SHERIDAN DRIVE APARTMENTS
PLANNING SUBMITTAL

MENLO PARK, CA

SEPTEMBER 9, 2024

CLIENT

ALLIANT STRATEGIC DEVELOPMENT
26050 MUREAU RD., SUITE 101
CALABASAS, CA 91302

STEVEN SPIELBERG
(818) 483-4499
STEVEN.S@ALLIANTSTRATEGICDEV.COM

ARCHITECTURE

SDG ARCHITECTS, INC
3361 WALNUT BLVD., SUITE 120
BRENTWOOD, CA 94513

LANCE CRANNELL, AIA
(925) 634-7000
LCRANNELL@SDGARCHITECTSINC.COM

CIVIL

KPFF
45 FREMONT ST, 28TH FLOOR
SAN FRANCISCO, CA 94105

RYAN BEATON, PE
(415) 989-1004

LANDSCAPE

R3 STUDIOS
248 3RD. STREET, SUITE 202
OAKLAND, CA 94607

LANETTE THOMAS
(510) 452-4190

CODE SUMMARY

CHAPTER - 5 : BUILDING 2 - HEIGHT & AREA (TYPE VA) :
(BUILDING 2 SELECTED AS TYPICAL OF 3 BUILDINGS ON SITE)

R-2 PER C.B.C. TABLE 504.3 (WITHOUT AREA INCREASE)	70 FEET
R-2 PER C.B.C. TABLE 504.4 (WITHOUT AREA INCREASE)	4 STORIES
ALLOWABLE BUILDING AREA - CBC TABLE 506.2	
R-2 PER STORY (SM WITHOUT HEIGHT INCREASE)	36,000 SQ. FT.
PROPOSED BUILDING HEIGHT	39'-8"
PROPOSED STORIES IN BUILDING	3 STORIES
PROPOSED FLOOR AREA	
1ST FLOOR	8,324 SQ. FT.
2ND FLOOR	8,324 SQ. FT.
3RD FLOOR	8,324 SQ. FT.
TOTAL AREA	24,972 SQ. FT.
PRIVATE PORCHES AND DECKS ON ALL FLOOR LEVELS	3,696 SQ. FT.

PROJECT DATA SUMMARY

ADDRESS: 321 SHERIDAN DRIVE
MENLO PARK , CA 94025

APN: 055-303-110
ZONING: R-3

PROPOSED DEVELOPMENT

SITE AREA : 108,724 S.F.

TYPE OF CONSTRUCTION :	TYPE VA
OCCUPANCY CLASSIFICATION:	R-2
PROPOSED USE:	RESIDENTIAL
PARKING SUMMARY :	SEE SITE PLAN
BUILDING HEIGHT :	SEE ELEVATIONS
SPRINKLERS :	YES
TRASH ENCLOSURE OCCUPANCY CLASSIFICATION:	U
ALL ELECTRIC	

SHEET INDEX

SHEET INDEX

399.265 Sheridan Drive Apartments
Menlo Park, CA
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SHEET INDEX
A0.00

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3361 Walnut Blvd. Suite 120
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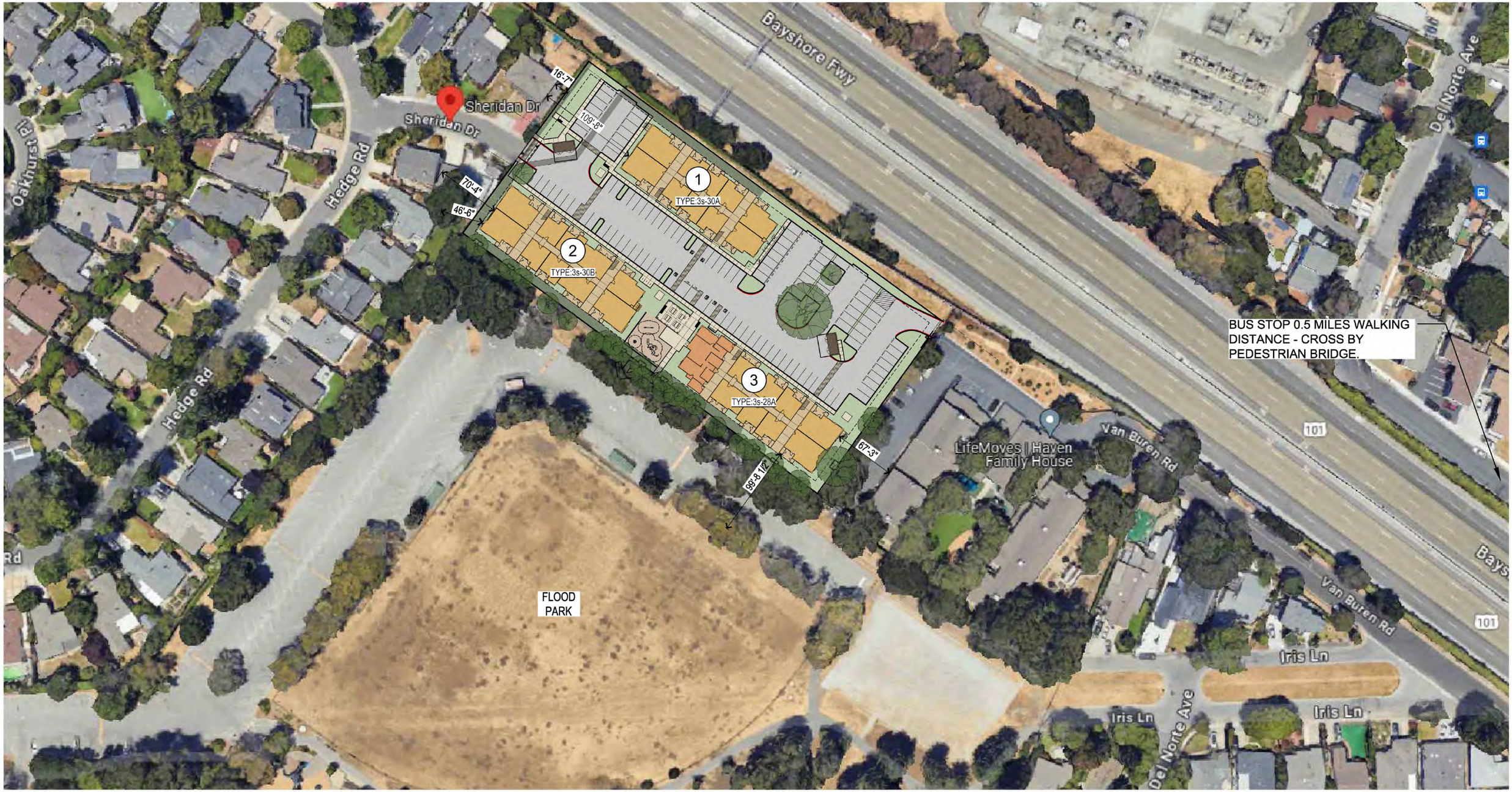

NORTH

0 25' 50' 100'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

VICINITY MAP
A0.01

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BUILDING TYPE SUMMARY

BUILDING TYPE	UNIT TYPE	UNIT	UNITS PER FLOOR	BUILDING UNIT TOTALS	BUILDING TOTALS	SITE UNIT TOTALS	UNIT %
3s-30A 30 UNITS	1 BED	U1	6	18		18	60%
	2 BED	U2A	0	0		0	0%
		U2B	2	6	**1**	6	20%
	3 BED	U3	2	6		6	20%
	TOTALS		**10**	**30**		**30**	**100%**
3s-30B 30 UNITS	1 BED	U1	4	12		12	40%
	2 BED	U2A	2	6		6	20%
		U2B	1	3	**1**	3	10%
	3 BED	U3	3	9		9	30%
	TOTALS		**10**	**30**		**30**	**100%**
3s-28A 28 UNITS 1st FLOOR	1 BED	U1	4	4		4	50%
	2 BED	U2A	2	2		2	25%
		U2B	0	0		0	0%
	3 BED	U3	2	2	**1**	2	25%
	APARTMENT COMMUNITY ROOM	CC	1	1		1	
	TOTALS		**8**	**8**		**8**	**100%**
3s-28A 28 UNITS 2nd & 3rd FLOOR	1 BED	U1	4	8		8	40%
	2 BED	U2A	2	4		4	20%
		U2B	1	2	**1**	2	10%
	3 BED	U3	3	6		6	30%
	TOTALS		**10**	**20**		**20**	**100%**

PROJECT SUMMARY

1BED	U1	600 S.F.	42	47.73%
2 BED	U2A	855 S.F.	12	26.14%
	U2B	860 S.F.	11	
3 BED	U3	1,118 S.F.	23	26.14%
APARTMENT COMMUNITY ROOM	CC	2,217 S.F.	1	
		TOTALS UNITS	**88**	**100%**

RENTABLE UNIT TOTAL

1BED	U1	600 S.F.	42	48.28%
2 BED	U2A	855 S.F.	12	26.44%
	U2B	860 S.F.	11	
3 BED	U3	1,118 S.F.	22	25.29%
		TOTALS RENTAL UNITS	**87**	**100%**

MANAGERS UNIT

3 BED	U3	1,118	1	1%
		TOTALS MANAGER UNITS	**1**	**1%**

FLOOR AREA PROPOSED

(Private Balcony area & Garages Excluded)

	3s-30A 30 Units	3s-30B 30 Units	3s-28A 28 Units				Total
Level 1	7,556	8,324	8563				24,443
Level 2	7,556	8,324	8324				
Level 3	7,556	8,324	8324				
Storage / Areas	2,640	2,735	2699				
Building Floor Area	25,308	27,707	27,910				
Attic Area @ +6'-6"	1,954	2,422	2,423				
Total Floor Area (sf)	**27,262**	**30,129**	**30,333**				
Total Gross Floor Area Proposed							**87,724 S.F.**
Floor Area Ratio Proposed							**0.81**

PORCHES & DECKS

	1st FLOOR	2nd FLOOR	3rd FLOOR	
U1	123 S.F.	123 S.F.	123 S.F.	
U2A	144 S.F.	144 S.F.	144 S.F.	
U2B	108 S.F.	108 S.F.	108 S.F.	
U3	154 S.F.	154 S.F.	154 S.F.	
				TOTAL
3s-30A	1,262 S.F.	1,262 S.F.	1,262 S.F.	3,786 S.F.
3s-30B	1,350 S.F.	1,350 S.F.	1,350 S.F.	4,050 S.F.
3s-28A	996 S.F.	1,350 S.F.	1,350 S.F.	3,696 S.F.
TOTAL	3,608 S.F.	3,962 S.F.	3,962 S.F.	**11,532 S.F.**

SITE DATA

SETBACKS AND HEIGHTS

Zoning Setbacks	Required	Proposed Min.	Design on site if greater than min.
FRONT	20'-0"	10'-0"	
INTERIOR SIDE	10'-0"	10'-0"	12'-0" Bldg 2 West, 17'-4 Bldg 3 East
REAR	15'-0"	10'-0"	
CORNER SIDE	15'-0"	10'-0"	
Building Height Limit	35'-0"	40'-0"	

LOT COVERAGE

BUILDING FOOTPRINT PROPOSED

	3s-30A 30 Units	3s-30B 30 Units	3s-28A 28 Units	COMM. WOOD PERGOLA	TRASH ENCLOSURES		Total
Footprint (sf)	10,821	11,742	11,743	616	240		
Count	1	1	1	1	2		**6**
Total	**10,821**	**11,742**	**11743**	**616**	**480**		**35,402 S.F.**
Lot Area							**108,724 S.F.**
Lot Coverage Proposed							**33%**

GROSS FLOOR AREA (AT ATTIC) *

BUILDING 1	1,954 SF
BUILDING 2	2,422 SF
BUILDING 3	2,423 SF
TOTAL GFA AT @ ATTICS	6,799 SF

TOTAL GROSS FLOOR AREA (BUILDING 1, 2 AND 3) -	80,925 SF
ATTIC GROSS FLOOR AREA (BUILDING 1, 2, AND 3)	6,799 SF
TOTAL	87,724 SF

* ATTIC SPACE WITH A HEIGHT 6'-6" OR GREATER

399.265

Sheridan Drive Apartments

Menlo Park, CA

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Calabasas, CA 91302

PROJECT DATA
A0.02

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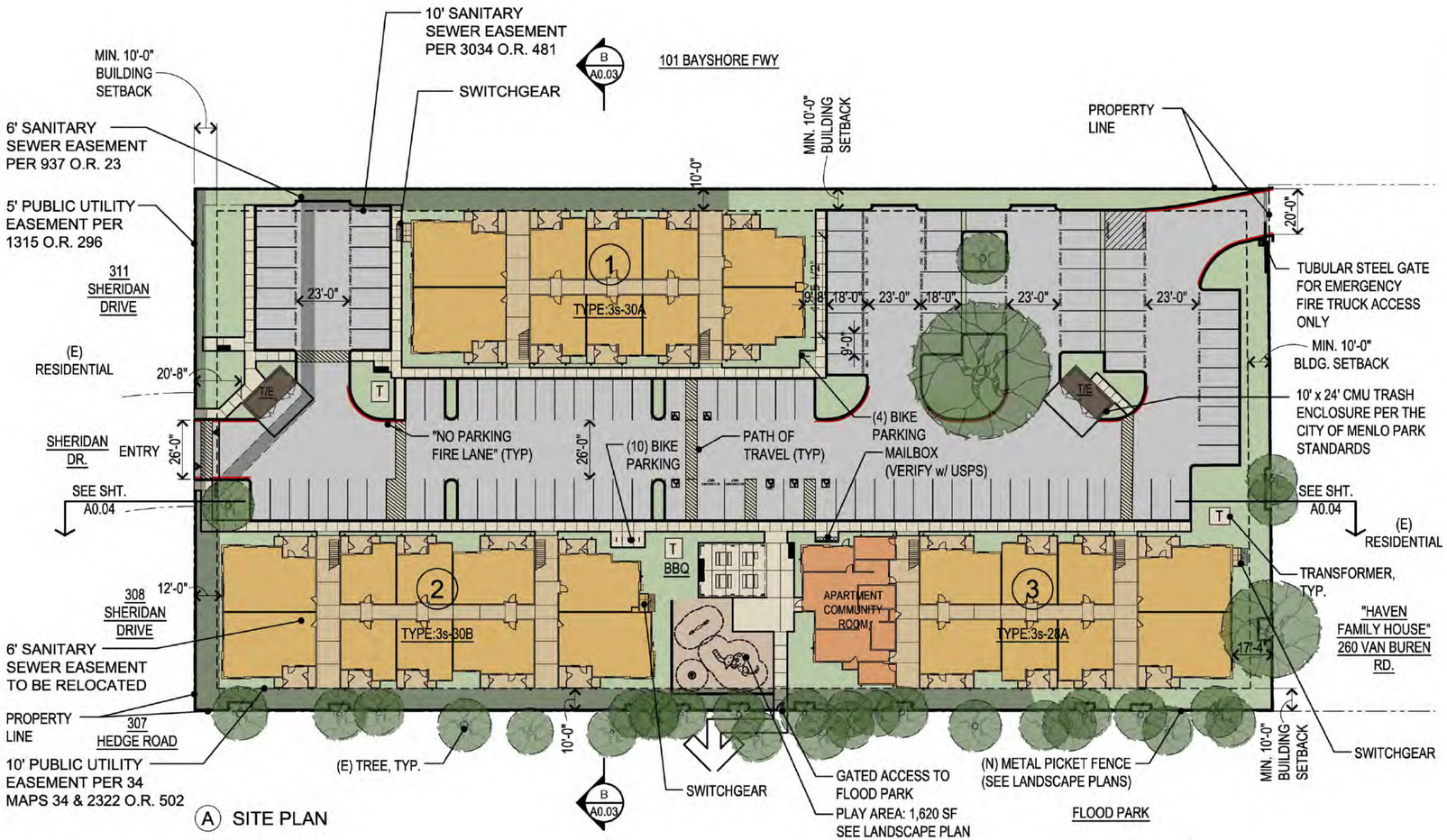
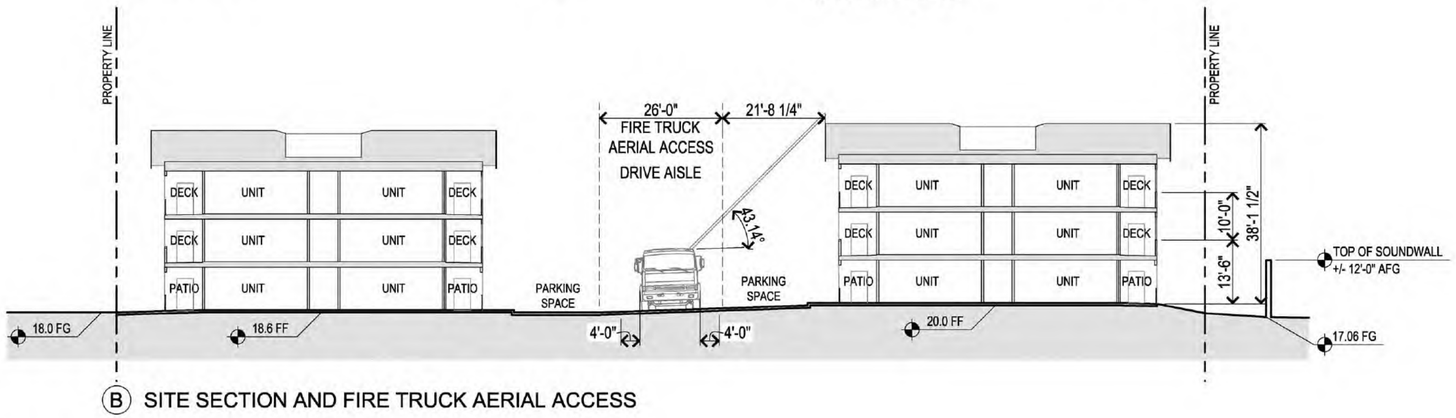
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



A SITE PLAN



B SITE SECTION AND FIRE TRUCK AERIAL ACCESS

PROJECT DATA

Jurisdiction	Menlo Park, CA		
Proposed Zoning	R3 - APARTMENT ZONING DISTRICT		
Gross Land Area	108,724 S.F.		2.50 ACRES
Total Units Proposed			**88**
Density Proposed per Gross Acre (DU/AC.)			**35.26**

PARKING SUMMARY				
Parking				108
Accessible Stalls - CBC 11B-208.2.3.2		2%	3	5
Accessible Stalls - Van				1
Accessible EV Chargers - 5% (EVSC)				1
Accessible EV Chargers - Van (EVSC)				1
Total Proposed Parking Spaces				**116**
Total Required Per SDBL	1 SPACES PER 1 BED UNIT	1	42	42
	1.5 SPACES PER 2 & 3 BED UNIT	1.5	46	69
				111

EV PARKING SUMMARY		
		Total
EV Capable - 10% (EVC)	13	13
EV Ready - 25% (EVR)	29	29
EV Chargers - 5% (EVSC)	7	7
Accessible EV Chargers - 5% (EVSC)	1	1
Accessible EV Chargers - Van (EVSC)	1	1
Total		**51**

NOTE:
1. LANDSCAPE AS SHOWN IS CONCEPTUAL FOR REFERENCE ONLY. SEE LANDSCAPE PLAN BY OTHERS FOR MORE INFORMATION.
2. ALL FREESTANDING LIGHTING WILL NOT EXCEED 20 FEET IN HEIGHT.

BICYCLE PARKING:

SHORT TERM: 14 BICYCLE PARKING
LONG TERM: 88 BICYCLE PARKING IN UNIT STORAGE ON BALCONY

AREAS:

HARDSCAPE AREA: 80,024 S.F.
LANDSCAPE AREA: 28,700 S.F.

NORTH

0 5' 10' 20' 30' 60'

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SITE PLAN & SITE SECTION
A0.03

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26050 Mureau Road, Suite 101,
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3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
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VIEW FROM SHERDIAN DRIVE ENTRY
LOOKING EAST

VIEW FROM INTERIOR DRIVE AISLE
LOOKING SOUTH TOWARDS FLOOD PARK

0 4' 8' 12' 16' 32'

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STREET SCENE
A0.04

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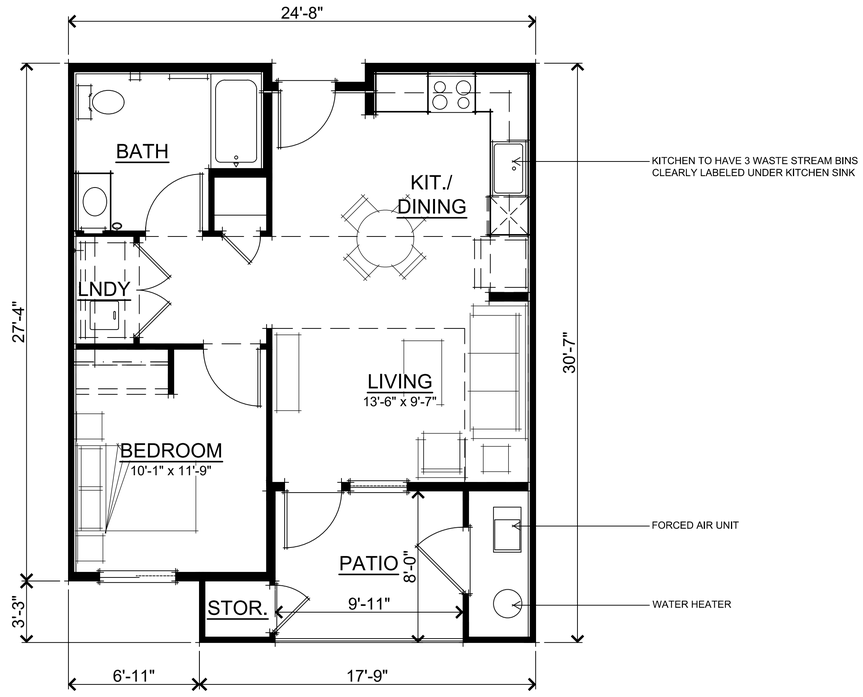

UNIT 1 SQUARE FOOTAGES	
TOTAL LIVING	600 SQ. FT.
PATIO	123 SQ. FT.

0 1' 2' 3' 4' 8'

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1 BEDROOM UNIT - FLOOR PLAN
A0.05

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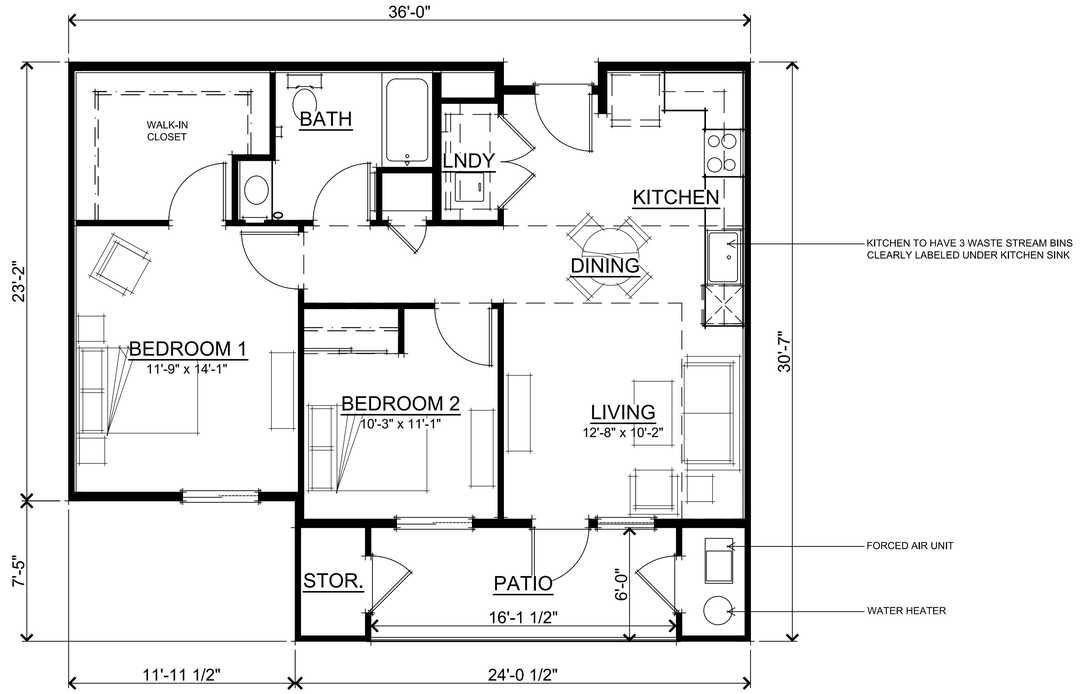

UNIT 2A SQUARE FOOTAGES	
TOTAL LIVING	855 SQ. FT.
PATIO	144 SQ. FT.

0 1' 2' 3' 4' 8'

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2 BEDROOM UNIT - TYPE 2A FLOOR PLAN
A0.06

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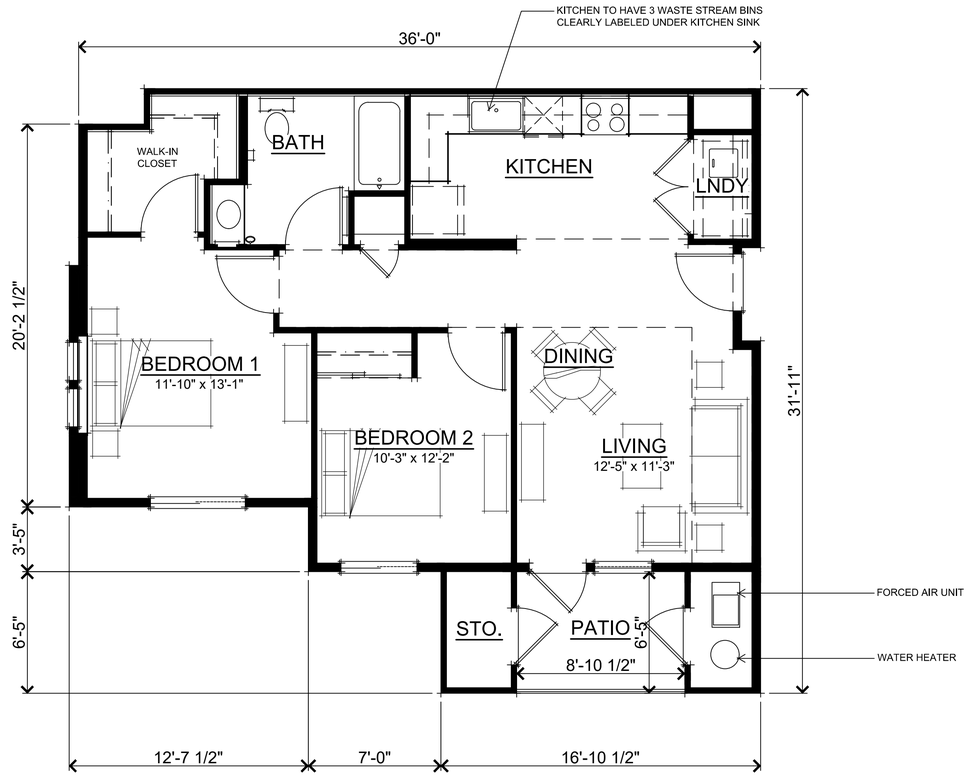

UNIT 2B SQUARE FOOTAGES	
TOTAL LIVING	860 SQ. FT.
PATIO	108 SQ. FT.

0 1' 2' 3' 4' 8'

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2 BEDROOM UNIT - TYPE 2B FLOOR PLAN
A0.07

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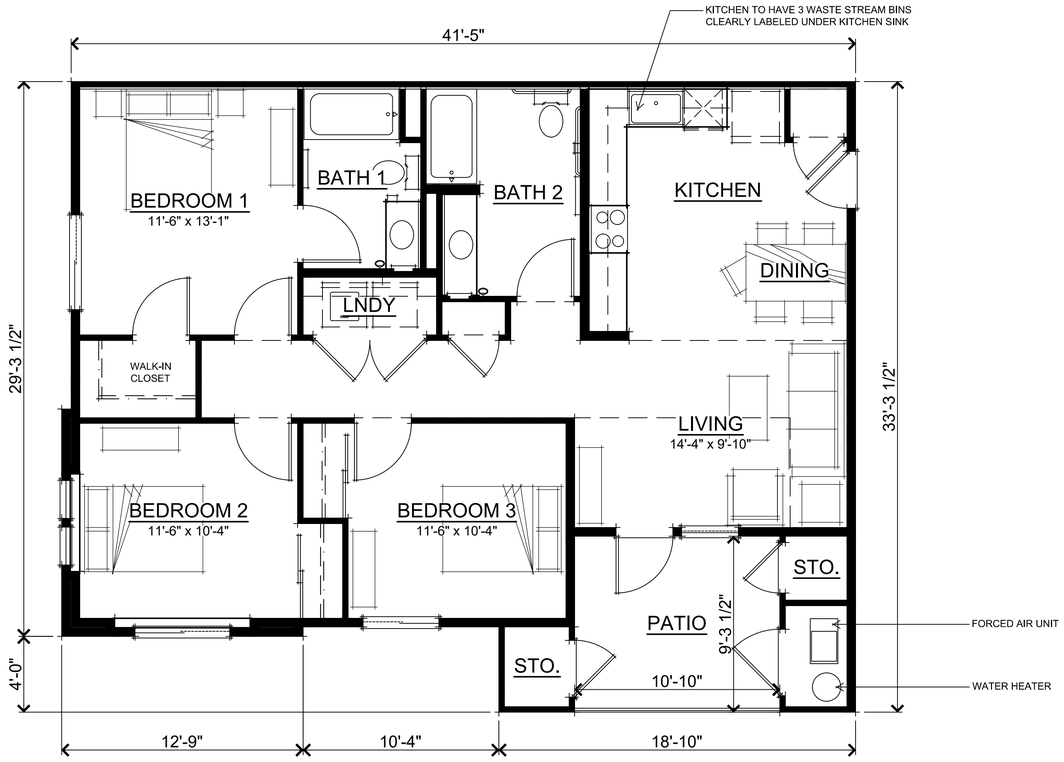

UNIT 3 SQUARE FOOTAGES	
TOTAL LIVING	1118 SQ. FT.
PATIO	154 SQ. FT.

0 1' 2' 3' 4' 8'

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3 BEDROOM UNIT - FLOOR PLAN
A0.08

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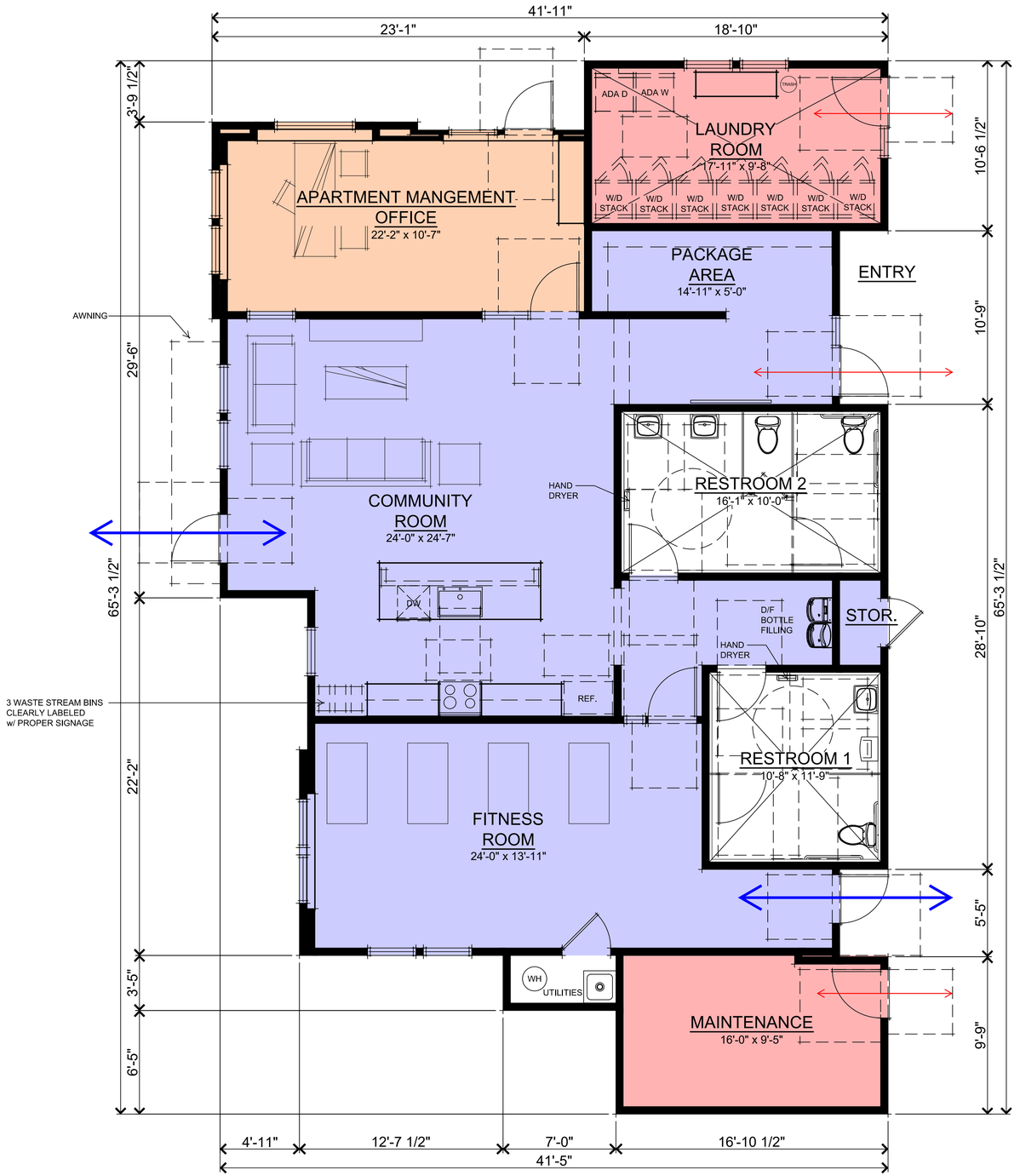

LEED Floor Plan legend

- Shared / Multi-Occupant spaces
- Individual / Single-occupant spaces
- Trash / Recycling area
- Janitor / Laundry Room
- Primary Entry / Exit
- Secondary Entry / Exit
- Emergency Exit only

COMMUNITY CENTER

COMMUNITY ROOM	432 SQ. FT.
KITCHEN	145 SQ. FT.
PACKAGE AREA	164 SQ. FT.
FITNESS ROOM	408 SQ. FT.
HALLWAY	95 SQ. FT.
OFFICE	274 SQ. FT.
RESTROOM 1	139 SQ. FT.
RESTROOM 2	176 SQ. FT.
LAUNDRY ROOM	194 SQ. FT.
UTILITIES	26 SQ. FT.
MAINTENANCE	168 SQ. FT.
STORAGE	18 SQ. FT.
TOTAL AREA	2239 SQ. FT.

NORTH

0 1' 2' 3' 4' 8'

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APARTMENT COMMNUNITY AREA - FLOOR PLAN
A0.09

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LEED Floor Plan legend

- Shared / Multi-Occupant spaces
- Individual / Single-occupant spaces
- Trash / Recycling area
- Janitor / Laundry Room
- Primary Entry / Exit
- Secondary Entry / Exit
- Emergency Exit only

NORTH

0 2' 4' 6' 8' 16'

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BUILDING 1 - FIRST FLOOR PLAN
A1.01

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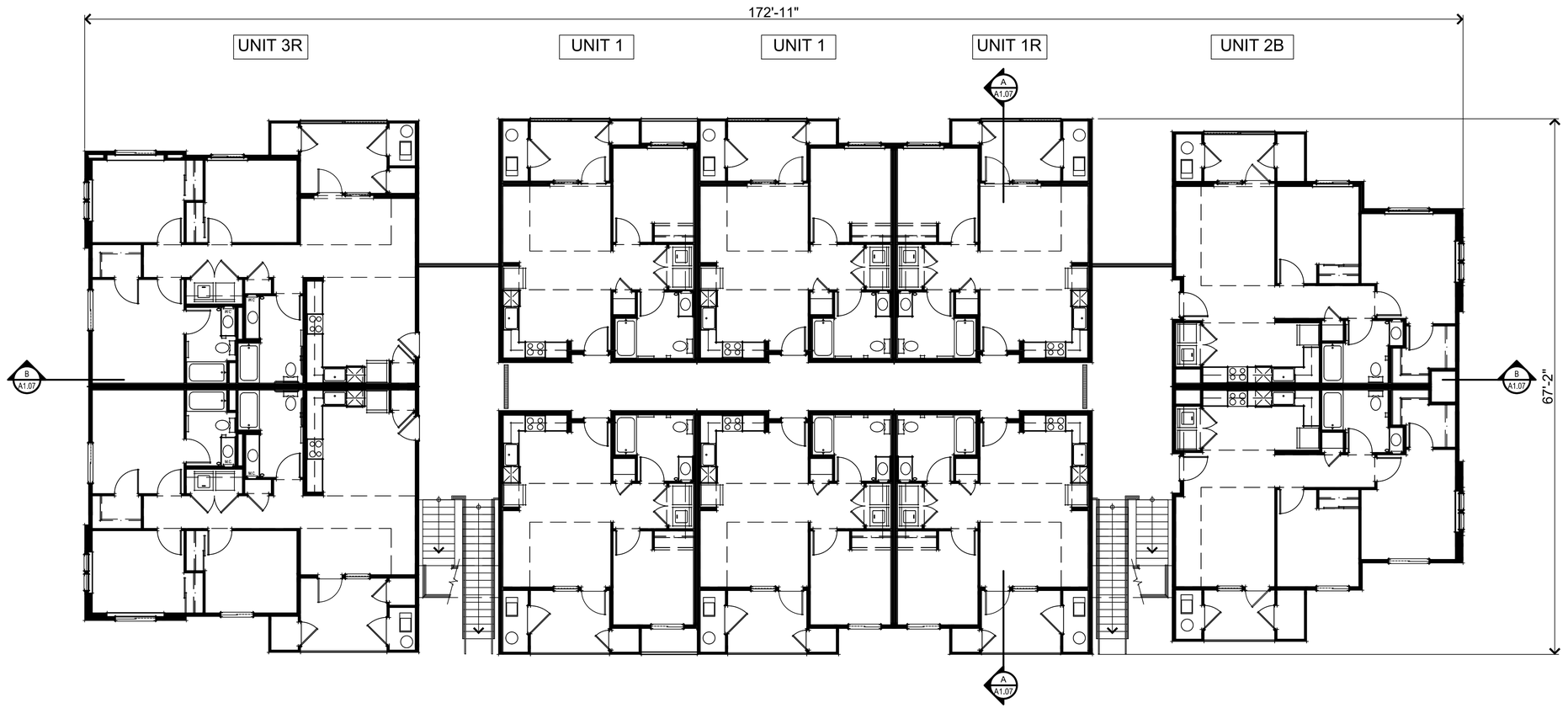

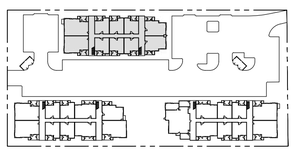

NORTH

0 2' 4' 6' 8' 16'

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BUILDING 1 - SECOND FLOOR PLAN
A1.02

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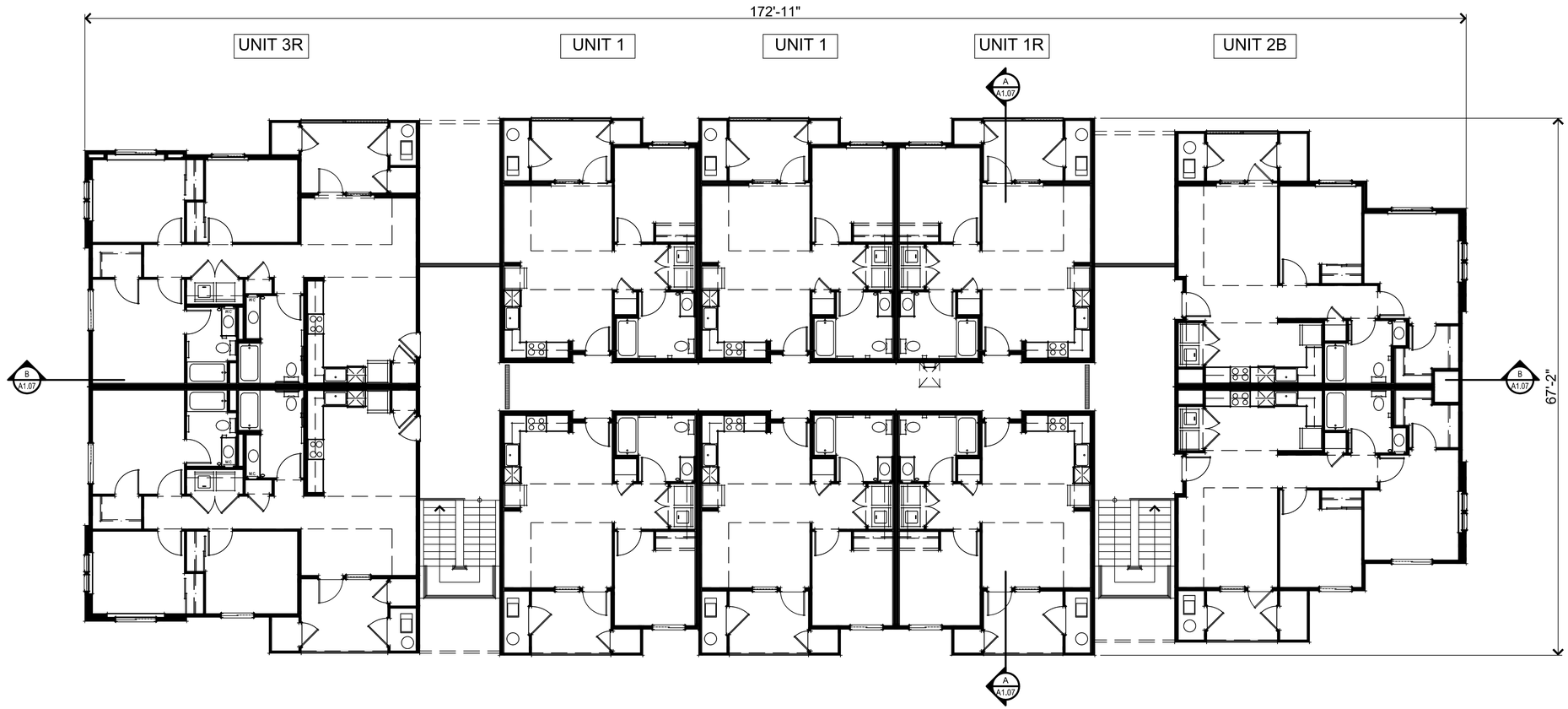

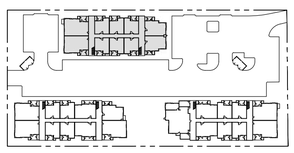

NORTH

0 2' 4' 6' 8' 16'

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BUILDING 1 - THIRD FLOOR PLAN
A1.03

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SDG Architects, Inc.
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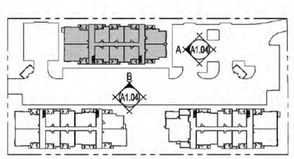
A EAST ELEVATION

FOR COLOR & MATERIALS
SEE SHEET A4.06



B SOUTH ELEVATION (FRONT)

FOR COLOR & MATERIALS
SEE SHEET A4.06

NORTH

0 2' 4' 6' 8' 16'

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BUILDING 1 - EXTERIOR ELEVATIONS
A1.04

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SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
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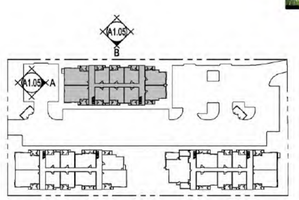
Ⓐ WEST ELEVATION

FOR COLOR & MATERIALS
SEE SHEET A4.06



Ⓑ NORTH ELEVATION

FOR COLOR & MATERIALS
SEE SHEET A4.06

NORTH

0 2' 4' 6' 8' 16'

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BUILDING 1 - EXTERIOR ELEVATIONS
A1.05

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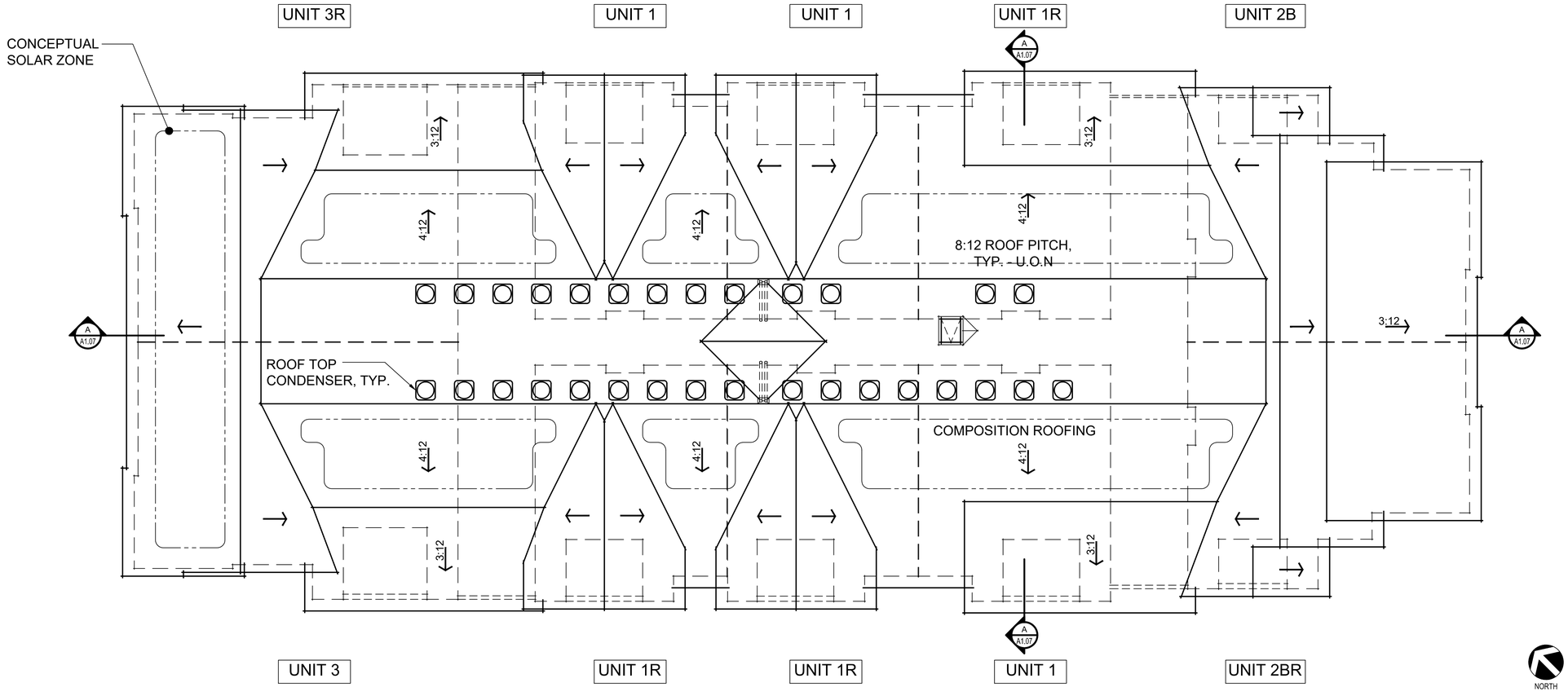
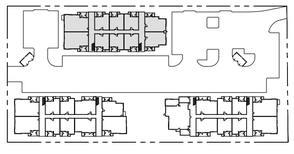
NOTE:	ROOF AREA CALCULATIONS:	
ROOFTOP EQUIPMENT WILL COMPLY WITH THE NOISE LIMITATION OF 50 dBA AT 50 FEET.	ROOFING MEMBRANE:	10,778 S.F.
	WALKING PAD:	483 S.F.
	MECHANICAL EQUIPMENT:	188 S.F.
	TOTAL:	11,449 S.F.





NORTH

0 2' 4' 6' 8' 16'

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BUILDING 1 - ROOF PLAN
A1.06

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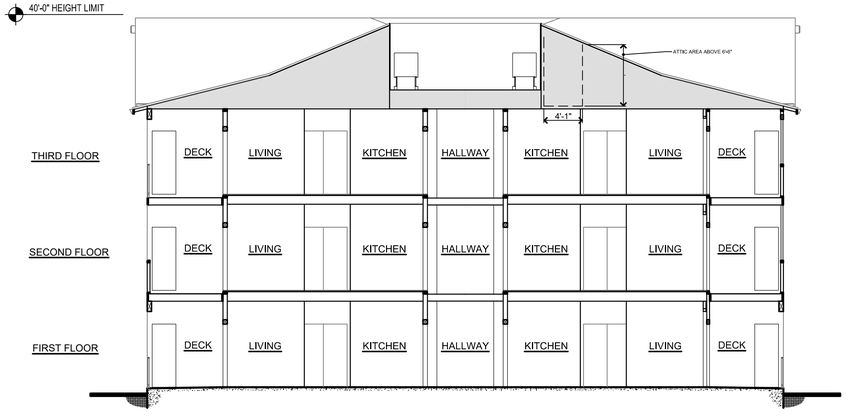
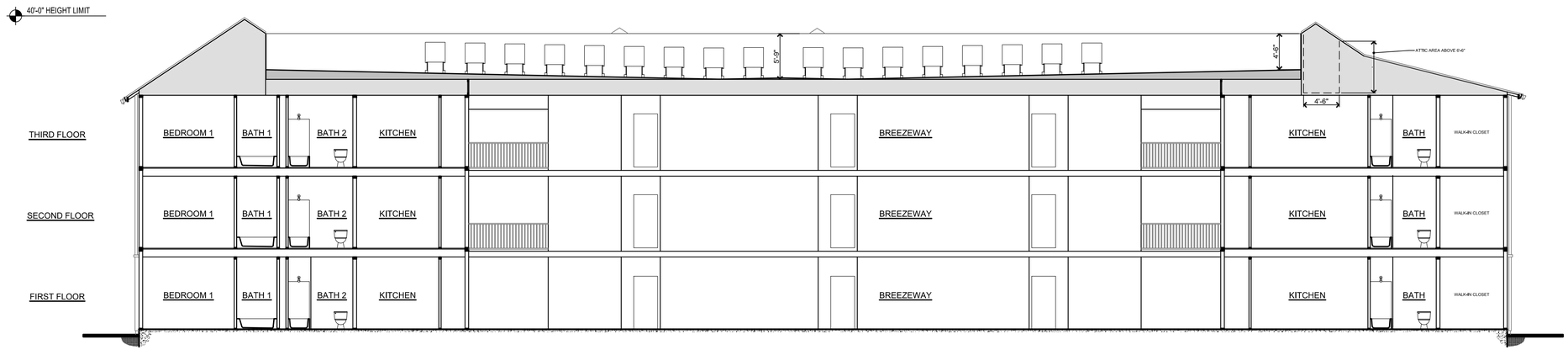


Ⓐ SECTION



Ⓑ SECTION

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 1 - SECTIONS
A1.07

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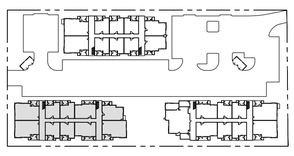
LEED Floor Plan legend

- Shared / Multi-Occupant spaces
- Individual / Single-occupant spaces
- Trash / Recycling area
- Janitor / Laundry Room
- Primary Entry / Exit
- Secondary Entry / Exit
- Emergency Exit only



NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 2 - FIRST FLOOR PLAN
A2.01

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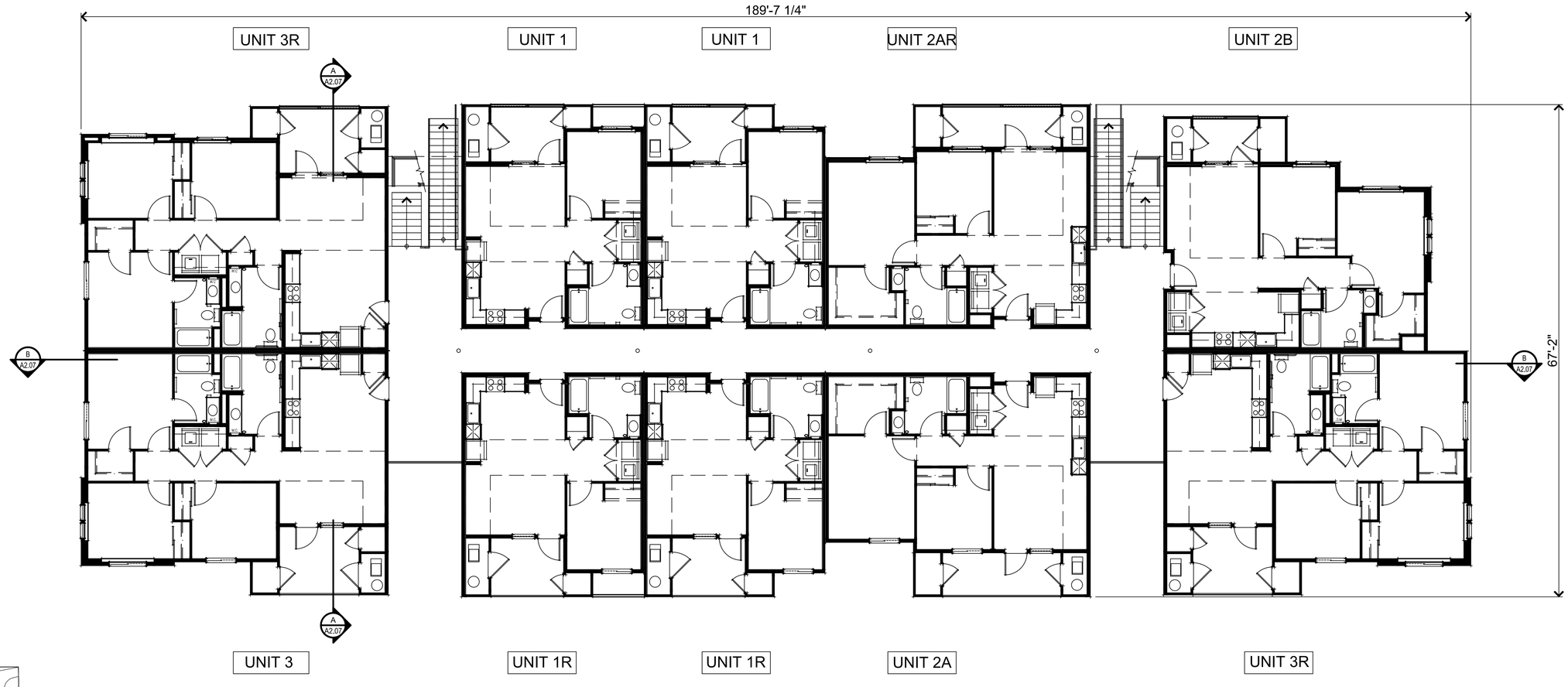

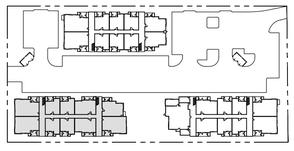

NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 2 - SECOND FLOOR PLAN
A2.02

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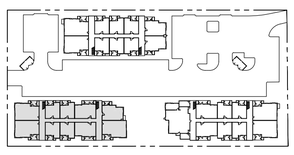

NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 2 - THIRD FLOOR PLAN
A2.03

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UNIT 3R

UNIT 3

(A) WEST ELEVATION

FOR COLOR & MATERIALS
SEE SHEET A4.06

UNIT 2B

UNIT 2AR

UNIT 1

UNIT 1

UNIT 3R

(B) NORTH ELEVATION (FRONT)

FOR COLOR & MATERIALS
SEE SHEET A4.06

NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 2 - EXTERIOR ELEVATIONS
A2.04

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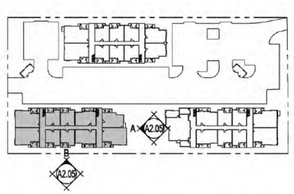
A EAST ELEVATION

FOR COLOR & MATERIALS
SEE SHEET A4.06



B SOUTH ELEVATION (PARK)

FOR COLOR & MATERIALS
SEE SHEET A4.06

NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 2 - EXTERIOR ELEVATIONS
A2.05

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Brentwood, CA 94513
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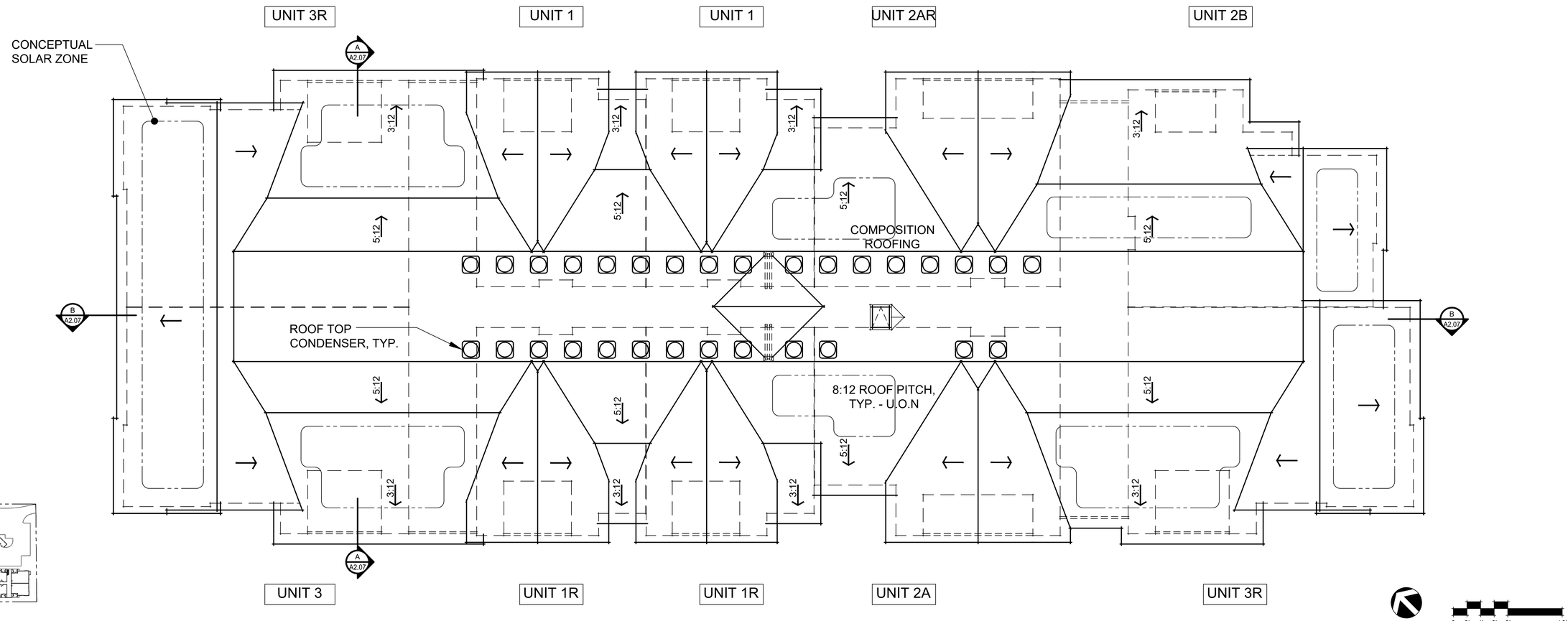
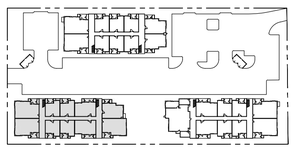
NOTE:	ROOF AREA CALCULATIONS:	
ROOFTOP EQUIPMENT WILL COMPLY WITH THE NOISE LIMITATION OF 50 dBA AT 50 FEET.	ROOFING MEMBRANE:	11,729 S.F.
	WALKING PAD:	479 S.F.
	MECHANICAL EQUIPMENT:	188 S.F.
	TOTAL:	12,396 S.F.





NORTH

0 2' 4' 6' 8' 16'

399.265

Sheridan Drive Apartments

Menlo Park, CA

September 9, 2024

BUILDING 2 - ROOF PLAN

A2.06

Alliant Strategic Development

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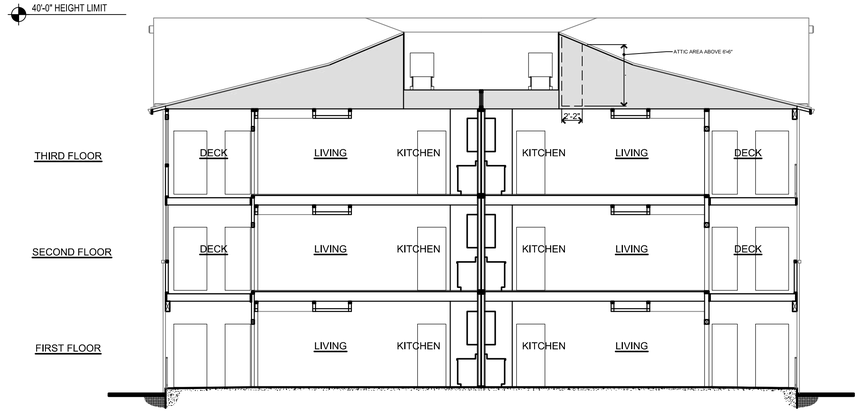
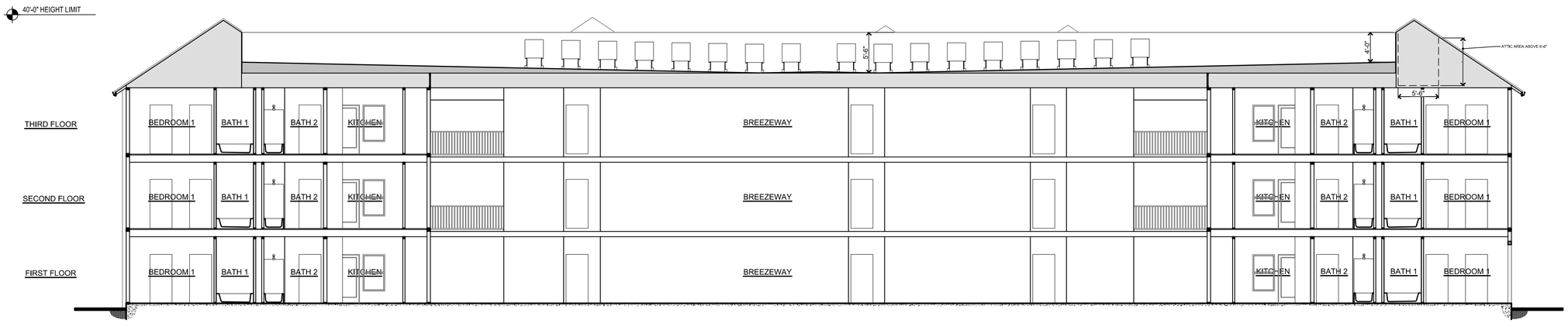


Ⓐ SECTION



Ⓑ SECTION

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 2 - SECTIONS
A2.07

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LEED Floor Plan legend

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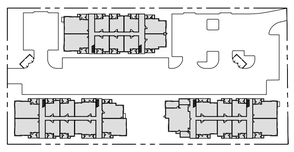
- Individual / Single-occupant spaces
- Trash / Recycling area
- Janitor / Laundry Room
- Primary Entry / Exit
- Secondary Entry / Exit
- Emergency Exit only



NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - FIRST FLOOR PLAN
A3.01

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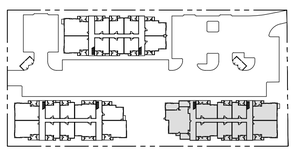

NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - SECOND FLOOR PLAN
A3.02

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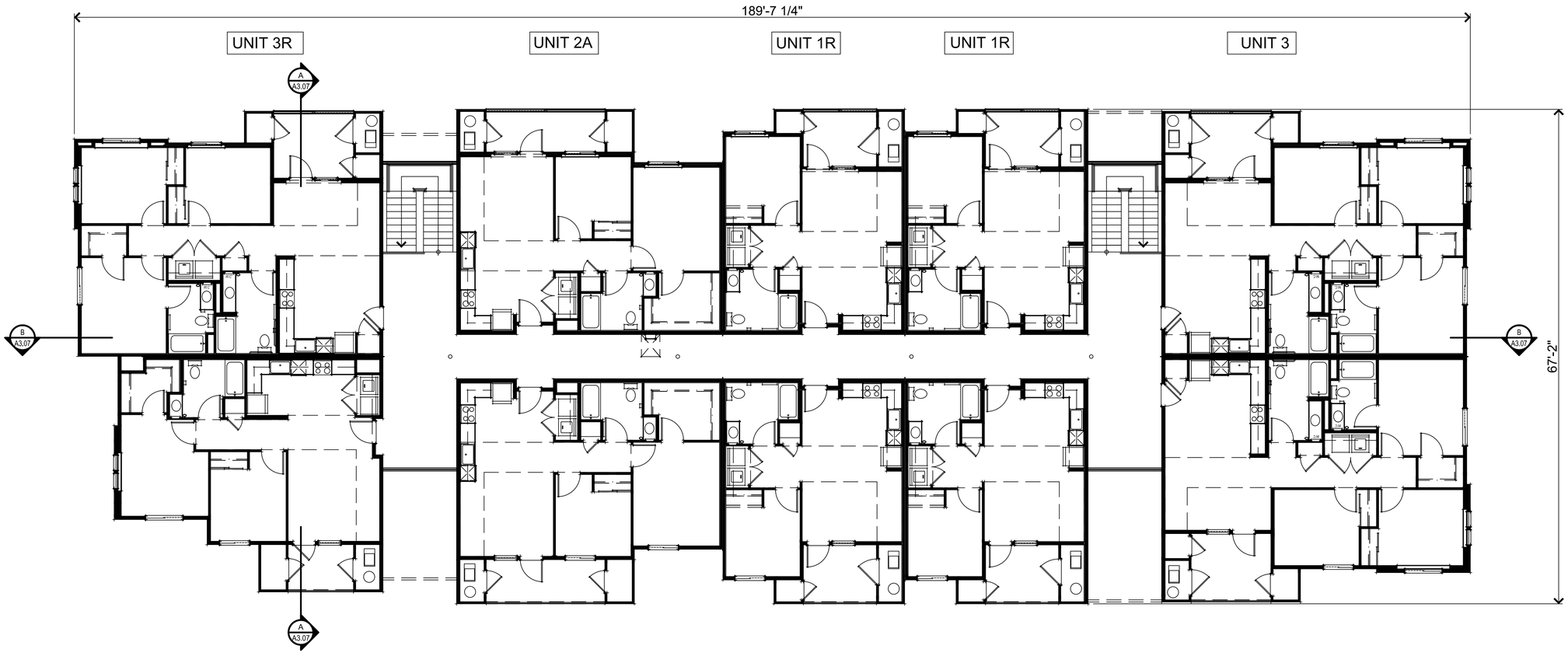

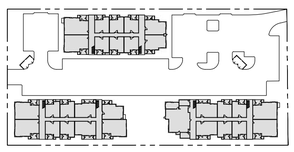

NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - THIRD FLOOR PLAN
A3.03

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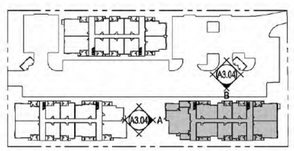
(A) WEST ELEVATION

FOR COLOR & MATERIALS
SEE SHEET A4.06



(B) NORTH ELEVATION (FRONT)

FOR COLOR & MATERIALS
SEE SHEET A4.06

NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - EXTERIOR ELEVATIONS
A3.04

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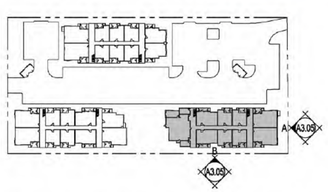
Ⓐ EAST ELEVATION

FOR COLOR & MATERIALS
SEE SHEET A4.06

Ⓑ SOUTH ELEVATION (PARK)

FOR COLOR & MATERIALS
SEE SHEET A4.06



0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - EXTERIOR ELEVATIONS
A3.05

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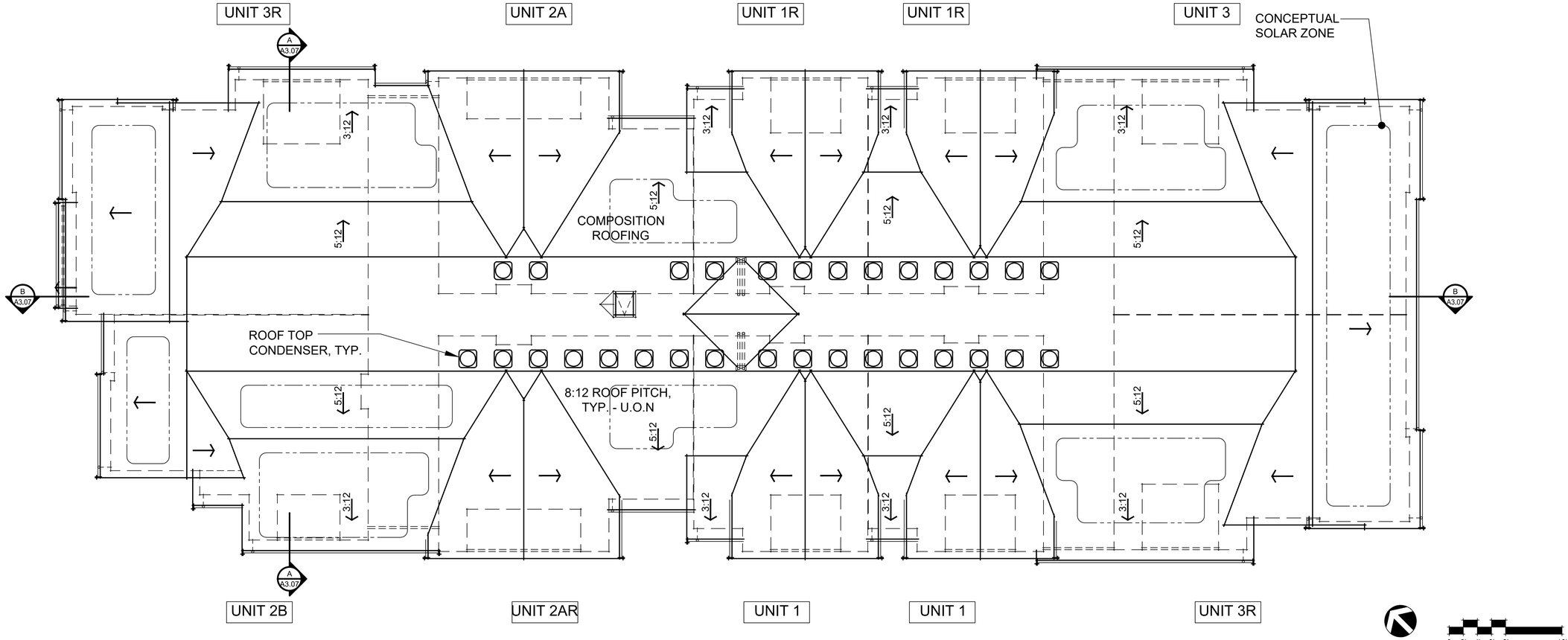
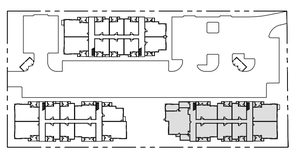
NOTE:	ROOF AREA CALCULATIONS:	
ROOFTOP EQUIPMENT WILL COMPLY WITH THE NOISE LIMITATION OF 50 dBA AT 50 FEET.	ROOFING MEMBRANE:	11,714 S.F.
	WALKING PAD:	494 S.F.
	MECHANICAL EQUIPMENT:	188 S.F.
	TOTAL:	12,396 S.F.





NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - ROOF PLAN
A3.06

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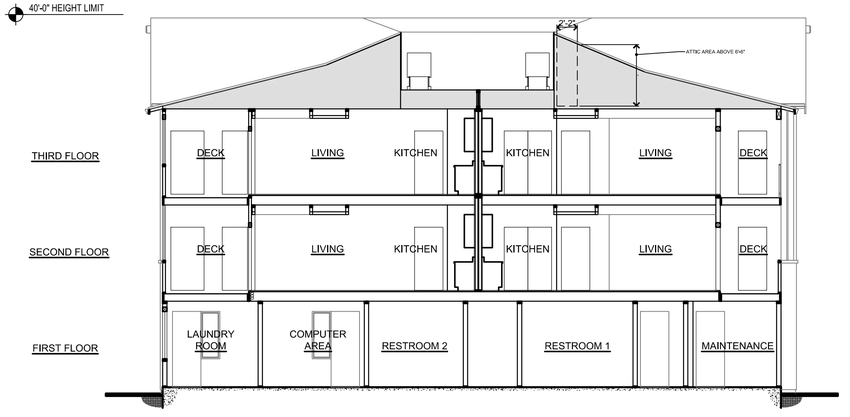
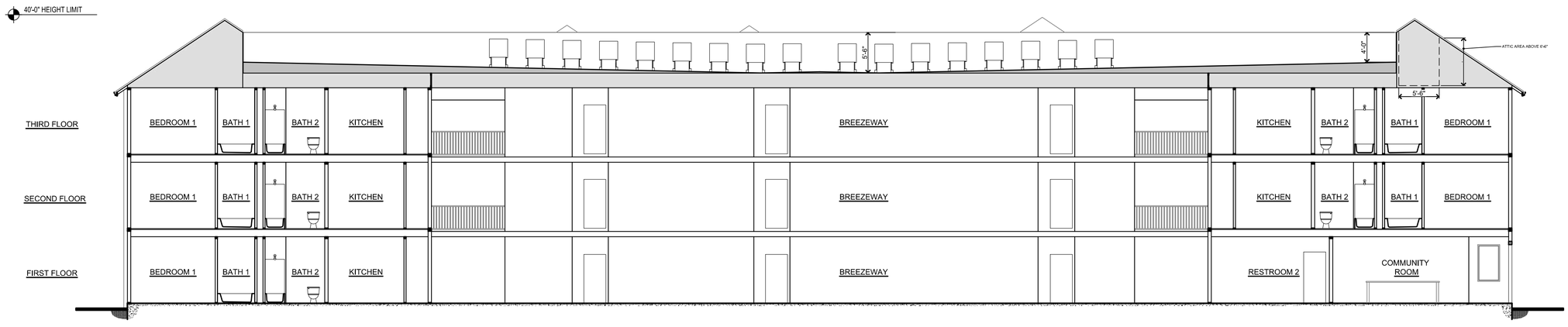


Ⓐ SECTION



Ⓑ SECTION

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - SECTIONS
A3.07

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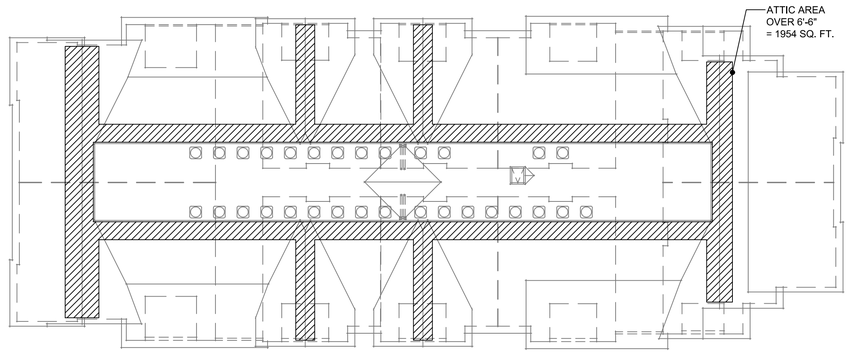
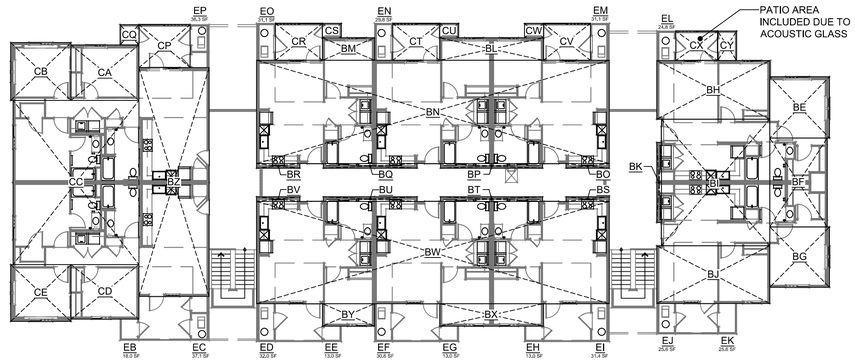
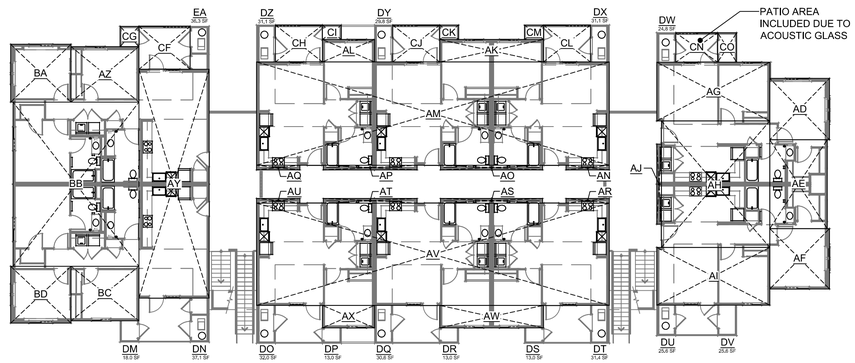


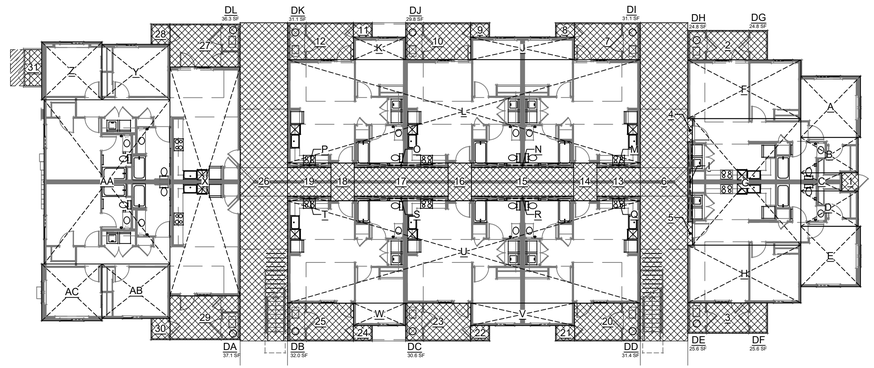
ATTIC AREA OVER 6'-6"



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FLOOR AREA LIMIT CALCULATIONS

FIRST FLOOR

AREA	DIMENSIONS	SQ. FT.
A	12'-8" x 13'-0"	164 SQ. FT.
B	12'-2" x 7'-6"	90 SQ. FT.
C	8'-8" x 3'-10"	33 SQ. FT.
D	12'-2" x 7'-6"	90 SQ. FT.
E	12'-8" x 12'-9"	161 SQ. FT.
F	23'-11" x 12'-5"	296 SQ. FT.
G	22'-11" x 26'-9"	611 SQ. FT.
H	23'-11" x 12'-2"	291 SQ. FT.
I	1'-0" x 16'-11"	17 SQ. FT.
J	21'-11" x 4'-9"	104 SQ. FT.
K	11'-0" x 4'-9"	52 SQ. FT.
L	74'-6" x 21'-10"	1623 SQ. FT.
M	9'-2" x 1'-0"	9 SQ. FT.
N	21'-7" x 1'-0"	22 SQ. FT.
O	19'-10" x 1'-0"	20 SQ. FT.
P	9'-2" x 1'-0"	9 SQ. FT.
Q	9'-2" x 1'-0"	9 SQ. FT.
R	21'-7" x 1'-0"	22 SQ. FT.
S	19'-10" x 1'-0"	20 SQ. FT.
T	9'-2" x 1'-0"	9 SQ. FT.
U	74'-6" x 21'-7"	1608 SQ. FT.
V	21'-11" x 4'-9"	104 SQ. FT.
W	11'-0" x 4'-9"	52 SQ. FT.
X	14'-10" x 48'-4"	716 SQ. FT.
Y	14'-4" x 11'-9"	168 SQ. FT.
Z	12'-9" x 12'-3"	156 SQ. FT.
AA	26'-7" x 34'-8"	922 SQ. FT.
AB	14'-4" x 11'-6"	165 SQ. FT.
AC	12'-9" x 12'-0"	153 SQ. FT.
DA-DL	CALCULATION	360 SQ.FT.
1	3'-6" x 3'-10"	13 SQ. FT.
8	4'-0" x 3'-1"	12 SQ. FT.
9	4'-0" x 3'-1"	12 SQ. FT.
11	4'-0" x 3'-1"	12 SQ. FT.
21	4'-0" x 3'-3"	13 SQ. FT.
22	4'-0" x 3'-3"	13 SQ. FT.
24	4'-0" x 3'-3"	13 SQ. FT.
28	4'-0" x 4'-6"	18 SQ. FT.
30	4'-0" x 4'-6"	18 SQ. FT.
TOTAL:		8180 SQ. FT.

SECOND FLOOR

AREA	DIMENSIONS	SQ. FT.
AD	12'-8" x 13'-0"	164 SQ. FT.
AE	12'-2" x 8'-9"	227 SQ. FT.
AF	12'-8" x 12'-9"	161 SQ. FT.
AG	23'-11" x 12'-5"	296 SQ. FT.
AH	22'-11" x 26'-9"	611 SQ. FT.
AI	23'-11" x 12'-2"	291 SQ. FT.
AJ	1'-0" x 16'-11"	17 SQ. FT.
AK	21'-11" x 4'-9"	104 SQ. FT.
AL	11'-0" x 4'-9"	52 SQ. FT.
AM	74'-6" x 21'-10"	1623 SQ. FT.
AN	9'-2" x 1'-0"	9 SQ. FT.
AO	21'-7" x 1'-0"	22 SQ. FT.
AP	19'-10" x 1'-0"	20 SQ. FT.
AQ	9'-2" x 1'-0"	9 SQ. FT.
AR	9'-2" x 1'-0"	9 SQ. FT.
AS	21'-7" x 1'-0"	22 SQ. FT.
AT	19'-10" x 1'-0"	20 SQ. FT.
AU	9'-2" x 1'-0"	9 SQ. FT.
AV	74'-6" x 21'-7"	1608 SQ. FT.
AW	21'-11" x 4'-9"	104 SQ. FT.
AX	11'-0" x 4'-9"	52 SQ. FT.
AY	14'-10" x 48'-4"	716 SQ. FT.
AZ	14'-4" x 11'-9"	168 SQ. FT.
BA	12'-9" x 12'-3"	156 SQ. FT.
BB	26'-7" x 34'-8"	922 SQ. FT.
BC	14'-4" x 11'-6"	165 SQ. FT.
BD	12'-9" x 12'-0"	153 SQ. FT.
CF	10'-10" x 9'-1"	98 SQ. FT.
CG	4'-0" x 4'-3"	17 SQ. FT.
CH	9'-11" x 7'-9"	77 SQ. FT.
CI	4'-0" x 3'-3"	12 SQ. FT.
CJ	9'-11" x 7'-9"	77 SQ. FT.
CK	4'-0" x 3'-3"	12 SQ. FT.
CL	9'-11" x 7'-9"	77 SQ. FT.
CM	4'-0" x 3'-3"	12 SQ. FT.
CN	8'-11" x 6'-2"	55 SQ. FT.
CO	4'-0" x 6'-2"	25 SQ. FT.
DM-EA	CALCULATION	392 SQ. FT.
TOTAL:		8564 SQ. FT.

THIRD FLOOR

AREA	DIMENSIONS	SQ. FT.
BE	12'-8" x 13'-0"	164 SQ. FT.
BF	12'-2" x 8'-9"	227 SQ. FT.
BG	12'-8" x 12'-9"	161 SQ. FT.
BH	23'-11" x 12'-5"	296 SQ. FT.
BI	22'-11" x 26'-9"	611 SQ. FT.
BJ	23'-11" x 12'-2"	291 SQ. FT.
BK	1'-0" x 16'-11"	17 SQ. FT.
BL	21'-11" x 4'-9"	104 SQ. FT.
BM	11'-0" x 4'-9"	52 SQ. FT.
BN	74'-6" x 21'-10"	1623 SQ. FT.
BO	9'-2" x 1'-0"	9 SQ. FT.
BP	21'-7" x 1'-0"	22 SQ. FT.
BQ	19'-10" x 1'-0"	20 SQ. FT.
BR	9'-2" x 1'-0"	9 SQ. FT.
BS	9'-2" x 1'-0"	9 SQ. FT.
BT	21'-7" x 1'-0"	22 SQ. FT.
BU	19'-10" x 1'-0"	20 SQ. FT.
BV	9'-2" x 1'-0"	9 SQ. FT.
BW	74'-6" x 21'-7"	1608 SQ. FT.
BX	21'-11" x 4'-9"	104 SQ. FT.
BY	11'-0" x 4'-9"	52 SQ. FT.
BZ	14'-10" x 48'-4"	716 SQ. FT.
CA	14'-4" x 11'-9"	168 SQ. FT.
CB	12'-9" x 12'-3"	156 SQ. FT.
CC	26'-7" x 34'-8"	922 SQ. FT.
CD	14'-4" x 11'-6"	165 SQ. FT.
CE	12'-9" x 12'-0"	153 SQ. FT.
CP	10'-10" x 9'-1"	98 SQ. FT.
CQ	4'-0" x 4'-3"	17 SQ. FT.
CR	9'-11" x 7'-9"	77 SQ. FT.
CS	4'-0" x 3'-0"	12 SQ. FT.
CT	9'-11" x 7'-9"	77 SQ. FT.
CU	4'-0" x 3'-0"	12 SQ. FT.
CV	9'-11" x 7'-9"	77 SQ. FT.
CW	4'-0" x 3'-0"	12 SQ. FT.
CX	8'-10" x 6'-3"	55 SQ. FT.
CY	4'-0" x 6'-2"	25 SQ. FT.
EB-EP	CALCULATION	392 SQ. FT.
TOTAL:		8564 SQ. FT.
ATTIC :		1954 SQ. FT.

TOTAL FLOOR AREA LIMIT	27,262 SQ. FT.

BUILDING COVERAGE CALCULATIONS

AREA	DIMENSIONS	SQ. FT.
1	3'-6" x 3'-10"	13 SQ. FT.
2	16'-11" x 6'-3"	105 SQ. FT.
3	16'-11" x 6'-5"	108 SQ. FT.
4	1'-0" x 4'-11"	5 SQ. FT.
5	1'-0" x 4'-11"	5 SQ. FT.
6	10'-0" x 67'-2"	672 SQ. FT.
7	13'-11" x 7'-10"	108 SQ. FT.
8	4'-0" x 3'-1"	12 SQ. FT.
9	4'-0" x 3'-1"	12 SQ. FT.
10	13'-9" x 7'-10"	107 SQ. FT.
11	4'-0" x 3'-1"	12 SQ. FT.
12	13'-11" x 7'-10"	108 SQ. FT.
13	9'-2" x 6'-0"	55 SQ. FT.
14	4'-11" x 8'-0"'	39 SQ. FT.
15	21'-7" x 6'-0"	130 SQ. FT.
16	4'-11" x 8'-0"'	39 SQ. FT.
17	19'-10" x 6'-0"	119 SQ. FT.
18	4'-11" x 8'-0"'	39 SQ. FT.
19	9'-2" x 6'-0"	55 SQ. FT.
20	13'-11" x 8'-0"	111 SQ. FT.
21	4'-0" x 3'-3"	13 SQ. FT.
22	4'-0" x 3'-3"	13 SQ. FT.
23	13'-9" x 8'-0"	110 SQ. FT.
24	4'-0" x 3'-3"	13 SQ. FT.
25	13'-11" x 8'-0"	111 SQ. FT.
26	10'-0" x 67'-2"	672 SQ. FT.
27	14'-10" x 9'-4"	138 SQ. FT.
28	4'-0" x 4'-6"	18 SQ. FT.
29	14'-10" x 9'-4"	138 SQ. FT.
30	4'-0" x 4'-6"	18 SQ. FT.
31	3'-7" x 7'-8"	27 SQ. FT.
AREAS A THROUGH AC		7696 SQ. FT.

TOTAL BUILDING COVERAGE	10,821 SQ. FT.

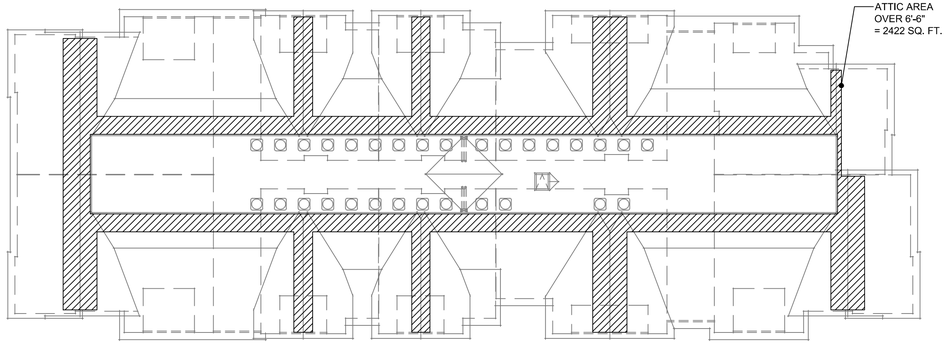
0 4' 8' 12' 16' 32'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 1 - FLOOR AREA & BUILDING COVERAGE CALCS
A4.01

Alliant Strategic Development
26050 Mureau Road, Suite 101,
Calabasas, CA 91302

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



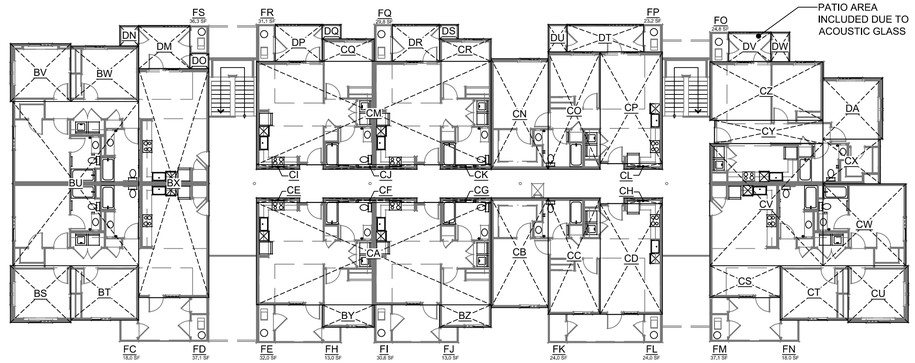
ATTIC AREA OVER 6'-6"

FLOOR AREA LIMIT CALCULATIONS

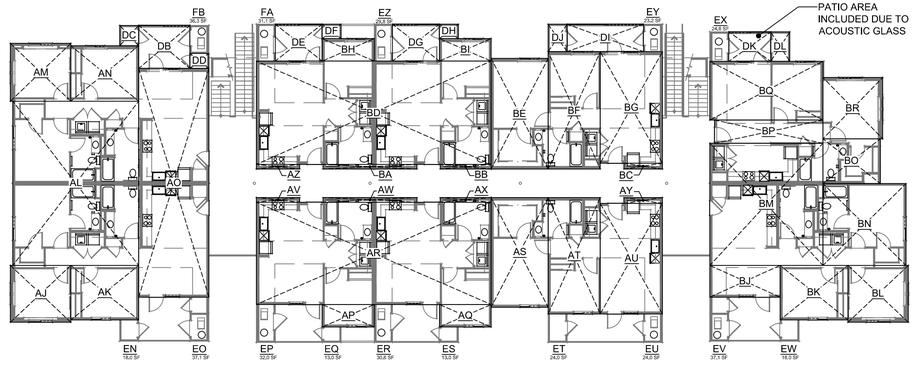
FIRST FLOOR			SECOND FLOOR			THIRD FLOOR		
AREA	DIMENSIONS	SQ. FT.	AREA	DIMENSIONS	SQ. FT.	AREA	DIMENSIONS	SQ. FT.
A	12'-9" x 12'-0"	153 SQ. FT.	AJ	12'-9" x 12'-0"	153 SQ. FT.	BS	12'-9" x 12'-0"	153 SQ. FT.
B	14'-4" x 11'-6"	165 SQ. FT.	AK	14'-4" x 11'-6"	165 SQ. FT.	BT	14'-4" x 11'-6"	165 SQ. FT.
C	26'-7" x 34'-8"	922 SQ. FT.	AL	26'-7" x 34'-8"	922 SQ. FT.	BU	26'-7" x 34'-8"	922 SQ. FT.
D	12'-9" x 12'-3"	156 SQ. FT.	AM	12'-9" x 12'-3"	156 SQ. FT.	BV	12'-9" x 12'-3"	156 SQ. FT.
E	14'-4" x 11'-9"	168 SQ. FT.	AN	14'-4" x 11'-9"	168 SQ. FT.	BW	14'-4" x 11'-9"	168 SQ. FT.
F	14'-10" x 48'-4"	716 SQ. FT.	AO	14'-10" x 48'-4"	716 SQ. FT.	BX	14'-10" x 48'-4"	716 SQ. FT.
G	11'-0" x 4'-9"	52 SQ. FT.	AP	11'-0" x 4'-9"	52 SQ. FT.	BY	11'-0" x 4'-9"	52 SQ. FT.
H	10'-11" x 4'-9"	52 SQ. FT.	AQ	10'-11" x 4'-9"	52 SQ. FT.	BZ	10'-11" x 4'-9"	52 SQ. FT.
I	49'-7" x 21'-7"	1070 SQ. FT.	AR	49'-7" x 21'-7"	1070 SQ. FT.	CA	49'-7" x 21'-7"	1070 SQ. FT.
J	12'-1" x 23'-2"	279 SQ. FT.	AS	12'-1" x 23'-2"	279 SQ. FT.	CB	12'-1" x 23'-2"	279 SQ. FT.
K	11'-0" x 24'-7"	270 SQ. FT.	AT	11'-0" x 24'-7"	270 SQ. FT.	CC	11'-0" x 24'-7"	270 SQ. FT.
L	13'-2" x 23'-4"	307 SQ. FT.	AU	13'-2" x 23'-4"	307 SQ. FT.	CD	13'-2" x 23'-4"	307 SQ. FT.
M	9'-2" x 1'-0"	9 SQ. FT.	AV	9'-2" x 1'-0"	9 SQ. FT.	CE	9'-2" x 1'-0"	9 SQ. FT.
N	19'-10" x 1'-0"	20 SQ. FT.	AW	19'-10" x 1'-0"	20 SQ. FT.	CF	19'-10" x 1'-0"	20 SQ. FT.
O	10'-9" x 1'-0"	11 SQ. FT.	AX	10'-9" x 1'-0"	11 SQ. FT.	CG	10'-9" x 1'-0"	11 SQ. FT.
P	8'-2" x 1'-3"	10 SQ. FT.	AY	8'-2" x 1'-3"	10 SQ. FT.	CH	8'-2" x 1'-3"	10 SQ. FT.
Q	9'-2" x 1'-0"	9 SQ. FT.	AZ	9'-2" x 1'-0"	9 SQ. FT.	CI	9'-2" x 1'-0"	9 SQ. FT.
R	19'-10" x 1'-0"	20 SQ. FT.	BA	19'-10" x 1'-0"	20 SQ. FT.	CJ	19'-10" x 1'-0"	20 SQ. FT.
S	10'-9" x 1'-0"	11 SQ. FT.	BB	10'-9" x 1'-0"	11 SQ. FT.	CK	10'-9" x 1'-0"	11 SQ. FT.
T	8'-2" x 1'-3"	10 SQ. FT.	BC	8'-2" x 1'-3"	10 SQ. FT.	CL	8'-2" x 1'-3"	10 SQ. FT.
U	49'-7" x 21'-10"	1081 SQ. FT.	BD	49'-7" x 21'-10"	1081 SQ. FT.	CM	49'-7" x 21'-10"	1081 SQ. FT.
V	12'-1" x 23'-5"	281 SQ. FT.	BE	12'-1" x 23'-5"	281 SQ. FT.	CN	12'-1" x 23'-5"	281 SQ. FT.
W	11'-0" x 24'-10"	273 SQ. FT.	BF	11'-0" x 24'-10"	273 SQ. FT.	CO	11'-0" x 24'-10"	273 SQ. FT.
X	13'-2" x 23'-7"	309 SQ. FT.	BG	13'-2" x 23'-7"	309 SQ. FT.	CP	13'-2" x 23'-7"	309 SQ. FT.
Y	11'-0" x 4'-9"	52 SQ. FT.	BH	11'-0" x 4'-9"	52 SQ. FT.	CQ	11'-0" x 4'-9"	52 SQ. FT.
Z	10'-11" x 4'-9"	52 SQ. FT.	BI	10'-11" x 4'-9"	52 SQ. FT.	CR	10'-11" x 4'-9"	52 SQ. FT.
AA	14'-10" x 6'-9"	100 SQ. FT.	BJ	14'-10" x 6'-9"	100 SQ. FT.	CS	14'-10" x 6'-9"	100 SQ. FT.
AB	14'-4" x 11'-6"	165 SQ. FT.	BK	14'-4" x 11'-6"	165 SQ. FT.	CT	14'-4" x 11'-6"	165 SQ. FT.
AC	12'-9" x 12'-0"	153 SQ. FT.	BL	12'-9" x 12'-0"	153 SQ. FT.	CU	12'-9" x 12'-0"	153 SQ. FT.
AD	23'-11" x 25'-9"	615 SQ. FT.	BM	23'-11" x 25'-9"	615 SQ. FT.	CV	23'-11" x 25'-9"	615 SQ. FT.
AE	17'-7" x 17'-4"	303 SQ. FT.	BN	17'-7" x 17'-4"	303 SQ. FT.	CW	17'-7" x 17'-4"	303 SQ. FT.
AF	12'-2" x 9'-5"	114 SQ. FT.	BO	12'-2" x 9'-5"	114 SQ. FT.	CX	12'-2" x 9'-5"	114 SQ. FT.
AG	22'-11" x 4'-11"	112 SQ. FT.	BP	22'-11" x 4'-11"	112 SQ. FT.	CY	22'-11" x 4'-11"	112 SQ. FT.
AH	23'-11" x 12'-5"	296 SQ. FT.	BQ	23'-11" x 12'-5"	296 SQ. FT.	CZ	23'-11" x 12'-5"	296 SQ. FT.
AI	12'-8" x 13'-0"	164 SQ. FT.	BR	12'-8" x 13'-0"	164 SQ. FT.	DA	12'-8" x 13'-0"	164 SQ. FT.
EA-EM	CALCULATION	378 SQ. FT.	DB	10'-10" x 9'-1"	98 SQ. FT.	DM	10'-10" x 9'-1"	98 SQ. FT.
1	4'-0" x 4'-6"	18 SQ. FT.	DC	4'-0" x 4'-3"	17 SQ. FT.	DN	4'-0" x 4'-3"	17 SQ. FT.
3	4'-0" x 4'-4"	17 SQ. FT.	DD	4'-0" x 3'-2"	13 SQ. FT.	DO	4'-0" x 3'-2"	13 SQ. FT.
7	4'-0" x 3'-3"	13 SQ. FT.	DE	9'-11" x 7'-9"	77 SQ. FT.	DP	9'-11" x 7'-9"	77 SQ. FT.
9	4'-0" x 3'-3"	13 SQ. FT.	DF	4'-0" x 3'-0"	12 SQ. FT.	DQ	4'-0" x 3'-0"	12 SQ. FT.
19	4'-0" x 3'-1"	12 SQ. FT.	DG	9'-11" x 7'-9"	77 SQ. FT.	DR	9'-11" x 7'-9"	77 SQ. FT.
21	4'-0" x 3'-1"	12 SQ. FT.	DH	4'-0" x 3'-0"	12 SQ. FT.	DS	4'-0" x 3'-0"	12 SQ. FT.
25	4'-0" x 4'-6"	18 SQ. FT.	DI	16'-1" x 5'-9"	92 SQ. FT.	DT	16'-1" x 5'-9"	92 SQ. FT.
			DJ	4'-0" x 5'-9"	23 SQ. FT.	DU	4'-0" x 5'-9"	23 SQ. FT.
			DK	8'-10" x 6'-3"	55 SQ. FT.	DV	8'-10" x 6'-3"	55 SQ. FT.
			DL	4'-0" x 6'-3"	25 SQ. FT.	DW	4'-0" x 6'-3"	25 SQ. FT
			EN-FB	CALCULATION	392 SQ. FT.	FC-FS	CALCULATION	392 SQ. FT
TOTAL:		8961 SQ. FT.	TOTAL:		9373 SQ. FT.	TOTAL:		9373 SQ. FT.
						ATTIC :		2422 SQ. FT.
TOTAL FLOOR AREA LIMIT		30,129 SQ. FT.						

BUILDING COVERAGE CALCULATIONS

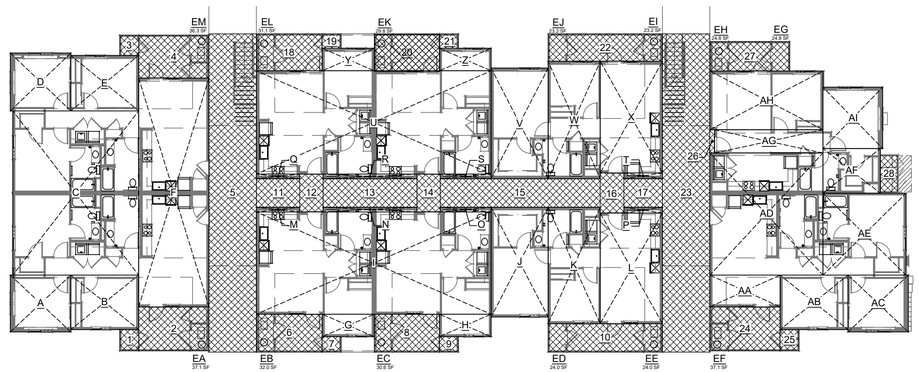
AREA	DIMENSIONS	SQ. FT.
1	4'-0" x 4'-6"	18 SQ. FT.
2	14'-10" x 9'-4"	138 SQ. FT.
3	4'-0" x 4'-4"	17 SQ. FT.
4	14'-10" x 9'-1"	135 SQ. FT.
5	10'-0" x 67'-2"	672 SQ. FT.
6	13'-11" x 8'-0"	111 SQ. FT.
7	4'-0" x 3'-3"	13 SQ. FT.
8	13'-9" x 8'-0"	110 SQ. FT.
9	4'-0" x 3'-3"	13 SQ. FT.
10	24'-2" x 6'-0"	145 SQ. FT.
11	9'-2" x 6'-0"	55 SQ. FT.
12	4'-11" x 8'-0"	39 SQ. FT.
13	19'-10" x 6'-0"	119 SQ. FT.
14	4'-11" x 8'-0"	39 SQ. FT.
15	33'-10" x 6'-0"	203 SQ. FT.
16	5'-0" x 8'-6"	42 SQ. FT.
17	8'-2" x 6'-0"	49 SQ. FT.
18	13'-11" x 7'-10"	108 SQ. FT.
19	4'-0" x 3'-1"	12 SQ. FT.
20	13'-9" x 7'-10"	107 SQ. FT.
21	4'-0" x 3'-1"	12 SQ. FT.
22	24'-2" x 5'-10"	140 SQ. FT.
23	10'-0" x 67'-2"	672 SQ. FT.
24	14'-10" x 9'-4"	138 SQ. FT.
25	4'-0" x 4'-6"	18 SQ. FT.
26	1'-0" x 4'-11"	5 SQ. FT.
27	16'-11" x 6'-3"	105 SQ. FT.
28	3'-7" x 7'-8"	27 SQ. FT.
FIRST FLOOR AREAS		8480 SQ. FT.
TOTAL BUILDING COVERAGE		11,742 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

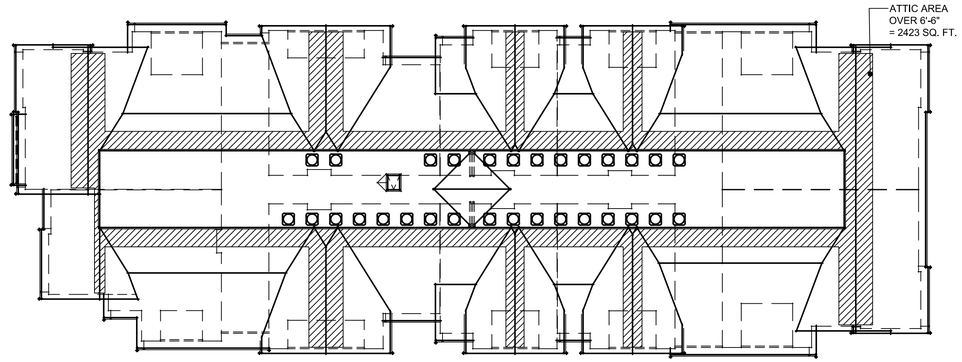
0 4' 8' 12' 16' 32'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 2 - FLOOR AREA & BUILDING COVERAGE CALCS
A4.02

Alliant Strategic Development
26050 Mureau Road, Suite 101,
Calabasas, CA 91302

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



ATTIC AREA OVER 6'-6"

FLOOR AREA LIMIT CALCULATIONS

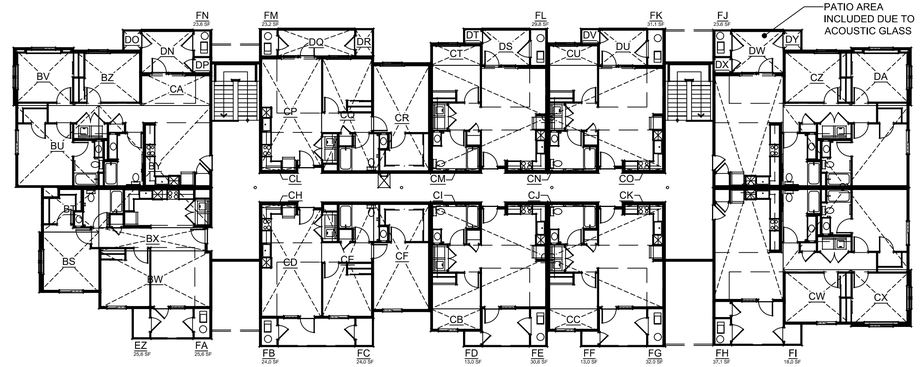
FIRST FLOOR			SECOND FLOOR			THIRD FLOOR		
AREA	DIMENSIONS	SQ. FT.	AREA	DIMENSIONS	SQ. FT.	AREA	DIMENSIONS	SQ. FT.
A	17'-8" x 12'-9"	225 SQ. FT.	AJ	12'-8" x 12'-9"	161 SQ. FT.	BS	12'-8" x 12'-9"	161 SQ. FT.
B	17'-2" x 9'-5"	162 SQ. FT.	AK	12'-2" x 9'-5"	114 SQ. FT.	BT	12'-2" x 9'-5"	114 SQ. FT.
C	22'-7" x 17'-4"	391 SQ. FT.	AL	17'-7" x 17'-4"	303 SQ. FT.	BU	17'-7" x 17'-4"	303 SQ. FT.
D	12'-9" x 12'-3"	156 SQ. FT.	AM	12'-9" x 12'-3"	156 SQ. FT.	BV	12'-9" x 12'-3"	156 SQ. FT.
E	10'-4" x 11'-9"	121 SQ. FT.	AN	23'-11" x 12'-2"	291 SQ. FT.	BW	23'-11" x 12'-2"	291 SQ. FT.
F	15'-10" x 5'-4"	84 SQ. FT.	AO	22'-11" x 4'-11"	112 SQ. FT.	BX	22'-11" x 4'-11"	112 SQ. FT.
G	18'-10" x 28'-10"	543 SQ. FT.	AP	23'-11" x 25'-9"	615 SQ. FT.	BY	23'-11" x 25'-9"	615 SQ. FT.
H	15'-10" x 10'-9"	170 SQ. FT.	AQ	14'-4" x 11'-9"	168 SQ. FT.	BZ	14'-4" x 11'-9"	168 SQ. FT.
I	18'-10" x 10'-7"	199 SQ. FT.	AR	14'-10" x 6'-11"	103 SQ. FT.	CA	14'-10" x 6'-11"	103 SQ. FT.
J	10'-11" x 4'-9"	52 SQ. FT.	AS	10'-11" x 4'-9"	52 SQ. FT.	CB	10'-11" x 4'-9"	52 SQ. FT.
K	11'-0" x 4'-9"	52 SQ. FT.	AT	11'-0" x 4'-9"	52 SQ. FT.	CC	11'-0" x 4'-9"	52 SQ. FT.
L	13'-2" x 23'-4"	307 SQ. FT.	AU	13'-2" x 23'-4"	307 SQ. FT.	CD	13'-2" x 23'-4"	307 SQ. FT.
M	11'-0" x 24'-7"	270 SQ. FT.	AV	11'-0" x 24'-7"	270 SQ. FT.	CE	11'-0" x 24'-7"	270 SQ. FT.
N	12'-1" x 23'-2"	279 SQ. FT.	AW	12'-1" x 23'-2"	279 SQ. FT.	CF	12'-1" x 23'-2"	279 SQ. FT.
O	49'-7" x 21'-7"	1070 SQ. FT.	AX	49'-7" x 21'-7"	1070 SQ. FT.	CG	49'-7" x 21'-7"	1070 SQ. FT.
P	8'-2" x 1'-3"	10 SQ. FT.	AY	8'-2" x 1'-3"	10 SQ. FT.	CH	8'-2" x 1'-3"	10 SQ. FT.
Q	10'-9" x 1'-0"	11 SQ. FT.	AZ	10'-9" x 1'-0"	11 SQ. FT.	CI	10'-9" x 1'-0"	11 SQ. FT.
R	19'-10" x 1'-0"	20 SQ. FT.	BA	19'-10" x 1'-0"	20 SQ. FT.	CJ	19'-10" x 1'-0"	20 SQ. FT.
S	9'-2" x 1'-0"	9 SQ. FT.	BB	9'-2" x 1'-0"	9 SQ. FT.	CK	9'-2" x 1'-0"	9 SQ. FT.
T	8'-2" x 1'-3"	10 SQ. FT.	BC	8'-2" x 1'-3"	10 SQ. FT.	CL	8'-2" x 1'-3"	10 SQ. FT.
U	10'-9" x 1'-0"	11 SQ. FT.	BD	10'-9" x 1'-0"	11 SQ. FT.	CM	10'-9" x 1'-0"	11 SQ. FT.
V	19'-10" x 1'-0"	20 SQ. FT.	BE	19'-10" x 1'-0"	20 SQ. FT.	CN	19'-10" x 1'-0"	20 SQ. FT.
W	9'-2" x 1'-0"	9 SQ. FT.	BF	9'-2" x 1'-0"	9 SQ. FT.	CO	9'-2" x 1'-0"	9 SQ. FT.
X	13'-2" x 23'-7"	309 SQ. FT.	BG	13'-2" x 23'-7"	309 SQ. FT.	CP	13'-2" x 23'-7"	309 SQ. FT.
Y	11'-0" x 24'-10"	273 SQ. FT.	BH	11'-0" x 24'-10"	273 SQ. FT.	CQ	11'-0" x 24'-10"	273 SQ. FT.
Z	12'-1" x 23'-5"	281 SQ. FT.	BI	12'-1" x 23'-5"	281 SQ. FT.	CR	12'-1" x 23'-5"	281 SQ. FT.
AA	49'-7" x 21'-10"	1081 SQ. FT.	BJ	49'-7" x 21'-10"	1081 SQ. FT.	CS	49'-7" x 21'-10"	1081 SQ. FT.
AB	10'-11" x 4'-9"	52 SQ. FT.	BK	10'-11" x 4'-9"	52 SQ. FT.	CT	10'-11" x 4'-9"	52 SQ. FT.
AC	11'-0" x 4'-9"	52 SQ. FT.	BL	11'-0" x 4'-9"	52 SQ. FT.	CU	11'-0" x 4'-9"	52 SQ. FT.
AD	14'-10" x 48'-4"	716 SQ. FT.	BM	14'-10" x 48'-4"	716 SQ. FT.	CV	14'-10" x 48'-4"	716 SQ. FT.
AE	14'-4" x 11'-6"	165 SQ. FT.	BN	14'-4" x 11'-6"	165 SQ. FT.	CW	14'-4" x 11'-6"	165 SQ. FT.
AF	12'-9" x 12'-0"	153 SQ. FT.	BO	12'-9" x 12'-0"	153 SQ. FT.	CX	12'-9" x 12'-0"	153 SQ. FT.
AG	26'-7" x 34'-8"	922 SQ. FT.	BP	26'-7" x 34'-8"	922 SQ. FT.	CY	26'-7" x 34'-8"	922 SQ. FT.
AH	14'-4" x 11'-9"	168 SQ. FT.	BQ	14'-4" x 11'-9"	168 SQ. FT.	CZ	14'-4" x 11'-9"	168 SQ. FT.
AI	12'-9" x 12'-3"	156 SQ. FT.	BR	12'-9" x 12'-3"	156 SQ. FT.	DA	12'-9" x 12'-3"	156 SQ. FT.
EA-EJ	CALCULATION	291 SQ. FT.	DB	10'-10" x 9'-1"	98 SQ. FT.	DN	10'-10" x 9'-1"	98 SQ. FT.
1	7'-0" x 3'-5"	24 SQ. FT.	DC	4'-0" x 4'-3"	17 SQ. FT.	DO	4'-0" x 4'-3"	17 SQ. FT.
2	16'-11" x 9'-10"	166 SQ. FT.	DD	4'-0" x 3'-2"	13 SQ. FT.	DP	4'-0" x 3'-2"	13 SQ. FT.
7	4'-0" x 3'-3"	13 SQ. FT.	DE	16'-1" x 5'-9"	92 SQ. FT.	DQ	16'-1" x 5'-9"	92 SQ. FT.
9	4'-0" x 3'-3"	13 SQ. FT.	DF	4'-0" x 5'-9"	23 SQ. FT.	DR	4'-0" x 5'-9"	23 SQ. FT.
19	4'-0" x 3'-1"	12 SQ. FT.	DG	9'-11" x 7'-9"	77 SQ. FT.	DS	9'-11" x 7'-9"	77 SQ. FT.
21	4'-0" x 3'-1"	12 SQ. FT.	DH	4'-0" x 3'-0"	12 SQ. FT.	DT	4'-0" x 3'-0"	12 SQ. FT.
25	4'-0" x 4'-6"	18 SQ. FT.	DI	9'-11" x 7'-9"	77 SQ. FT.	DU	9'-11" x 7'-9"	77 SQ. FT.
27	4'-0" x 4'-4"	17 SQ. FT.	DJ	4'-0" x 3'-0"	12 SQ. FT.	DV	4'-0" x 3'-0"	12 SQ. FT.
28	3'-7" x 7'-8"	27 SQ. FT.	DK	10'-10" x 9'-1"	98 SQ. FT.	DW	10'-10" x 9'-1"	98 SQ. FT.
			DL	4'-0" x 3'-2"	13 SQ. FT.	DX	4'-0" x 3'-2"	13 SQ. FT.
			DM	4'-0" x 4'-4"	17 SQ. FT.	DY	4'-0" x 4'-4"	17 SQ. FT.
			EK-EY	CALCULATION	374 SQ. FT.	EZ-FN	CALCULATION	374 SQ. FT.
TOTAL:		9102 SQ. FT.	TOTAL:		9404 SQ. FT.	TOTAL:		9404 SQ. FT.
						ATTIC :		2423 SQ. FT.

TOTAL FLOOR AREA LIMIT 30,333 SQ. FT.

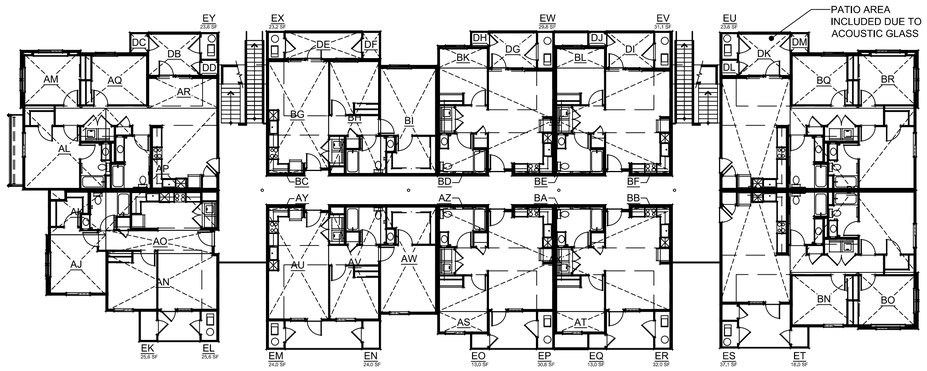
BUILDING COVERAGE CALCULATIONS

AREA	DIMENSIONS	SQ. FT.
1	7'-0" x 3'-5"	24 SQ. FT.
2	16'-11" x 9'-10"	166 SQ. FT.
3	3'-0" x 5'-4"	16 SQ. FT.
4	3'-0" x 10'-9"	32 SQ. FT.
5	10'-0" x 67'-2"	672 SQ. FT.
6	24'-2" x 6'-0"	145 SQ. FT.
7	4'-0" x 3'-3"	13 SQ. FT.
8	13'-9" x 8'-0"	110 SQ. FT.
9	4'-0" x 3'-3"	13 SQ. FT.
10	13'-11" x 8'-0"	111 SQ. FT.
11	8'-2" x 6'-0"	49 SQ. FT.
12	5'-0" x 8'-6"	42 SQ. FT.
13	33'-10" x 6'-0"	203 SQ. FT.
14	4'-11" x 8'-0"	39 SQ. FT.
15	19'-10" x 6'-0"	119 SQ. FT.
16	4'-11" x 8'-0"	39 SQ. FT.
17	9'-2" x 6'-0"	55 SQ. FT.
18	24'-2" x 5'-10"	140 SQ. FT.
19	4'-0" x 3'-1"	12 SQ. FT.
20	13'-9" x 7'-10"	107 SQ. FT.
21	4'-0" x 3'-1"	12 SQ. FT.
22	13'-11" x 7'-10"	108 SQ. FT.
23	10'-0" x 67'-2"	672 SQ. FT.
24	14'-10" x 9'-4"	138 SQ. FT.
25	4'-0" x 4'-6"	18 SQ. FT.
26	14'-10" x 9'-1"	135 SQ. FT.
27	4'-0" x 4'-4"	17 SQ. FT.
28	3'-7" x 7'-8"	27 SQ. FT.
FIRST FLOOR AREAS		8509 SQ. FT.

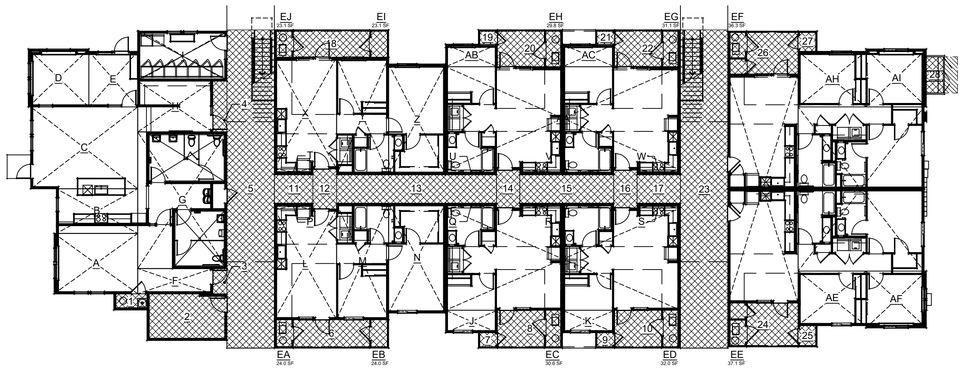
TOTAL BUILDING COVERAGE 11,743 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 4' 8' 12' 16' 32'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - FLOOR AREA & BUILDING COVERAGE CALCS
A4.03

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26050 Mureau Road, Suite 101,
Calabasas, CA 91302

SDG Architects, Inc.
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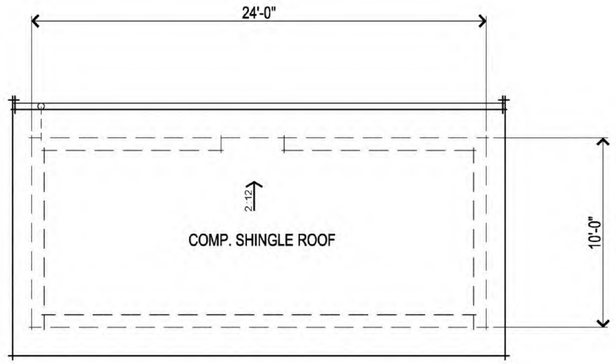
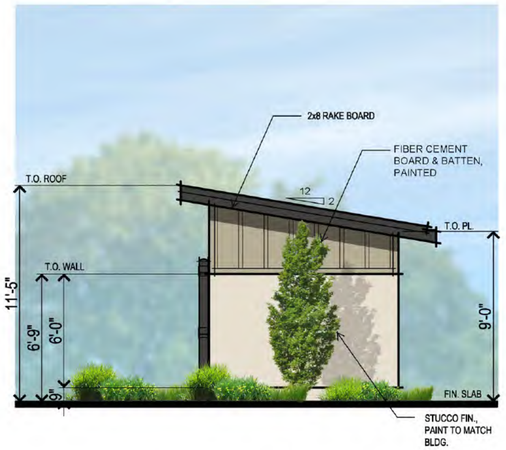
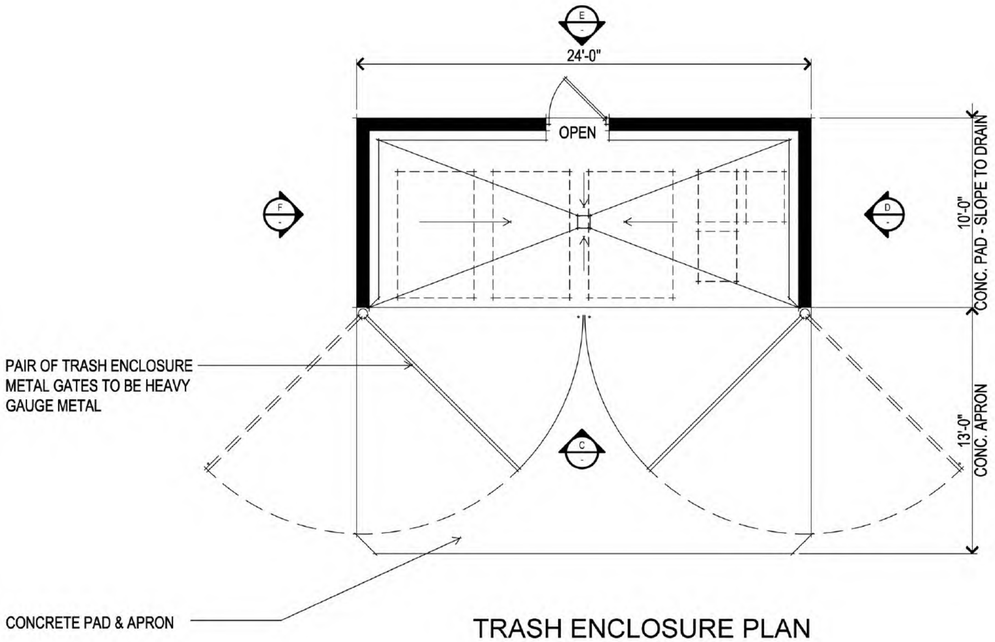


ROOF PLAN

FRONT ELEVATION



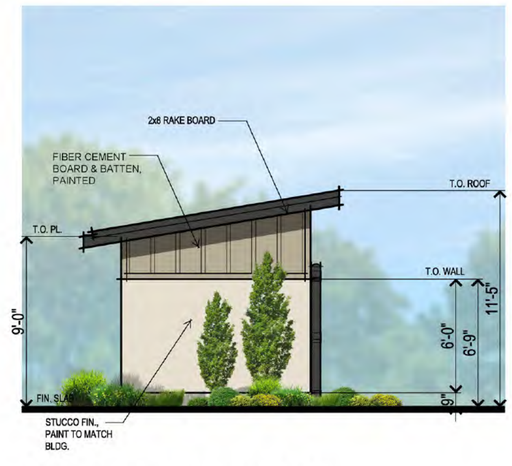
RIGHT ELEVATION



TRASH ENCLOSURE PLAN

SEE SITE PLAN FOR ORIENTATION AND LOCATION

REAR ELEVATION



LEFT ELEVATION

0 1' 2' 3' 4' 8'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

TRASH ENCLOSURE PLAN & ELEVATIONS
A4.04

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26050 Mureau Road, Suite 101,
Calabasas, CA 91302

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Brentwood, CA 94513
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PROJECT SUMMARY

Waste Volume Estimation

320 Sheridan Dr

Current Diversion Rates

Type	Units	SqFt	Cubic Yards per Week - Trash	Cubic Yards per Week - Recycle	Gallons per Week - Curbside Organics
Multi-Family	88		18	18	217
Multi-Family					
Office					
Office					
Retail					
Restaurants					
		Grand Total	18	18	217

Hauler Service Levels

BIN COUNTS PER NUMBER OF SERVICE DAYS (LOOSE MATERIAL)						
SERVICE/wk	1	2	3	4	5	6
Trash	6	3	2	2	1	1
Recycle	6	3	2	2	1	1
Organics	4					
TOTAL	16	6	4	3	2	2

Bins Sizes: Trash = 3 CY - Recycle = 3 CY - Organics = 64 GAL

Hauler Service Scenarios

3x/Wk Trash & Recycle - 1x/Wk Organics

SERVICE	M	T	W	T	F	S	SU
LANDFILL (3 CY)	2		2		2		
RECYCLE (3 CY)	2		2		2		
ORGANICS (64 GAL)					4		
TOTAL	4		4		8		

At full occupancy, we are estimating the waste volumes shown at left. All transporting of waste and recyclable material to the corrals areas will be transported by the residents. Common area materials will be transported by the on site janitorial staff.

Property will subscribe to the proposed hauler service to be performed by the franchised hauler.

SB1382 & AB341 - Recycle & Organic carts will be placed in the corrals for use by the residents and the janitorial staff

TRUCK ROUTE - Proposed route shown on page 3.

NOTES

HAULER TRUCK ROUTE
RUBBISH TRUCK
(3) COMPARTMENT "SLIM JIM" (Landfill, Recycle & Organics)
64 GALLON TRASH BIN
3CY TRASH BIN
3CY RECYCLE BIN
2CY ORGANIC BIN

SYMBOLS

Location:
321 SHERIDAN DRIVE
MENLO PARK , CA 94

Buildings 1 & 2 - 30 Apartment Units Each
Building 3 - 28 Apartment Units Each

Trash Hauler is Recology San Mateo

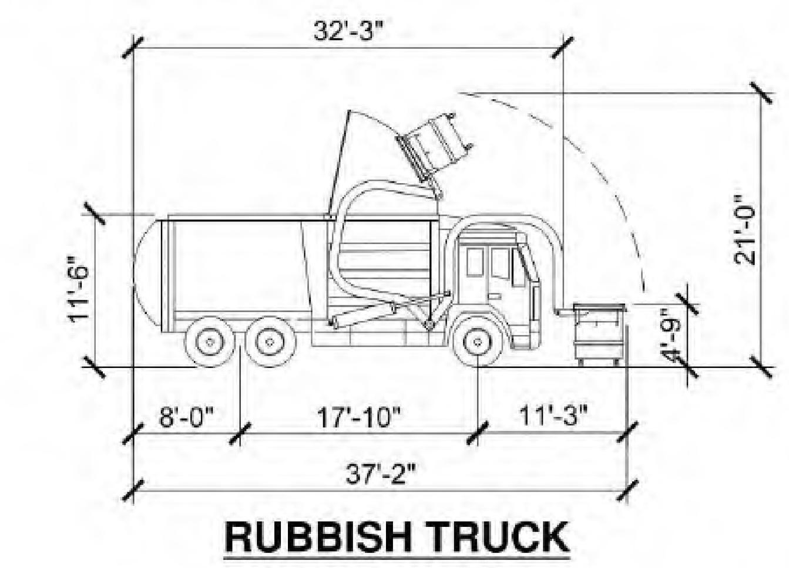
PROJECT SUMMARY

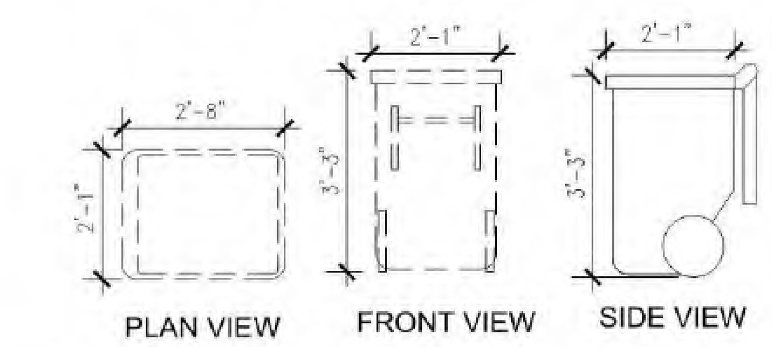
Terra Pacific	PROJECT 320 SHERIDAN	DESCRIPTION SUMMARY	DATE 4/10/24	SCALE NTS	PAGE 1.0

TRASH CORRALS & HAULER ROUTE

Terra Pacific	PROJECT 320 SHERIDAN	DESCRIPTION CORRALS & HAULER ROUTE	DATE 4/10/24	SCALE NTS	PAGE 3.0

MISC EQUIPMENT





64 GAL COMPOST BINS
SECTIONS

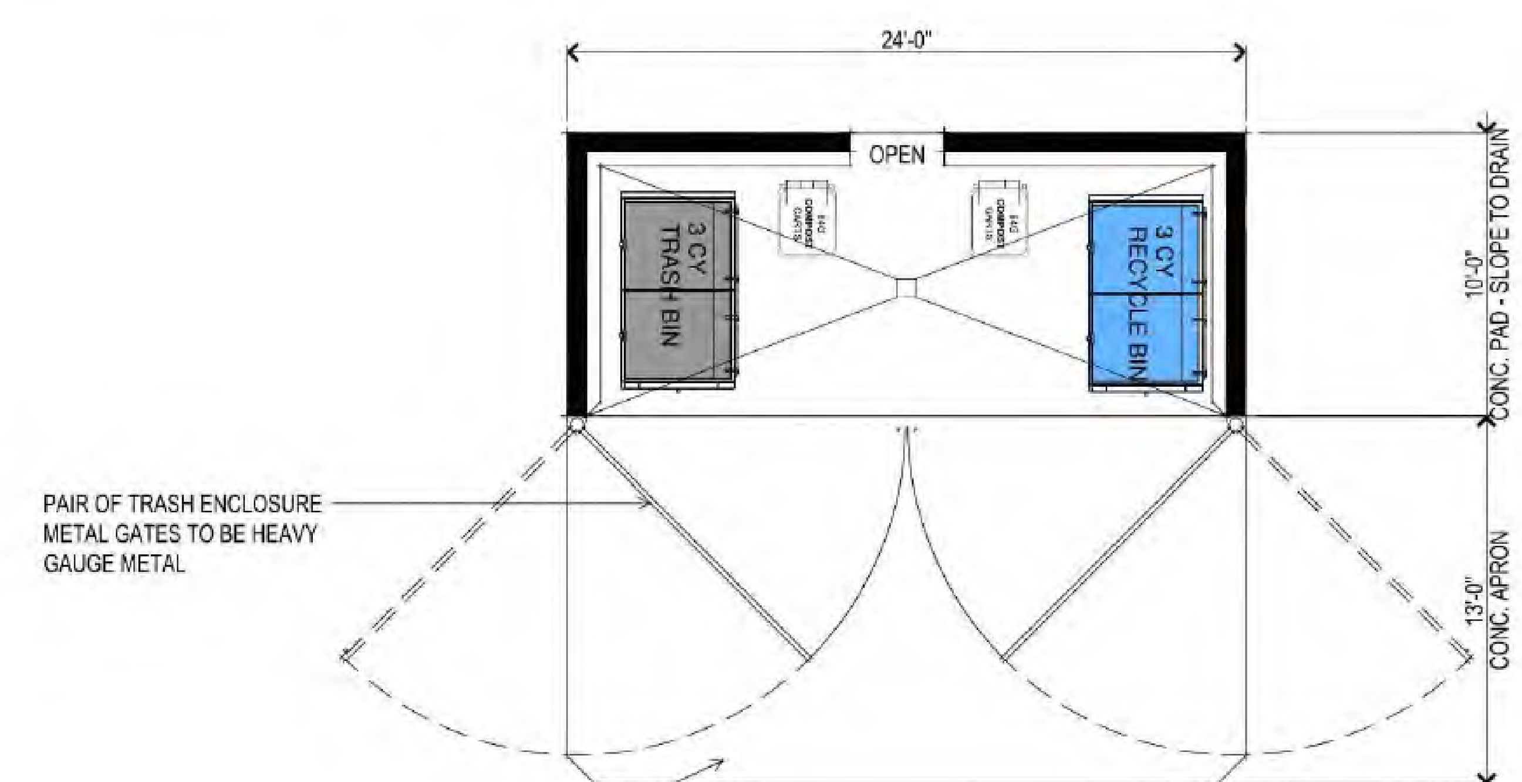
Typical Front Load Bin Sizes

Terra Pacific	PROJECT 320 SHERIDAN	DESCRIPTION MISC EQUIPMENT	DATE 4/10/24	SCALE NTS	PAGE 5.0

SITE LOCATION

Terra Pacific	PROJECT 320 SHERIDAN	DESCRIPTION SITE LOCATION	DATE 4/10/24	SCALE NTS	PAGE 2.0

ENLARGED TRASH CORRAL



TRASH ENCLOSURE PLAN

Terra Pacific	PROJECT 320 SHERIDAN	DESCRIPTION ENLARGED TRASH CORRAL (TYP.)	DATE 4/10/24	SCALE NTS	PAGE 4.0

399.265

Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

WASTE MANAGEMENT
A4.05

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3361 Walnut Blvd. Suite 120
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CRRC PROD ID.	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE INITIAL	SOLAR REFLECTANCE 3 YEAR	THERMAL EMITTANCE INITIAL	THERMAL EMITTANCE 3 YEAR	SRI INITIAL	SRI 3 YEAR
0676-0041a	GAF	**Timberline® Cool Series®** Cool Barkwood **Timberline CS®** Cool Barkwood	Asphalt Shingle	Brown	0.27	0.26	0.90	0.92	27	27
0676-0042a	GAF	**Timberline® Cool Series®** Weathered Wood **Timberline CS®** Weathered Wood	Asphalt Shingle	Multicolor	0.28	0.27	0.92	0.90	30	28

COLOR SCHEME 1

Composition Shingles
GAF Roofing
Weathered Wood

Stucco Smooth Finish
SW 7011 Natural Choice (254-C6)

Horizontal Lap Siding
SW 7011 Natural Choice (254-C6)

Board & Batten Vertical Siding
SW 7011 Natural Choice (254-C6)

Fascia
SW 7069 Iron Ore (251-C7)

Solid Core Entry Door / Accent
SW 7069 Iron Ore (251-C7)

COLOR SCHEME 2

Composition Shingles
GAF Roofing
Weathered Wood

Stucco Smooth Finish
SW 7011 Natural Choice (254-C6)

Horizontal Lap Siding
SW 7011 Natural Choice (254-C6)

Board & Batten Vertical Siding
SW 6164 Svelte Sage (212-C3)

Fascia
SW 7069 Iron Ore (251-C7)

Solid Core Entry Door / Accent
SW 7645 Thunder Gray (278-C1)

COLOR SCHEME 3

Composition Shingles
GAF Roofing
Weathered Wood

Stucco Smooth Finish
SW 7011 Natural Choice (254-C6)

Horizontal Lap Siding
SW 7011 Natural Choice (254-C6)

Board & Batten Vertical Siding
SW 7047 Porpoise (245-C6)

Fascia
SW 7069 Iron Ore (251-C7)

Solid Core Entry Door / Accent
SW 2817 Rookwood Amber (311)

Note: *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

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Calabasas, CA 91302

COLOR & MATERIALS
A4.06

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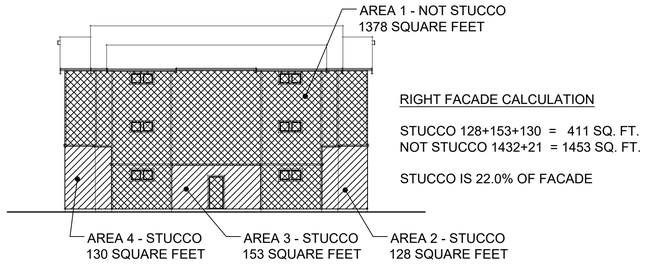


RIGHT FACADE CALCULATION

STUCCO 128+153+130 = 411 SQ. FT.
NOT STUCCO 1432+21 = 1453 SQ. FT.

STUCCO IS 22.0% OF FACADE

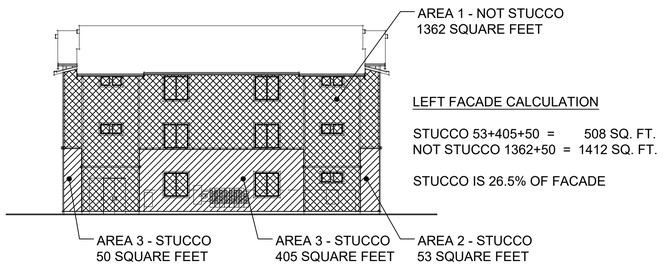
Ⓒ EAST ELEVATION

REAR FACADE CALCULATION

STUCCO = 1531 SQ. FT.
NOT STUCCO 3512+290 = 3802 SQ. FT.

STUCCO IS 28.7% OF FACADE

Ⓑ NORTH ELEVATION

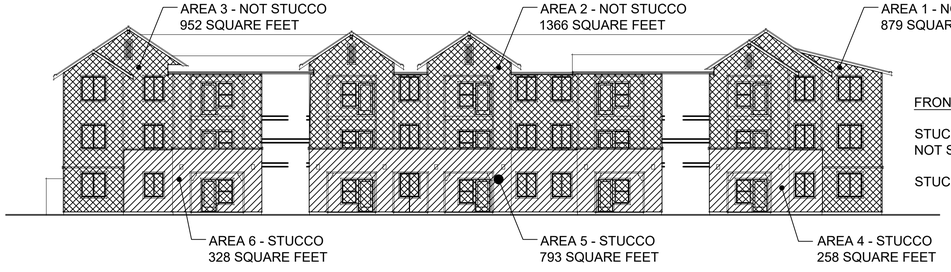


LEFT FACADE CALCULATION

STUCCO 53+405+50 = 508 SQ. FT.
NOT STUCCO 1362+50 = 1412 SQ. FT.

STUCCO IS 26.5% OF FACADE

Ⓒ WEST ELEVATION



FRONT FACADE CALCULATION

STUCCO 258+793+328 = 1379 SQ. FT.
NOT STUCCO 879+1366+952+232 = 3429 SQ. FT.

STUCCO IS 28.7% OF FACADE

Ⓐ SOUTH ELEVATION (FRONT)

NORTH

0 4' 8' 12' 16' 32'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 1 - STUCCO ANALYSIS
A4.08

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Calabasas, CA 91302

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

ALLOWABLE OPENING AREA FOR EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE - CBC TABLE 705.8 .

- THERE IS NO LIMIT ON THE ALLOWABLE OPENING AREA, THE FIRE SEPARATION DISTANCE IS GREATER THAN 25 FEET TO THE CENTERLINE OF THE ADJACENT PUBLIC WAY (HIGHWAY 101)

Ⓐ NORTH ELEVATION

NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 1 - ALLOWABLE OPENINGS (NORTH ELEVATION)
A4.09

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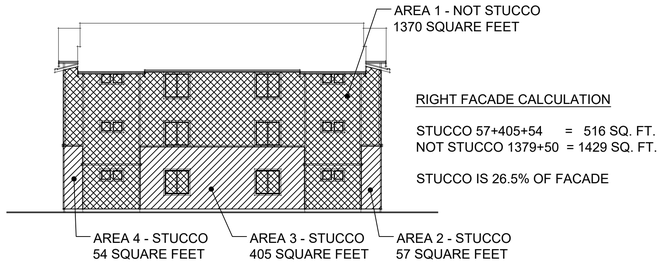


RIGHT FACADE CALCULATION

STUCCO 57+405+54 = 516 SQ. FT.
NOT STUCCO 1379+50 = 1429 SQ. FT.

STUCCO IS 26.5% OF FACADE

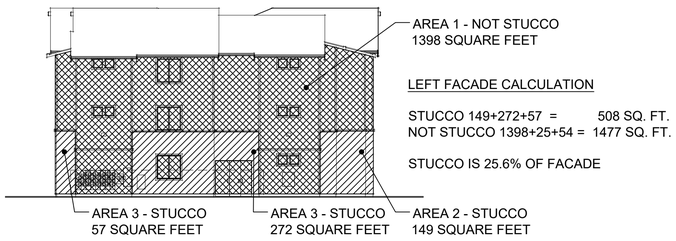
Ⓒ WEST ELEVATION

REAR FACADE CALCULATION

STUCCO 328+942+328 = 1598 SQ. FT.
NOT STUCCO 956+1674+952+310 = 2402 SQ. FT.

STUCCO IS 39.9% OF FACADE

Ⓑ SOUTH ELEVATION



LEFT FACADE CALCULATION

STUCCO 149+272+57 = 508 SQ. FT.
NOT STUCCO 1398+25+54 = 1477 SQ. FT.

STUCCO IS 25.6% OF FACADE

Ⓒ EAST ELEVATION

FRONT FACADE CALCULATION

STUCCO 328+902+261+65 = 1556 SQ. FT.
NOT STUCCO 3845+310 = 4155 SQ. FT.

STUCCO IS 27.2% OF FACADE

Ⓐ NORTH ELEVATION (FRONT)

NORTH

0 4' 8' 12' 16' 32'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 2 - STUCCO ANALYSIS
A4.10

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Calabasas, CA 91302

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
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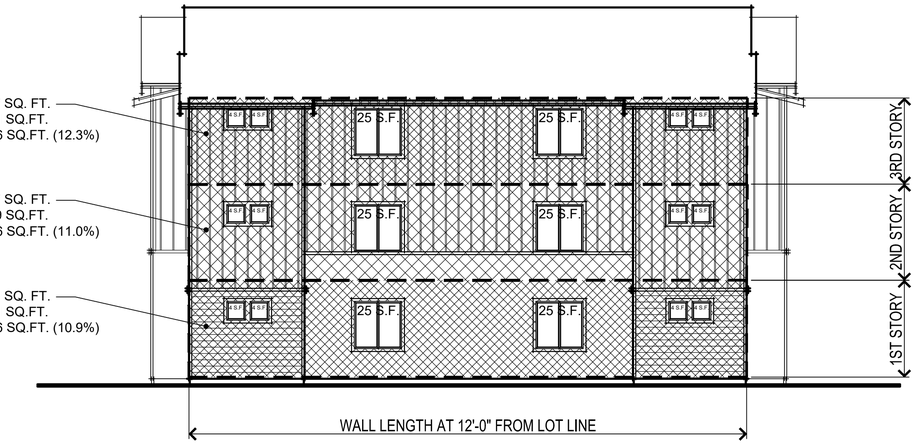
WALL AREA = 537 SQ. FT.
45% MAX OPENINGS = 241 SQ.FT.
ACTUAL OPENINGS = 66 SQ.FT. (12.3%)

WALL AREA = 597 SQ. FT.
45% MAX OPENINGS = 269 SQ.FT.
ACTUAL OPENINGS = 66 SQ.FT. (11.0%)

WALL AREA = 602 SQ. FT.
45% MAX OPENINGS = 271 SQ.FT.
ACTUAL OPENINGS = 66 SQ.FT. (10.9%)



Ⓐ WEST ELEVATION

ALLOWABLE OPENING AREA FOR EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE - CBC TABLE 705.8 .

- THERE IS NO LIMIT ON THE ALLOWABLE OPENING AREA, THE FIRE SEPARATION DISTANCE IS GREATER THAN 25 FEET TO THE CENTERLINE OF THE ADJACENT PUBLIC WAY (FLOOD PARK)

Ⓑ SOUTH ELEVATION (PARK)

NORTH

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 2 - ALLOWABLE OPENINGS (SOUTH & WEST ELEVATION)
A4.11

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Brentwood, CA 94513
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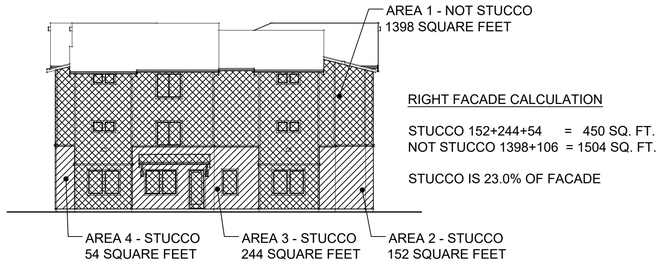
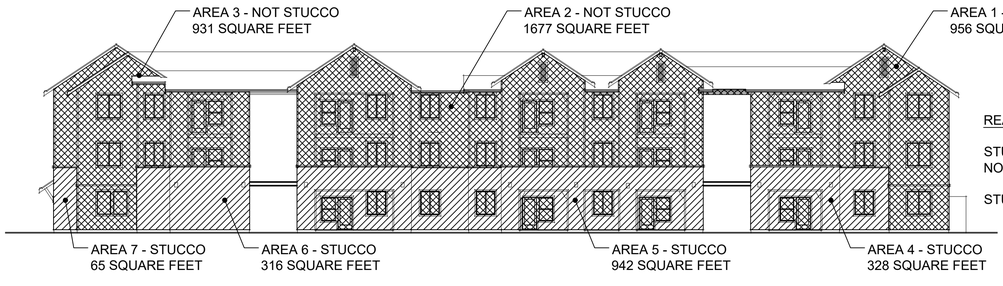


RIGHT FACADE CALCULATION

STUCCO 152+244+54 = 450 SQ. FT.
NOT STUCCO 1398+106 = 1504 SQ. FT.

STUCCO IS 23.0% OF FACADE

Ⓒ WEST ELEVATION

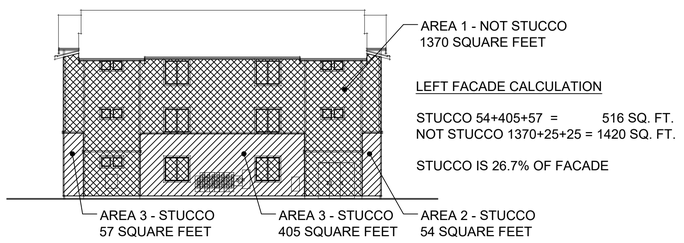


REAR FACADE CALCULATION

STUCCO 328+942+316+65 = 1651 SQ. FT.
NOT STUCCO 956+1677+931+252 = 3816 SQ. FT.

STUCCO IS 30.2% OF FACADE

Ⓑ SOUTH ELEVATION

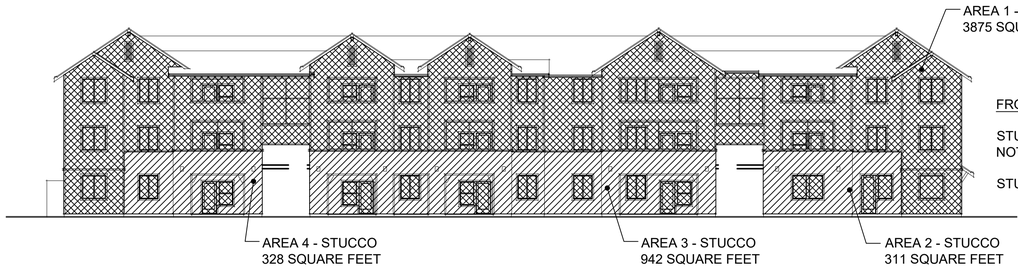


LEFT FACADE CALCULATION

STUCCO 54+405+57 = 516 SQ. FT.
NOT STUCCO 1370+25+25 = 1420 SQ. FT.

STUCCO IS 26.7% OF FACADE

Ⓒ EAST ELEVATION



FRONT FACADE CALCULATION

STUCCO 311+942+328 = 1581 SQ. FT.
NOT STUCCO 3875+323 = 4198 SQ. FT.

STUCCO IS 27.4% OF FACADE

Ⓐ NORTH ELEVATION (FRONT)

NORTH

0 4' 8' 12' 16' 32'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - STUCCO ANALYSIS
A4.12

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Calabasas, CA 91302

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
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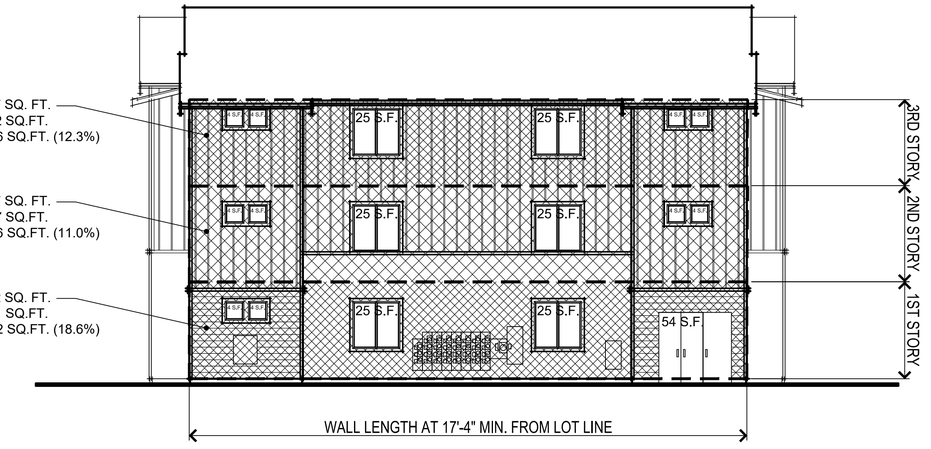
WALL AREA = 537 SQ. FT.
75% MAX OPENINGS = 402 SQ.FT.
ACTUAL OPENINGS = 66 SQ.FT. (12.3%)

WALL AREA = 597 SQ. FT.
75% MAX OPENINGS = 447 SQ.FT.
ACTUAL OPENINGS = 66 SQ.FT. (11.0%)

WALL AREA = 602 SQ. FT.
75% MAX OPENINGS = 451 SQ.FT.
ACTUAL OPENINGS = 112 SQ.FT. (18.6%)



Ⓐ EAST ELEVATION

ALLOWABLE OPENING AREA FOR EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE - CBC TABLE 705.8 .

- THERE IS NO LIMIT ON THE ALLOWABLE OPENING AREA, THE FIRE SEPARATION DISTANCE IS GREATER THAN 25 FEET TO THE CENTERLINE OF THE ADJACENT PUBLIC WAY (FLOOD PARK)

Ⓑ SOUTH ELEVATION (PARK)

0 2' 4' 6' 8' 16'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

BUILDING 3 - ALLOWABLE OPENINGS (SOUTH & EAST ELEVATION)
A4.13

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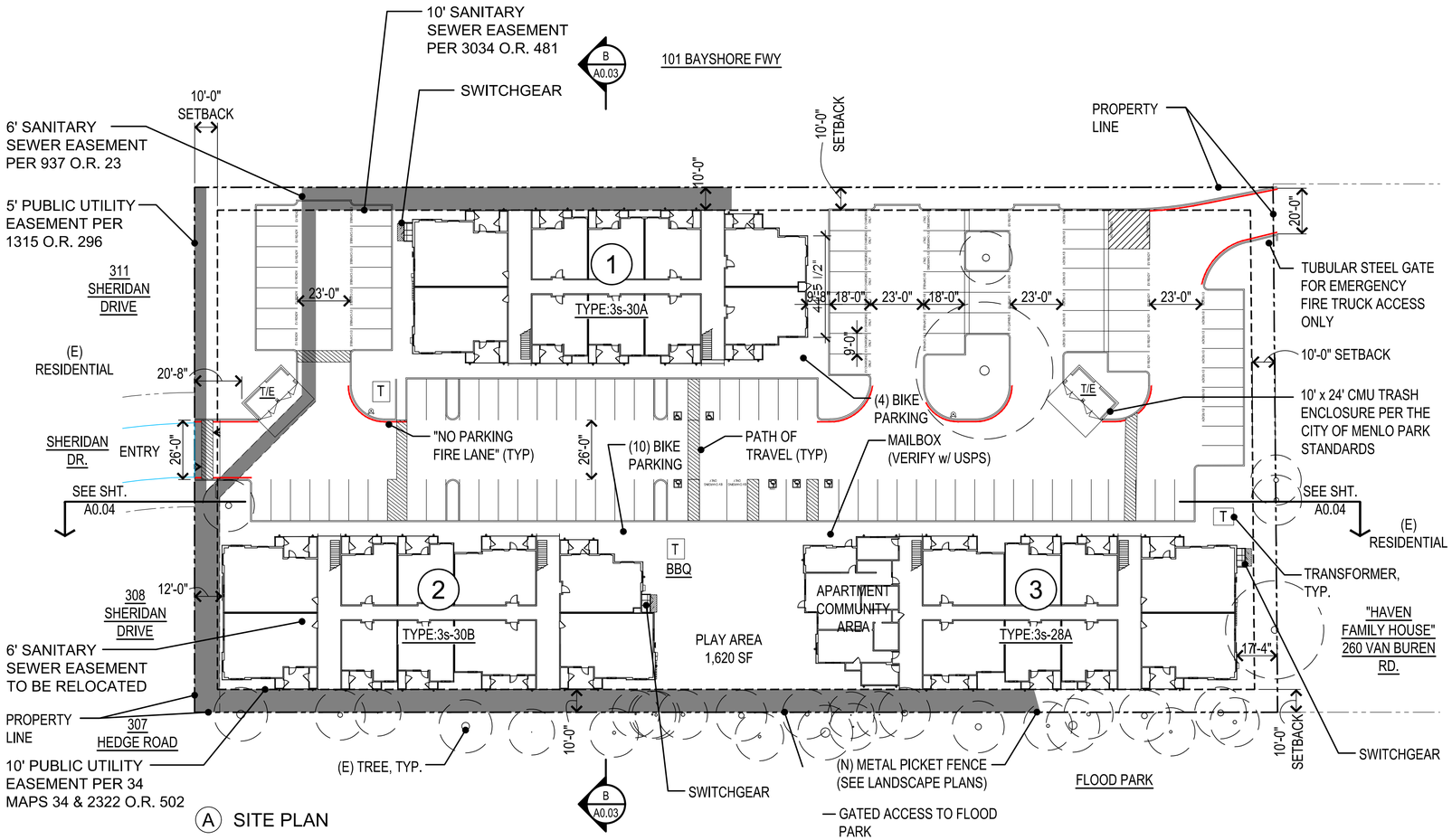

A SITE PLAN

MAILBOX STATION

FINISH TO BE BLACK

B MAIL BOX AND BUILDING ADDRESS

NORTH

0 5' 10' 20' 30' 60'

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

POSTAL MAILBOX EXHIBIT
A4.14

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LEED BD+C: Homes and Multifamily Lowrise v4 - LEED v4

Sheridan Drive Apartments Scorecard (ID:)

Project Address , **Sheridan Drive Apartments, 321 Sheridan Drive Menlo Park, CA**

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.

Total		Certification Level:	Not Certified		Verified	0

Integrative Process		Preliminary	Y	2 of 2	M	0	Verified	0
IPc	Integrative Process			2 of 2		0		

Location and Transportation		Preliminary	Y	8 of 15	M	6	Verified	0
LTp	Floodplain Avoidance			Required				Not Verified
LTc	LEED for Neighborhood Development			0 of 15		0		
LTc	Site Selection			5 of 8		1		
LTc	Compact Development			3 of 3		1		
LTc	Community Resources			0 of 2		1		
LTc	Access to Transit			0 of 2		1		

Sustainable Sites		Preliminary	Y	4 of 7	M	3.5	Verified	0
SSp	Construction Activity Pollution Prevention			Required				Not Verified
SSp	No Invasive Plants			Required				Not Verified
SSc	Heat Island Reduction			0 of 2		1		
SSc	Rainwater Management			2 of 3		0		
SSc	Nontoxic Pest Control			2 of 2		0.5		

Water Efficiency		Preliminary	Y	10 of 12	M	0	Verified	0
WEp	Water Metering			Required				Not Verified
WEc	Total Water Use			0 of 12		0		
WEc	Indoor Water Use			6 of 6		0		
WEc	Outdoor Water Use			4 of 4		0		

Energy and Atmosphere		Preliminary	Y	14 of 38	M	7	Verified	0
EAp	Minimum Energy Performance			Required				Not Verified
EAp	Energy Metering			Required				Not Verified
EAp	Education of the Homeowner, Tenant or Building Manager			Required				Not Verified
EAc	Annual Energy Use			9 of 29		0		
EAc	Efficient Hot Water Distribution System			2 of 5		0		
EAc	Advanced Utility Tracking			1 of 2		1		
EAc	Active Solar-Ready Design			0 of 1		1		
EAc	HVAC Start-Up Credentialing			0 of 1		1		
EAc	Lighting			0 of 2		0		
EAc	High-Efficiency Appliances			2 of 2		0		

Materials and Resources		Preliminary	Y	3 of 10	M	3	Verified	0
MRp	Certified Tropical Wood			Required				Not Verified
MRp	Durability Management			Required				Not Verified
MRc	Durability Management Verification			1 of 1		0		
MRc	Environmentally Preferable Products			1 of 4		3.5		
MRc	Construction Waste Management			1 of 3		2		
MRc	Material-Efficient Framing			0 of 2		2		

Indoor Environmental Quality		Preliminary	Y	11.5 of 16	M	4	Verified	0
EQp	Ventilation			Required				Not Verified
EQp	Combustion Venting			Required				Not Verified
EQp	Garage Pollutant Protection			Required				Not Verified
EQp	Radon-Resistant Construction			Required				Not Verified
EQp	Air Filtering			Required				Not Verified
EQp	Environmental Tobacco Smoke			Required				Not Verified
EQp	Compartmentalization			Required				Not Verified
EQc	Enhanced Ventilation			3 of 3		0		
EQc	Contaminant Control			0.5 of 2		0		
EQc	Balancing of Heating and Cooling Distribution Systems			1 of 3		1		
EQc	Enhanced Compartmentalization			0 of 1		0		
EQc	Enhanced Combustion Venting			2 of 2		0		
EQc	Enhanced Garage Pollutant Protection			2 of 2		0		
EQc	Low-Emitting Products			3 of 3		0		

Innovation		Preliminary	Y	1 of 6	M	5	Verified	0
INp	Preliminary Rating			Required				Not Verified
INc	Innovation			0 of 5		4		
INc	LEED Accredited Professional			1 of 1		0		

Regional Priority		Preliminary	Y	0 of 4	M	4	Verified	0
RPc	Regional Priority			0 of 4		4		

Point Floors	
The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	No
The project earned at least 3 points in Water Efficiency	No
The project earned at least 3 points in Indoor Environmental Quality	No

Total		Preliminary	Y	53.5 of 110	M	56.5	Verified	0

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

399.265
Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

LEED CHECKLIST
A5.01

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26050 Mureau Road, Suite 101,
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PARKING SUMMARY				
Parking				108
Accessible Stalls - CBC 11B-208.2.3.2		2%	3	5
Accessible Stalls - Van				1
Accessible EV Chargers - 5% (EVSC)				1
Accessible EV Chargers - Van (EVSC)				1
Total Proposed Parking Spaces				**116**
Total Required Per SDBL	1 SPACES PER 1 BED UNIT	1	42	42
	1.5 SPACES PER 2 & 3 BED UNIT	1.5	46	69
				111

EV PARKING SUMMARY		
		Total
EV Capable - 10% (EVC)	13	13
EV Ready - 25% (EVR)	29	29
EV Chargers - 5% (EVSC)	7	7
Accessible EV Chargers - 5% (EVSC)	1	1
Accessible EV Chargers - Van (EVSC)	1	1
Total		**51**

BICYCLE PARKING:

SHORT TERM: 14 BICYCLE PARKING
LONG TERM: 88 BICYCLE PARKING IN UNIT STORAGE ON BALCONY

AREAS:

HARDSCAPE AREA: 80,024 S.F.
LANDSCAPE AREA: 28,700 S.F.

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

LEED Site Plan
A5.02

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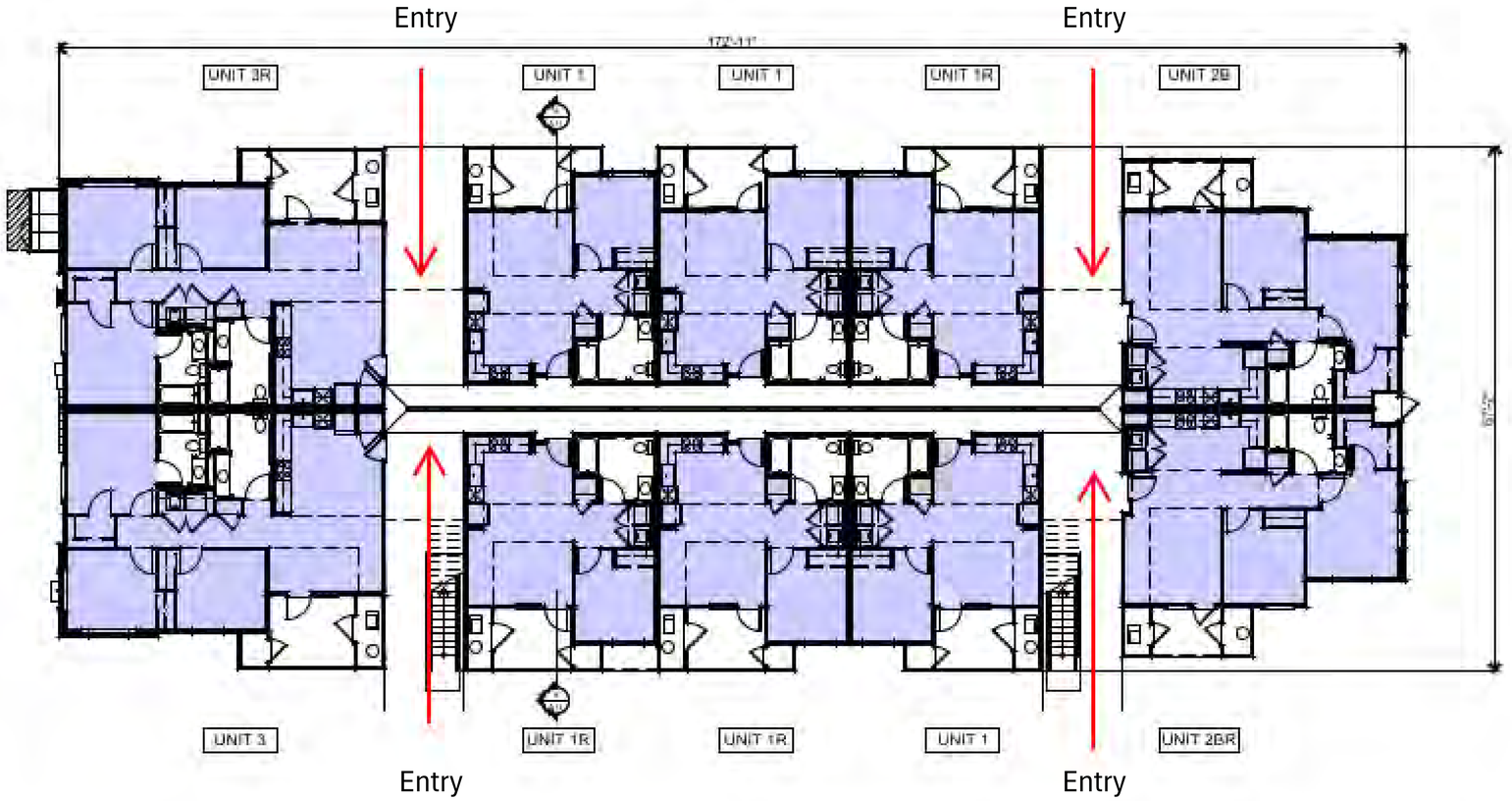
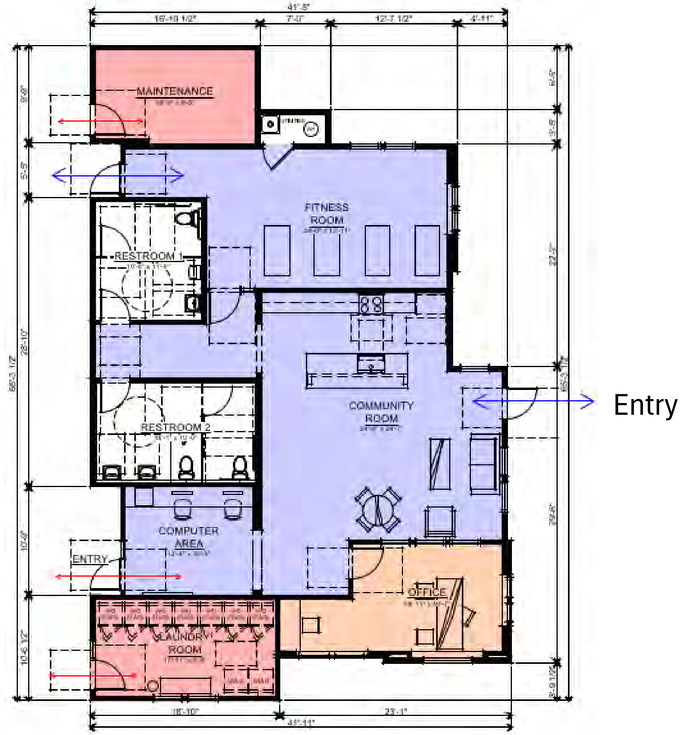


Residential Building Floor Plan, Typ.



Community Center Floor Plan

Regularly Occupied Space Table

Spaces	Number of units	Total SF	Unoccupied Spaces	Regularly Occupied Spaces per Unit	Total Occupied Spaces per Unit
1 Bedroom Unit	42	600	100	500	21000
2 Bedroom Unit	12	848	207	641	7692
	11	860	176	684	7524
3 Bedroom Unit	23	1118	259	859	19757
Community Center	1	22717	315	22402	22402
Total Area of Regularly Occupied space					78375

LEED Floor Plan legend

- Shared / Multi-Occupant spaces
- Individual / Single-occupant spaces
- Trash / Recycling area
- Janitor / Laundry Room
- Primary Entry / Exit
- Secondary Entry / Exit
- Emergency Exit only

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

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CRRC PROD ID.	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI	
					INITIAL	3 YEAR	INITIAL	3 YEAR	INITIAL	3 YEAR
0676-0041a	GAF	**Timberline® Cool Series®** Cool Barkwood **Timberline CS®** Cool Barkwood	Asphalt Shingle	Brown	0.27	0.26	0.90	0.92	27	27
0676-0042a	GAF	**Timberline® Cool Series®** Weathered Wood **Timberline CS®** Weathered Wood	Asphalt Shingle	Multicolor	0.28	0.27	0.92	0.90	30	28

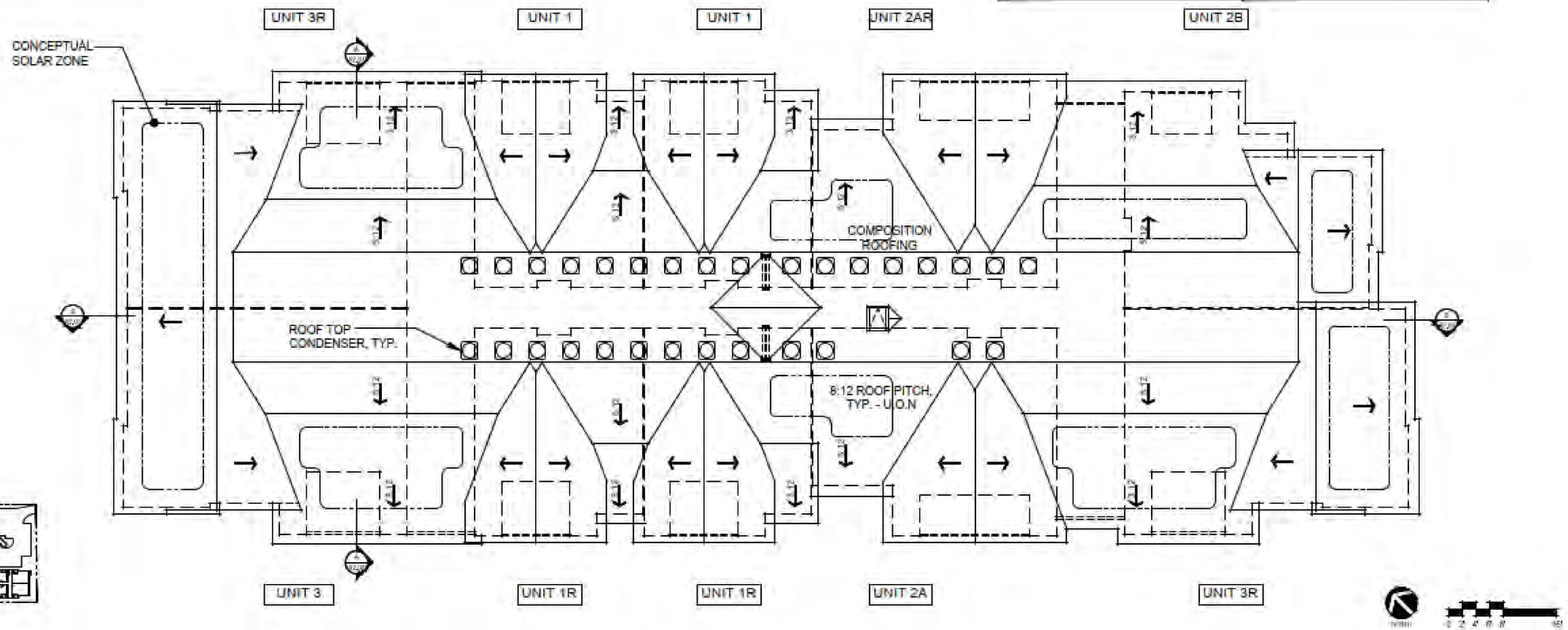
Composition Shingles
GAF Roofing
Weathered Wood

NOTE:

ROOFTOP EQUIPMENT WILL COMPLY WITH THE NOISE LIMITATION OF 50 dBA AT 50 FEET.

ROOF AREA CALCULATIONS:

ROOFING MEMBRANE:	11,729 S.F.
WALKING PAD:	479 S.F.
MECHANICAL EQUIPMENT:	188 S.F.
TOTAL:	12,396 S.F.



399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

LEED Roof Plan
A5.04

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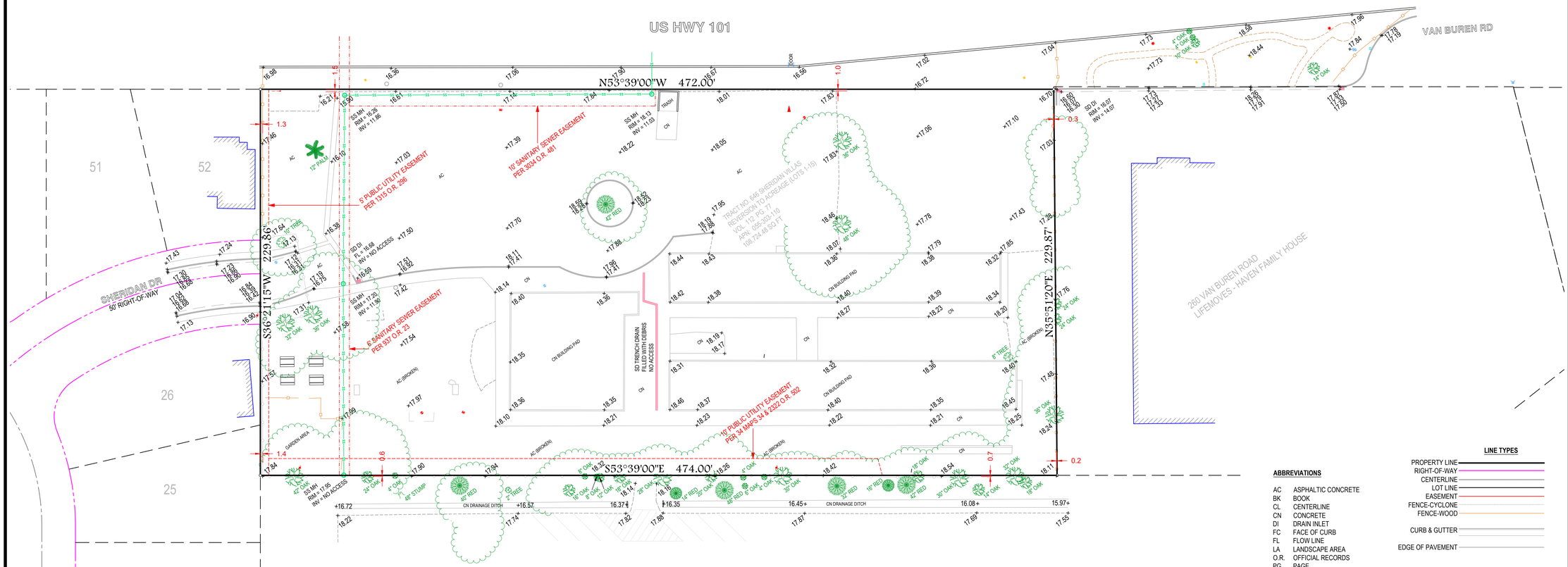


TITLE COMMITMENT

TITLE COMPANY: FIRST AMERICAN TITLE COMPANY

TITLE REPORT NUMBER: NCS-1102437-LA2

DATED: DECEMBER 13, 2021

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE ABOVE REFERENCED TITLE REPORT, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. ***ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.***

EASEMENTS

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS. (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):

9. AN EASEMENT FOR RIGHT OF WAY 6 FEET WIDE FOR SEWER CROSSING AND INCIDENTAL PURPOSES,
RECORDED DECEMBER 09, 1940 IN BOOK 937, PAGE 23 OF OFFICIAL RECORDS.
IN FAVOR OF: MENLO PARK SANITARY DISTRICT OF THE COUNTY OF SAN MATEO, A BODY POLITIC
AFFECTS: AS DESCRIBED THEREIN
10. AN EASEMENT FOR RIGHT OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND TELEPHONE AND TELEGRAPH SERVICES AND INCIDENTAL PURPOSES, RECORDED JANUARY 06, 1947 IN BOOK 1315, PAGE 296 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC TELEPHONE AND
TELEGRAPH COMPANY, CALIFORNIA CORPORATIONS
AFFECTS: NORTHWESTERLY 5 FEET
11. EFFECT OF RECORDING MAP ENTITLED "TRACT NO. 646, SHERIDAN VILLAS, SAN MATEO COUNTY, CALIFORNIA", FILED MARCH 07, 1952 IN BOOK 34 OF MAPS, PAGE 34. SHERIDAN DRIVE IS DEDICATED TO PUBLIC USE BY SAD MAP; ALSO PUBLIC UTILITY EASEMENTS 10 FEET WIDE ALONG THE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY BOUNDARIES OF PROPERTY HEREIN, AND PUBLIC UTILITY EASEMENT 6 FEET WIDE ALONG BOUNDARY BETWEEN LOTS 7 AND 8 ARE DEDICATED TO PUBLIC USE. CERTIFICATE ON SAID MAP FURTHER RECITES: "WE (THE OWNERS) HEREBY RELINQUISH AND DEDICATE TO THE COUNTY OF SAN MATEO, ALL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE NORTHEASTERLY BOUNDARY LINES OF LOTS 1 TO 7, INCLUSIVE. IT IS THE INTENTION OF THIS CERTIFICATE TO RELINQUISH SUCH RIGHTS OF INGRESS TO AND EGRESS FROM THE PROPERTY NORTHEASTERLY OF SAID LOTS, AS MAY BE APPURTENANT TO SAID MENTIONED LOTS." RESOLUTION NO. 6811 BY THE BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA
RECORDED: NOVEMBER 06, 1952
INSTRUMENT NO.: 40613-K IN BOOK 2322 OF OFFICIAL RECORDS, PAGE 502, RECORDS OF SAN MATEO COUNTY, CALIFORNIA,
ABANDONS "SHERIDAN DRIVE, IN ITS ENTIRETY AS SHOWN ON SAID MAP; SIX FOOT WIDE PUBLIC UTILITY
EASEMENT LYING BETWEEN LOTS 7 AND 8 IN SAID SUBDIVISION; AND TEN FOOT PUBLIC UTILITY EASEMENT ALONG THE REAR LOT LINES OF LOTS 1 THROUGH 9 INCLUSIVE, AS SHOWN ON SAID MAP."
12. AN EASEMENT FOR A PERPETUAL EASEMENT 10 FEET WIDE FOR SANITARY SEWER LINE AND INCIDENTAL PURPOSES,
RECORDED JUNE 04, 1956 AS INSTRUMENT NO. 59038-N IN BOOK 3034, PAGE 481 OF OFFICIAL RECORDS.
IN FAVOR OF: THE MENLO PARK SANITARY DISTRICT OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, A BODY POLITIC
AFFECTS: PORTION OF THE NORTHEASTERLY BOUNDARY

0 30 60 Feet

SURVEY NOTES

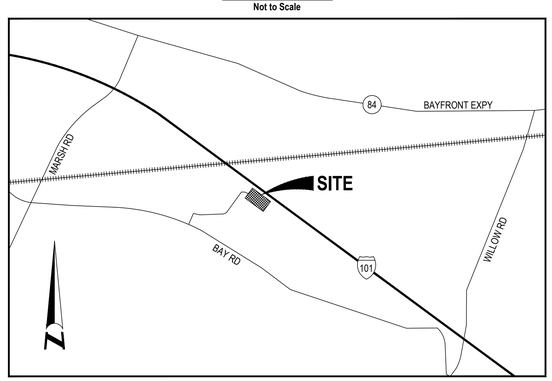
1. DUE TO A LACK OF AVAILABLE MONUMENTATION THIS BOUNDARY SURVEY WAS DEVELOPED FROM A DOUBLE SPLIT OF IMPROVEMENTS ALONG HEDGE ROAD, AS SHOWN ON "TRACT NO. 560 SUBURBAN PARK" RECORDED IN BOOK 25 OF MAPS AT PAGE 66, SAN MATEO COUNTY RECORDERS OFFICE.
2. THE NEAREST FIRE HYDRANTS ARE LOCATED 177 FEET TO THE NORTHWEST AT THE CORNER OF SHERIDAN DR AND HEDGE RD, AND 273 FEET SOUTHEAST AT THE HAVEN HOUSE TRAFFIC CIRCLE (NORTHWEST END OF VAN BUREN RD).
3. THIS PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD), AS LOCATED ON FEMA FIRM MAP 06081C0306F DATED 4/5/2019.
4. 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 THIS SURVEY TO BE RETRACED.

REFERENCES

1. "TRACT NO. 560 SUBURBAN PARK" - 25 MAPS 66 (BASIS OF BEARINGS)
2. "TRACT NO. 646 SHERIDAN VILLAS" - 34 MAPS 34
3. "TRACT NO. 646 SHERIDAN VILLAS REVERSION TO ACREAGE" - VOL. 112 PG. 77
4. "RECORD OF SURVEY BELLE HAVEN CITY" - VOL. 8 PG. 75

VICINITY MAP

Not to Scale



ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BK	BOOK
CL	CENTERLINE
CN	CONCRETE
DI	DRAIN INLET
FC	FACE OF CURB
FL	FLOW LINE
LA	LANDSCAPE AREA
O.R.	OFFICIAL RECORDS
PG	PAGE
P.O.B.	POINT OF BEGINNING
PL	PROPERTY LINE
PLN	PLANTER
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
TBC	TOP BACK OF CURB
TBRC	TOP BACK ROLLED CURB
TE	TRASH ENCLOSURE
TYP	TYPICAL

LINE TYPES

PROPERTY LINE
RIGHT-OF-WAY
CENTERLINE
LOT LINE
EASEMENT
FENCE-CYCLONE
FENCE-WOOD
CURB & GUTTER
EDGE OF PAVEMENT

LINE TYPES UTILITIES

UG-SD
UG-SS
UG-H2O
UG-GAS
UG-TV
UG-TEL
UG-E
UNKNOWN
OVERHEAD

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND MONUMENT IN WELL AS DESCRIBED
- FOUND CUT "X" AS DESCRIBED
- DIMENSION POINT-NOTHING FOUND OR SET
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM DRAIN CLEAN OUT
- SEWER MANHOLE
- SEWER CLEAN OUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER BOX OR METER
- WATER VALVE ASSEMBLY
- WATER MARK
- GROUND WATER MONITORING WELL
- ELECTRIC BOX OR VAULT
- PULL BOX
- TRANSFORMER
- UTILITY POLE
- LIGHT
- TRAFFIC SIGNAL
- ELECTRIC MANHOLE
- TELEPHONE\COMMUNICATION BOX
- TELEPHONE MANHOLE
- TELEVISION BOX
- TELEVISION MANHOLE
- GAS VALVE
- GAS METER
- SIGN
- ACCESSIBLE PARKING OR RAMP
- PARKING METER
- VAULT\BOX UNKNOWN
- MANHOLE UNKNOWN
- BOLLARD

NO.	DATE	REVISION

BENCHMARK:

NGS BENCHMARK: X572 RESET
PID - "DG6890"

ELEVATION = 9.30 FEET (NAVD88)

BASIS OF BEARINGS:

THE SAME AS THAT SHOWN ON "TRACT NO. 560 - SUBURBAN PARK" RECORDED IN BOOK 25 OF MAPS AT PAGE 66

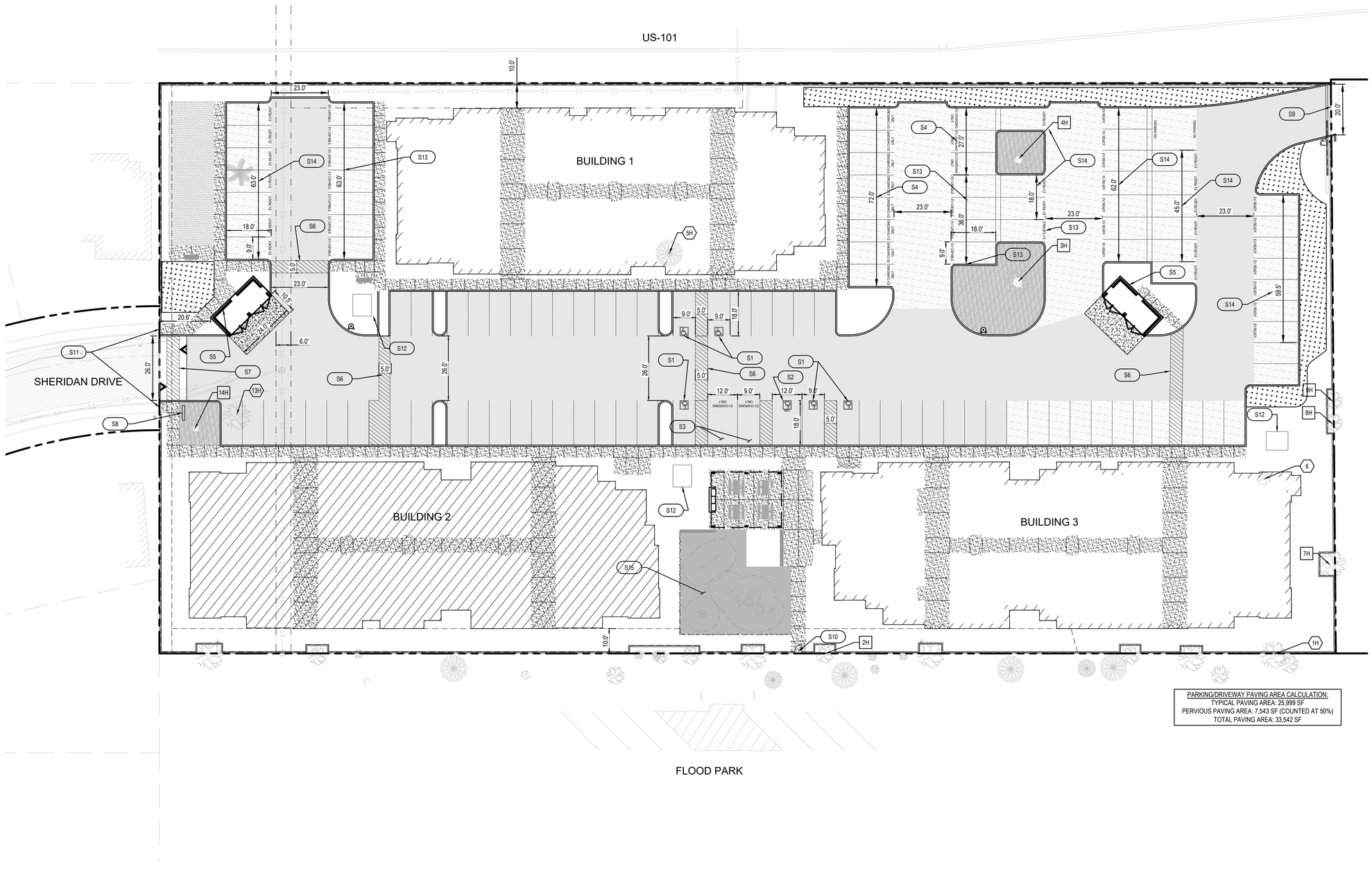
DATE: 07-01-2023
SCALE: 1" = 30'
FIELD BOOK: N/A
DRAWING NO. : 0149-002
DRAWN BY: J. Houston

BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT
321 Sheridan Drive
City of Menlo Park County of San Mateo California

Morrow Surveying
LAND SURVEYORS

1255 Starboard Drive
West Sacramento ~ CA ~ 95691
Phone: 916-372-8124
Email: matt@morrowsurveying.com
www.morrowsurveying.com



LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- CURB
- ASPHALT PAVEMENT
- BIORETENTION
- BUILDING FOOTPRINT
- TURF, SEE LANDSCAPE DETAILS.
- CONCRETE PAVING, SEE LANDSCAPE DETAILS.
- MULCH AROUND HERITAGE TREE, SEE LANDSCAPE DETAILS.
- RUBBERIZED PLAY SURFACING, SEE LANDSCAPE DETAILS.
- POROUS ASPHALT PAVING.

SITE PLAN KEY NOTES

- S1 STANDARD ACCESSIBLE PARKING.
- S2 STANDARD VAN ACCESSIBLE PARKING.
- S3 STANDARD ACCESSIBLE EVCS PARKING.
- S4 STANDARD EVCS PARKING.
- S5 TRASH ENCLOSURE WITH CONCRETE APRON.
- S6 STRIPED CROSSWALK, CURB RAMPS EITHER END.
- S7 RAISED CROSSWALK.
- S8 ENTRY SIGN.
- S9 GATE TO ADJACENT PROPERTY FOR EMERGENCY VEHICLE ACCESS ONLY.
- S10 PEDESTRIAN GATE TO FLOOD PARK.
- S11 CONNECT PROPOSED SIDEWALKS TO EXISTING SIDEWALKS ALONG SHERIDAN DRIVE.
- S12 PAD-MOUNTED TRANSFORMER.
- S13 EV CAPABLE PARKING STALL.
- S14 EV READY PARKING STALL.
- S15 PLAY AREA, SEE LANDSCAPE PLANS.

TREE LEGEND

- (X) EXISTING TREE TO BE REMOVED. TREE NUMBER CORRESPONDS TO ARBORIST REPORT.
- [X] EXISTING TREE TO BE PROTECTED. TREE NUMBER CORRESPONDS TO ARBORIST REPORT. PROVIDE TREE PROTECTION PER ARBORIST REPORT.

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

PRELIMINARY SITE PLAN
C-1

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San Francisco, CA 94105
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GRADING GENERAL NOTES

1. PROVIDE STRAIGHT LINE GRADING BETWEEN SPOT ELEVATIONS AND CONTOUR LINES.
2. SURFACE CROSS SLOPES OF SIDEWALKS SHALL NOT EXCEED 2%.
3. FOUNDATION EXCAVATION SHOULD BE OBSERVED BY A GEOTECHNICAL ENGINEER.
4. EXCAVATIONS BELOW THE EXISTING TRENCHES SHOULD BE OUTSIDE AN IMAGINARY PLANE EXTENDING OUT AND DOWN FROM THE OUTSIDE-BOTTOM EDGE OF THE EXISTING TRENCH AT A SLOPE OF 1V:1H.
5. COORDINATE WITH LANDSCAPE PLANS FOR GRADING IN THE LANDSCAPE AREAS AND PLANTERS.
6. COORDINATE WITH LANDSCAPE PLANS FOR SIDEWALK FINISH.
7. ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT, UNLESS OTHERWISE NOTED.

US-101

SHERIDAN DRIVE

FLOOD PARK

20.0 FF
BUILDING 1

18.6 FF
BUILDING 2

19.0 FF
BUILDING 3

LEGEND

- PROPERTY LINE.
- GRADE BREAK.
- 100 PROPOSED CONTOUR
- 100 EXISTING CONTOUR
- FS 100.00 PROPOSED ELEVATION
- FS (100.0±) EXISTING ELEVATION
- 2.00% PROPOSED SLOPE
- (2.0%)± EXISTING SLOPE
- 100.0 FF FINISHED FLOOR ELEVATION
- ASPHALT PAVEMENT.
- BIORETENTION
- BUILDING FOOTPRINT
- TURF, SEE LANDSCAPE DETAILS.
- CONCRETE PAVING, SEE LANDSCAPE DETAILS.
- MULCH, SEE LANDSCAPE DETAILS.
- RUBBERIZED PLAY SURFACING, SEE LANDSCAPE DETAILS.
- POROUS ASPHALT PAVEMENT
- DS ROOF DOWNSPOUT LOCATION

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

PRELIMINARY GRADING AND DRAINAGE PLAN

C-2

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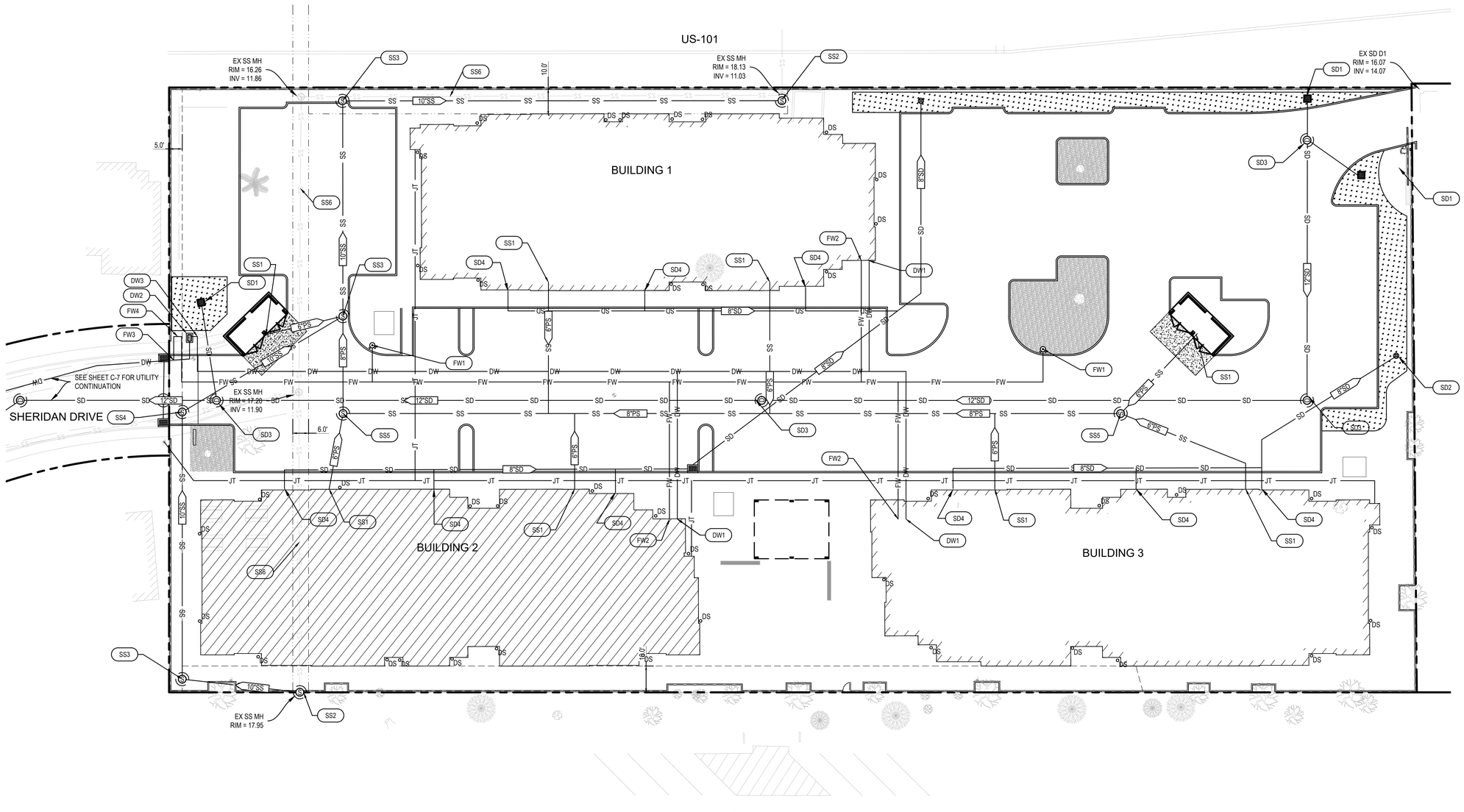

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING SANITARY SEWER PIPE
- 10"SS — PUBLIC SEWER MAIN
- 10"PS — PRIVATE SEWER PIPE
- FW — 6" FIRE WATER PIPE
- DW — 6" DOMESTIC WATER PIPE
- JT — JOINT TRENCH UTILITIES
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN INLET
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- BIORETENTION
- BUILDING FOOTPRINT
- DS — ROOF DOWNSPOUT LOCATION

UTILITY PLAN KEY NOTES

FW1	FIRE HYDRANT.
FW2	FIRE WATER POINT OF CONNECTION TO BUILDING.
FW3	CONNECT FIRE WATER SERVICE TO PROPOSED 8" PVC WATER MAIN.
FW4	INSTALL RPDA DEVICE IN LANDSCAPING BEHIND SIDEWALK.
DW1	DOMESTIC WATER POINT OF CONNECTION TO BUILDING.
DW2	CONNECT DOMESTIC WATER SERVICE TO EXISTING 6" PVC WATER MAIN. INSTALL WATER METER BEHIND SIDEWALK.
DW3	INSTALL RP DEVICE IN LANDSCAPING BEHIND SIDEWALK.
SS1	SANITARY SEWER POINT OF CONNECTION TO BUILDING.
SS2	REPLACE EXISTING WBSD SEWER MANHOLE AND RE-ALIGN EXISTING 10" SEWER MAIN.
SS3	INSTALL NEW WBSD SEWER MANHOLE.
SS4	INSTALL NEW WBSD SEWER MANHOLE. INTERCEPT EXISTING SEWER MAIN FROM SHERIDAN DRIVE.
SD1	24"X24" BIORETENTION OVERFLOW INLET, SET 6" ABOVE BIORETENTION BOTTOM.
SD2	POP-UP EMITTER STRUCTURE IN BIORETENTION. ROOF AND OTHER SURFACE DRAINAGE DISCHARGES INTO BIORETENTION FOR TREATMENT.
SD3	STORM DRAIN MANHOLE.
SD4	CONNECT ROOF DRAINS AND CONVEY TO BIORETENTION AREA FOR TREATMENT.

NOTES

1. IRRIGATION IN THE PUBLIC RIGHT OF WAY SHALL COMPLY WITH CITY STANDARD DETAILS LS-1 THROUGH LS-19 AND SHALL BE CONNECTED TO THE ON-SITE WATER SYSTEM.

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

PRELIMINARY UTILITY PLAN
C-3

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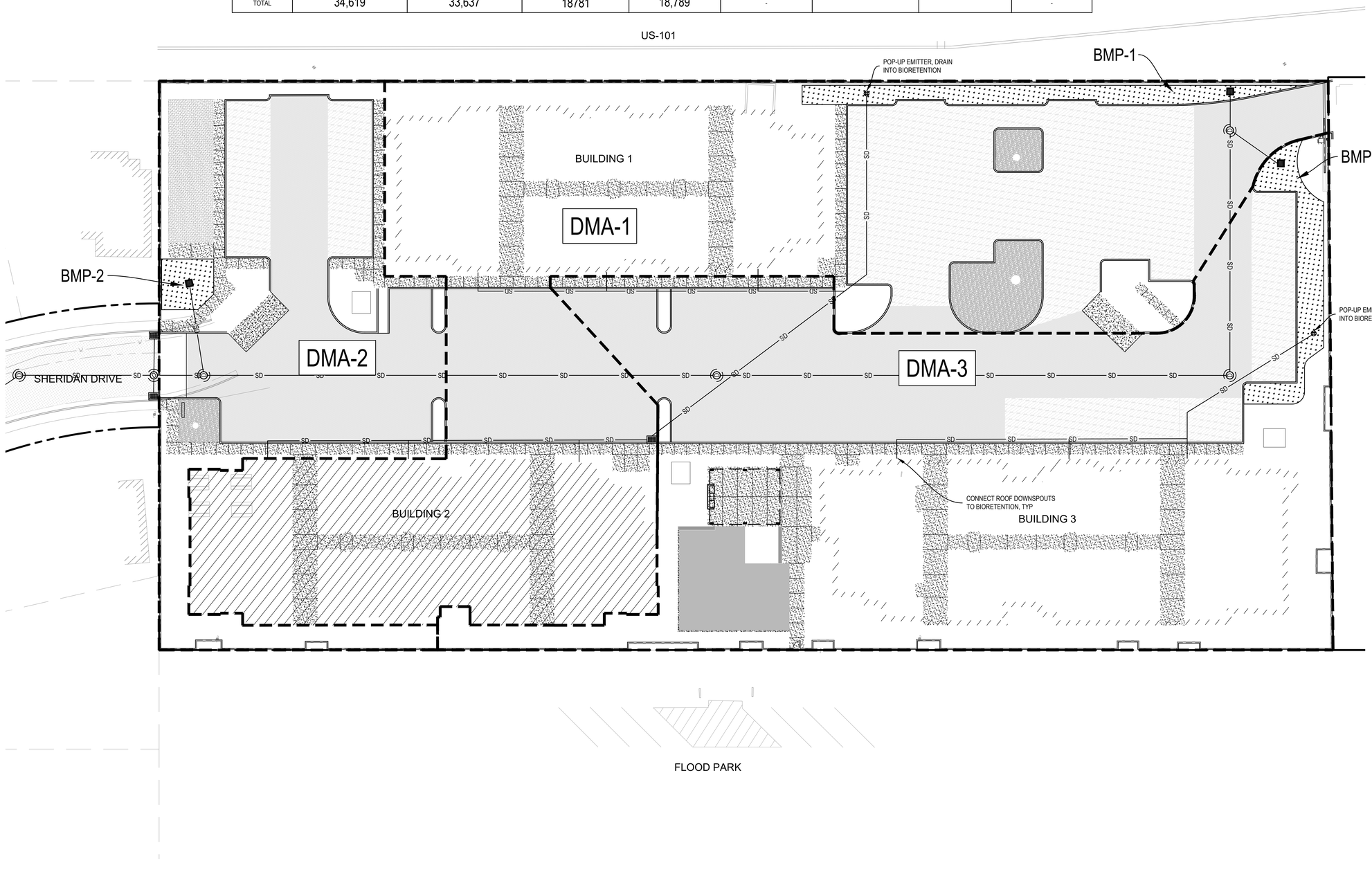
DMA	ROOF AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	LANDSCAPE (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED BMP AREA (SF)	PROVIDED BMP AREA (SF)	BMP TYPE BIORETENTION
DMA-1	22,765	8719	10459	5,477	33,078	1,323	1,323	BMP-1
DMA-2	0	9,348	3835	4,274	10,159	406	411	BMP-2
DMA-3	11,854	15,570	4487	9,038	28777	1,151	1,156	BMP-3
TOTAL	34,619	33,637	18781	18,789	-			-



LEGEND

- PROPERTY LINE
- DMA BOUNDARY
- EXISTING TRENCH DRAIN
- EXISTING STORM DRAIN INLET
- ASPHALT PAVEMENT (IMPERVIOUS)
- BIORETENTION (BMP)
- BUILDING FOOTPRINT (IMPERVIOUS)
- TURF, SEE LANDSCAPE DETAILS. (PERVIOUS)
- CONCRETE PAVING, SEE LANDSCAPE DETAILS. (IMPERVIOUS)
- MULCH, SEE LANDSCAPE DETAILS. (PERVIOUS)
- RUBBERIZED PLAY SURFACING, SEE LANDSCAPE DETAILS. (PERVIOUS
- POROUS ASPHALT (PERVIOUS)

NOTES

1. SINCE THE PROJECT DISTURBS MORE THAN 1-ACRE, A CONSTRUCTION GENERAL PERMIT IS REQUIRED. SUBMIT A COPY OF NOTICE OF INTENT (NOI) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEFORE A GRADING OR BUILDING PERMIT IS ISSUED.
2. PER THE CHANGES TO THE MUNICIPAL REGIONAL PERMIT 3.0, PROVISION C.3, IF THE SAMPLING OF THIS PROJECT FOR PCB's EXCEEDS THE THRESHOLD OF 50 PPM, THIS PROJECT SHALL BE SUBJECT TO MORE STRINGENT INSPECTION AND BMP REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
   - 2.1. DEMO PRE-CONSTRUCTION SWPPP INSPECTION,
   - 2.2. ONE MONTHLY SWPPP INSPECTION THROUGH WET AND DRY SEASON UNTIL DEMO IS COMPLETE,
   - 2.3. DAILY SWEEPING OF PROJECT AND ADJACENT STREETS DURING DEMOLITION PHASE USING VACUUM OR REGENERATIVE AIR SWEEPERS TO EFFECTIVELY REMOVE SEDIMENT, DUST AND DEBRIS THROUGHOUT THE GENERAL DEMOLITION PHASE,
   - 2.4. COVER DEMOLITION DEBRIS WITH AN IMPERMEABLE LINER (OR EQUIVALENT) AT ALL TIMES,
   - 2.5. ENHANCED BMP REQUIREMENTS ON ALL SWPPP'S IN BUILDING PERMIT DRAWING SETS

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

PRELIMINARY STORMWATER CONTROL PLAN
C-4

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Calabasas, CA 91302

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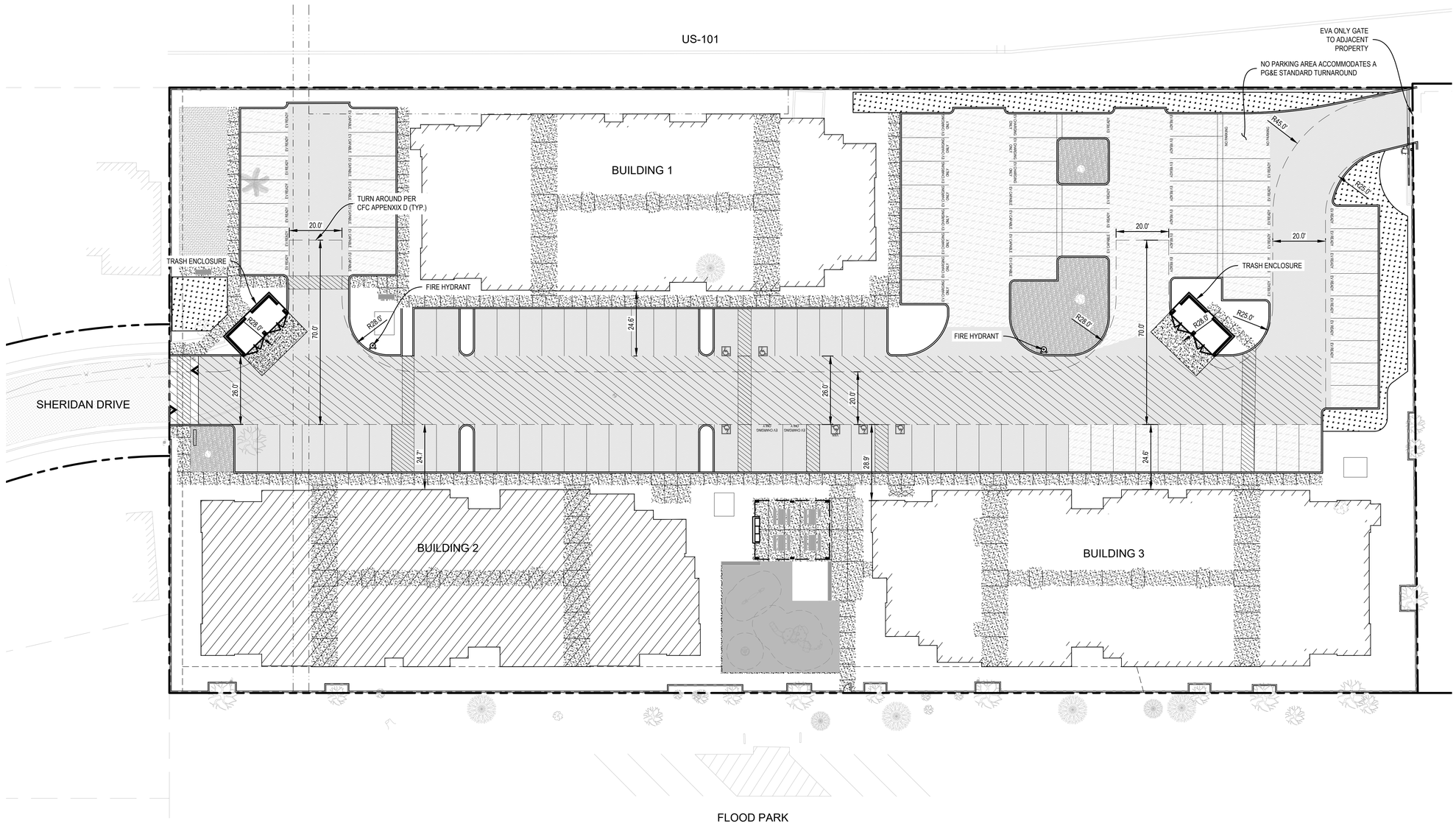

LEGEND

- PROPERTY LINE
- ASPHALT PAVEMENT
- BIORETENTION
- BUILDING FOOTPRINT
- TURF, SEE LANDSCAPE DETAILS.
- CONCRETE PAVING, SEE LANDSCAPE DETAILS.
- GRAVEL, SEE LANDSCAPE DETAILS.
- RUBBERIZED PLAY SURFACING, SEE LANDSCAPE DETAILS.
- POROUS ASPHALT PAVING.
- 26' WIDE AERIAL APPARATUS ACCESS ROAD

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

PRELIMINARY VEHICULAR CIRCULATION PLAN
C-5

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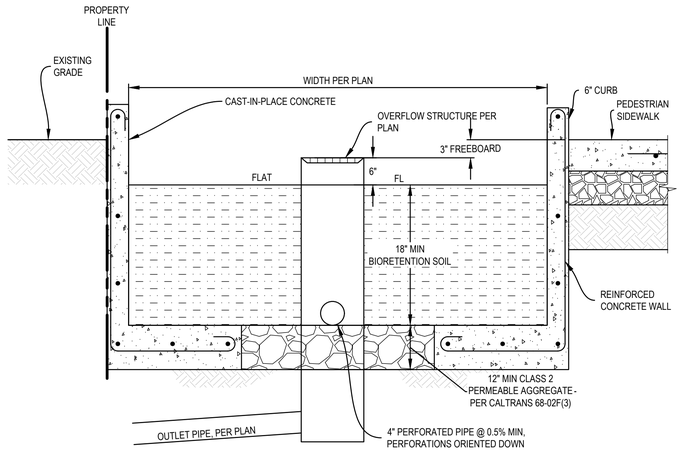
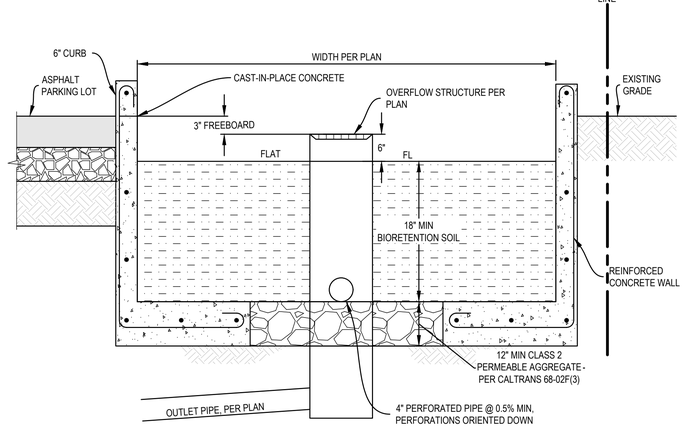


NOTES:

1. LAY PERFORATED PIPE ALONG FULL LENGTH OF PLANTER AND CONNECT TO OVERFLOW DRAIN. PROVIDE CLEANOUT AT OPPOSITE END.
2. AS NEEDED, PROVIDE CURB CUTS TO ALLOW SHEET FLOW DRAINAGE TO ENTER BIORETENTION AREA. PLACE APPROXIMATELY 24"x30" AREA OF COBBLE FOR EROSION PROTECTION AT CURB CUT.

2 BIORETENTION AREA (BMP-2)

N.T.S.

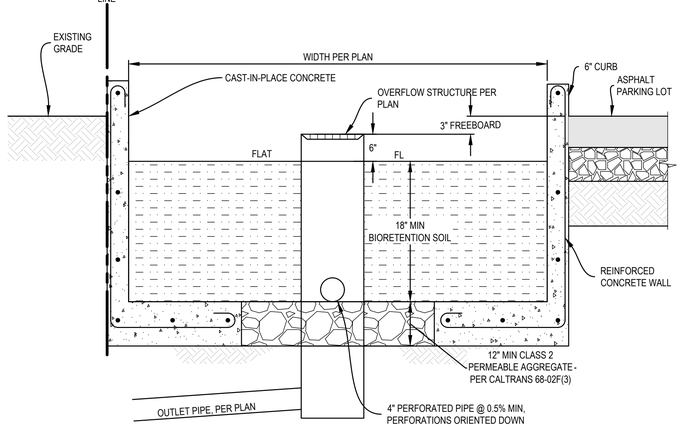


NOTES:

1. LAY PERFORATED PIPE ALONG FULL LENGTH OF PLANTER AND CONNECT TO OVERFLOW DRAIN. PROVIDE CLEANOUT AT OPPOSITE END.
2. AS NEEDED, PROVIDE CURB CUTS TO ALLOW SHEET FLOW DRAINAGE TO ENTER BIORETENTION AREA. PLACE APPROXIMATELY 24"x30" AREA OF COBBLE FOR EROSION PROTECTION AT CURB CUT.

3 BIORETENTION AREA (BMP-3)

N.T.S.



NOTES:

1. LAY PERFORATED PIPE ALONG FULL LENGTH OF PLANTER AND CONNECT TO OVERFLOW DRAIN. PROVIDE CLEANOUT AT OPPOSITE END.
2. AS NEEDED, PROVIDE CURB CUTS TO ALLOW SHEET FLOW DRAINAGE TO ENTER BIORETENTION AREA. PLACE APPROXIMATELY 24"x30" AREA OF COBBLE FOR EROSION PROTECTION AT CURB CUT.

1 BIORETENTION AREA (BMP-1)

N.T.S.

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

PRELIMINARY DETAILS

C-6

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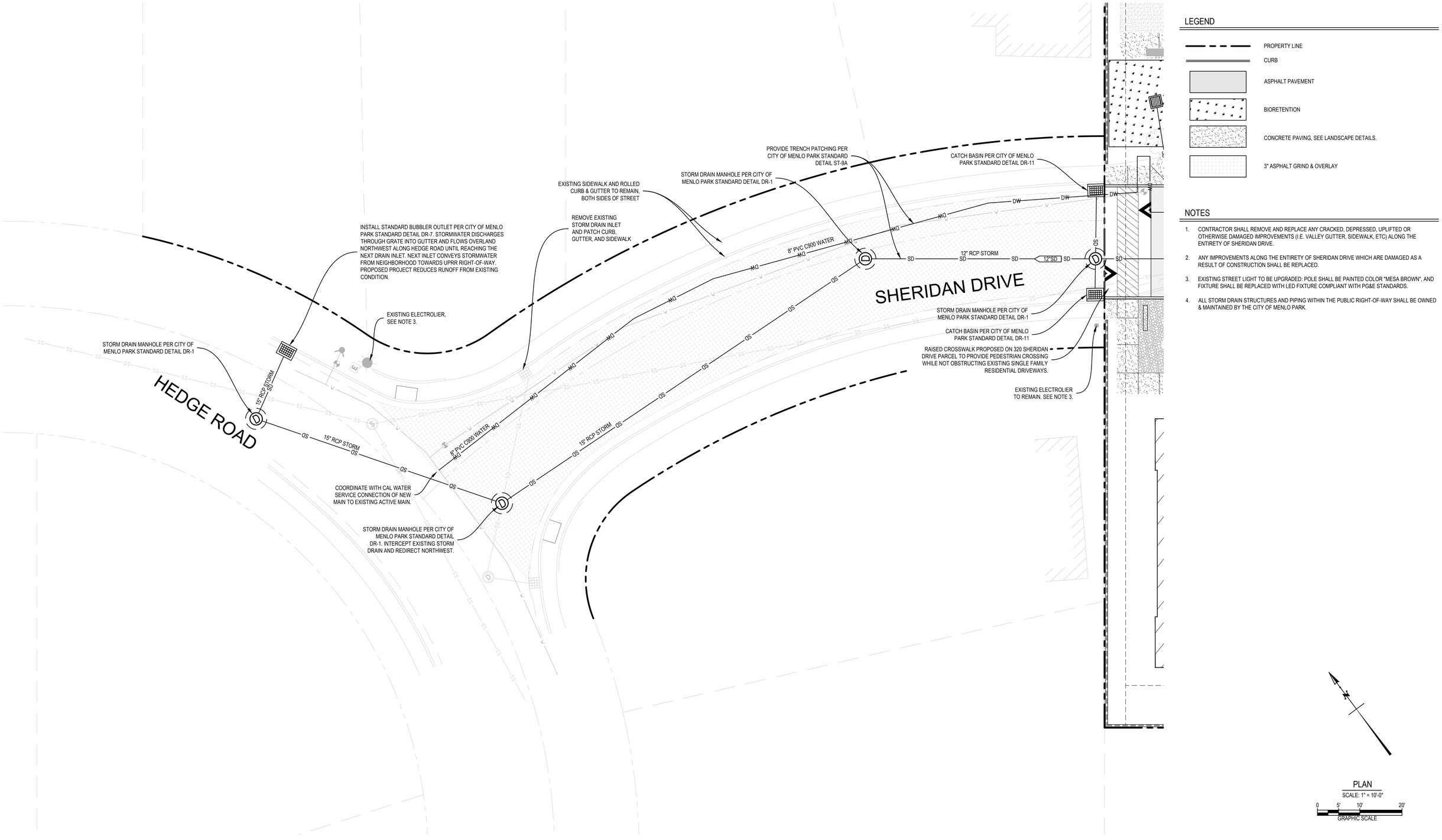

LEGEND

- PROPERTY LINE
- CURB
- ASPHALT PAVEMENT
- BIORETENTION
- CONCRETE PAVING, SEE LANDSCAPE DETAILS.
- 3" ASPHALT GRIND & OVERLAY

NOTES

1. CONTRACTOR SHALL REMOVE AND REPLACE ANY CRACKED, DEPRESSED, UPLIFTED OR OTHERWISE DAMAGED IMPROVEMENTS (I.E. VALLEY GUTTER, SIDEWALK, ETC) ALONG THE ENTIRETY OF SHERIDAN DRIVE.
2. ANY IMPROVEMENTS ALONG THE ENTIRETY OF SHERIDAN DRIVE WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED.
3. EXISTING STREET LIGHT TO BE UPGRADED: POLE SHALL BE PAINTED COLOR "MESA BROWN", AND FIXTURE SHALL BE REPLACED WITH LED FIXTURE COMPLIANT WITH PG&E STANDARDS.
4. ALL STORM DRAIN STRUCTURES AND PIPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED & MAINTAINED BY THE CITY OF MENLO PARK.

PLAN
SCALE: 1" = 10'-0"
0 5' 10' 20'
GRAPHIC SCALE

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

PRELIMINARY FRONTAGE IMPROVEMENT PLAN

C-7

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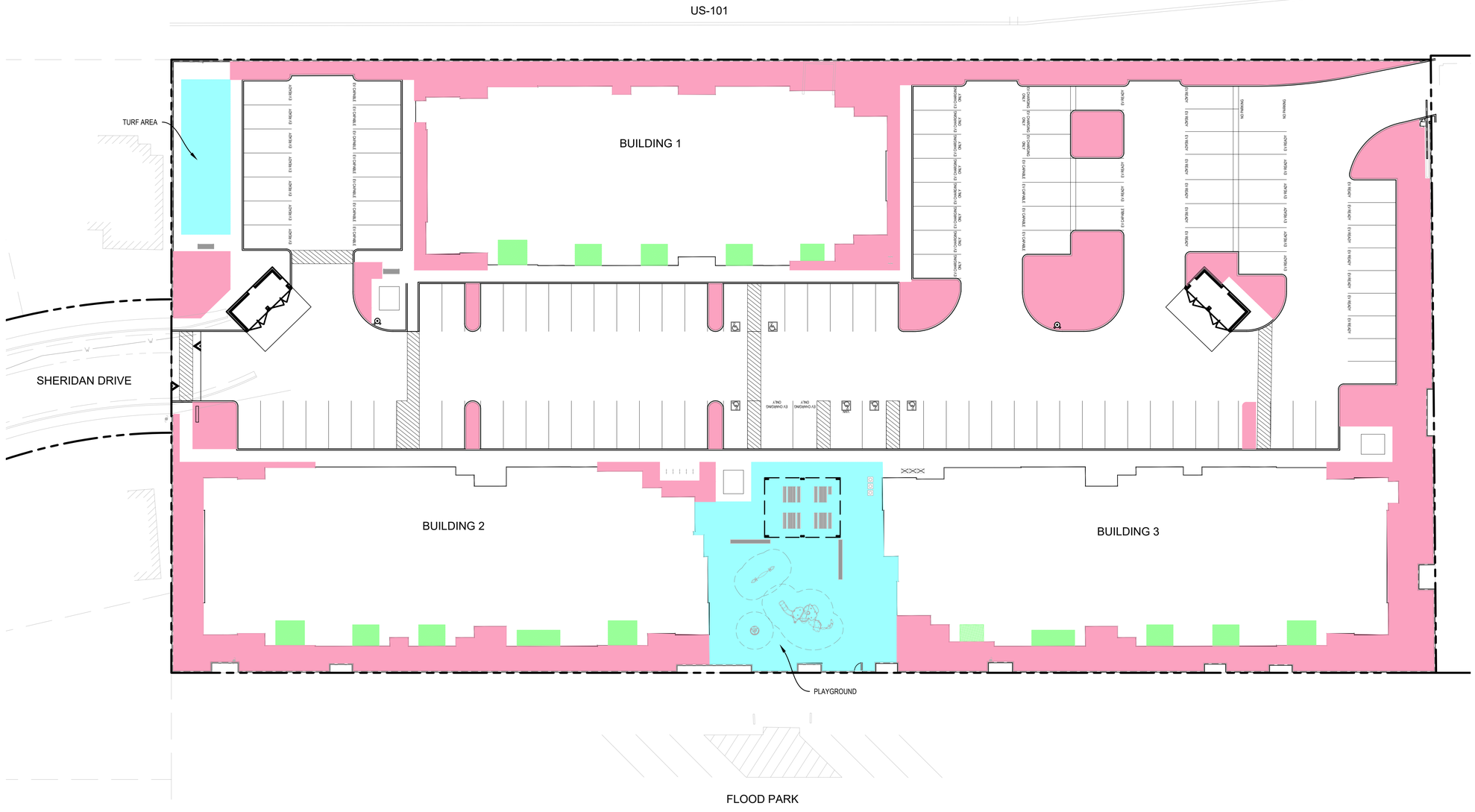

LEGEND

- PROPERTY LINE
- PATIO, ALL 3 FLOORS (PRIVATE OPEN SPACE)
- PATIO, TOP 2 FLOORS ONLY (PRIVATE OPEN SPACE)
- PROGRAMMED COMMON OPEN SPACE
- LANDSCAPED COMMON OPEN SPACE

OPEN SPACE CALCULATIONS

PRIVATE OPEN SPACE CALCULATIONS

L1: STOOP PATIOS (28) , TOTAL = 2,340 SF
L2: BALCONY PATIOS (15), TOTAL = 1,265 SF
L3: BALCONY PATIOS (15), TOTAL = 1,265 SF

TOTAL PRIVATE OPEN SPACE = 4,870 SF

TOTAL PRIVATE OPEN SPACE / TOTAL UNITS = 4,870 SF / 88 UNITS = 55.3 SF / UNIT

REQUIRED PRIVATE OPEN SPACE / UNIT = 80 SF / UNIT

TOTAL PRIVATE OPEN SPACE / UNIT < REQUIRED PRIVATE OPEN SPACE / UNIT -----> CALC TOTAL O.S.

COMMON OPEN SPACE CALCULATIONS

L1 TURF AREA = 1,060 SF
L1 PLAYGROUND = 5,088 SF

TOTAL PROGRAMMED COMMON OPEN SPACE = 6,148 SF

TOTAL LANDSCAPED COMMON OPEN SPACE = 16,900 SF

SUMMARY
TOTAL SITE AREA = 108,724 SF
TOTAL PRIVATE OPEN SPACE AREA = 4,870 SF (4.5%)
TOTAL PROGRAMMED COMMON OPEN SPACE AREA = 6,148 SF (5.7%)
TOTAL LANDSCAPED COMMON OPEN SPACE AREA = 16,900 SF (15.5%)
TOTAL OPEN SPACE AREA = 27,918 SF (25.7%)

REQUIRED TOTAL OPEN SPACE AREA = 25% OF SITE AREA = 27,181 SF

TOTAL OPEN SPACE AREA > REQUIRED TOTAL OPEN SPACE AREA -----> OKAY

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

OPEN SPACE CALCULATIONS
C-8

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Calabasas, CA 91302

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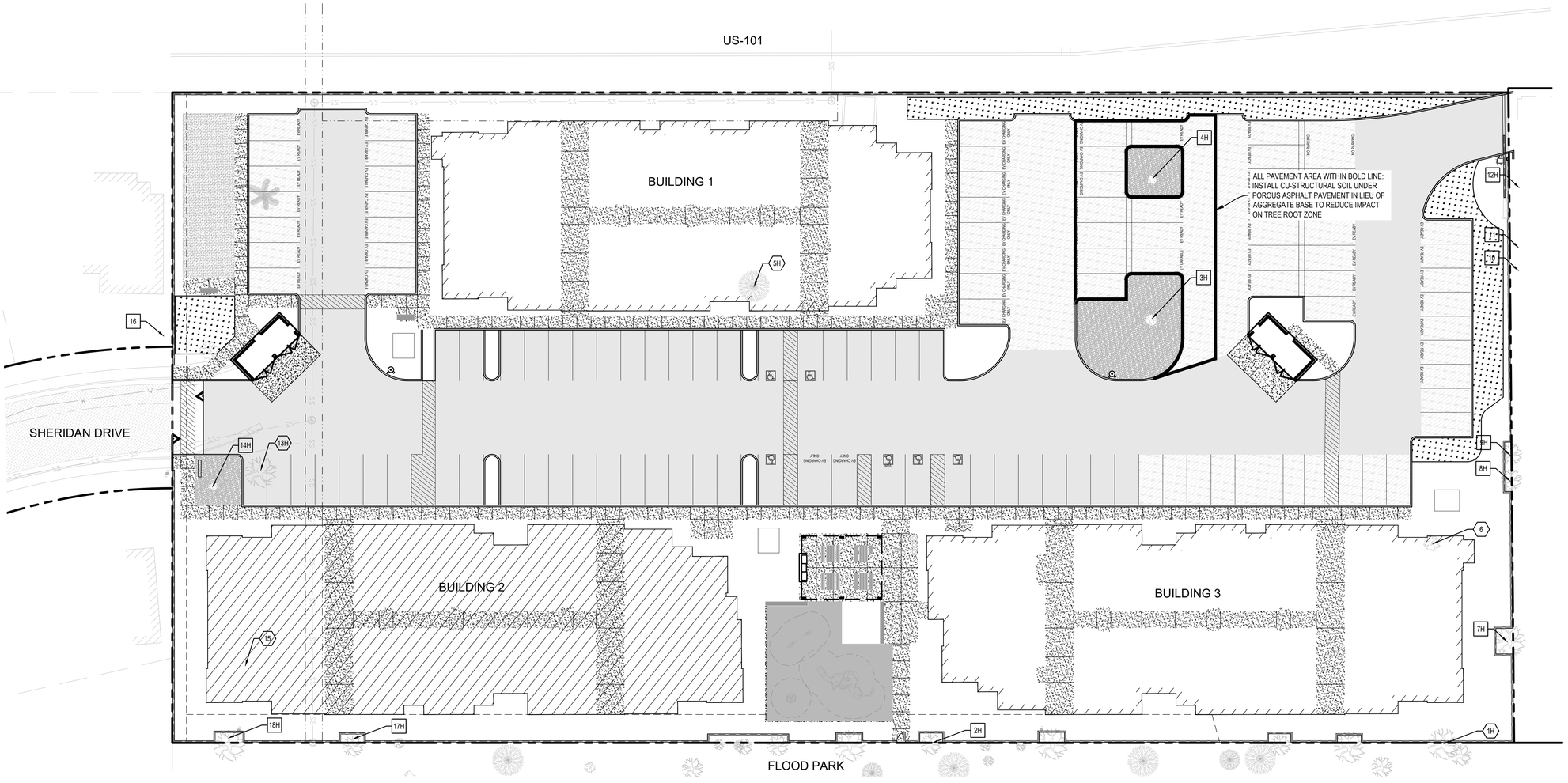

LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT
- CURB
- ASPHALT PAVEMENT
- BIORETENTION
- BUILDING FOOTPRINT
- TURF, SEE LANDSCAPE DETAILS.
- CONCRETE PAVING, SEE LANDSCAPE DETAILS.
- GRAVEL, SEE LANDSCAPE DETAILS.
- RUBBERIZED PLAY SURFACING, SEE LANDSCAPE DETAILS.
- POROUS ASPHALT PAVING.

TREE LEGEND

(6) EXISTING TREE TO BE REMOVED. TREE NUMBER CORRESPONDS TO ARBORIST REPORT.

[9H] EXISTING TREE TO BE PROTECTED. TREE NUMBER CORRESPONDS TO ARBORIST REPORT. PROVIDE TREE PROTECTION PER ARBORIST REPORT.

ARBORIST CONTACT:
BO FIRESTONE TREES & GARDENS
2150 LACEY DRIVE, MILPITAS, CA 95035
E: BUSARA@BOFIRESTONE.COM
C: (408) 497-7158
WWW.BOFIRESTONE.COM

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

399.265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

SITE TREE PLAN
C-9

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San Francisco, CA 94105
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PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ)

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. They are established and inspected prior to the start of work. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills. **The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits.**

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

<u>The following activities are prohibited inside the Tree Protection Zone. DO NOT:</u>

- Place heavy machinery for excavation
- Allow runoff or spillage of damaging materials
- Store or stockpile materials, tools, or soil
- Park or drive vehicles
- Trench, dig, or otherwise excavate without first obtaining authorization from the City Arborist or Project Arborist
- Change soil grade
- Trench with a machine
- Allow fires under and adjacent to trees
- Discharge exhaust into foliage
- Direct runoff towards trees
- Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist
- Secure cable, chain, or rope to trees
- Apply soil sterilant under pavement near existing trees

Specific recommended protection for trees is as follows:

- **Trees 1H, #2H, #7H – 9H, #2437H – 2438, #2441H - #2448H, and #2450H (mix of neighboring trees):** These neighboring trees may be fenced as a group within the same perimeter. Establish standard TPZ fencing radius to 15 feet, or to the greatest extent possible as limited by the proposed work and property lines. Where limitations existed, I recommended TPZ Wrap in addition to the standard fencing for **Tree #2H** to better protect this relatively valuable tree adjacent to the work. Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility. DO NOT drive fasteners into the tree. **Please see attached "TPZ Trunk Wrap" specification for best-practice method using dimensional lumber.**

- **Tree #3H (42" coast live oak):** Establish standard TPZ fencing radius to 25 feet, or to the greatest extent possible as limited by the proposed work.

- **Tree #4H (30" oak):** Establish standard TPZ fencing radius to 20 feet, or to the greatest extent possible as limited by the proposed work.

- **Tree #12H (23" neighboring oak):** Establish standard TPZ fencing radius to 15 feet, or to the greatest extent possible as limited by the proposed work.

- **Tree #14H (27" oak):** Establish standard TPZ fencing radius to 20 feet, or to the greatest extent possible as limited by the proposed work. Where limitations existed, I recommended TPZ Wrap in addition to the standard fencing to better protect this relatively valuable tree adjacent to the work. **Please see attached "TPZ Trunk Wrap" specification for best-practice method using dimensional lumber**. A coiled straw wattle wrap from the ground to 6' height, secured with two layers of plastic construction fencing is also acceptable.

- **Trees #17H, #18H, #2429H - #2432H, and #2434H – #2436H (neighboring oaks):** These neighboring trees may be fenced as a group within the same perimeter. Establish standard TPZ fencing radius to 15 feet, or to the greatest extent possible as limited by the proposed work and property lines. **See attached "TPZ Map" for recommended fencing locations. Please see special instructions on pg. 13 for removing embedded chain link fence.**

TPZ FENCING SPECIFICATIONS:

1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
2) Post signs on the fencing (in English and Spanish) printed on 11"x17" yellow-colored paper (signage attached at end of report) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.
3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

TRUNK WRAP SPECIFICATIONS:

- *Securely bind wooden slats at least 1-inch-thick around the trunk (preferably on a closed-cell foam pad). Secure and wrap at least one layer of orange plastic construction fencing around the outside of the wooden slats for visibility;*
- *DO NOT drive fasteners into the tree;*
- *Install trunk protection immediately prior to work within the TPZ and remove protection from the tree(s) as soon as work moves outside the TPZ;*
- *Protect major scaffold limbs as determined by the City Arborist or Project Arborist; and*
- *If necessary, install wooden barriers at an angle so that the trunk flare and buttress roots are also protected.*

Preventing Root Damage

Bare ground within the TPZ should have material applied over the ground to reduce soil compaction and retain soil moisture. This may be done by applying a six to 12-inch layer of wood chip mulch to the area. With this method, mulch in excess of four inches would have to be removed after work is completed. As an alternative method that would not require mulch removal, the contractor could place plywood (>3/4-inch-thick) or road mats over a four-inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

I recommend that trees be pruned only as necessary to provide minimum clearance for proposed structures and the passage of workers, vehicles, and machines, while maintaining a natural appearance. Any large dead branches should be pruned out for the safety of people working on the site.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Any pruning (trimming) of branches should be supervised by an ISA-certified arborist.

Any property owner wanting to prune heritage tree more than one-fourth of the canopy and/or roots, must have permission from the City.

Arborist Inspection

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits. Tree protection fencing to be inspected by City Arborist before demo and/or building permit issuance.

DURING CONSTRUCTION

Special Tree Protection Measures

1) **Demolition of existing hardscape (Trees #3H, #4H, #14H, #2434H, #2435H):** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on "Root Pruning"). Work must be done outside the tree protection zone (established by fencing). Dragging concrete or machinery across soil in the TPZ as this would disturb soil and roots.

2) **Excavation guidelines for installation of new foundation:** *<u>Use hand tools only</u>* when excavating within the setbacks listed below within the top 36 inches of soil depth. If roots of one-inch diameter or larger must be cut, they should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. **Root pruning should be supervised by the Project Arborist. Setbacks from the outer trunk are as follows:**
   - Tree #1H: 13 feet
   - Tree #2H: 10 feet
   - Tree #7H: 18 feet
   - Tree #9H: 18 feet
   - Tree #14H: 14 feet
   - Tree #17H: 12 feet
   - Tree #18H: 17 feet
   - Tree #2434H: 10 feet
   - Tree #2435H: 11 feet
   - Tree #2441H: 13 feet
   - Tree #2447H: 15 feet
   - Tree #2442H: 17 feet
   - Tree #2445H: 22 feet

3) **Hardscaping (parking lot and walkways):** Use hand tools when excavating within:
   a. **10 feet of Trees #2H, #2434H and #2435H**
   b. **15 feet of Trees #12H, #14H, #2437H, #2442H, and #2447H**
   c. **20 feet of Tree #2445H**

   Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within the above distances of trees should be no more than four inches (4") into existing soil grade. Do not compact native soil under paving materials. If roots must be cut, please see section titled "Root Pruning." No paving materials or any excavation or grading within three feet (3') of trunks.

4) **<u>Exploratory Trench – Construction of the parking lot (<3X DBH) – Trees #3H and #4H</u>**

   To protect Tree #3H and #4H (oaks) from damage in the construction of the parking lot, I recommend the following measures:

   a. **I recommend an exploratory trench to be dug by hand, before excavation begins, to expose roots along the tree-side of the parking lot and tree island. The exploratory trench should be dug within 11 feet of Tree #3H and eight feet (8') of Tree #4H.** This way, roots may be exposed by gentle excavation methods and then cut selectively. Root pruning should be supervised by the Project Arborist.
   b. Builders may notice torn roots after digging or trenching. If this happens, or if roots must be cut for any reason, please see section titled "Root Pruning."

5) **Excavation guidelines for installation of underground utility – Trees #14H and #18H:** Do not trench within 14 feet of Tree #14H and 17 feet of Tree #18H if possible. Consider using boring (tunneling) machines set up outside the dripline of the tree. If trenching is necessary, use hand tools or vacuum soil extraction in the top 36 inches of soil. **Leave woody roots of one inch or larger undamaged with bark intact.** The pipes can then be pushed through the trench or tunnel, beneath the roots. Most roots are found within the top 24 inches of soil.

6) **Removing chain link fence embedded in Trees #1H – 3H, #7H – 9H, #17H, #18H, #2435H, #2443H, #2446H, and #2447H:** Do not remove portions of fencing that are embedded in tree. Carefully cut embedded fence sections removing as much of the existing fence as possible without damaging the tree. Hand-tools such as a wire cutter and hack saw are preferred to power tools.

7) **Excavation guidelines for installation of fence footings – Trees #1H, #2H, #7H – 9H, #12H, #14H, #17H, #18H, #2429H, #2432H, #2434H - #2437H, #2441H - #2448H, and #2450H :** When excavating or boring underneath the canopy, or within 20 feet of the trunks of these trees, use hand tools within the top 36" of the soil leaving woody roots undamaged. Under the supervision of the Project Arborist or City Arborist, roots encountered should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. If roots of over two inches (2") are found, the Project Arborist may recommend moving the location of the footing.

Root Pruning

As required by the City of Menlo Park:

- *To avoid injury to tree roots, only excavate carefully by hand, compressed air, or high-pressure water within the dripline of trees.*
- *When the Contractor encounters roots smaller than 2-inches, hand-trim the wall of the trench adjacent to the trees to make even, clean cuts through the roots. Cleanly cut all damaged and torn roots to reduce the incidence of decay.*
- *Fill trenches within 24 hours. When it is infeasible to fill trenches within 24 hours, shade the side of the trench adjacent to the trees with four layers of dampened, untreated burlap. Wet burlap as frequently as necessary to maintain moisture.*
- ***When the Contractor encounters roots 2 inches or larger, report immediately to the Project Arborist.** The Project Arborist will decide whether the Contractor may cut roots 2 inches or larger. If a root is retained, excavate by hand or with compressed air under the root. Protect preserved roots with dampened burlap.*

Irrigation

Water moderately and highly impacted trees during the construction phase. As a rule of thumb, provide one to two inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of tree roots. Do not water native oaks during the warm dry season (June – September) as this activates oak root fungus. Instead, make sure that the soil is sufficiently insulated with mulch (where possible). Remember that unsevered tree roots typically extend three to five times the distance of the canopy.

Project Arborist Supervision

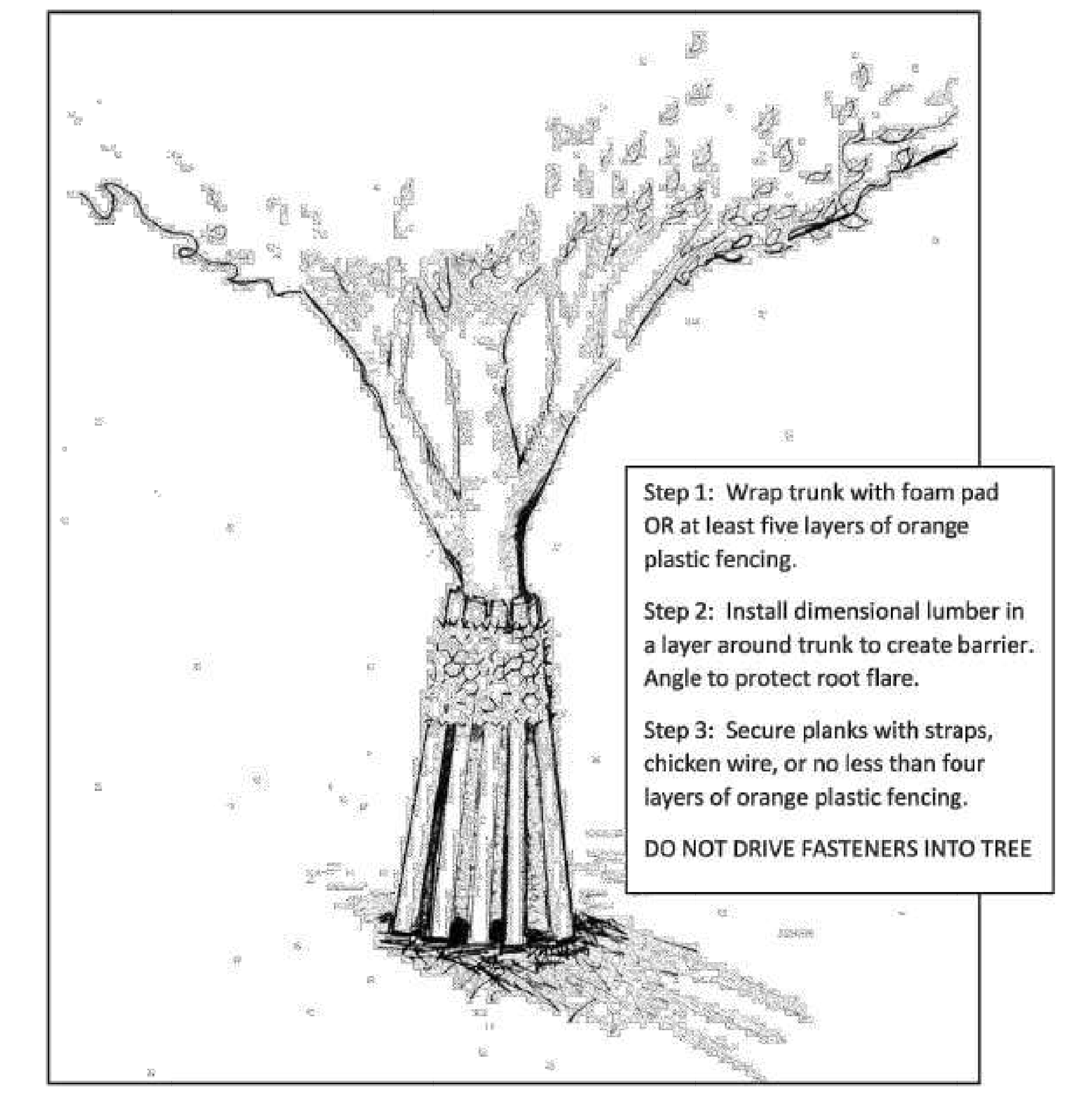
I recommend the Project Arborist meet with the builder on-site:

- Soon after excavation
- During any root pruning
- Monthly tree protection monitoring inspections: As requested by the property owner or builder to document tree condition and verify on-going compliance with tree protection plan. Recommendations for any necessary maintenance and impact mitigation should also be included in monthly reports for City Arborist Review (*required every 4 weeks by the City*).

Any time development-related work is recommended to be supervised by a Project Arborist, a follow-up letter shall be provided, documenting the mitigation has been completed to specification.

TPZ III – Alternative Method of Tree Protection

May be used to protect trunk from damage during construction activities when standard TPZ fencing is not practical. Install prior to construction activities. Adjust to allow for diameter growth as needed.



TREE INVENTORY - 320 Sheridan Dr, Menlo Park, CA, 94025 pg. 29

Alliant Strategic Development rev. 07/24/24

#	Heritage (H)	Common Name	Botanical Name	Protected Status	DBH (inches)	multi. DBH (inches)	Height (feet)	Spread (feet)	Condition	Health, Structure, Form notes	Age	Species Tolerance	6X DBH* (feet)	Est. Root Loss**	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level ***	Suitability Rating	Removal Status	Appraised Result
									TREE IMPACT ASSESSMENT											
1	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	26	26	55	35	FAIR (50%)	growing into fence, pleasing form, moderate vigor	MATURE	HIGH	13	20% - 30%	8	17	MODERATE	MODERATE	PRESERVE	$4,830
2	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	16, 12	20	25	30	FAIR (50%)	topped, high vigor, growing into fence	MATURE	HIGH	10	10% - 25%	8	13	MODERATE	MODERATE	PRESERVE	$4,000
3	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	42	42	60	80	EXCELLENT (90%)	good health and structure with significant size and quality for location	MATURE	HIGH	21	10% - 25%	8	28	MODERATE	MODERATE	PRESERVE	$40,800
4	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	30	30	60	40	FAIR (50%)	codominant stems with narrow angle of attachment and included bark	MATURE	HIGH	15	10% - 25%	8	20	MODERATE	MODERATE	PRESERVE	$11,600
5	H	Coast Redwood	*Sequoia sempervirens*	HERITAGE	40	40	70	40	FAIR (50%)	drought-stressed, thin canopy	MATURE	HIGH	20	100%	8	27	SEVERE	LOW	REMOVE (X)	$13,400
6		Hollywood Juniper	*Juniperus chinensis*	(not heritage)	10	10	10	7	FAIR (50%)	asymmetrical form, high vigor	MATURE	MODERATE	5	> 30%	12	10	SEVERE	LOW	REMOVE (X)	$1,120
7	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	est. 36	36	55	50	GOOD (75%)	growing through wood fence, High vigor, pleasing form	MATURE	HIGH	18	10% - 25%	8	24	MODERATE	HIGH	PRESERVE	$25,000
8	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	est. 18	18	55	30	FAIR (50%)	growing through wood fence, moderate vigor	MATURE	HIGH	9	< 10%	8	12	LOW	MODERATE	PRESERVE	$4,160
9	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	est. 24, 16	29	50	40	GOOD (75%)	growing through wood fence, High vigor, pleasing form	MATURE	HIGH	15	10% - 25%	8	19	MODERATE	HIGH	PRESERVE	$15,200
10		Glossy Privet	*Ligustrum lucidum*	(not heritage)	est. 7, 4	8	30	15	POOR (25%)	low vigor, sparse canopy	MATURE	LOW	4	20% - 30%	15	10	HIGH	LOW	PRESERVE	$40
11		Glossy Privet	*Ligustrum lucidum*	(not heritage)	est. 10	10	30	15	POOR (25%)	low vigor, sparse canopy	MATURE	LOW	5	20% - 30%	15	13	HIGH	LOW	PRESERVE	$60
12	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	23	23	40	40	EXCELLENT (90%)	good health and structure with significant size and quality for location	MATURE	HIGH	12	10% - 25%	8	15	MODERATE	HIGH	PRESERVE	$11,200
13	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	31	31	50	45	FAIR (50%)	15% dieback, moderate vigor, major canopy conflict w/ utility	MATURE	HIGH	16	> 30%	8	21	SEVERE	LOW	REMOVE (X)	$12,400
14	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	27	27	55	40	FAIR (50%)	asymmetrical form from HV lines, high vigor	MATURE	HIGH	14	10% - 25%	8	18	MODERATE	MODERATE	PRESERVE	$5,200
15		Plum	*Prunus cerasifera*	(not heritage)	7.5	7.5	20	20	POOR (25%)	30% live canopy, low vigor	OVERMATURE	MODERATE	4	10% - 25%	15	9	MODERATE	LOW	REMOVE (X)	$430
16		Oleander	*Nerium oleander*	(not heritage)	est. (2) 6, (3) 3	10	25	20	GOOD (75%)	full green canopy, pleasing form	MATURE	MODERATE	5	100%	12	10	SEVERE	LOW	REMOVE (X)	$3,020
17***	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	23	23	30	40	POOR (25%)	growing into fence, topped, moderate vigor	MATURE	HIGH	12	10% - 25%	8	15	MODERATE	LOW	PRESERVE	$3,400
18	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	28, (2) 12.5	33	50	50	FAIR (50%)	sprawling codominant form, fence bisecting trunk	MATURE	HIGH	17	10% - 25%	8	22	MODERATE	MODERATE	PRESERVE	$14,000
2429	H	Valley Oak	*Quercus lobata*	HERITAGE	16	16	50	35	FAIR (50%)	moderate vigor, 10% dieback	MATURE	MODERATE	8	< 10%	12	16	LOW	MODERATE	PRESERVE	$5,600
2430		Coast Live Oak	*Quercus agrifolia*	(not heritage)	8	8	20	20	FAIR (50%)	high vigor, crowded, asymmetrical canopy	MATURE	HIGH	4	0% - 5%	8	5	VERY LOW	MODERATE	PRESERVE	$820
2431		Coast Live Oak	*Quercus agrifolia*	(not heritage)	8	8	20	10	POOR (25%)	spindly form, low-vigor understory tree	MATURE	HIGH	4	< 10%	8	5	LOW	LOW	PRESERVE	$410
2432	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	11	11	30	15	FAIR (50%)	asymmetrical canopy, pruned away from power lines, moderate vigor	MATURE	HIGH	6	< 10%	8	7	LOW	MODERATE	PRESERVE	$1,560
2434	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	20	20	35	25	FAIR (50%)	majority growing into fence, good vigor, multiple codominant stems	MATURE	HIGH	10	10% - 25%	8	13	MODERATE	MODERATE	PRESERVE	$5,100

Prepared by [illegible]
ISA Board Certified Master Arborist [illegible]

TREE INVENTORY - 320 Sheridan Dr, Menlo Park, CA, 94025 pg. 30

Alliant Strategic Development rev. 07/24/24

#	Heritage (H)	Common Name	Botanical Name	Protected Status	DBH (inches)	multi. DBH (inches)	Height (feet)	Spread (feet)	Condition	Health, Structure, Form notes	Age	Species Tolerance	6X DBH* (feet)	Est. Root Loss**	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level ***	Suitability Rating	Removal Status	Appraised Result
									TREE IMPACT ASSESSMENT											
2435	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	21.5	21.5	30	40	FAIR (50%)	growing into fence, pruned from power line, high vigor	MATURE	HIGH	11	10% - 25%	8	14	MODERATE	MODERATE	PRESERVE	$5,900
2436	H	Coast Redwood	*Sequoia sempervirens*	HERITAGE	15.5	15.5	40	20	FAIR (50%)	moderate vigor, spindly form, crowded	MATURE	HIGH	8	< 10%	8	10	LOW	MODERATE	PRESERVE	$2,010
2437	H	Coast Redwood	*Sequoia sempervirens*	HERITAGE	est. 30	30	70	25	POOR (25%)	codominant leaders, dieback on main stem	MATURE	HIGH	15	< 10%	8	20	LOW	LOW	PRESERVE	$3,700
2438		Coast Live Oak	*Quercus agrifolia*	(not heritage)	7	7	20	10	POOR (25%)	low vigor, spindly form	MATURE	HIGH	4	< 10%	8	5	LOW	LOW	PRESERVE	$310
2441	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	20, 16	26	40	35	GOOD (75%)	full green canopy, pleasing form	MATURE	HIGH	13	10% - 25%	8	17	MODERATE	HIGH	PRESERVE	$18,000
2442	H	Monterey Pine	*Pinus radiata*	HERITAGE	33	33	60	25	POOR (25%)	codominant leaders, moderate vigor	MATURE	MODERATE	17	10% - 25%	12	33	MODERATE	LOW	PRESERVE	$540
2443	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	(3) 8	14	25	20	FAIR (50%)	high vigor, codominant stem with narrow angles of attachment and included bark, growing into fence	MATURE	HIGH	7	< 10%	8	9	LOW	MODERATE	PRESERVE	$2,530
2444	H	Monterey Pine	*Pinus radiata*	HERITAGE	18.5	18.5	50	15	VERY POOR (10%)	top of tree dead; 30% live canopy	MATURE	MODERATE	9	10% - 25%	12	19	MODERATE	LOW	PRESERVE	$70
2445	H	Monterey Pine	*Pinus radiata*	HERITAGE	44	44	70	45	POOR (25%)	top of tree dead; 30% live canopy	MATURE	MODERATE	22	10% - 25%	12	44	MODERATE	LOW	PRESERVE	$970
2446	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	14, 12	18	45	25	FAIR (50%)	growing into fence, high vigor, understory tree	MATURE	HIGH	9	10% - 25%	8	12	MODERATE	MODERATE	PRESERVE	$4,100
2447	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	24, 17	29	55	30	GOOD (75%)	growing into fence, high vigor, full green canopy, codominant stems	MATURE	HIGH	15	10% - 25%	8	19	MODERATE	HIGH	PRESERVE	$16,200
2448	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	15	15	50	25	FAIR (50%)	asymmetrical canopy, poor taper, low-vigor understory tree	MATURE	HIGH	8	< 10%	8	10	LOW	MODERATE	PRESERVE	$2,890
2450	H	Coast Live Oak	*Quercus agrifolia*	HERITAGE	18	18	50	25	FAIR (50%)	asymmetrical canopy, poor taper, low-vigor understory tree	MATURE	HIGH	9	< 10%	8	12	LOW	MODERATE	PRESERVE	$4,100
KEY:																				
#		Neighboring / City Street Tree																		
#		Removal Request																		

SEE GLOSSARY FOR DEFINITION OF TERMS

* 6X DBH is recongnized by tree care industry best practices as the distance from trunkface to a cut across the root plate that would result in a loss of approximately 25% of the root mass. Cuts closer than this may result in tree decline or instability.
**Based on approximate distance to excavation and extent of excavation (as shown on plans).
**Impact level assumming all basic and special tree protection measures are followed.

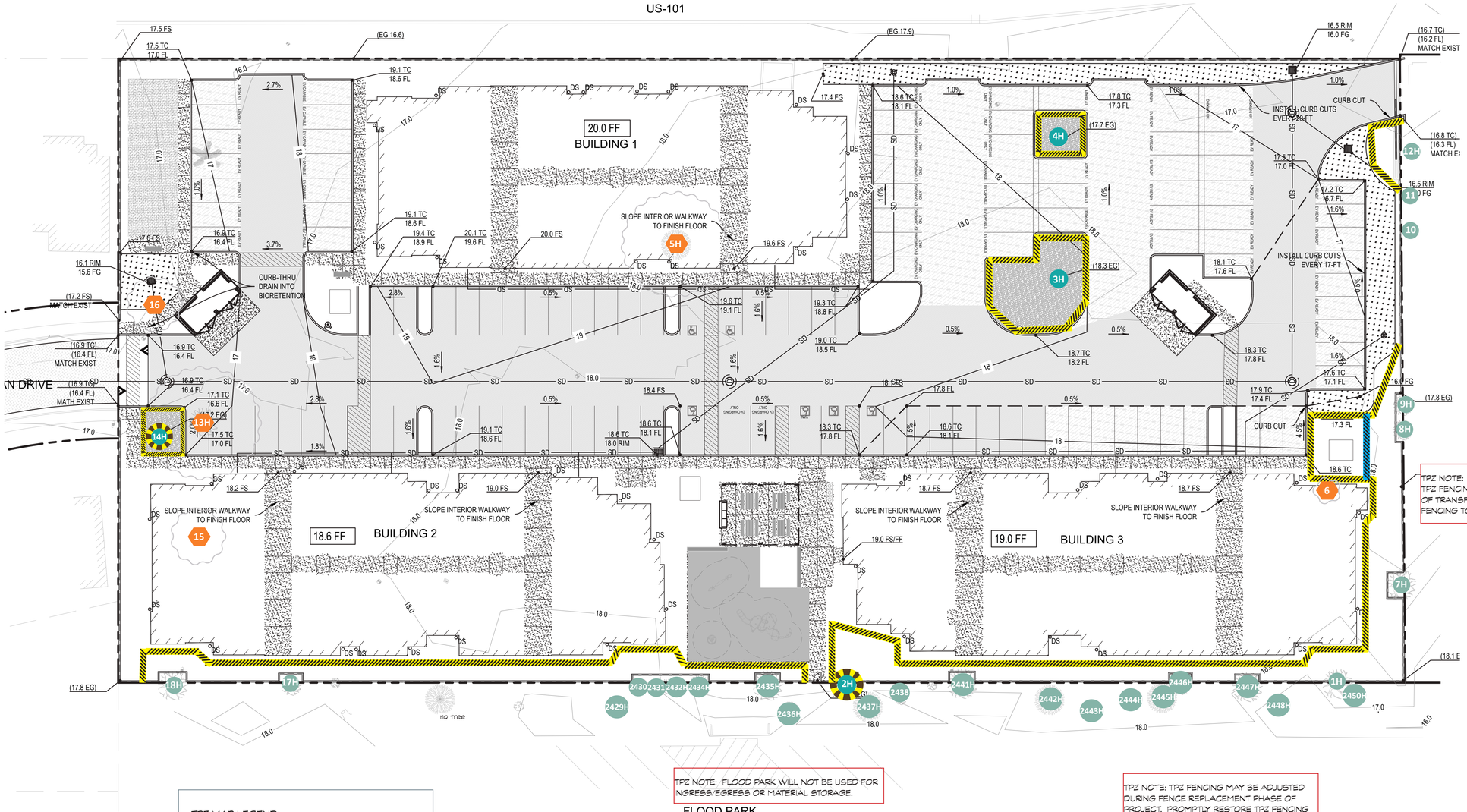
Appraisal calculations summary available upon request.

Alliant Strategic Development
26050 Mureau Road, Suite 100,
Calabasas, CA 91302

45 Fremont Street, 28th Floor
San Francisco, CA 94105
415.989.1004 | kpff.com

TREE PROTECTION ZONE MAP

320 SHERIDAN DR, MENLO PARK, CA



TPZ NOTE: BLUE LINE INDICATES TEMPORARY TPZ FENCING LOCATION DURING CONSTRUCTION OF TRANSFORMER PAD. PROMPTLY RESTORE TPZ FENCING TO ORIGINAL LOCATION WHEN COMPLETE.

TPZ NOTE: FLOOD PARK WILL NOT BE USED FOR INGRESS/EGRESS OR MATERIAL STORAGE.

TPZ NOTE: TPZ FENCING MAY BE ADJUSTED DURING FENCE REPLACEMENT PHASE OF PROJECT. PROMPTLY RESTORE TPZ FENCING TO ORIGINAL LOCATION WHEN COMPLETE.

TPZ MAP LEGEND:

- TREE TO REMOVE
- TREE TO REMAIN
- TREE ON NEIGHBORS' PROPERTY / CITY STREET TREE
- TREE PROTECTION FENCING (SEE SPEC.)
- TEMPORARY TREE PROTECTION FENCING
- TRUNK WRAP (SEE SPEC.)

NOTE: TREES #10, #11, #12H, AND #2443H WERE PLACED BY PROJECT ARBORIST AND LOCATIONS ARE APPROXIMATE.

Tree protection fencing requirements as required by the City of Menlo Park:

1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.

2) Post signs on the fencing (in English and Spanish) printed on 11"x17" yellow-colored paper (signage attached) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.

3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

4) Place a 6-inch layer of coarse mulch or woodchips covered with ¾-inch plywood or alternative within the TPZ over bare ground prior to construction activity.

DATE:
rev. 07/26/24

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA-CERTIFIED ARBORIST
#WE-8525A

BASE MAP: SITE PLAN C-2
by KPFF
(07/26/2024)

ARBORIST REPORT
pg. 31

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

400-140 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

Illustrative Site Plan
L-1.1

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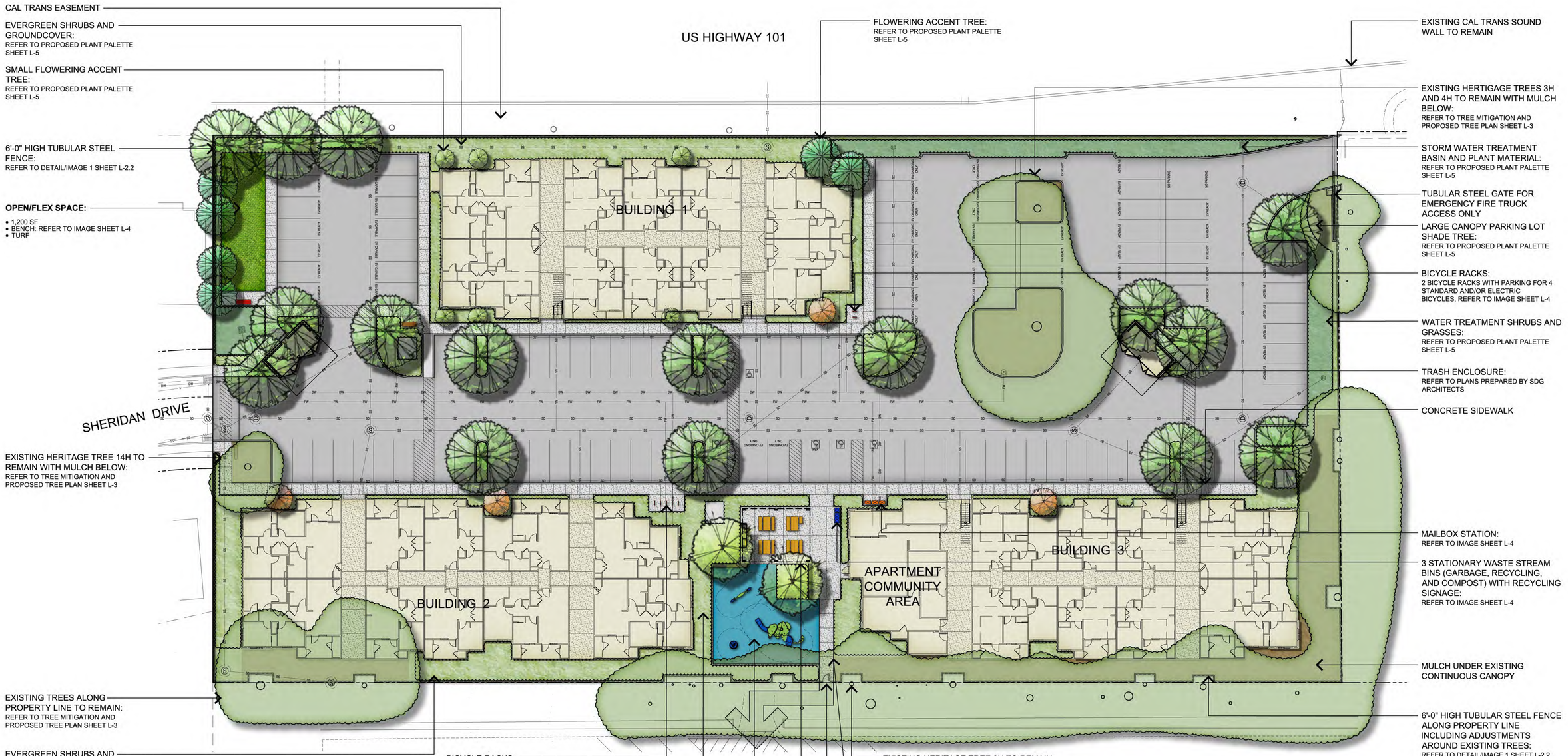

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

400-140 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

Preliminary Landscape Plan
L-1.2

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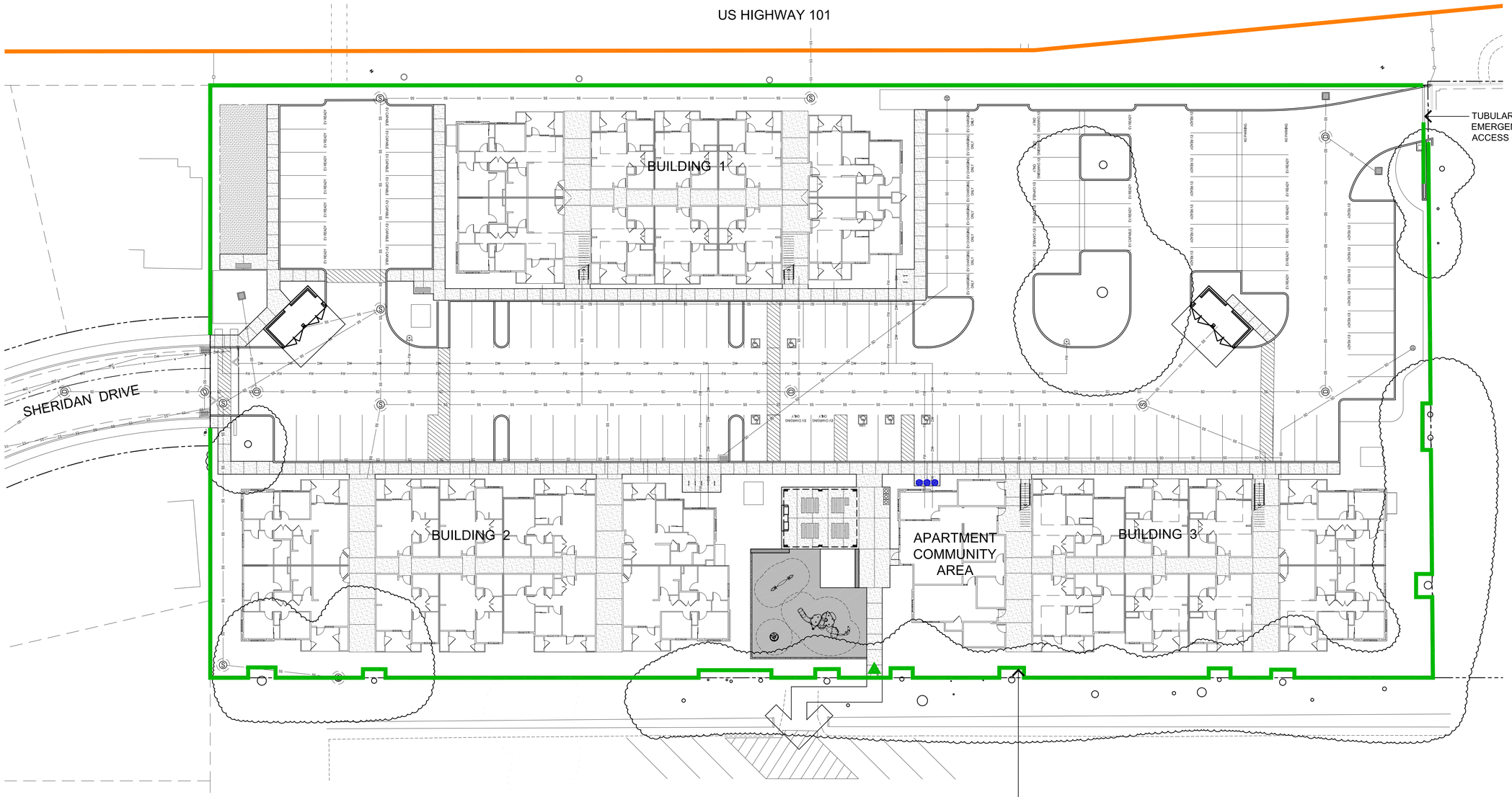

WALL, FENCE, AND MAILBOX SCHEDULE

- 6'-0" HIGH TUBULAR STEEL FENCE AND GATE: REFER TO DETAIL/IMAGE 1 SHEET L-2.2
- MAILBOX STATION: REFER TO IMAGE SHEET L-3.1
- EXISTING CAL TRANS SOUND WALL TO REMAIN

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

400-140 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

Wall and Fence Plan
L-2.1

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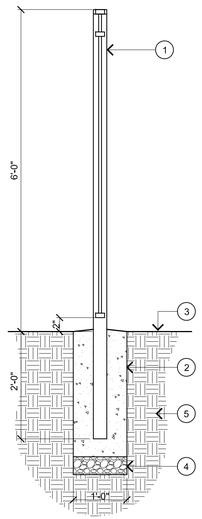
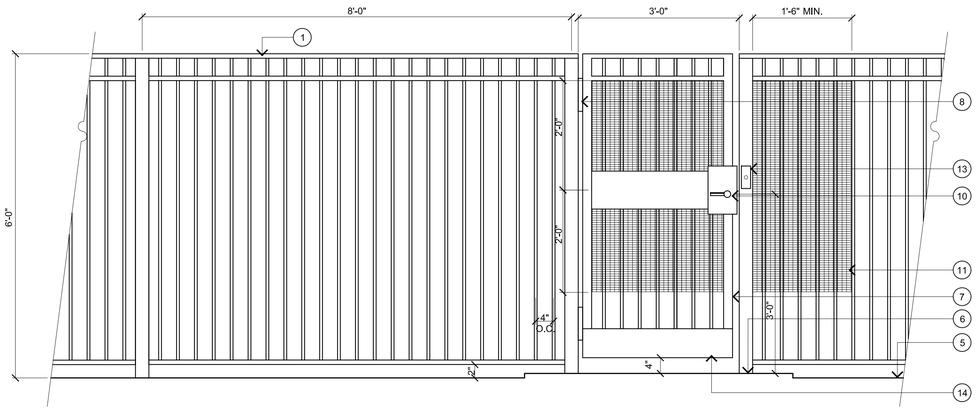
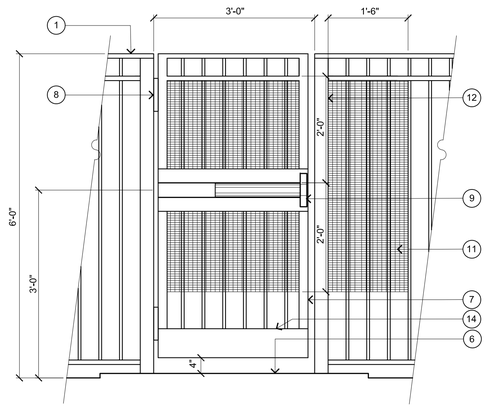


SECTION



ELEVATION (GATE ENTRY)



ELEVATION (GATE EXIT)

1 AMERISTAR TUBULAR STEEL FENCE

2 FENCE POST CONCRETE FOOTING - PER MANUFACTURER

3 FINISH GRADE

4 CLASS II PERMEABLE MATERIAL, THICKNESS PER SOILS REPORT

5 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT

6 FINISH SURFACE

7 TUBULAR STEEL PEDESTRIAN GATE

8 WELD ON BOX HINGE (SELF CLOSING) PER MANUFACTURER

9 PANIC HARDWARE AND PLATE AS SPECIFIED BY CODE / FIRE MARSHAL

10 LEVER AND LATCHING HARDWARE

11 1" X 1/2" EXPANDED METAL MESH, WELDED TO GATE ON ALL VERTICAL STEEL MEMBERS, PAINT TO MATCH FENCE

12 HSS 4"X4"X1/4" GATE POST

13 SMART READER GATE ACCESS

14 6" TALL, 1" THICK SOLID METAL KICKPLATE

NOTE:

FENCE TO BE POWDERCOATED BLACK

1 6'-0" HIGH TUBULAR STEEL FENCE AND GATE

SCALE : 3/4"=1'-0"

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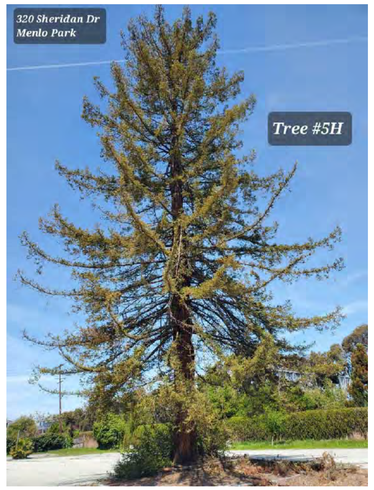
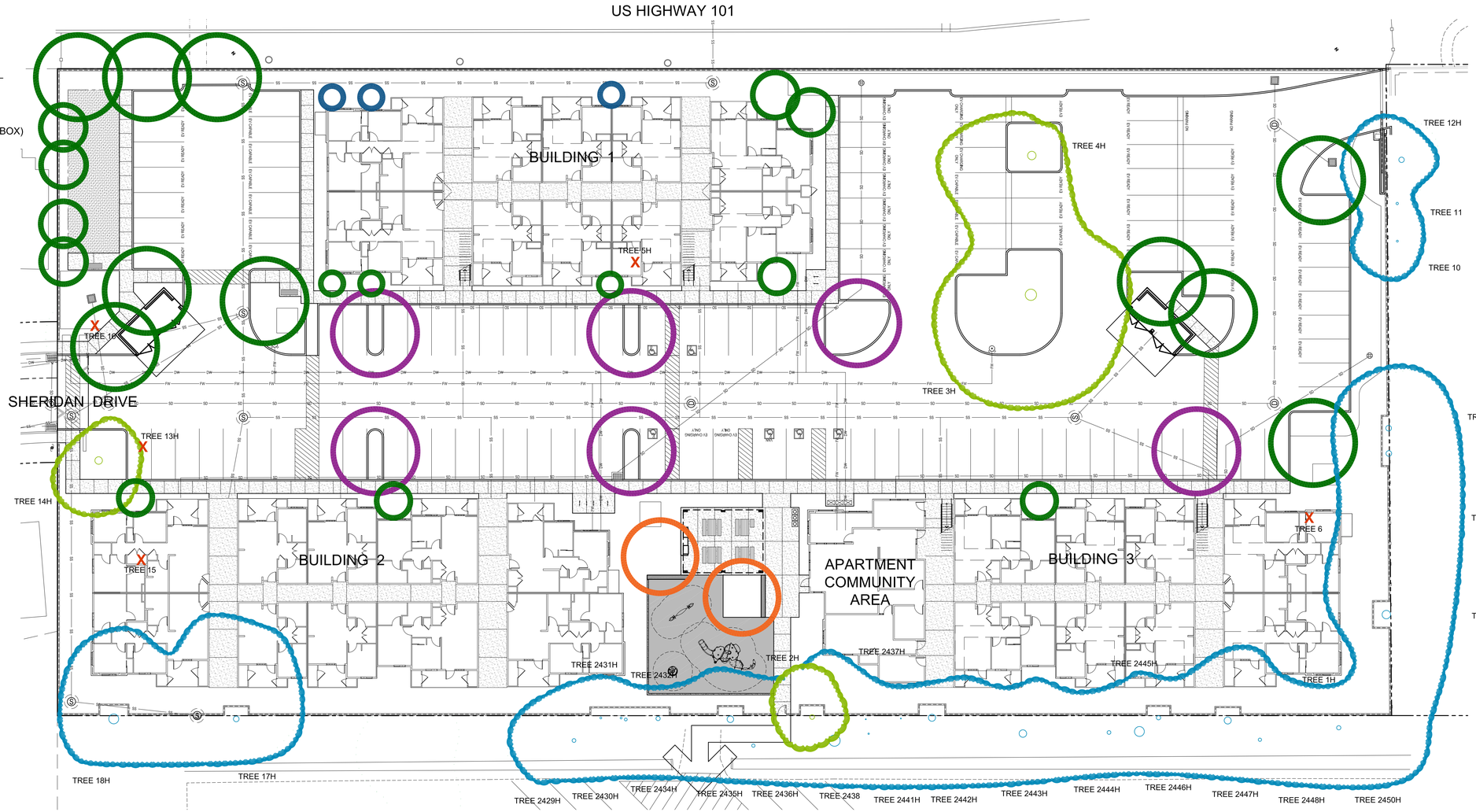
HERITAGE TREE REPLACEMENT SPECIES

AGONIS FLEXUOSA (PEPPERMINT TREE, 48" BOX)
LAURUS NOBILIS SARATOGA (SWEET BAY, 24" BOX)
PISTACIA CHINENSIS 'RED PUSH' (CHINESE PISTACHE, 36" & 24" BOX)
PODOCARPUS AFRICANUS (AFRICAN FERN PINE, 24" BOX)
QUERCUS HYPOLENCOIDES (SILVER LEG OAK, 24" BOX)





TREE COUNTS

TOTAL NUMBER OF HERITAGE TREES TO BE REMOVED: 2
TOTAL NUMBER OF NON-HERITAGE TREES TO BE REMOVED: 3
TOTAL NUMBER OF HERITAGE TREES TO BE PRESERVED: 4
TOTAL NUMBER OF PROPOSED 24" BOX TREES: 3
TOTAL NUMBER OF PROPOSED 24" BOX HERITAGE REPLACEMENT TREES: 23
TOTAL NUMBER OF PROPOSED 36" BOX HERITAGE REPLACEMENT TREES: 6
TOTAL NUMBER OF PROPOSED 36" BOX HERITAGE REPLACEMENT TREES: 2

* FOR ADDITIONAL INFORMATION REFER TO ARBORIST REPORT PREPARED BY BUSARA FIRESTONE TREES & GARDENS

KEY

X — EXISTING ONSITE TREE TO BE REMOVED
EXISTING ONSITE TREE TO REMAIN
EXISTING OFFSITE TREE TO REMAIN
PROPOSED 24" BOX TREE
24" BOX HERITAGE REPLACEMENT TREE: REFER TO HERITAGE TREE REPLACEMENT SPECIES LIST ABOVE LEFT
36" BOX HERITAGE REPLACEMENT TREE: REFER TO HERITAGE TREE REPLACEMENT SPECIES LIST ABOVE LEFT
48" BOX HERITAGE REPLACEMENT TREE: REFER TO HERITAGE TREE REPLACEMENT SPECIES LIST ABOVE LEFT

TREE MITIGATION VALUES

REMOVED HERITAGE TREE 5H: $13,400
REMOVED HERITAGE TREE 13H: $12,400
TOTAL REQUIRED MITIGATION: $25,800

PROPOSED 24" BOX REPLACEMENT TREES: 23 (23 X $400 = $9,200)
PROPOSED 36" BOX REPLACEMENT TREES: 6 (6 X $1,200 = $7,200)
PROPOSED 48" BOX REPLACEMENT TREES: 2 (2 X $5,000 = $10,000)
TOTAL MITIGATION VALUE OF NEW REPLACEMENT TREES: $26,400

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

400-140
Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

Tree Mitigation and Proposed Tree Plan
L-3

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Calabasas, CA 91302

BENCH

FRAME FINISH TO BE BLACK, RECYCLED PLASTIC SLATS TO BE GREY

BICYCLE RACK

FRAME FINISH TO BE BLACK

TABLE AND BENCHES

FRAME FINISH TO BE BLACK, RECYCLED PLASTIC SLATS TO BE GREY

WASTE STREAM BINS

ONE (1) GARBAGE RECEPTACLE, ONE (1) RECYCLING RECEPTACLE, AND ONE (1) COMPOST RECETACLE WITH PROPER RECOLOGY SIGNAGE

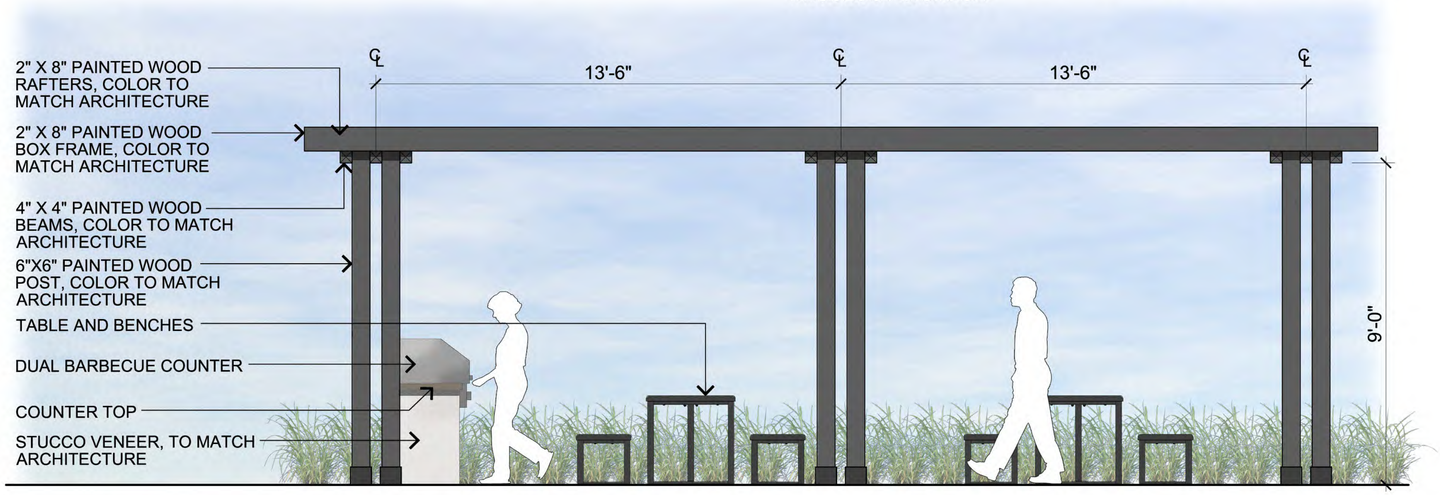
MAILBOX STATION

FINISH TO BE BLACK

CONCEPT

PLAYGROUND EQUIPMENT

FOR JOINT USE AGES 2-5 AND AGES 5-12



WOOD PERGOLA AND DUAL BARBECUE COUNTER

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

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PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	TREE SIZE	WULCOLS
DECIDUOUS TREES:					
ACER PALMATUM VARIETIES	NCN	24" BOX	N/A	SMALL	L
✱ CERCIS SPECIES	REDBUD	24" BOX	N/A	SMALL	M
CHIONANTHUS RETUSUS	FRINGE TREE	24" BOX	N/A	MEDIUM	M
CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	N/A	SMALL	M
LAGERSTROEMIA SPECIES	CRAPE MYRTLE	24" BOX	N/A	SMALL	M
● PISTACIA CHINENSIS 'RED PUSH'	CHINESE PISTACIA	36" BOX	N/A	LARGE	M
ZELKOVA SERRATA	SAW LEAF SELKOVA	24" BOX	N/A	MEDIUM	M
EVERGREEN TREES:					
● AGONIS FLEXUOSA	PEPPERMINT TREE	48" BOX	N/A	MEDIUM	L
GELIERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	N/A	MEDIUM	L
● LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	N/A	SMALL	L
MELALEUCA QUINQUENERVIA	NCN	24" BOX	N/A	SMALL	M
PODOCARPUS MACROPHYLLA	YEW PINE	24" BOX	N/A	SMALL	M
PRUNUS CAROLINIANA	NCN	24" BOX	N/A	MEDIUM	L
●✱ QUERCUS HYPOLENCOIDES	SILVER LEG OAK	24" BOX	N/A	MEDIUM	L
RHAPHIOLEPIS 'MAGNIFICENT'	INDIAN HAWTHORNE	24" BOX	N/A	SMALL	L
TRISTANIA LAURINA 'ELEGANT'	WATER GUM	24" BOX	N/A	SMALL	L
BACKGROUND/FOUNDATION SHRUBS:					
✱ ARCTOSTAPHYLOS 'SUNSET'	MANZANITA	5 GALLON	5' O.C.		L
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GALLON	3' O.C.		L
COPROSMA SPECIES	NCN	5 GALLON	3' O.C.		L
✱ FRANGULA CALIFORNICA	NCN	5 GALLON	4' O.C.		L
MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GALLON	3' O.C.		L
MYRTUS COMMUNIS COMPACTA	MYRTLE	5 GALLON	30" O.C.		L
PITTOSPORUM SPECIES	TOBIRA	5 GALLON	3' O.C.		L
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL	15 GALLON	N/A		M
RHAPHIOLEPIS SPECIES	NCN	5 GALLON	3' O.C.		L
INTERMEDIATE SHRUBS:					
✱ CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GALLON	4' O.C.		L
CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON	VARIES		L
DIANELLA SPECIES	FLAX LILY	5 GALLON	3' O.C.		L
DIETES SPECIES	FORTNIGHT LILY	5 GALLON	3' O.C.		L
✱ GALVEZIA SPECIOSA 'FIRE CRACKER'	ISLAND SNAP DRAGON	1 GALLON	4' O.C.		M
LIRIOPE SPECIES	LILY TURF	5 GALLON	2' O.C.		M
NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	2' O.C.		L
RHAPHIOLEPIS INDICA VARIETIES	INDIAN HAWTHORN	5 GALLON	4' O.C.		L
✱ RIBES SPECIES	NCN	1 GALLON	2' O.C.		L
✱ SALVIA SPECIES	SAGE	5 GALLON	3' O.C.		L
✱ ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	VARIES		L
FOREGROUND SHRUBS:					
ANIGOZANTHUS SPECIES	KANGAROO PAWS	1 GALLON	18" O.C.		L
BULBINE FRUTESCENS	NCN	1 GALLON	30" O.C.		L
CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON	30" O.C.		L
DIANELLA SPECIES	FLAX LILY	1 GALLON	30" O.C.		L
HEMEROCALLIS SPECIES	EVERGREEN DAYLILY	1 GALLON	2' O.C.		M
✱ HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GALLON	VARIES		L
LIROPE SPECIES	BIG BLUE LILY TURF	1 GALLON	18" O.C.		M
NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	3' O.C.		L
✱ POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GALLON	VARIES		L
SANTOLINA SPECIES	LAVENDER COTTON	5 GALLON	3' O.C.		L
✱ SALVIA SPECIES	SAGE	5 GALLON	3' O.C.		L
TEUCRIUM SPECIES	GERMANDER	1 GALLON	18" O.C.		L
✱ ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES		L

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	WULCOLS
GROUNDCOVER:				
✱ ARCTOSTAPHYLOS SPECIES	BEARBERRY	1 GALLON	3' O.C.	L
✱ CEANOTHUS SPECIES	WILD LILAC	1 GALLON	VARIES	L
EREMOPHILA GLABRA	GRAY EMU	1 GALLON	3' O.C.	L
✱ ERIOGONUM SPECIES	BUCKWHEAT	1 GALLON	VARIES	L
GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GALLON	3' O.C.	L
✱ MAHONIA REPENS	OREGON GRAPE	1 GALLON	18" O.C.	M
TEUCRIUM SPECIES	GERMANDER	1 GALLON	2' O.C.	L
✱ ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES	L
GRASSES:				
FESTUCA MAIREI	FESCUE	1 GALLON	3' O.C.	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	2' O.C.	L
LOMANDRA SPECIES	NCN	1 GALLON	VARIES	L
✱ MUHLENBERGIA SPECIES	DEER GRASS	1 GALLON	4' O.C.	L
✱ PENNISETUM SPECIES	FOUNTAIN GRASS	1 GALLON	3' O.C.	L
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	1' O.C.	L
WATER TREATMENT SHRUBS AND GRASSES:				
✱ ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	MIX EVENLY	L
✱ CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	MIX EVENLY	L
✱ ELYMUS CONDENSATUS 'CANYON PRINCE'	NCN	1 GALLON	MIX EVENLY	L
✱ JUNCUS PATENS	RUSH	1 GALLON	MIX EVENLY	L
✱ MIMULUS ARANTIACUS	MONKEY FLOWER	1 GALLON	MIX EVENLY	L

✱ DENOTES CALIFORNIA NATIVE SPECIES

● DENOTES ACCEPTABLE HERITAGE TREE REPLACEMENT, ALL OTHER TREES ARE NOT INCLUDED AS MITIGATION TREES AND ARE FOR ORNAMENTAL PURPOSES ONLY

NOTES

WATER CONSERVATION STATEMENT:

PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

IRRIGATION NOTE:

A FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE PROPOSED FOR THE PROJECT UTILIZING WATER CONSERVING METHODS. IRRIGATION SHALL BE INSTALLED THROUGHOUT THE BIO-RETENTION AREAS TO PROVIDE SUPPLEMENTAL IRRIGATION IN THE DRY MONTHS WITH REDUCED IRRIGATION DURING SEASONAL RAINFALL OR WET MONTHS.

MINIMUM TREE CLEARANCE NOTE:

1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 5' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 12' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 20' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
4. 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
6. ALL TREES PLANTED WITHIN 5'-0" OF FUTURE CURBS, SIDEWALK, WALLS AND ALL UTILITIES, SHALL INCLUDE A ROOT BARRIER.

LANDSCAPE NOTES:

PLANT PALETTE IS FOR REFERENCE ONLY, NOT ALL TREES, SHRUBS, GRASSES, AND GROUNDCOVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. ADDITIONAL PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY AND CONTAINER SIZE. PLANT MATERIAL SHALL BE SELECTED AT THE DESCRETION OF THE LANDSCAPE ARCHITECT.

ALL TRANSFORMERS AND ABOVE GROUND UTILITY BOXES TO BE SCREENED WITH EVERGREEN SHRUBS.

INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS.

700 CUBIC FEET OF NON-COMPACTED SOIL FOR SMALL TREES, 1,400 CUBIC FEET OF NON-COMPACTED SOIL FOR MEDIUM TREES, AND 2,100 CUBIC FEET OF NON-COMPACTED SOIL FOR LARGE TREES TO ALLOW TREES TO REACH THEIR MATURITY.

400-140 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

Proposed Plant Palette
L-5

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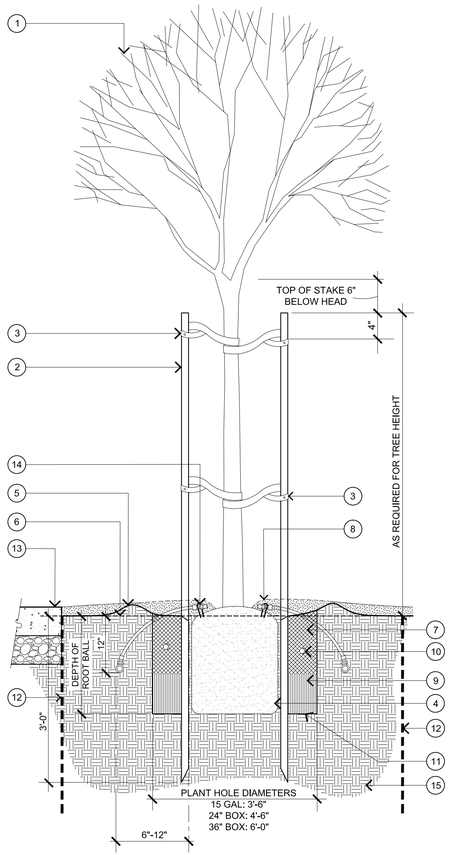
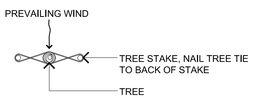
26050 Mureau Road, Suite 100,
Calabasas, CA 91302



1. TREE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
2. LODGE POLE PINE TREE STAKES: 3"X10' LONG TREE STAKES FOR WINDY CONDITIONS AND 36" BOX AND LARGER TREES
3. TREE TIE: WONDER TREE-TIE(800-910-2810) MODEL# W14-46, W24-84 OR APPROVED EQUAL. LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3" OF MOVEMENT OF TREE IN ALL DIRECTIONS.
4. TREE ROOTBALL SET ON 12" LAYER UNDISTURBED NATIVE SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES. TAMP SOIL TO 85% RELATIVE COMPACTION. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
5. 3" EARTH BERM FOR WATER BASIN
6. FINISH GRADE, SET 1" BELOW AT TURF AREAS AND 2" AT SHRUB AND GROUNDCOVER AREAS
7. BACK FILL MIX: (TOP 12 INCHES ONLY): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
8. BARK MULCH: 3" DEPTH, KEEP CLEAR FROM TRUNK OF TREE
9. PULVERIZED NATIVE SOIL
10. FERTILIZER TABS (21 GRAM, 20-10-5):
    - 15 GAL: 7 TABS
    - 24" BOX: 15 TABS
    - 36" BOX: 24 TABS
11. PLANTING HOLE, PULVERIZED NATIVE SOIL BELOW 12" FROM FINISHED GRADE; SCARIFY WALLS
12. ROOT BARRIER(AS NEEDED): REFER TO PLANTING NOTES AND SPECIFICATIONS
13. PAVING: REFER TO PLAN
14. 1/4 GPM IRRIGATION BUBBLER, OFFSET FROM TREE TUCKED TO ROOTBALL
15. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT

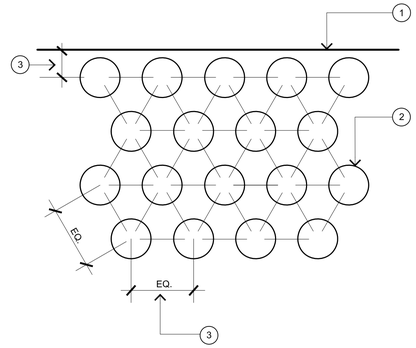
NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.



1 TREE STAKING

N.T.S.



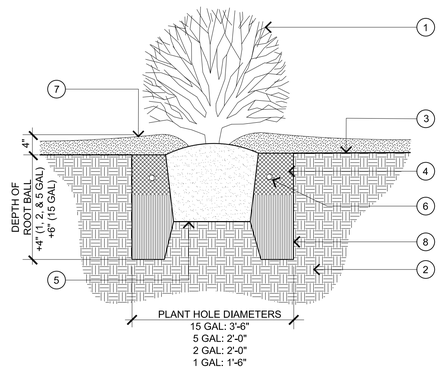
1. EDGE OF PAVING, HEADER, FACE OF BUILDING, WALL, ETC.
2. GROUNDCOVER OR SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
3. GROUNDCOVER AND SHRUB SPACING PER PLANTING PLAN AND LEGEND

NOTES:

1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
4. KEEP MULCH CLEAR OF PLANT BASE.
5. ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.

2 GROUNDCOVER PLANTING

N.T.S.



1. SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
2. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
3. FINISH GRADE
4. BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HEIGHT): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
5. SHRUB ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE.
6. FERTILIZER TABS (21 GRAM, 20-10-5):
    - 1 GALLON: 1 TAB
    - 2 GALLON: 2 TABS
    - 5 GAL: 3 TABS
    - 15 GAL: 5 TABS
7. BARK MULCH: 3" DEPTH, KEEP CLEAR FROM ROOT BALL CROWN
8. PULVERIZED NATIVE SOIL

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

3 SHRUB PLANTING

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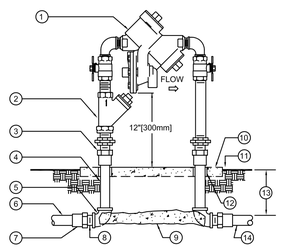
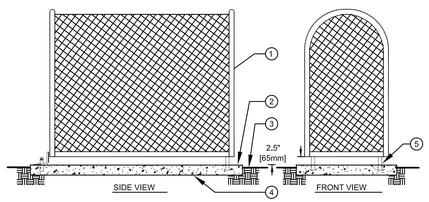


1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. YB "Y" STRAINER SYSTEM (AS REQUIRED).
3. WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
4. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
5. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
6. PVC MAIN LINE TO POINT OF CONNECTION.
7. BUSH AS NECESSARY FOR SIZE TRANSITION.
8. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
9. CONCRETE SUPPORT BLOCK.
10. CONCRETE PAD-SEE ENCLOSURE DETAIL.
11. FINISH GRADE.
12. PVC SLEEVE BOTH SIDES.
13. REFER TO IRRIGATION LEGEND
14. PVC MAIN LINE TO IRRIGATION SYSTEM.

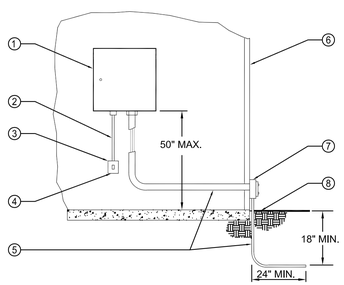
NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE



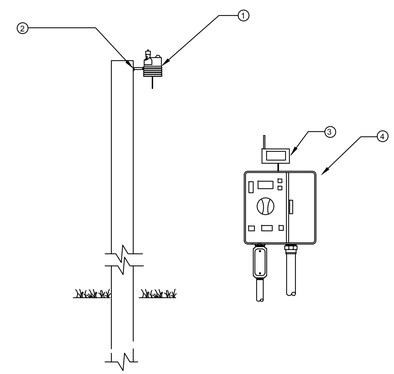
1. STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
2. SET PAD 1/2" [13MM] ABOVE FINISH GRADE
3. FINISH GRADE
4. 6" [150mm] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150mm] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
5. MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

2 BACKFLOW ASSEMBLY ENCLOSURE
SCALE: NONE



1. IRRIGATION CONTROLLER
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT
3. 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
5. SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
6. EXTERIOR WALL
7. ELECTRICAL PULL BOX PER ELECTRICAL CODE
8. FINISH GRADE

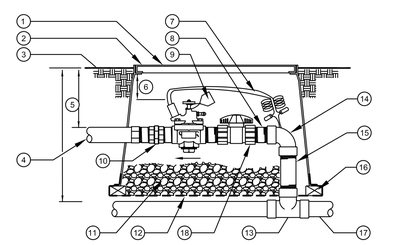
3 INTERIOR MOUNTED CONTROLLER
SCALE: NONE



NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT, DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

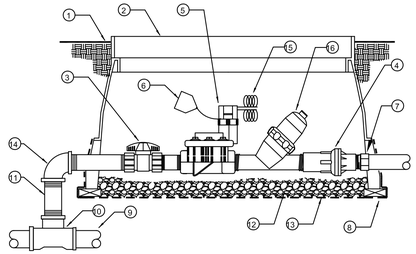
1. WIRELESS CLIMATE SENSOR TRANSMITTER
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. SENSOR RECEIVER
4. CONTROLLER

4 WIRELESS WEATHER SENSOR
SCALE: NONE



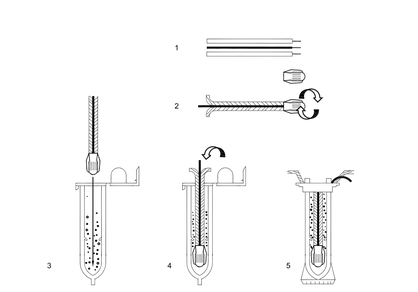
1. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
2. USE A 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES, FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES, GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. FINISH GRADE.
4. PVC LATERAL LINE.
5. REFER TO IRRIGATION SPECS.
6. 3" [75mm] MIN, 6" [150mm] MAX.
7. VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
8. SCHEDULE 80 PVC NIPPLE (4 TOTAL).
9. VALVE I.D, TAG (CONTROLLER AND STATION NUMBER).
10. SCHEDULE 80 PVC THREADED UNION.
11. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
12. 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
13. UPC APPROVED SCHEDULE 40 PVC TEE.
14. SCHEDULE 80 PVC 90° ELBOW (TxT).
15. SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
16. BRICK-1 EACH CORNER.
17. PVC MAIN LINE.
18. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).

5 REMOTE CONTROL VALVE
SCALE: NONE



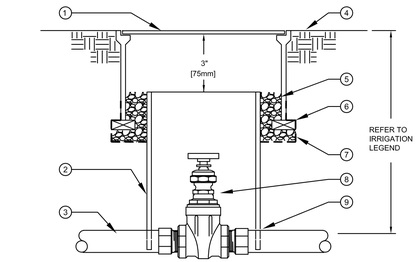
1. FINISH GRADE
2. JUMBO RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID, ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
4. PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
5. REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
6. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
7. SCHEDULE 40 MALE ADAPTER
8. BRICK-1 EACH CORNER.
9. PVC MAIN LINE.
10. UPC APPROVED SCHEDULE 40 PVC TEE.
11. SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.
12. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
13. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
14. SCHEDULE 80 PVC 90° ELBOW (TxT).
15. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
16. Y-FILTER (INCLUDED IN DRIP ZONE KIT)

6 REMOTE CONTROL VALVE (DRIPZONE)
SCALE: NONE



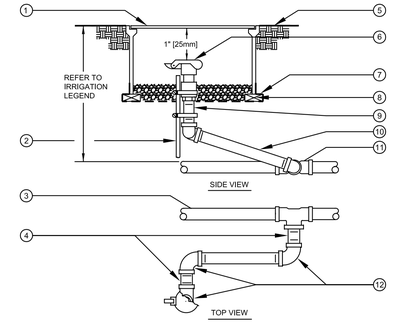
INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

7 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3. PVC MAIN LINE.
4. FINISH GRADE.
5. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
6. BRICK-2 TOTAL.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. GATE VALVE.
9. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

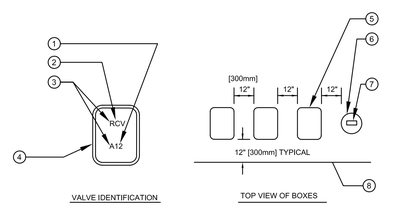
8 GATE VALVE
SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. QUICK COUPLING VALVE.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. BRICK - 2 TOTAL.
9. SCHEDULE 80 PVC THREADED NIPPLE.
10. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
11. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
12. SCHEDULE 80 PVC THREADED 90° ELL.

NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

9 QUICK COUPLING VALVE
SCALE: NONE



1. CONTROLLER AND STATION
2. VALVE TYPE
3. HEAT BRAND LETTERS AND NUMBERS INTO LID.
4. VALVE BOX COVER
5. RECTANGULAR VALVE BOX
6. ROUND VALVE BOX FOR QCV AND GATE VALVE.
7. HEAT BRAND LETTERS AND NUMBERS INTO LID (TYPICAL).
8. EDGE OF LAWN, WALK, FENCE, CURB, ETC.

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" [25mm] ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE, INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

10 VALVE BOX INSTALLATION
SCALE: NONE

400-140 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

Irrigation Details
L-7.1

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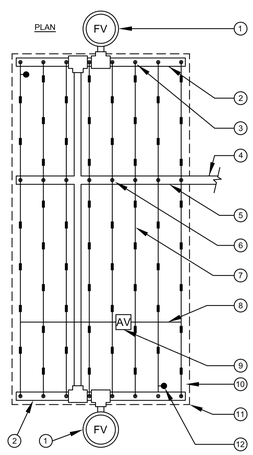
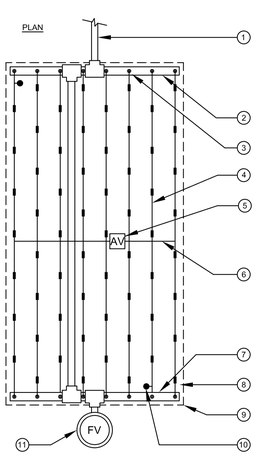


1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

1 TORO DL 2000 CENTER FEED LAYOUT

SCALE: NONE

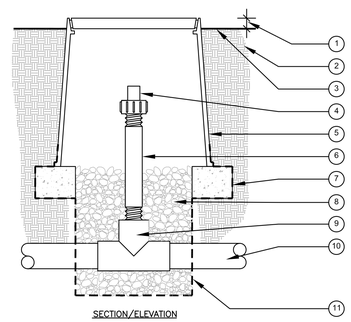


1. PVC LATERAL LINE FROM VALVE, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" [16mm] TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" [16mm] POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

2 TORO DL 2000 END FEED LAYOUT

SCALE: NONE



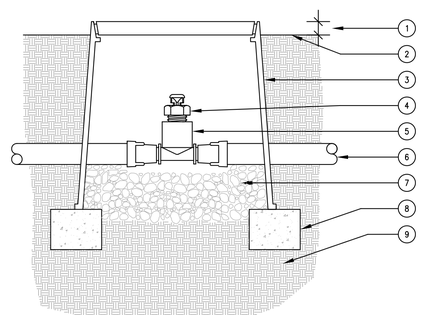
SECTION/ELEVATION

1. 1" [25mm] ABOVE FINISH GRADE.
2. NATIVE SOIL.
3. FINISH GRADE.
4. FLUSH VALVE.
5. ROUND PLASTIC VALVE BOX, REFER TO IRRIGATION SPECS FOR BOX SIZE, HEAT BRAND "FV" ON LID IN 2" [50mm] HIGH CHARACTERS.
6. 3/4" [20mm] SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. BRICK - 2 TOTAL
8. PEA GRAVEL 18" (450mm) DEEP.
9. PVC TEE (SxSxT) WITH 3/4" [20mm] THREADED OUTLET.
10. PVC PIPING.
11. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.

NOTE:
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

3 TORO DL 2000 FLUSH VALVE (PVC TEE)

SCALE: NONE



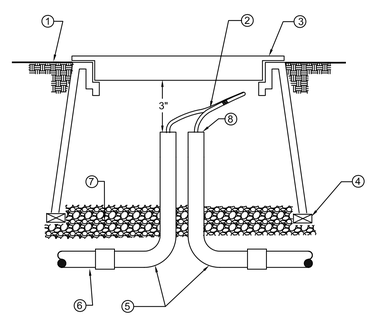
SECTION/ELEVATION

1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX, HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. TORO LOC-EZE X 1/2" FPT TEE (FTF16).
6. TORO DL2000 TUBING (RGP-XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
7. PEA GRAVEL SUMP (6" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

4 TORO DL 2000 AIR VACUUM RELIEF VALVE

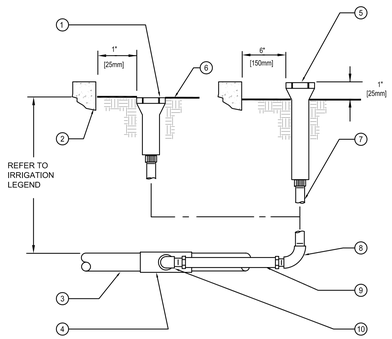
SCALE: NONE



1. FINISH GRADE
2. 24" LOOP OF TWO WIRE CABLE.
3. GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "PB" INTO LID.
4. BRICK-ONE ON EACH CORNER
5. SCHEDULE 40 PVC SWEEP ELLS
6. SCHEDULE 40 U.L. LISTED PVC CONDUIT
7. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
8. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

5 IRRIGATION TWO WIRE PULL BOX

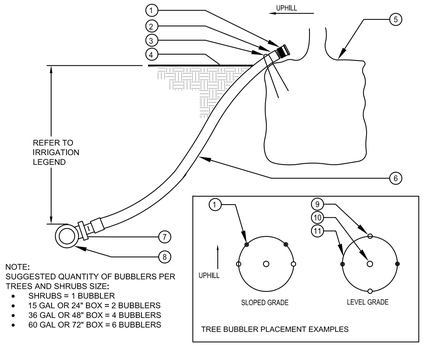
SCALE: NONE



1. POP-UP LAWN SPRAY SPRINKLER
2. WALL, WALK, CURB OR BUILDING
3. PVC LATERAL LINE
4. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
5. POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER
6. FINISH GRADE
7. 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).
8. 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
9. 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" [13mm] FLEXIBLE SWING JOINT (1/2" x 6") [13mm x 150mm] WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa].
10. 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

6 POP-UP SPRAY SPRINKLER RISER

SCALE: NONE

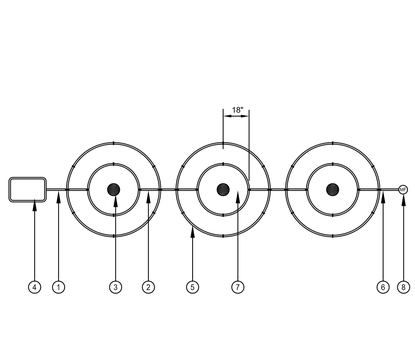


NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
- 15 GAL OR 24" BOX = 2 BUBBLERS
- 36 GAL OR 48" BOX = 4 BUBBLERS
- 60 GAL OR 72" BOX = 6 BUBBLERS

1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" [13mm] SCH, 40 MALE ADAPTER.
3. 6" [150mm] STEEL STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" [13mm] IPS FLEXIBLE PVC.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

7 SHRUB BUBBLER

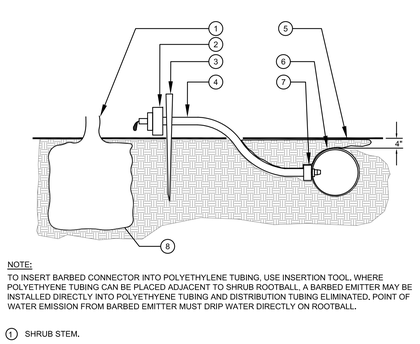
SCALE: NONE



1. SUPPLY HEADER.
2. 17mm BLANK DRIPLINE MODEL: TLCVO
3. TREE TRUNK.
4. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV.
5. TECHLINE CV DRIPLINE, FLOW, DRIPPER SPACING, LINE SPACING PER NETAFIM INSTALLATION GUIDELINES.
6. EXHAUST HEADER.
7. TECHLINE CV SPACING PER NETAFIM INSTALLATION GUIDELINES.
8. MANUAL FLUSH VALVE MODEL: TLSOV

8 TREE BUBBLER

SCALE: NONE

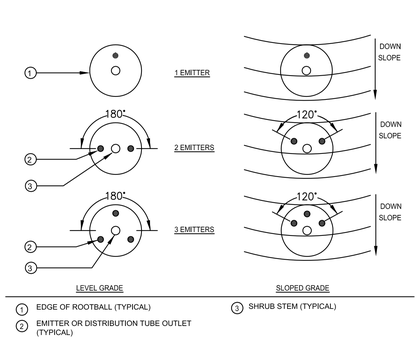


NOTE:
TO INSERT BARBED CONNECTOR INTO POLYETHYLENE TUBING, USE INSERTION TOOL. WHERE POLYETHYENE TUBING CAN BE PLACED ADJACENT TO SHRUB ROOTBALL, A BARBED EMITTER MAY BE INSTALLED DIRECTLY INTO POLYETHYENE TUBING AND DISTRIBUTION TUBING ELIMINATED. POINT OF WATER EMISSION FROM BARBED EMITTER MUST DRIP WATER DIRECTLY ON ROOTBALL.

1. SHRUB STEM.
2. EMITTER REFER TO EMITTER SCHEDULE FOR QUANTITY OF EMITTERS PER PLANT.
3. TUBING SUPPORT STAKE (SALCO DTS-200-400)
4. 1/4" TUBING DO NOT EXCEED 3' [1m] IN LENGTH.
5. FINISH GRADE.
6. SALCO PVC FLEX HOSE. INSTALL 4" [100mm] BELOW FINISH GRADE.
7. BARBED MALE ADAPTER.
8. EDGE OF ROOTBALL.

9 SALCO FLEX TUBING EMITTER PLACEMENT

SCALE: NONE



1. EDGE OF ROOTBALL (TYPICAL)
2. EMITTER OR DISTRIBUTION TUBE OUTLET (TYPICAL)
3. SHRUB STEM (TYPICAL)

EMITTER SCHEDULE

PLANT SIZE	EMITTER SPECIFACATION	FLOW (GPH)/PER EMITTER OR OUTLET	QUANTITY OF EMITTERS PER SHRUB/TREE
1 GALLON SHRUBS	USE SLV-PS-CV-1	1 GPH	2
5 GALLON SHRUBS	USE SLV-PS-CV-2	2 GPH	2
15 GALLON	USE SLV-PS-CV-2	2 GPH	3

MAXIMUM AMOUNT OF FLOW PER DRIP TUBING RUN IS 240 GPH

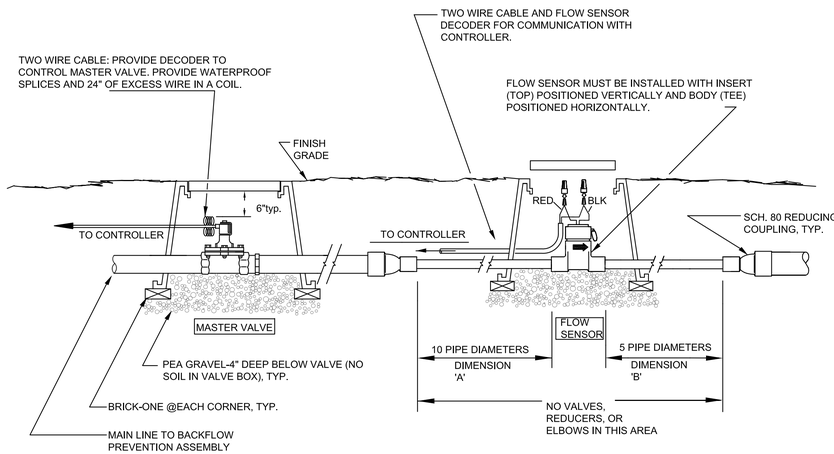
10 SALCO EMITTER PLACEMENT AND

SCALE: NONE

400-140 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

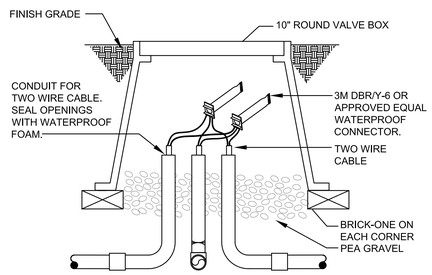
Irrigation Details
L-7.2

Alliant Strategic Development
26050 Mureau Road, Suite 100,
Calabasas, CA 91302



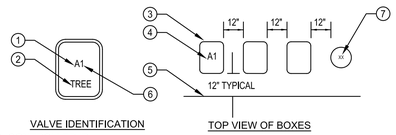
1 INSTALLATION DETAIL MASTER VALVE/FLOW SENSOR

SCALE: NONE



2 2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH

SCALE: NONE



VALVE IDENTIFICATION

1. CONTROLLER ID.
2. ALL TREE VALVES TO HAVE TREE BRANDED INTO LID.
3. RECTANGULAR VALVE BOX.
4. HEAT BRAND VALVE TYPE PER TABLE OR CONTROLLER ID AND STATION NUMBER INTO LID.
5. EDGE OF LAWN, WALK, FENCE, CURB, ETC.
6. STATION NUMBER.
7. ROUND VALVE BOX FOR QCV AND GATE VALVE. HEAT BRAND VALVE TYPE INTO INTO LID PER TABLE.

TOP VIEW OF BOXES

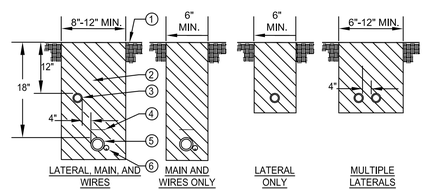
ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A___
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

INSTRUCTIONS:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

3 VALVE BOX INSTALLATION

SCALE: NONE



NOTES:

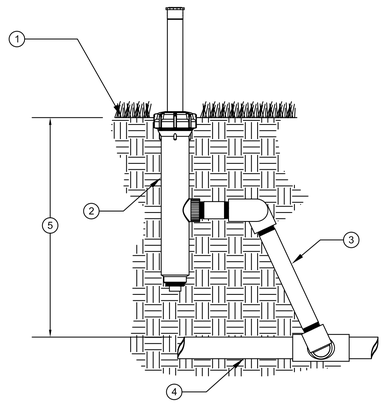
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.

1. FINISH GRADE.
2. CLEAN BACKFILL MATERIAL.
3. LATERAL LINE.
4. 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS

5. MAIN LINE.
6. TWO WIRE CABLE IN CONDUIT

4 TRENCHING

SCALE: NONE



1. FINISH GRADE.
2. 570 POP-UP DRIP OPERATION INDICATOR ASSEMBLY (TORO MODEL 570-DRIP-IND) INSTALLED AT FURTHEST POINT DOWNSTREAM OF ZONE VALVE.
3. PVC OR SWING PIPE SWING JOINT ASSEMBLY.
4. PVC DRIP ZONE FOOTER.
5. DEPTH OF PVC LINE PER SPECIFICATIONS.

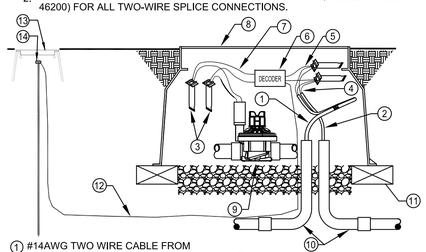
NOTE: TEFLON TAPE ALL THREADED JOINTS

5 570 POP-UP DRIP OPERATION INDICATOR

SCALE: NONE

NOTE:

1. ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION.
2. USE U.F. SAFETY CABLE STRIPPER BY KING INNOVATION (MODEL NUMBER 46200) FOR ALL TWO-WIRE SPLICE CONNECTIONS.



1. #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER.
2. TWO WIRE CABLE TO NEXT DECODER
3. 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
4. A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS.
5. CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES.
6. DECODER
7. CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES
8. VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
9. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
10. 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROFF FOAM.
11. BRICK-ONE ON EACH CORNER
12. #6 BARE COPPER GROUND WIRE. SPLICE INTO GROUND WIRE AT DECODER. ONLY REQUIRED AT EVERY 10TH DECODER AND AT THE ENDS OF THE LINE.
13. 8' LONG COPPER GROUND ROD. LOCATE A MINIMUM OF 8' AWAY FROM DECODER AND TWO WIRE CABLE. LOCATE IN 10" ROUND BOX.
14. CADWELD CONNECTIONS

6 DECODER WIRING IN CONDUIT

SCALE: NONE

Alliant Strategic Development
26050 Mureau Road, Suite 100,
Calabasas, CA 91302

City of Menlo Park - Water Efficient Landscape Ordinance (WELO) Landscape Application Checklist

Page 1 of 2

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Signature _____ Date _____

Project Information

☐ New Construction ☐ Rehabilitated ☐ Other:

☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Institutional ☒ Irrigation only ☐ Industrial ☐ Other:

Applicant Name (print): Contact Phone #:

Project Site Address:		Agency Review (Pass)	Agency Review (Fail)
Project Area (sq.ft. or acre): 108,700	# of Units: # of Meters:	☐	☐
For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.): 28,700	☐	☐
	Turf Irrigated Area (sq.ft.): 0	☐	☐
	Non-Turf Irrigated Area (sq.ft.): 0	☐	☐
	Irrigated Special Landscape Area (SLA) (sq.ft.): 0	☐	☐
	Water Feature Surface Area (sq.ft.): 0	☐	☐

Compliance (Choose One)	Compliance Requirements	Project Compliance (Must be Yes)		
☐ Prescriptive A (Residential under 2,500 SF)	Impacted landscape is ≤ 2,500 sf	☐ Yes	☐ No	
	Project has 25% max turf	☐ Yes	☐ No	
	Project has 75% low WUCOLS (0.3 avg)	☐ Yes	☐ No	
☐ Prescriptive B (Commercial under 2,500 SF)	Impacted landscape is ≤ 2,500 sf	☐ Yes	☐ No	
	Project has 0% turf	☐ Yes	☐ No	
	Project has 100% low WUCOLS (0.3 avg)	☐ Yes	☐ No	
☐ Prescriptive C (All Projects over 2,500 SF)	Impacted landscape is ≥ 2,500 sf	☒ Yes	☐ No	
	Project has 0% turf and 0% High WUCOLS	☒ Yes	☐ No	
	Project has 80% low WUCOLS	☒ Yes	☐ No	
☐ Waterbudget	Worksheet is from City's WELO webpage	☐ Yes	☐ No	
	ETWU < MAWA	☒ Yes	☐ No	
Landscape Elements	**Compliance Requirements**	**Project Compliance**		
Turf	There is no turf in parkways < 10 feet wide	☐ Yes ☒ No, if adjacent to a parking strip		
	All turf is planted on slopes ≤ 25%	☐ Yes	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	☐	☐
Compost	At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches	☐ Yes ☐ No, See Soil Test	☐	☐
Mulch	At least 3-inches of mulch on exposed soil surfaces	☐ Yes	☐	☐
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☒ Yes	☐	☐
	Irrigation controllers do not lose programming data when power source is interrupted	☒ Yes	☐	☐
	Irrigation system includes pressure regulators	☒ Yes	☐	☐
	Manual shut-off valves are installed near the connection to the water supply	☒ Yes	☐	☐
	All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher	☒ Yes	☐	☐
	Areas < 10 feet shall be irrigated with subsurface irrigation	☒ Yes ☐ No, but there is no runoff or overspray	☐	☐

Page 2 of 2

Metering	Separate irrigation meter (Residential ONLY)	☐ Yes ☐ No, not required if < 5,000 sq ft	☐	☐
	Separate irrigation submeters for landscape areas ≥ 1,000 sq ft (Commercial ONLY)	☒ Yes	☐	☐
Swimming Pools / Spas	Cover required for new pools and spas	☐ Yes ☐ No, no new pool or spa	☐	☐
Water Features	Recirculating	☐ Yes	☐	☐
Documentation (per section 492.3)	Project Information	☐ Yes	☐	☐
	Water Budget Calculation Worksheet (optional if Prescriptive Option is chosen)	☒ Prepared by professional	☐	☐
	Landscape Design Plan (optional if < 1,000 sq ft of landscape area)	☐ Prepared by professional	☐	☐
	Irrigation Design Plan (optional if < 1,000 sq ft of landscape area)	☒ Prepared by professional	☐	☐
	Grading Design Plan (optional if < 1,000 sq ft of landscape area)	☐ Prepared by professional	☐	☐
Audit	Landscape Audit Report completed	☐ Completed by professional	☐	☐

Auditor:

Materials Received and Reviewed:

☐ Project Information
☐ Water Budget Calculation Worksheet
☐ Landscape Application Checklist
☐ Certificate of Completion
☐ Landscape Audit Report
☐ Landscape Design Plan w/WUCOLS Listing
☐ Soil Management Report
☐ Irrigation Design Plan
☐ Grading Design Plan

Date Reviewed:

☐ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Material Distributed to Applicant

☐ Regional Water Efficient Landscape Ordinance
☐ Landscape Application Checklist
☐ Water Budget Calculation Worksheet
☐ WUCOLS Listing
☐ Other:

Measures if non-compliance is approved:

☐ Drip irrigation
☐ Plant palate
☐ Grading
☐ Pool and/or spa cover
☐ Dedicated irrigation meter
☐ Other:

Comments:

WATER USE ESTIMATION PRELIMINARY - 320 Sheridan Drive - Menlo Park CA

WATER TYPE	POTABLE
SITE ETO=	43.1

2/22/2024

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	LOW WATER PLANTING	LOW	0.3	DRIP	0.81	0.370	17,710	6,559	175,277	0.54	234.33	62%
2	OW BIO RETENTION PLANTIN	LOW	0.3	SPRAY	0.75	0.400	3,400	1,360	36,342	0.11	48.59	12%
2	MODERATE WATER PLANTING	MOD	0.5	DRIP	0.81	0.617	7,590	4,685	125,198	0.38	167.38	26%
					TOTALS		28,700	12,604	336,816	1.03	450.29	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME								
					1				0%
				TOTALS		0			0%

MAWA	GALLONS/YR	345,115
	ACRE FEET/YR	1.06
	HCF/YR	461.38

ETWU	GALLONS/YR	336,816
	ACRE FEET/YR	1.03
	HCF/YR	450.29

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
80.3%	0.35	YES

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	12,604
TOTAL AREA	28,700
AVG. ETAF	43.92%

Alliant Strategic Development
26050 Mureau Road, Suite 100,
Calabasas, CA 91302

US HWY 101

NORTH

20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

CAUTION!!!
EXISTING PG&E GAS
TRANSMISSION
MAIN TO REMAIN

EXISTING OH PRIMARY
(2 CIRCUITS) TO REMAIN

T/C DGUY

T/C DGUY

PRI DGUY

EXISTING OH PRIMARY,
TEL & CATV TO REMAIN.

CATV
DROP

EXISTING JOINT POLE AND
ANCHORS TO REMAIN

TEL
DROP

EXISTING OH PRIMARY
(3 CIRCUITS),
SEC, TEL & CATV
TO REMAIN.

THIS EX. JOINT
POLE TO BE USED
AS A NEW RISER
POLE TO SERVE
THIS PROJECT

SHERIDAN
DRIVE

SEC AND
TEL DROP

CATV
DROP

EXISTING JOINT POLE
W/ SL TO REMAIN

EXISTING OH PRIMARY
(3 CIRCUITS),
SEC, TEL & CATV
TO REMAIN.

EXISTING JOINT
POLE TO REMAIN

SEC AND TEL
AND CATV DROP

EXISTING OH PRIMARY
(2 CIRCUITS),
SEC, TEL & CATV
TO REMAIN.

HEDGE ROAD

EXISTING OH IDLE PRIMARY
(PRIMARY IS CUT),
TEL & CATV TO BE
REMOVED

50 51 52 26 25 24 23 22

2000A,
120/208v
3-PHASE, 4W
WITH TEL/CATV

ETC

P1-57'

W1-10'

L-22'

H1-10'

D1-49'

BLDG #1

PROPOSED 106"x 90" PAD
MOUNT TRANSFORMER
(TYPICAL)

D1

D1-10'

30"x48x34" TEL

462'

D1

P1-12'

30"x48"x18" CATV

30"x48x34" TEL

30"x48"x18" CATV

BLDG #2

EXISTING OH
IDLE PRIMARY,
TEL AND CATV
TO BE REMOVED

EXISTING JOINT POLE
AND DOWNGUYS
TO BE REMOVED

1600A,
120/208v
3-PHASE, 4W
WITH TEL/CATV

ETC

P1-48'

COMMUNITY
ROOM

BLDG
#3

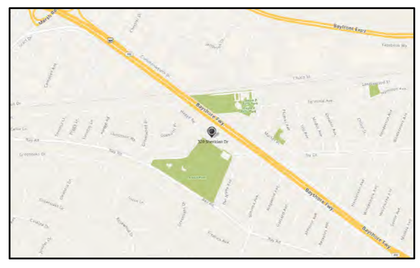
EXISTING JOINT POLE
AND DOWNGUYS
TO BE REMOVED

2000A,
120/208v
3-PHASE, 4W
WITH TEL/CATV

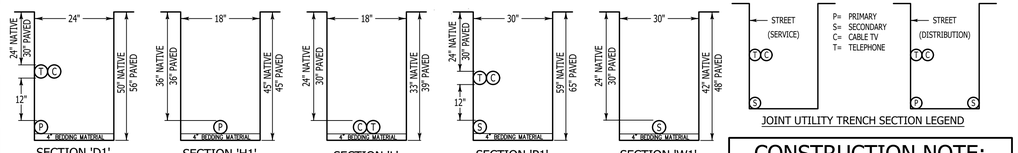
ETC

OH

FLOOD PARK

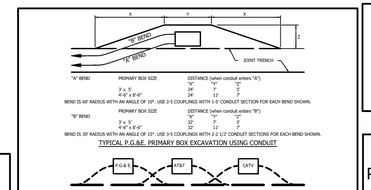


VICINITY MAP - NOT TO SCALE



CONSTRUCTION NOTE:

DO NOT BURY OR ENCASE CONDUIT, SUBSTRUCTURES OR GROUNDING WITHOUT PG&E INSPECTION



NOTE:

-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:

PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502

NOTE:

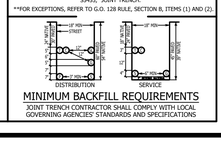
TRENCH SECTIONS SHOW UTILITY OCCUPANCY ONLY. SIZE AND QUANTITY OF CONDUITS NOT SHOWN.

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

* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

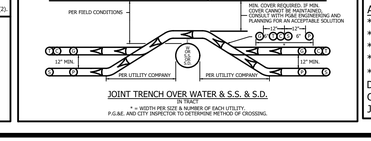
MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (INCHES)						
		PRI	SP			
UG	UTILITY TYPE	*	**	C	T	G
G	(GAS) SEE NOTES 4,7, & 13	12	12	12	6	6
T	TELEPHONE (DUCT)	12	1	1	12	12
T	TELEPHONE (DIRECT BURY)	12	1	1	12	12
C	CATV	12	1	1	12	12
S	ELECTRIC SECONDARY	6	12	12	1.5	3
P	ELECTRIC PRIMARY	12	12	12	3	3
SL	STREET LIGHT - SEE NOTE 5	6	12	12	1.5	3
FE*	(FOREIGN ELEC SOURCES, NON PG&E*) SEE NOTE 5	12	12**	12**	12	12

*MUST BE CONSIDERED A UTILITY AS DEFINED IN UTILITY STANDARD S5453, "JOINT TRENCH."
**FOR EXCEPTIONS, REFER TO G.O. 128 RULE, SECTION B, ITEMS (1) AND (2).



MINIMUM BACKFILL REQUIREMENTS

JOINT TRENCH CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS



CONSTRUCTION/INSTALLATION RESPONSIBILITY TABLE

DRY UTILITY (JOINT TRENCH) INSTALLATION FOR THIS PROJECT SHALL BE:
SHARED INSTALL

	P.G.&E	APPLICANT
* ELEC SUBSTRUCTURES INCLUDING BOXES/PADS/CONDUIT	○	◉
* ELEC FACILITIES INCLUDING TRANSFORMERS/SWITCHES/WIRE	◉	○

ADDITIONAL NOTES:
*APPLICANT WILL TRENCH & BACKFILL ALL.
*PG&E WILL MAKE ALL "HOT" TIE-INS & SET ALL METERS.
*APPLICANT WILL INSTALL ALL TELEPHONE BOXES & CONDUIT.
*TELEPHONE COMPANY WILL INSTALL ALL TELEPHONE WIRE.
*INSTALLATION OF CATV BOXES & CONDUIT BY CATV, OR APPLICANT, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING. IF BY APPLICANT, CATV COMPANY TO DELIVER SUBSTRUCTURE MATERIAL TO THE JOBSITE.
JT CONTRACTOR & CATV COMPANY TO COORDINATE DELIVERY.

MILLENNIUM
DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

MDCI JOB#: 22-1456
MDCI PM: BG
DESIGNED BY: NK
CHECKED BY: BG
SCALE: 1"=20'
LAST MODIFIED: 6-12-24

REV	DATE	DESCRIPTION

ALLIANT STRATEGIC DEVELOPMENT

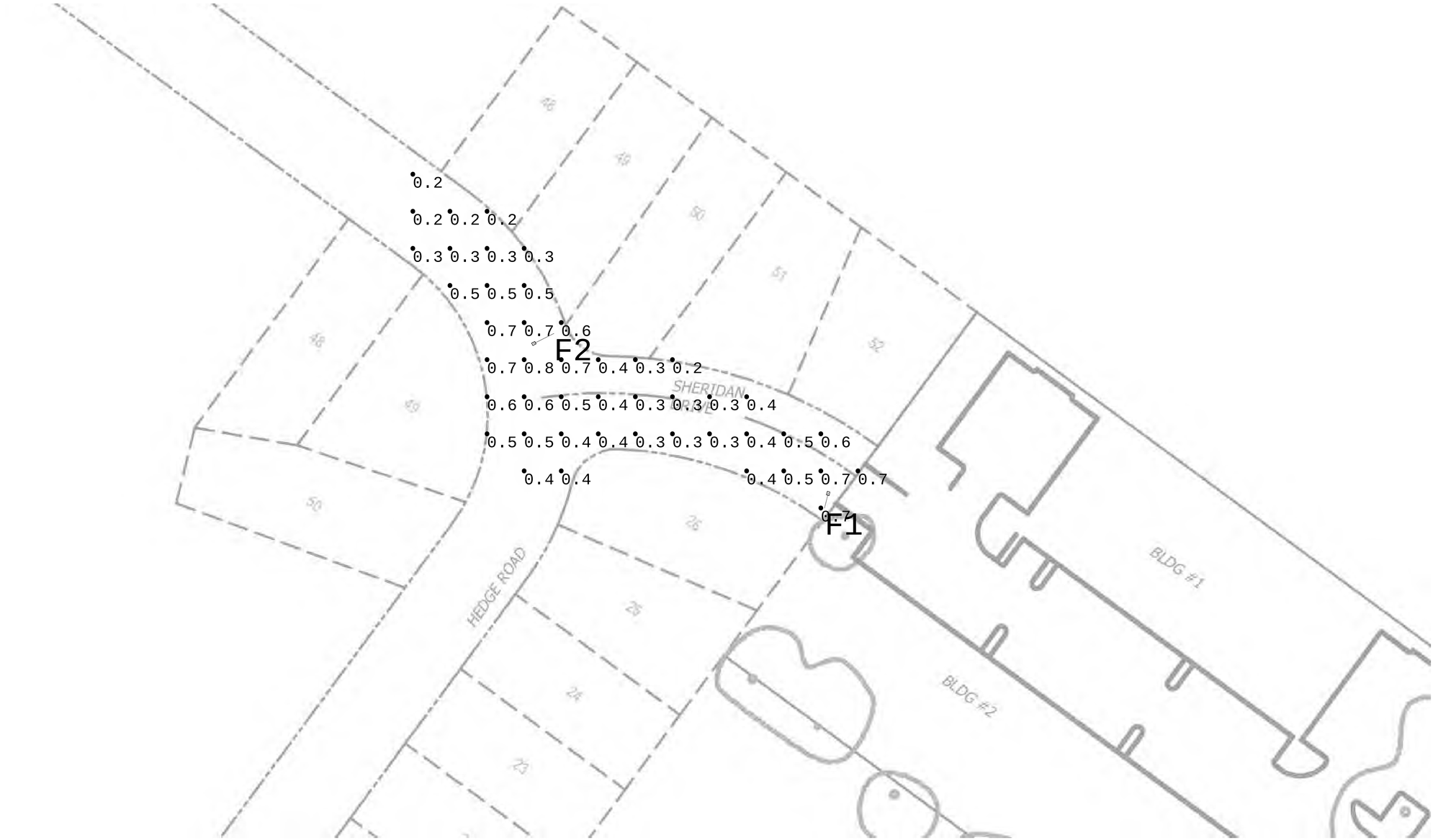
JOINT TRENCH CONCEPTUAL COMPOSITE
320 SHERIDAN
MENLO PARK CALIFORNIA

SHEET NO.
JTC1

SHEET 1 OF 1

REVISION NUMBER: 0

PLOT DATE: 6-12-24



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	LLF
	1	F1	SINGLE	Solarmax LED SMX-21WiE-NV-LL5-00-4070-T202-P - 30' M.H. W/ 4' ARM	0.900
	1	F2	SINGLE	Solarmax LED SMX-21WiE-NV-LL5-00-4070-T202-P - 30' M.H. W/ 6' ARM	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Sheridan Drive	Illuminance	Fc	0.44	0.8	0.2	2.20	4.00

SolarMax LED Inc.
3080 12th St
Riverside, CA 92507
(951)300-0788

Drawn By: JG
Checked By:
Date:7/16/2024
Scale: N/A

Photometrics
320 Sheridan Dr, Menlo Park, CA 94025