



SHERIDAN DRIVE APARTMENTS

PLANNING SUBMITTAL

MENLO PARK, CA

OCTOBER 17, 2024

CLIENT

ALLIANT STRATEGIC DEVELOPMENT
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ARCHITECTURE

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CIVIL

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

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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

TS TITLE SHEET

ARCHITECTURAL

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LEED

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ARBORIST

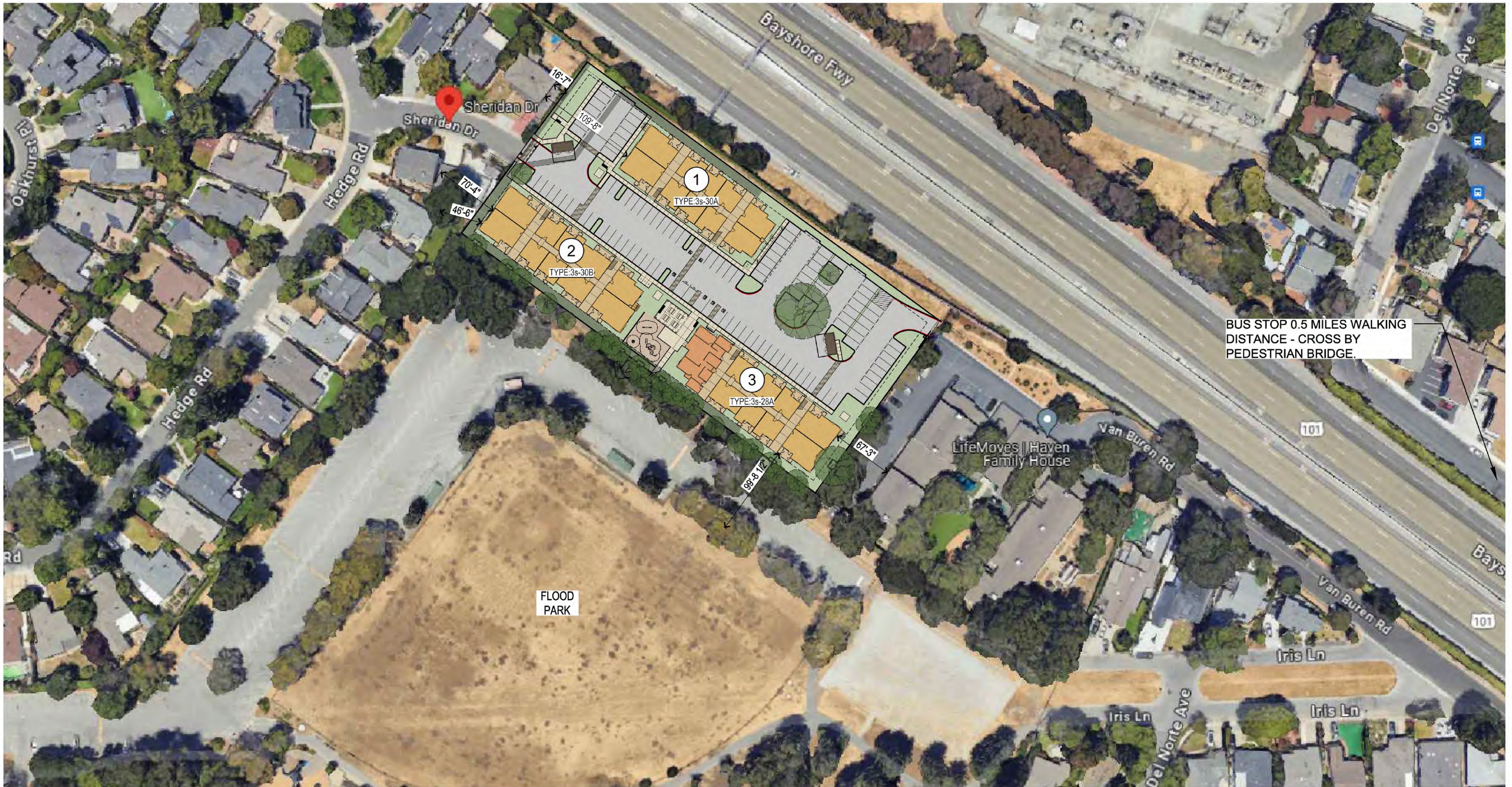
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JOINT TRENCH

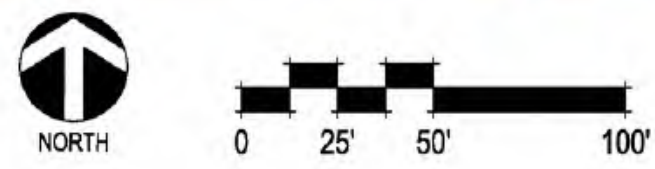
JTC1	JOINT TRENCH CONCEPTUAL COMPOSITE
1	PHOTOMETRIC



BUS STOP 0.5 MILES WALKING DISTANCE - CROSS BY PEDESTRIAN BRIDGE.

FLOOD PARK

LifeMoves | Haven Family House



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	1	18	60%
	2 BED	U2A	0	0		0	0%
		U2B	2	6		6	20%
	3 BED	U3	2	6		6	20%
TOTALS			10	30		30	100%

3s-30B 30 UNITS	1 BED	U1	4	12	1	12	40%
	2 BED	U2A	2	6		6	20%
		U2B	1	3		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	1	4	50%
	2 BED	U2A	2	2		2	25%
		U2B	0	0		0	0%
	3 BED	U3	2	2		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	1	8	40%
	2 BED	U2A	2	4		4	20%
		U2B	1	2		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%

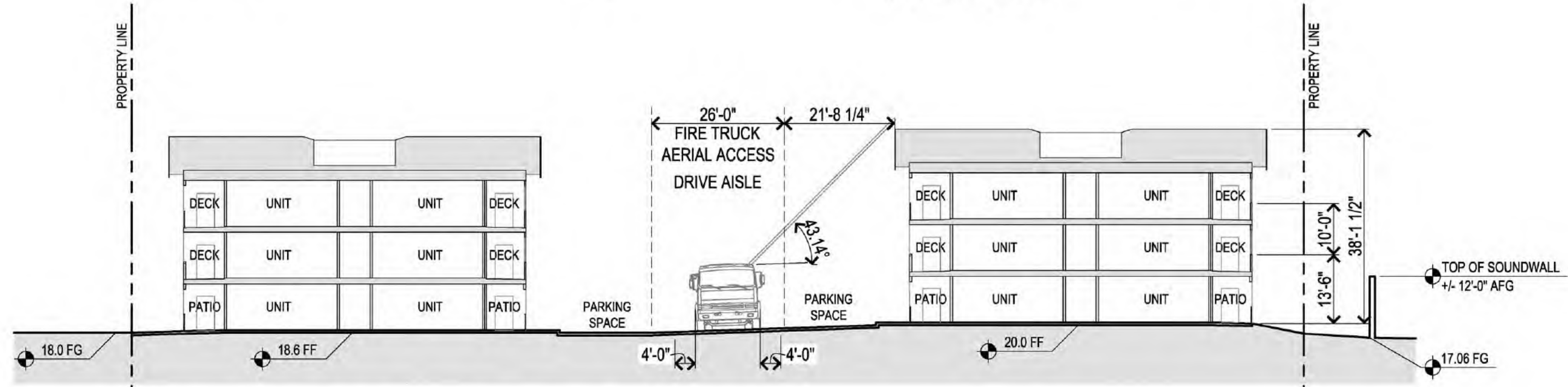
FLOOR AREA PROPOSED (Private Balcony area & Garages Excluded)						
	3s-30A 30 Units	3s-30B 30 Units	3s-28A 28 Units			Total
Level 1	7,556	8,324	8563			24,443
Level 2	7,556	8,324	8324			
Level 3	7,556	8,324	8324			
Storage / Areas	2,640	2,735	2699			
Building Floor Area	25,308	27,707	27,910			
Attic 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	11,743	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						



(A) SITE PLAN



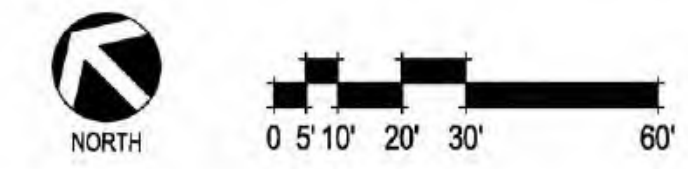
(B) SITE SECTION AND FIRE TRUCK AERIAL ACCESS

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 SDBL	Per		
	1 SPACES PER 1 BED UNIT	1	42
	1.5 SPACES PER 2 & 3 BED UNIT	1.5	46
			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.



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SITE PLAN & SITE SECTION
 A0.03

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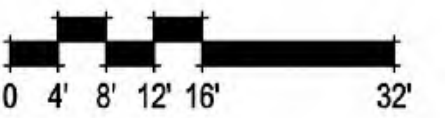
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VIEW FROM SHERDIAN DRIVE ENTRY
LOOKING EAST



VIEW FROM INTERIOR DRIVE AISLE
LOOKING SOUTH TOWARDS FLOOD PARK



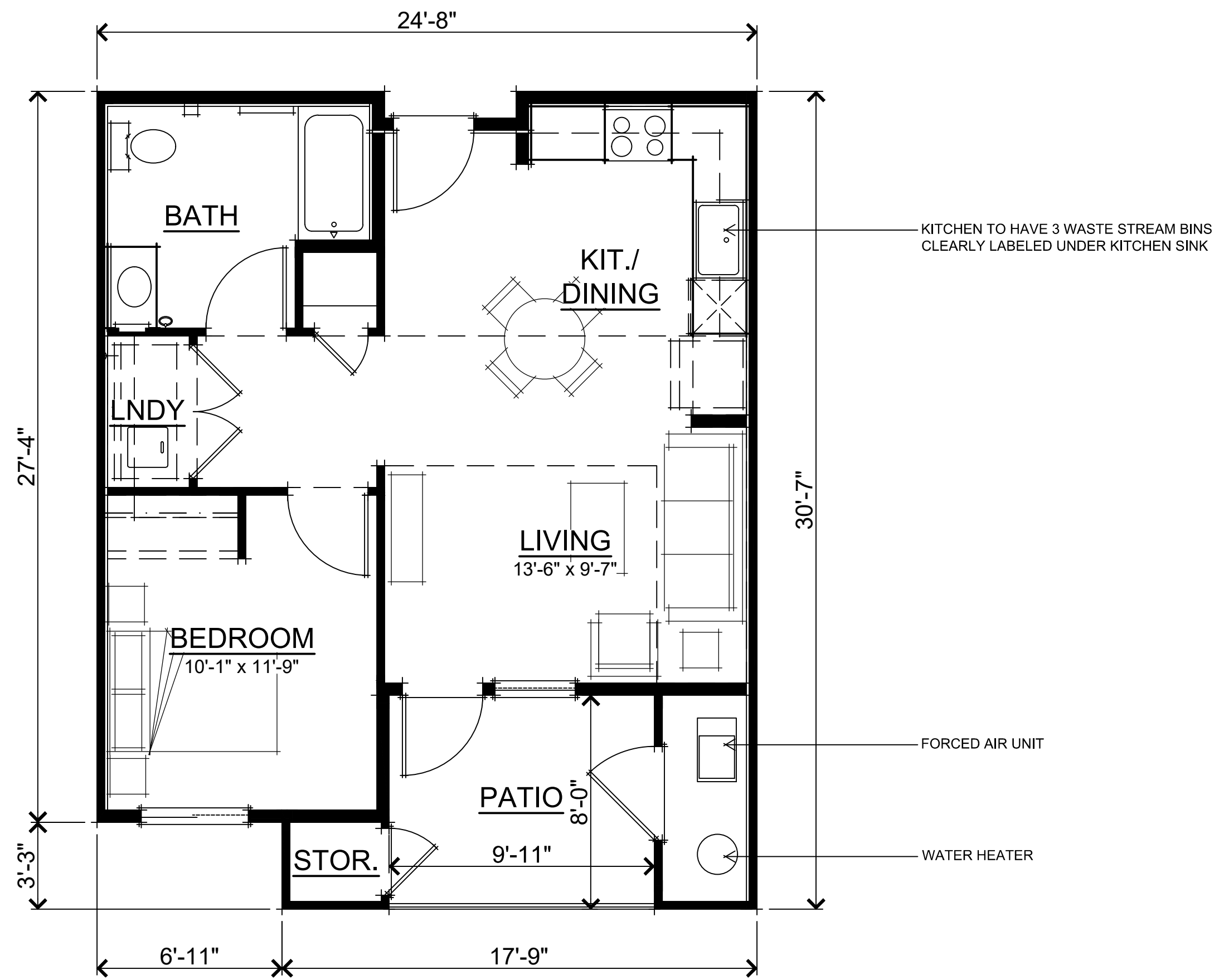
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September 9, 2024

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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.



1 BEDROOM UNIT - FLOOR PLAN
A0.05

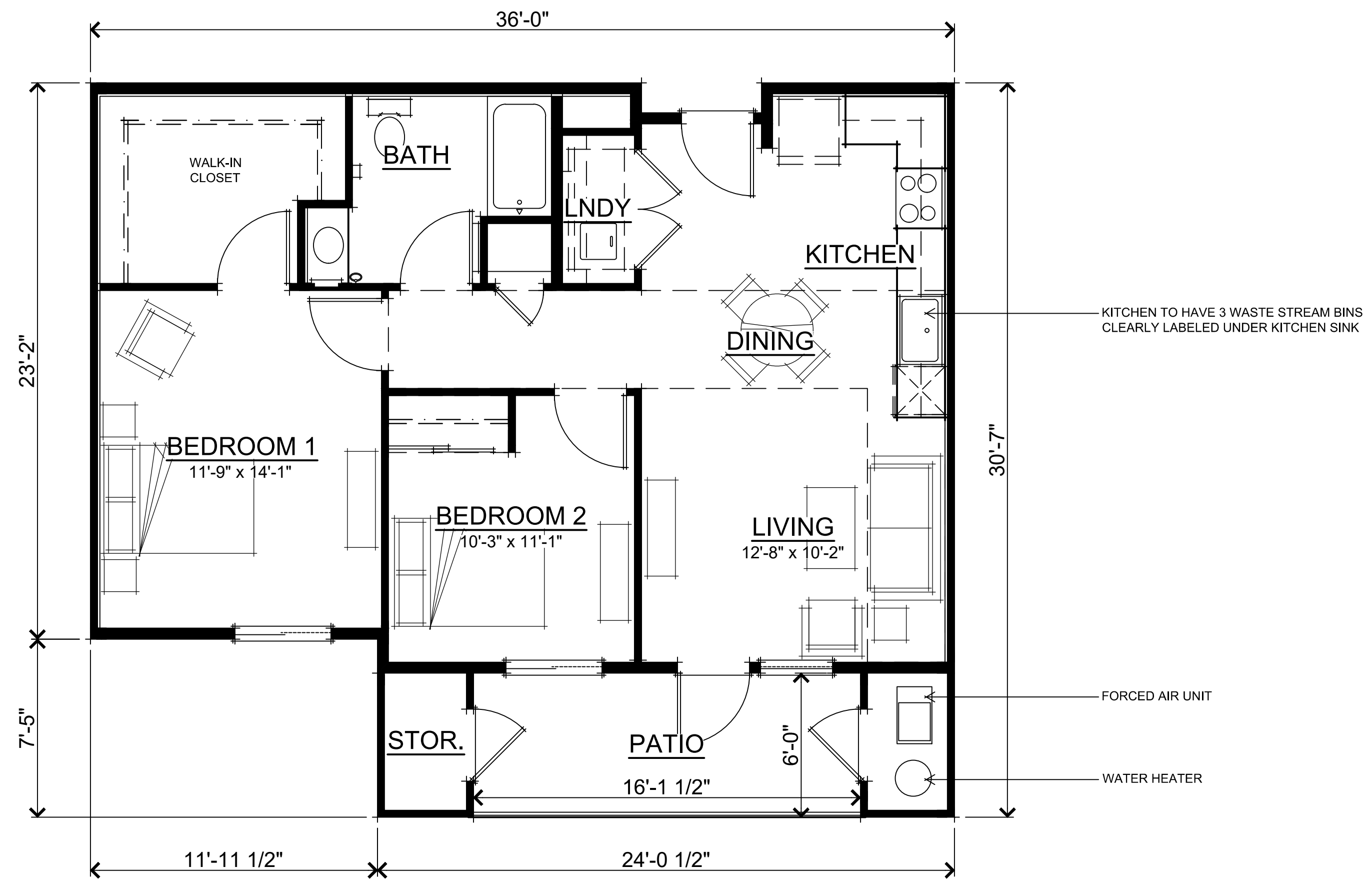
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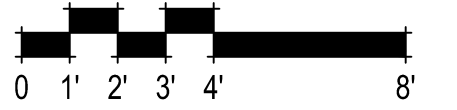
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UNIT 2A SQUARE FOOTAGES	
TOTAL LIVING	855 SQ. FT.
PATIO	144 SQ. FT.



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

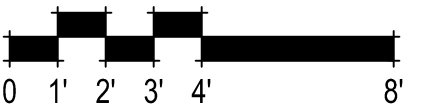
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UNIT 2B SQUARE FOOTAGES	
TOTAL LIVING	860 SQ. FT.
PATIO	108 SQ. FT.



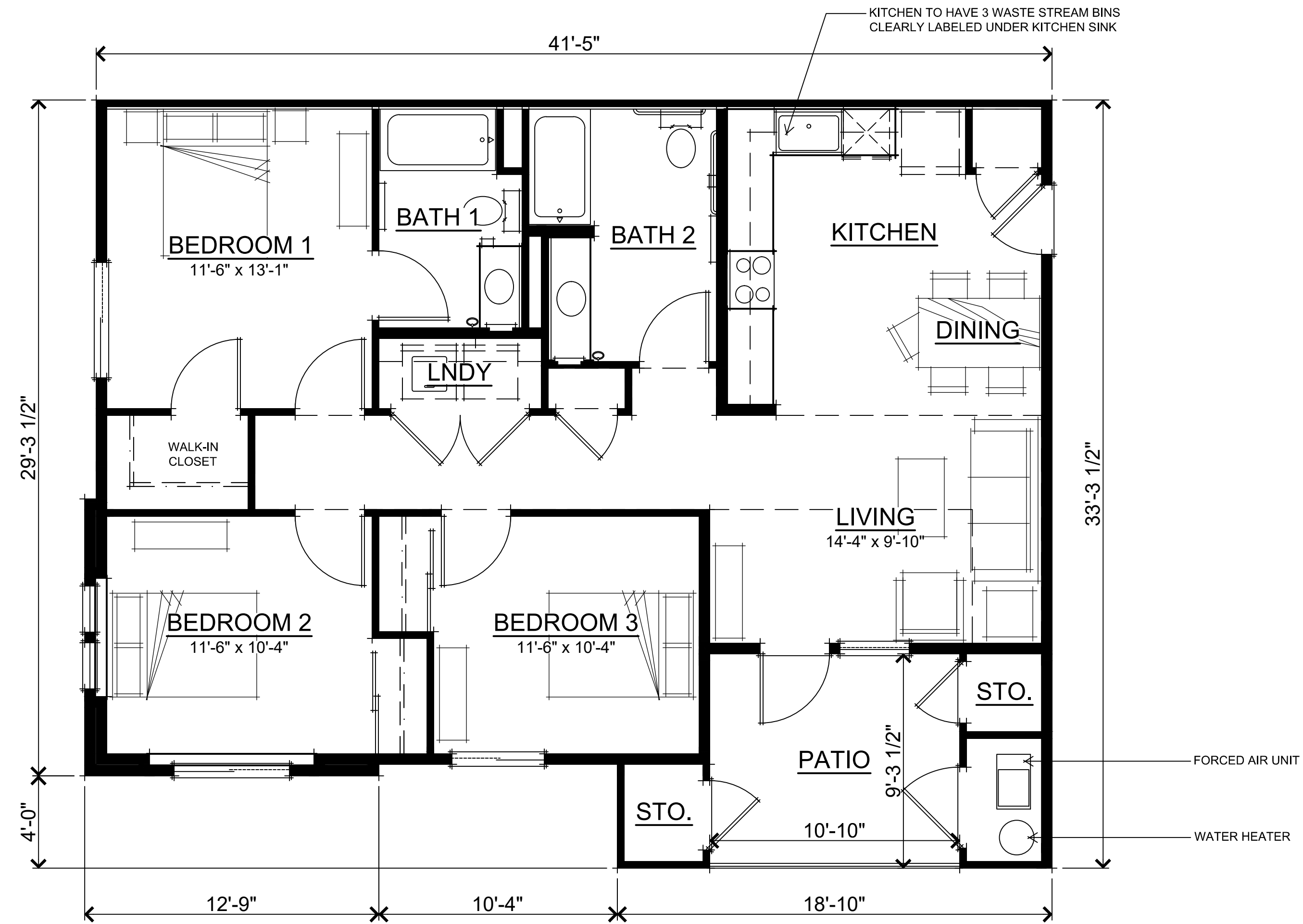
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2 BEDROOM UNIT - TYPE 2B FLOOR PLAN
 A0.07

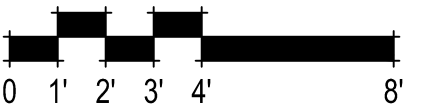
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UNIT 3 SQUARE FOOTAGES	
TOTAL LIVING	1118 SQ. FT.
PATIO	154 SQ. FT.



3 BEDROOM UNIT - FLOOR PLAN
A0.08

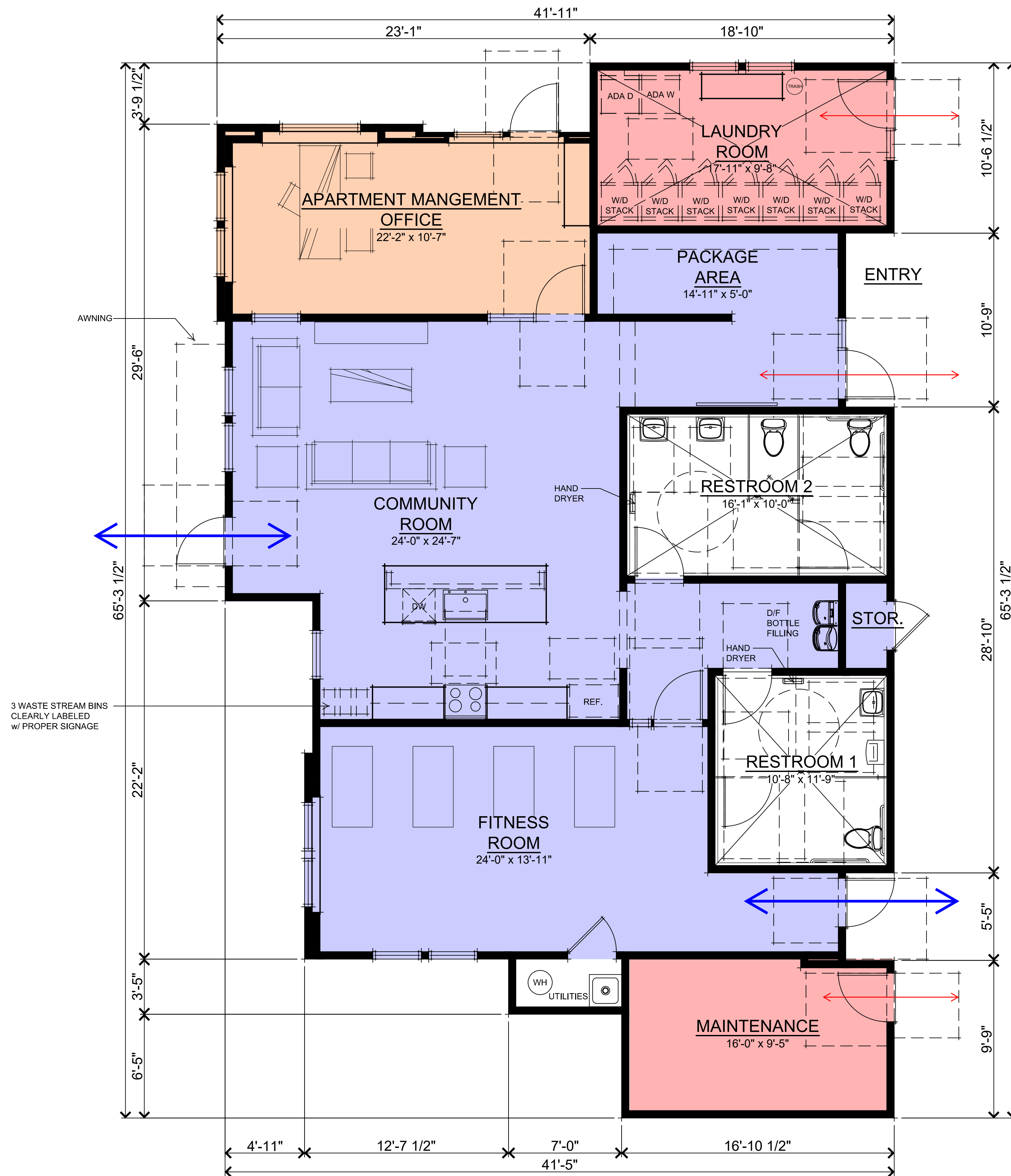
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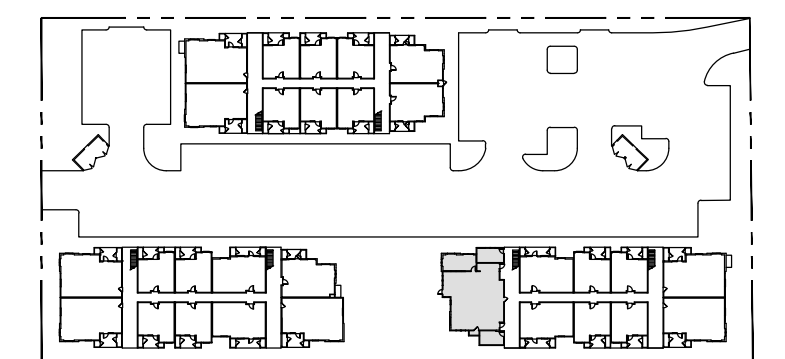


LEED Floor Plan legend

- 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.



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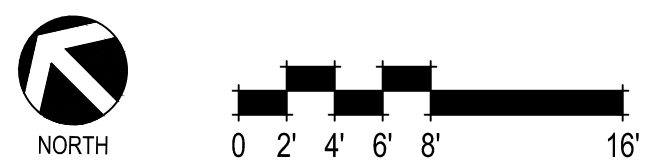
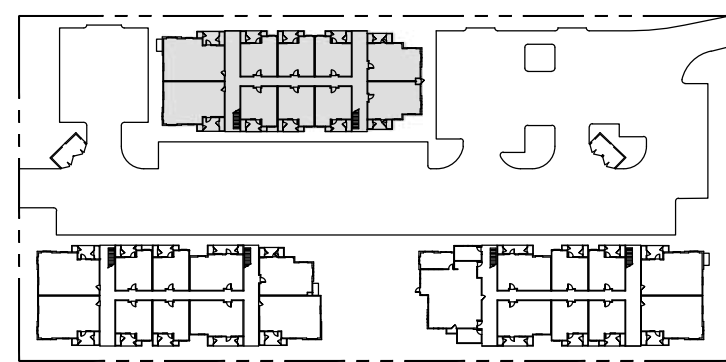
APARTMENT COMMUNITY AREA - FLOOR PLAN

A0.09

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LEED Floor Plan legend

- Shared / Multi-Occupant spaces
- Individual / Single-occupant spaces
- Trash / Recycling area
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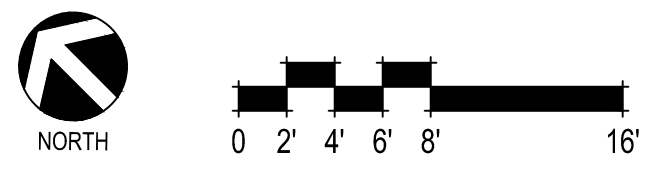
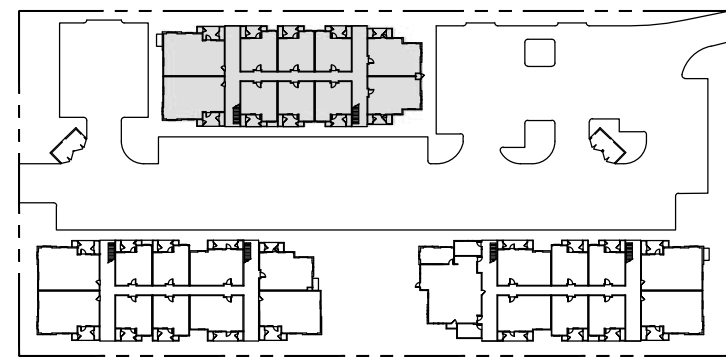
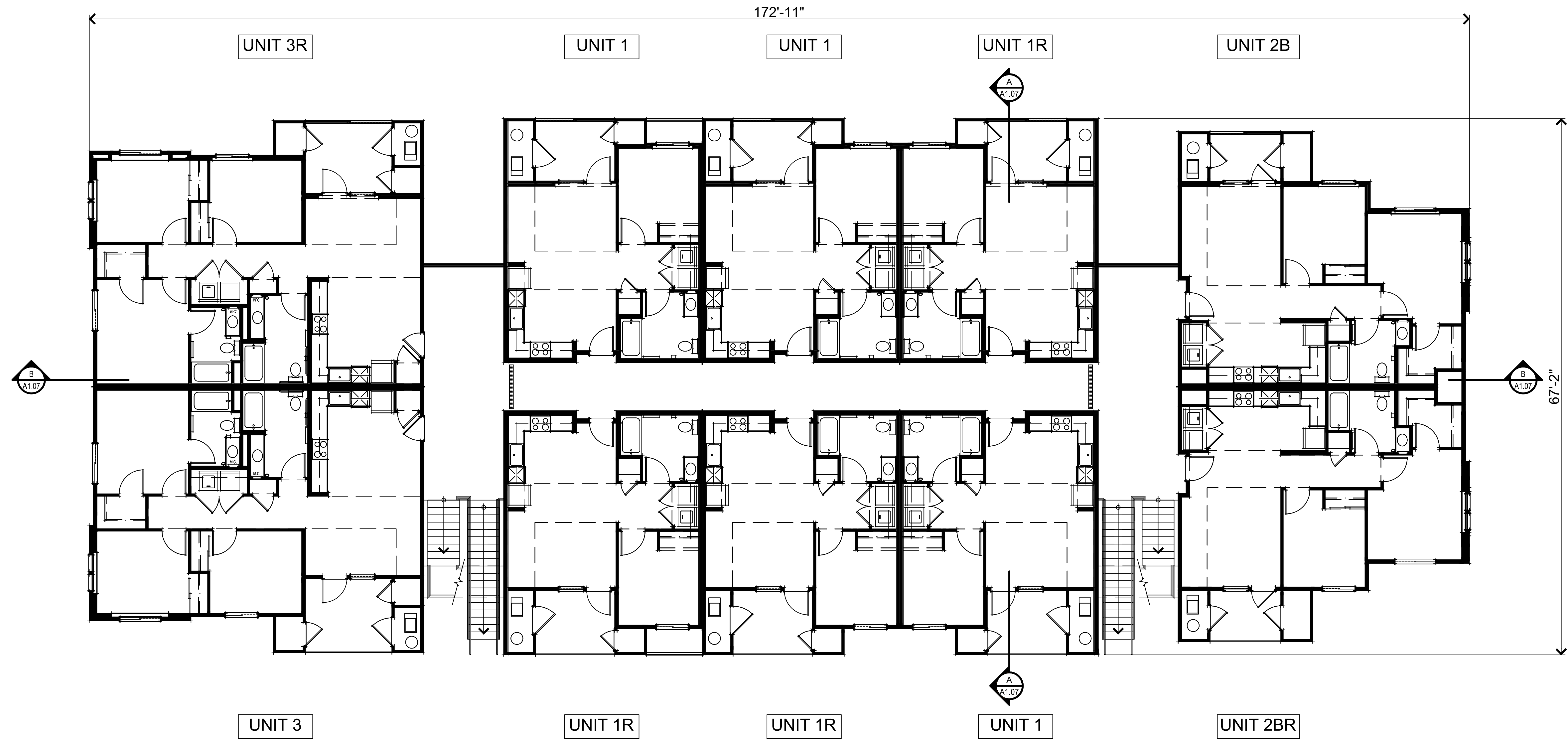
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BUILDING 1 - FIRST FLOOR PLAN
 A1.01

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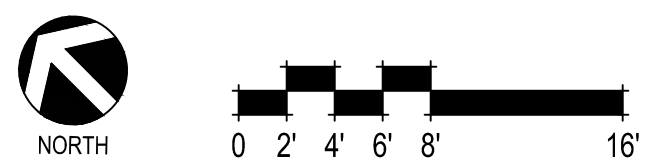
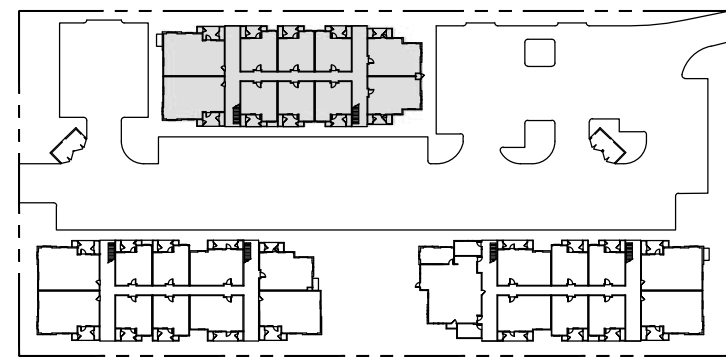
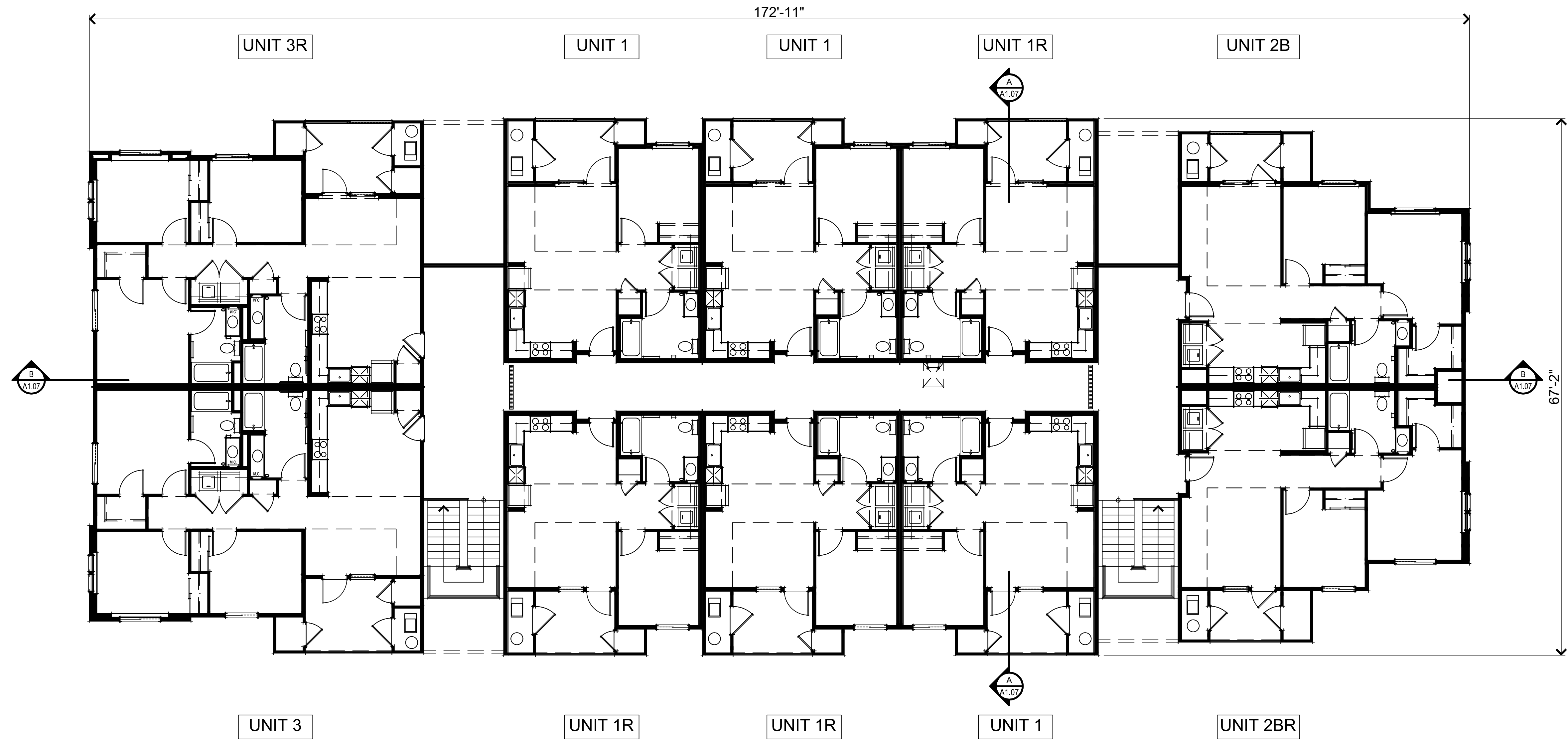
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BUILDING 1 - SECOND FLOOR PLAN
 A1.02

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BUILDING 1 - THIRD FLOOR PLAN
 A1.03

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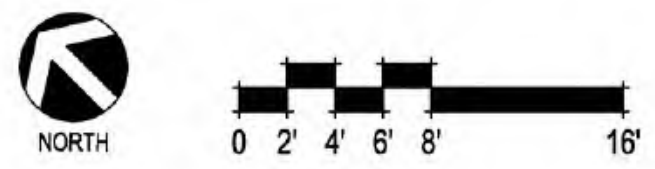
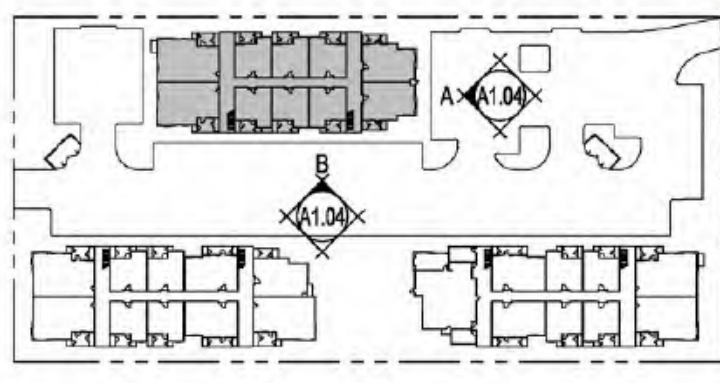




(A) EAST ELEVATION
 FOR COLOR & MATERIALS
 SEE SHEET A4.06



(B) SOUTH ELEVATION (FRONT)
 FOR COLOR & MATERIALS
 SEE SHEET A4.06



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BUILDING 1 - EXTERIOR ELEVATIONS
A1.04

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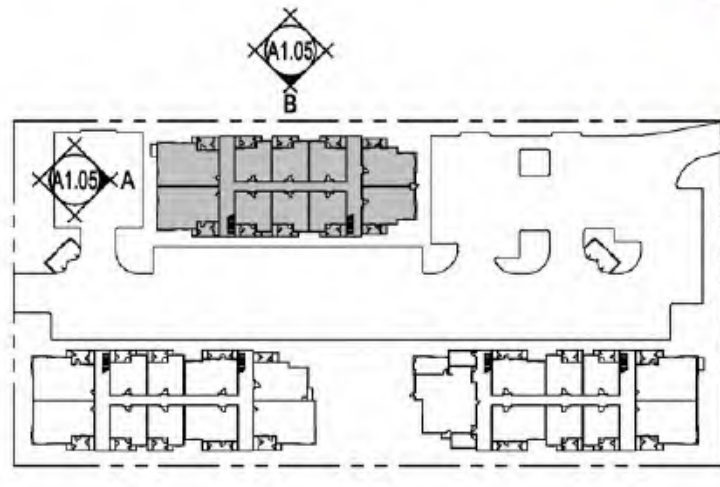




(A) WEST ELEVATION
 FOR COLOR & MATERIALS
 SEE SHEET A4.06



(B) NORTH ELEVATION
 FOR COLOR & MATERIALS
 SEE SHEET A4.06



399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

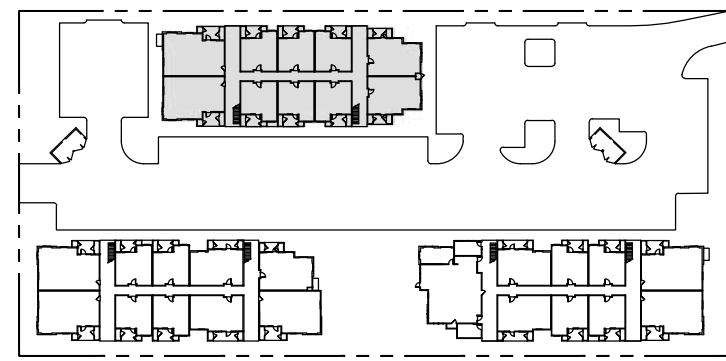
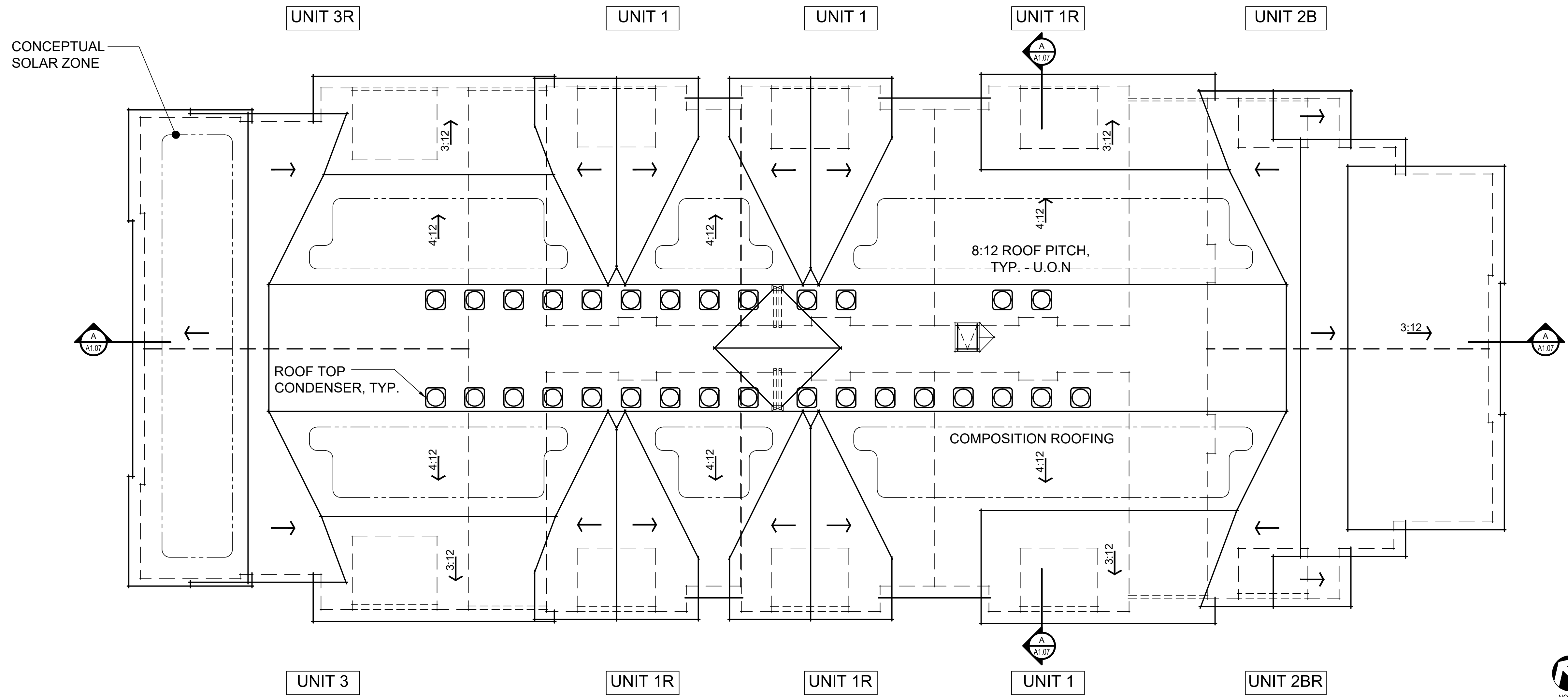
BUILDING 1 - EXTERIOR ELEVATIONS
 A1.05

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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.



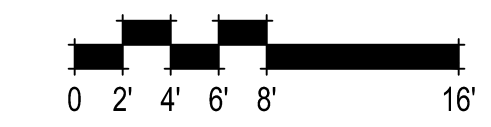
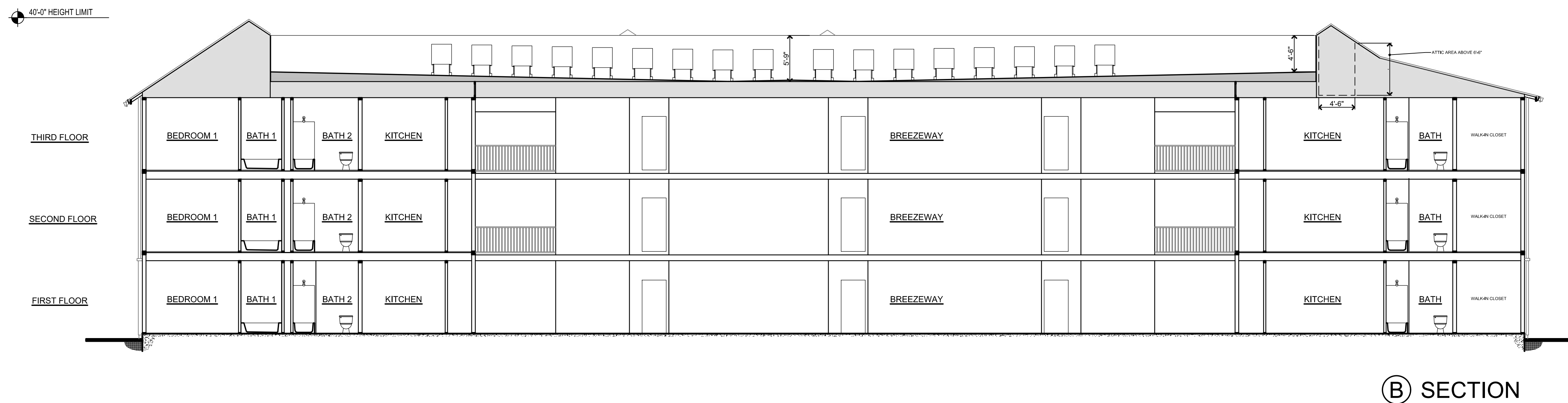
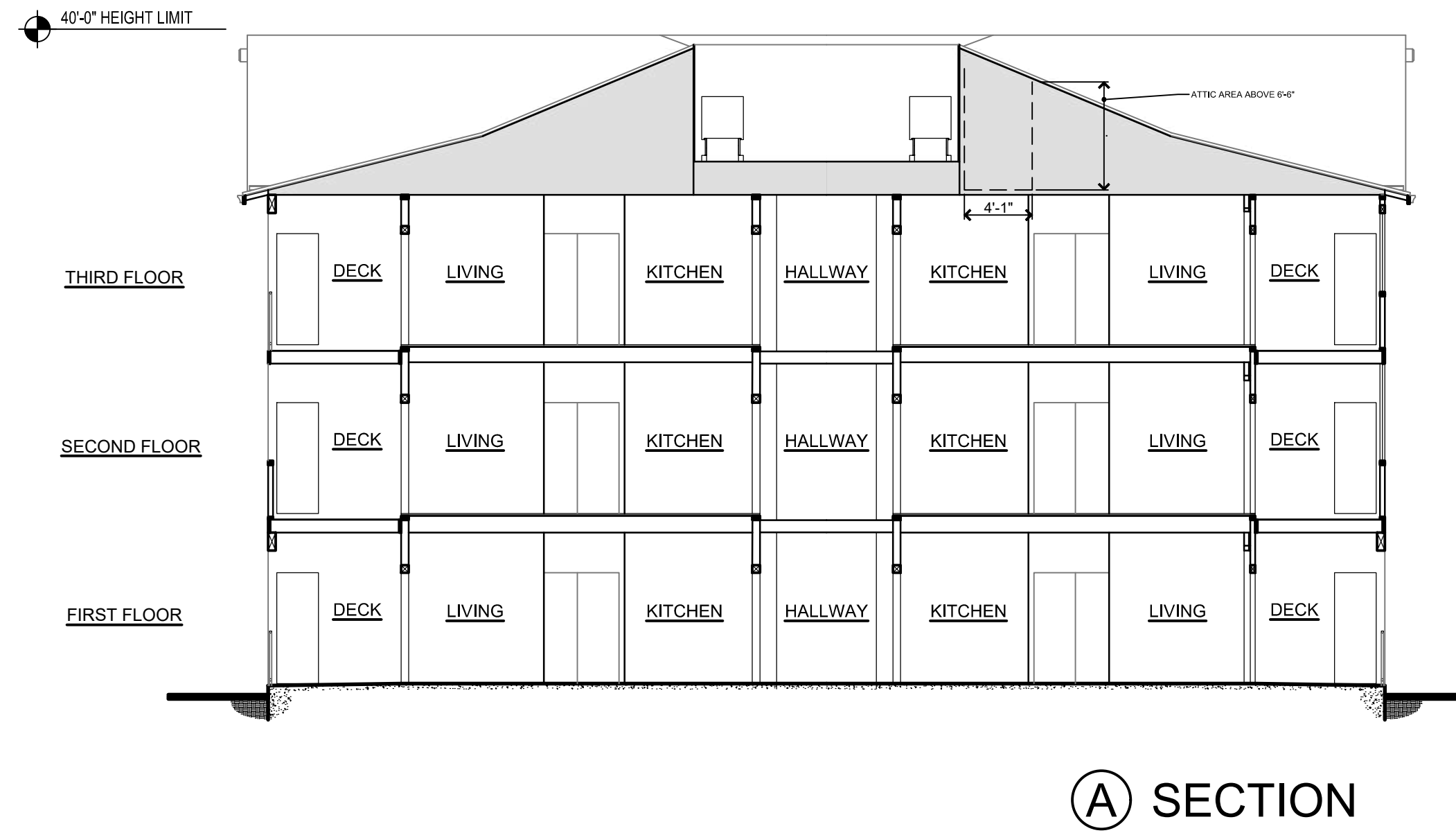
399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

BUILDING 1 - ROOF PLAN
 A1.06

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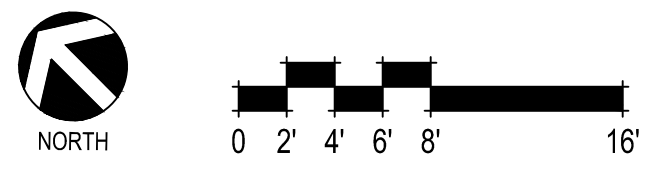
BUILDING 1 - SECTIONS
 A1.07

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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



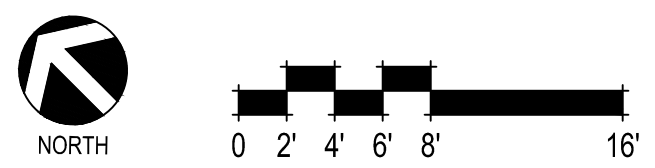
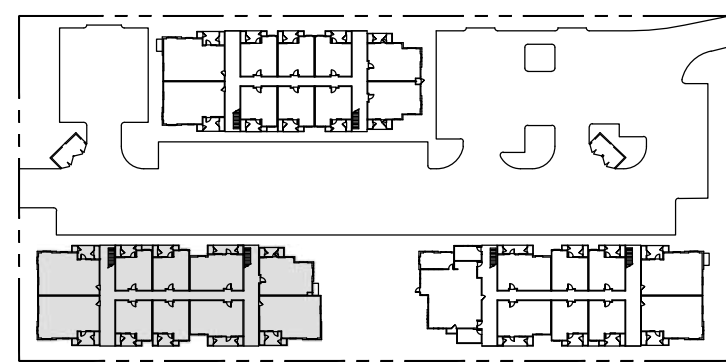
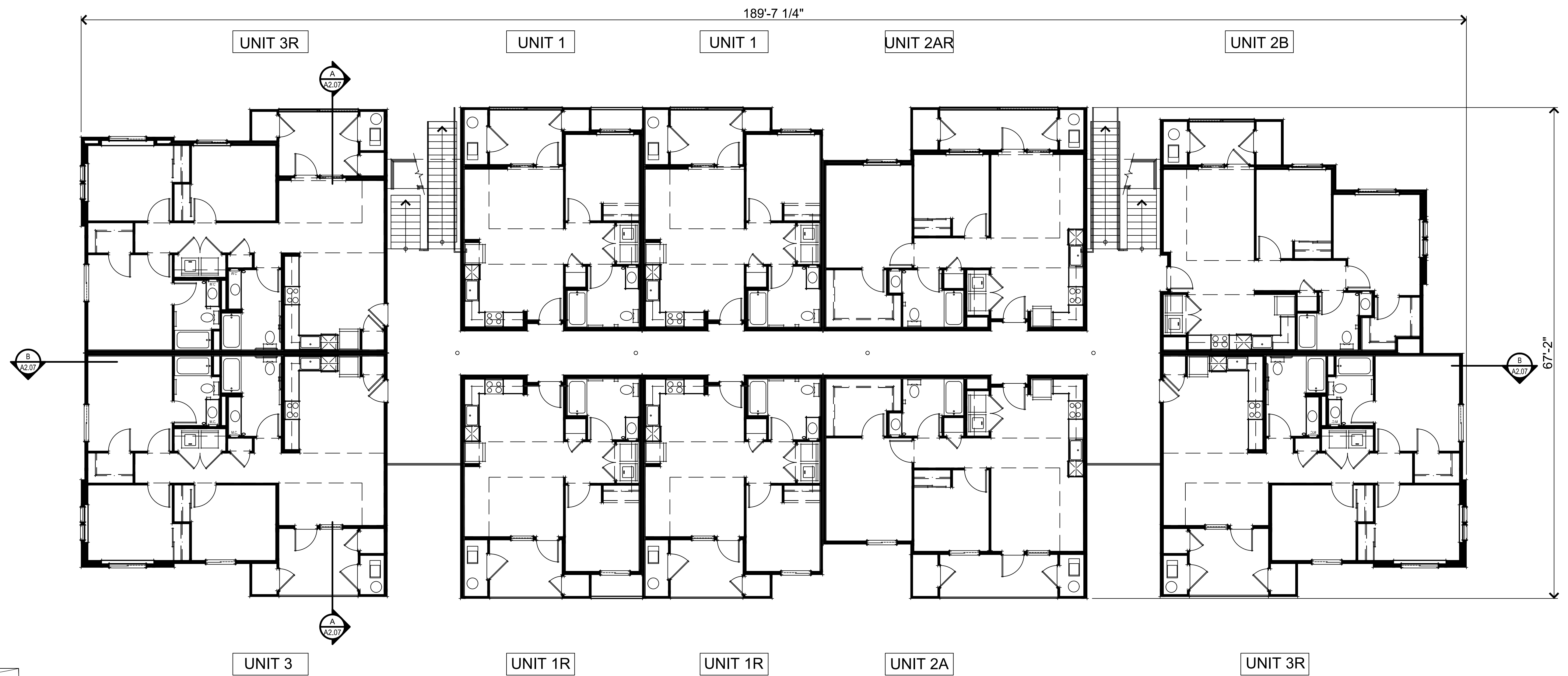
399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

BUILDING 2 - FIRST FLOOR PLAN
 A2.01

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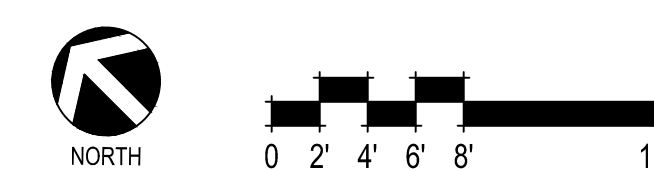
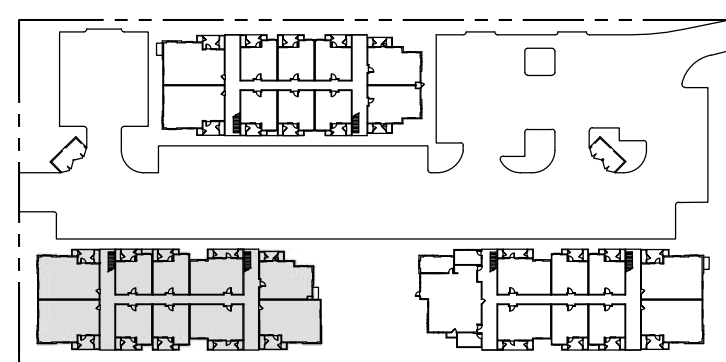
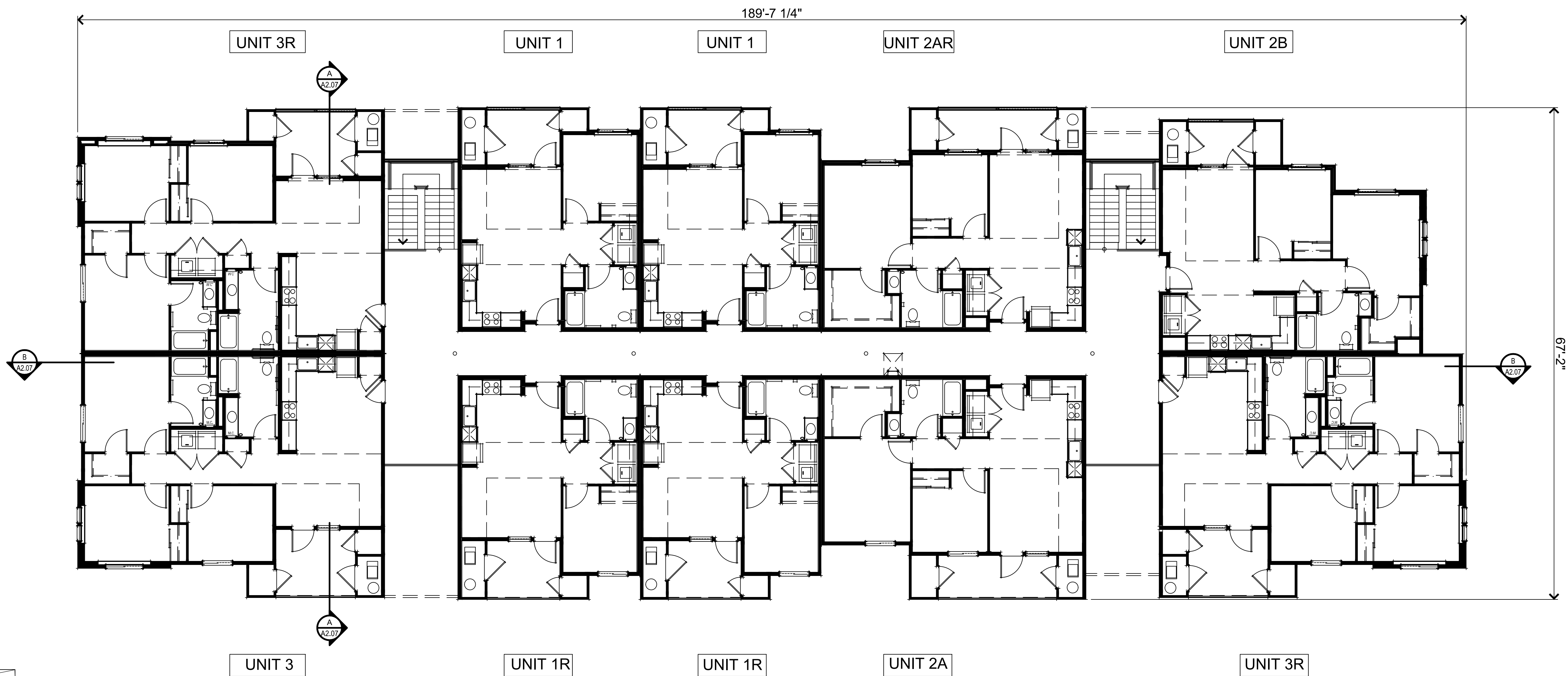
399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

BUILDING 2 - SECOND FLOOR PLAN
 A2.02

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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

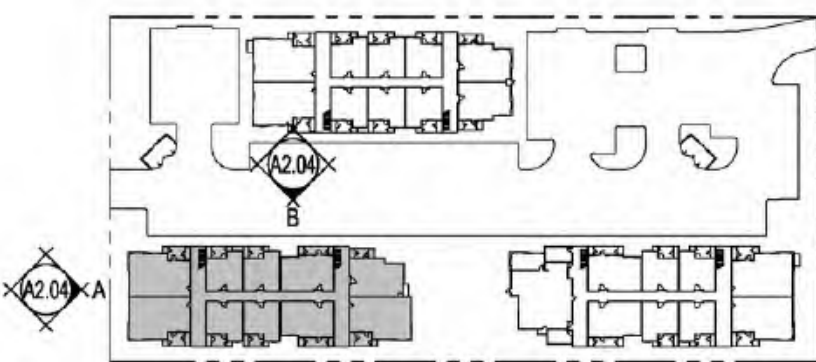
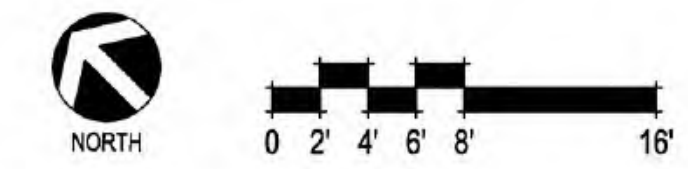
UNIT 1

UNIT 1

UNIT 3R

(B) NORTH ELEVATION (FRONT)

FOR COLOR & MATERIALS
SEE SHEET A4.06



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Menlo Park, CA
September 9, 2024

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BUILDING 2 - EXTERIOR ELEVATIONS
A2.04

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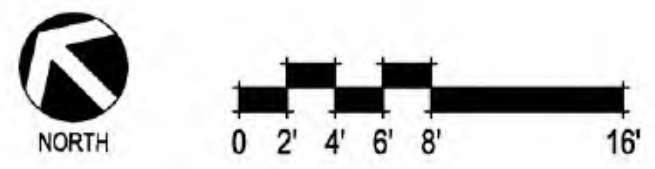
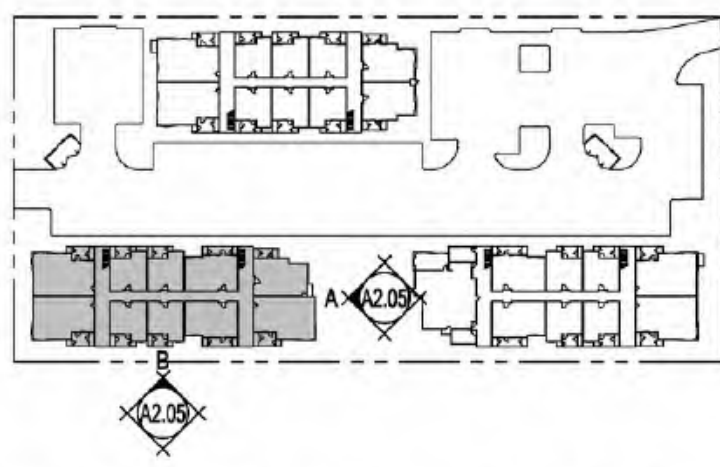




(A) EAST ELEVATION
 FOR COLOR & MATERIALS
 SEE SHEET A4.06



(B) SOUTH ELEVATION (PARK)
 FOR COLOR & MATERIALS
 SEE SHEET A4.06



399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

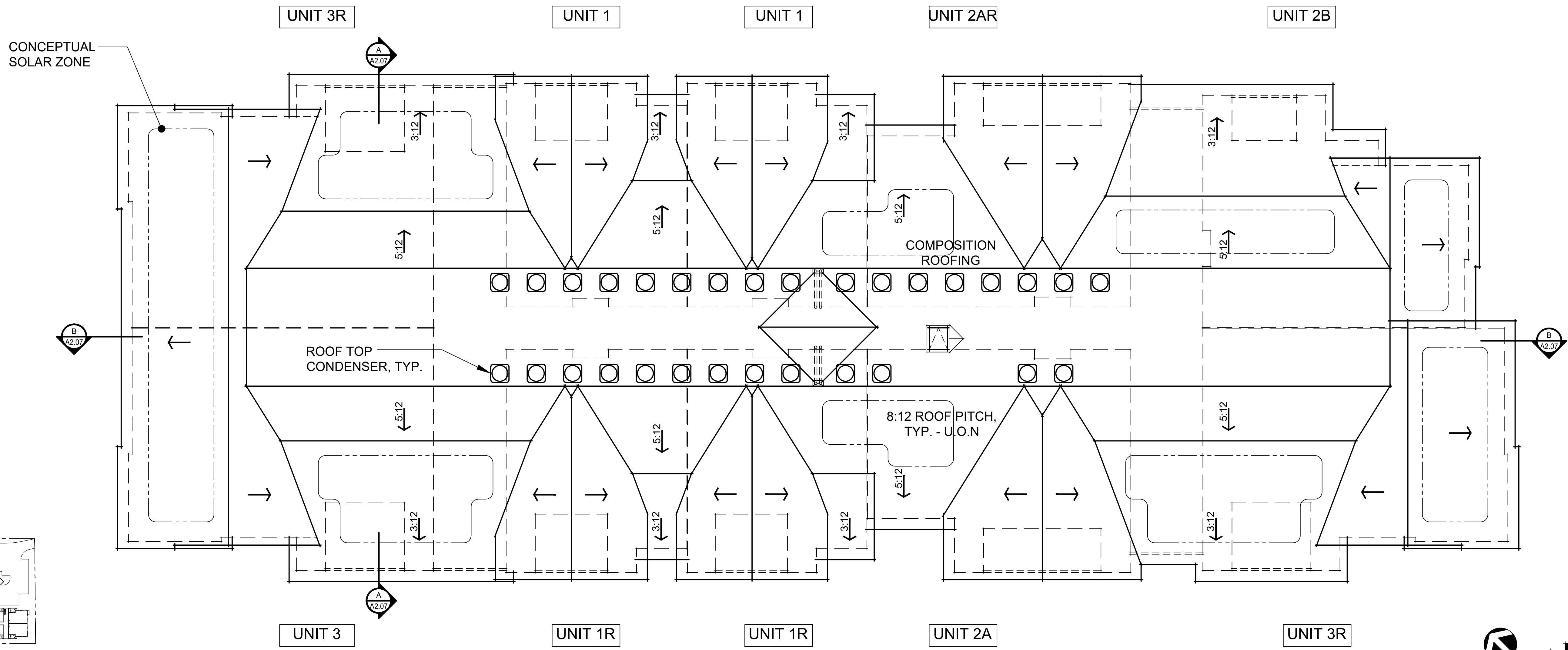
BUILDING 2 - EXTERIOR ELEVATIONS
A2.05

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NOTE:	ROOF AREA CALCULATIONS:
ROOFTOP EQUIPMENT WILL COMPLY WITH THE NOISE LIMITATION OF 50 dBA AT 50 FEET.	ROOFING MEMBRANE: 11,729 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

BUILDING 2 - ROOF PLAN
 A2.06

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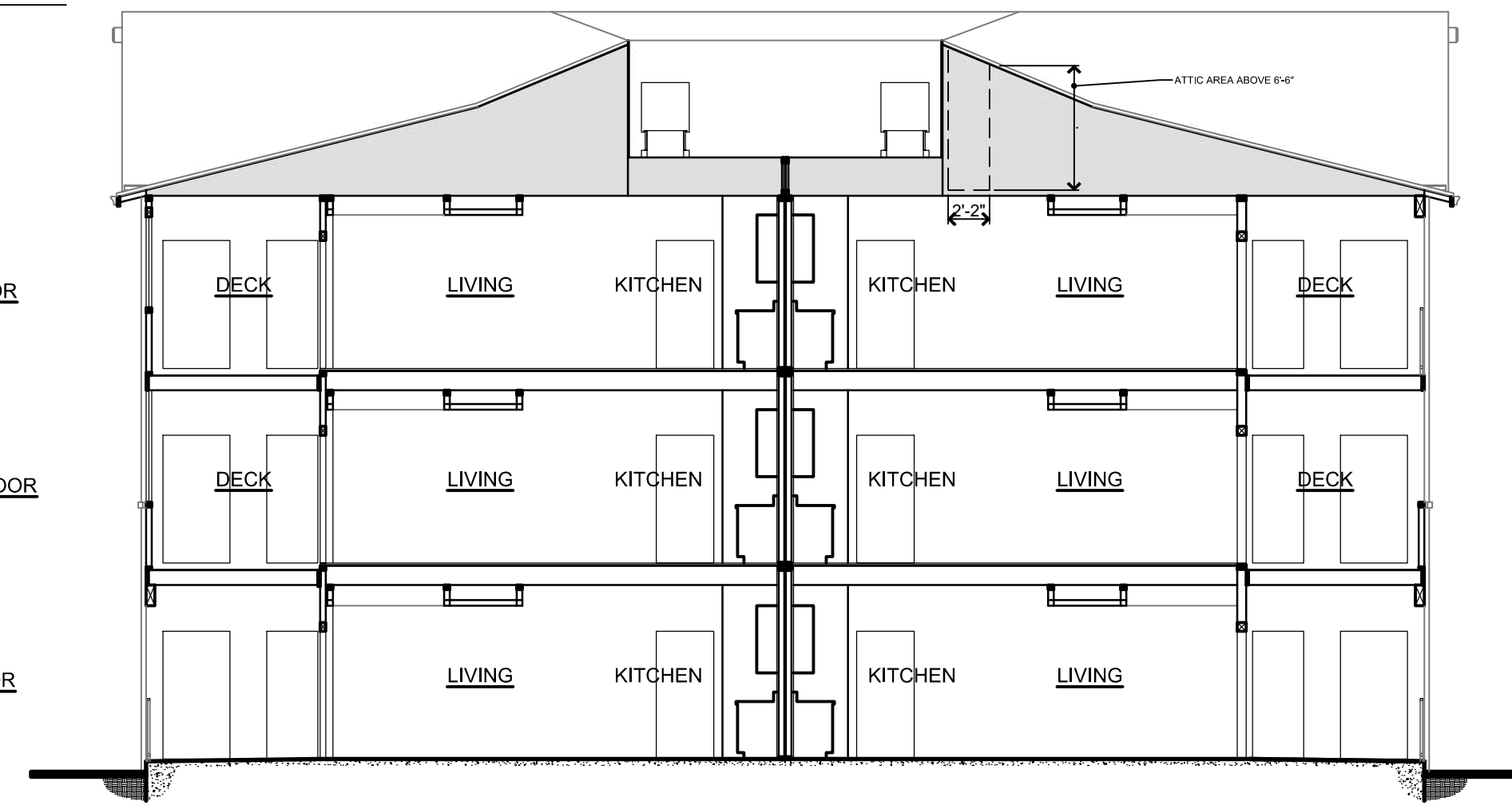


40'-0" HEIGHT LIMIT

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR



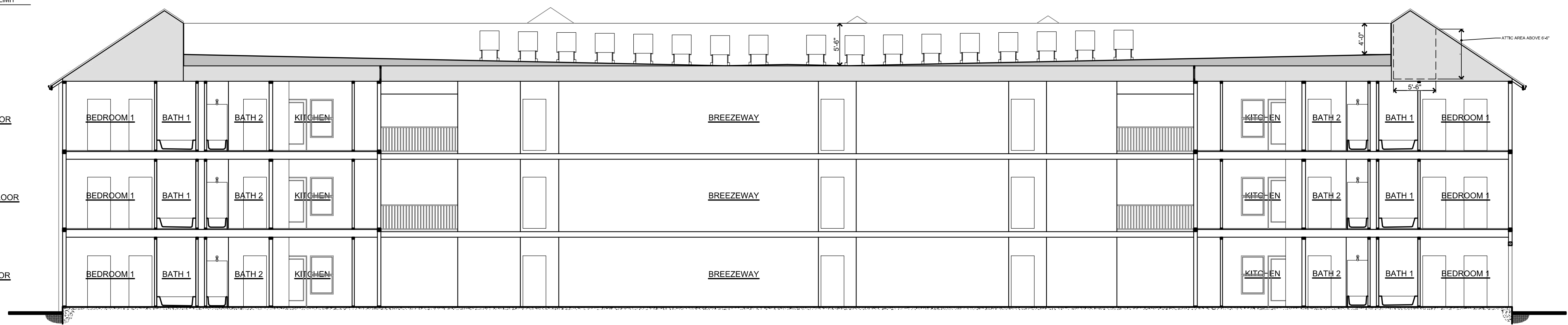
(A) SECTION

40'-0" HEIGHT LIMIT

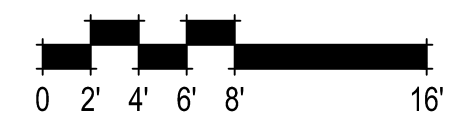
THIRD FLOOR

SECOND FLOOR

FIRST FLOOR



(B) SECTION



399,263 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

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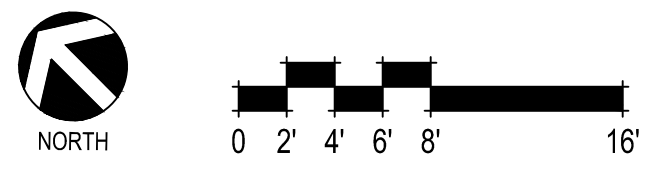
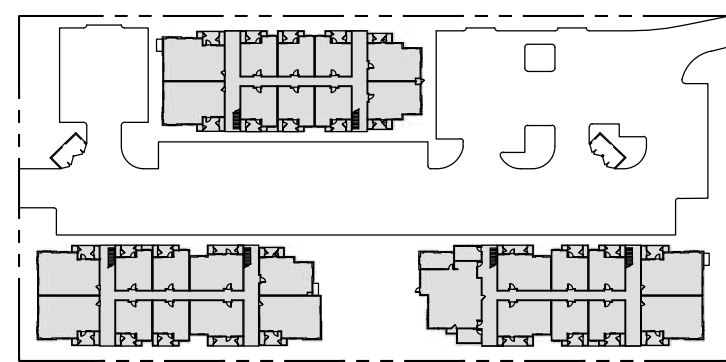
BUILDING 2 - SECTIONS
 A2.07

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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



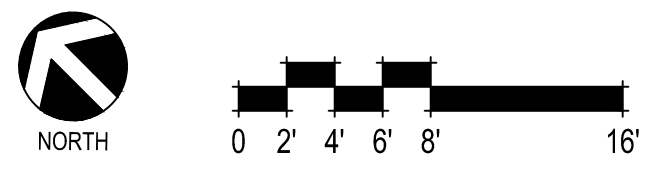
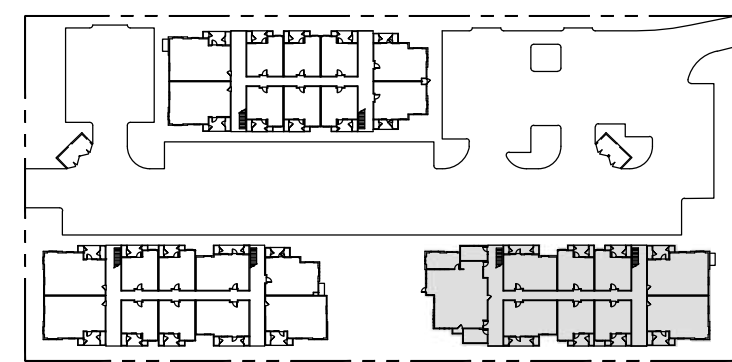
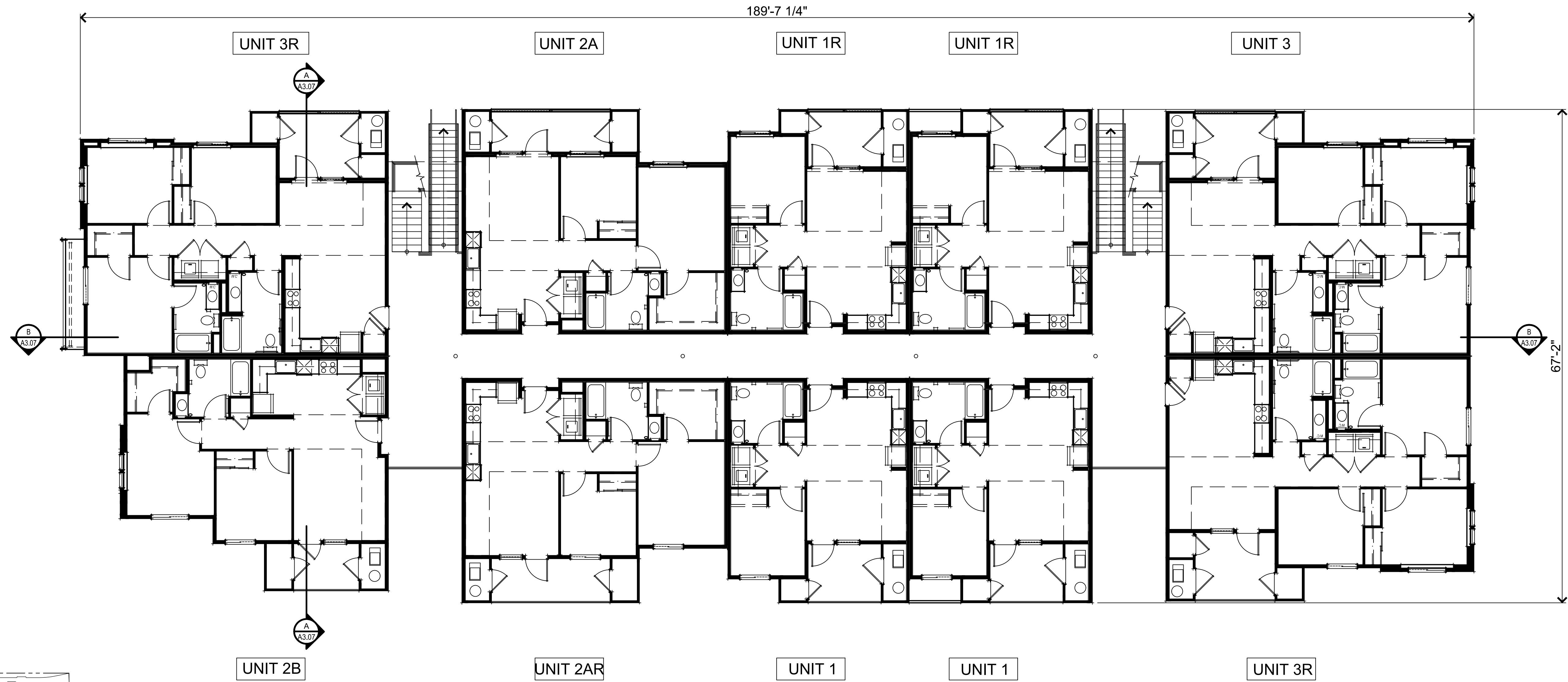
399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

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BUILDING 3 - FIRST FLOOR PLAN
 A3.01

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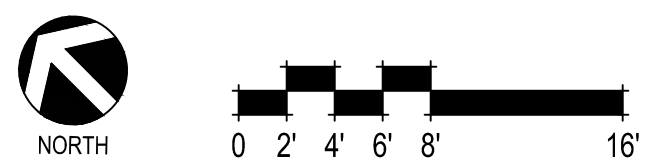
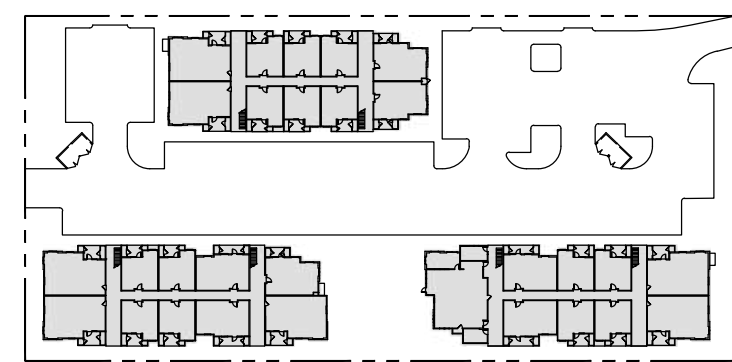
399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

BUILDING 3 - SECOND FLOOR PLAN
 A3.02

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399,265 Sheridan Drive Apartments
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 September 9, 2024

BUILDING 3 - THIRD FLOOR PLAN
 A3.03

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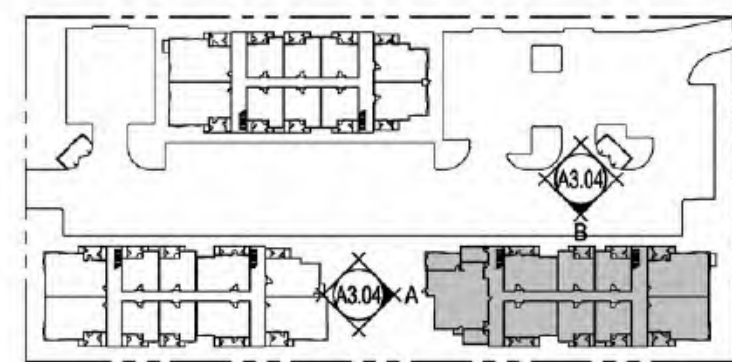
(A) WEST ELEVATION

FOR COLOR & MATERIALS
SEE SHEET A4.06



(B) NORTH ELEVATION (FRONT)

FOR COLOR & MATERIALS
SEE SHEET A4.06



UNIT 3

UNIT 1R

UNIT 1R

UNIT 2A

399,265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

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BUILDING 3 - EXTERIOR ELEVATIONS
A3.04

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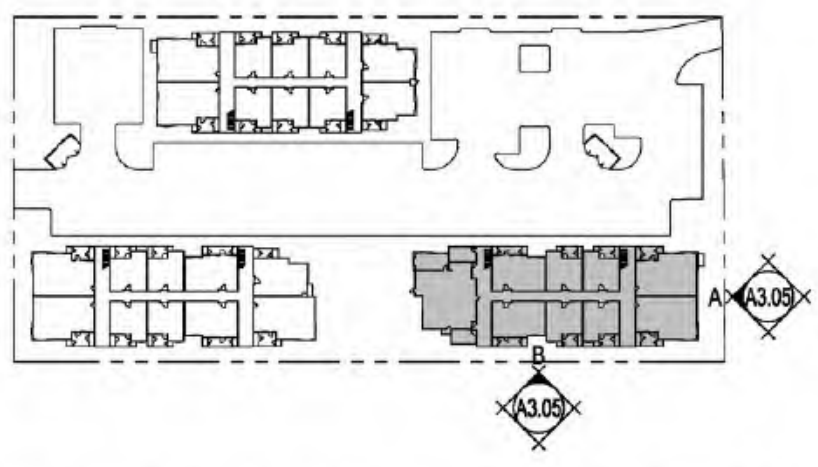




(A) EAST ELEVATION
 FOR COLOR & MATERIALS
 SEE SHEET A4.06



(B) SOUTH ELEVATION (PARK)
 FOR COLOR & MATERIALS
 SEE SHEET A4.06



399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

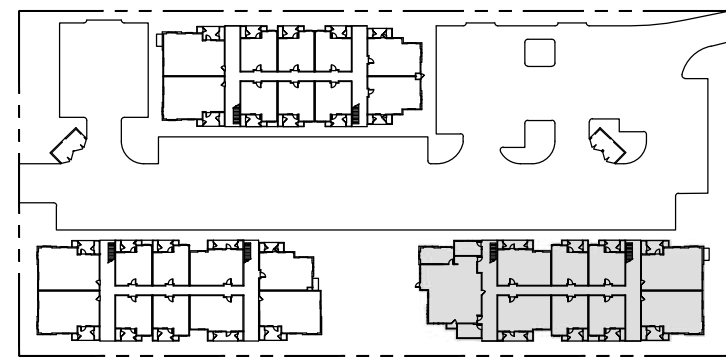
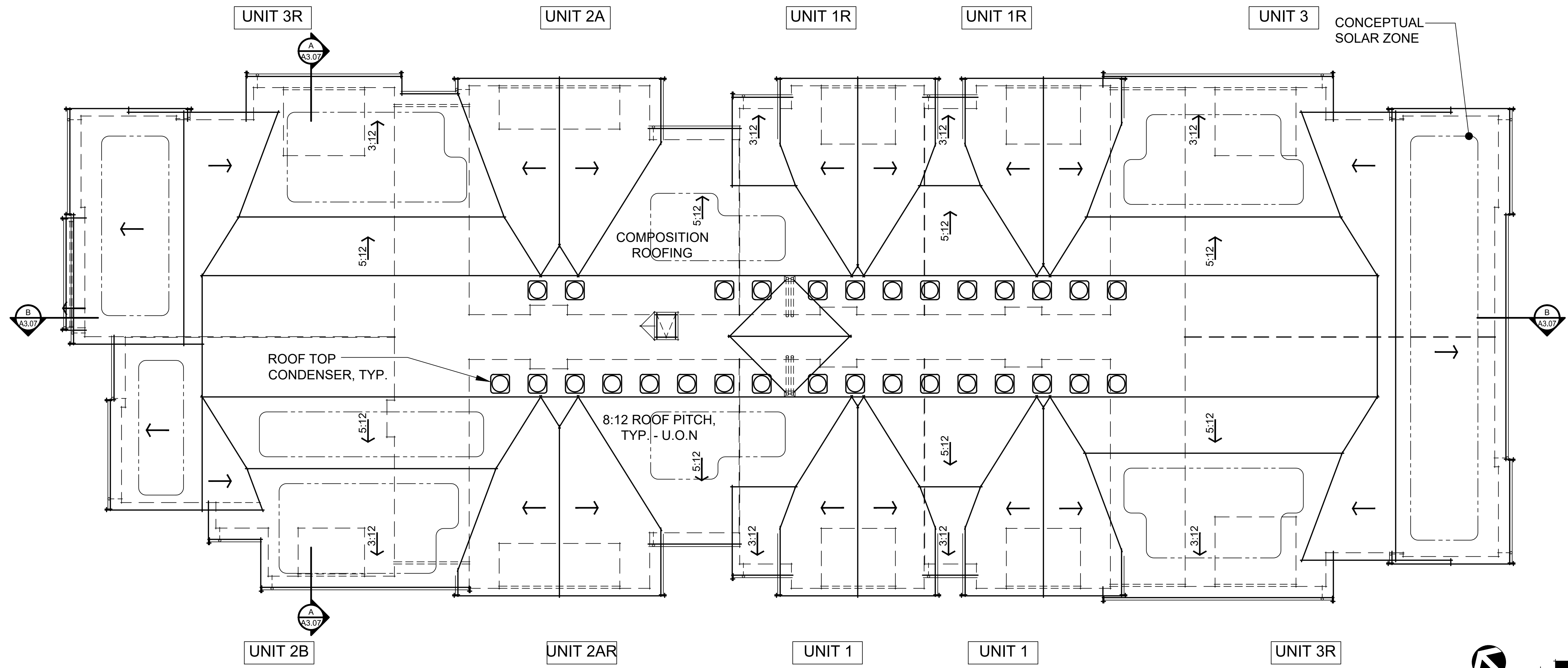
BUILDING 3 - EXTERIOR ELEVATIONS
A3.05

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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.



399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

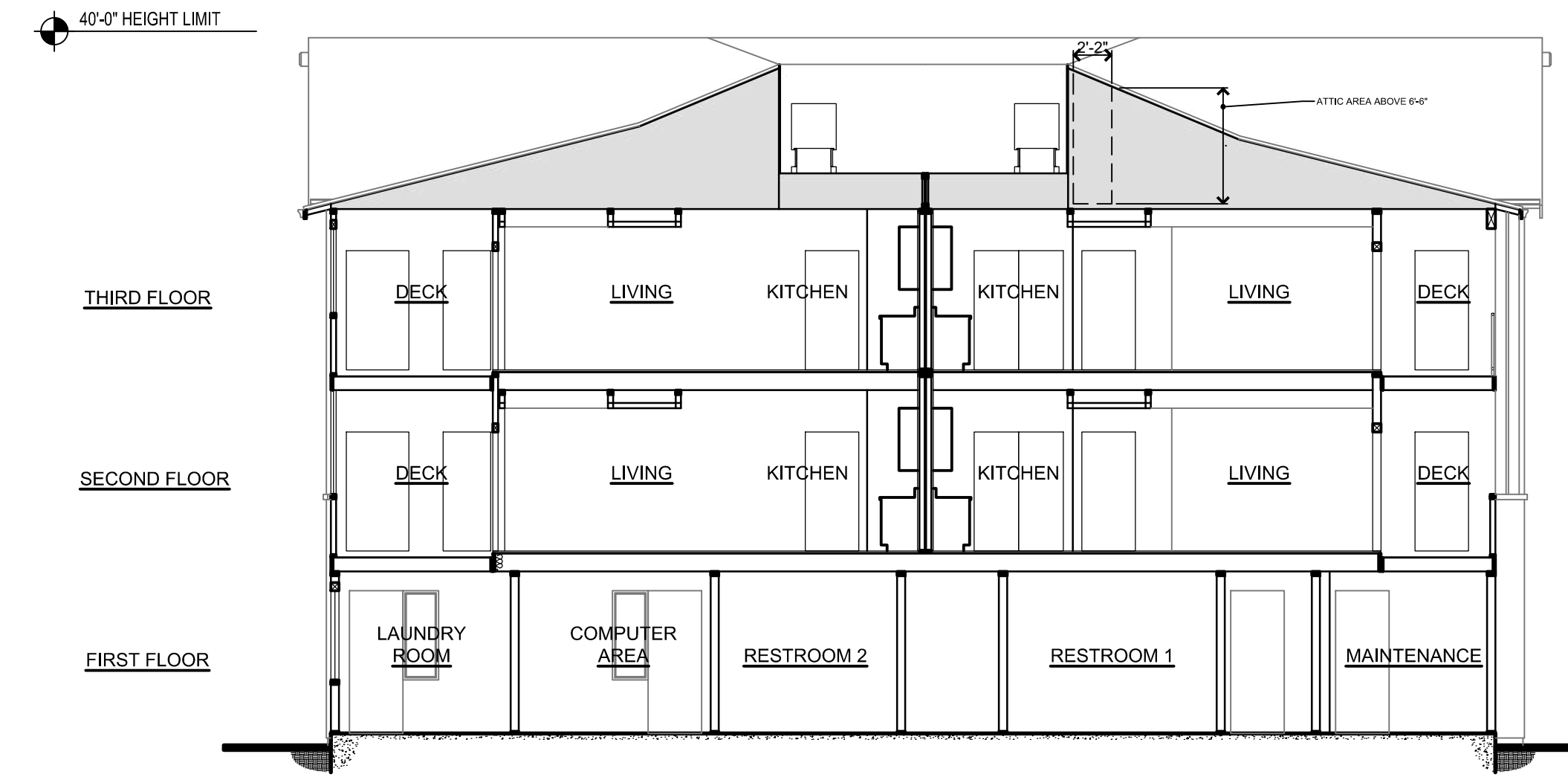
Alliant Strategic Development

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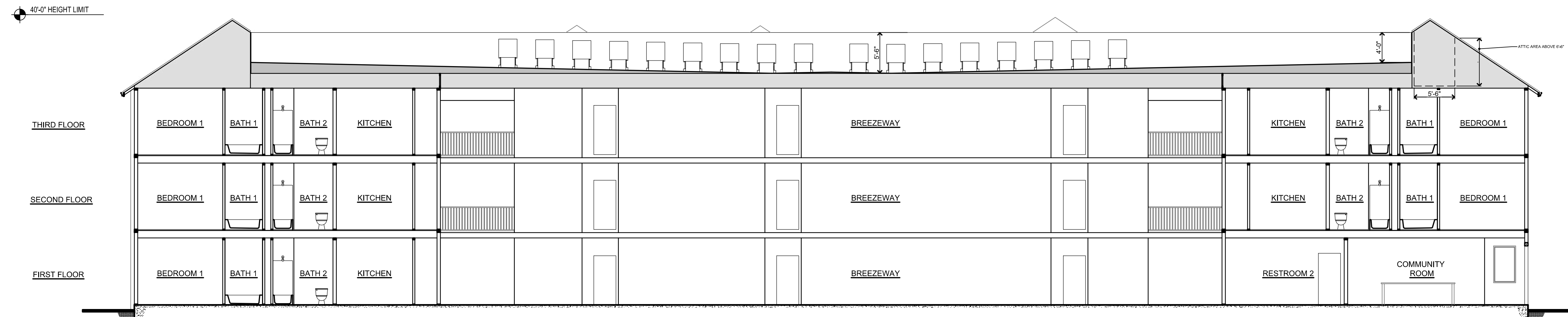
BUILDING 3 - ROOF PLAN
 A3.06

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(A) SECTION



(B) SECTION



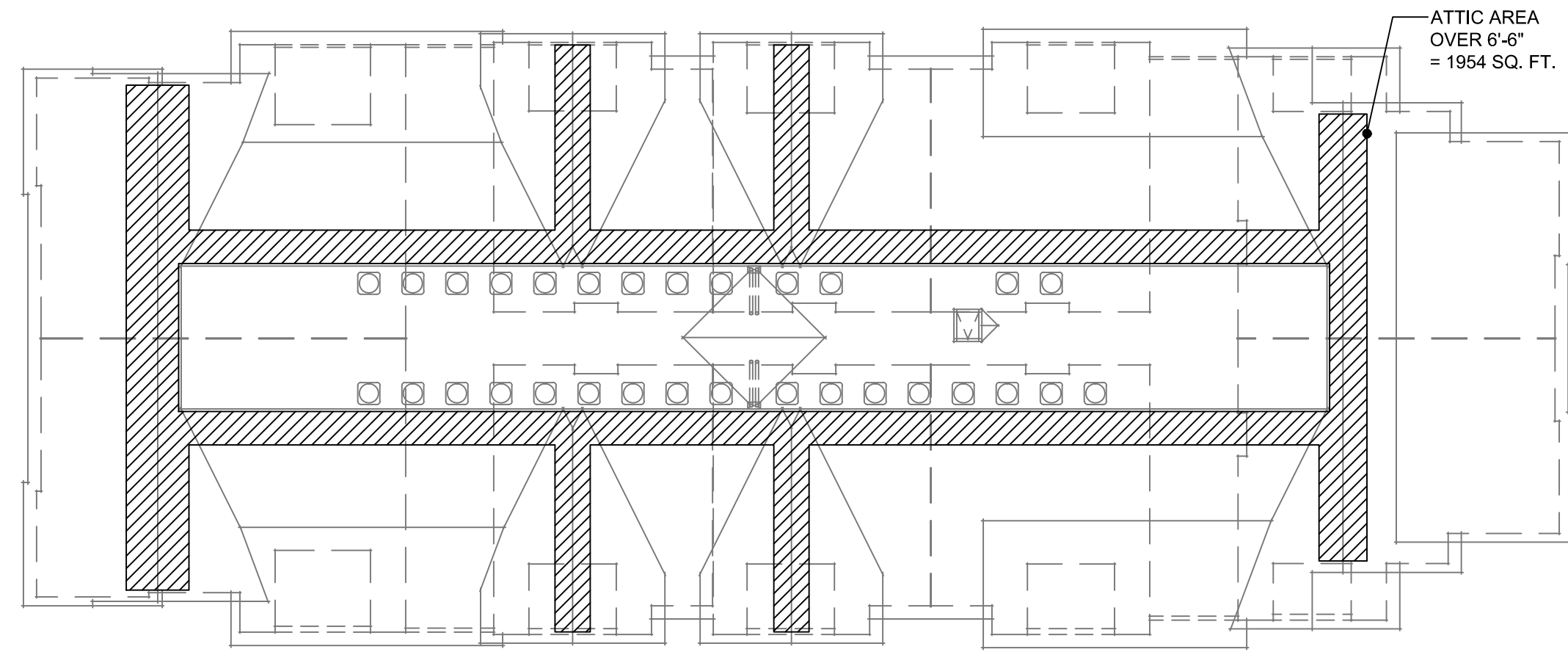
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 Menlo Park, CA
 September 9, 2024

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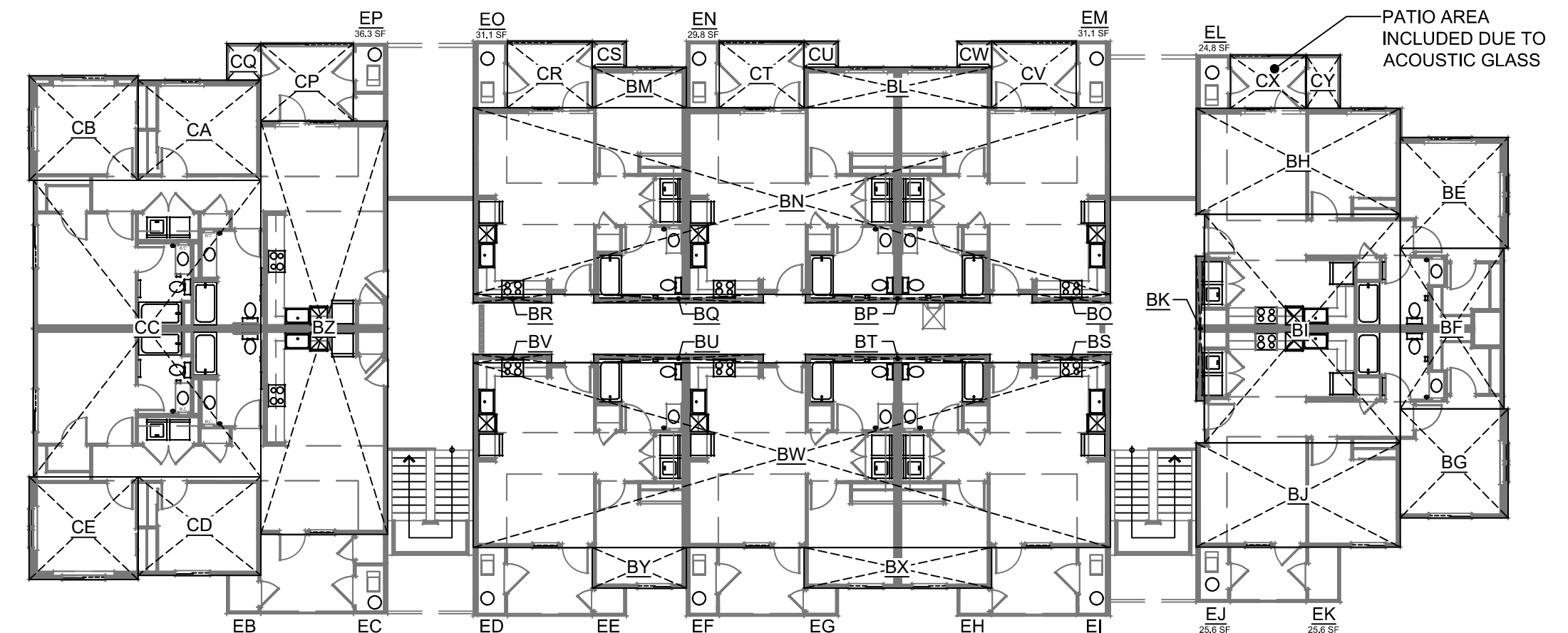
BUILDING 3 - SECTIONS
 A3.07

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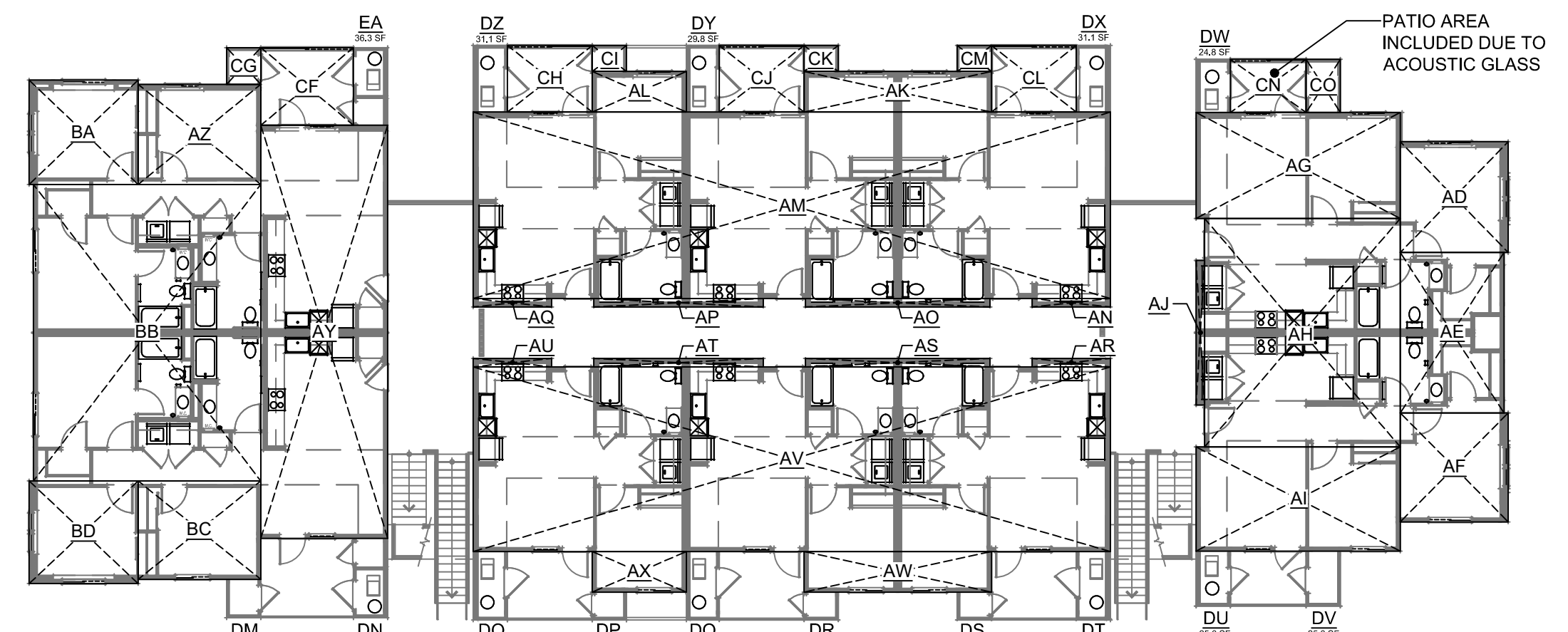


ATTIC AREA OVER 6'-6"

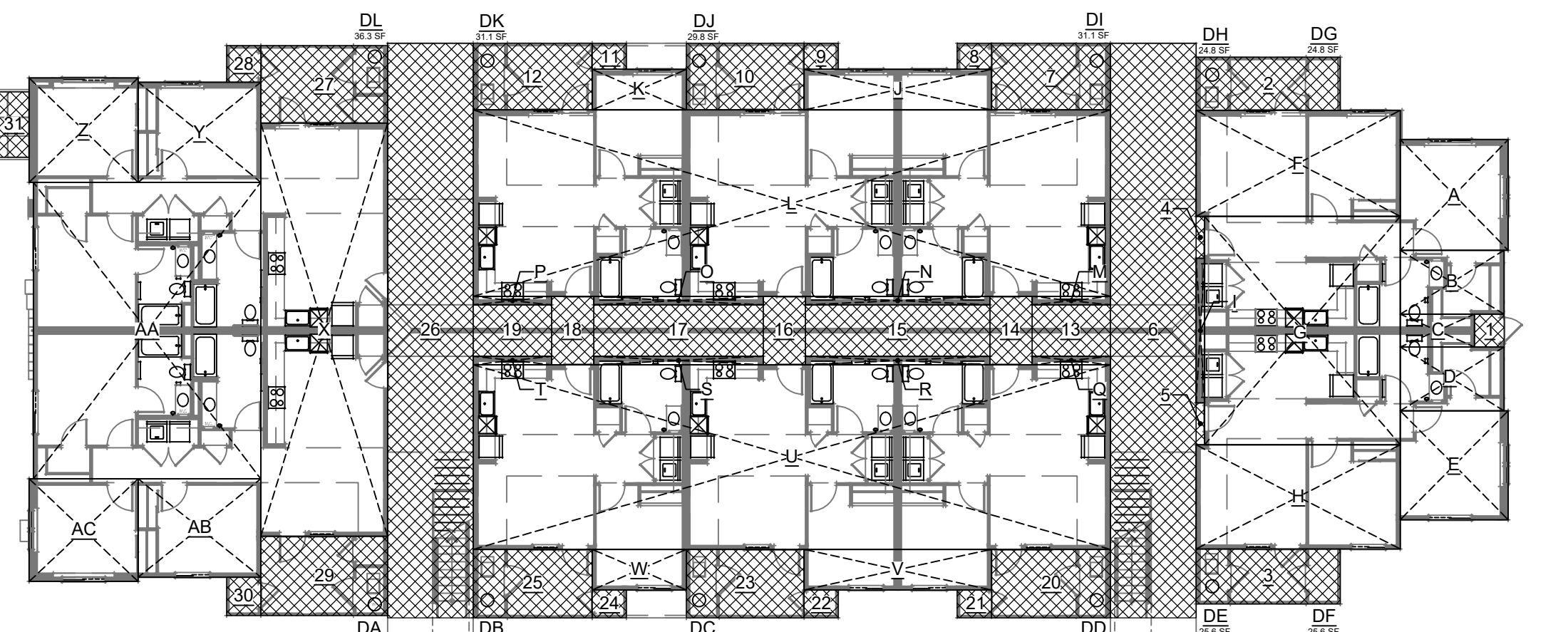


THIRD FLOOR

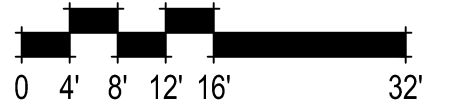
FLOOR AREA LIMIT CALCULATIONS						BUILDING COVERAGE CALCULATIONS					
FIRST FLOOR			SECOND FLOOR			THIRD FLOOR			AREA	DIMENSIONS	SQ. FT.
A	12'-8" x 13'-0"	164 SQ. FT.	AD	12'-8" x 13'-0"	164 SQ. FT.	BE	12'-8" x 13'-0"	164 SQ. FT.	1	3'-6" x 3'-10"	13 SQ. FT.
B	12'-2" x 7'-6"	90 SQ. FT.	AE	12'-2" x 8'-9"	227 SQ. FT.	BF	12'-2" x 8'-9"	227 SQ. FT.	2	16'-11" x 6'-3"	105 SQ. FT.
C	8'-8" x 3'-10"	33 SQ. FT.	AF	12'-8" x 12'-9"	161 SQ. FT.	BG	12'-8" x 12'-9"	161 SQ. FT.	3	16'-11" x 6'-5"	108 SQ. FT.
D	12'-2" x 7'-6"	90 SQ. FT.	AG	23'-11" x 12'-5"	296 SQ. FT.	BH	23'-11" x 12'-5"	296 SQ. FT.	4	1'-0" x 4'-11"	5 SQ. FT.
E	12'-8" x 12'-9"	161 SQ. FT.	AH	22'-11" x 26'-9"	611 SQ. FT.	BI	22'-11" x 26'-9"	611 SQ. FT.	5	1'-0" x 4'-11"	5 SQ. FT.
F	23'-11" x 12'-5"	296 SQ. FT.	AI	23'-11" x 12'-2"	291 SQ. FT.	BJ	23'-11" x 12'-2"	291 SQ. FT.	6	10'-0" x 6'-2"	672 SQ. FT.
G	22'-11" x 26'-9"	611 SQ. FT.	AJ	1'-0" x 16'-11"	17 SQ. FT.	BK	1'-0" x 16'-11"	17 SQ. FT.	7	13'-11" x 7'-10"	108 SQ. FT.
H	23'-11" x 12'-2"	291 SQ. FT.	AK	21'-11" x 4'-9"	104 SQ. FT.	BL	21'-11" x 4'-9"	104 SQ. FT.	8	4'-0" x 3'-1"	12 SQ. FT.
I	1'-0" x 16'-11"	17 SQ. FT.	AL	11'-0" x 4'-9"	52 SQ. FT.	BM	11'-0" x 4'-9"	52 SQ. FT.	9	4'-0" x 3'-1"	12 SQ. FT.
J	21'-11" x 4'-9"	104 SQ. FT.	AM	74'-6" x 21'-10"	1623 SQ. FT.	BN	74'-6" x 21'-10"	1623 SQ. FT.	10	13'-9" x 7'-10"	107 SQ. FT.
K	11'-0" x 4'-9"	52 SQ. FT.	AN	9'-2" x 1'-0"	9 SQ. FT.	BO	9'-2" x 1'-0"	9 SQ. FT.	11	4'-0" x 3'-1"	12 SQ. FT.
L	74'-6" x 21'-10"	1623 SQ. FT.	AO	21'-7" x 1'-0"	22 SQ. FT.	BP	21'-7" x 1'-0"	22 SQ. FT.	12	13'-11" x 7'-10"	108 SQ. FT.
M	9'-2" x 1'-0"	9 SQ. FT.	AP	19'-10" x 1'-0"	20 SQ. FT.	BQ	19'-10" x 1'-0"	20 SQ. FT.	13	9'-2" x 6'-0"	55 SQ. FT.
N	21'-7" x 1'-0"	22 SQ. FT.	AQ	9'-2" x 1'-0"	9 SQ. FT.	BR	9'-2" x 1'-0"	9 SQ. FT.	14	4'-11" x 8'-0"	39 SQ. FT.
O	19'-10" x 1'-0"	20 SQ. FT.	AR	9'-2" x 1'-0"	9 SQ. FT.	BS	9'-2" x 1'-0"	9 SQ. FT.	15	21'-7" x 6'-0"	130 SQ. FT.
P	9'-2" x 1'-0"	9 SQ. FT.	AS	21'-7" x 1'-0"	22 SQ. FT.	BT	21'-7" x 1'-0"	22 SQ. FT.	16	4'-11" x 8'-0"	39 SQ. FT.
Q	9'-2" x 1'-0"	9 SQ. FT.	AT	19'-10" x 1'-0"	20 SQ. FT.	BU	19'-10" x 1'-0"	20 SQ. FT.	17	19'-10" x 6'-0"	119 SQ. FT.
R	21'-7" x 1'-0"	22 SQ. FT.	AU	9'-2" x 1'-0"	9 SQ. FT.	BV	9'-2" x 1'-0"	9 SQ. FT.	18	4'-11" x 8'-0"	39 SQ. FT.
S	19'-10" x 1'-0"	20 SQ. FT.	AV	74'-6" x 21'-7"	1608 SQ. FT.	BW	74'-6" x 21'-7"	1608 SQ. FT.	19	9'-2" x 6'-0"	55 SQ. FT.
T	9'-2" x 1'-0"	9 SQ. FT.	AW	21'-11" x 4'-9"	104 SQ. FT.	BX	21'-11" x 4'-9"	104 SQ. FT.	20	13'-11" x 8'-0"	111 SQ. FT.
U	74'-6" x 21'-7"	1608 SQ. FT.	AX	11'-0" x 4'-9"	52 SQ. FT.	BY	11'-0" x 4'-9"	52 SQ. FT.	21	4'-0" x 3'-3"	13 SQ. FT.
V	21'-11" x 4'-9"	104 SQ. FT.	AY	14'-10" x 48'-4"	716 SQ. FT.	BZ	14'-10" x 48'-4"	716 SQ. FT.	22	4'-0" x 3'-3"	13 SQ. FT.
W	11'-0" x 4'-9"	52 SQ. FT.	AZ	14'-4" x 11'-9"	168 SQ. FT.	CA	14'-4" x 11'-9"	168 SQ. FT.	23	13'-9" x 8'-0"	110 SQ. FT.
X	14'-10" x 48'-4"	716 SQ. FT.	BA	12'-9" x 12'-3"	156 SQ. FT.	CB	12'-9" x 12'-3"	156 SQ. FT.	24	4'-0" x 3'-3"	13 SQ. FT.
Y	14'-4" x 11'-9"	168 SQ. FT.	BB	26'-7" x 34'-8"	922 SQ. FT.	CC	26'-7" x 34'-8"	922 SQ. FT.	25	13'-11" x 8'-0"	111 SQ. FT.
Z	12'-9" x 12'-3"	156 SQ. FT.	BC	14'-4" x 11'-6"	165 SQ. FT.	CD	14'-4" x 11'-6"	165 SQ. FT.	26	10'-0" x 6'-2"	672 SQ. FT.
AA	26'-7" x 34'-8"	922 SQ. FT.	BD	12'-9" x 12'-0"	153 SQ. FT.	CE	12'-9" x 12'-0"	153 SQ. FT.	27	14'-10" x 9'-4"	138 SQ. FT.
AB	14'-4" x 11'-6"	165 SQ. FT.	CF	10'-10" x 9'-1"	98 SQ. FT.	CP	10'-10" x 9'-1"	98 SQ. FT.	28	4'-0" x 4'-6"	18 SQ. FT.
AC	12'-9" x 12'-0"	153 SQ. FT.	CG	4'-0" x 4'-3"	17 SQ. FT.	CQ	4'-0" x 4'-3"	17 SQ. FT.	29	14'-10" x 9'-4"	138 SQ. FT.
DA-DL	CALCULATION	360 SQ. FT.	CH	9'-11" x 7'-9"	77 SQ. FT.	CR	9'-11" x 7'-9"	77 SQ. FT.	30	4'-0" x 4'-6"	18 SQ. FT.
1	3'-6" x 3'-10"	13 SQ. FT.	CI	4'-0" x 3'-3"	12 SQ. FT.	CS	4'-0" x 3'-0"	12 SQ. FT.	31	3'-7" x 7'-8"	27 SQ. FT.
8	4'-0" x 3'-1"	12 SQ. FT.	CJ	9'-11" x 7'-9"	77 SQ. FT.	CT	9'-11" x 7'-9"	77 SQ. FT.			
9	4'-0" x 3'-1"	12 SQ. FT.	CK	4'-0" x 3'-3"	12 SQ. FT.	CU	4'-0" x 3'-0"	12 SQ. FT.			
11	4'-0" x 3'-1"	12 SQ. FT.	CL	9'-11" x 7'-9"	77 SQ. FT.	CV	9'-11" x 7'-9"	77 SQ. FT.			
21	4'-0" x 3'-3"	12 SQ. FT.	CM	4'-0" x 3'-3"	12 SQ. FT.	CW	4'-0" x 3'-0"	12 SQ. FT.			
22	4'-0" x 3'-3"	13 SQ. FT.	CN	8'-11" x 6'-2"	55 SQ. FT.	CX	8'-10" x 6'-3"	55 SQ. FT.			
24	4'-0" x 3'-3"	13 SQ. FT.	CO	4'-0" x 6'-2"	25 SQ. FT.	CY	4'-0" x 6'-2"	25 SQ. FT.			
28	4'-0" x 4'-6"	18 SQ. FT.	DM-EA	CALCULATION	392 SQ. FT.	EB-EP	CALCULATION	392 SQ. FT.			
30	4'-0" x 4'-6"	18 SQ. FT.									
TOTAL:	8180 SQ. FT.		TOTAL:	8564 SQ. FT.		TOTAL:	8564 SQ. FT.				
						ATTIC:	1954 SQ. FT.				
TOTAL FLOOR AREA LIMIT						27,262 SQ. FT.		TOTAL BUILDING COVERAGE 10,821 SQ. FT.			



SECOND FLOOR



FIRST FLOOR



399,265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

Alliant Strategic Development

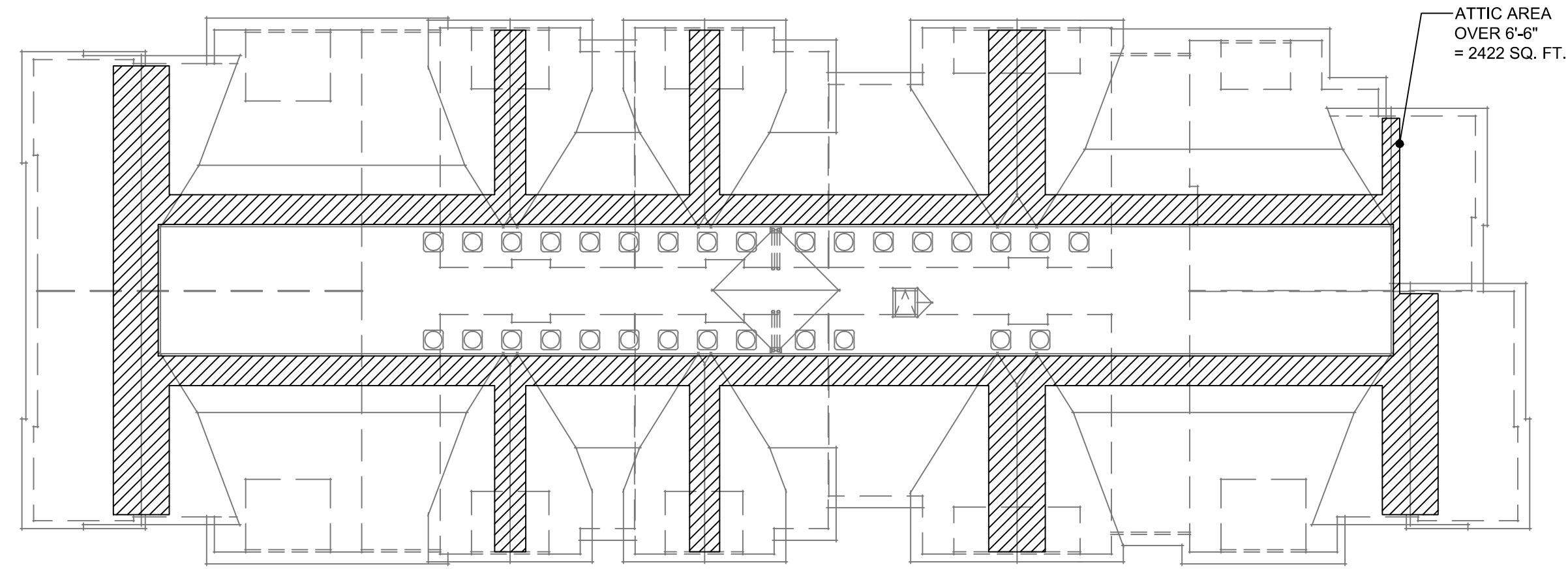
26050 Mureau Road, Suite 101,
Calabasas, CA 91302

BUILDING 1 - FLOOR AREA & BUILDING COVERAGE CALCS

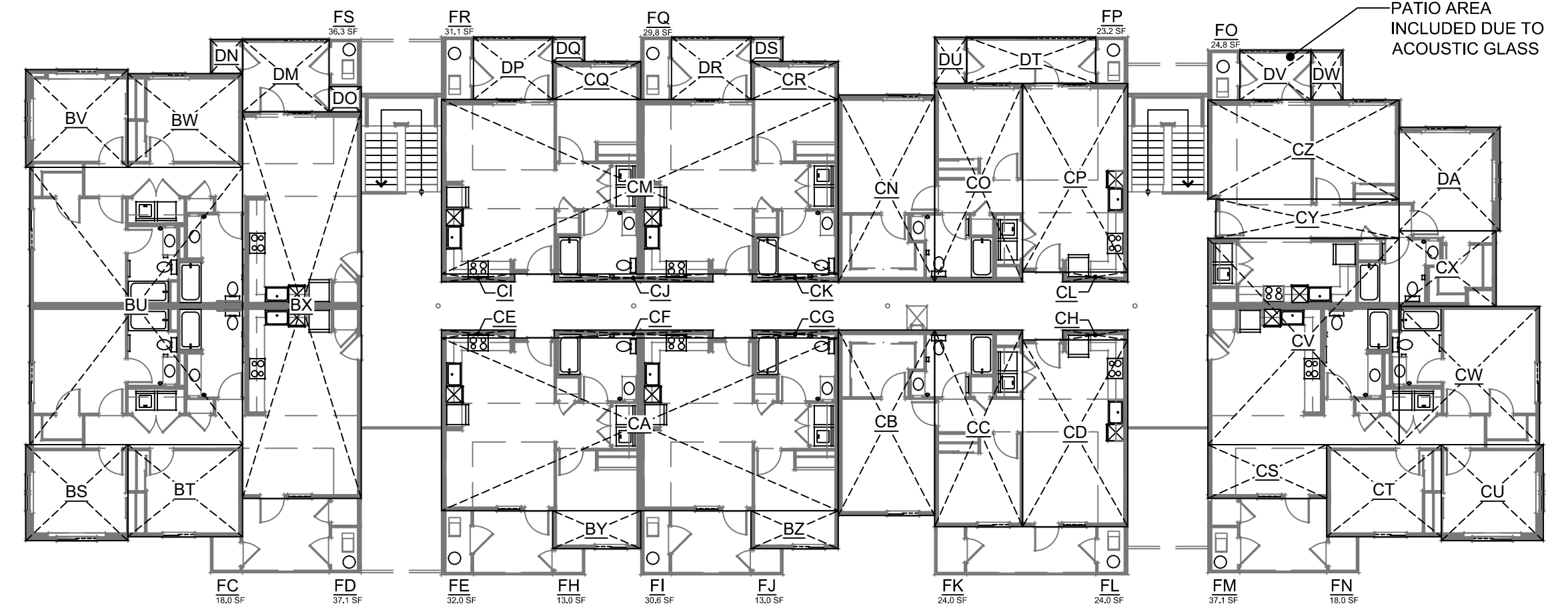
A4.01

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





ATTIC AREA OVER 6'-6"

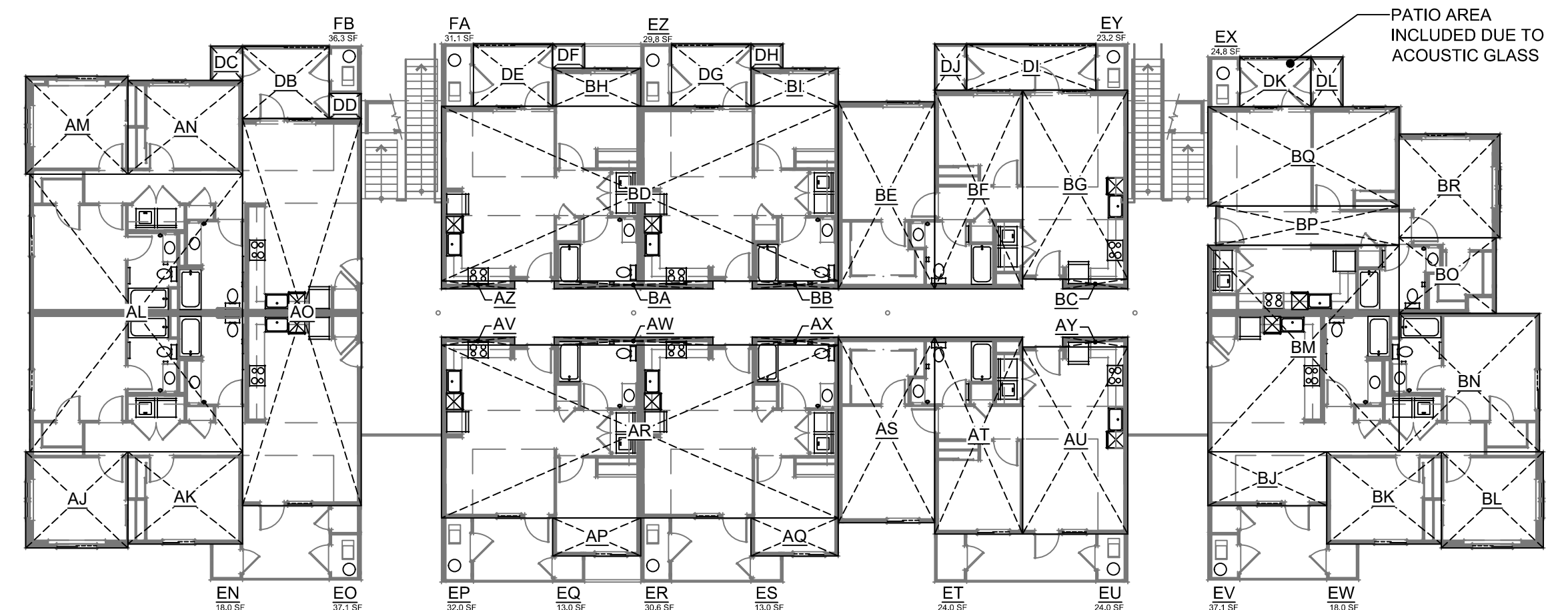


THIRD FLOOR

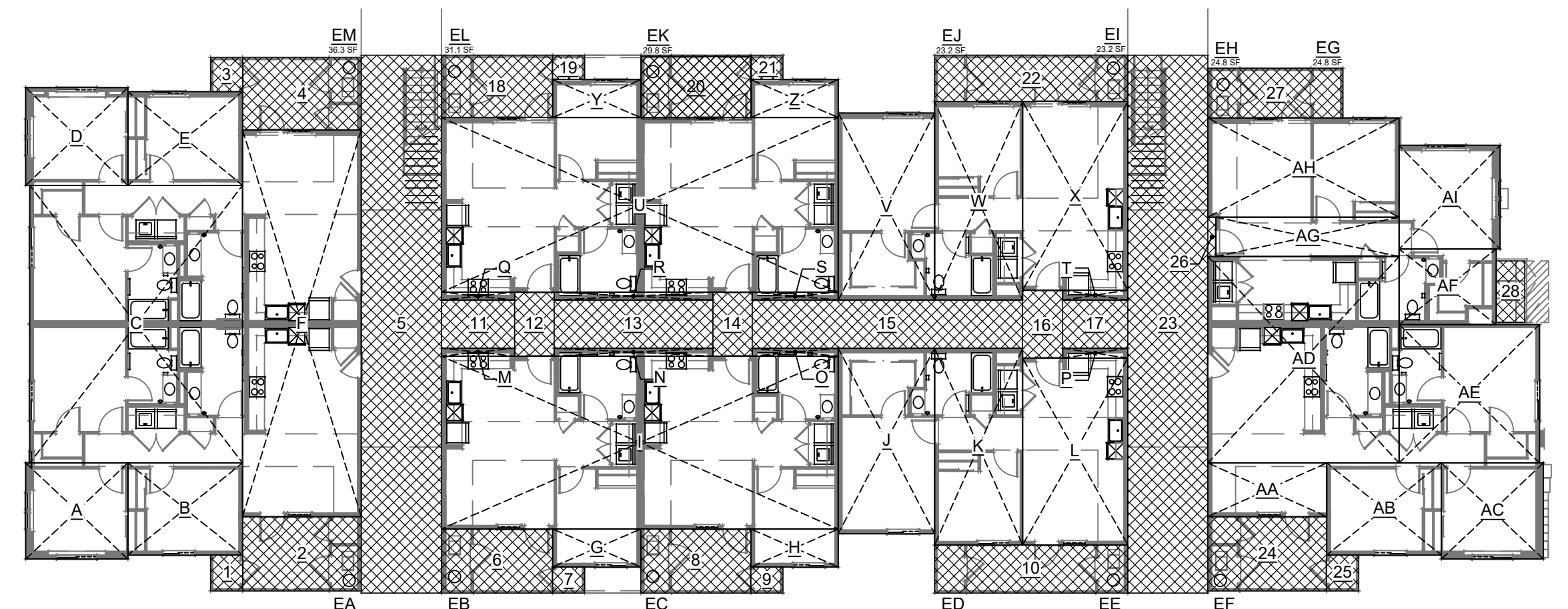
FLOOR AREA LIMIT CALCULATIONS								
FIRST FLOOR			SECOND FLOOR		THIRD FLOOR			
AREA	DIMENSIONS	SQ. FT.	AREA	DIMENSIONS	SQ. FT.	AREA	DIMENSIONS	SQ. FT.
A	12'-9" x 12'-0"	153 SQ. FT.	AJ	12'-9" x 12'-0"	153 SQ. FT.	BS	12'-9" x 12'-0"	153 SQ. FT.
B	14'-4" x 11'-6"	165 SQ. FT.	AK	14'-4" x 11'-6"	165 SQ. 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						TOTAL BUILDING COVERAGE		11,742 SQ. FT.

BUILDING COVERAGE CALCULATIONS

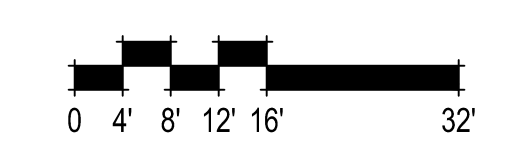
AREA	DIMENSIONS	SQ. FT.
1	4'-0" x 4'-6"	18 SQ. FT.
2	14'-10" x 9'-4"	138 SQ. FT.
3	4'-0" x 4'-4"	17 SQ. FT.
4	14'-10" x 9'-1"	135 SQ. FT.
5	10'-0" x 67'-2"	672 SQ. FT.
6	13'-11" x 8'-0"	111 SQ. FT.
7	4'-0" x 3'-3"	13 SQ. FT.
8	13'-9" x 8'-0"	110 SQ. FT.
9	4'-0" x 3'-3"	13 SQ. FT.
10	24'-2" x 6'-0"	145 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.



SECOND FLOOR



FIRST FLOOR



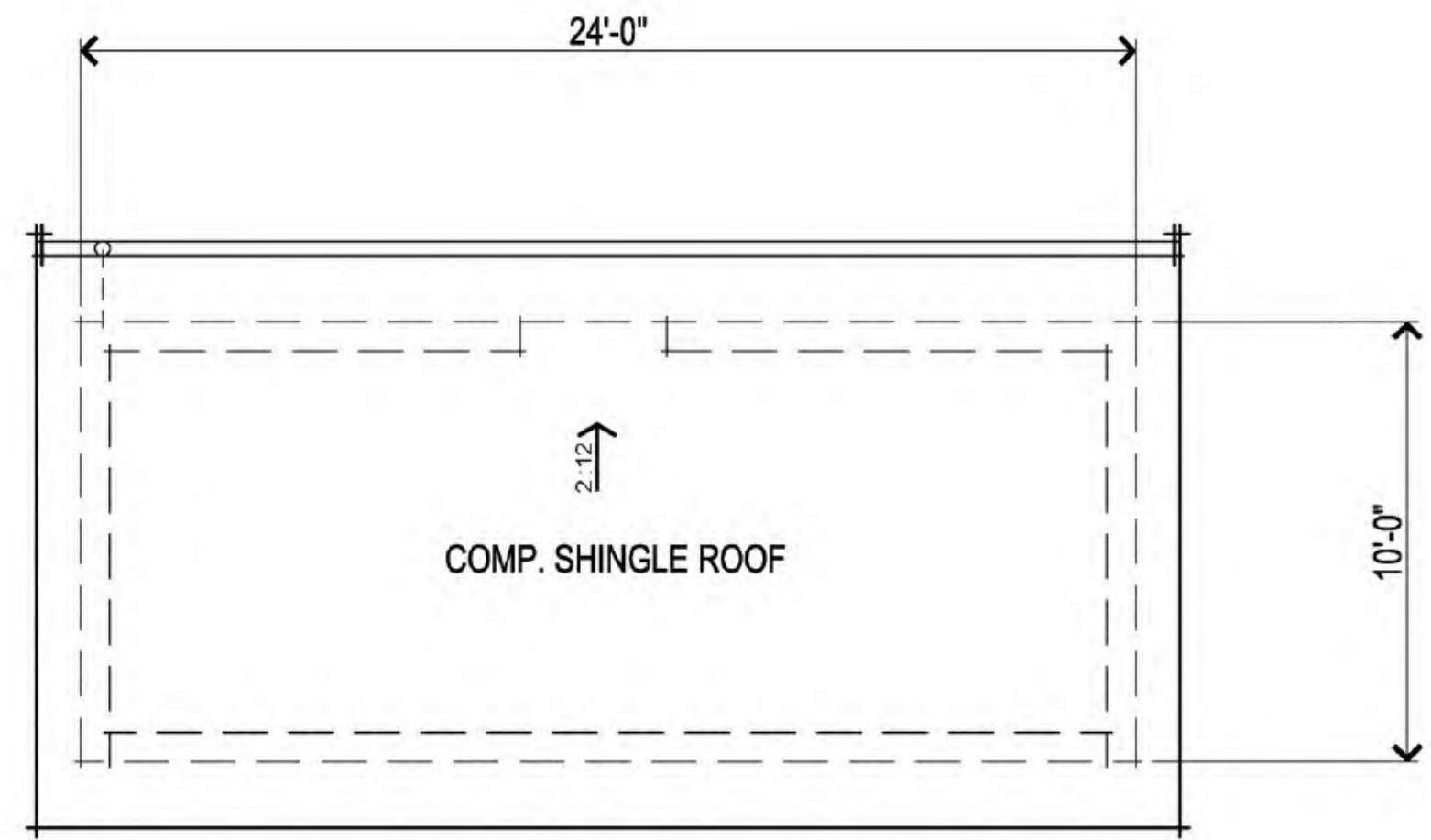
399,265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

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

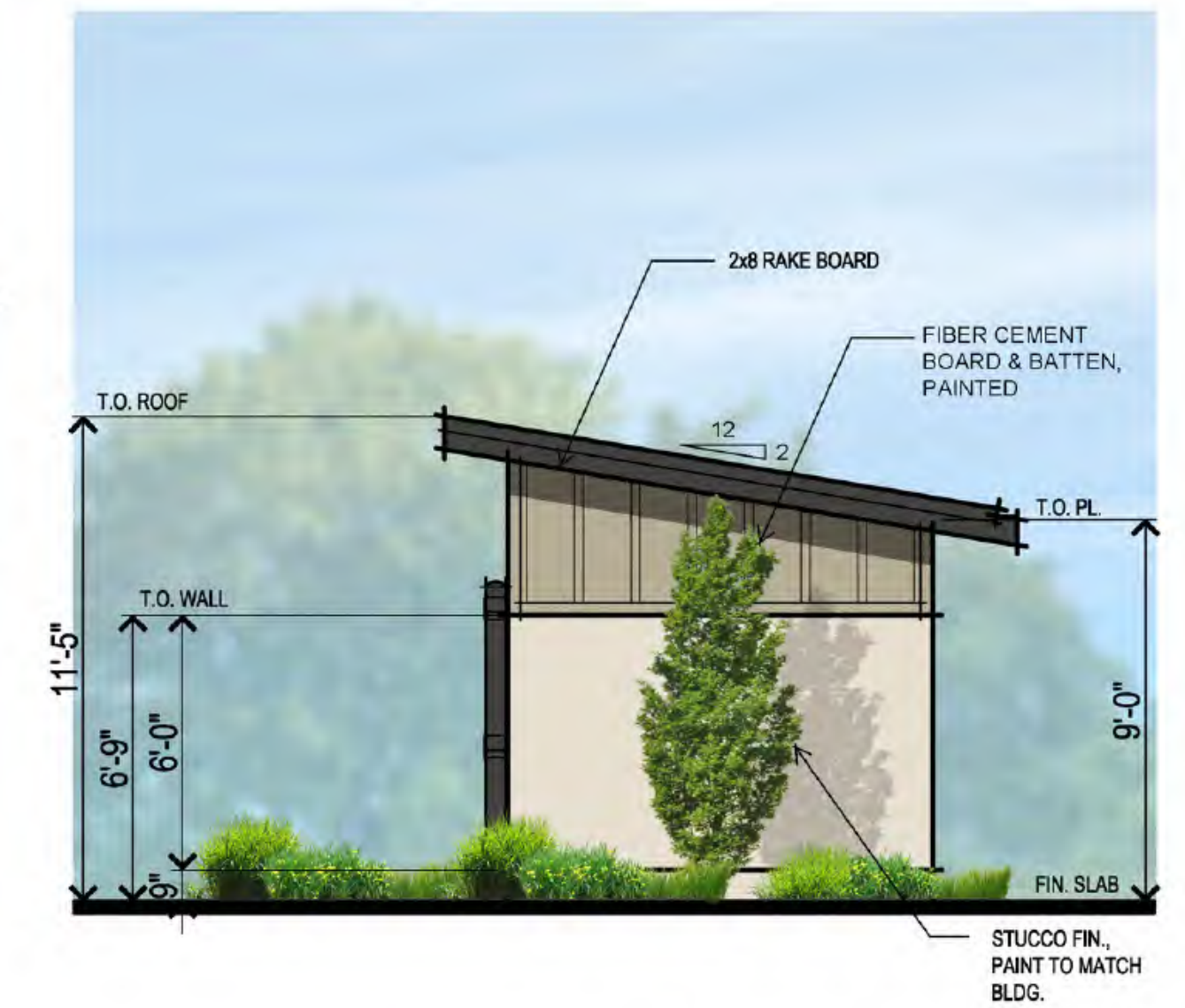




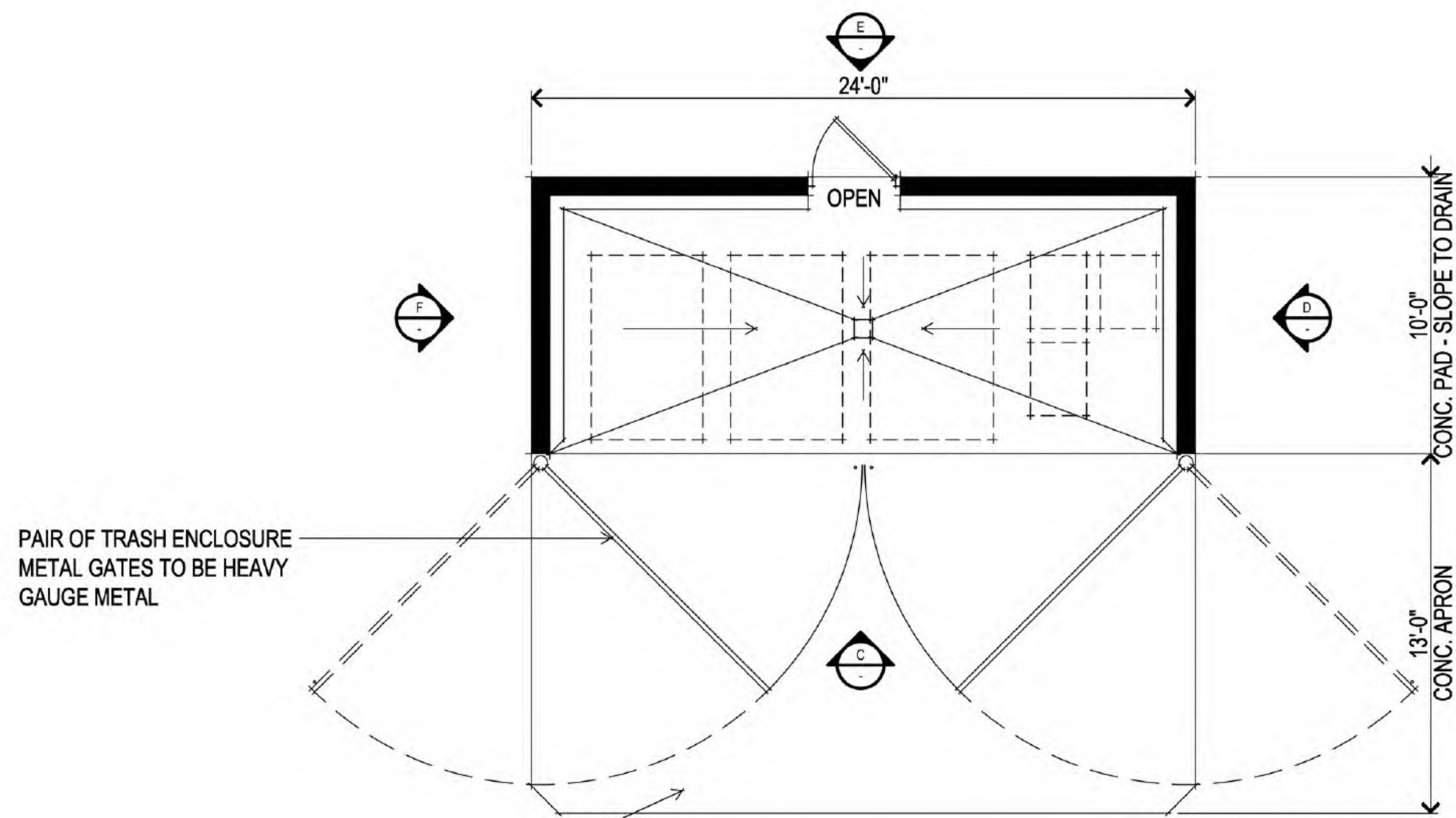
ROOF PLAN



FRONT ELEVATION



RIGHT ELEVATION

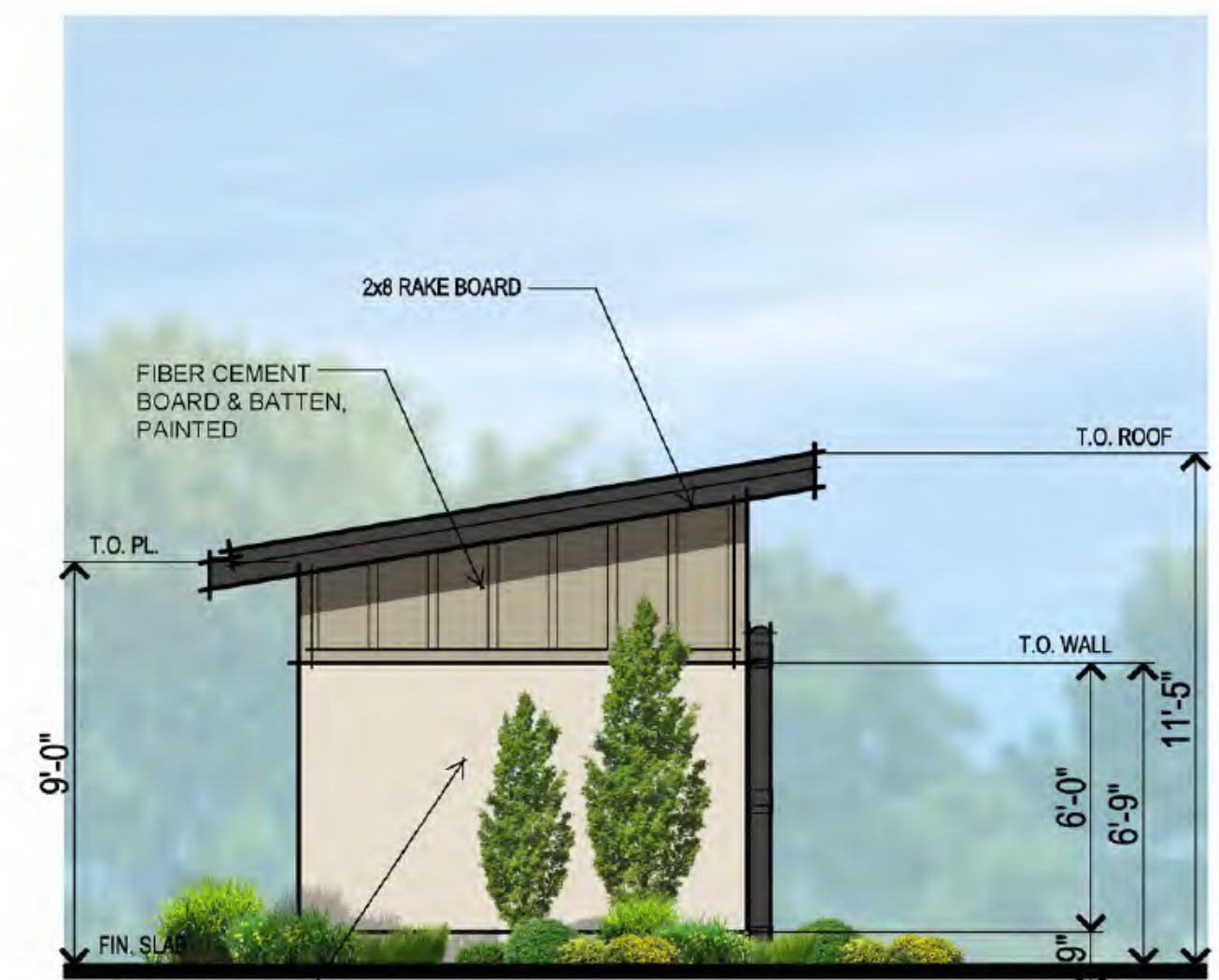


TRASH ENCLOSURE PLAN

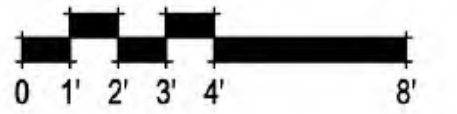
SEE SITE PLAN FOR ORIENTATION AND LOCATION



REAR ELEVATION



LEFT ELEVATION



TRASH ENCLOSURE PLAN & ELEVATIONS

A4.04

PROJECT SUMMARY

Waste Volume Estimation
320 Sheridan Dr.

Type	Units	SqFt	Cubic Yards per Week - Trash	Cubic Yards per Week - Recycle	Gallons per Week - Curbside Organics
Multi-Family	50		18	18	217
Multi-Family					
Office					
Office					
Total			18	18	217

The volume estimations are based on a cost of the following: (1) 1000 lbs. of trash per unit per week; (2) 1000 lbs. of organic waste per unit per week; and (3) 1000 lbs. of organic waste per unit per week. Curbside organic waste volume is based on a typical diversion program that has been implemented at a 30% participation rate.

Hauler Service Levels

SERVICE/Week	BIN COUNTS PER NUMBER OF SERVICE DAYS (LOOSE MATERIAL)					
	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	4	2	2

575 Gall. Trash = 3 CY, Recycle = 3 CY, Organics = 54 GAL

Hauler Service Scenarios

SERVICE	30-Wk. Trash & Recycle		10-Wk. Organics	
	M	T	F	S
LANDFILL (3 CY)	2	2	2	2
RECYCLE (3 CY)	2	2	2	2
ORGANICS (54 GAL)				
TOTAL	4	4	8	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.



SYMBOLS

Location:
321 SHERIDAN DRIVE
MENLO PARK, CA 94
Buildings 1 & 2 - 30 Apartment Units Each
Building 3 - 28 Apartment Units Each
Trash Hauler & Recycling - San Mateo

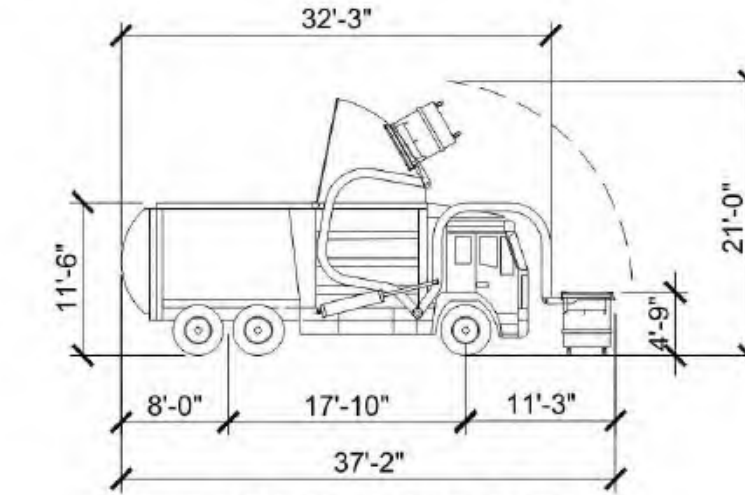
PROJECT SUMMARY

NOTES

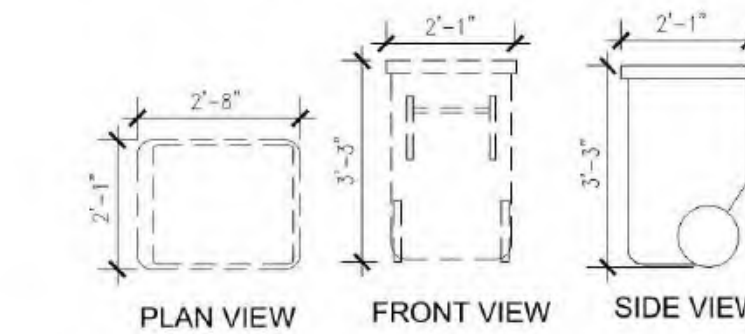
TRASH CORRALS & HAULER ROUTE



MISC EQUIPMENT



RUBBISH TRUCK



64 GAL COMPOST BINS SECTIONS

Typical Front Load Bin Sizes

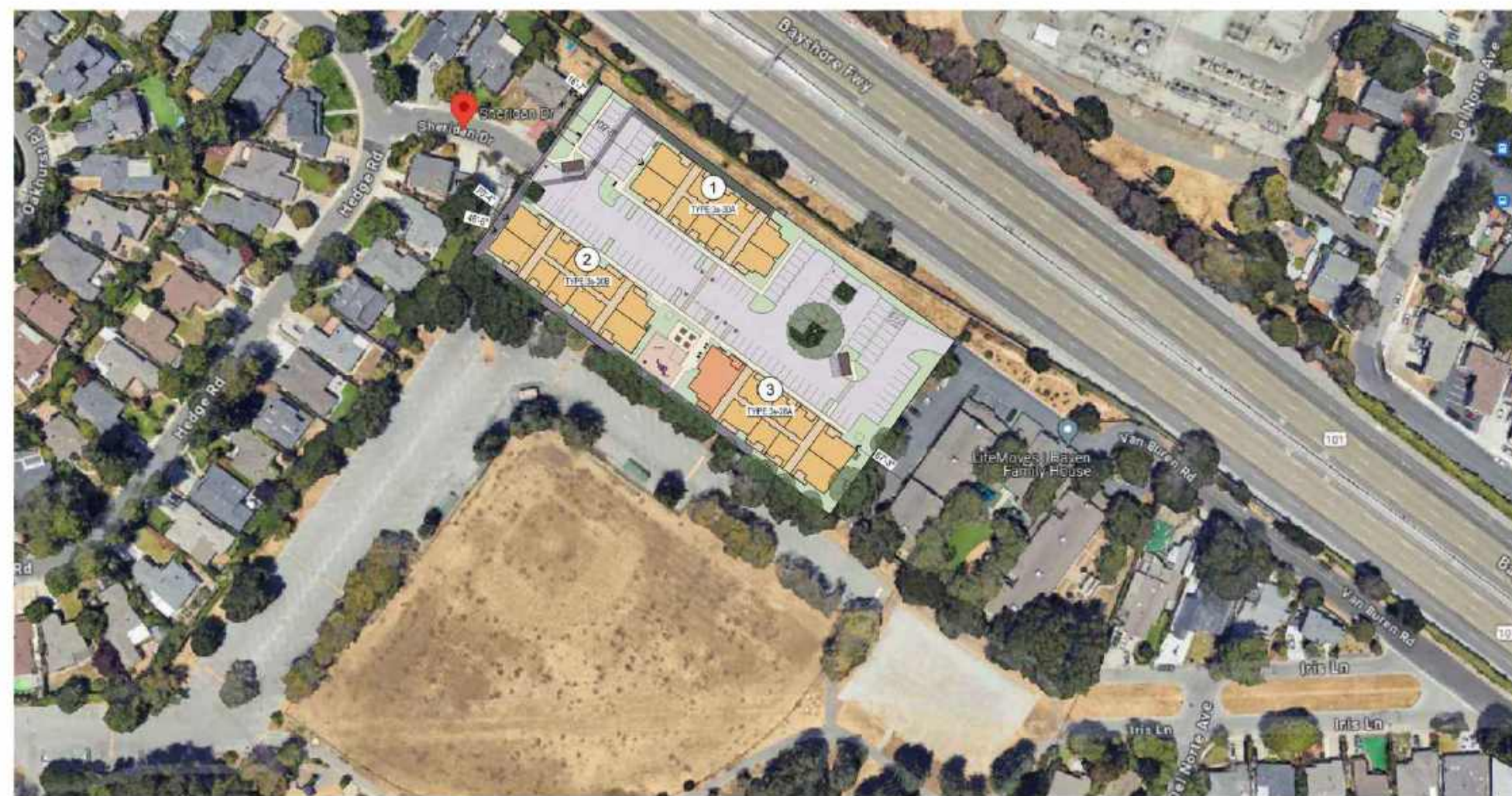


PROJECT	320 SHERIDAN	DESCRIPTION	SUMMARY	DATE	4/10/24	SCALE	NTS	PAGE	1.0
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PROJECT	320 SHERIDAN	DESCRIPTION	CORRALS & HAULER ROUTE	DATE	4/10/24	SCALE	NTS	PAGE	3.0
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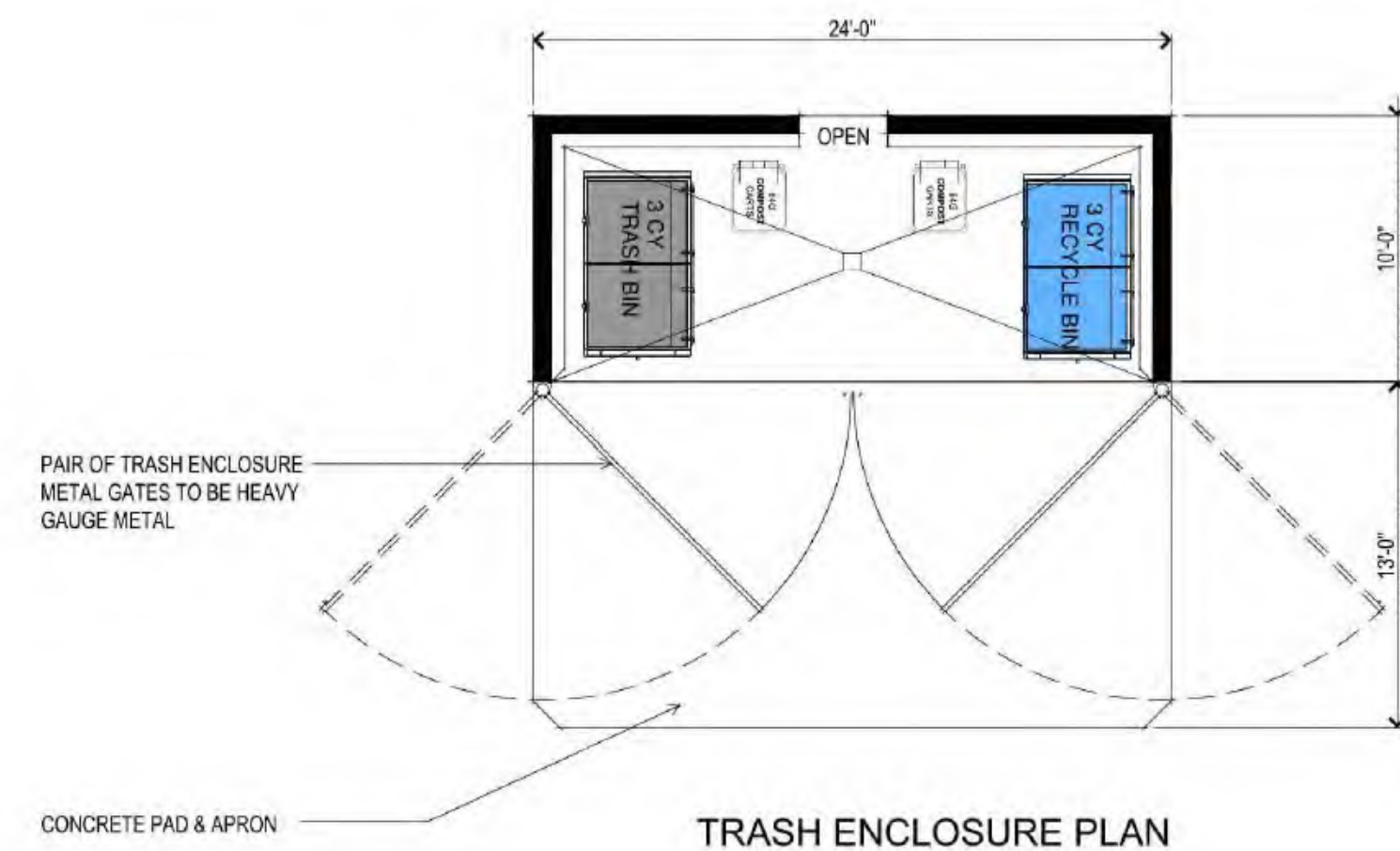
PROJECT	320 SHERIDAN	DESCRIPTION	MISC. EQUIPMENT	DATE	4/10/24	SCALE	NTS	PAGE	5.0
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SITE LOCATION



PROJECT	320 SHERIDAN	DESCRIPTION	SITE LOCATION	DATE	4/10/24	SCALE	NTS	PAGE	2.0
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ENLARGED TRASH CORRAL



TRASH ENCLOSURE PLAN

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

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



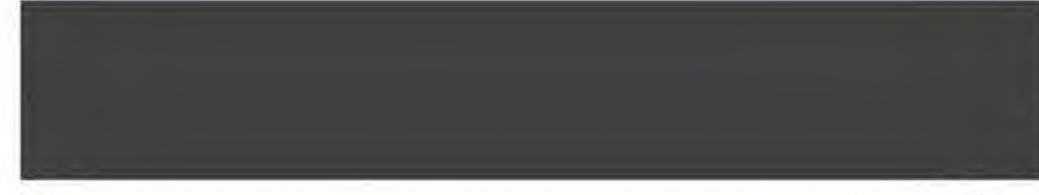
Stucco Smooth Finish
SW 7011 Natural Choice (254-C6)



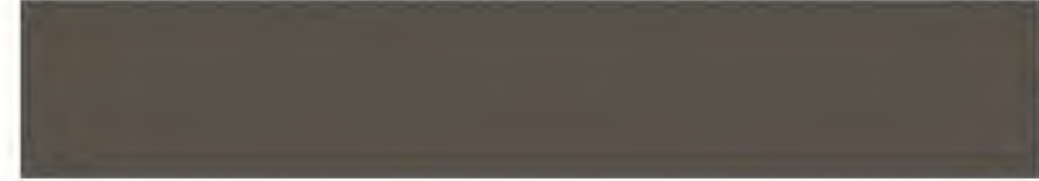
Horizontal Lap Siding
SW 7011 Natural Choice (254-C6)



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)

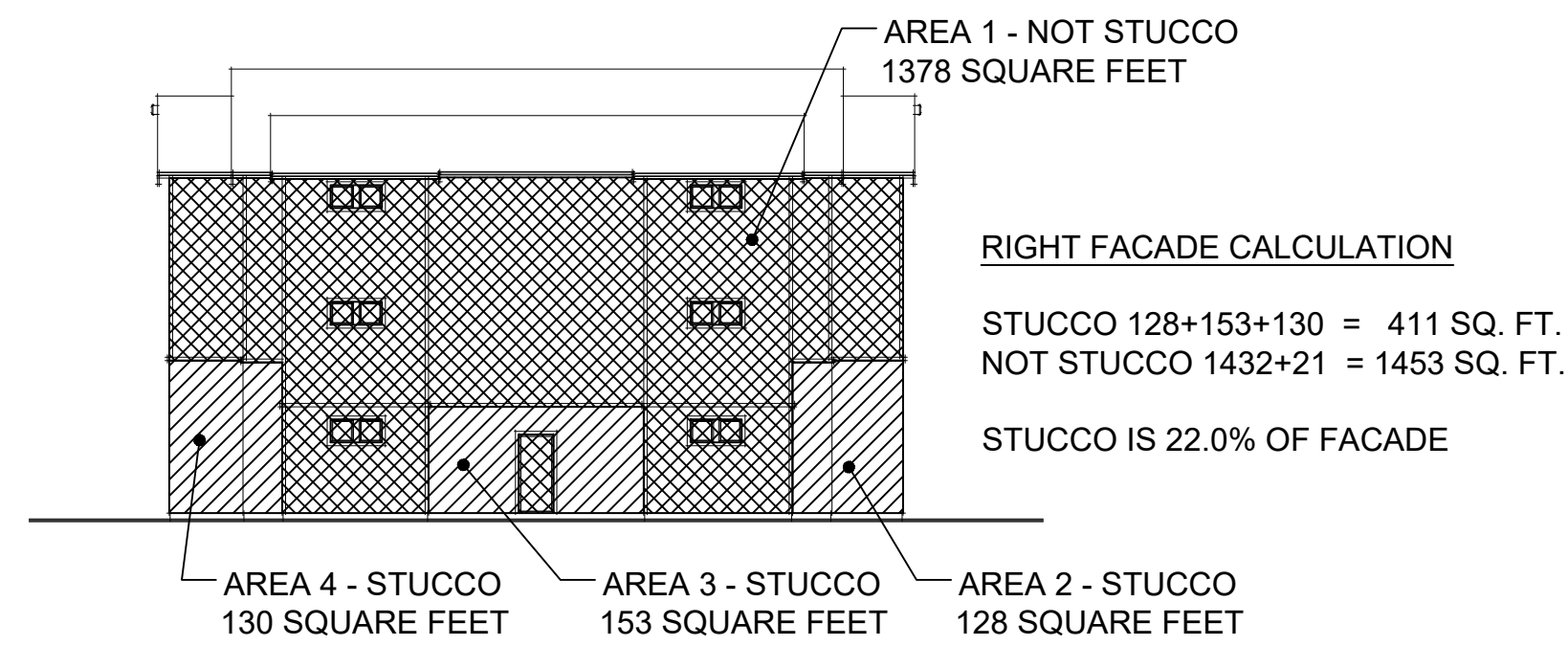


Fascia
SW 7069 Iron Ore (251-C7)



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

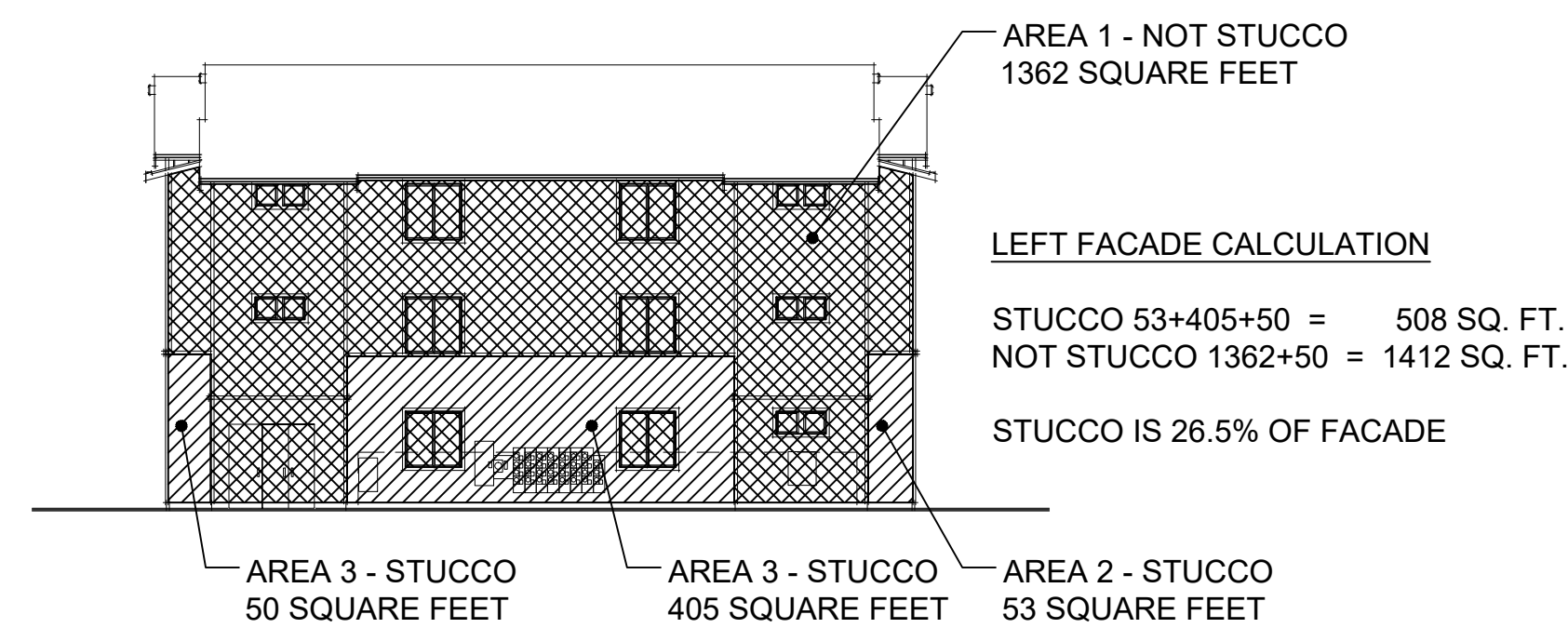
Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.



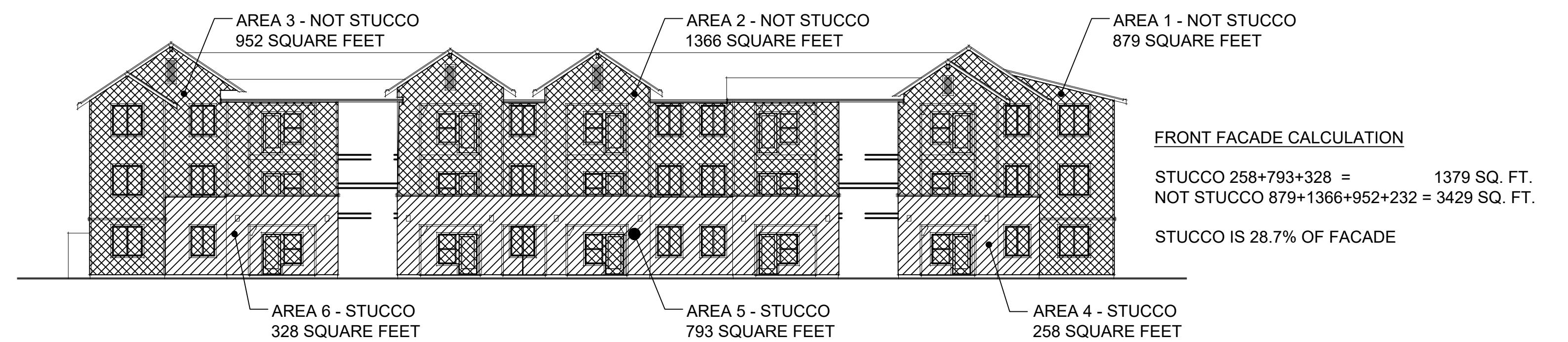
© EAST ELEVATION



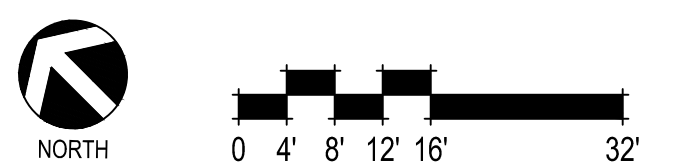
© NORTH ELEVATION



© WEST ELEVATION



© SOUTH ELEVATION (FRONT)

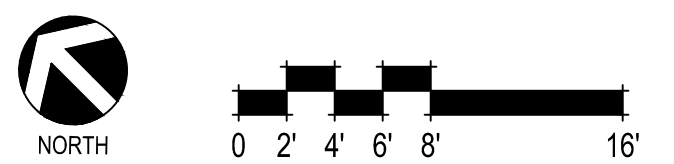


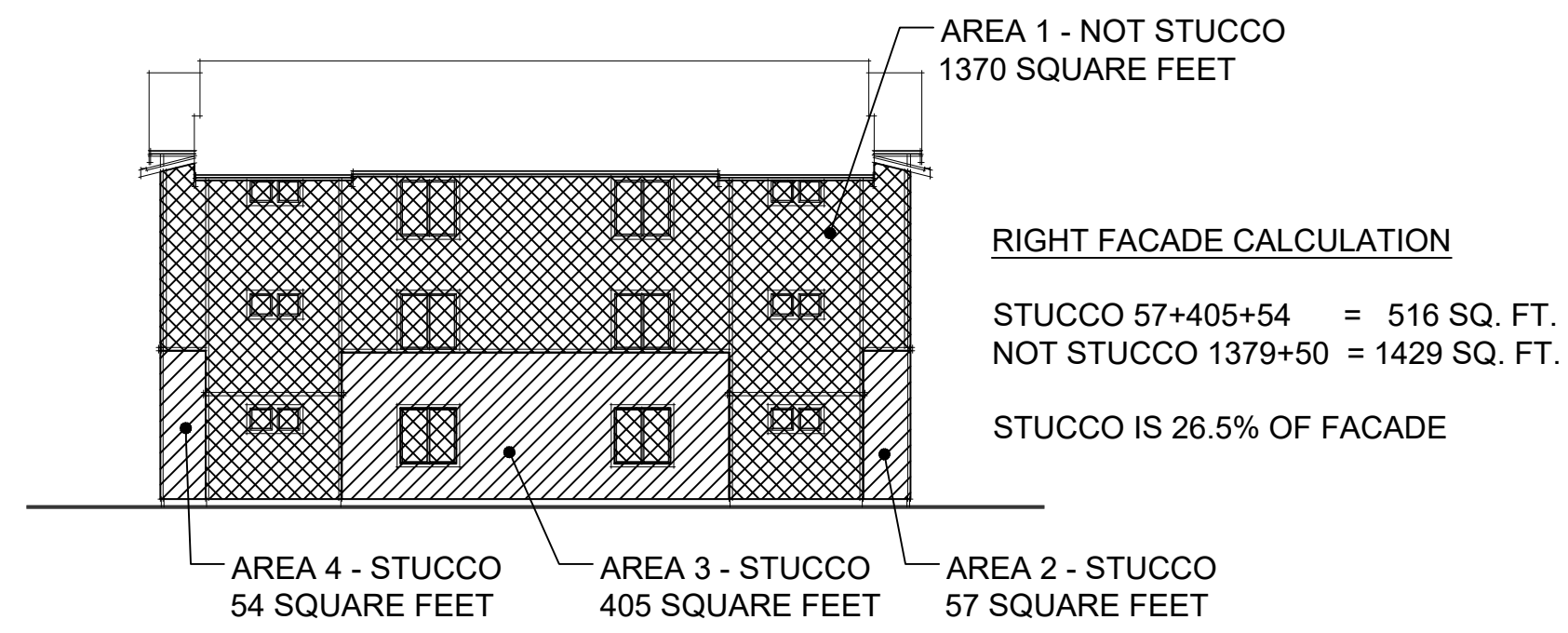


ALLOWABLE OPENING AREA FOR EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE - CBC TABLE 705.8 .

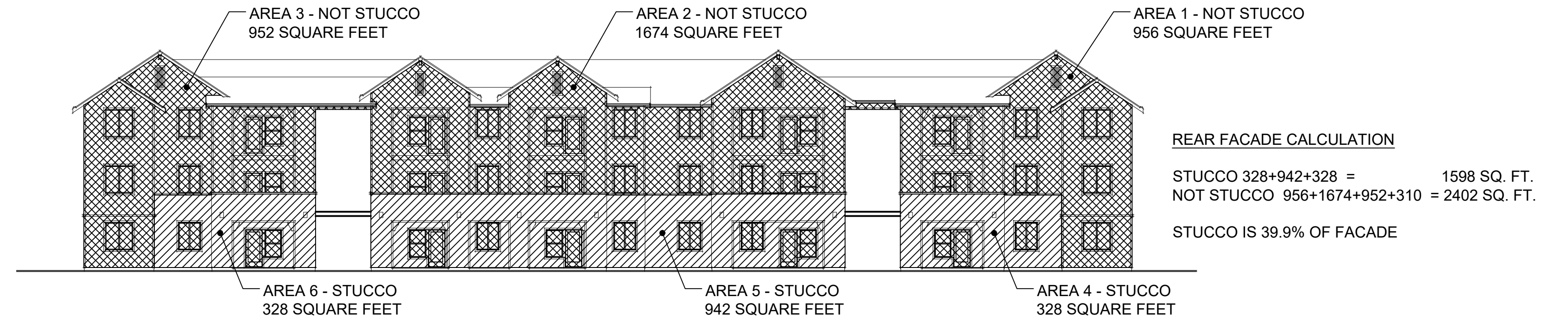
- THERE IS NO LIMIT ON THE ALLOWABLE OPENING AREA, THE FIRE SEPARATION DISTANCE IS GREATER THAN 25 FEET TO THE CENTERLINE OF THE ADJACENT PUBLIC WAY (HIGHWAY 101)

Ⓐ NORTH ELEVATION

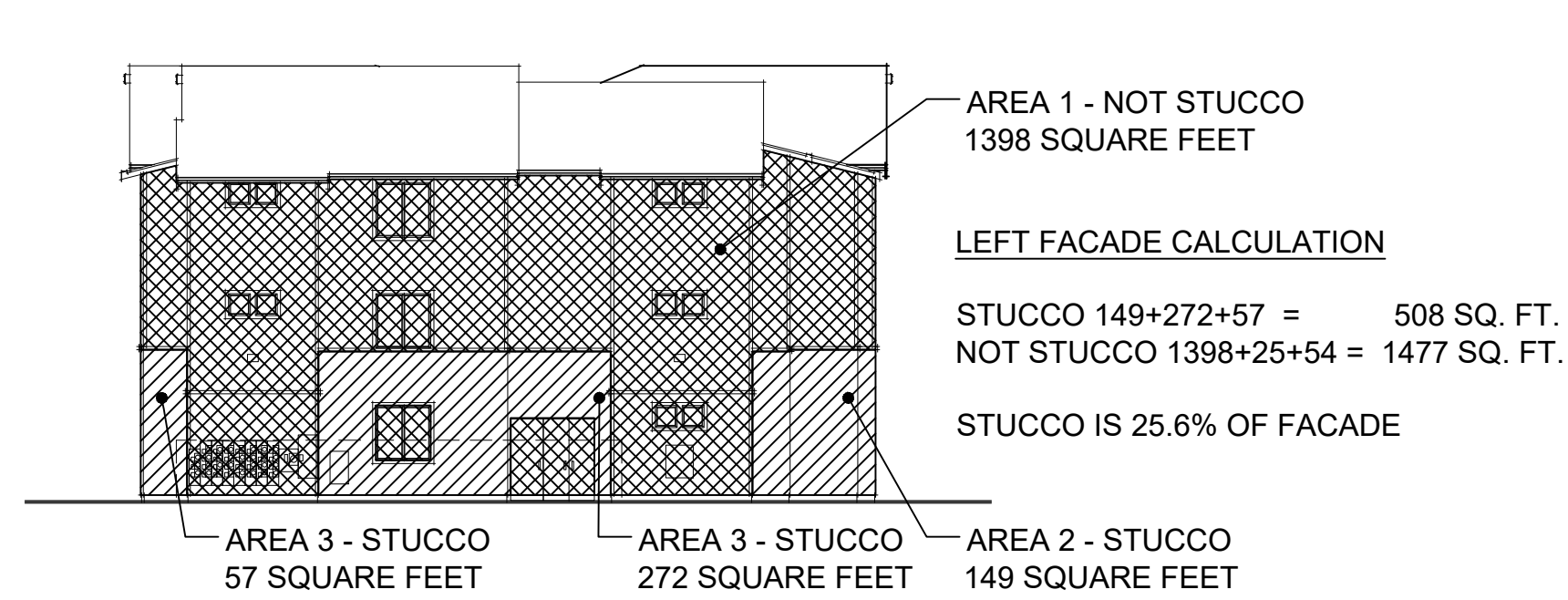




© WEST ELEVATION



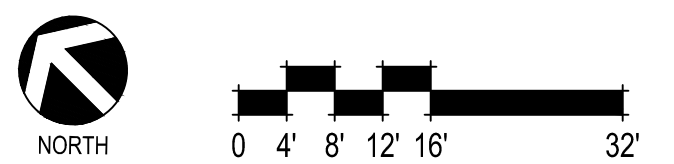
© SOUTH ELEVATION



© EAST ELEVATION



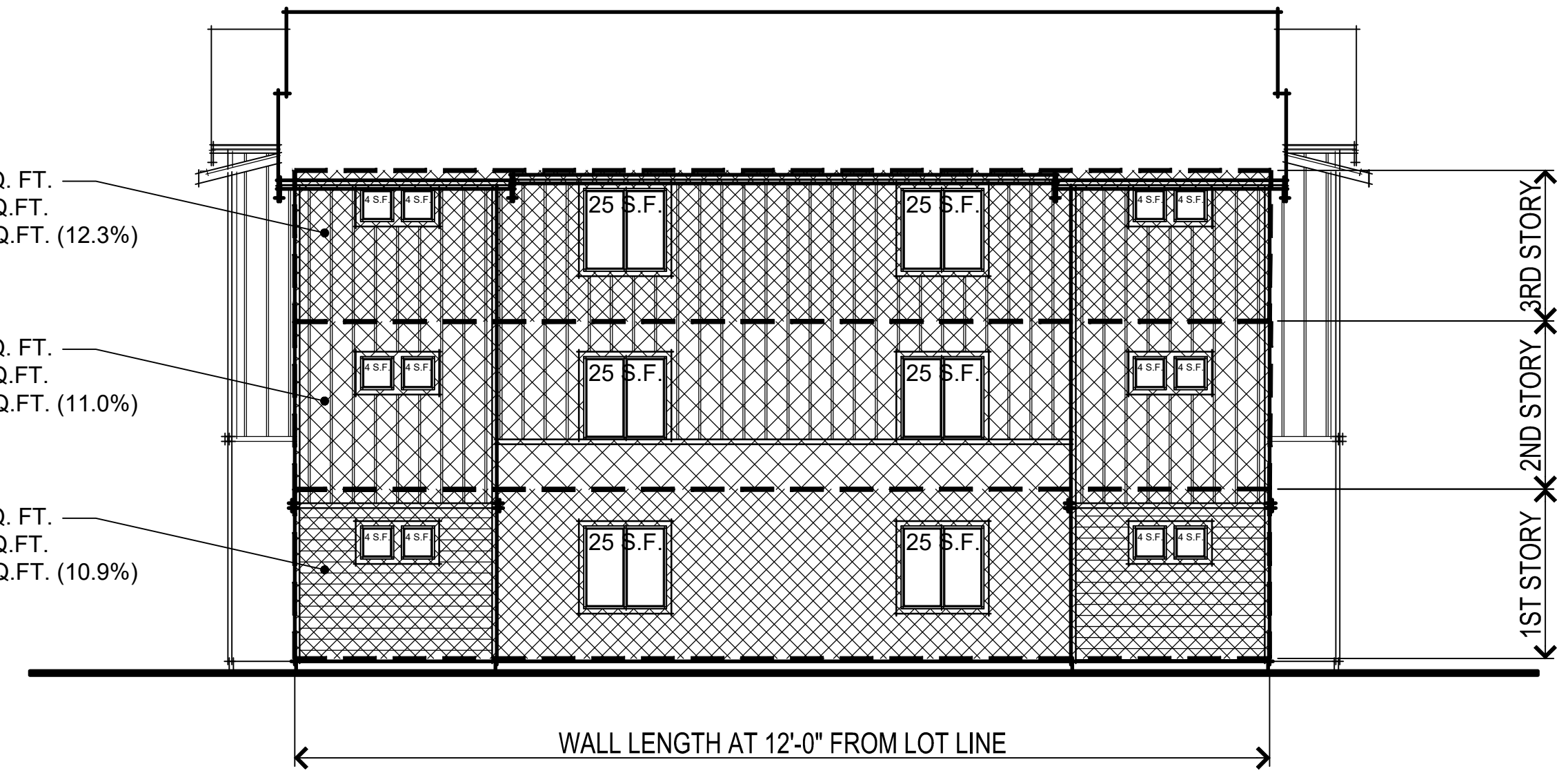
© NORTH ELEVATION (FRONT)



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%)

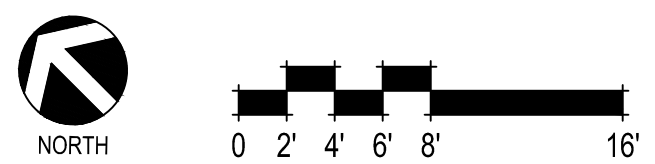


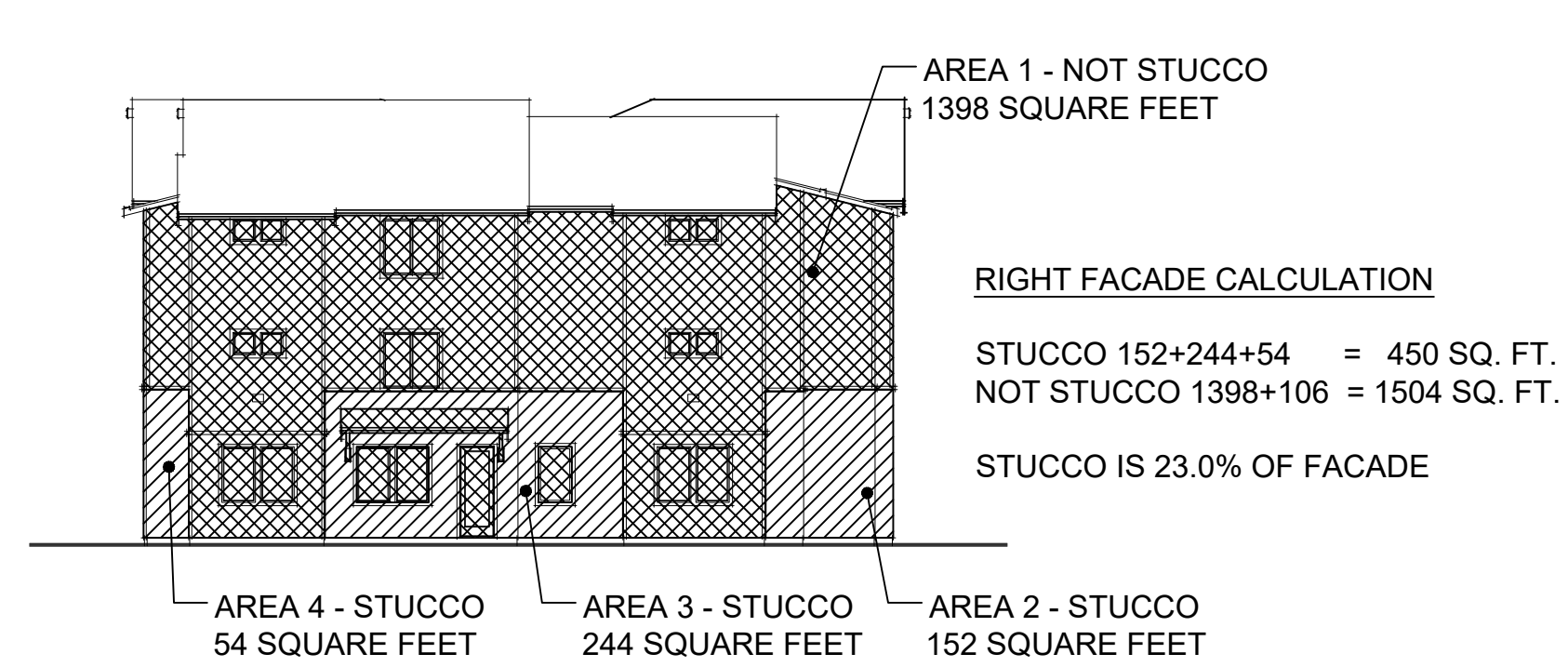
Ⓐ WEST ELEVATION



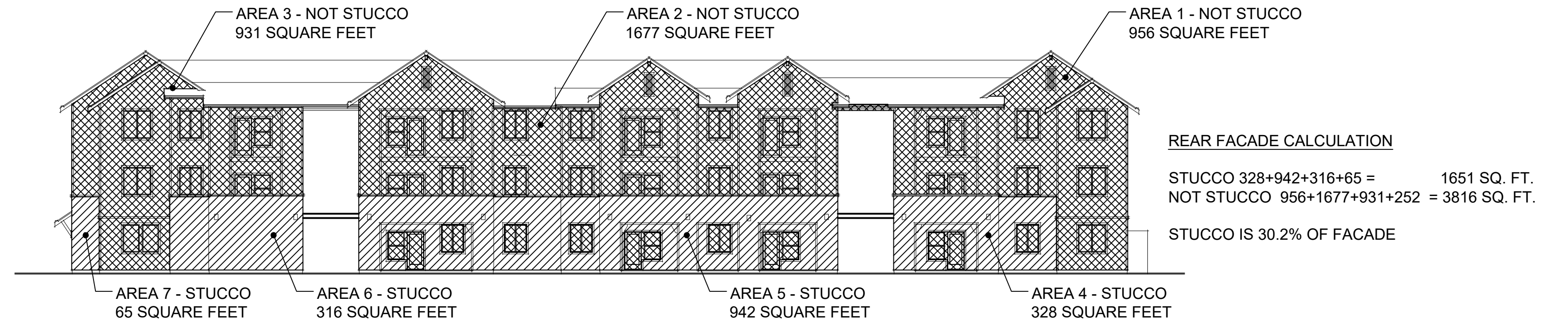
ALLOWABLE OPENING AREA FOR EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE - CBC TABLE 705.8 .
 - THERE IS NO LIMIT ON THE ALLOWABLE OPENING AREA, THE FIRE SEPARATION DISTANCE IS GREATER THAN 25 FEET TO THE CENTERLINE OF THE ADJACENT PUBLIC WAY (FLOOD PARK)

Ⓑ SOUTH ELEVATION (PARK)

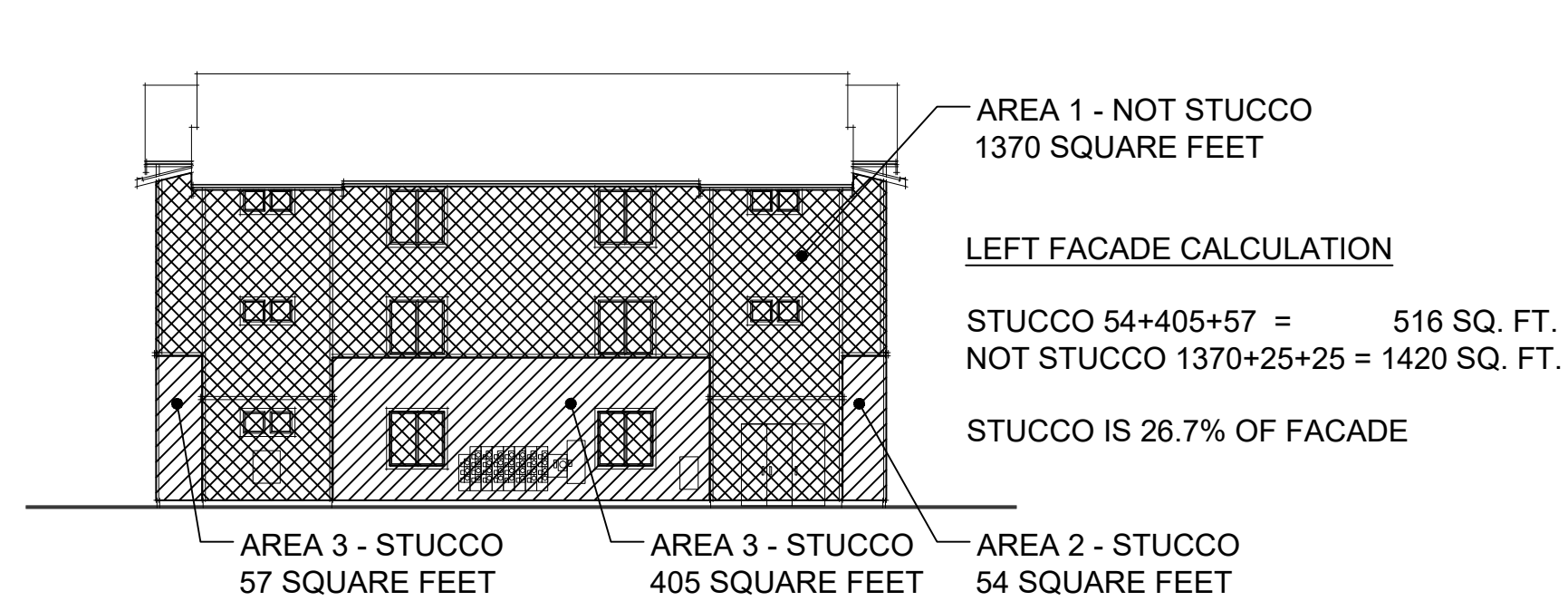




© WEST ELEVATION



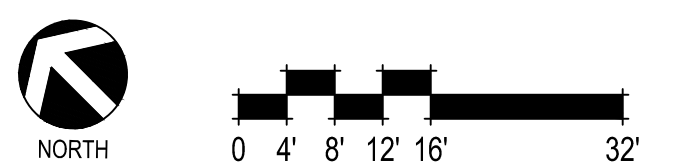
© SOUTH ELEVATION



© EAST ELEVATION



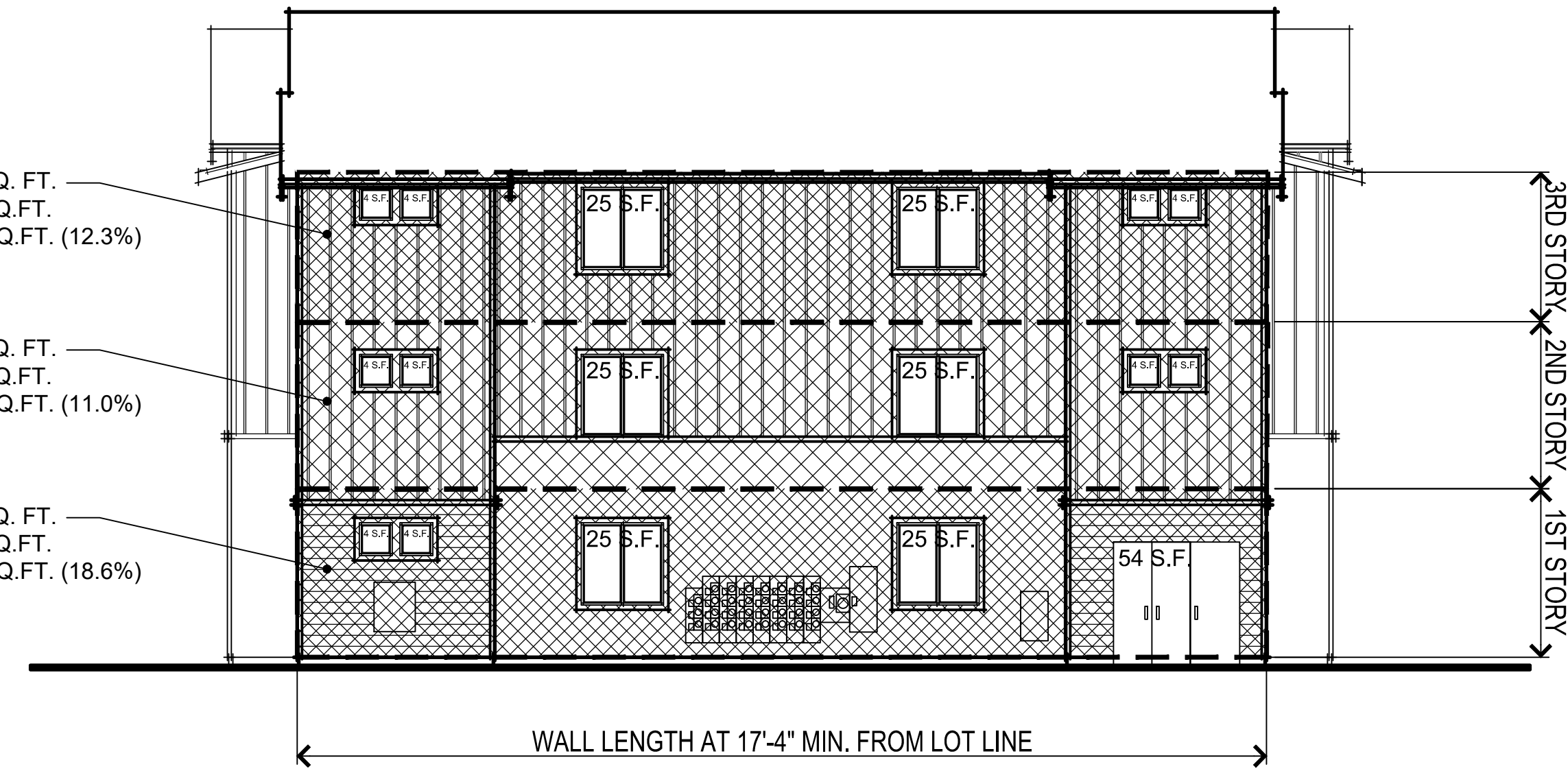
© NORTH ELEVATION (FRONT)



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%)

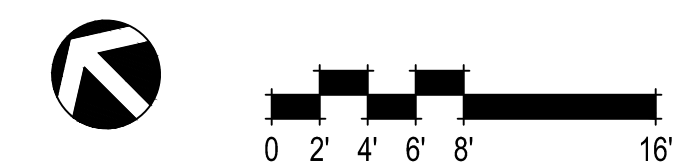


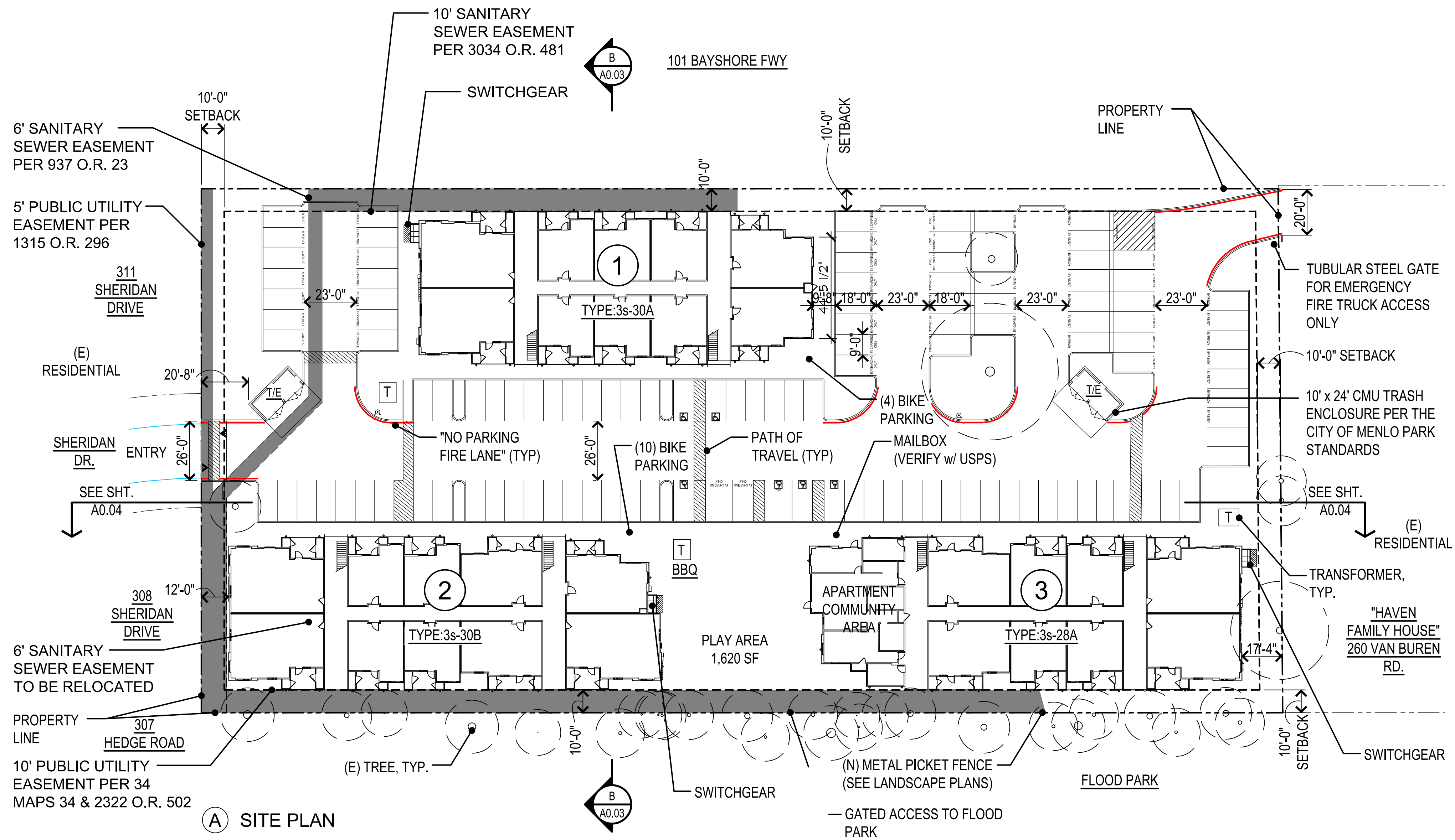
Ⓐ EAST ELEVATION



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)





(A) SITE PLAN



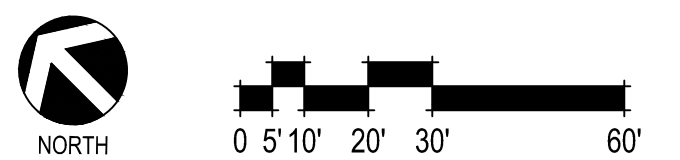
MAILBOX STATION
FINISH TO BE BLACK



(B) MAIL BOX AND BUILDING ADDRESS

ADDRESS PER US POSTAL SERVICE STANDARDS

MAILBOX STATION
SEE SITE PLAN FOR LOCATION



399,265 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

Alliant Strategic Development

26050 Mureau Road, Suite 101,
Calabasas, CA 91302

POSTAL MAILBOX EXHIBIT
A4.14

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



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
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Integrative Process

Preliminary Y 2 of 2 M 0 Verified 0

IPc	Integrative Process	2 of 2	0
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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 1 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 0 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 0 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 0 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 0 Verified 0

RPc	Regional Priority	0 of 4	4
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Point Floors

- The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere
- The project earned at least 3 points in Water Efficiency
- The project earned at least 3 points in Indoor Environmental Quality

Total

Preliminary Y 53.5 of 110 M 0 Verified 0

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



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 SDBL	Per			
	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

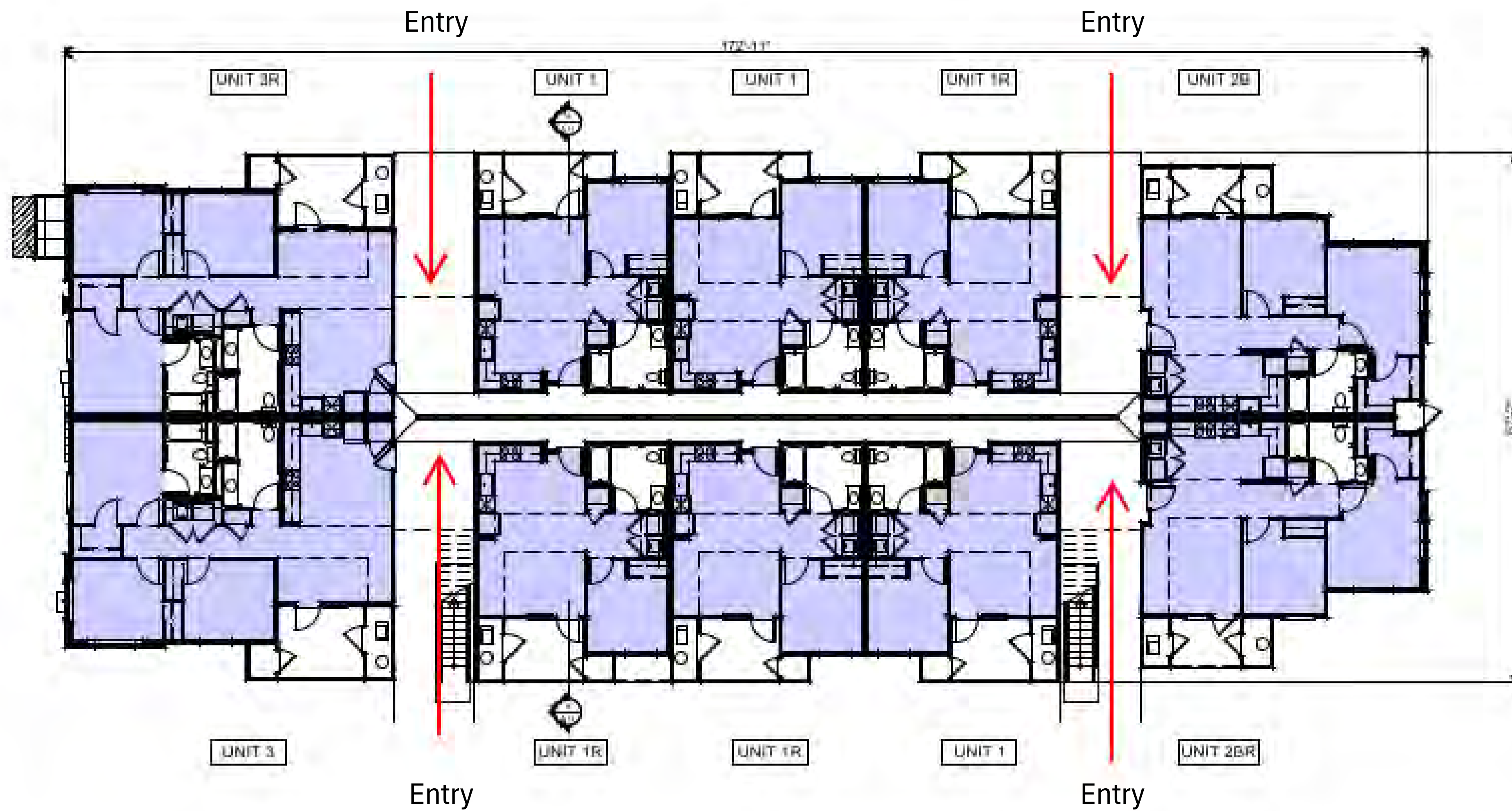
AREAS:

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

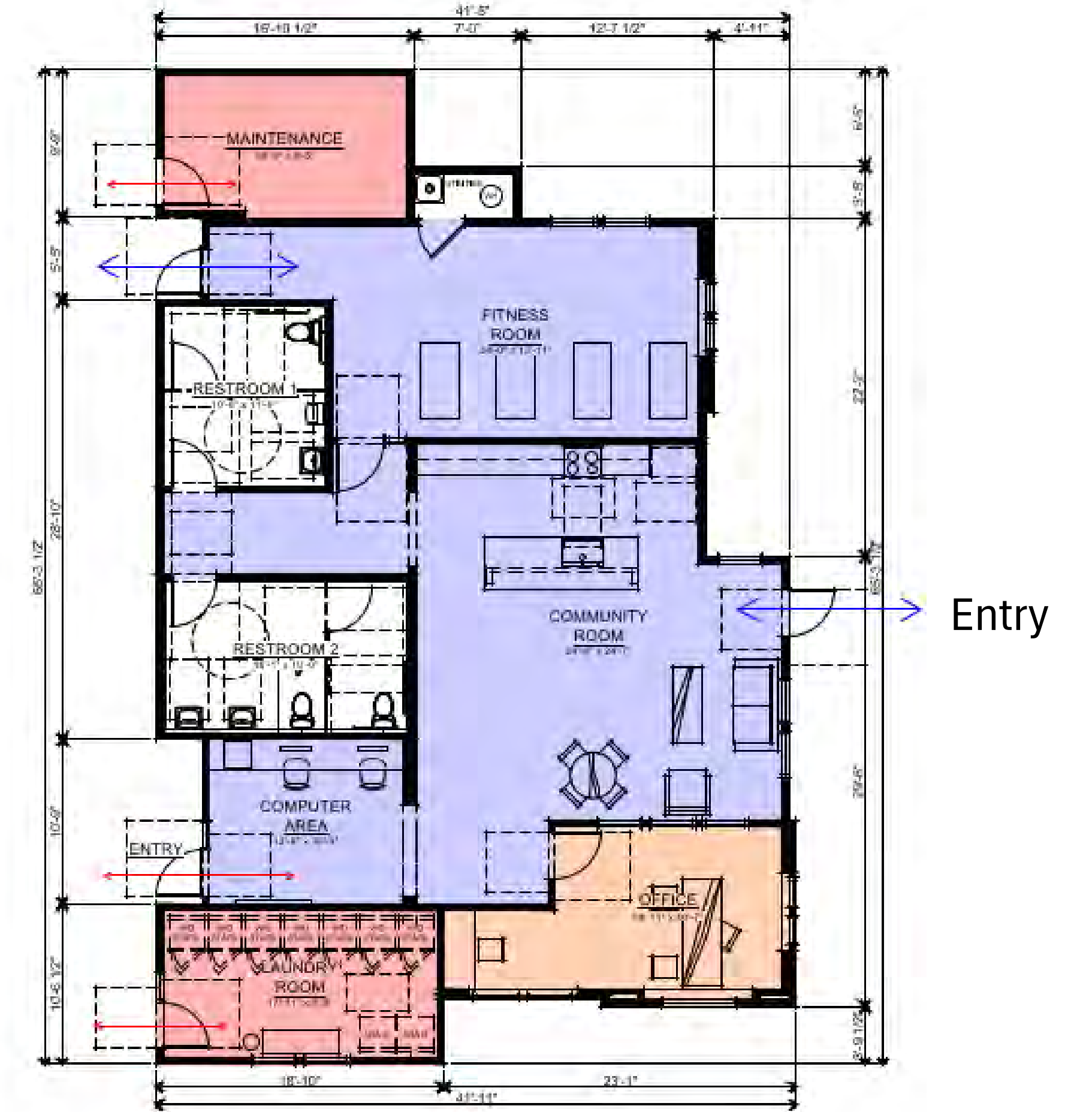
399,265 Sheridan Drive Apartments
 Menlo Park, CA
 September 9, 2024

Alliant Strategic Development
 28050 Mureau Road, Suite 101,
 Calabasas, CA 91302

LEED Site Plan
 A5.02



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

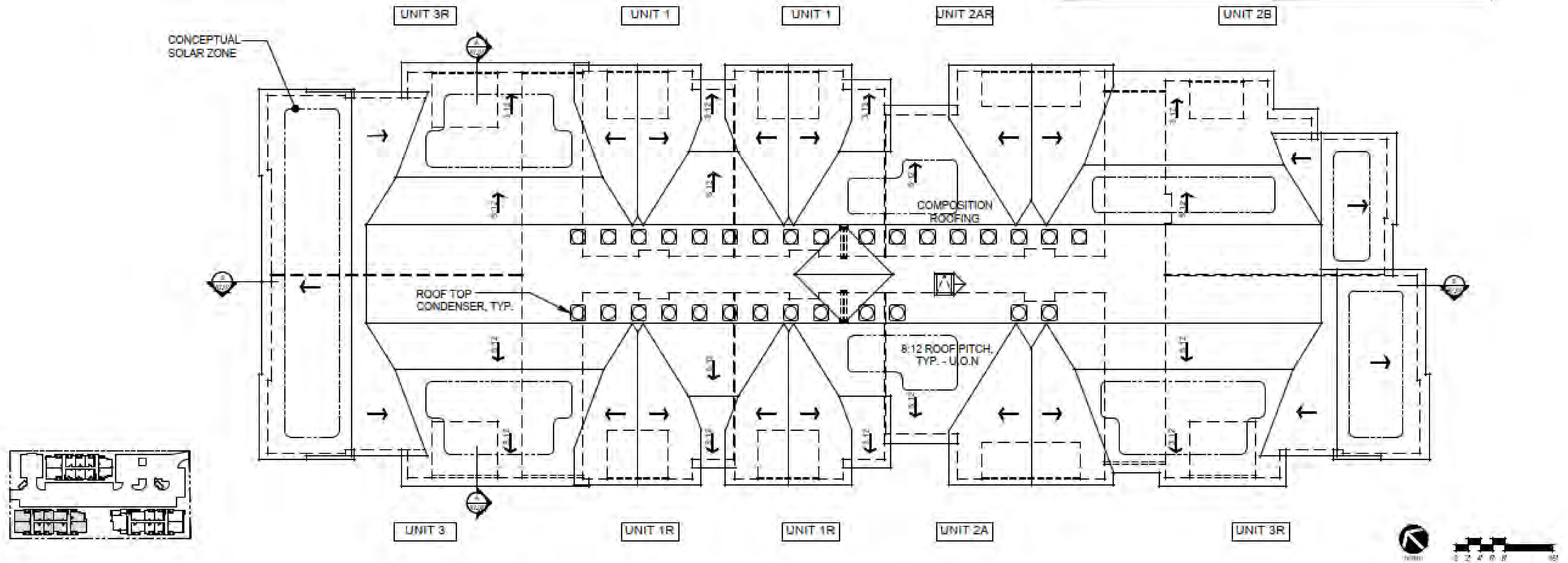
- Shared / Multi-Occupant spaces
- Individual / Single-occupant spaces
- Trash / Recycling area
- Janitor / Laundry Room
- Primary Entry / Exit
- Secondary Entry / Exit
- Emergency Exit only

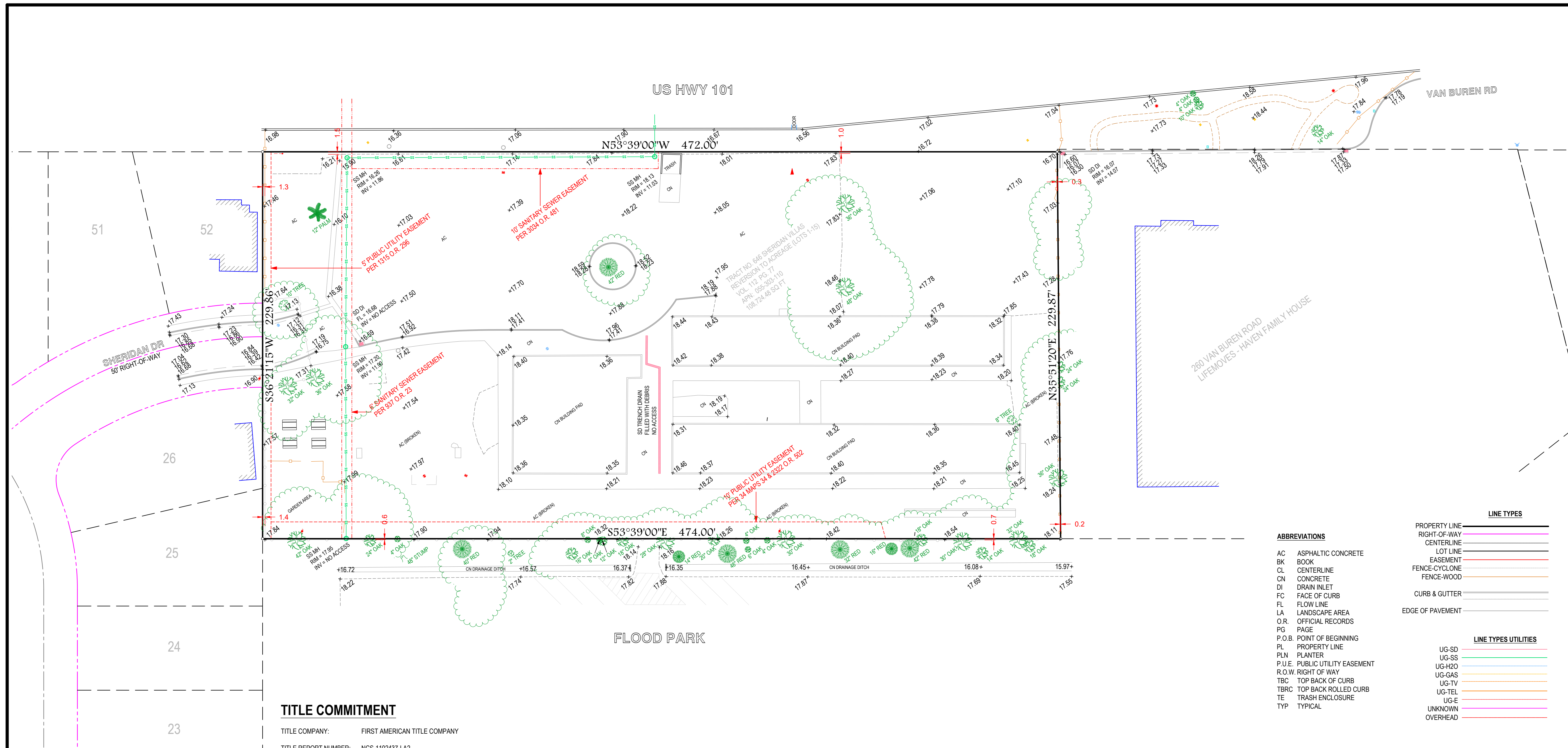
CRRC PROD ID.	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI	
					INITIAL	3 YEAR	INITIAL	3 YEAR	INITIAL	3 YEAR
0676-0041a	GAF	Timberline® Cool Series® Cool Barkwood Timberline CS® Cool Barkwood	Asphalt Shingle	Brown	0.27	0.26	0.90	0.92	27	27
0676-0042a	GAF	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: 168 S.F. TOTAL: 12,396 S.F.
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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

- 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-SO
 - 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 MANHOLE
 - 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

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

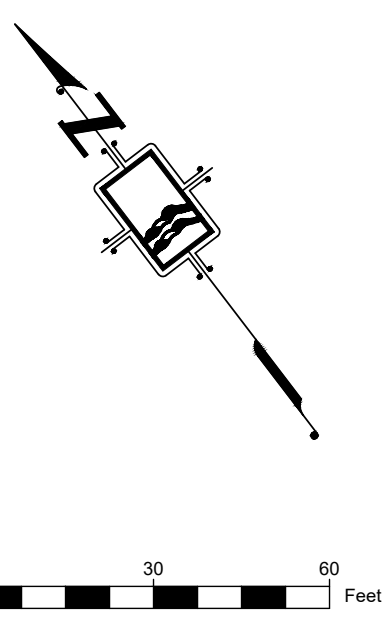
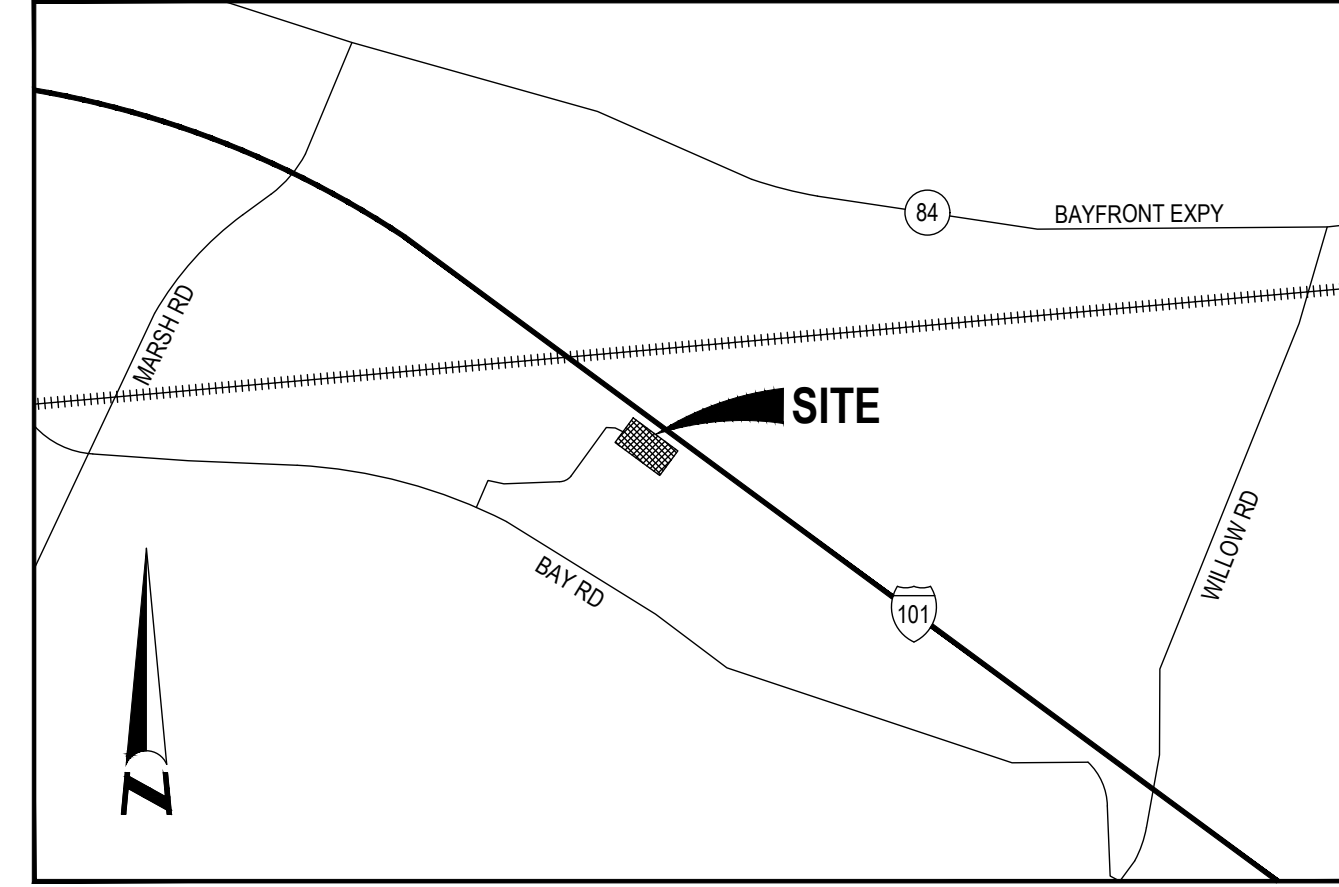
SURVEY NOTES

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 FIRIM MAP 06081C0308F 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

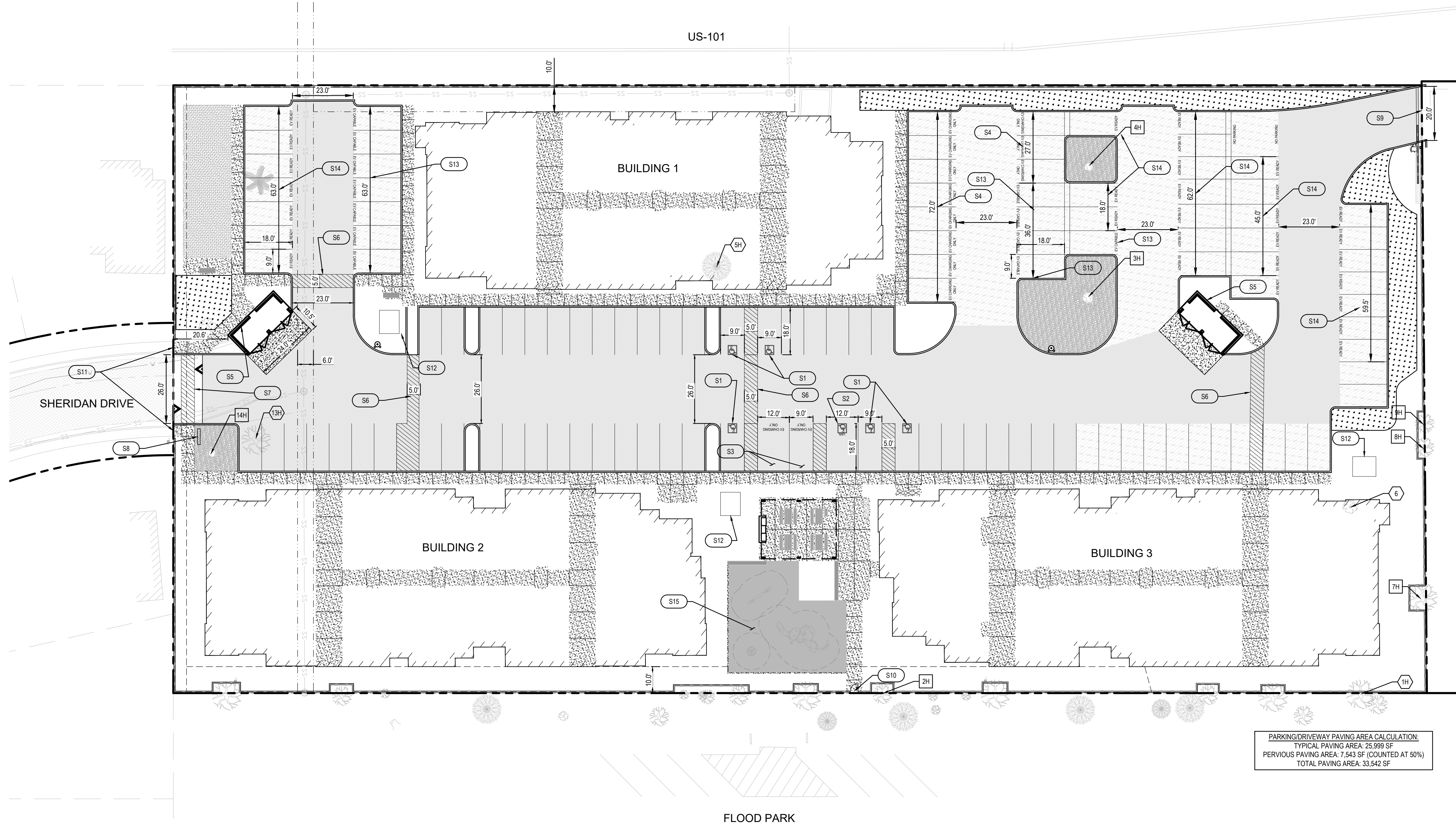


BOUNDARY & TOPOGRAPHIC SURVEY

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



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

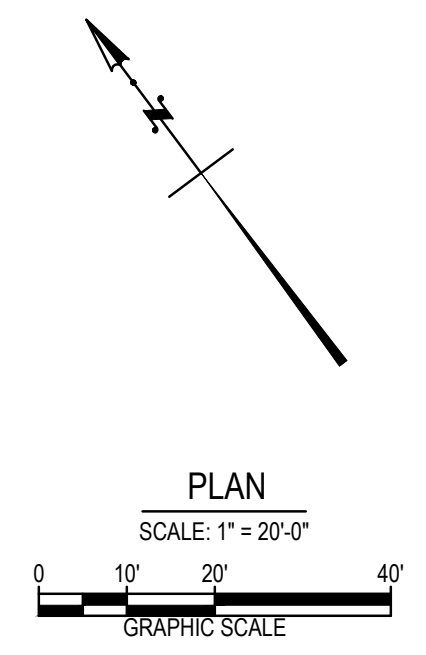
SITE PLAN KEY NOTES

- STANDARD ACCESSIBLE PARKING.
- STANDARD VAN ACCESSIBLE PARKING.
- STANDARD ACCESSIBLE EVCS PARKING.
- STANDARD EVCS PARKING.
- TRASH ENCLOSURE WITH CONCRETE APRON.
- STRIPED CROSSWALK, CURB RAMPS EITHER END.
- RAISED CROSSWALK.
- ENTRY SIGN.
- GATE TO ADJACENT PROPERTY FOR EMERGENCY VEHICLE ACCESS ONLY.
- PEDESTRIAN GATE TO FLOOD PARK.
- CONNECT PROPOSED SIDEWALKS TO EXISTING SIDEWALKS ALONG SHERIDAN DRIVE.
- PAD-MOUNTED TRANSFORMER.
- EV CAPABLE PARKING STALL.
- EV READY PARKING STALL.
- PLAY AREA, SEE LANDSCAPE PLANS.

TREE LEGEND

- EXISTING TREE TO BE REMOVED. TREE NUMBER CORRESPONDS TO ARBORIST REPORT.
- EXISTING TREE TO BE PROTECTED. TREE NUMBER CORRESPONDS TO ARBORIST REPORT. PROVIDE TREE PROTECTION PER ARBORIST REPORT.

PARKING/DRIVEWAY PAVING AREA CALCULATION:
 TYPICAL PAVING AREA: 25,999 SF
 PERVIOUS PAVING AREA: 7,543 SF (COUNTED AT 50%)
 TOTAL PAVING AREA: 33,542 SF



399.265 Sheridan Drive Apartments
 Menlo Park, CA
 October 17, 2024

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

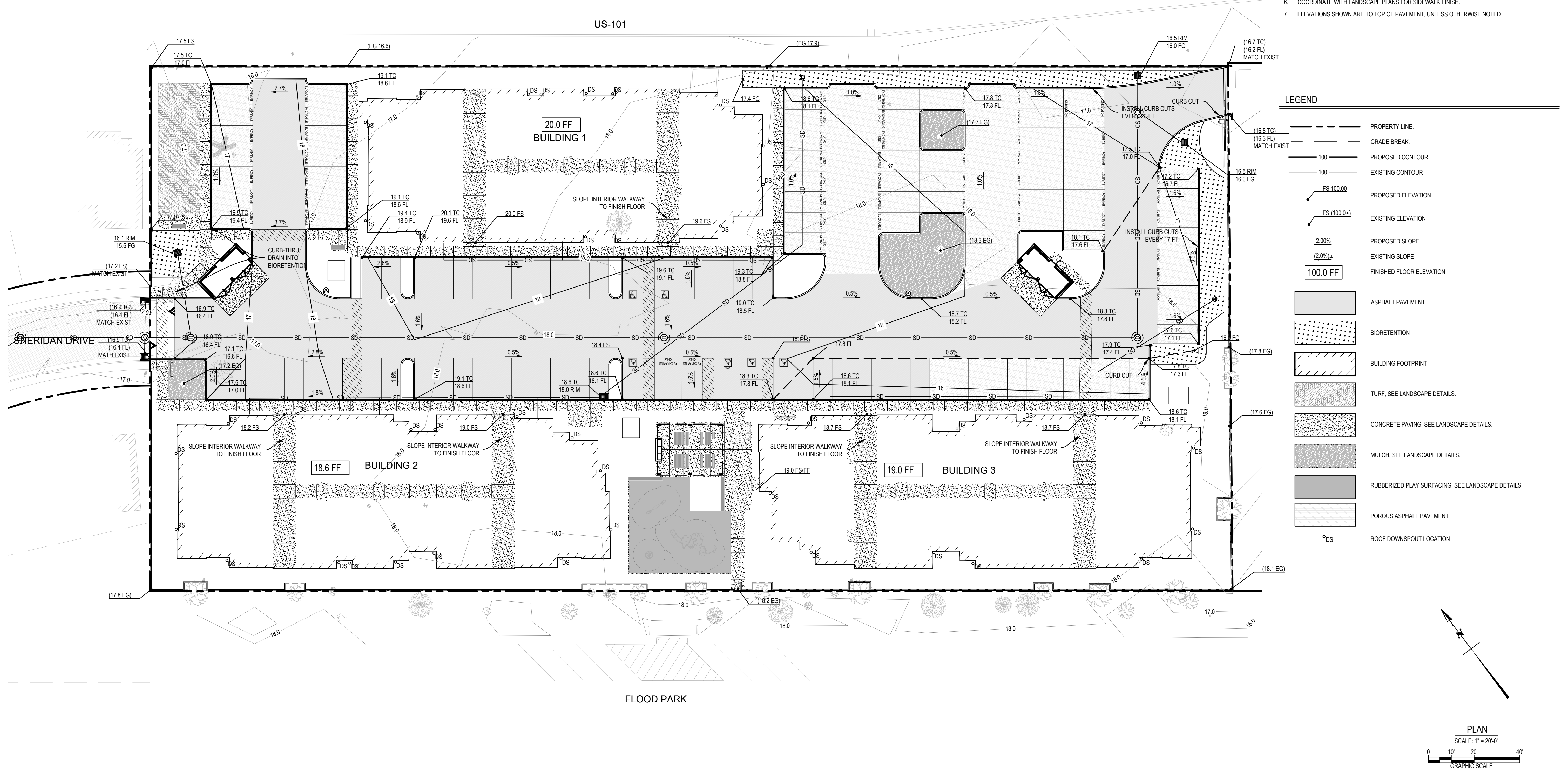
PRELIMINARY SITE PLAN
 C-1

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



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.



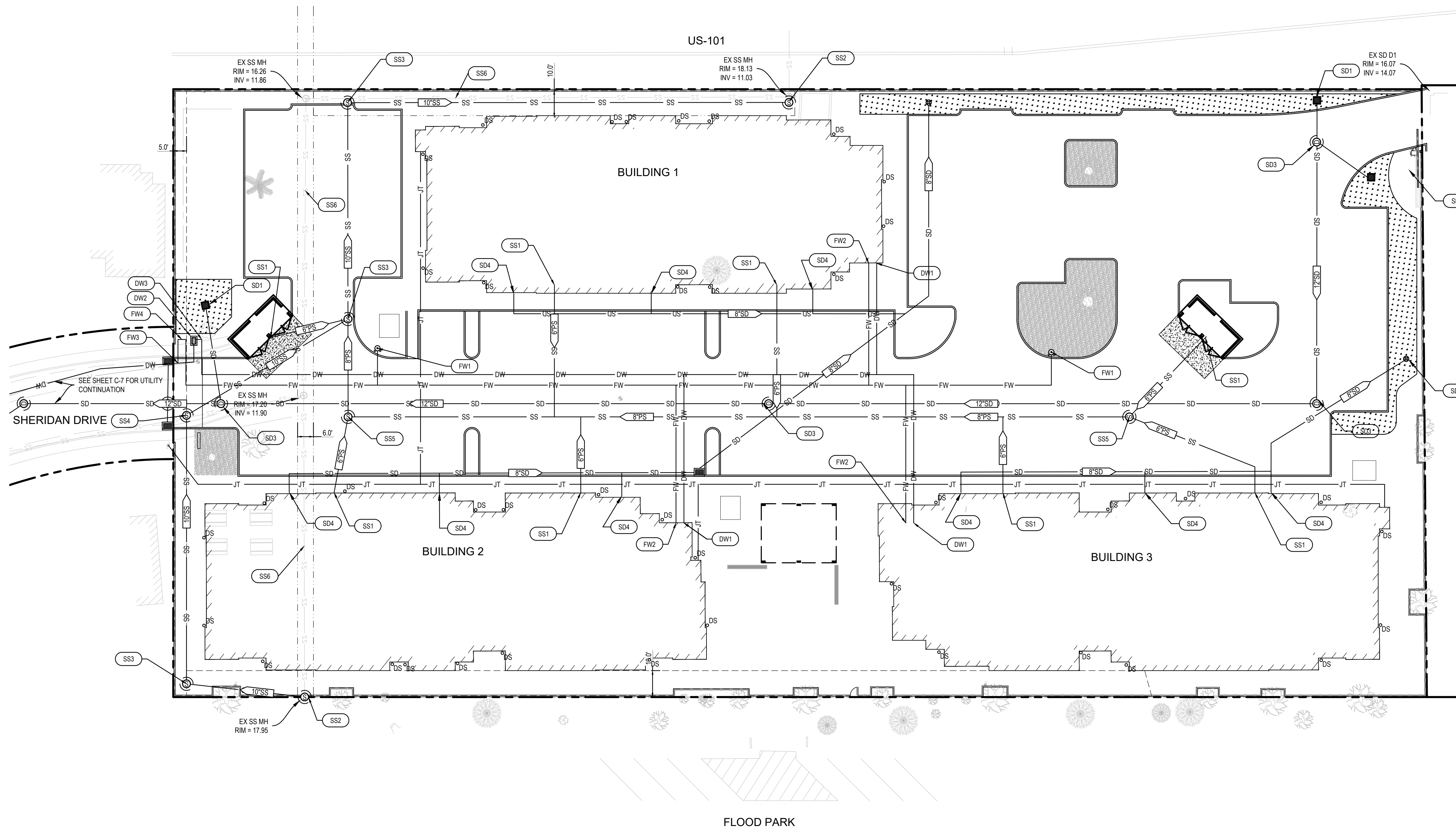
399.265 Sheridan Drive Apartments
 Menlo Park, CA
 October 17, 2024

PRELIMINARY GRADING AND DRAINAGE PLAN
 C-2

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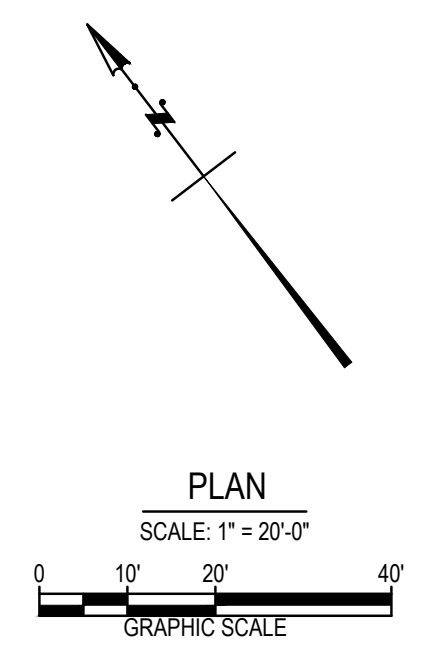
LEGEND

	PROPERTY LINE	
	EXISTING SANITARY SEWER EASEMENT	
	EXISTING PUBLIC UTILITY EASEMENT	
	EXISTING SANITARY SEWER PIPE	
	PUBLIC SEWER MAIN	
	PRIVATE SEWER PIPE	
	6\"/>	6\"/>
	6\"/>	
	JOINT TRENCH UTILITIES	
	EXISTING SANITARY SEWER MANHOLE	
	EXISTING STORM DRAIN INLET	
	SANITARY SEWER MANHOLE	
	FIRE HYDRANT	
	BIORETENTION	
	BUILDING FOOTPRINT	
	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\"/>
 - (FW4) INSTALL RPDA DEVICE IN LANDSCAPING BEHIND SIDEWALK.
 - (DW1) DOMESTIC WATER POINT OF CONNECTION TO BUILDING.
 - (DW2) CONNECT DOMESTIC WATER SERVICE TO EXISTING 6\"/>
 - (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\"/>
 - (SS3) INSTALL NEW WBSD SEWER MANHOLE.
 - (SS4) INSTALL NEW WBSD SEWER MANHOLE. INTERCEPT EXISTING SEWER MAIN FROM SHERIDAN DRIVE.
 - (SS5) INSTALL NEW PRIVATE SEWER MANHOLE.
 - (SS6) EXISTING SANITARY SEWER AND EASEMENT TO BE ABANDONED. SEWER SHALL BE REALIGNED AS SHOWN ON PLAN, WITH A NEW WBSD SEWER EASEMENT RECORDED.
 - (SD1) 24\"/>
 - (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

- 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.



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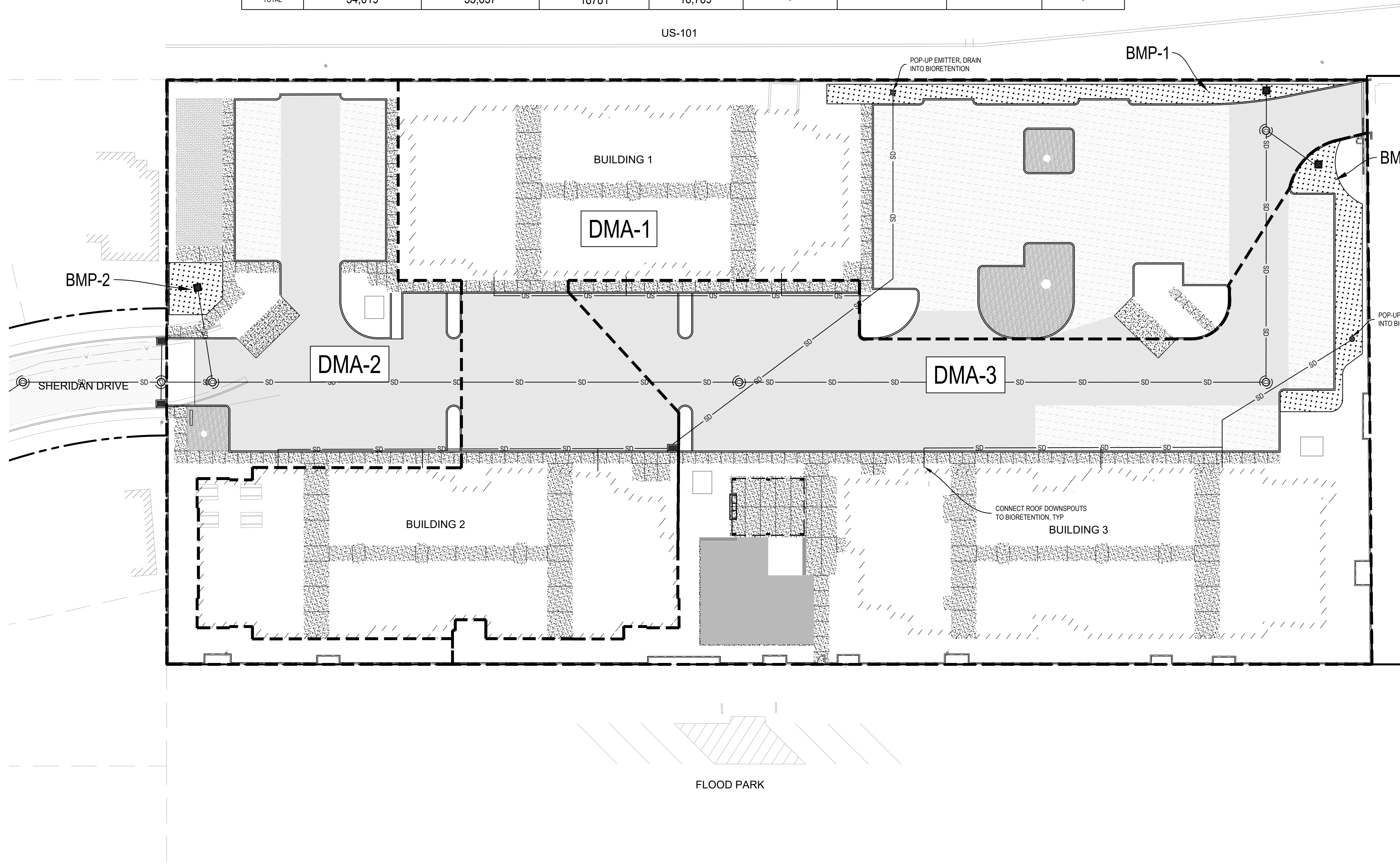
PRELIMINARY UTILITY PLAN
 C-3

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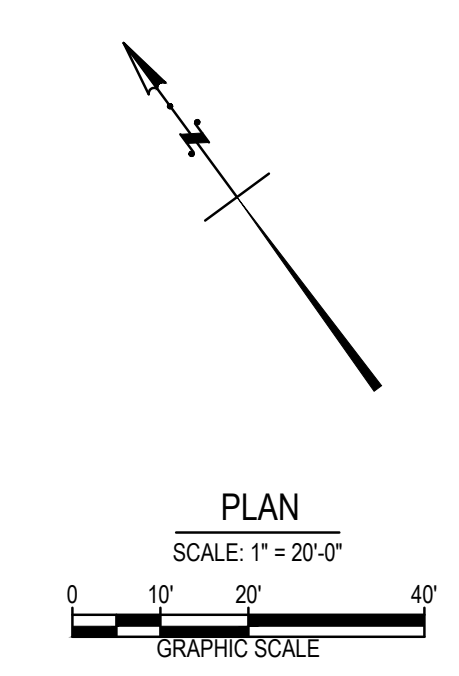


DMA	ROOF AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	LANDSCAPE (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED BMP AREA (SF)	PROVIDED BMP AREA (SF)	BMP TYPE BIORETENTION
DMA-1	22,765	8719	10459	5,477	33,078	1,323	1,323	BMP-1
DMA-2	0	9,348	3835	4,274	10,159	406	411	BMP-2
DMA-3	11,854	15,570	4487	9,038	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**
- 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.
 - PER THE CHANGES TO THE MUNICIPAL REGIONAL PERMIT 3.0, PROVISION C.3, IF THE SAMPLING OF THIS PROJECT FOR PCBs 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:
 - DEMO PRE-CONSTRUCTION SWPPP INSPECTION,
 - ONE MONTHLY SWPPP INSPECTION THROUGH WET AND DRY SEASON UNTIL DEMO IS COMPLETE.
 - 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.
 - COVER DEMOLITION DEBRIS WITH AN IMPERMEABLE LINER (OR EQUIVALENT) AT ALL TIMES.
 - ENHANCED BMP REQUIREMENTS ON ALL SWPPP'S IN BUILDING PERMIT DRAWING SETS



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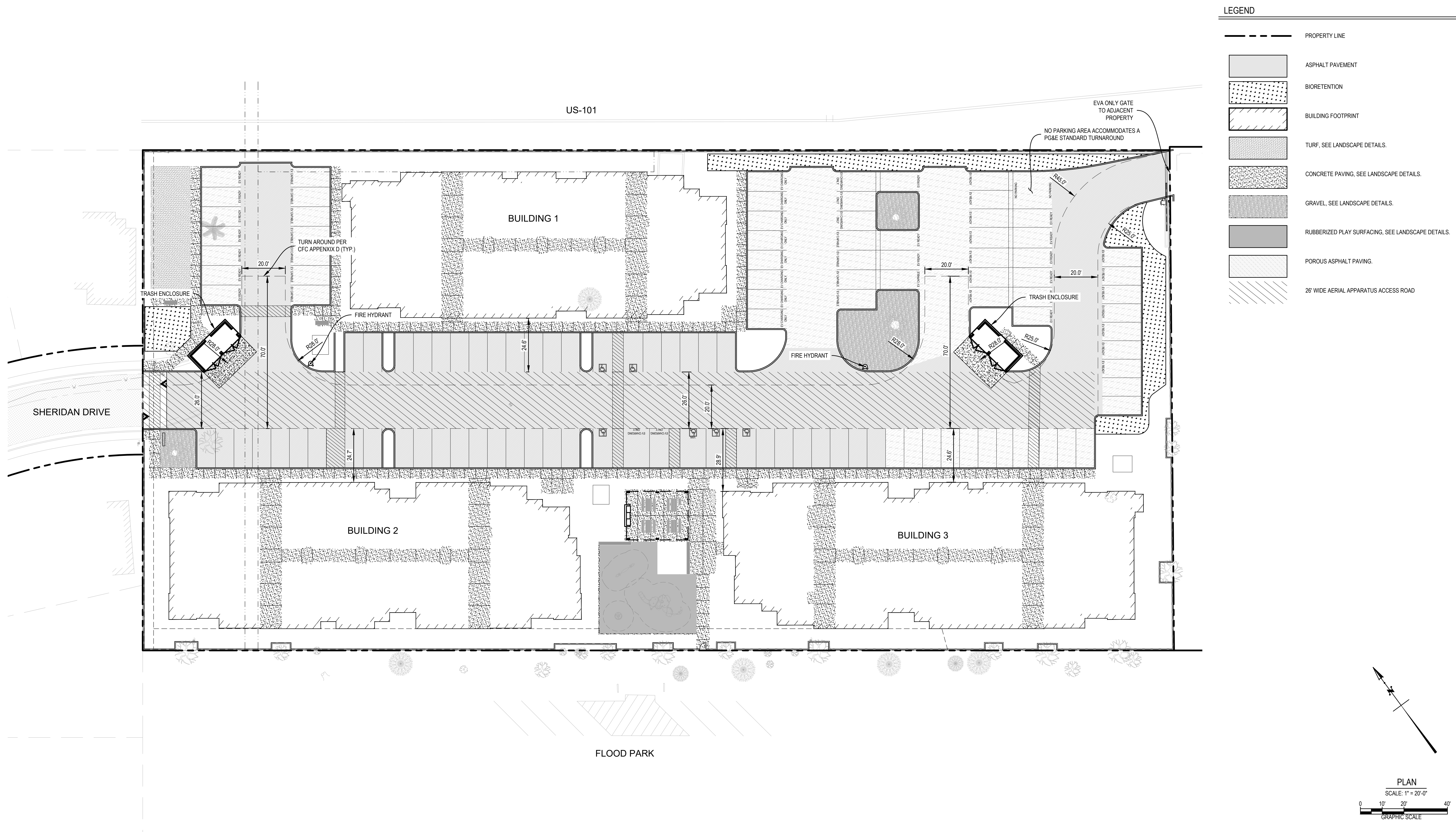
PRELIMINARY STORMWATER CONTROL PLAN

C-4

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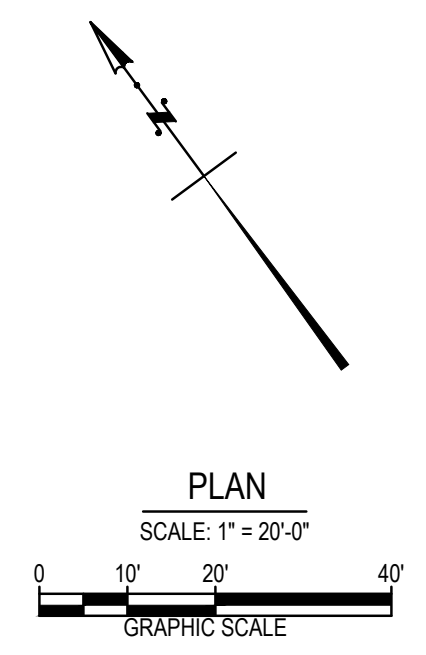
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LEGEND

	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



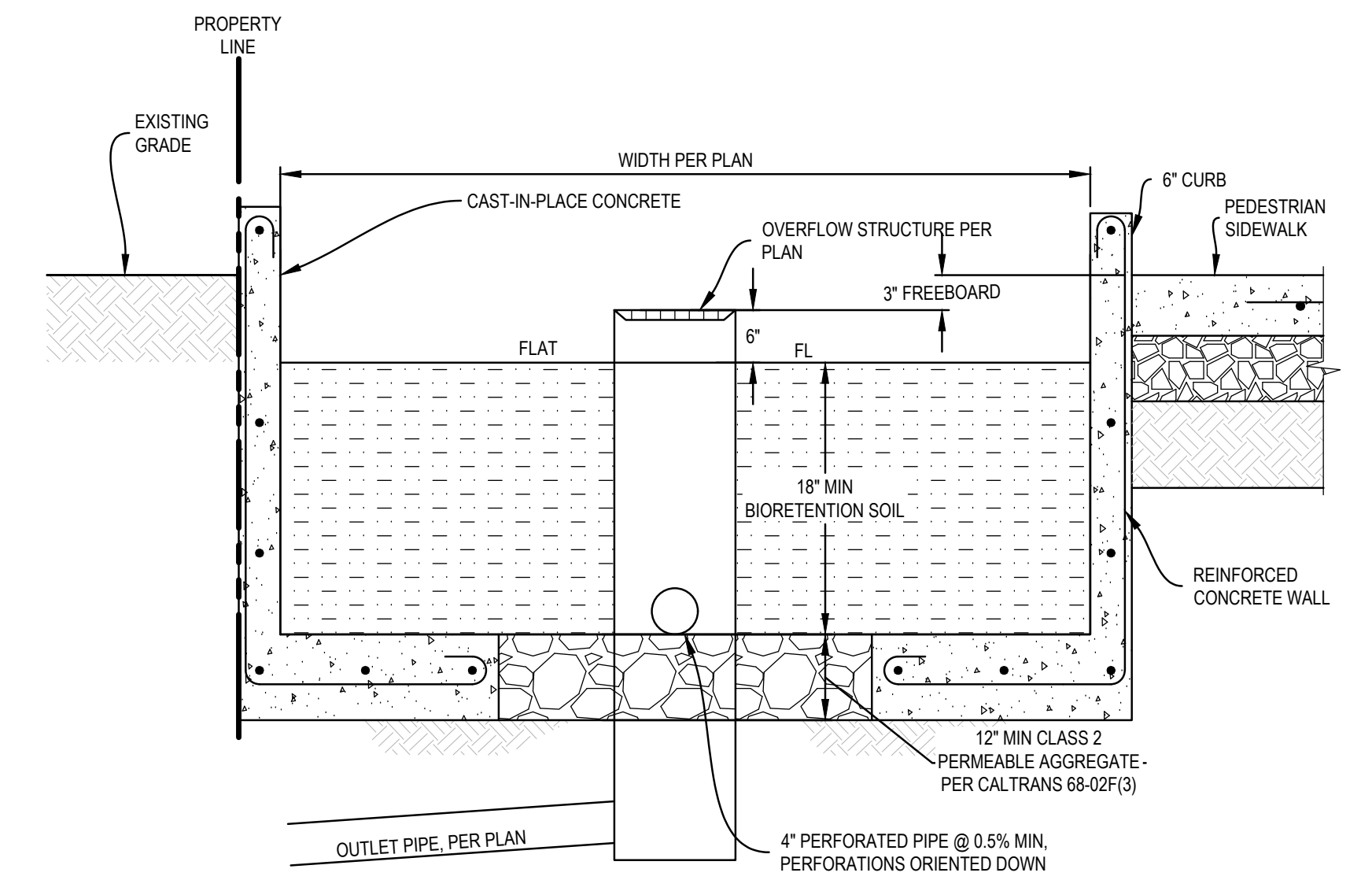
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PRELIMINARY VEHICULAR CIRCULATION PLAN
 C-5

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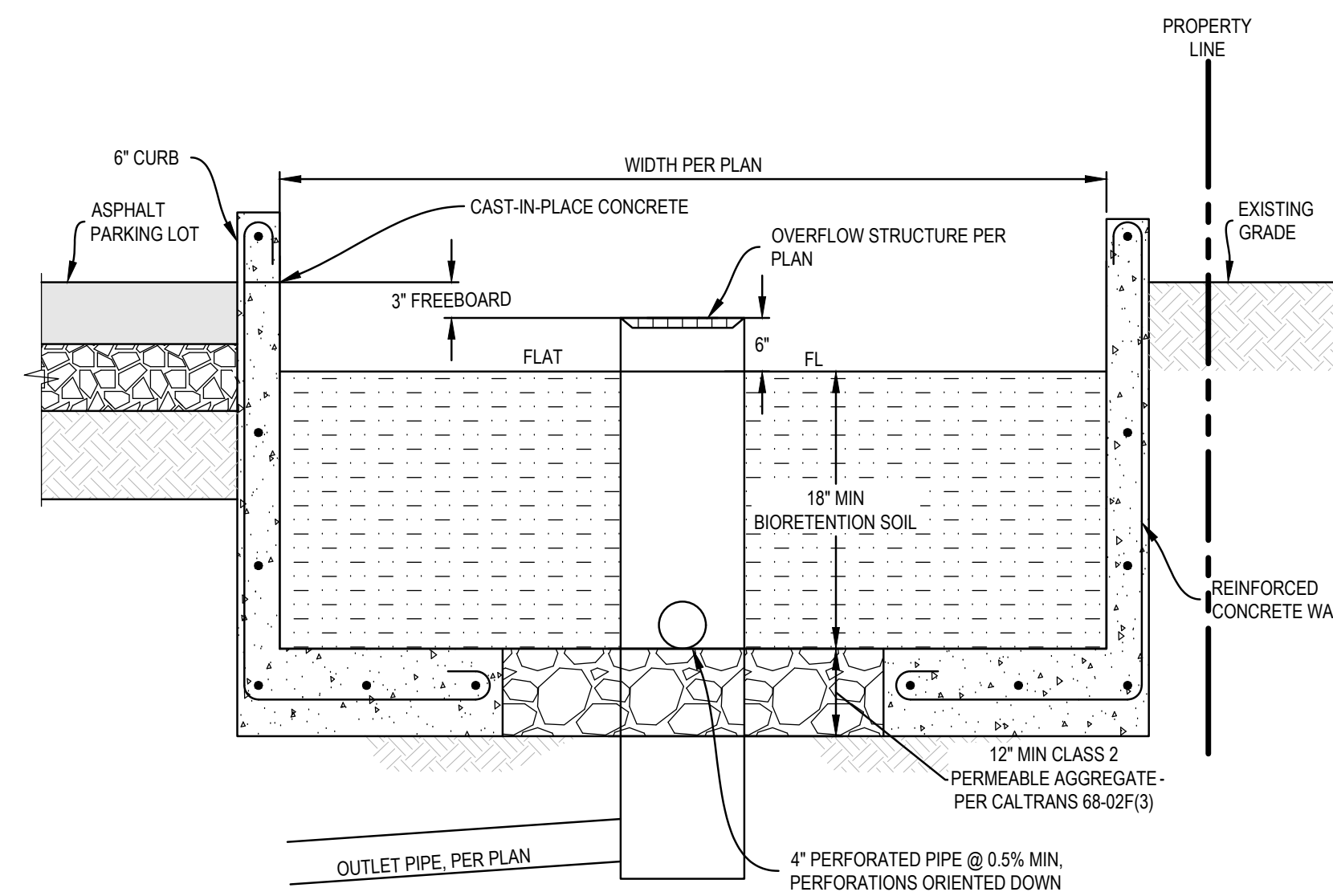
NOTES:

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.



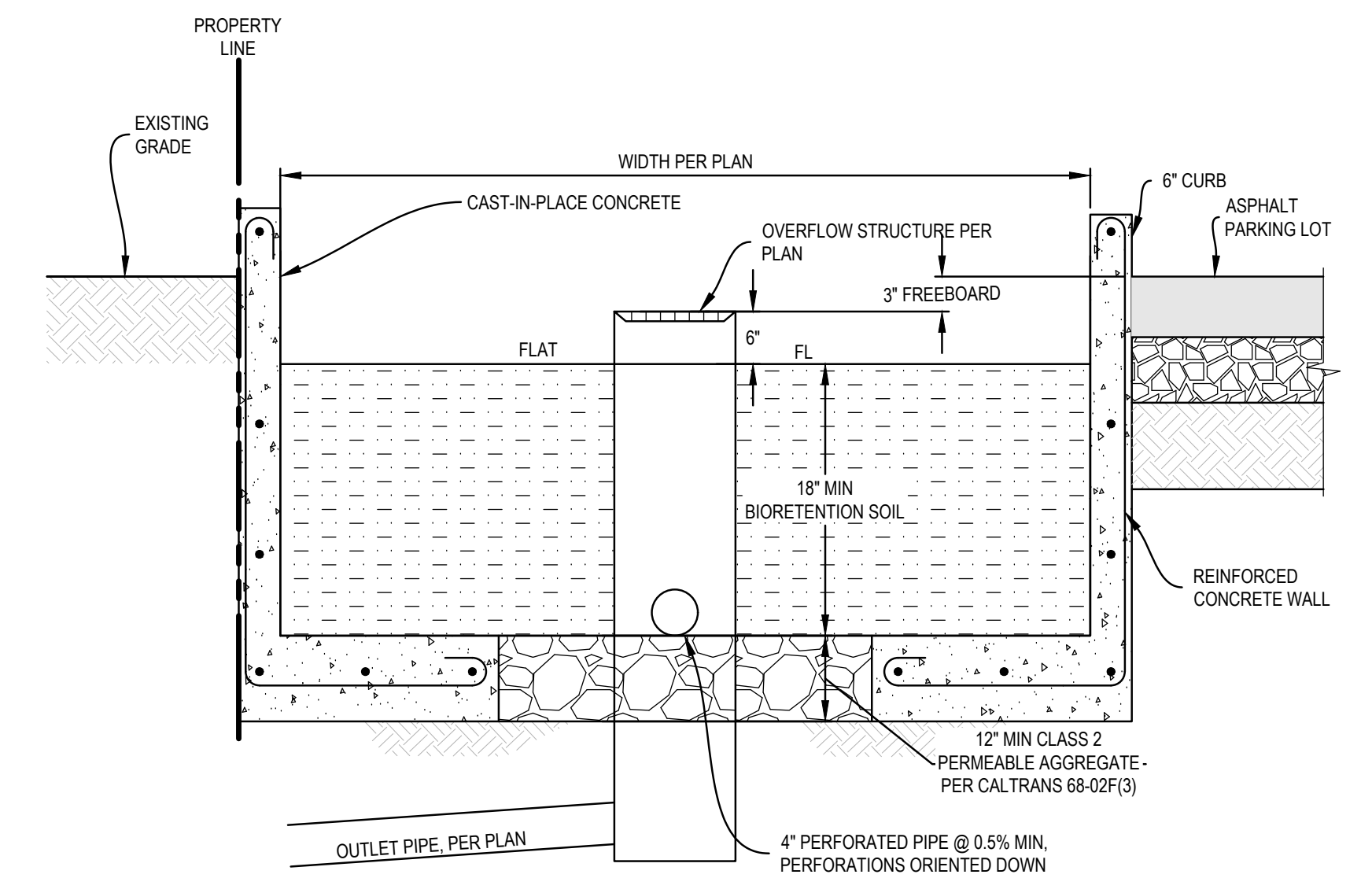
NOTES:

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.



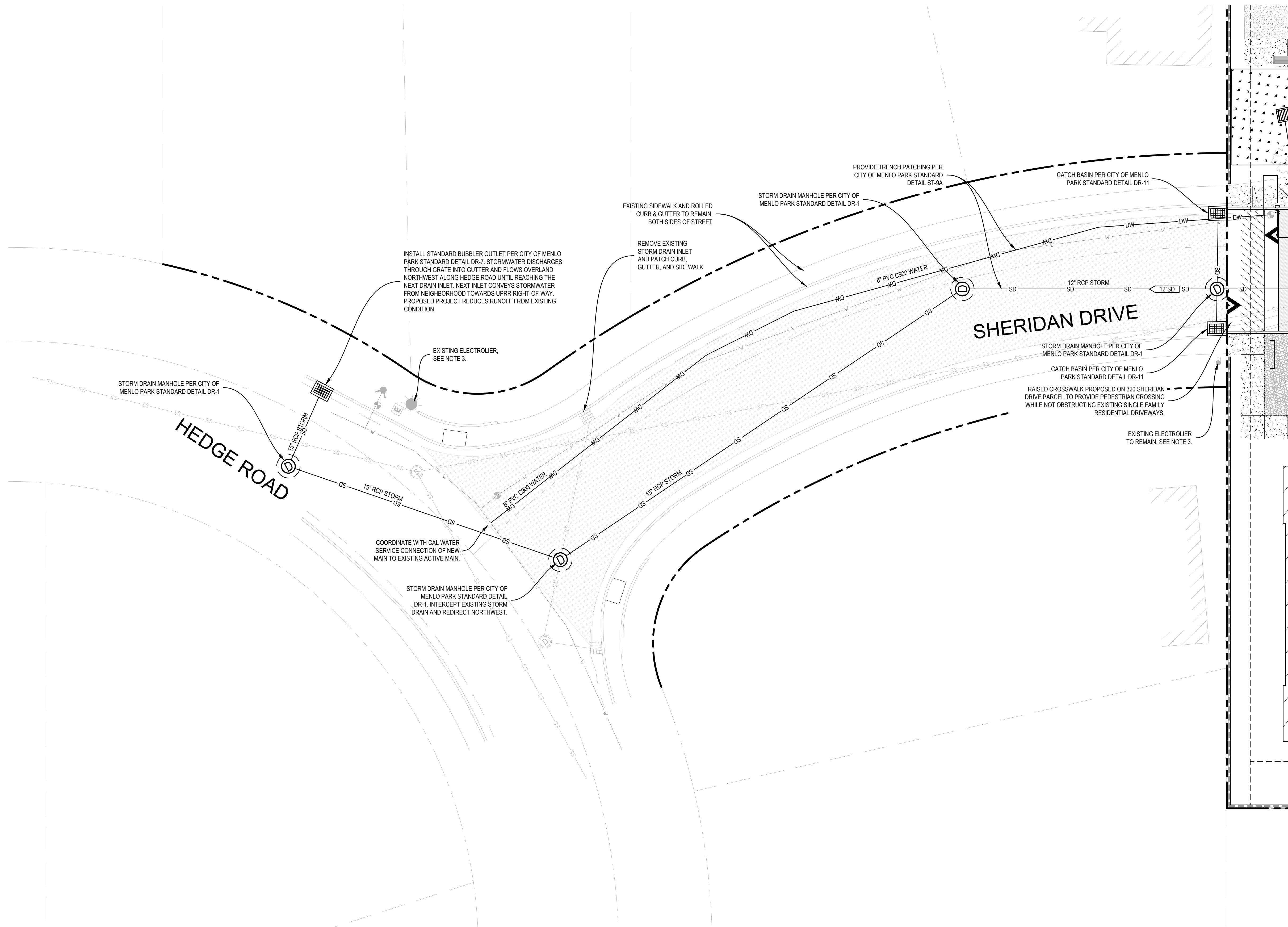
NOTES:

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)

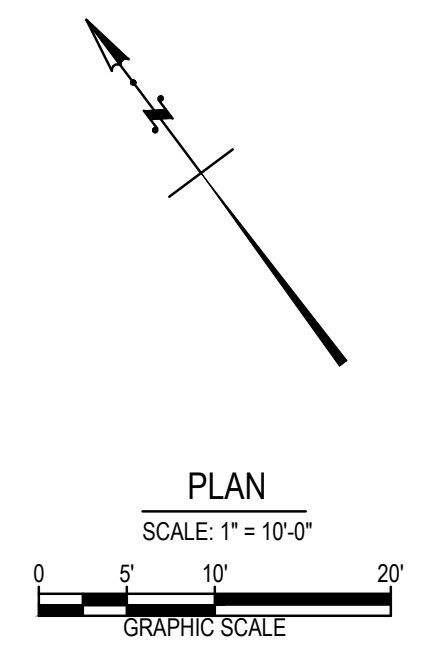
N.T.S.



LEGEND

	PROPERTY LINE
	CURB
	ASPHALT PAVEMENT
	BIORETENTION
	CONCRETE PAVING, SEE LANDSCAPE DETAILS.
	3\"/>

- NOTES**
- 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.
 - ANY IMPROVEMENTS ALONG THE ENTIRETY OF SHERIDAN DRIVE WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED.
 - 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.
 - ALL STORM DRAIN STRUCTURES AND PIPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED & MAINTAINED BY THE CITY OF MENLO PARK.
 - THE APPLICANT WILL WORK WITH CITY TO PERFORM ADDITIONAL TESTING TO CONFIRM THAT THE PROPOSED STORM DRAIN LAYOUT FUNCTIONS AS ANTICIPATED. THIS INCLUDES PERFORMING A WATER FLOW TEST AND INVESTIGATING THE CONDITION AND CAPACITY OF THE STORM DRAIN ON HEDGE ROAD.
 - WATER METERS MUST BE POSITIONED BEHIND THE SIDEWALK TO COMPLY WITH DESIGN REQUIREMENTS. PLACEMENT WITHIN THE SIDEWALK AREA IS UNACCEPTABLE BECAUSE IT CREATES UNEVEN SURFACES, WHICH ARE HAZARDOUS TO PEDESTRIANS. IF SPACE IS LIMITED BEHIND THE SIDEWALK, CONSIDER CONSOLIDATING THE METERS INTO A SINGLE MASTER METER WITH SUBMETERS. CONFIRM THAT THE LOCATION OF THE WATER METER(S) HAS BEEN VERIFIED WITH CALWATER.



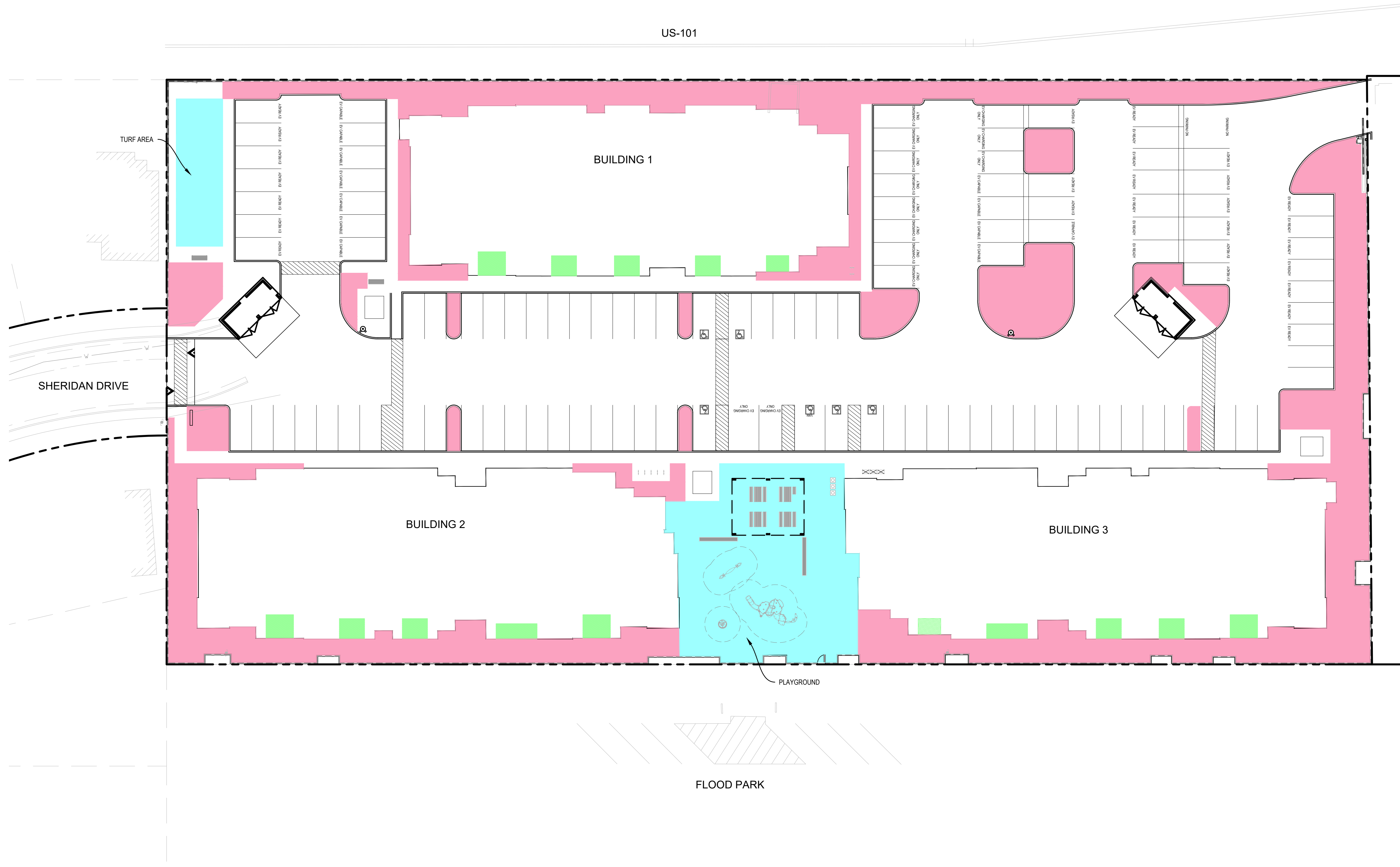
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 October 17, 2024

PRELIMINARY FRONTAGE IMPROVEMENT PLAN
 C-7


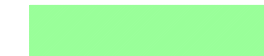



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LEGEND

-  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

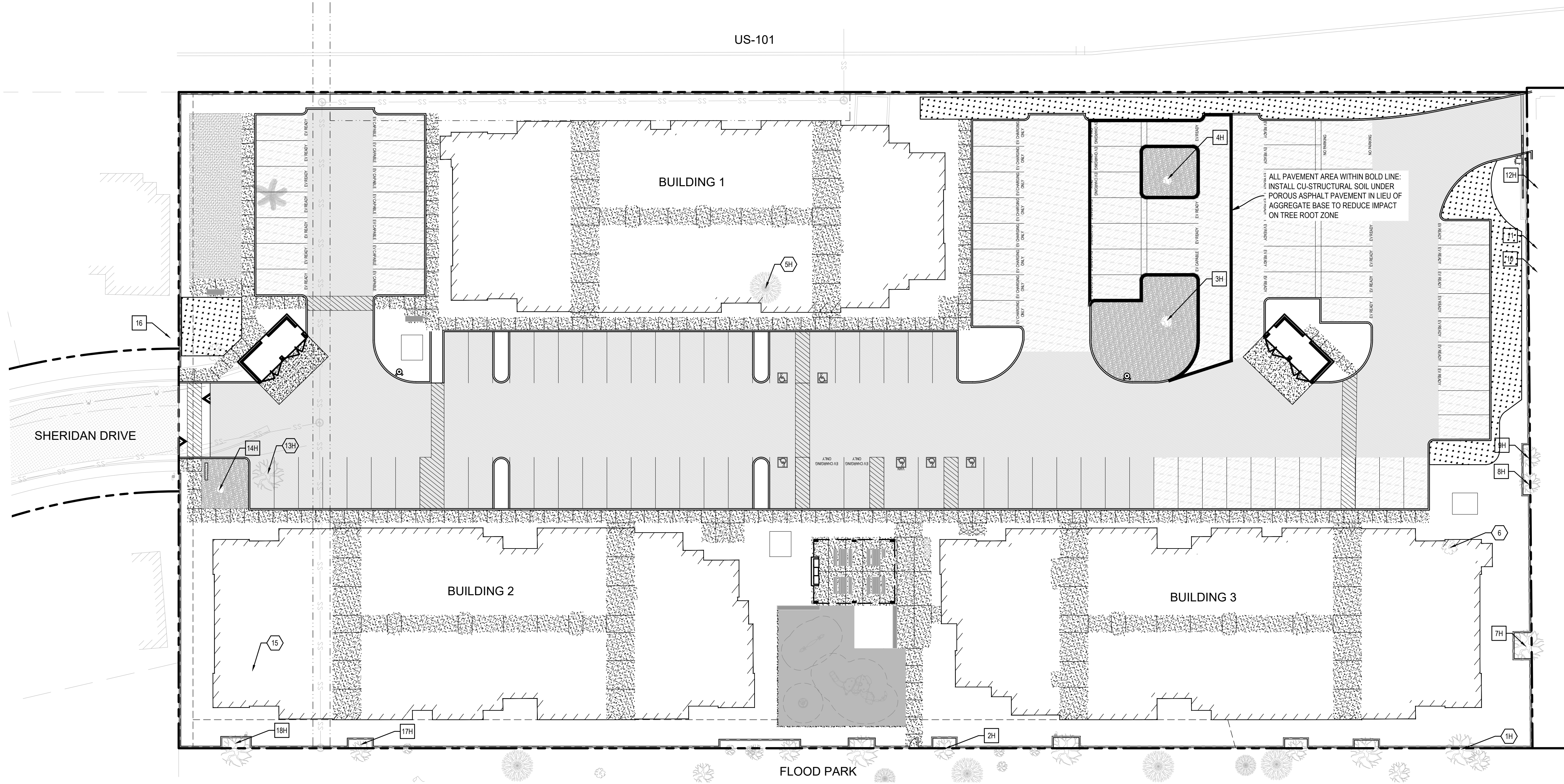
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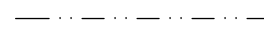



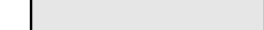

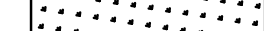
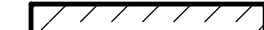
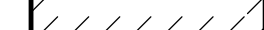


OPEN SPACE CALCULATIONS
 C-8

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





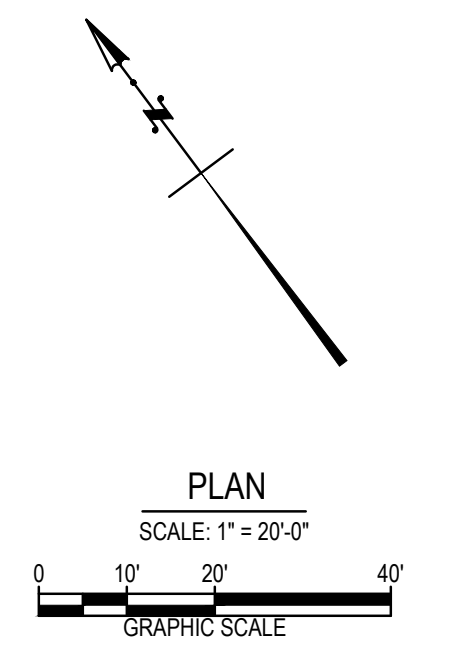
LEGEND

-  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

-  EXISTING TREE TO BE REMOVED. TREE NUMBER CORRESPONDS TO ARBORIST REPORT.
-  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



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.

The following activities are prohibited inside the Tree Protection Zone. DO NOT:

- 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:

- 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.
- 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.
- 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

- 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.

- Excavation guidelines for installation of new foundation: Use hand tools only** 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

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

- Exploratory Trench – Construction of the parking lot (C3X DBH) – Trees #3H and #4H**

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

- 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.

- 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.”

- 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.

- Removing chain link fence embedded in Trees #1H – 3H, #7H – 9H, #17H, #18H, #2434H, #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.

- 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

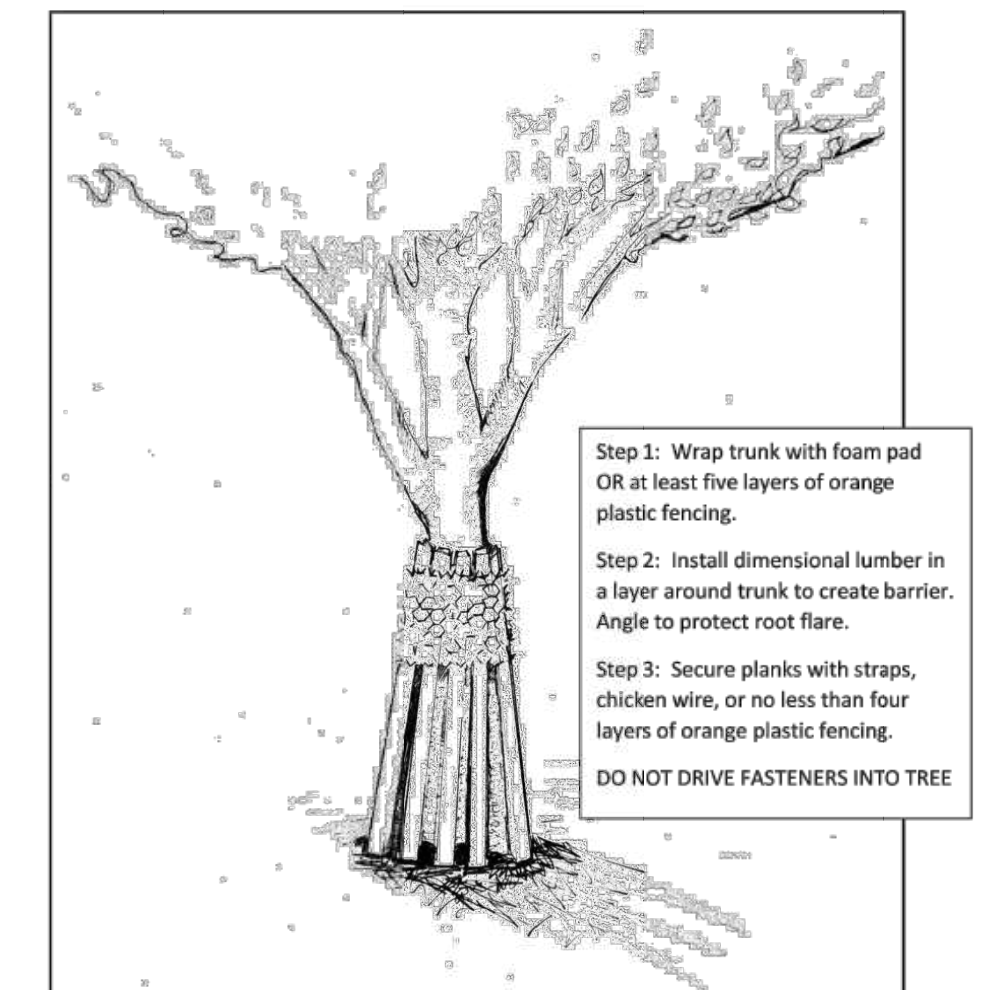
I recommend the Project Arborist meet with the builder on-site:

- 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

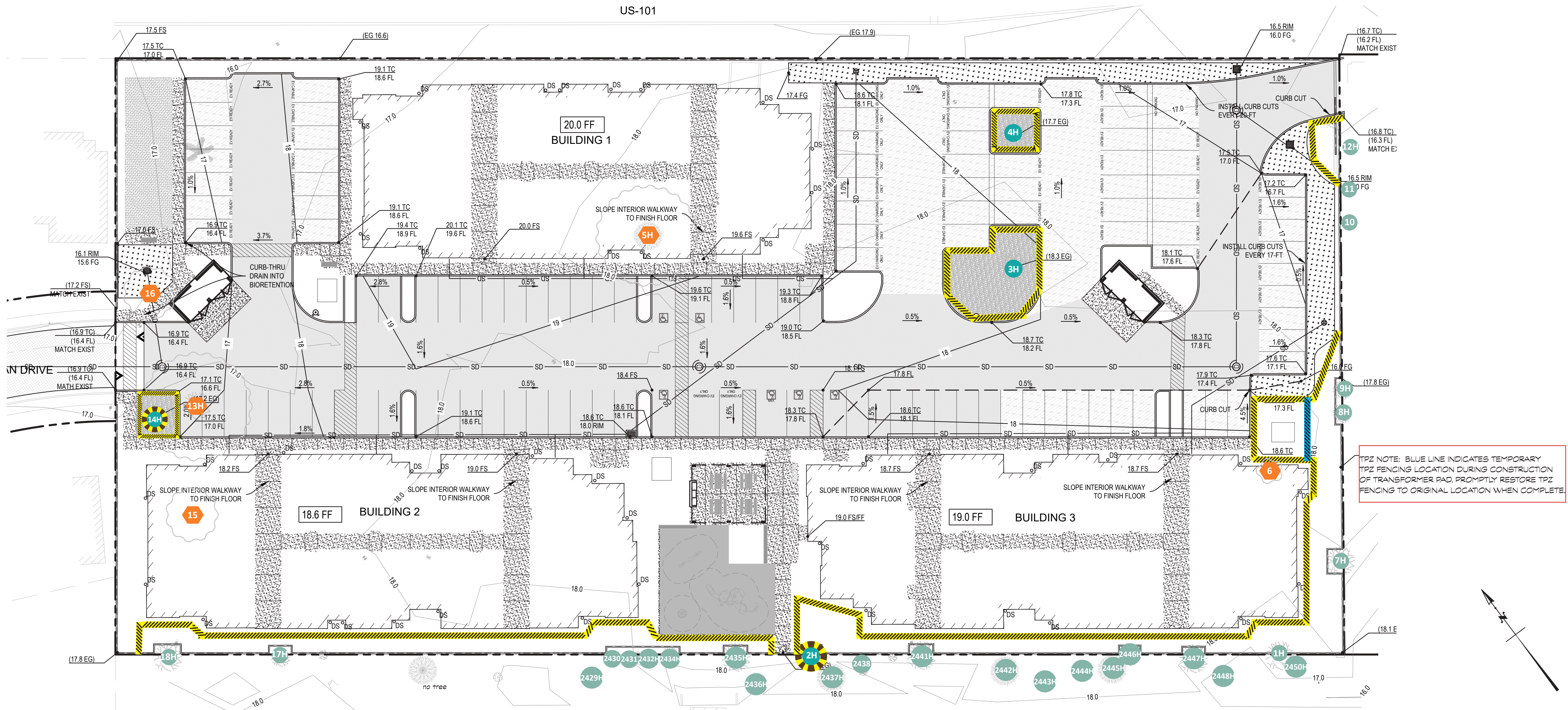
May be used to protect trunk from damage during construction activities when standard TPZ fencing is not practical. Install prior to construction activities. Adjust to allow for diameter growth as needed.



TREE INVENTORY - 320 Sheridan Dr, Menlo Park, CA, 94025																					
Alliant Strategic Development rev. 07/24/24																					
Tree #	Tree Type	Common Name	Specialized Name	Protection Status	Tree Size (DBH)	Height (ft)	Health	Condition	TREE SPECIFIC ASSESSMENT												
									Root Protection	Trunk Protection	Soil Protection	Canopy Protection	Overall Tree Health	Construction Impact	Tree Value	Tree Age	Tree Location	Tree Condition	Tree Health	Tree Status	
1	14	Coast Live Oak	Quercus agrifolia	HEALTHY	20	30	52	55	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$1,800
2	18	Coast Live Oak	Quercus agrifolia	HEALTHY	5L 12	20	28	50	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$1,800
3	18	Coast Live Oak	Quercus agrifolia	HEALTHY	42	60	80	80	EXCELLENT (90%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$48,000
4	18	Coast Live Oak	Quercus agrifolia	HEALTHY	30	30	50	50	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$11,000
5	14	Coast Redwood	Sequoia sempervirens	HEALTHY	40	40	70	80	GOOD (70%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	20	100%	8	12	MODERATE	MEDIUM	PREVIOUS	\$11,000	
6	14	Redwood Shrub	Laurel oak	HEALTHY	10	10	15	15	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	12	8	12	MODERATE	MEDIUM	PREVIOUS	\$1,100
7	14	Coast Live Oak	Quercus agrifolia	HEALTHY	4L 16	30	35	35	GOOD (70%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$10,000
8	14	Coast Live Oak	Quercus agrifolia	HEALTHY	15L 18	18	15	15	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	8	12	MODERATE	MEDIUM	PREVIOUS	\$4,100	
9	14	Coast Live Oak	Quercus agrifolia	HEALTHY	4L 24	24	24	24	EXCELLENT (90%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$18,000
10	14	Shady Tree	Liquidambar styraciflua	HEALTHY	4L 22	22	22	22	EXCELLENT (90%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$40
11	14	Shady Tree	Liquidambar styraciflua	HEALTHY	4L 18	18	18	18	EXCELLENT (90%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$40
12	14	Coast Live Oak	Quercus agrifolia	HEALTHY	22	22	32	32	EXCELLENT (90%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$12,200
13	14	Coast Live Oak	Quercus agrifolia	HEALTHY	11	11	11	11	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	8	12	MODERATE	MEDIUM	PREVIOUS	\$1,000	
14	14	Coast Live Oak	Quercus agrifolia	HEALTHY	27	27	27	27	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$1,200
15	14	Shrub	Rhus toxicaria	HEALTHY	7.5	7.5	7.5	7.5	EXCELLENT (90%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	15	8	12	MODERATE	MEDIUM	PREVIOUS	\$100
16	14	Shrub	Medicago lupulina	HEALTHY	10L 10	10	10	10	EXCELLENT (90%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	12	8	12	MODERATE	MEDIUM	PREVIOUS	\$1,000
17	14	Coast Live Oak	Quercus agrifolia	HEALTHY	25	25	35	35	EXCELLENT (90%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$1,400
18	14	Coast Live Oak	Quercus agrifolia	HEALTHY	15L 12	12	12	12	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	20%	8	12	MODERATE	MEDIUM	PREVIOUS	\$14,000
19	14	Coast Live Oak	Quercus agrifolia	HEALTHY	15L 16	16	16	16	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	12	8	12	MODERATE	MEDIUM	PREVIOUS	\$14,000
20	14	Coast Live Oak	Quercus agrifolia	HEALTHY	8	8	20	20	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	8	12	MODERATE	MEDIUM	PREVIOUS	\$1,000	
20	14	Coast Live Oak	Quercus agrifolia	HEALTHY	8	8	20	20	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 100% canopy protection, 100% trunk protection, 100% soil protection, 100% canopy condition, 100% trunk condition, 100% soil condition, 100% canopy status, 100% trunk status, 100% soil status	MODERATE	MEDIUM	18	100%	8	12	MODERATE	MEDIUM	PREVIOUS	\$1,000	
20	14	Coast Live Oak	Quercus agrifolia	HEALTHY	8	8	20	20	FAIR (27%)	growing through mulch, 100% canopy cover, 100% trunk cover, 100% soil cover, 10											

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, #12, 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 3/4-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



US HIGHWAY 101

BUILDING 1

BUILDING 2

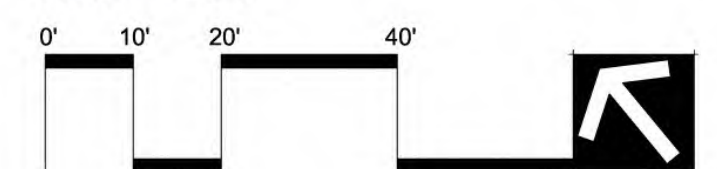
APARTMENT
COMMUNITY
AREA

BUILDING 3

SHERIDAN DRIVE

FLOOD PARK

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

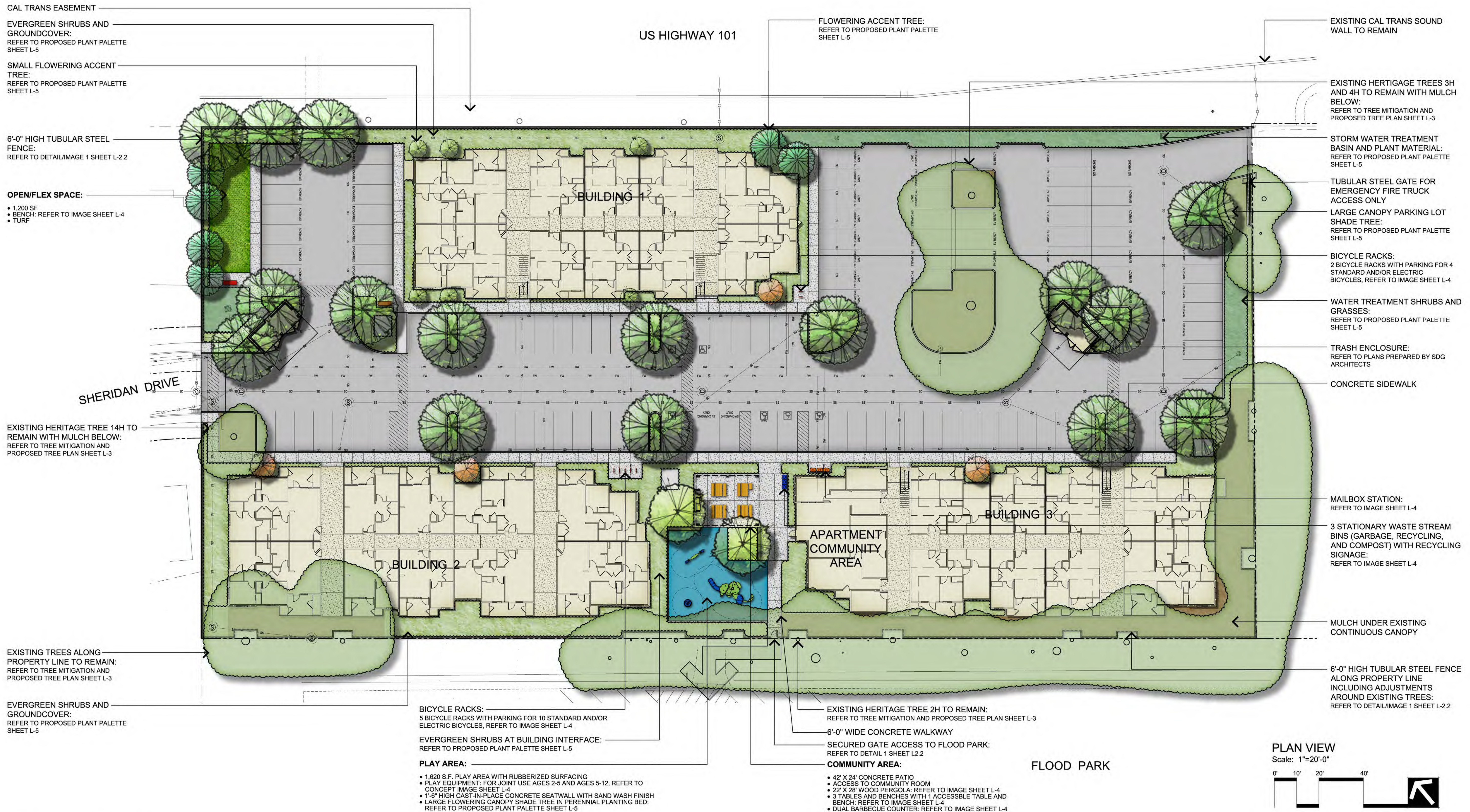


400-140 Sheridan Drive Apartments
Menlo Park, CA
September 9, 2024

Illustrative Site Plan
L-1.1

Alliant Strategic Development

26050 Mureau Road, Suite 100,
Calabasas, CA 91302



CAL TRANS EASEMENT
 EVERGREEN SHRUBS AND GROUNDCOVER:
 REFER TO PROPOSED PLANT PALETTE SHEET L-5

SMALL FLOWERING ACCENT TREE:
 REFER TO PROPOSED PLANT PALETTE SHEET L-5

6'-0" HIGH TUBULAR STEEL FENCE:
 REFER TO DETAIL/IMAGE 1 SHEET L-2.2

OPEN/FLEX SPACE:
 • 1,200 SF
 • BENCH: REFER TO IMAGE SHEET L-4
 • TURF

EXISTING HERITAGE TREE 14H TO REMAIN WITH MULCH BELOW:
 REFER TO TREE MITIGATION AND PROPOSED TREE PLAN SHEET L-3

EXISTING TREES ALONG PROPERTY LINE TO REMAIN:
 REFER TO TREE MITIGATION AND PROPOSED TREE PLAN SHEET L-3

EVERGREEN SHRUBS AND GROUNDCOVER:
 REFER TO PROPOSED PLANT PALETTE SHEET L-5

US HIGHWAY 101

FLOWERING ACCENT TREE:
 REFER TO PROPOSED PLANT PALETTE SHEET L-5

EXISTING CAL TRANS SOUND WALL TO REMAIN

EXISTING HERITAGE TREES 3H AND 4H TO REMAIN WITH MULCH BELOW:
 REFER TO TREE MITIGATION AND PROPOSED TREE PLAN SHEET L-3

STORM WATER TREATMENT BASIN AND PLANT MATERIAL:
 REFER TO PROPOSED PLANT PALETTE SHEET L-5

TUBULAR STEEL GATE FOR EMERGENCY FIRE TRUCK ACCESS ONLY

LARGE CANOPY PARKING LOT SHADE TREE:
 REFER TO PROPOSED PLANT PALETTE SHEET L-5

BICYCLE RACKS:
 2 BICYCLE RACKS WITH PARKING FOR 4 STANDARD AND/OR ELECTRIC BICYCLES. REFER TO IMAGE SHEET L-4

WATER TREATMENT SHRUBS AND GRASSES:
 REFER TO PROPOSED PLANT PALETTE SHEET L-5

TRASH ENCLOSURE:
 REFER TO PLANS PREPARED BY SDG ARCHITECTS

CONCRETE SIDEWALK

MAILBOX STATION:
 REFER TO IMAGE SHEET L-4

3 STATIONARY WASTE STREAM BINS (GARBAGE, RECYCLING, AND COMPOST) WITH RECYCLING SIGNAGE:
 REFER TO IMAGE SHEET L-4

MULCH UNDER EXISTING CONTINUOUS CANOPY

6'-0" HIGH TUBULAR STEEL FENCE ALONG PROPERTY LINE INCLUDING ADJUSTMENTS AROUND EXISTING TREES:
 REFER TO DETAIL/IMAGE 1 SHEET L-2.2

BICYCLE RACKS:
 5 BICYCLE RACKS WITH PARKING FOR 10 STANDARD AND/OR ELECTRIC BICYCLES. REFER TO IMAGE SHEET L-4

EVERGREEN SHRUBS AT BUILDING INTERFACE:
 REFER TO PROPOSED PLANT PALETTE SHEET L-5

PLAY AREA:
 • 1,620 S.F. PLAY AREA WITH RUBBERIZED SURFACING
 • PLAY EQUIPMENT: FOR JOINT USE AGES 2-5 AND AGES 5-12. REFER TO CONCEPT IMAGE SHEET L-4
 • 1'-6" HIGH CAST-IN-PLACE CONCRETE SEATWALL WITH SAND WASH FINISH
 • LARGE FLOWERING CANOPY SHADE TREE IN PERENNIAL PLANTING BED:
 REFER TO PROPOSED PLANT PALETTE SHEET L-5

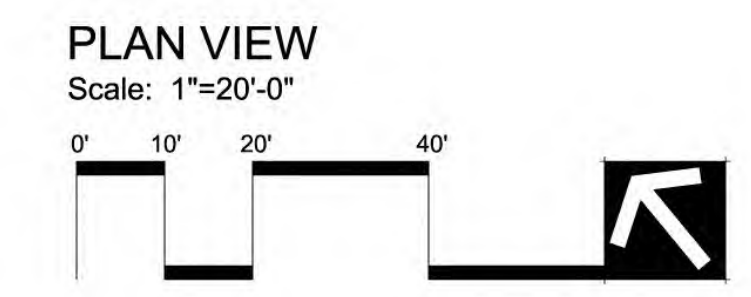
EXISTING HERITAGE TREE 2H TO REMAIN:
 REFER TO TREE MITIGATION AND PROPOSED TREE PLAN SHEET L-3

6'-0" WIDE CONCRETE WALKWAY

SECURED GATE ACCESS TO FLOOD PARK:
 REFER TO DETAIL 1 SHEET L2.2

COMMUNITY AREA:
 • 42' X 24' CONCRETE PATIO
 • ACCESS TO COMMUNITY ROOM
 • 22' X 28' WOOD PERGOLA: REFER TO IMAGE SHEET L-4
 • 3 TABLES AND BENCHES WITH 1 ACCESSIBLE TABLE AND BENCH: REFER TO IMAGE SHEET L-4
 • DUAL BARBECUE COUNTER: REFER TO IMAGE SHEET L-4

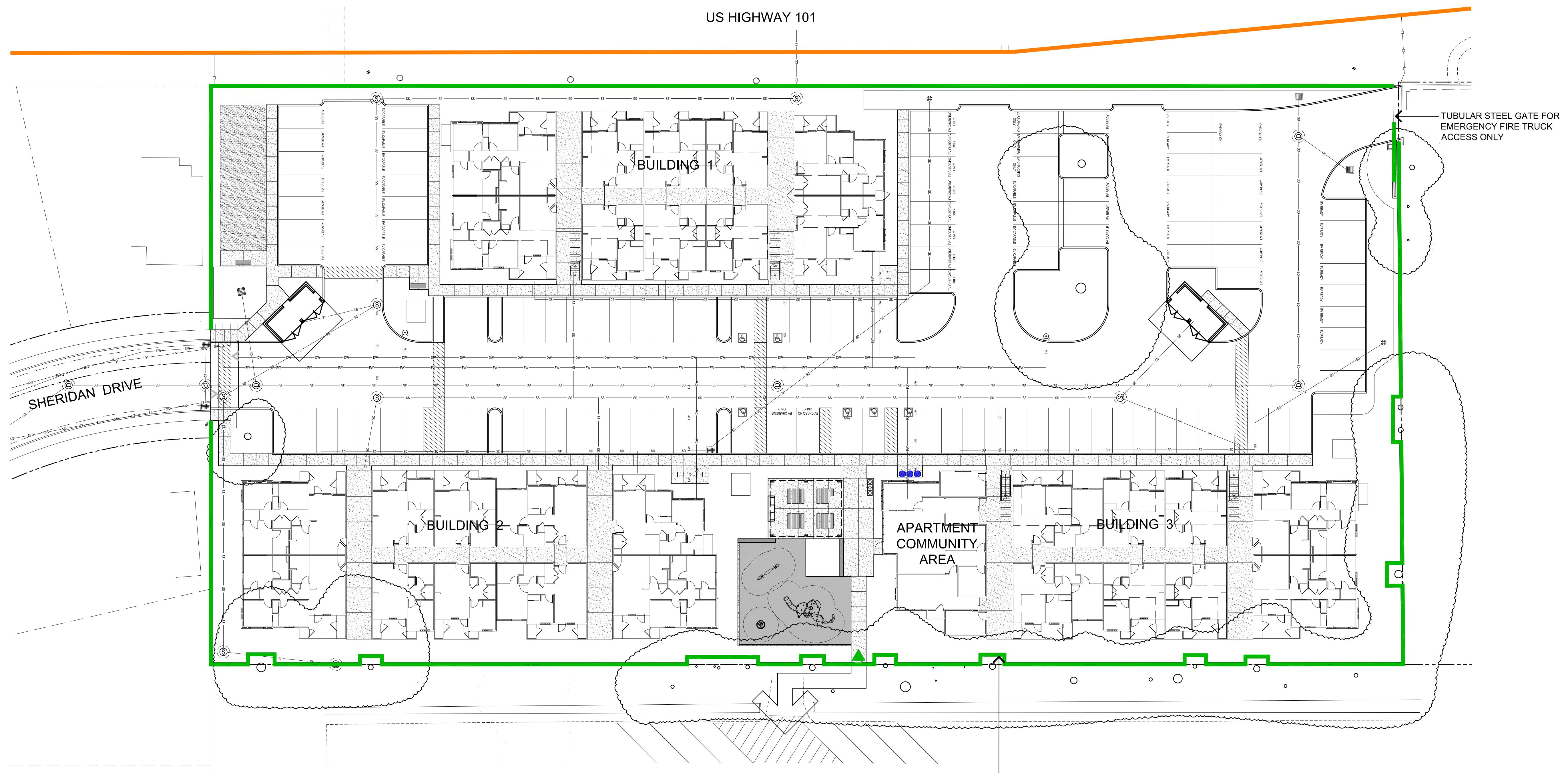
FLOOD PARK



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

Preliminary Landscape Plan
 L-1.2

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



US HIGHWAY 101

SHERIDAN DRIVE

BUILDING 1

BUILDING 2

APARTMENT
COMMUNITY
AREA

BUILDING 3

TUBULAR STEEL GATE FOR
EMERGENCY FIRE TRUCK
ACCESS ONLY

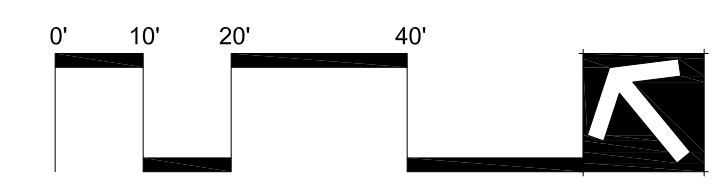
FLOOD PARK

FENCE TO BE ADJUSTED AROUND
EXISTING TREES ALONG
PROPERTY LINE

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

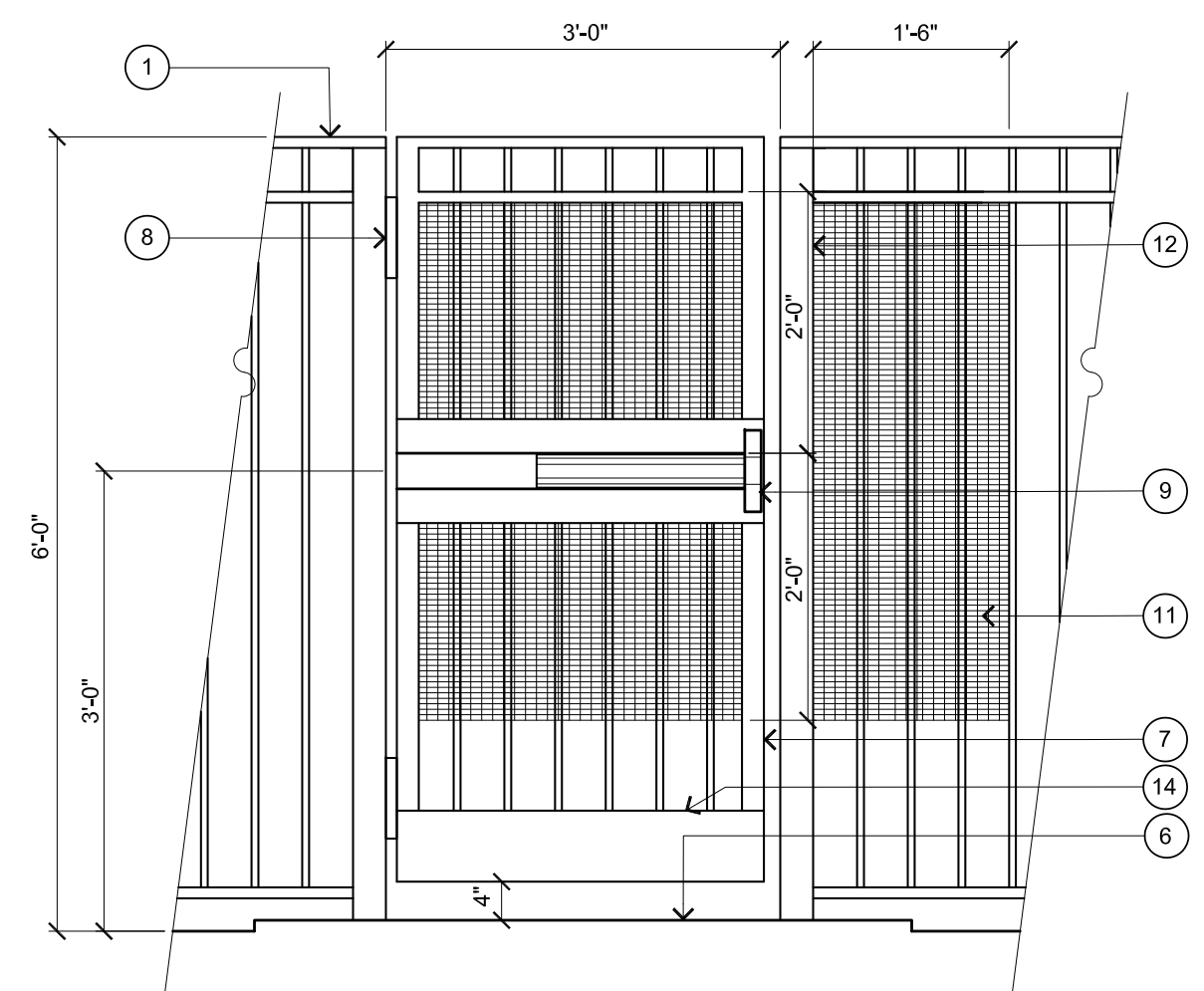
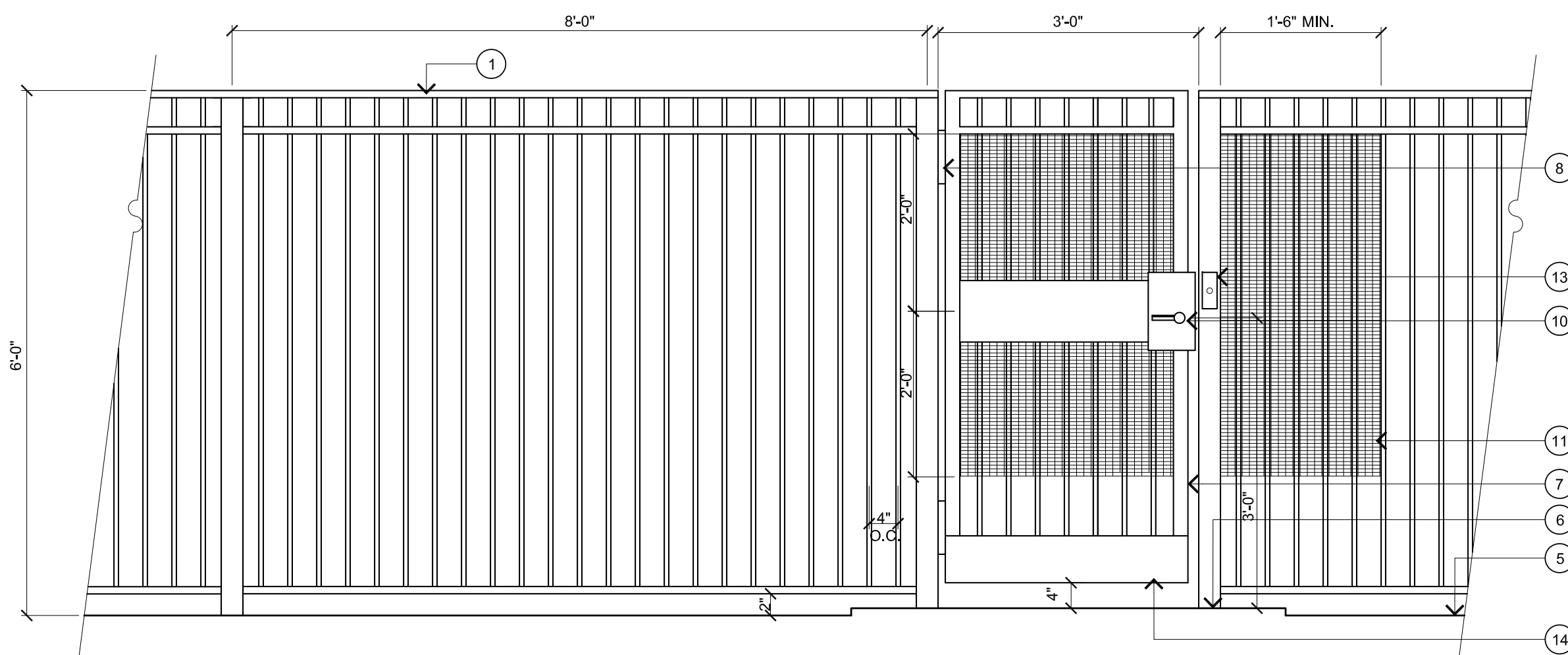
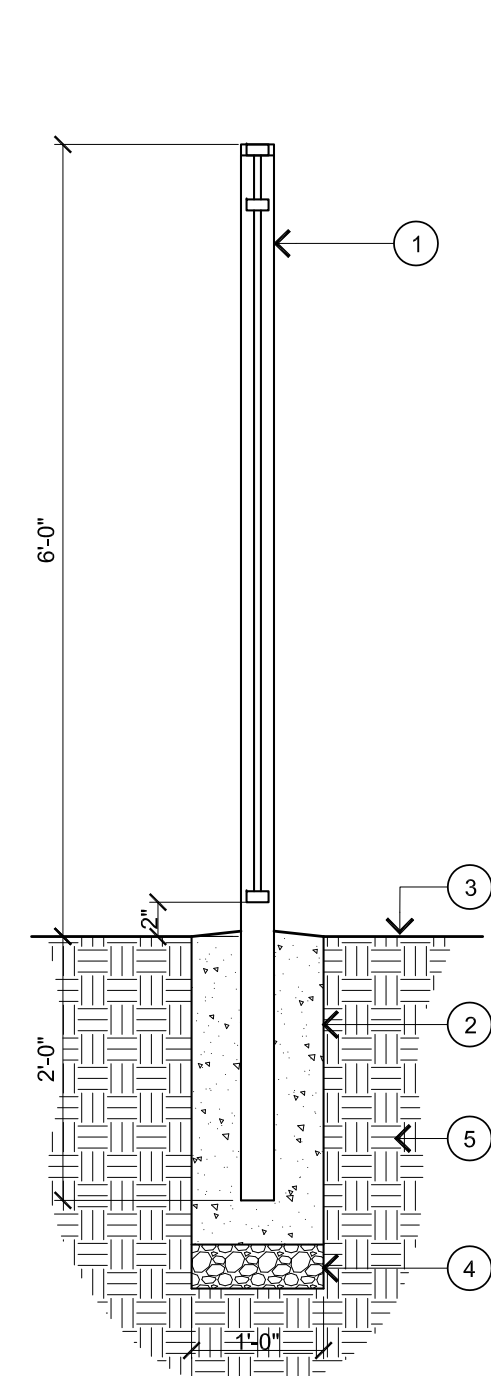
PLAN VIEW
Scale: 1"=20'-0"



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

Wall and Fence Plan
L-2.1

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



- 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

SECTION

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

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

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 48" BOX HERITAGE REPLACEMENT TREES: 2

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

KEY

- 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

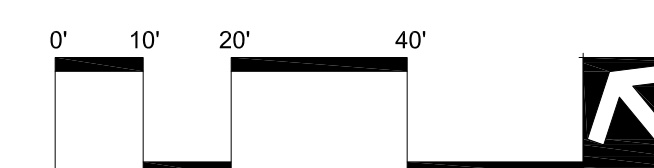
TREE MITIGATION VALUES

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

FLOOD PARK

- 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"



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

Alliant Strategic Development

26050 Mureau Road, Suite 100,
Calabasas, CA 91302

Tree Mitigation and Proposed Tree Plan
L-3



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

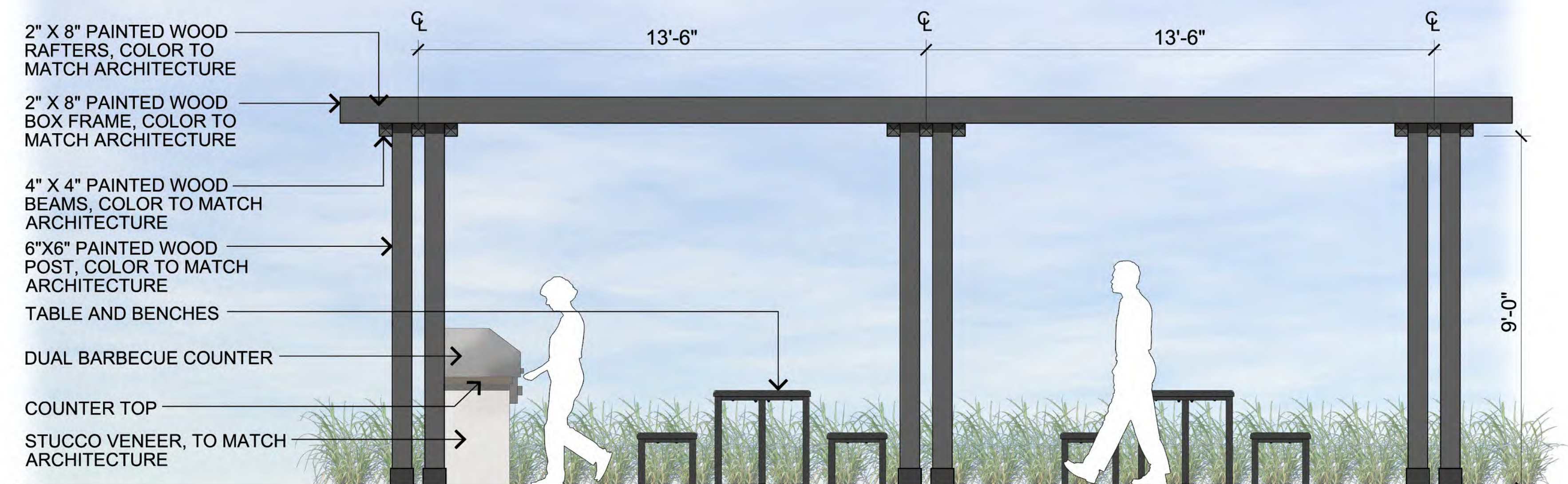
FINISH TO BE BLACK



CONCEPT

PLAYGROUND EQUIPMENT

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



WOOD PERGOLA AND DUAL BARBECUE COUNTER

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

PROPOSED PLANT PALETTE

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>MINIMUM CONTAINER SIZE</u>	<u>SPACING / MATURE GROWTH</u>	<u>TREE SIZE</u>	<u>WULCOLS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>MINIMUM CONTAINER SIZE</u>	<u>SPACING / MATURE GROWTH</u>	<u>WULCOLS</u>	
DECIDUOUS TREES:						GROUND COVER:					
ACER PALMATUM VARIETIES	NCN	24" BOX	N/A	SMALL	L	* ARCTOSTAPHYLOS SPECIES	BEARBERRY	1 GALLON	3' O.C.	L	
* CERCIIS SPECIES	REDBUD	24" BOX	N/A	SMALL	M	* CEANOTHUS SPECIES	WILD LILAC	1 GALLON	VARIES	L	
CHIONANTHUS RETUSUS	FRINGE TREE	24" BOX	N/A	MEDIUM	M	EREMOPHILA GLABRA	GRAY EMU	1 GALLON	3' O.C.	L	
CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	N/A	SMALL	M	* ERIOGONUM SPECIES	BUCKWHEAT	1 GALLON	VARIES	L	
LAGERSTROEMIA SPECIES	CRAPE MYRTLE	24" BOX	N/A	SMALL	M	* GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GALLON	3' O.C.	L	
● PISTACIA CHINENSIS 'RED PUSH'	CHINESE PISTACIA	36" BOX	N/A	LARGE	M	* MAHONIA REPENS	OREGON GRAPE	1 GALLON	18" O.C.	M	
ZELKOVA SERRATA	SAW LEAF SELKOVA	24" BOX	N/A	MEDIUM	M	* TEUCRIUM SPECIES	GERMANDER	1 GALLON	2' O.C.	L	
						* ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES	L	
EVERGREEN TREES:						GRASSES:					
● AGONIS FLEXUOSA	PEPPERMINT TREE	48" BOX	N/A	MEDIUM	L	FESTUCA MAIREI	FESCUE	1 GALLON	3' O.C.	L	
GEUERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	N/A	MEDIUM	L	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	2' O.C.	L	
● LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	N/A	SMALL	L	LOMANDRA SPECIES	NCN	1 GALLON	VARIES	L	
MELALEUCA QUINQUENERVIA	NCN	24" BOX	N/A	SMALL	M	* MUHLENBERGIA SPECIES	DEER GRASS	1 GALLON	4' O.C.	L	
PODOCARPUS MACROPHYLLA	YEW PINE	24" BOX	N/A	SMALL	M	* PENNisetum SPECIES	FOUNTAIN GRASS	1 GALLON	3' O.C.	L	
FRUNUS CAROLINIANA	NCN	24" BOX	N/A	MEDIUM	L	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	1' O.C.	L	
●* QUERCUS HYPOLENCOIDES	SILVER LEG OAK	24" BOX	N/A	MEDIUM	L	WATER TREATMENT SHRUBS AND GRASSES:					
RHAPHIOLEPIS 'MAGNIFICENT'	INDIAN HAWTHORNE	24" BOX	N/A	SMALL	L	* ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	MIX EVENLY	L	
TRISTANIA LAURINA 'ELEGANT'	WATER GUM	24" BOX	N/A	SMALL	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	
BACKGROUND/FOUNDATION SHRUBS:						* DENOTES CALIFORNIA NATIVE SPECIES					
* ARCTOSTAPHYLOS 'SUNSET'	MANZANITA	5 GALLON	5' O.C.		L	● DENOTES ACCEPTABLE HERITAGE TREE REPLACEMENT, ALL OTHER TREES ARE NOT INCLUDED AS MITIGATION TREES AND ARE FOR ORNAMENTAL PURPOSES ONLY					
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						
LIRIOPE 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						

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:

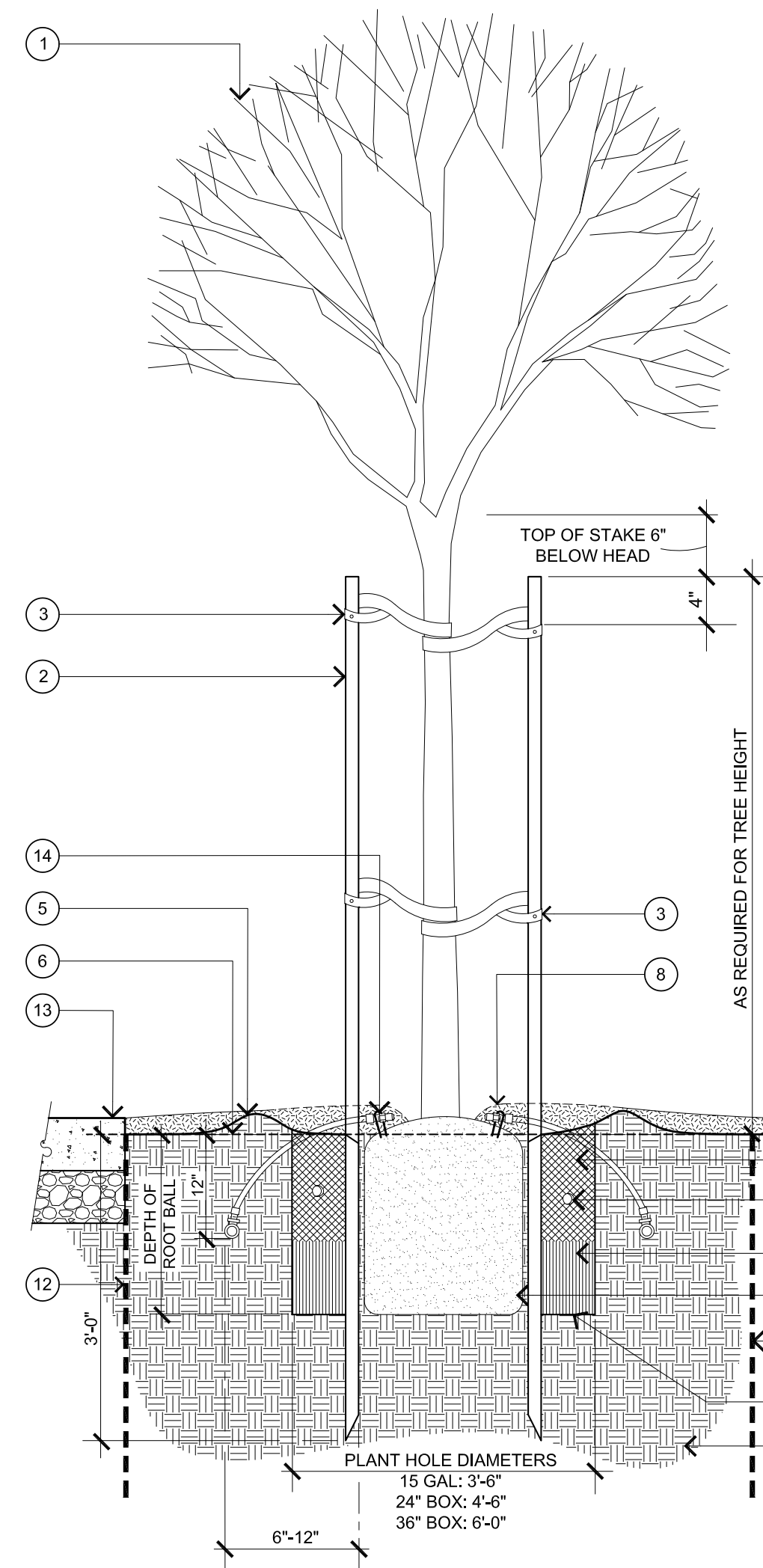
- SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 5' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
- MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 12' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
- LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 20' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
- 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
- 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
- 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 GROUND COVER 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 DISCRETION 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.

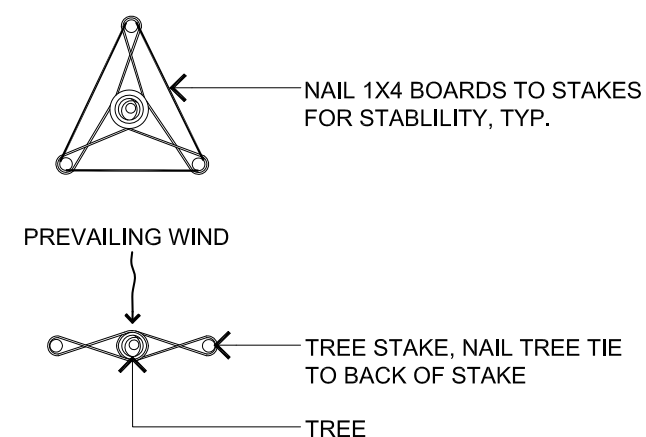
700 CUBIC FEET OF NON-COMPACTED SOIL FOR SMALL TREES, 1,400 CUBIC FEET OF NON-COMPACTED SOIL FOR MEDIUM TREES, AND 2,100 CUBIC FEET OF NON-COMPACTED SOIL FOR LARGE TREES TO ALLOW TREES TO REACH THEIR MATURITY.



- 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(800-810-2810) 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

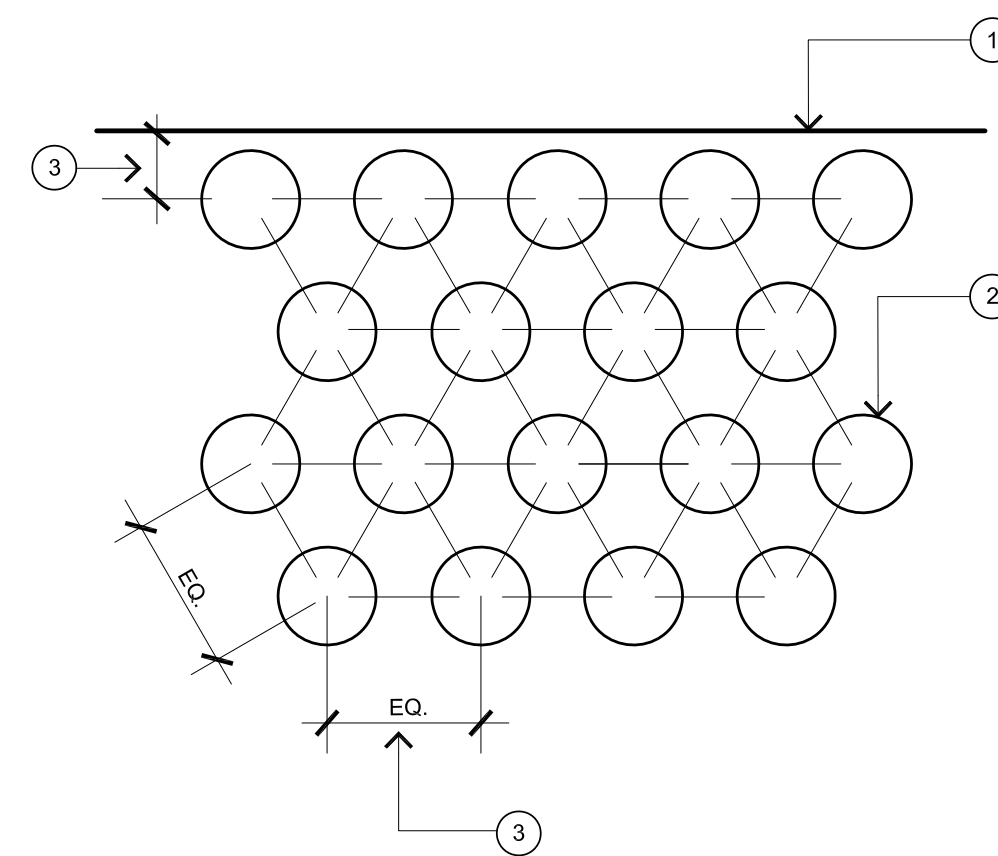
NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.



1 TREE STAKING

N.T.S.



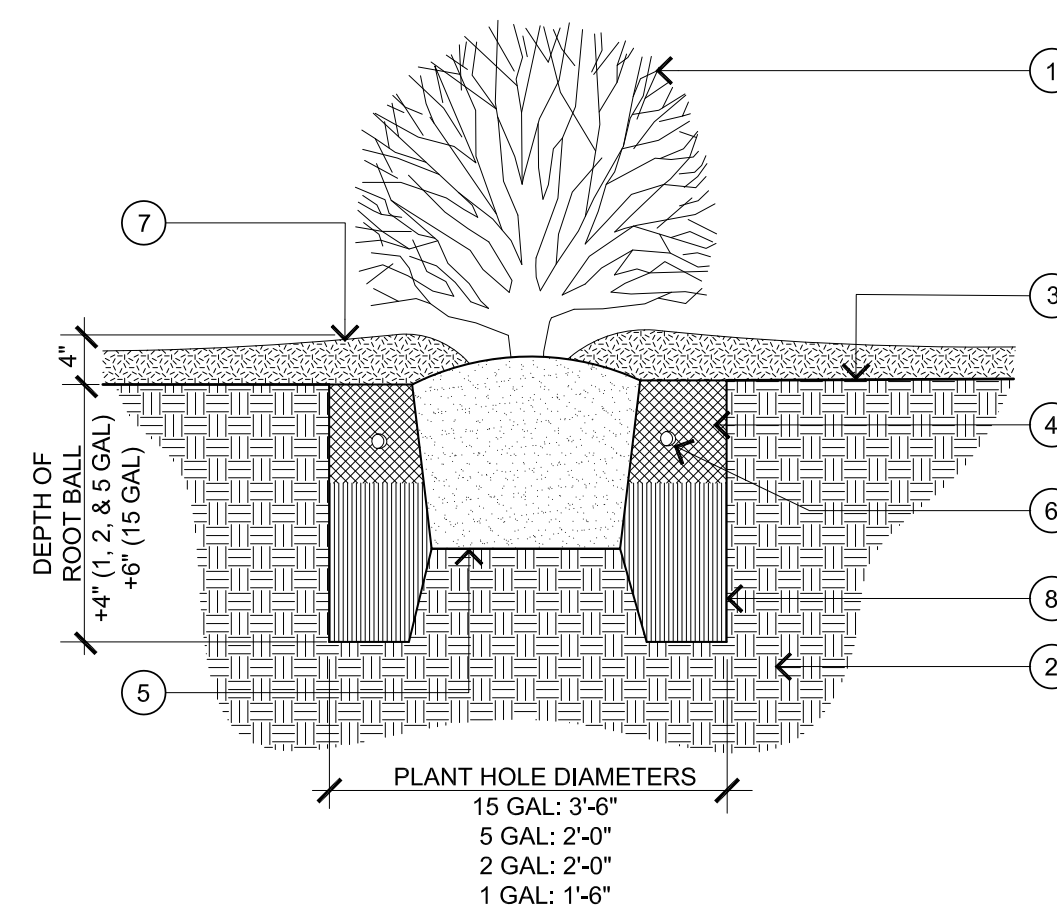
- 1 EDGE OF PAVING, HEADER, FACE OF BUILDING, WALL, ETC.
- 2 GROUNDCOVER OR SHRUB; REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 3 GROUNDCOVER AND SHRUB SPACING PER PLANTING PLAN AND LEGEND

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.



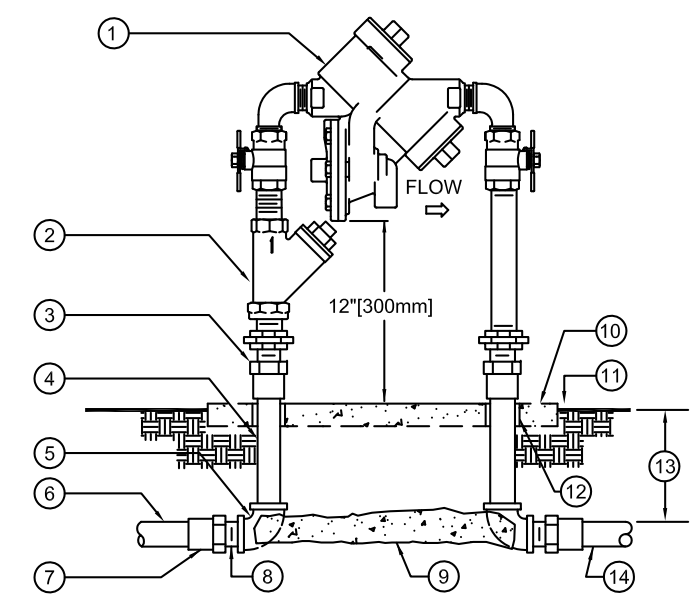
- 1 SHRUB; REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 3 FINISH GRADE
- 4 BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HEIGHT); 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 5 SHRUB ROOTBALL 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

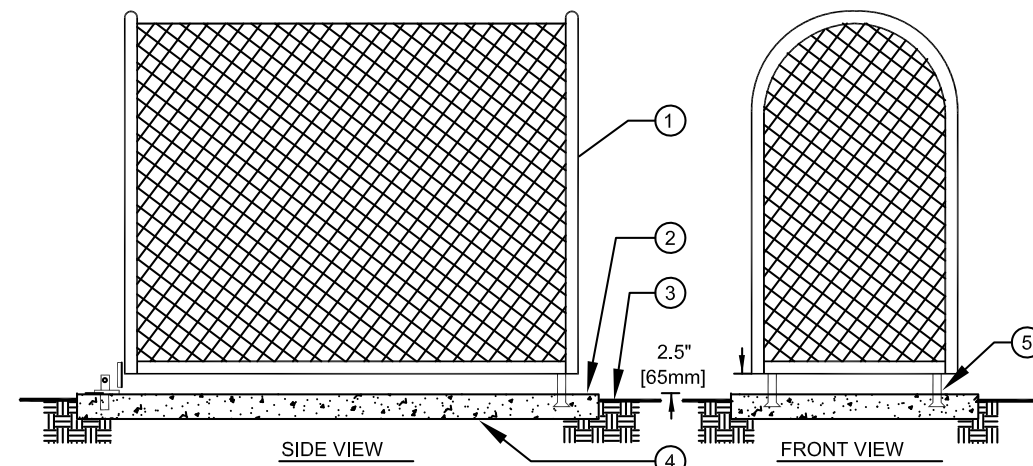
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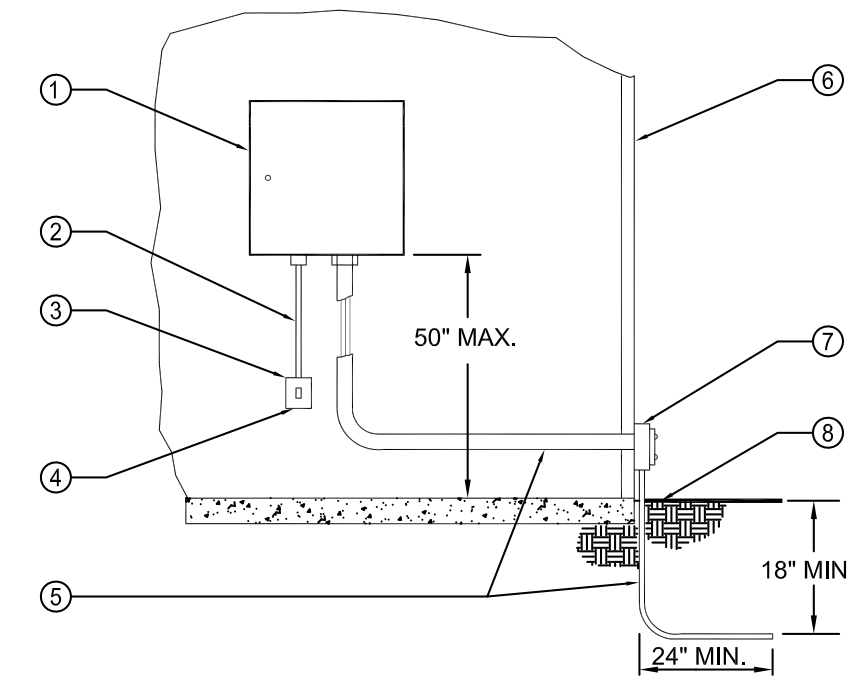
- 1 REDUCED PRESSURE BACKFLOW ASSEMBLY.
- 2 YB "Y" STRAINER SYSTEM (AS REQUIRED).
- 3 WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
- 4 COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
- 5 WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
- 6 PVC MAIN LINE TO POINT OF CONNECTION.
- 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:

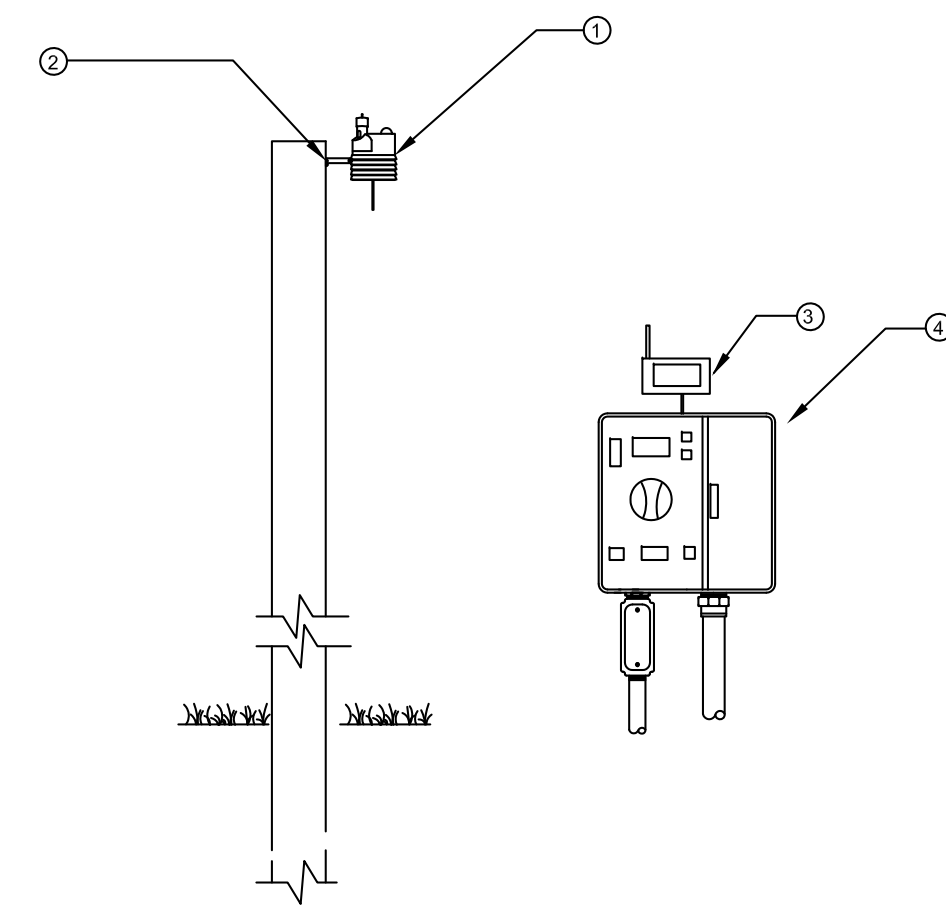
- INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
- DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
- NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
- PROVIDE A STAINLESS STEEL ENCLOSURE TO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



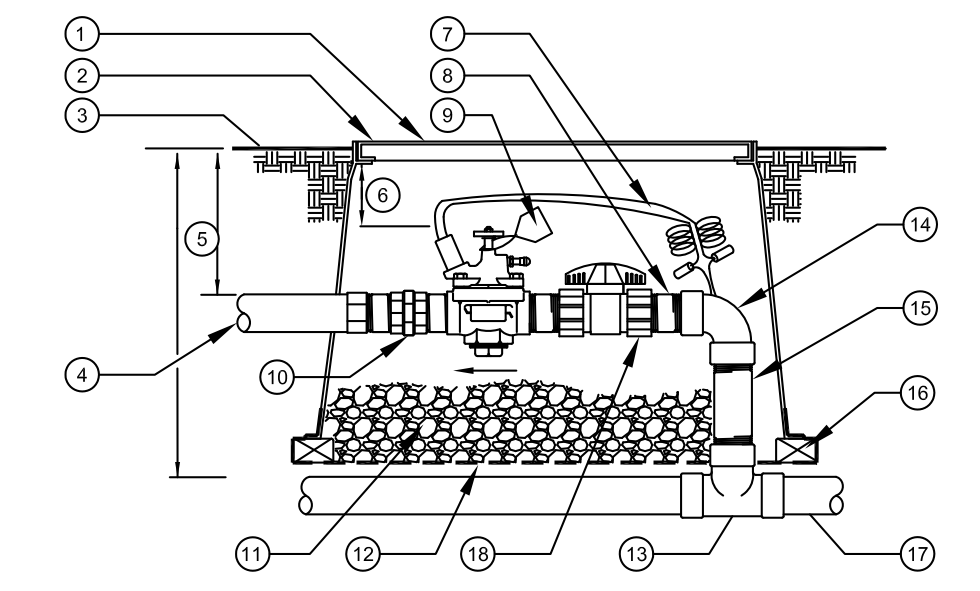
- 1 STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
- 2 SET PAD 1/2" [13MM] ABOVE FINISH GRADE
- 3 FINISH GRADE
- 4 6" [150mm] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150mm] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
- 5 MOUNTING BRACKETS (STANDARD WITH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



- 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



- 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



- 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 (T&T).
- 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).

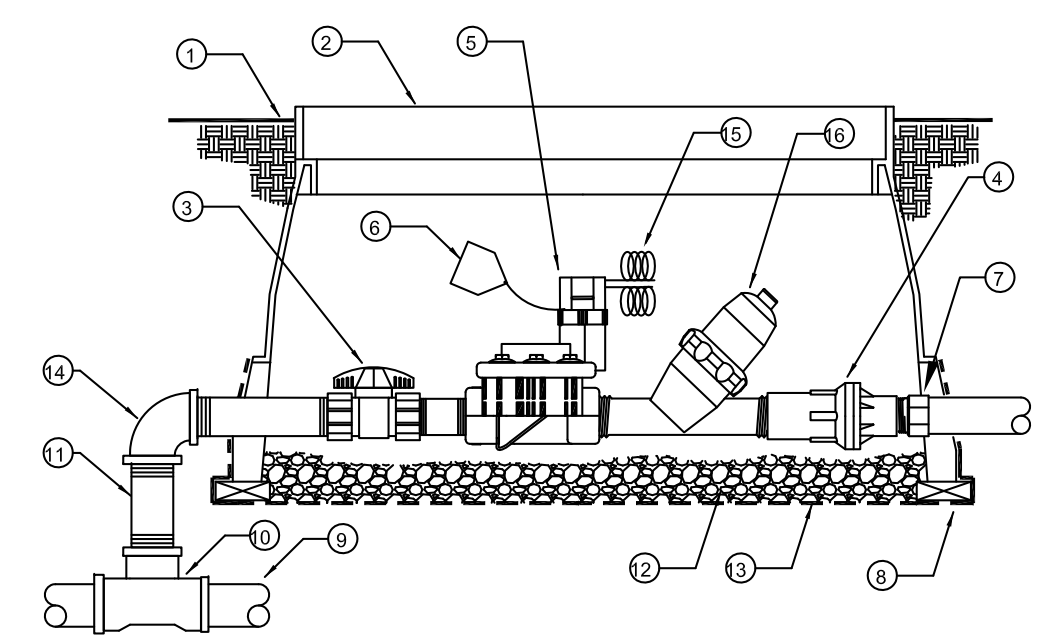
1 REDUCED PRESSURE BACKFLOW ASSEMBLY

2 BACKFLOW ASSEMBLY ENCLOSURE

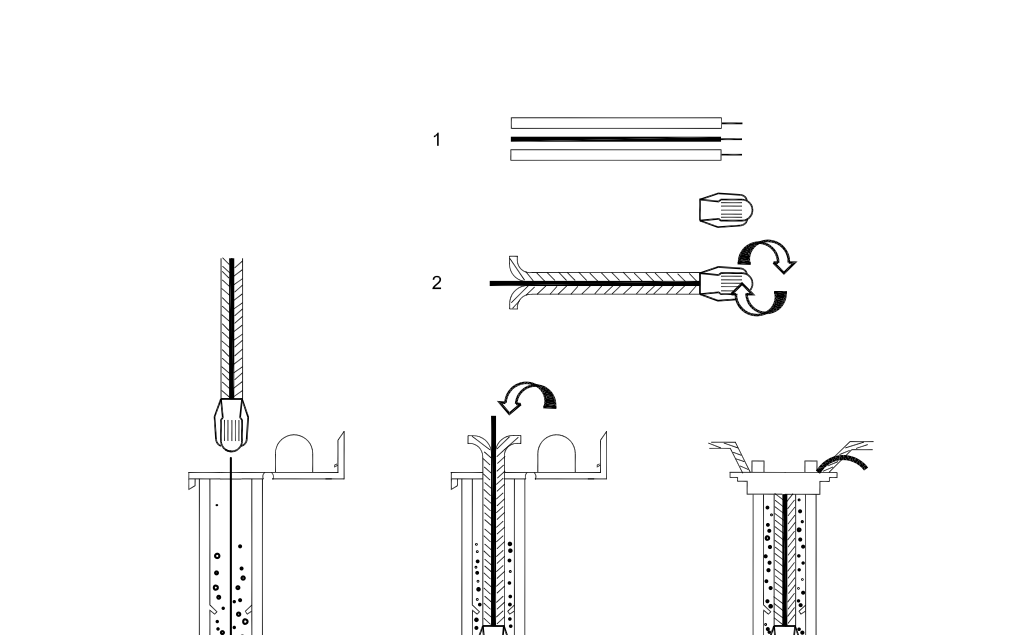
3 INTERIOR MOUNTED CONTROLLER

4 WIRELESS WEATHER SENSOR

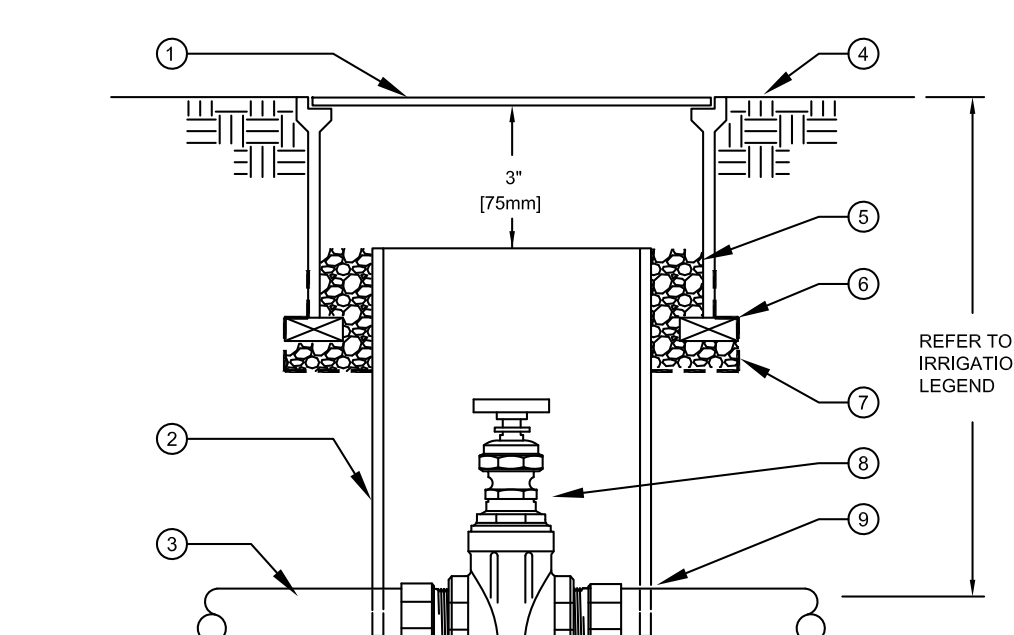
5 REMOTE CONTROL VALVE



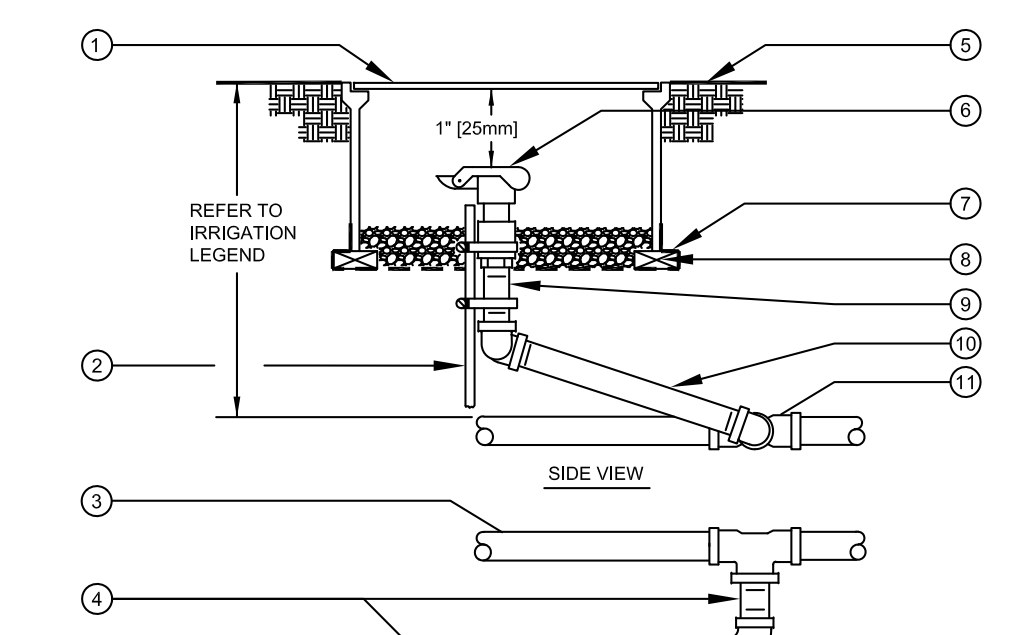
- 1 FINISH GRADE
- 2 JUMBO RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
- 4 PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
- 5 REMOTE CONTROL VALVE DRIP ZONE KIT. (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 (T&T).
- 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)



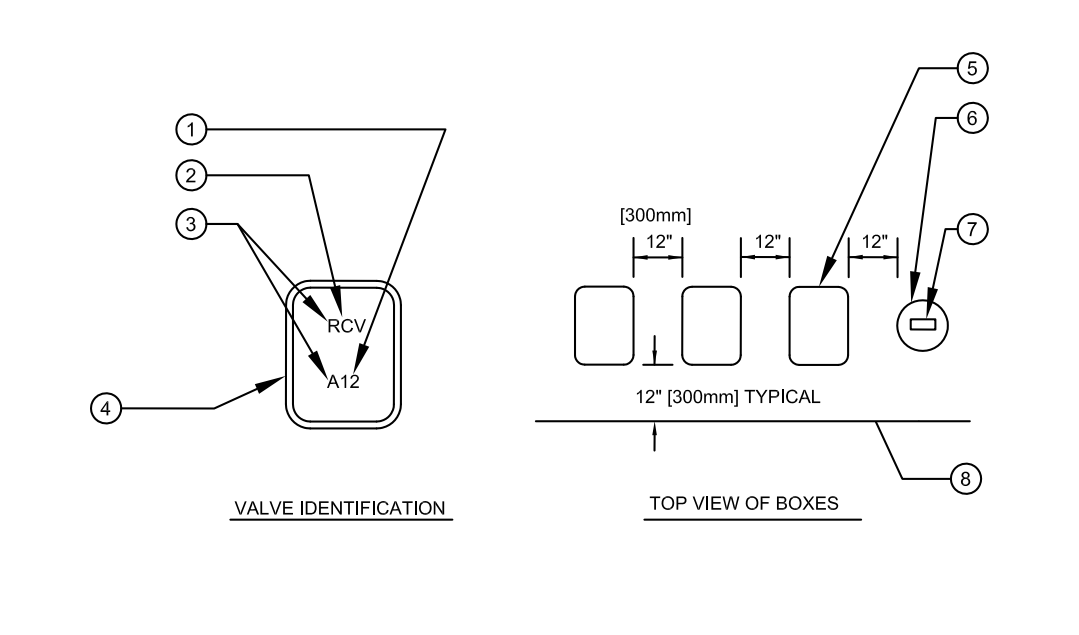
- INSTRUCTIONS:
- STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
 - TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT. DO NOT OVERTIGHTEN.
 - INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
 - PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND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



- 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.



- 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.



- 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:
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 - SET BOXES 1" [25mm] ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 - 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.
 - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 - INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

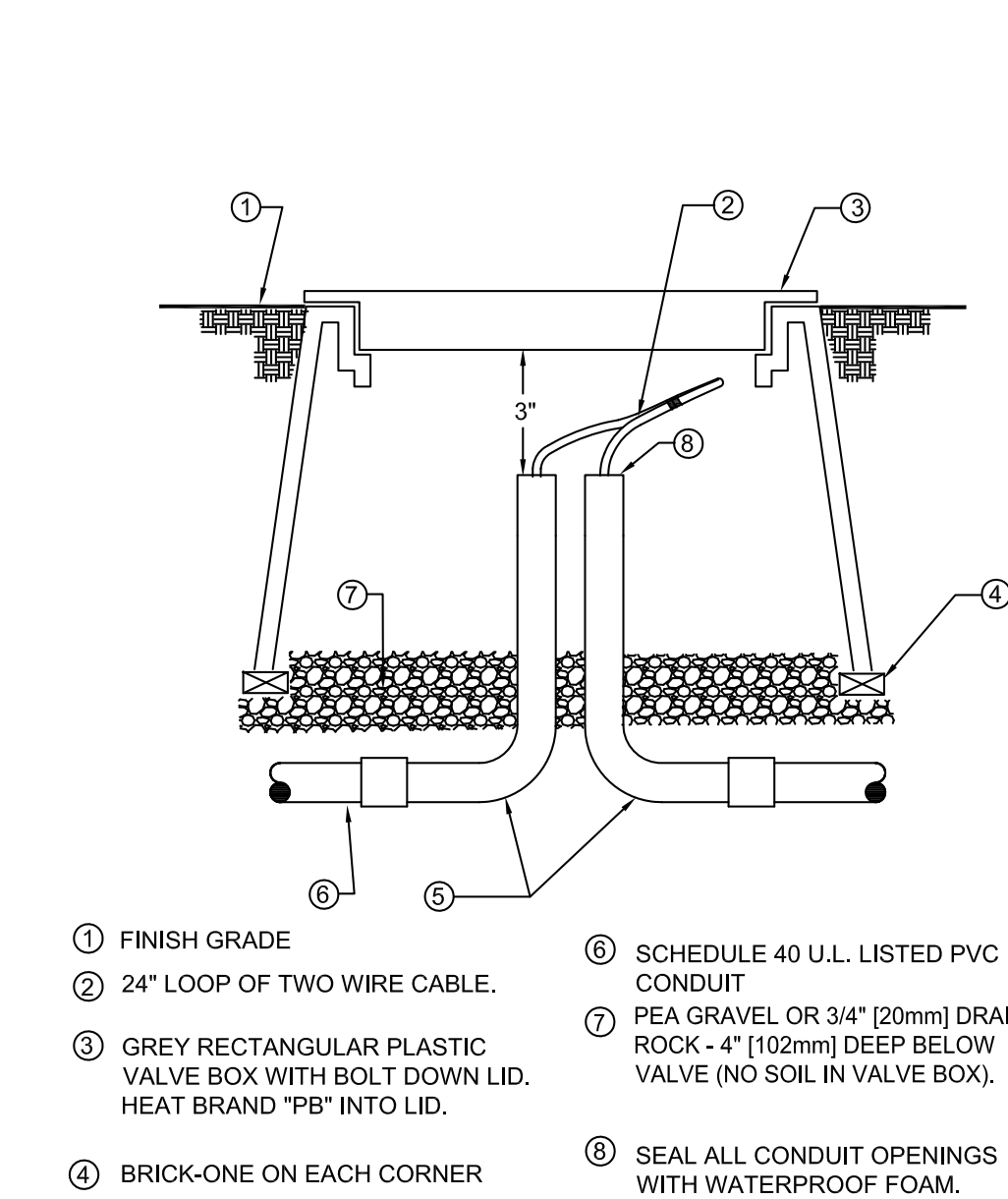
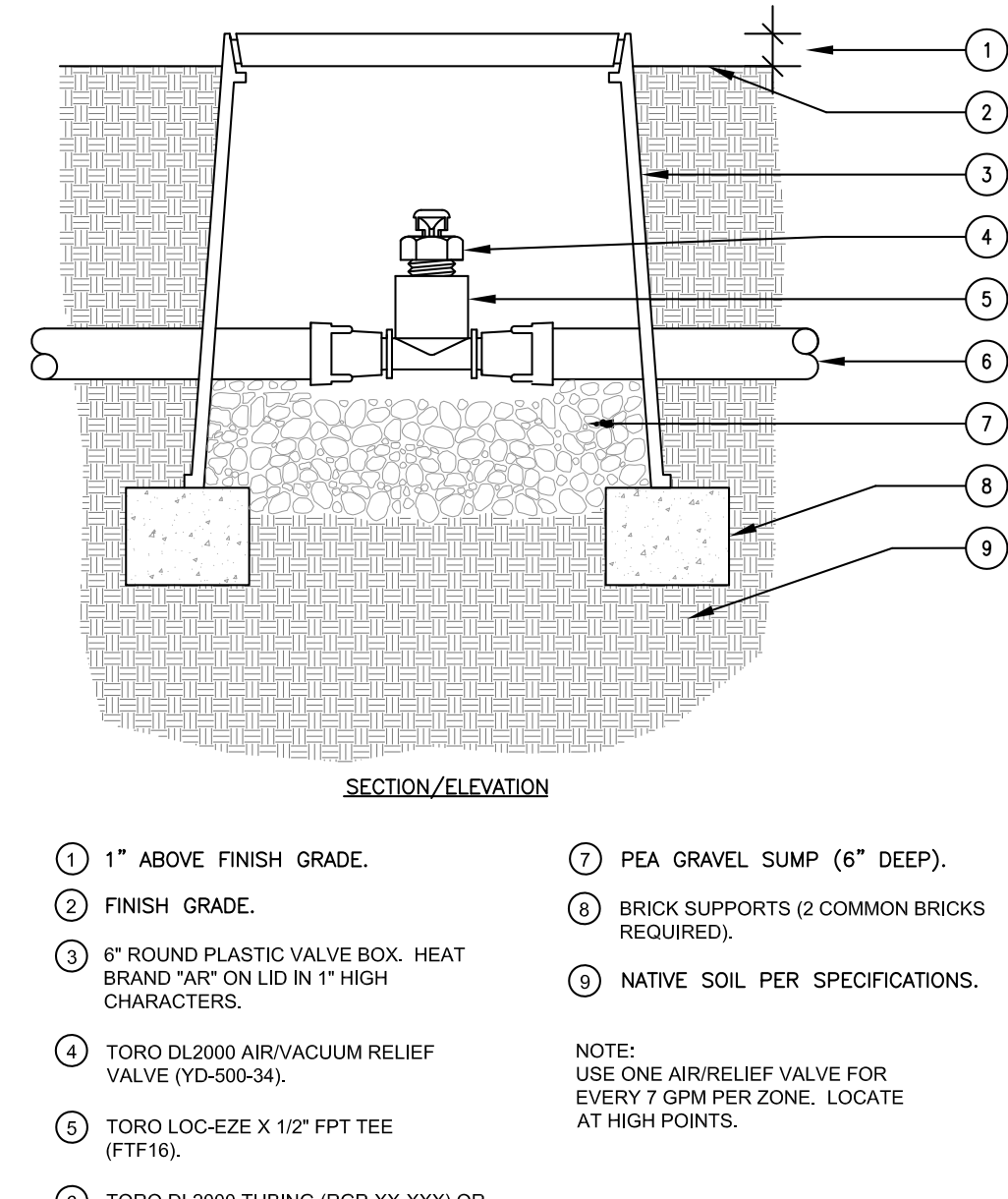
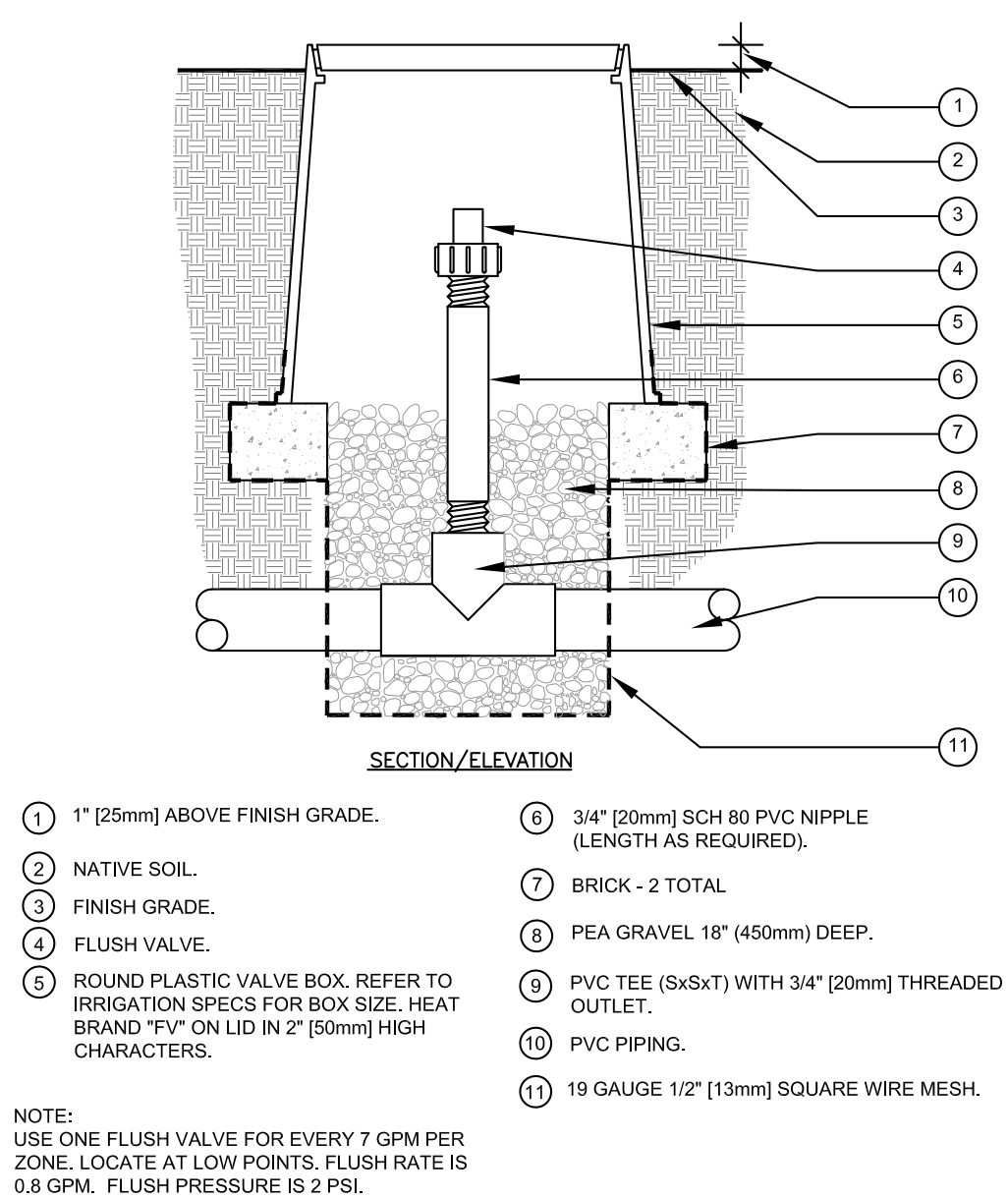
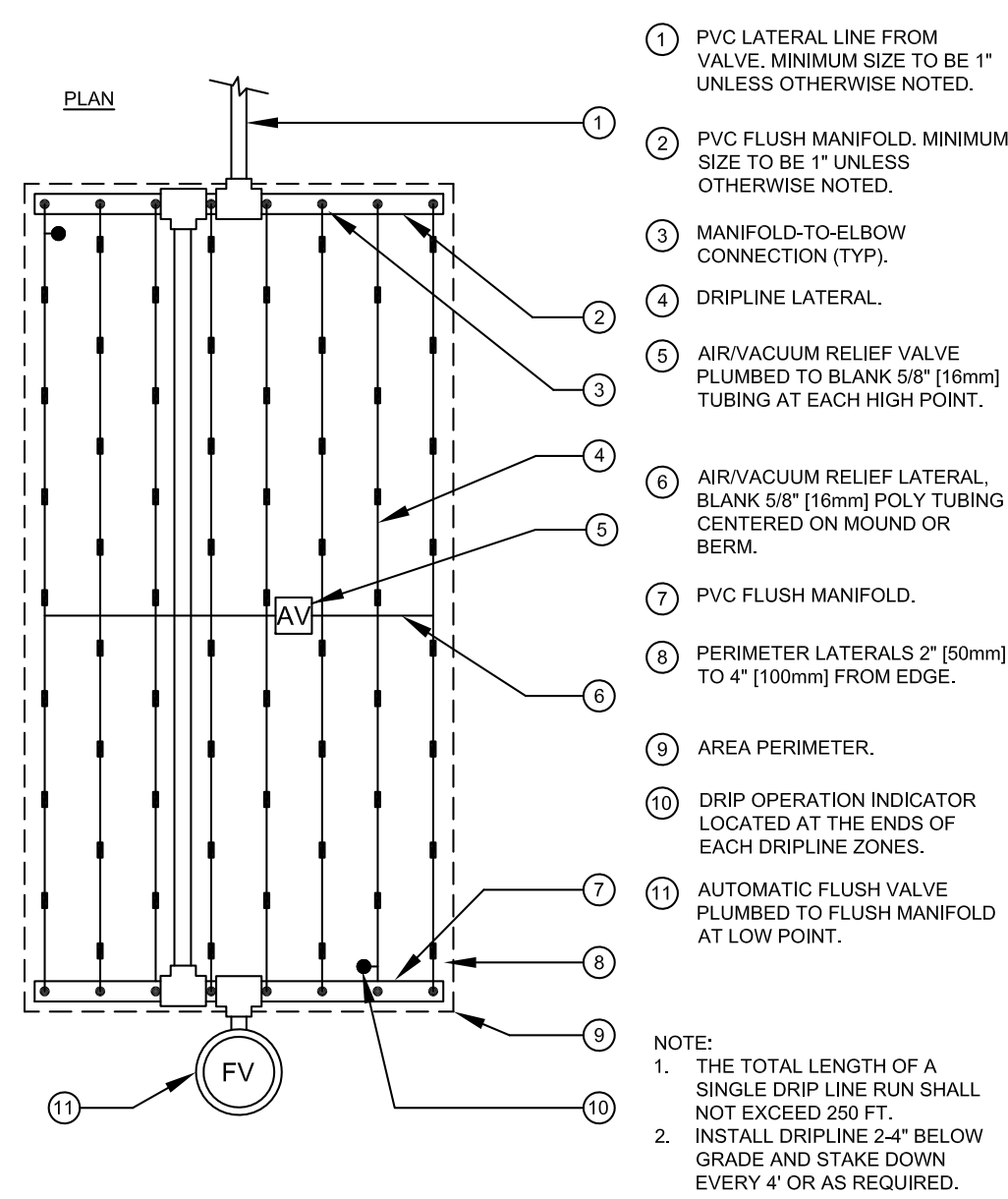
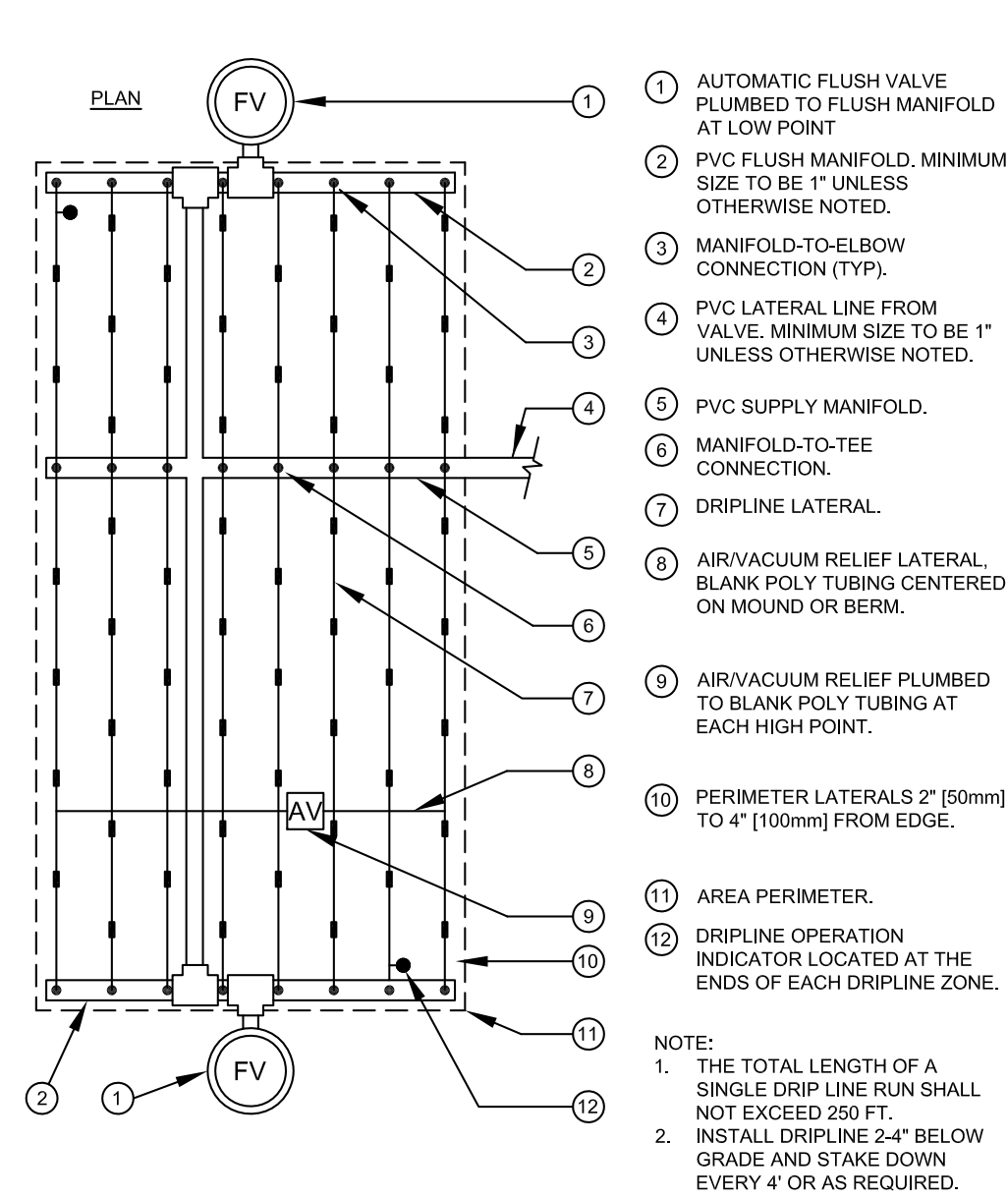
6 REMOTE CONTROL VALVE (DRIPZONE)

7 WEATHERPROOF WIRE SPLICE ASSEMBLY

8 GATE VALVE

9 QUICK COUPLING VALVE

10 VALVE BOX INSTALLATION



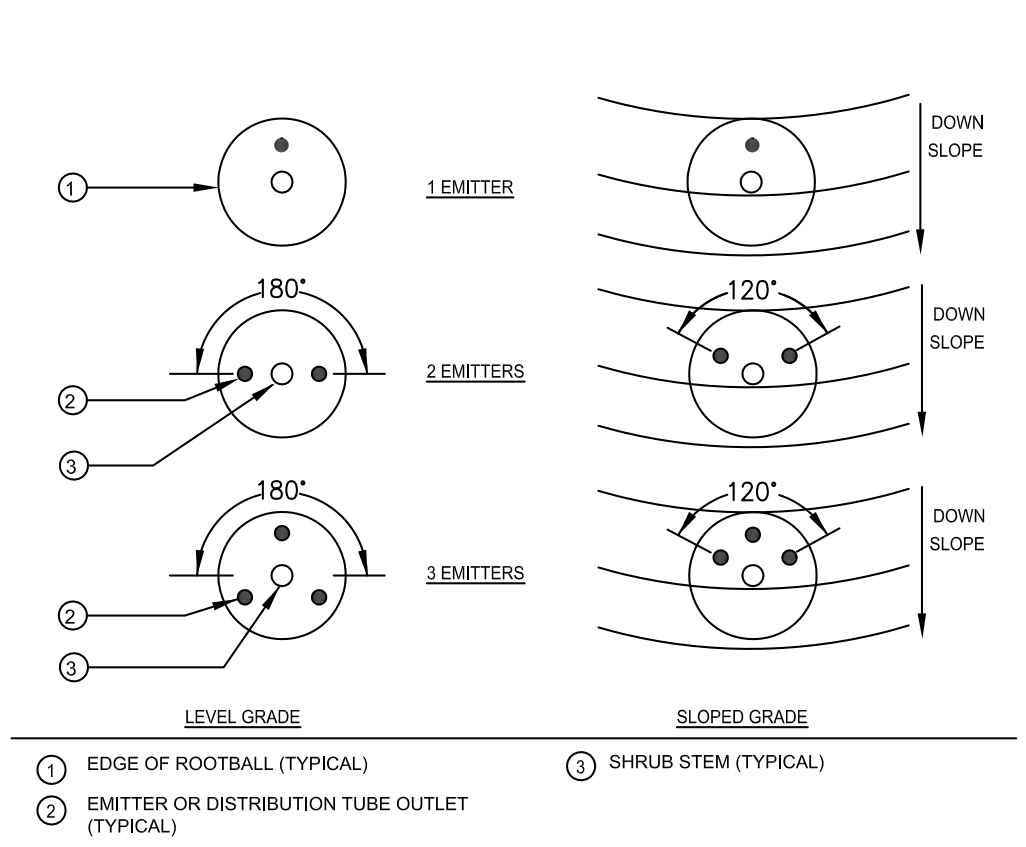
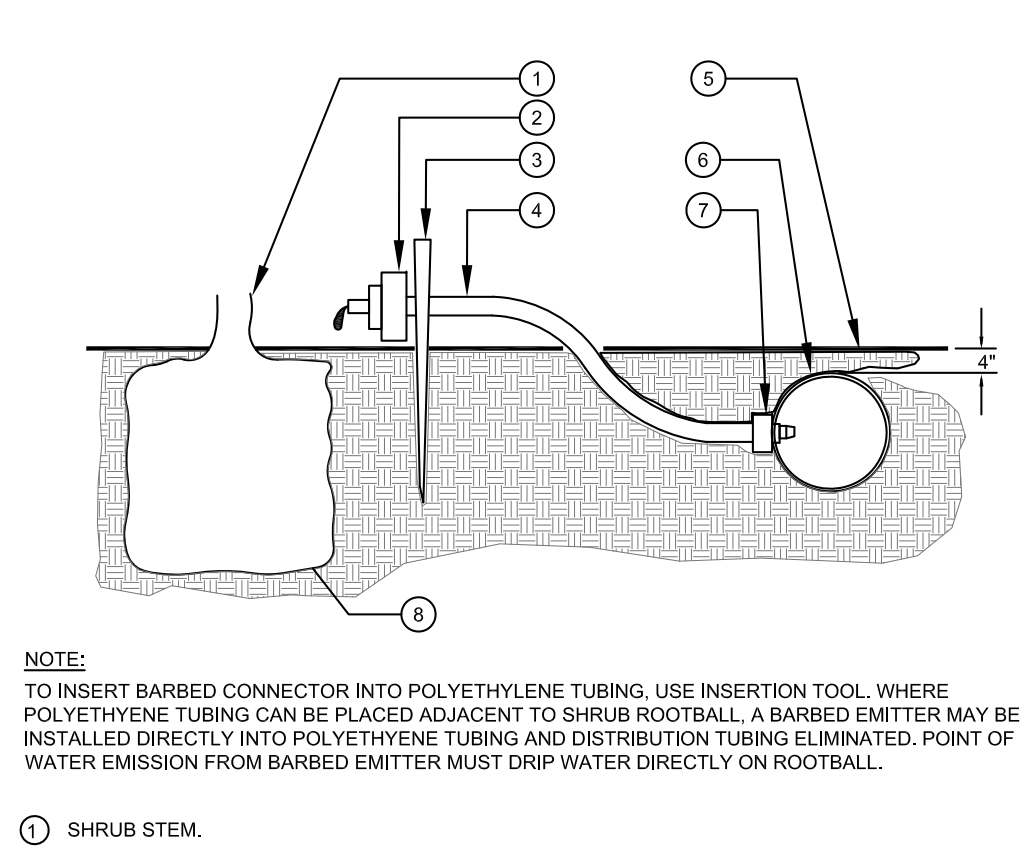
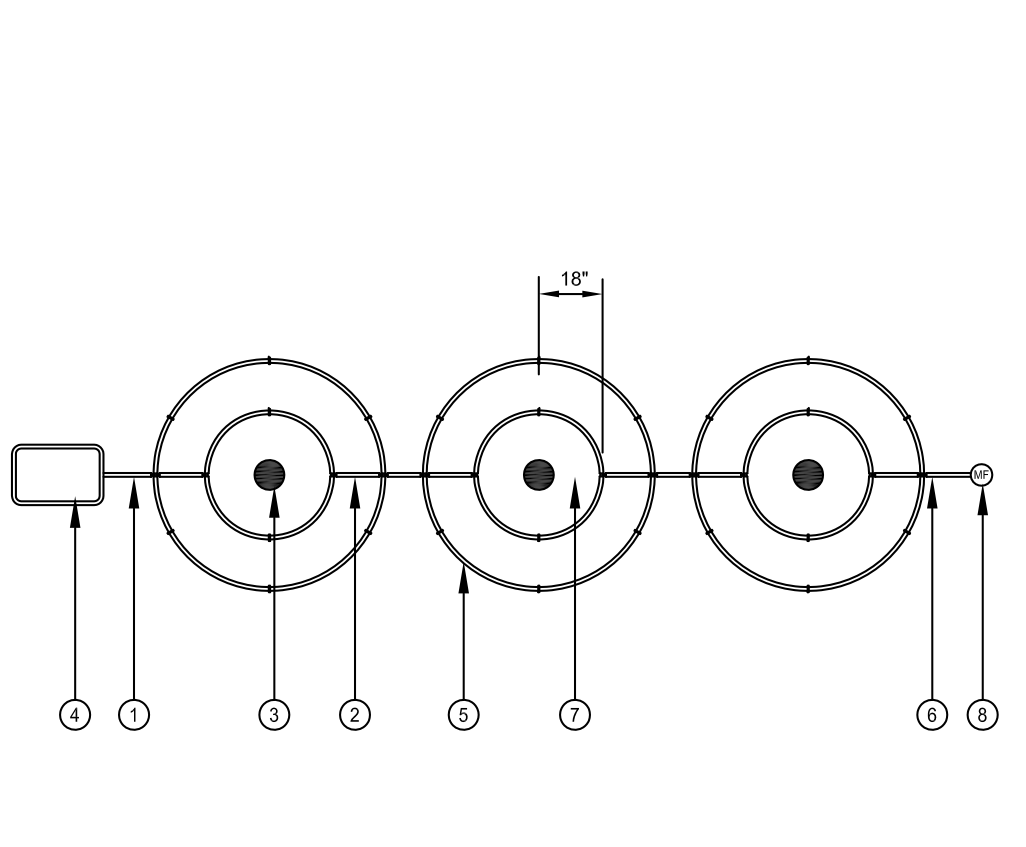
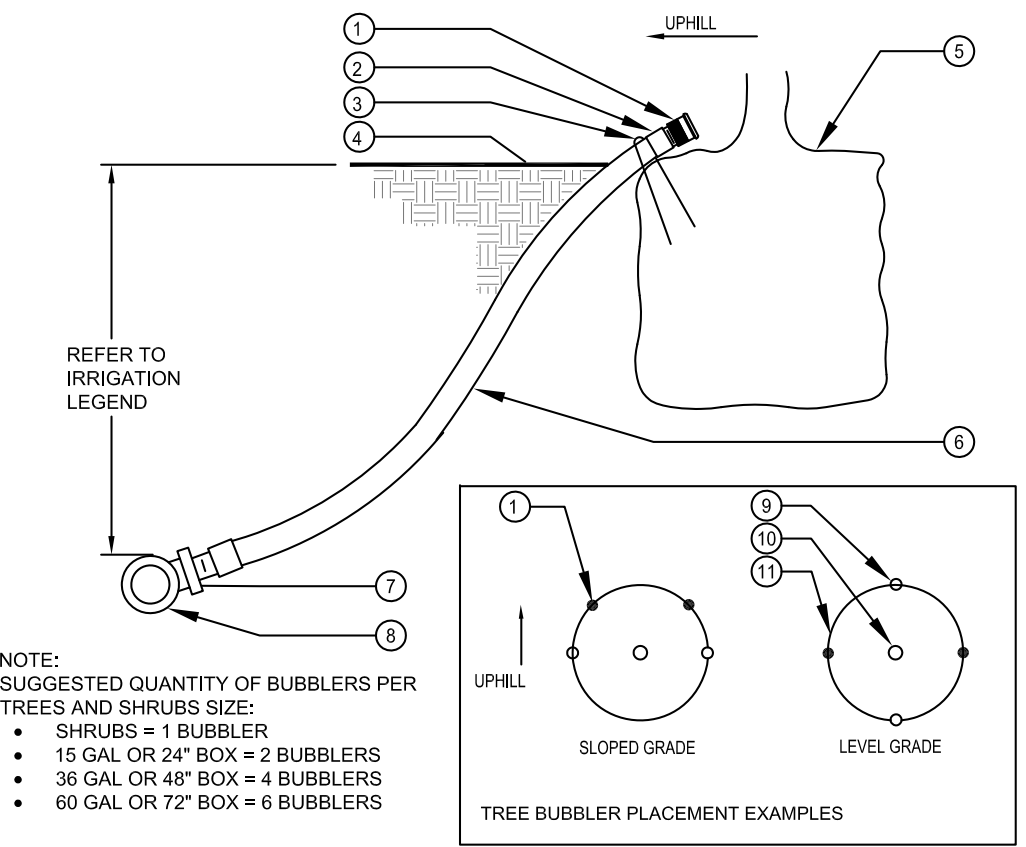
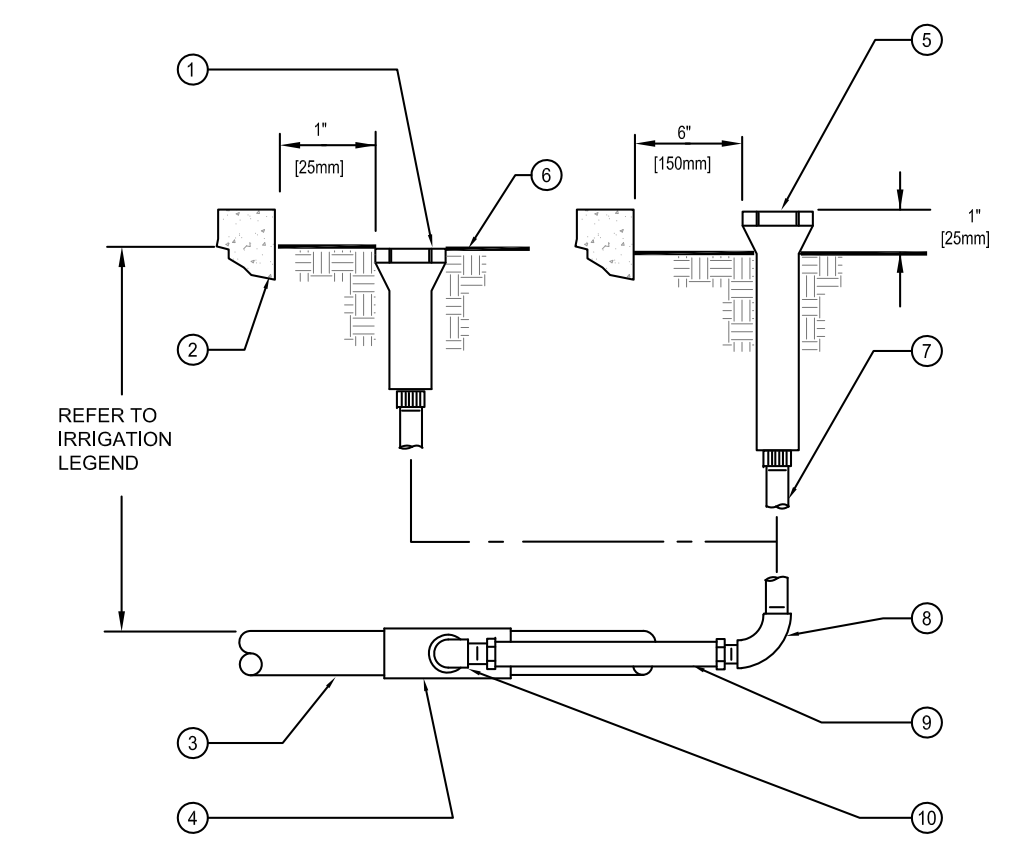
1 TORO DL 2000 CENTER FEED LAYOUT SCALE: NONE

2 TORO DL 2000 END FEED LAYOUT SCALE: NONE

3 TORO DL 2000 FLUSH VALVE (PVC TEE) SCALE: NONE

4 TORO DL 2000 AIR VACUUM RELIEF VALVE SCALE: NONE

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 [890kPa]).

- 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).

- 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: TL50V

- 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.

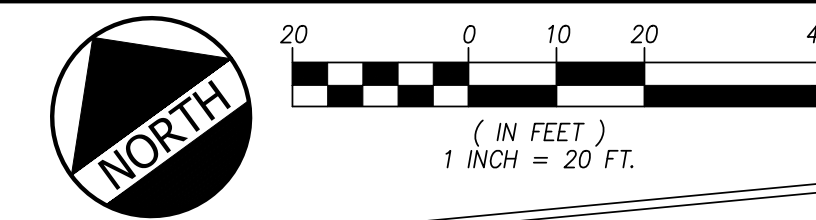
6 POP-UP SPRAY SPRINKLER RISER SCALE: NONE

7 SHRUB BUBBLER SCALE: NONE

8 TREE BUBBLER SCALE: NONE

9 SALCO FLEX TUBING EMITTER PLACEMENT SCALE: NONE

10 SALCO EMITTER PLACEMENT AND SCALE: NONE



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

EXISTING OH PRIMARY
(2 CIRCUITS) TO REMAIN

EXISTING OH PRIMARY,
TEL & CATV TO REMAIN.

EXISTING JOINT POLE AND
ANCHORS TO REMAIN

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

**SHERIDAN
DRIVE**

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

EXISTING JOINT POLE
W/ SL TO REMAIN

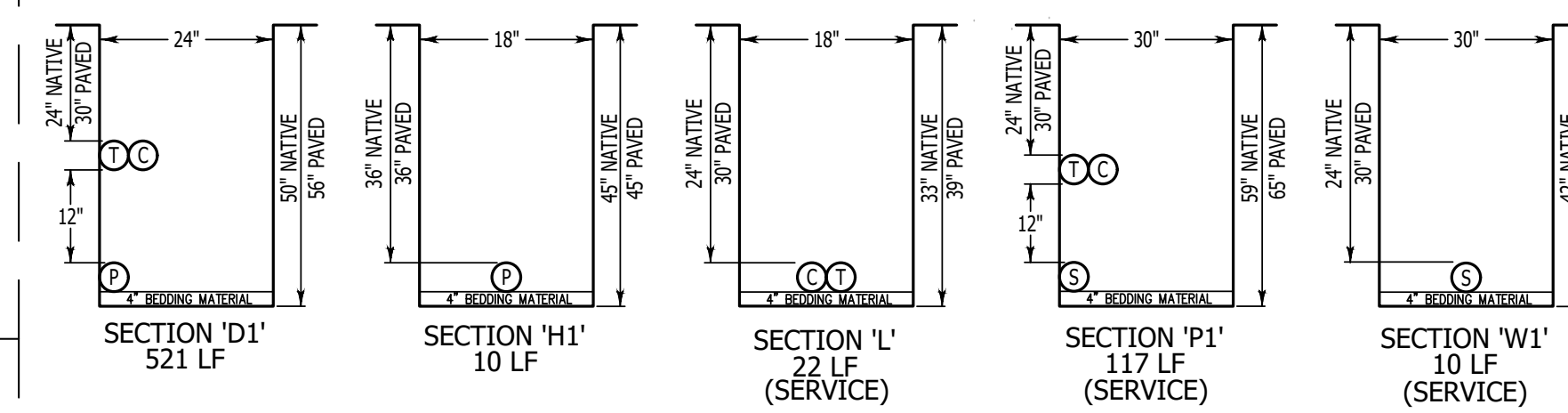
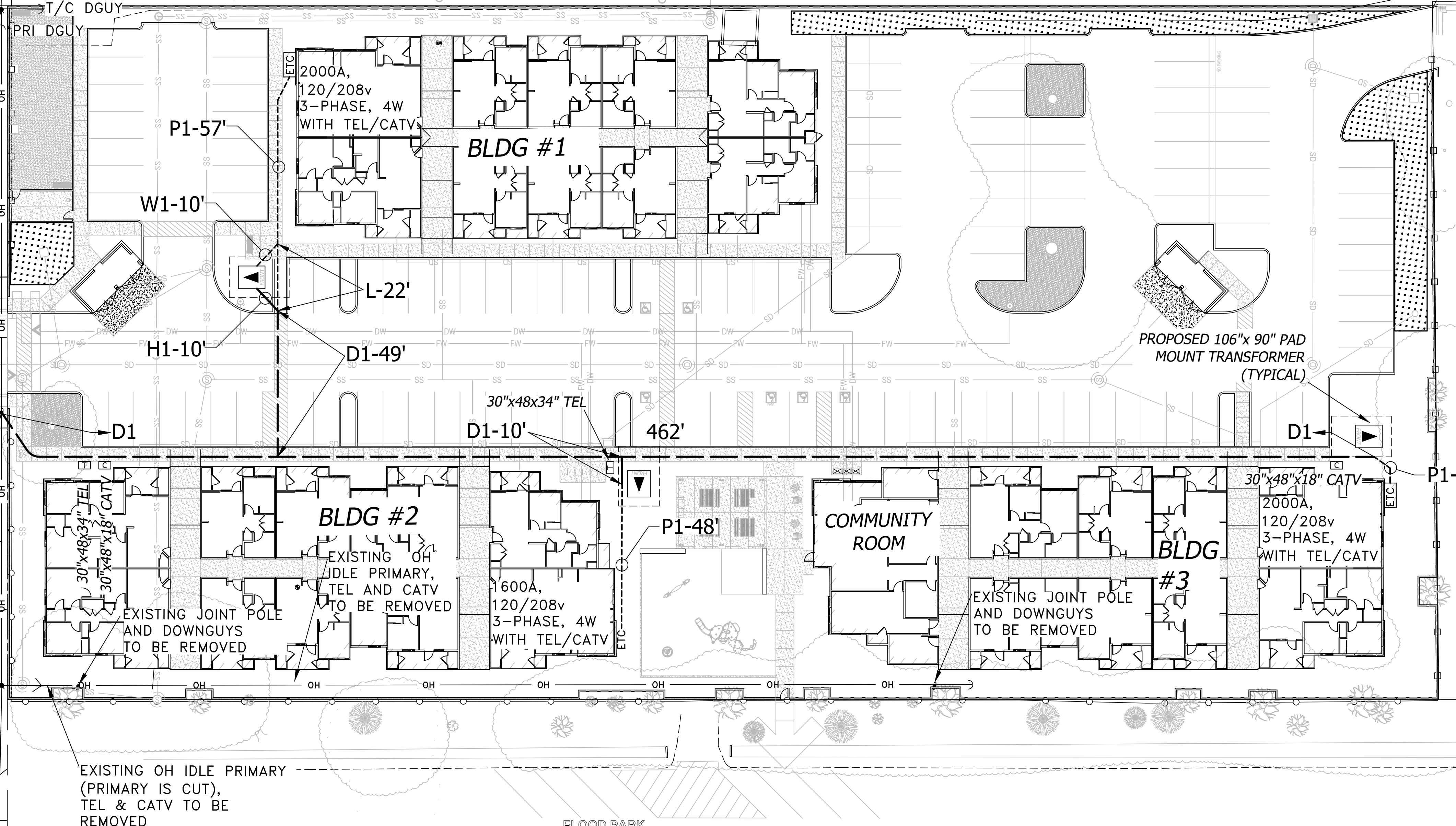
EXISTING OH PRIMARY
(3 CIRCUITS),
SEC, TEL & CATV
TO REMAIN.

EXISTING JOINT
POLE TO REMAIN.

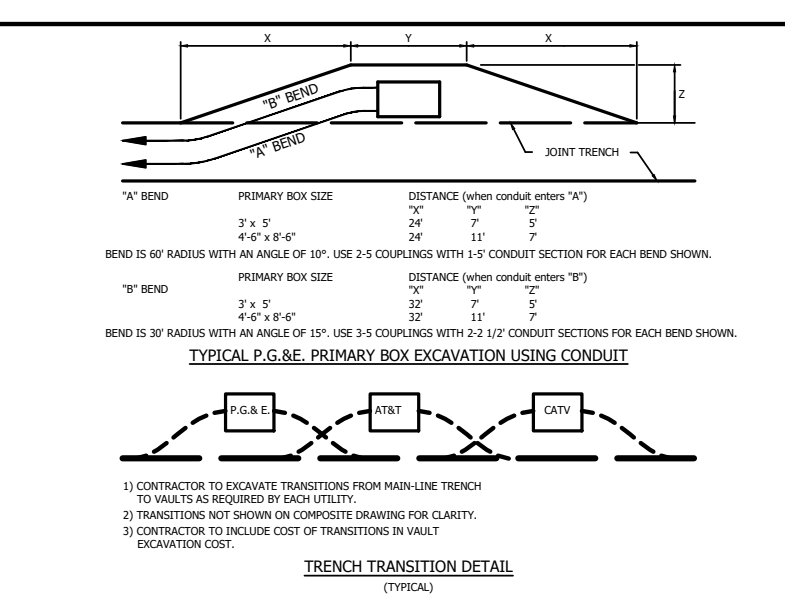
SEC AND TEL
AND CATV DROP

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

HEDGE ROAD

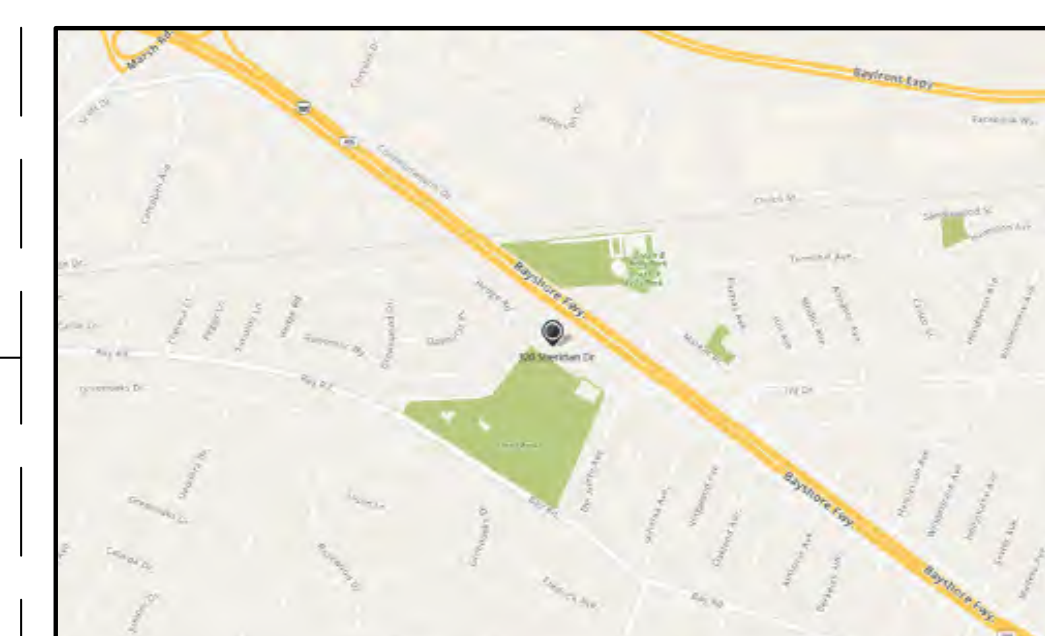


CONSTRUCTION NOTE:
DO NOT BURY OR ENCASE CONDUIT,
SUBSTRUCTURES OR GROUNDING
WITHOUT PG&E INSPECTION



NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

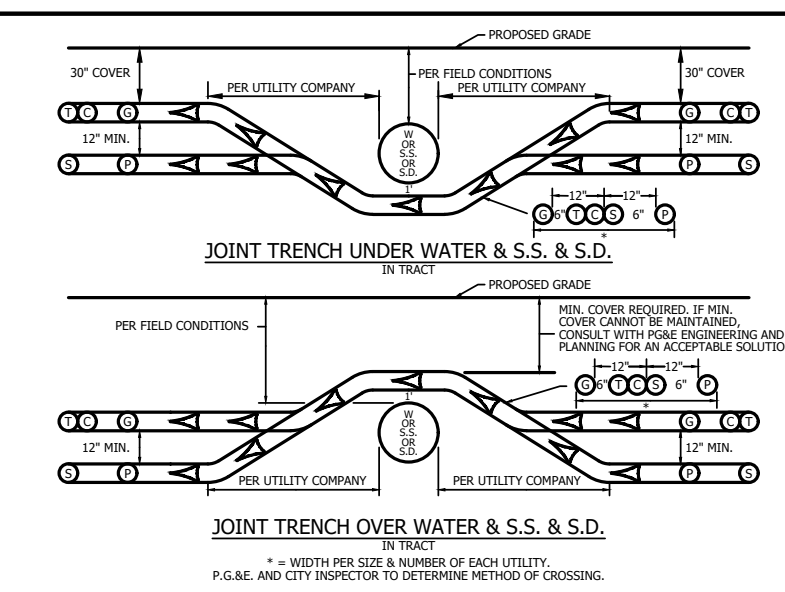
NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN
MATCH YOUR CURRENT DESIGN. IF THERE ARE
DISCREPANCIES, PLEASE CONTACT THE PROJECT
MANAGER IN OUR OFFICE @ 925-820-8502



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

MINIMUM BACKFILL REQUIREMENTS

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



CONSTRUCTION/INSTALLATION RESPONSIBILITY TABLE

ITEM	CONTRACTOR	PG&E APPLICANT
* ELEC SUBSTRUCTURES INCLUDING BOXES/PADS/CONDUIT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
* ELEC FACILITIES INCLUDING TRANSFORMERS/SWITCHES/WIRE	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

PROJECT NO: 22-1456
MDCI PR: BG
DESIGNED BY: NK
CHECKED BY: BG
SCALE: 1"=20'
LAST MODIFIED: 6-12-24

DESCRIPTION

REV DATE

ALLIANT STRATEGIC DEVELOPMENT

JOINT TRENCH CONCEPTUAL COMPOSITE
320 SHERIDAN

CALIFORNIA
MENLO PARK
SHEET NO. JTC1
SHEET 1 OF 1
REVISION NUMBER: 0
PLOT DATE: 6-12-24



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



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	