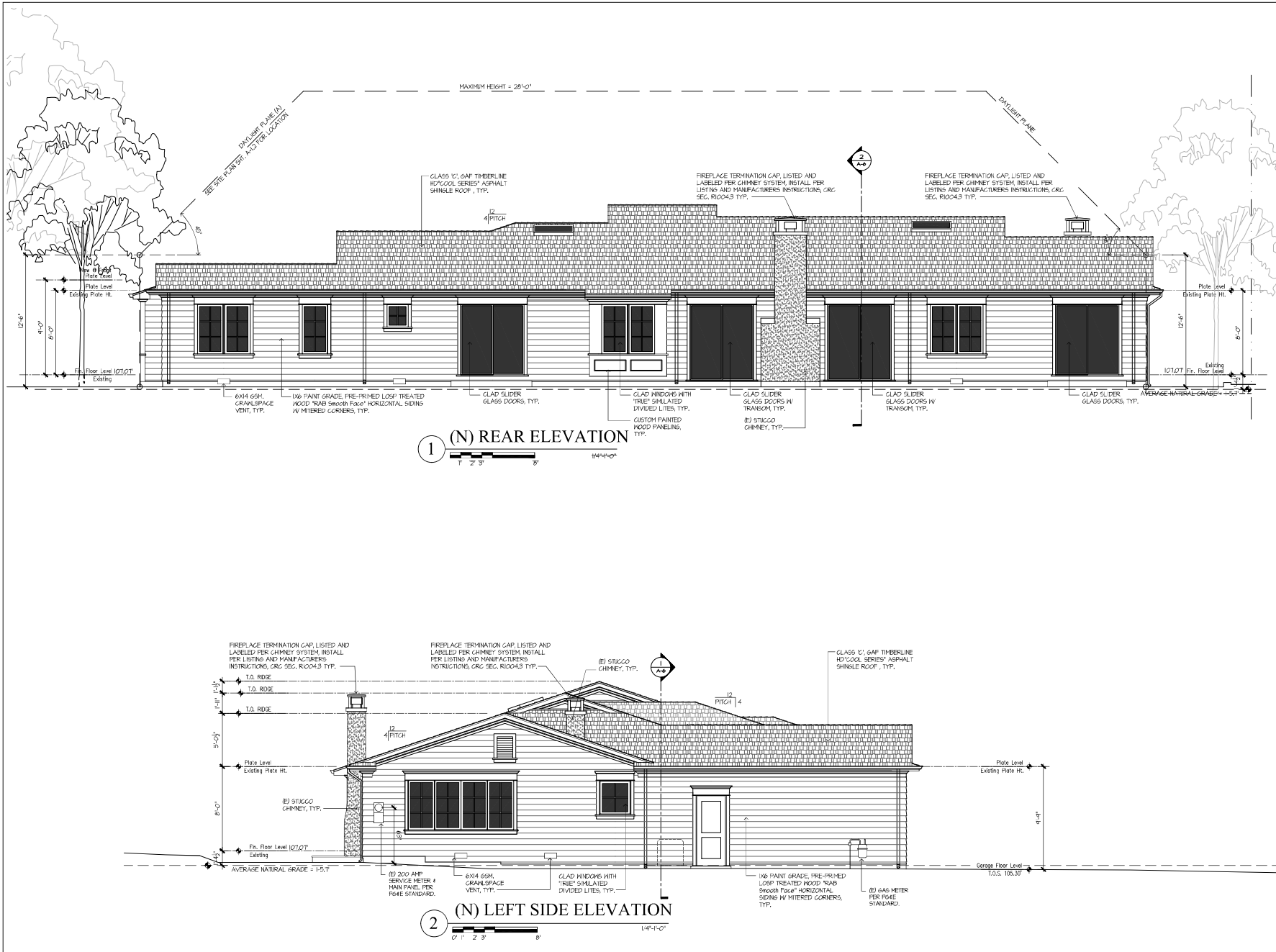
NO.	DATE	ISSUE
07M	2-14-23	USE PERMIT

ALL MATERIALS AND METHODS SPECIFIED HEREIN SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.

DRAWING TITLE
 (N) FRONT
 ELEVATION & (N)
 RIGHT SIDE
 ELEVATION

SCALE: 1/4" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

A-4



PROJECT TITLE & LOCATION
PROPOSED ADDITION AND REMODEL FOR KATE & JONATHAN MARTIN
 1145 HIDDEN OAK DRIVE
 MENLO PARK, CA 94025

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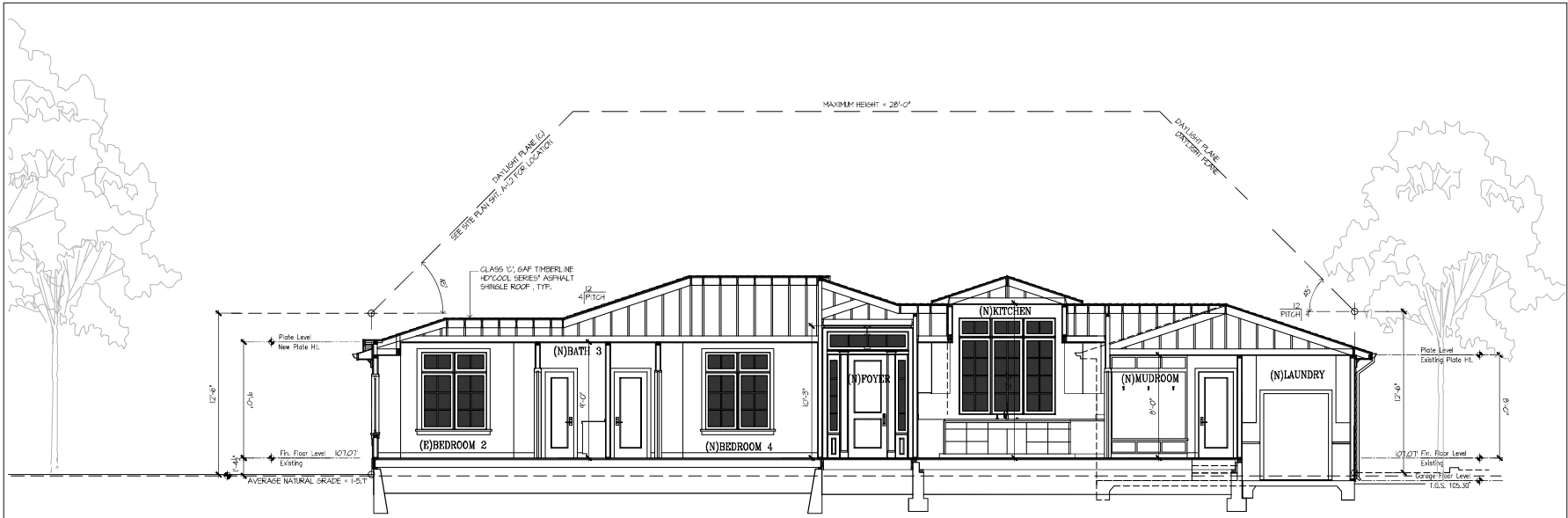


NO.	DATE	ISSUE
01M	2-14-23	USE PERMIT

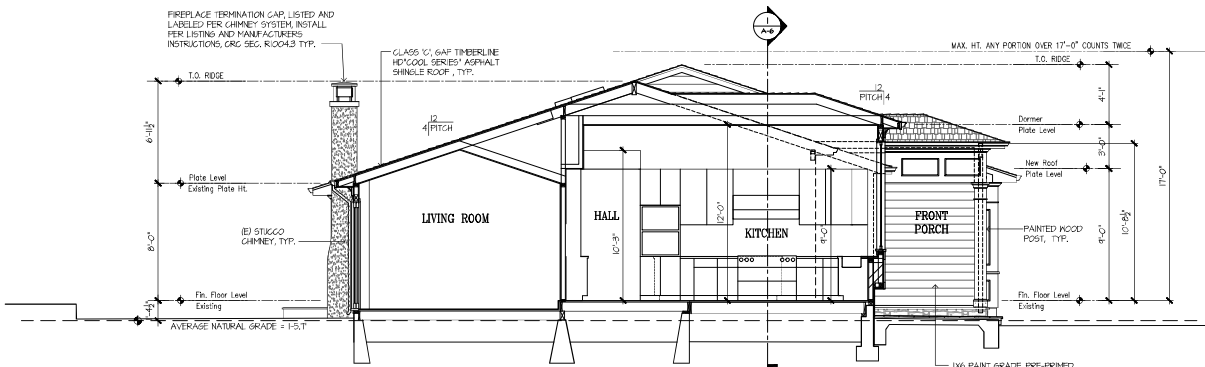
(N) REAR ELEVATION & (N) LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"
 PROJECT NAME: MARTIN
 CADD FILE NO.
 DRAWING NO.

A-5



1 (N) SECTION A-A
1/4" = 1'-0"



2 (N) SECTION B-B
1/4" = 1'-0"

PROJECT TITLE & LOCATION

PROPOSED ADDITION
AND REMODEL
FOR
KATE &
JONATHAN
MARTIN

1145 HIDDEN OAK DRIVE
MENLO PARK, CA 94025

REVISION



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ARCHITECTURE + INTERIOR DESIGN
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NO.	DATE	ISSUE
01M	2-14-23	USE PERMIT

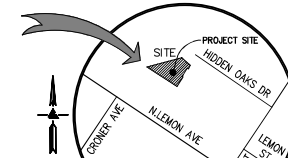
DRAWING TITLE

SECTION A-A &
SECTION B-B

SCALE: 1/4" = 1'-0"
PROJECT NAME: MARTIN
CADD FILE NO.
DRAWING NO.

A-6

MARTIN RESIDENCE 1145 HIDDEN OAKS DR. MENLO PARK, CALIFORNIA



VICINITY MAP
NO SCALE

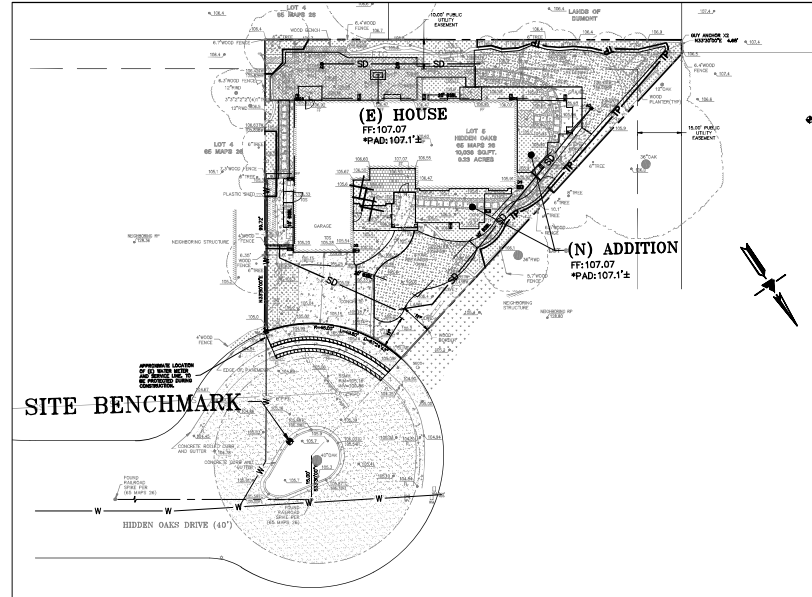
OWNER'S INFORMATION

OWNER: KATE & JONATHAN MARTIN
1145 HIDDEN OAKS DRIVE
MENLO PARK, CA

APN: 071-021-210

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" 1145 HIDDEN OAKS DRIVE, MENLO PARK, CA. DATED: 01-31-2022 JOB# 2212159
 2. SITE PLAN BY J. MALIKSI & ASSOC. ENTITLED: "PROPOSED ADDITION AND REMODEL" 1145 HIDDEN OAKS DRIVE, MENLO PARK, CA.
- THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.



KEY MAP
1" = 20'

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
B & D	BEGINNING OF CURVE	MON.	MONUMENT
BC	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO	NUMBER
BUB	BUBBLER BOX	NTS	NOT TO SCALE
BW/FG	BOTTOM OF WALL/FINISH GRADE	O.C.	ON CENTER
CB	CATCH BASIN	O/V	OVER
C & G	CURB AND GUTTER	(FA)	PLANTING AREA
CE	CENTER LINE	PE	PEDESTRIAN
OPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
COG	CLEANOUT	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCT OR -TION	PUE	PUBLIC UTILITY EASEMENT
CONC COR	CONCRETE CORNER	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
D	DIAMETER	ROP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RM	RIIM ELEVATION
DIP	DUCTILE IRON PIPE	RW	RAINWATER
EA	EACH	R/W	RIGHT OF WAY
EQ	END OF CURVE	SAN	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL	ELEVATIONS	SD	STORM DRAIN
EQ	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEANOUT
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	ST	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	STR	STRUCTURAL
FS	FINISHED SURFACE	T	TELEPHONE
G	GAGE OR GAUGE	TOP	TOP OF CURB
GA	GRADE BREAK	TOP	TOP OF WALL
GDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPERATURE
HI PT	HIGH POINT	TP	TOP OF PAVEMENT
H&T	HUB & TACK	TP/FG	TOP OF WALL/FINISH GRADE
ID	INSIDE DIAMETER	TY	TYPICAL
INV	INVERT ELEVATION	VC	VERTICAL CURVE
JB	JUNCTION BOX	VCP	VERTICAL CLAY PIPE
JT	JOINT TRENCH	VERT	VERTICAL
JP	JOINT UTILITY POLE	W	WITH
L	LENGTH	W. WL	WATER LINE
LANDG	LANDING	WM	WATER METER
		WVF	WELDED WIRE FABRIC

REQUIRED DRAINAGE INSPECTIONS
THE CITY OF MENLO PARK REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

POINT OF CONTACT:
JIM TOBY
LEA & BRAZE ENGINEERING, INC.
(510)887-4086 jktoby@leabrazec.com

ESTIMATED EARTHWORK QUANTITIES			
CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	0	0
FILL	5	5	10
IMPORT			10

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

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

TREE NOTE

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

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. EASEMENTS SHOWN TAKEN FROM "HIDDEN OAKS" BOOK 65 MAPS 28

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 10,038± SQUARE FEET / 0.23± ACRES

SITE BENCHMARK

SURVEY CONTROL POINT CUT CROSS AT CONCRETE ELEVATION = 105.67' (NAVD 88 DATUM)

BASIS OF BEARINGS

THE BEARING NORTH 56°30'00" WEST BETWEEN TWO FOUND MONUMENTS AS SHOWN ON "HIDDEN OAKS" RECORDED IN BOOK 65 OF MAPS AT PAGE 28 WAS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK BM 293 BRASS DISK ON TOP OF 3 FOOT CONCRETE HEADWALL; AT MOST EASTERLY END OF SOUTHERLY HEADWALL; SAN FRANCISCO CREEK AT JUNIPERO SIERRA BOULEVARD; 500 FEET EAST FROM ALPINE ROAD, CITY OF PALO ALTO. ELEVATION = 141.67' (NAVD 88 DATUM)

UTILITY NOTE

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



LEA & BRAZE ENGINEERING, INC.
DATE ENGINEERS / LAND SURVEYORS REGISTERED PROFESSIONAL ENGINEERS
3145 INDUSTRIAL PARK WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

MARTIN RESIDENCE
1145 HIDDEN OAKS DR.
MENLO PARK, CALIFORNIA
APN: 071-021-210
SAN MATEO COUNTY

TITLE SHEET

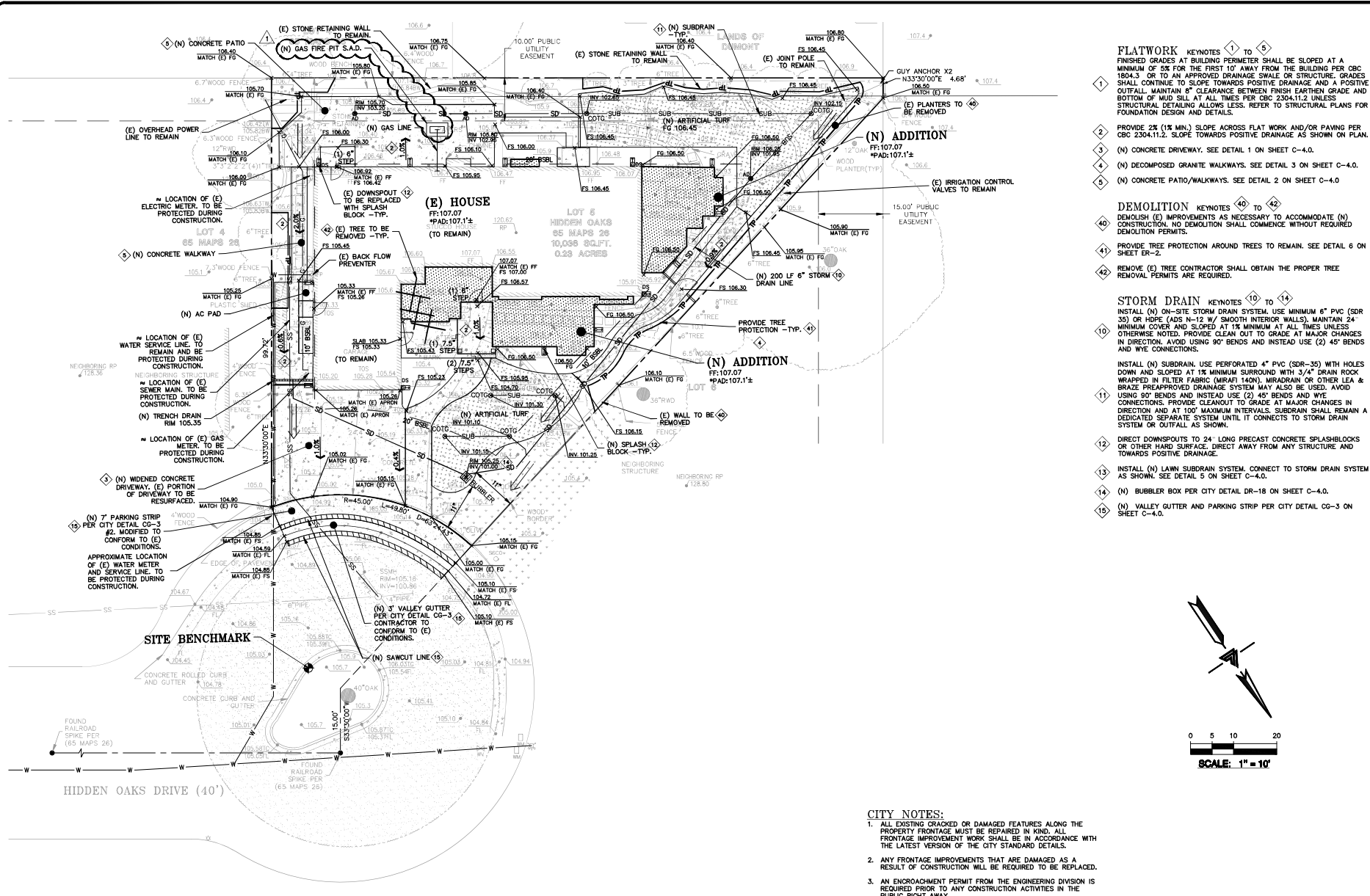
PLAN CHECK	JG
2023-02-08	

REVISIONS	BY

JOB NO: 2221178
DATE: 10-28-22
SCALE: AS NOTED
DESIGN BY: JG
CHECKED BY: BY
SHEET NO:

C-1.0
01 OF 07 SHEETS

PLANNING REVIEW



- FLATWORK** KEYNOTES 1 TO 5
 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISHED EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
- 1 (N) CONCRETE PATIO
 2 DEMOLISH 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
 3 (N) CONCRETE DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0.
 4 (N) DECOMPOSED GRANITE WALKWAYS. SEE DETAIL 3 ON SHEET C-4.0.
 5 (N) CONCRETE PATIO/WALKWAYS. SEE DETAIL 2 ON SHEET C-4.0
- DEMOLITION** KEYNOTES 40 TO 42
 40 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
 41 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.
 42 REMOVE (E) TREE CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS ARE REQUIRED.
- STORM DRAIN** KEYNOTES 10 TO 14
 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 8" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
 11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.
 12 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
 13 INSTALL (N) LAWN SUBDRAIN SYSTEM. CONNECT TO STORM DRAIN SYSTEM AS SHOWN. SEE DETAIL 5 ON SHEET C-4.0.
 14 (N) BUBBLER BOX PER CITY DETAIL DR-18 ON SHEET C-4.0.
 15 (N) VALLEY GUTTER AND PARKING STRIP PER CITY DETAIL CG-3 ON SHEET C-4.0.

- CITY NOTES:**
- ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
 - ANY FRONTAGE IMPROVEMENTS THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
 - AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT AWAY.
 - GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.43 OF THE CALIFORNIA BUILDING CODE (CBC).
 - UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEET FLOW ACROSS AN ADJONING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.

NOTE:
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)857-4086 EXT 116. aabaya@leabraze.com

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

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 MENLO PARK, CALIFORNIA
 SAN MATEO COUNTY
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**GRADING, DRAINAGE
 & UTILITY PLAN**

NO.	PLAN CHECK	DATE	BY
1		2023-02-08	JG

JOB NO: 2221178
 DATE: 10-28-22
 SCALE: AS NOTED
 DESIGN BY: JG
 CHECKED BY: BY
 SHEET NO:



GENERAL NOTES

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

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

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

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, UNITS AND LEVELS INCLUDING, BUT NOT LIMITED TO, THE ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT. THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CORRECTION BEGINS.

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

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL ADVISE THE ENGINEER OF ANY DISCREPANCIES AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF OR SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL NOTIFY THE OWNER OF ANY MODIFICATIONS IN ANY TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REGULATIONS TO REDUCE FIRE HAZARDS OR INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- 3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DETAILED EFFLUENT.
- 4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- 5) DELINEATE CLEANING LIMITS, EXHAUSTS, SEBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE CHANNELS WITH FIELD MARKERS.
- 6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DUNES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- 7) PERFORM CLEANING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
- 8) LIMIT AND TIME THE APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- 9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- 10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DETAILED EFFLUENT.
- C. STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPILLS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOLS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

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

2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS AND THE CITY OF PALO ALTO.
- B. ALL FILL MATERIALS SHALL BE DEFINED SO AS TO PROVIDE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TESTS AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOIL ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SUFFICIENTLY COMPLETED TO THE SATISFACTION OF THE SOIL ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOIL ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEANING.

3. CLEANING AND GRUBBING

- A. THE CONTRACTOR SHALL PROTECT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES, FENCES, VEGETATION AND ANY SURFACE DERIS SHALL BE REMOVED AND DISPOSED OF BY THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPROPRIATE DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOIL ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
 - (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
 - (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
 - (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE FLOUED OR SCARIFIED UNTIL THE SURFACE IS FREE OF ROOTS, HUMMOCKS OR OTHER UNLIVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE FILL MATERIAL CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

- A. UPON COMPLETION OF THE CLEANING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. THESE REQUIRED BY THE SOIL ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNDEVELOPED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOIL ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

- A. FILL MATERIALS
THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIALS SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPACTIBLE SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL WOODS SHALL BE FILLED AND PROPERLY COMPACTED, NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.
- B. FILL CONSTRUCTION
THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRIVING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.
THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLENDED MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLOWING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.
AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.
THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.
COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN A 2 TO 1 HORIZONTAL TO VERTICAL, DURING THE GRADING OPERATION. COMPACTED FILL SLOPES SHALL BE OVERLAPPED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALLED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SOLE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HAVE AROSE, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOR DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN REFERENCE TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP. THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER SETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT SHALL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE ABOVE SAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPOILED ON ANY PUBLIC ROAD ON THE HAZAL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EXCESS MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED AS TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF CONCRETE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE A BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION
- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND NEED SEED.
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUFFICIENT EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GRASS COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

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



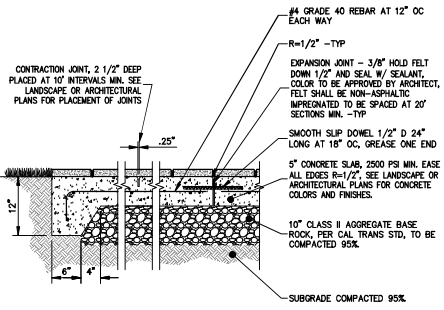
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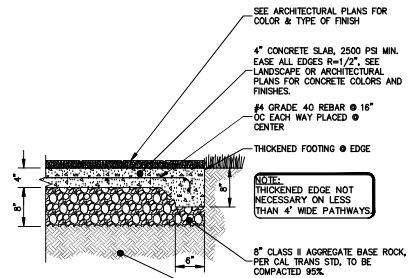
GRADING SPECIFICATIONS

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2023-02-08		
REVISIONS	BY	
JOB NO:	2221178	
DATE:	10-28-22	
SCALE:	NO SCALE	
DESIGN BY:	JG	
CHECKED BY:	BY	
SHEET NO:		

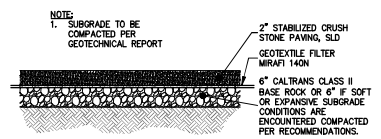




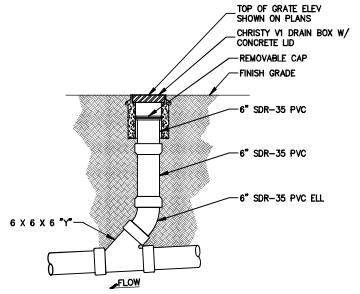
1 DRIVEWAY SLAB OR CONC. PAVING
C-4.0 NTS



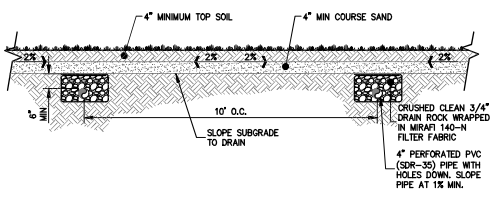
2 PATIO SLABS
C-4.0 NTS



3 DECOMPOSED GRANITE (DG)
C-4.0 NTS

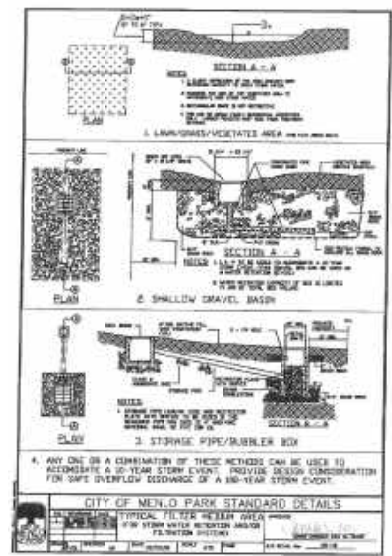


4 ON-SITE CLEANOUT
C-4.0 NTS

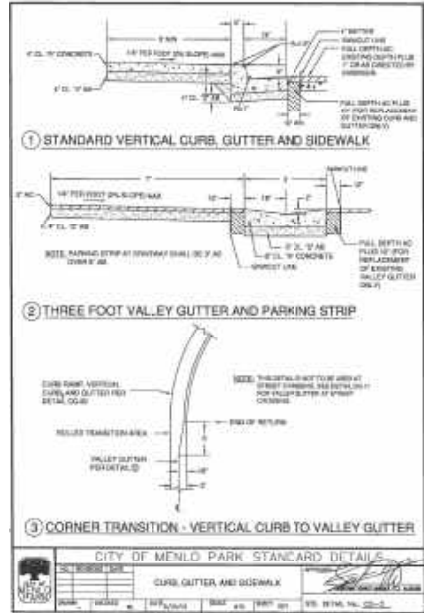


5 FINGER DRAINS
C-4.0 NTS

REFER TO LANDSCAPE PLAN FOR FURTHER INFORMATION



6 CITY DETAIL DR-18
C-4.0 NTS



7 CITY DETAIL CG-3
C-4.0 NTS



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DETAILS

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JOB NO:	2221178
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DESIGN BY:	JO
CHECKED BY:	BY
SHEET NO:	

C-4.0
04 OF 07 SHEETS

PURPOSE:

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

EROSION CONTROL NOTES:

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

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS ESTABLISHED. CONTRACTOR SHALL MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

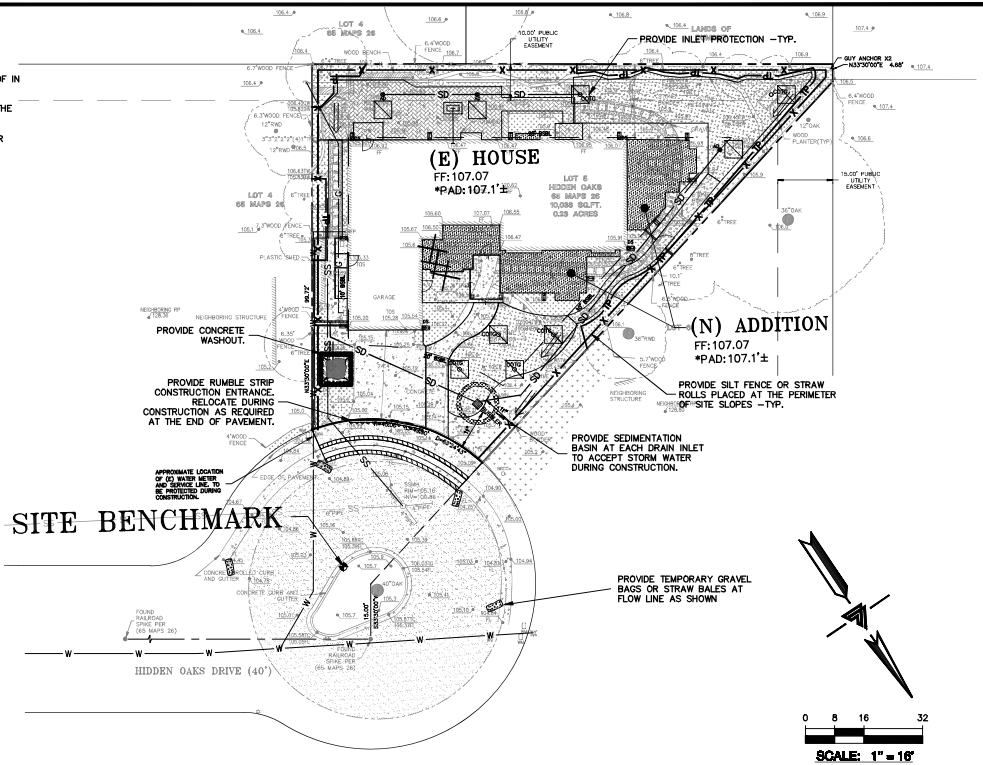
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED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

REFERENCES:

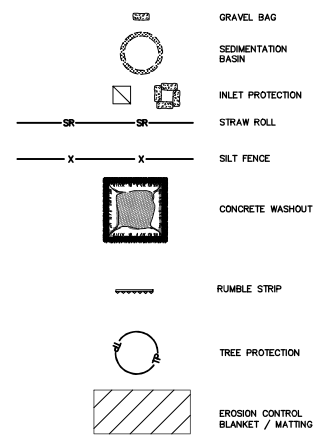
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

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



EROSION CONTROL LEGEND



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



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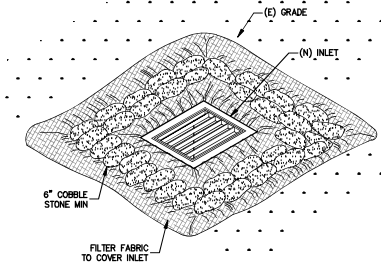
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EROSION CONTROL PLAN

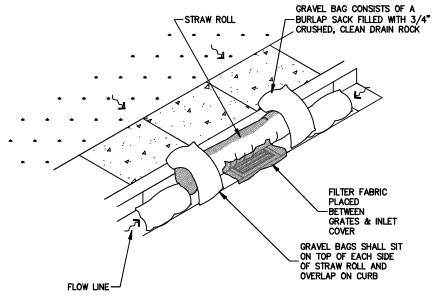
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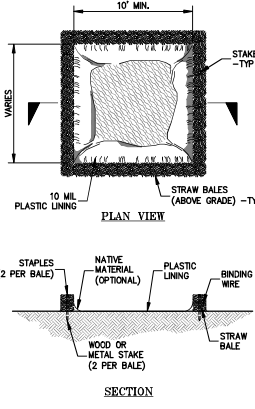
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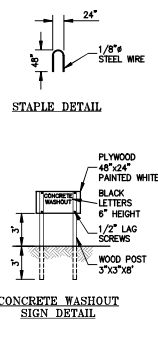
1 INLET PROTECTION
ER-2 NTS



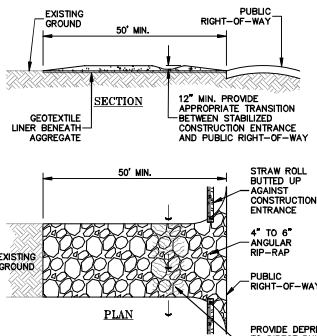
2 STREET INLET PROTECTION
ER-2 NTS



3 CONCRETE WASHOUT
ER-2 NTS

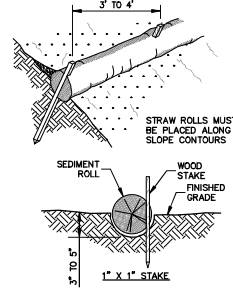


CONCRETE WASHOUT SIGN DETAIL
NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

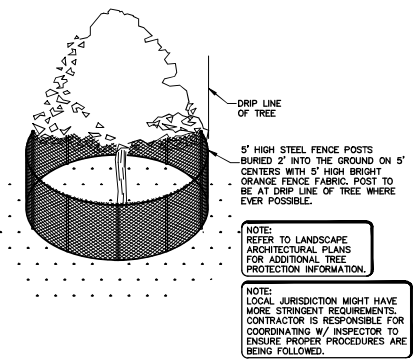


4 CONSTRUCTION ENTRANCE
ER-2 NTS

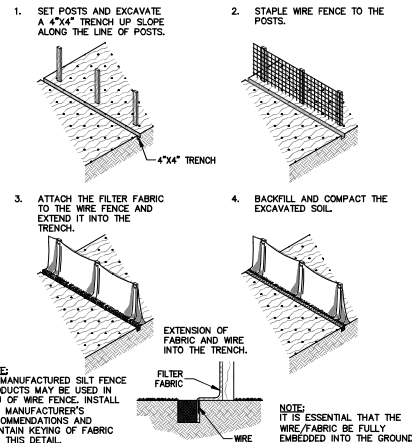
NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3\"/>



X STRAW ROLLS FLAT LOT
ER-X NTS



6 EXISTING TREE PROTECTION DETAIL
ER-2 NTS



7 SILT FENCE
ER-2 NTS



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CIVIL ENGINEERS | LAND SURVEYORS
RESIDENTIAL DESIGN
1145 HIDDEN OAKS DR. WEST
MENLO PARK, CALIFORNIA 94040
(678) 887-6088
WWW.LEABRAZE.COM

MARTIN RESIDENCE
1145 HIDDEN OAKS DR.
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 071-021-210

EROSION CONTROL
DETAILS

PLAN CHECK	JG
2023-02-08	
REVISIONS	BY
JOB NO:	2221178
DATE:	10-28-22
SCALE:	AS NOTED
DESIGN BY:	JG
CHECKED BY:	BY
SHEET NO:	

ER-2
06 OF 07 SHEETS

PLANNING REVIEW



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS | LAND SURVEYORS
 REGISTERED PROFESSIONAL ENGINEERS
 2405 INDUSTRIAL PARK WEST
 HAYWARD, CALIFORNIA 94545
 (925) 887-0600
 WWW.LEABRAZE.COM

MARTIN RESIDENCE
 11445 HIDDEN OAKS DR.
 MENLO PARK, CALIFORNIA
 APN: 071-021-210
 SAN MATEO COUNTY

CONSTRUCTION
 BEST MANAGEMENT
 PRACTICES

PLAN CHECK	DATE	BY
2023-02-08		JG
REVISIONS	BY	
1		
2		
3		
4		
5		

JOB NO: 2221178
 DATE: 10-28-22
 SCALE: AS NOTED
 DESIGN BY: JG
 CHECKED BY: DY
 SHEET NO:



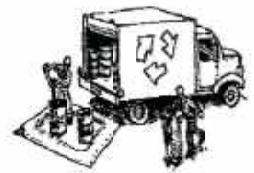
07 OF 07 SHEETS



Construction Best Management Practices (BMPs)

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

Materials & Waste Management



- Non-Hazardous Materials**
- Store and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (flat tire's) overalls) maintain water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, gases, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.
- Waste Management**
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
 - Clean or replace portable toilets and inspect them frequently for leaks and spills.
 - Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled such as asphalt, concrete, aggregate base materials, wood, dry board, pipe, etc.
 - Dispose of liquid residues from tires, thinners, solvents, glass, and cleaning fluids as hazardous waste.
- Construction Entrances and Perimeter**
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
 - Sweep or vacuums any street tracking immediately and secure sediment sources to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a located area away from storm drains and cover a drip pan or drop cloth big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a hatched area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using solvents, degreasers, or steam cleaning equipment.
- Spill Prevention and Control**
- Keep spill cleanup materials (e.g., rags, absorbent and cat litter) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, sand or rag).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Writing Center: (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or established fiber mats), until vegetation is established.
 - Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
 - Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter rolls, silt fences, sediment basins, geotextile bags, etc.
 - Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.
- Contaminated Soil**
- If any of the following conditions are observed, test for contamination and control: the Regional Water Quality Control Board:
 - Disturbed soil conditions, discoloration, or odor.
 - Absent or reduced vegetation.
 - Absent or dead plants.
 - Burred barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
 - Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
 - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
 - Do not use water to wash down fresh asphalt concrete pavements.
- Sawcutting & Asphalt/Concrete Removal**
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
 - If slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



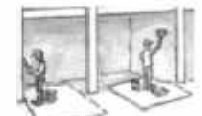
- Store concrete, grout, and mortar areas from storm drains or waterways and on pallets under cover to protect from frost, rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



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

Painting & Paint Removal



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

Dewatering











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

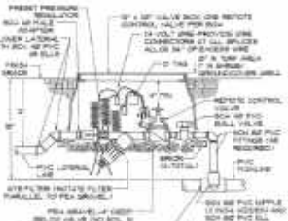
Storm drain polluters may be liable for fines of up to \$10,000 per day!

California Water Efficient Landscape Worksheet							
Reference Irrigation System (T)	(4)	Project Type	Population	ET ₀ & Irrigation Time	ET ₀ & Irrigation Time	ET ₀ & Irrigation Time	
Description	Factor (ET)	Irrigation Method	Efficiency (ET)	Area (Sq. Ft.) Area	Water Use (GAL)	ET ₀ & Irrigation Time	
Regular Landscape Areas							
#1 (Front)	0.1	Drop	0.81	0.07	175	118	288
#2 (Front)	0.1	Drop	0.81	0.07	490	170	454
#3 (Front)	0.1	Drop	0.81	0.07	180	80	217
#4 (Front)	0.1	Drop	0.81	0.07	190	27	67
#5 (Front)	0.1	Drop	0.81	0.07	84	49	131
#6 (Front)	0.1	Drop	0.81	0.07	134	130	301
#7 (Front)	0.1	Drop	0.81	0.07	180	110	290
#8 (Front)	0.1	Drop	0.81	0.07	190	140	321
#9 (Front)	0.1	Drop	0.81	0.07	150	115	291
#10 (Front)	0.1	Drop	0.75	0.00	0	0	0
#11 (Front)	0.75	0.00	0	0	0	0	0
#12 (Front)	0.75	0.00	0	0	0	0	0
#13 (Front)	0.75	0.00	0	0	0	0	0
#14 (Front)	0.75	0.00	0	0	0	0	0
#15 (Front)	0.75	0.00	0	0	0	0	0
#16 (Front)	0.75	0.00	0	0	0	0	0
#17 (Front)	0.75	0.00	0	0	0	0	0
#18 (Front)	0.75	0.00	0	0	0	0	0
#19 (Front)	0.75	0.00	0	0	0	0	0
#20 (Front)	0.75	0.00	0	0	0	0	0
Special Landscape Areas							
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#26 (Special)	1	0	0	0	0	0	0
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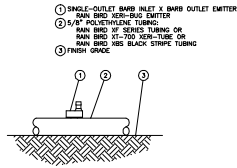
IRRIGATION LEGEND

-  Rainbird ESP weather based controller with rain sensor - verify placement in garage - run control wires from controller to irrigation main within schedule 80 conduit
-  Fibco #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 PED 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 patios and walks
-  Rainbird Veribag 1 gph pressure compensating emitters set on 1/2" drip line (2 emitters to each 1 gallon plan, 3 to each 5 gallon and 4 for larger) install flush and valve at the end of each drip line run - place emitters on opposite sides of the rootball - provide drip ring around trees
-  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/warranty 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.



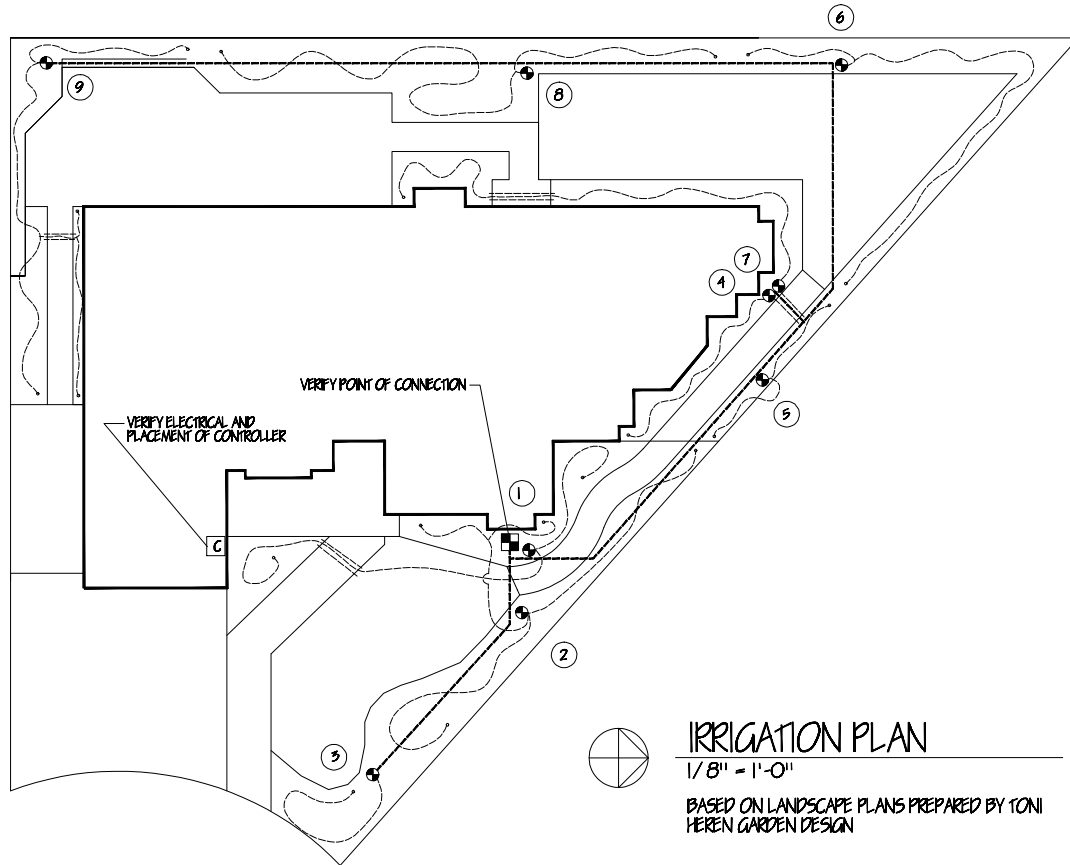
B CONTROL VALVE DETAIL



- NOTES:
1. USE RAIN BIRD SERRANUS TOOL, XBI-100L TO INSERT DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
 2. RAIN BIRD VERIBAG SERIES X-BAG EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

A XERI-SLUG INTO 1/2-INCH TUBING OPTION 1

- 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."



IRRIGATION PLAN

1/8" = 1'-0"

BASED ON LANDSCAPE PLANS PREPARED BY TONI HEREN GARDEN DESIGN

W. Jeffrey Heid
Landscape Architect
C-2258

1465 Winder Place
Culver, Ca. 95020
tel 408 699-8207
email wjheidlandsc@gmail.com

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MARTIN GARDEN

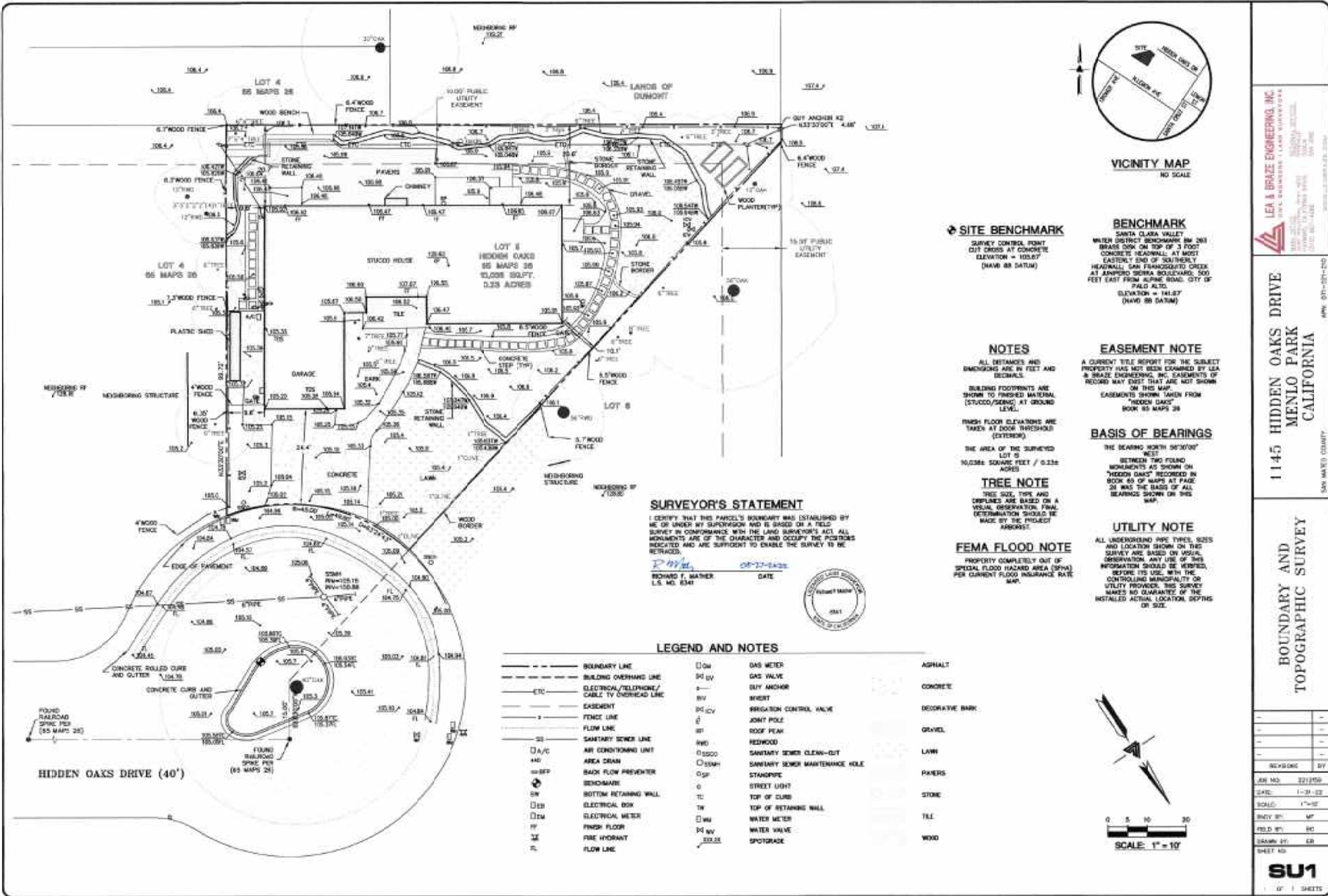
for:

1145 HIDDEN OAKS DRIVE
MENLO PARK, CA. 94025

IRRIGATION PLAN

date: 10/13/22
scale: NOTED
drawn by: WJH
job no. 202259
sheet

L3
of sheets



VICINITY MAP
NO SCALE

SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS AT CONCRETE
ELEVATION = 102.67
(NAVD 88 DATUM)

BENCHMARK

SANTA CLARA VALLEY
WATER DISTRICT BENCHMARK BM 261
BEARS DOWN ON TOP OF 3 FOOT
CONCRETE HEADWALL AT MOST
EASTERN END OF SOUTHWESTLY
HEADWALL SAN FRANCISCO CREEK
AT ANTIPODI SPINNA BOULEVARD, 500
FEET EAST FROM ALPINE ROAD, CITY OF
PALO ALTO.
ELEVATION = 141.87
(NAVD 88 DATUM)

NOTES

ALL DISTANCES AND
DIMENSIONS ARE IN FEET AND
DECIMALS.
BUILDING FOOTPRINTS ARE
SHOWN TO FINISHED MATERIAL
(STUCCO/SEWER) AT GROUND
LEVEL.
FINISH FLOOR ELEVATIONS ARE
TAKEN AT DOOR THRESHOLD
(EXTERIOR).
THE AREA OF THE SURVEYED
LOT IS
10,036.1 SQUARE FEET / 0.234
ACRES

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT
PROPERTY HAS NOT BEEN EXAMINED BY LEA
& BRAZE ENGINEERING, INC. EASEMENTS OF
RECORD MAY EXIST THAT ARE NOT SHOWN
ON THIS MAP.
EASEMENTS SHOWN W/IN FROM
"HIDDEN OAKS"
BOOK 85 MAPS 28

BASIS OF BEARINGS

THE BEARING NORTH 54°30'00"
WEST
BETWEEN TWO FOUND
MONUMENTS AS SHOWN ON
"HIDDEN OAKS" RECORDED IN
BOOK 85 OF MAPS AT PAGE
28 WAS THE BASIS OF ALL
BEARINGS SHOWN ON THIS
MAP.

TREE NOTE

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

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)
PER CURRENT FLOOD INSURANCE RATE
MAP.

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.

R. W. Mather DATE 05-22-2020
RICHARD F. MATHER DATE
L.S. NO. 6347



LEGEND AND NOTES

---	BOUNDARY LINE	□ GW	GAS METER	ASPHALT
---	BUILDING OVERHANG LINE	□ GV	GAS VALVE	CONCRETE
---	ETC.	□ GA	BUY ANCHOR	DECORATIVE BARR.
---	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE	□ BV	BIWET	GRAVEL
---	EASEMENT	□ BV CV	IRRIGATION CONTROL VALVE	LAWN
---	FENCE LINE	□ B	JOINT POLE	PARKERS
---	FLOW LINE	□ BP	ROOF PEAK	STONE
---	SANITARY SEWER LINE	□ RW	REDWOOD	TILE
□ A/C	AIR CONDITIONING UNIT	□ SSWO	SANITARY SEWER CLEAN-OUT	WOOD
□ AD	AREA DRAIN	□ SSMH	SANITARY SEWER MAINTENANCE HOLE	
□ BFP	BACK FLOW PREVENTER	□ SP	STANDPIPE	
□ B	BOTTOM RETAINING WALL	□ S	STREET LIGHT	
□ EB	ELECTRICAL BOX	□ TC	TOP OF CURB	
□ EM	ELECTRICAL METER	□ TW	TOP OF RETAINING WALL	
□ F	FINISH FLOOR	□ WM	WATER METER	
□ H	FIRE HYDRANT	□ WV	WATER VALVE	
□ FL	FLOW LINE	□ SW	SPOTGRADE	



LEA & BRAZE ENGINEERING, INC.
1145 HIDDEN OAKS DRIVE
MENLO PARK, CA 94025
TEL: 650.321.1145
WWW.LEABRAZE.COM

1145 HIDDEN OAKS DRIVE
MENLO PARK
CALIFORNIA

BOUNDARY AND
TOPOGRAPHIC SURVEY

DATE:	1-13-22
SCALE:	1"=10'
DRAWN BY:	CR
CHECKED BY:	CR
SHEET NO.:	

SU1
OF 1 SHEETS

PROJECT DESCRIPTION**New Addition and Interior Remodel for Kate & Jonathan Martin****1145 Hidden Oaks Drive****Menlo Park, CA****APN # 071-021-210****PROPOSAL**

The applicant is requesting approval for a new addition and interior remodel of an existing non-conforming single-story residence which will exceed the 75% Valuation. The existing residence is non-conforming with respect to the 9.63 foot left side setback, where the minimum required setback is 10 feet and an existing front setback of 24.63 feet where the calculated minimum required front setback is 33.63 feet.

ANALYSIS**Site Location**

The project site is a 10,038 square foot “pie shaped” lot with a front setback calculated at 33.63 feet at the minimum lot width of 80 feet and a calculated average depth of 112.6 feet located at a cul-de-sac at 1145 Hidden Oaks Drive, Menlo Park CA 94025 in the R-1-S Zoning district.

Project Description

The applicant is proposing single story additions to the front and right side of the existing 2,580.7 square foot single story residence, the additions along with converting partial area of the existing garage to habitable space brings the new total floor area to 3,453.2 square feet, which is less than the allowable FAL of 3,559.5 s.f.

The proposed building coverage will increase from (2,674.9 s.f.) or 26.6% to (3,572.9 s.f.) or 35.6%, which is less than the calculated allowable building coverage of (3,573.5 s.f.) or 35.6%.

The proposed Front, Side and Rear setbacks will not increase from the existing residence.

The proposed height of the residence will be 17.16 feet, below the maximum allowable height of 28 feet. The proposed structure is within the daylight plane requirements, except for the non-conforming structure’s exterior wall & existing gable roof on the left side of the property. Portions of the existing roof will be re-framed except for the roof framing at the garage, and the existing gable roof along the left side of the residence which will remain existing.

Design and Materials

The proposed residence is designed within the subgroup of Styled Ranch borrowing from Neoclassical architectural elements. It will have a covered front porch with painted wood classical columns, painted wood paneling & rustic stone veneer @ porch steps. Typical of this style it will have a low slope 4:12 asphalt shingle roof with painted metal K-style gutters. The fascia boards will be painted wood along with painted wood soffits and painted wood cornice/ crown molding and frieze panels. The exterior will have painted wood bevel siding with painted wood panel accents at box-out windows. The garage will have a barn style painted wood garage door with lites at the top of each divided panel.

All the windows will be aluminum clad exterior with painted wood interiors and will be simulated true divided lights. The windows and doors will have painted wood casings with decorative cornice molding.

The plate height of the exterior walls will be 8'-0" high at existing walls to remain and 9'-0" at new walls, still in keeping with the scale of the surrounding houses.

Site & Landscape Design

The site is one of five pie shaped lots located at a circular cul-de-sac at the end of Hidden Oaks Drive with a very prominent Oak Tree at the center. The existing house sits center on the lot facing the center of the circular cul-de-sac. The new additions are designed to complement the existing house and best utilize the enjoyment of the site and be in harmony with the neighboring properties with respect to front setback, front entry, garage location and to preserve scale of the neighborhood.

Neighborhood Outreach

The owners have been in contact with their neighbors and showed them their proposed design for the new residence, here are responses from some of them, overall, very positive.

Liz and Eric Bliss at 150 Hidden Oaks Drive.

From: **elizabeth bliss**

Date: Thu, Jan 12, 2023 at 10:31 AM

Subject: Re: Proposed Remodel of 1145 Hidden Oaks

To: Kate Martin

We are thrilled for you guys! Thanks for sharing your plans.

Lisa and Paul Anderson at 1135 Hidden Oaks Drive.

From: **Lisa Anderson**
Date: Thu, Jan 12, 2023 at 10:35 AM
Subject: Re: Proposed Remodel of 1145 Hidden Oaks
To: Kate Martin
Cc: Jonathan Martin

Hi Kate,

Thank you for sending us the plans. Good luck with your project.

-Lisa and Paul Anderson

Ron and Sherry Dumont at 1190 North Lemon Avenue

From: Ron Dumont
Date: Sat, Jan 14, 2023 at 3:05 PM
Subject: Re: Proposed Remodel
To: Kate Martin
CC: Jonathan Martin

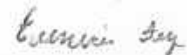
Thanks for sharing your plans with us. Best wishes on the project.

Eunice Fey
1155 Hidden Oaks Drive
Menlo Park, California 94025

To Whom it May Concern:

Jonathan and Kate Martin are my neighbors on Hidden Oaks Drive. I am writing to let you know that they have shared their proposed design plans with me.

Sincerely,



Eunice Fey

LOCATION: 1145 Hidden Oaks Drive	PROJECT NUMBER: PLN2022-00056	APPLICANT: Gary McClure	OWNER: Kate Martin
--	---	-----------------------------------	---------------------------

CONDITIONS OF APPROVAL:

1. The applicant shall be required to apply for a building permit within one year from the date of approval (by March 27, 2024) for the use permit to remain in effect.
2. Development of the project shall be substantially in conformance with the plans prepared by J Maliksi & Assoc. consisting of 26 plan sheets, dated received February 14, 2023 and approved by the Planning Commission on March 27, 2023, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
3. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project.
4. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
5. 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.
6. 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.
7. 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.
8. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Heartwood Consulting Arborists, dated May 5, 2022.
9. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
10. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant’s or permittee’s duty to so defend, indemnify, and hold harmless shall be subject to the City’s promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City’s full cooperation in the applicant’s or permittee’s defense of said claims, actions, or proceedings.
11. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.



City of Menlo Park
 Location Map
 1145 HIDDEN OAKS DRIVE



Scale: 1:4,000

Drawn By: FNK

Checked By: CDS

Date: 3/22/2023

Sheet: 1

1145 Hidden Oaks
Drive – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	10,038.0 sf	10,038.0 sf	10,000 sf min.
Lot width	80.0 ft.	80.0 ft.	80 ft. min.
Lot depth	112.6 ft.	112.6 ft.	100 ft. min.
Setbacks			
Front	24.4 ft.	24.4 ft.	33.6 ft. min. <i>Sub-division Ordinance</i>
Rear	20.6 ft.	20.6 ft.	20 ft. min.
Side (left)	9.6 ft.	9.6 ft.	10 ft. min.
Side (right)	10.1 ft.	10.1 ft.	10 ft. min.
Building coverage	3,572.9 sf 35.6 %	2,674.9 sf 26.6 %	4,015.2 sf max. 40 % max.
FAL (Floor Area Limit)	3,453.2 sf	2,580.7 sf	3559.5 sf max.
Square footage by floor	3,042.8 sf-1st 410.4 sf-garage 31.8 sf-fireplaces 87.9 sf-entry porch	2,090.2 sf-1st 490.5 sf-garage 31.8 sf-fireplaces 62.4 sf-entry porch	
Square footage of buildings	3,572.9 Sf	2,674.9 sf	
Building height	17.5 ft.	15.3 ft.	28 ft. max.
Parking	2 covered spaces	2 covered spaces	1 covered space/1 uncovered space
Note: Areas shown highlighted indicate a nonconforming or substandard situation			
Trees	Heritage trees 8*	Non-Heritage trees 10	New trees 0
	Heritage trees proposed for removal 0	Non-Heritage trees proposed for removal 3	Total Number of trees 15

*Seven are located on neighboring properties, and one is a street tree.

Arborist's Report

1145 Hidden Oaks Drive
Menlo Park, CA 94025

Prepared for:

Kate and Jonathan Martin

April 21, 2022

Prepared by:



San Francisco, CA
650.542.8733

ASCA - Registered Consulting Arborist® #651
ISA - Certified Arborist® MA-4851A

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Summary

A remodel is proposed which entails an increase to the building footprint at the front and side of the home. There are six (6) Heritage trees in the vicinity of the proposed construction. Only two of the Heritage Trees will require tree protection fencing. The other trees are sufficiently protected by existing property line fencing. The impact level rating for all trees to be preserved is *low*.

Background and Assignment

In advance of proposed development, the client asked me to assess the site, trees, and available conceptual plans and provide a report with my findings and recommendations to help satisfy the City of Menlo Park requirements. Specifically, my assignment was as follows:

1. Visit site to assess tree species, condition, trunk diameter, protection status, and retention status, and appraised value of all Protected Trees.
2. Review site plan and assess potential impacts of construction on trees.
3. Present tree preservation measures for minimizing impacts to trees.
4. Detail all of the above in an Arborist's Report for submission to the City.

Limits of Assignment

- The information in this report is limited to the tree and site conditions during my inspection on April 16, 2022. No tree risk assessments were performed.
- Trunk diameters of neighbor trees are estimates.
- The plans reviewed for this assignment were as follows:
 - Boundary & Topographic Survey by Lea & Braze Engineering, Inc. (1/31/22)
 - Site Plan A1.0 by J Malinski & Assoc. (undated)



Observations

Description of Site

The site is a residential parcel with a one-story home on it.

Proposed Development Activities

- Remodel that includes modest additions to front and side of home.

Tree Inventory

The inventory consists of eight (8) trees. Six (6) trees are 'Heritage' in Menlo Park. None of the Heritage Trees are on the project site. All are on adjacent properties.

Valley oak Tree #1 is presumed to be a Street Tree. It is in a planter island in the center of the cul-de-sac turnaround.

See Tree Map and Tree Assessment Table (Appendix A).



Discussion

Tree Protection Zone

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. For this project, fenced TPZs are only necessary for Trees 2 and 4. The other Protected Trees are on neighboring properties and have sufficient protection from the existing property line fences.

See Appendix C for guidance about work that must take place within the boundaries of a Tree Protection Zone.

Critical Root Zone

The critical root zone is the area of soil around the trunk of a tree where roots are located that provide stability and uptake of water and nutrients required for the tree's survival. The CRZ is the minimum distance from the trunk that trenching, or root cutting can occur, and will be defined by the trunk diameter as a distance of three times the trunk diameter in feet (Costello, L., Watson, G., Smiley, E. 2017). For example, if a tree is two feet in diameter, the minimum CRZ distance would be six feet from the trunk on one side of the tree.

The tree protection zones for Trees 2 and 4 prevent soil disturbance within 3 times the trunk diameter of each of the trees. This is the maximum buffer that is possible given the proximity of construction to the two trees.

Impact Level from Construction

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All Protected Trees on the project site have an impact rating of *low*.

The complete impact level ratings are listed in The Tree Assessment Table (Appendix A).



Conclusion

There are six (6) Heritage trees in the vicinity of the proposed construction. Only two of the Heritage Trees will require tree protection fencing. The other trees are sufficiently protected by existing property line fencing. The impact level rating for all trees to be preserved is *low*.

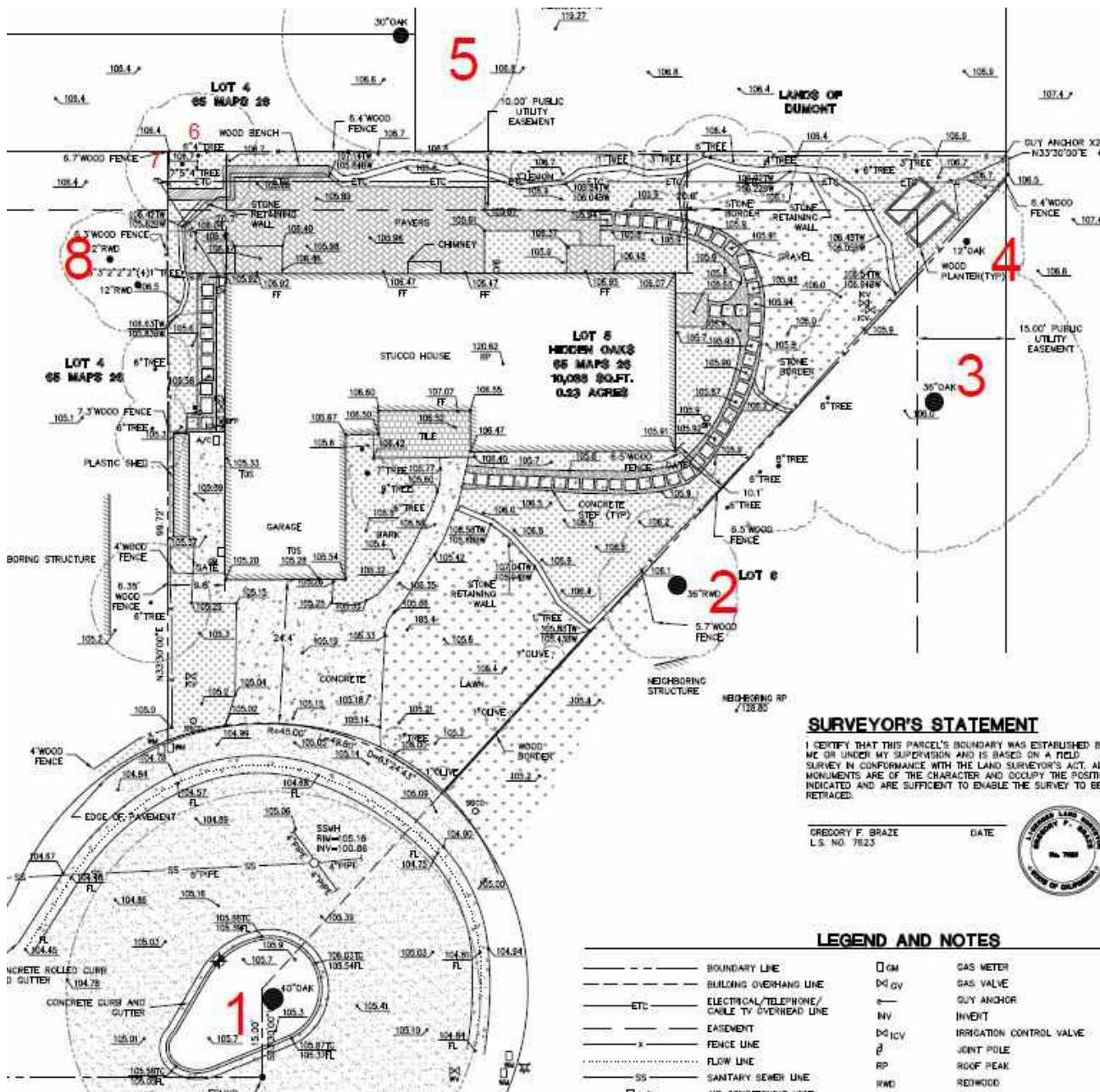
Recommendations

1. Place tree numbers and tree protection fence locations and guidelines in the plan set.
2. Install tree protection fence per schematics in Appendix B. Refer to details for Type 1 Tree Protection Fence (Appendix C).
3. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
4. **Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.**



Appendix A: Tree Map and Tree Assessment Table

Tree Map



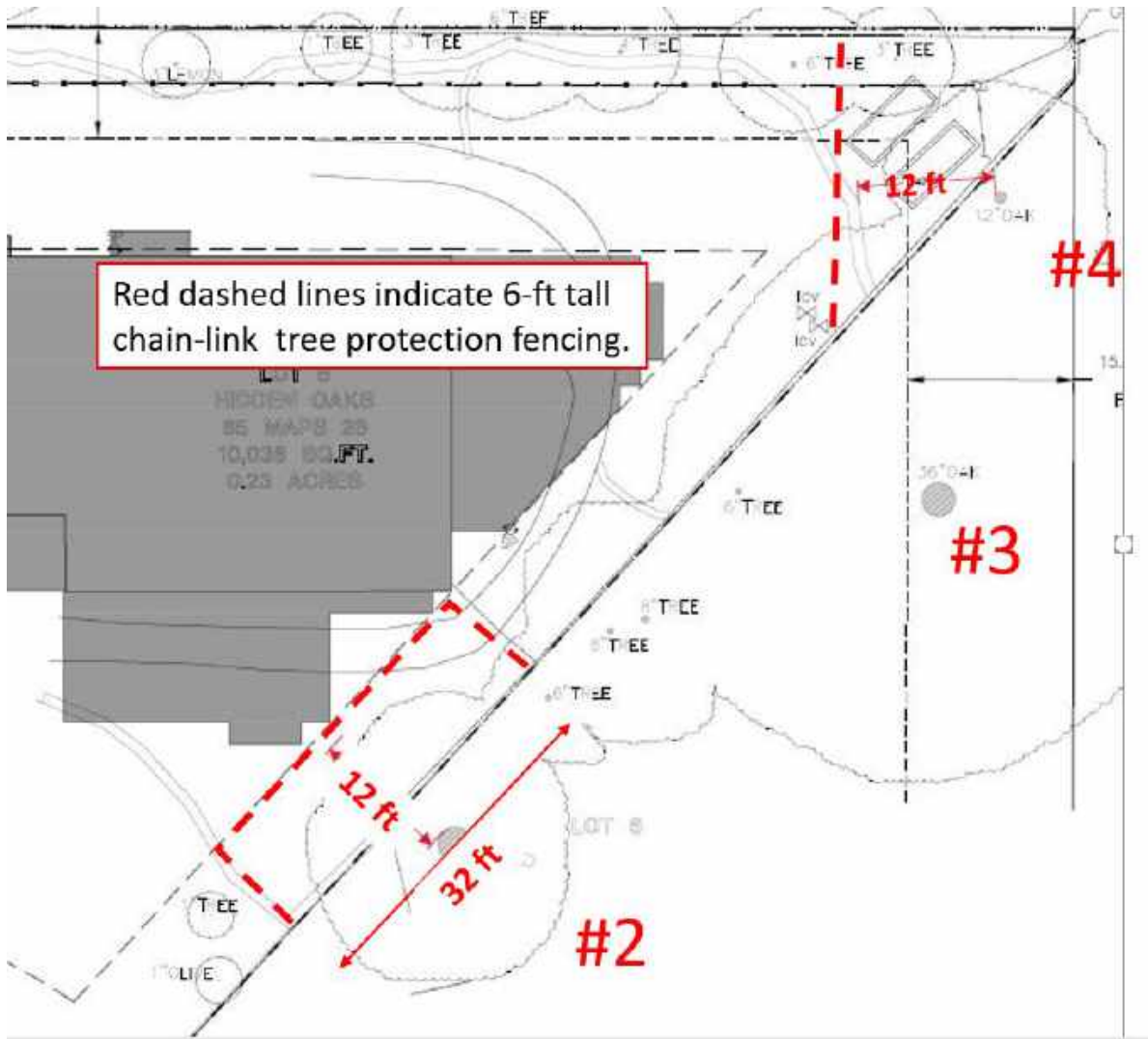
Tree Assessment Table

Tree #	Species	Trunk Dia. (in.)	Overall Cond.	Protection Status	Suitability for Preservation	Disposition	Impact Level	Comments	Appraised Value
1	Valley oak <i>Quercus lobata</i> <i>Quercus douglasii</i>	41	Fair	Heritage	High	Preserve	Low	Located in median island	\$ 51,100
2	Coast redwood <i>Sequoia sempervirens</i>	36	Fair	Heritage	High	Preserve	Low	Neighbor tree	\$ 7,300
3	Coast live oak <i>Quercus agrifolia</i>	36	Good	Heritage	High	Preserve	Low	Neighbor tree	\$ 19,300
4	Coast live oak <i>Quercus agrifolia</i>	12	Good	Heritage	High	Preserve	Low	Neighbor tree	\$ 2,140
5	Coast live oak <i>Quercus agrifolia</i>	30	Good	Heritage	High	Preserve	Low	Neighbor tree	\$ 13,400
6	Pittosporum <i>Pittosporum sp.</i>	6	Poor	None	Low	Preserve	Low		NA
7	Pittosporum <i>Pittosporum sp.</i>	7	Poor	None	Low	Preserve	Low		NA
8	Coast redwood <i>Sequoia sempervirens</i>	12	Good	Heritage	High	Preserve	Low	Neighbor tree	\$ 980



Appendix B: Tree Protection Zone Schematics

Trees 2 and 4



Trees #2 and 4 must be fenced with Type 1 Tree Protection Fence, as described in Appendix C: Tree Protection Guidelines.

The other Protected Trees are on neighboring properties and have sufficient protection from the existing property line fences.



Appendix C: Tree Protection Guidelines

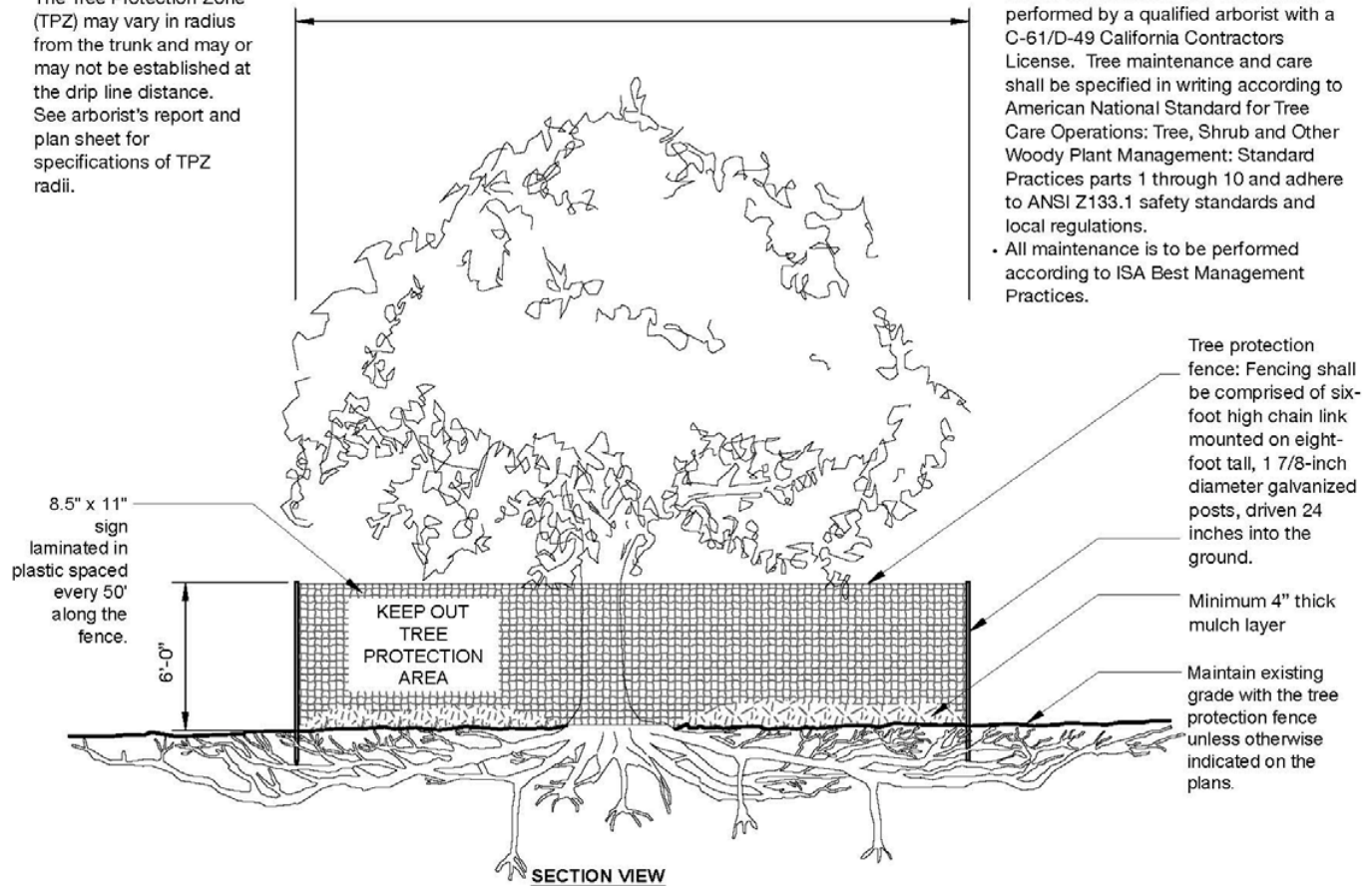
Plan Sheet Detail (Type 1 Tree Protection Fence)

Notes:
 The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.

Crown diameter drip line distance equal to the outer most limit of foliage.

Notes:

- All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- All maintenance is to be performed according to ISA Best Management Practices.

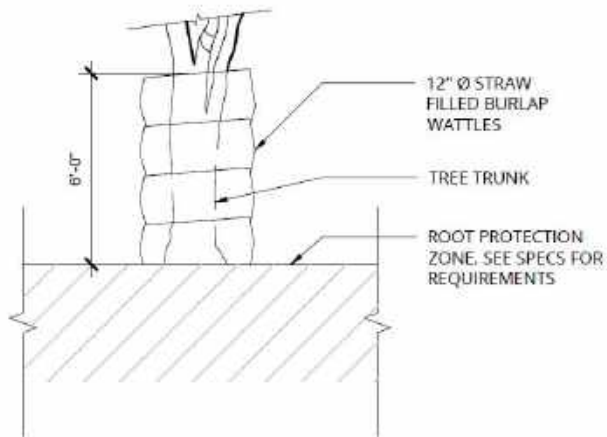


TREE PROTECTION

URBAN TREE FOUNDATION © 2014
 OPEN SOURCE FREE TO USE
 Modified by Monarch Consulting
 Arborists LLC, 2019



Plan Sheet Detail (Trunk Wrap)



SECTION VIEW

TRUNK PROTECTION WITH WATTLE

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.



Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and limitations and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix D).



Appendix D: Sample Tree Protection Signs



Laminated warning signs, minimum size 8.5” x 11”, stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited, are to be attached to TPZ fencing.

Signs should be spaced no more than 10 feet apart.

Text on the signs should be in both English and Spanish.



QUALIFICATIONS, ASSUMPTIONS, & LIMITING CONDITIONS

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference.

Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



CERTIFICATION OF PERFORMANCE

I, Matthew Fried, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property 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 my own;
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am Registered Consulting Arborist® #651 with the American Society of Consulting Arborists, and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist and have been involved in the practice of arboriculture and the study of trees for over twelve years.

Matthew Fried

Matthew Fried

ASCA Registered Consulting Arborist® # 651

ISA Certified Arborist® MA-4851A

ISA Tree Risk Assessor Qualified



asca | RCA
Registered Consulting Arborist®

