APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-01- RENDERING COMPARISON

MOXY BY MARRIOTT
MENLO PARK, CA
COMPARISON PLANS • 12-19-2023

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FAR SF TABLE (ALL LEVELS)		
Level	Name	Area
LEVEL 01		
LEVEL 01	BOH	4121 SF
LEVEL 01	COFFEE	1,464 SF
LEVEL 01	ELEV. 1	99 SF
LEVEL 01	ELEV. 2	99 SF
LEVEL 01	LAMP LOBBY	1,113 SF
LEVEL 01	MENS	174 SF
LEVEL 01	STAIR A	251 SF
LEVEL 01	STAIR B	238 SF
LEVEL 01	STAIR C	241 SF
LEVEL 01	VALET OFFICE	161 SF
LEVEL 01	WOMENS	172 SF
		8,333 SF
LEVEL 04		
LEVEL 04	BOH	370 SF
LEVEL 04	ELEV. 1	99 SF
LEVEL 04	ELEV. 2	168 SF
LEVEL 04	GUESTROOMS	5,469 SF
LEVEL 04	GUESTROOMS	3,366 SF
LEVEL 04	KITCHEN	759 SF
LEVEL 04	LAUNDRY	434 SF
LEVEL 04	MAIN LOBBY	2,919 SF
LEVEL 04	STAIR A	251 SF
LEVEL 04	STAIR A	254 SF
LEVEL 04	STAIR B	238 SF
LEVEL 04	STAIR C	235 SF
LEVEL 04	STORAGE	98 SF
		16,192 SF
LEVEL 05		
LEVEL 05	ELEV. 2	168 SF
LEVEL 05	GUESTROOMS	9,726 SF
LEVEL 05	STAIR A	251 SF
LEVEL 05	STAIR B	238 SF
		10,384 SF
LEVEL 06		
LEVEL 06	ELEV. 2	168 SF
LEVEL 06	GUESTROOMS	9,726 SF
LEVEL 06	STAIR A	251 SF
LEVEL 06	STAIR B	238 SF
		10,384 SF
LEVEL 07		
LEVEL 07	ELEV. 2	168 SF
LEVEL 07	GUESTROOMS	9,726 SF
LEVEL 07	STAIR A	251 SF
LEVEL 07	STAIR B	238 SF
		10,384 SF
LEVEL 08		
LEVEL 08	ELEV. 2	168 SF
LEVEL 08	GUESTROOMS	9,726 SF
LEVEL 08	STAIR A	251 SF
LEVEL 08	STAIR B	238 SF
		10,384 SF
ROOF		
ROOF	ELEV. 2	168 SF
ROOF	STAIR A	251 SF
ROOF	STAIR B	238 SF
		658 SF
TOTAL SF		58,014 SF

BUILDING CLASSIFICATION: R1 (2019 CBC SECTION 310.2)

PROJECT DESCRIPTION: THE 8-STORY HOTEL STRUCTURE IS COMPOSED OF 1 LEVELS OF TYPE IB LOAD BEARING METAL STUD CONSTRUCTION OVER A 3-LEVEL TYPE IA CAST-IN-PLACE CONCRETE PODIUM. THE HOTEL WILL CONSIST OF 163 KEYS OF GUESTROOMS.

ALLOWABLE HEIGHT AND AREA TYPE IA (2019 CBC Tables 504.3, 504.4, and 506.2):

1.	Maximum Number of Stories:	Unlimited Stories
2.	Maximum Height:	Unlimited Height
3.	Maximum Area:	Unlimited Area

ALLOWABLE HEIGHT AND AREA TYPE IB (CBC Tables 504.3, 504.4, and 506.2):

1.	Maximum Number of Stories:	12
2.	Maximum Height:	160'
3.	Maximum Area:	Unlimited Area

FAR SF TABLE (ALL LEVELS)		
Level	Name	Area
LEVEL 01		
LEVEL 01	DRY SPRINKLER ROOM	501 SF
LEVEL 01	WATER SERVICE	362 SF
LEVEL 01	BOH	503 SF
LEVEL 01	COFFEE	1,464 SF
LEVEL 01	ELEV. 1	144 SF
LEVEL 01	ELEV. 2	210 SF
LEVEL 01	LAMP LOBBY	965 SF
LEVEL 01	RESTROOMS	396 SF
LEVEL 01	STAIR A	219 SF
LEVEL 01	STAIR B	219 SF
LEVEL 01	STAIR C	241 SF
LEVEL 01		5,553 SF
LEVEL 02		
LEVEL 02	DRY SPRINKLER ROOM	501 SF
LEVEL 02	ELECTRICAL	110 SF
LEVEL 02		110 SF
LEVEL 03		
LEVEL 03	ELEV. 1	138 SF
LEVEL 03	ELEV. 1 CONTROL ROOM	21 SF
LEVEL 03	ELEV. 2	210 SF
LEVEL 03	GUESTROOMS	4,646 SF
LEVEL 03	MAIN LOBBY	3,455 SF
LEVEL 03	STAIR A	274 SF
LEVEL 03	STAIR B	247 SF
LEVEL 03	STAIR C	242 SF
LEVEL 03		13,616 SF
LEVEL 04		
LEVEL 04	ELEV. 2	214 SF
LEVEL 04	GUESTROOMS	5,693 SF
LEVEL 04	STAIR A	267 SF
LEVEL 04	STAIR B	211 SF
LEVEL 04		12,286 SF
LEVEL 05		
LEVEL 05	ELEV. 2	214 SF
LEVEL 05	GUESTROOMS	5,693 SF
LEVEL 05	STAIR A	267 SF
LEVEL 05	STAIR B	211 SF
LEVEL 05		12,286 SF
LEVEL 06		
LEVEL 06	ELEV. 2	214 SF
LEVEL 06	GUESTROOMS	5,693 SF
LEVEL 06	STAIR A	267 SF
LEVEL 06	STAIR B	211 SF
LEVEL 06		12,286 SF
LEVEL 07		
LEVEL 07	ELEV. 2	214 SF
LEVEL 07	GUESTROOMS	5,693 SF
LEVEL 07	STAIR A	267 SF
LEVEL 07	STAIR B	211 SF
LEVEL 07		12,286 SF
ROOF		
ROOF	ELECTRICAL	237 SF
ROOF	ELEV. 2	216 SF
ROOF	STAIR A	267 SF
ROOF	STAIR B	126 SF
ROOF		852 SF
TOTAL SF		57,669 SF

FAR MAX: 58,086 SF

58,014 SF APPROVED AT PLANNING COMMISSION

CURRENT FAR AT BUILDING PERMIT IS BELOW ENTITLEMENT APPROVAL.

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-02 - PROJECT DATA

MOXY BY MARRIOTT
MENLO PARK, CA
COMPARISON PLANS • 12-19-2023

ELEVATE | architecture studio

NO CHANGE

SEAL:

ARCHITECT:

PATEL ARCHITECTS STUDIO, PC

ELEVATE architecture studio

1775 THE EXCHANGE SE - SUITE 530 - ATLANTA, GEORGIA 30339
PHONE: 404.594.8662
www.elevatearchitect.com

DEVELOPMENT:

moxy HOTELS

3723 HAVEN AVENUE
MENLO PARK, CA 94025-1011

OWNER:

MENLO PARK
HOTEL GROUP, LLC

3217 TETON DR
ATLANTA, GA 30339

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
06/20/2023	PC REVISION 1	
09/01/2023	PC REVISION 2	
12/14/2023	PC REVISION 3	
12/19/2023	PC REVISION 4	

ELEVATE PROJECT NUMBER: 21-03.01

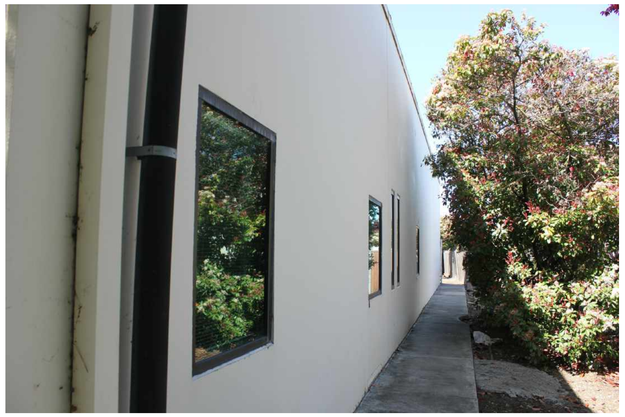
SHEET TITLE:

SITE LOCATION

SHEET NUMBER:

EN-03

REAR VIEW



SIDE VIEW

SIDE VIEW

FRONT & SIDE VIEW

FRONT VIEW

REAR VIEW

EXISTING BUILDING TO BE DEMOLISHED
EXISTING BUILDING HEIGHT : 20' - 22' TALL

NO CHANGE

SEAL:

ARCHITECT:

PATEL ARCHITECTS STUDIO, PC

ELEVATE architecture studio

1775 THE EXCHANGE SE - SUITE 530 - ATLANTA, GEORGIA 30339
PHONE: 404.594.8662
www.elevatearchitect.com

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OWNER:

MENLO PARK
HOTEL GROUP, LLC

3217 TETON DR
ATLANTA, GA 30339

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
06/20/2023	PC REVISION 1	
09/01/2023	PC REVISION 2	
12/14/2023	PC REVISION 3	
12/19/2023	PC REVISION 4	

ELEVATE PROJECT NUMBER: 21-03.01

SHEET TITLE:

EXISTING
CONDITIONS

SHEET NUMBER:

EN-04

NO CHANGE

SEAL:

ARCHITECT:

PATEL ARCHITECTS STUDIO, PC

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www.elevatearchitect.com

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MENLO PARK, CA 94025-1011

OWNER:

MENLO PARK
HOTEL GROUP, LLC

3217 TETON DR
ATLANTA, GA 30339

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
06/20/2023	PC REVISION 1	
09/01/2023	PC REVISION 2	
12/14/2023	PC REVISION 3	
12/19/2023	PC REVISION 4	

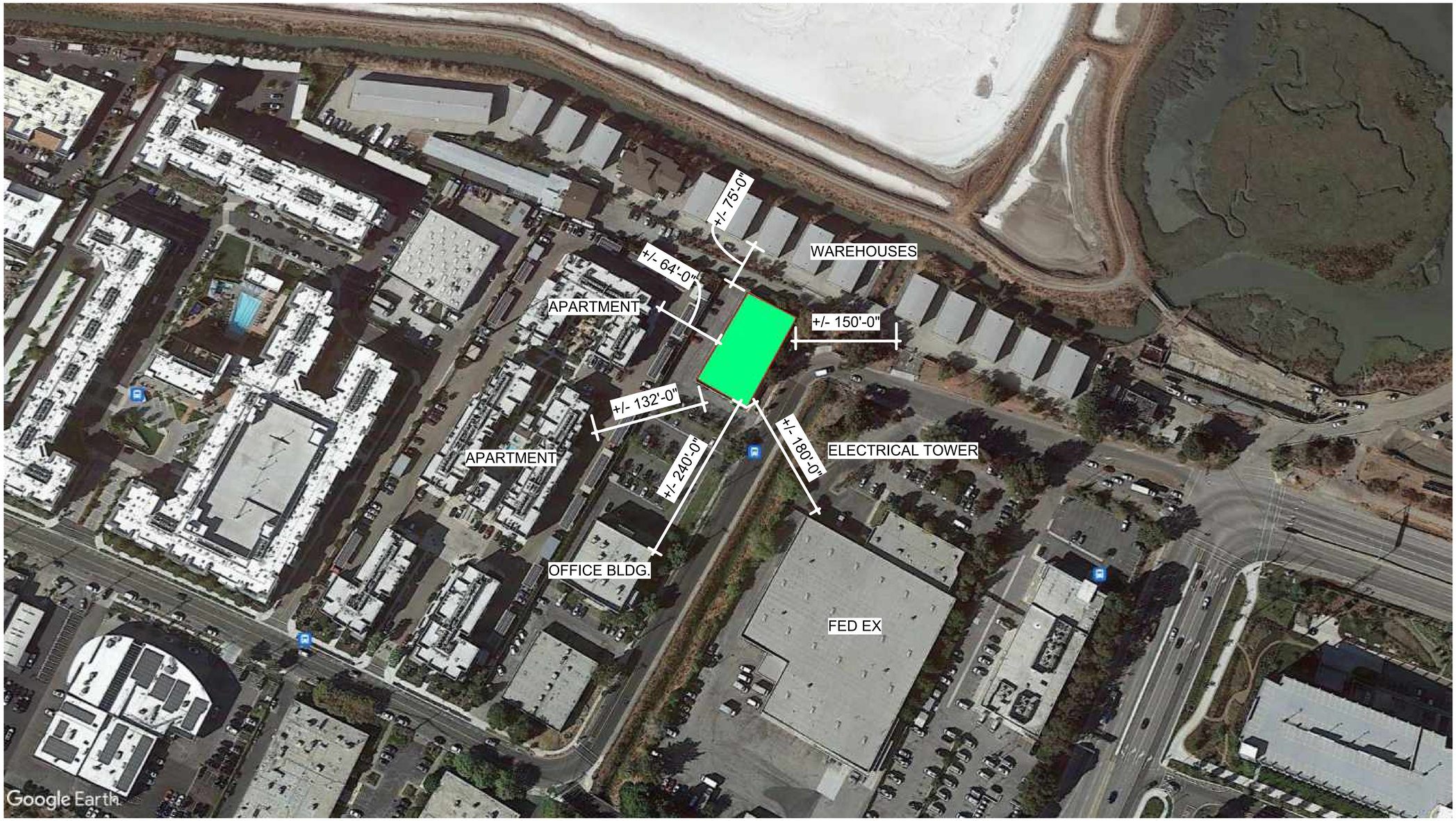
ELEVATE PROJECT NUMBER: 21-03.01

SHEET TITLE:

EXISTING
CONDITIONS

SHEET NUMBER:

EN-05



NO CHANGE

SEAL:

ARCHITECT:

PATEL ARCHITECTS STUDIO, PC

ELEVATE architecture studio

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PHONE: 404.594.8682
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OWNER:

MENLO PARK
HOTEL GROUP, LLC

3217 TETON DR
ATLANTA, GA 30339

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
06/20/2023	PC REVISION 1	
09/01/2023	PC REVISION 2	
12/14/2023	PC REVISION 3	
12/19/2023	PC REVISION 4	

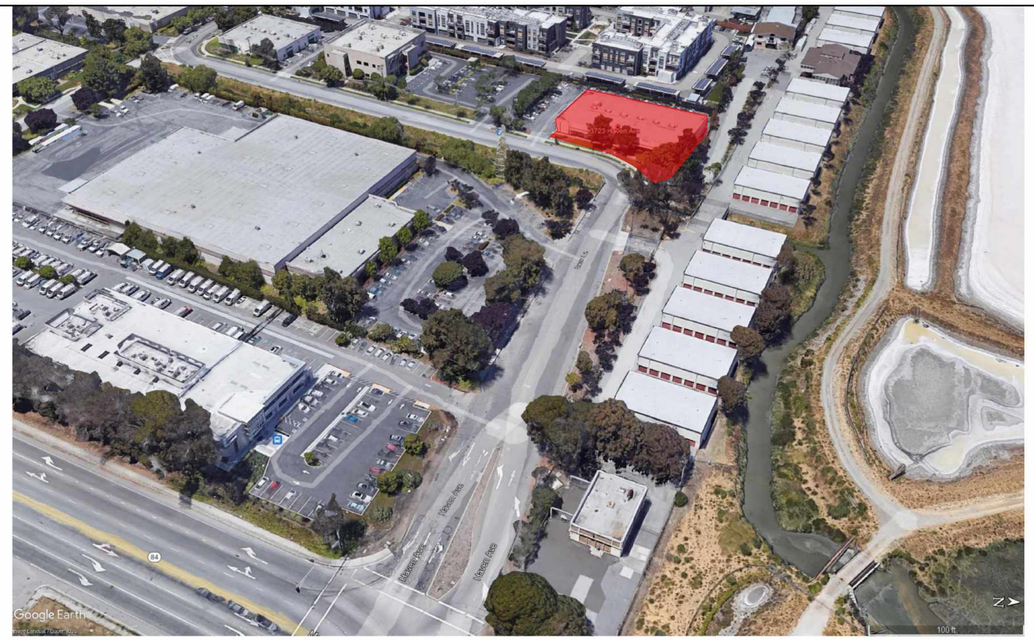
ELEVATE PROJECT NUMBER: 21-03.01

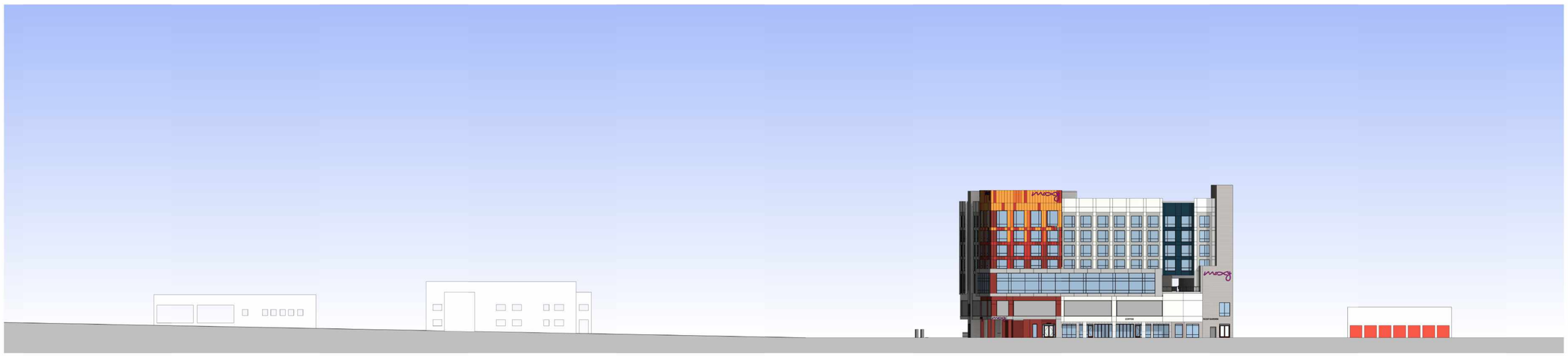
SHEET TITLE:

NEIGHBORING
BLDG DISTANCE

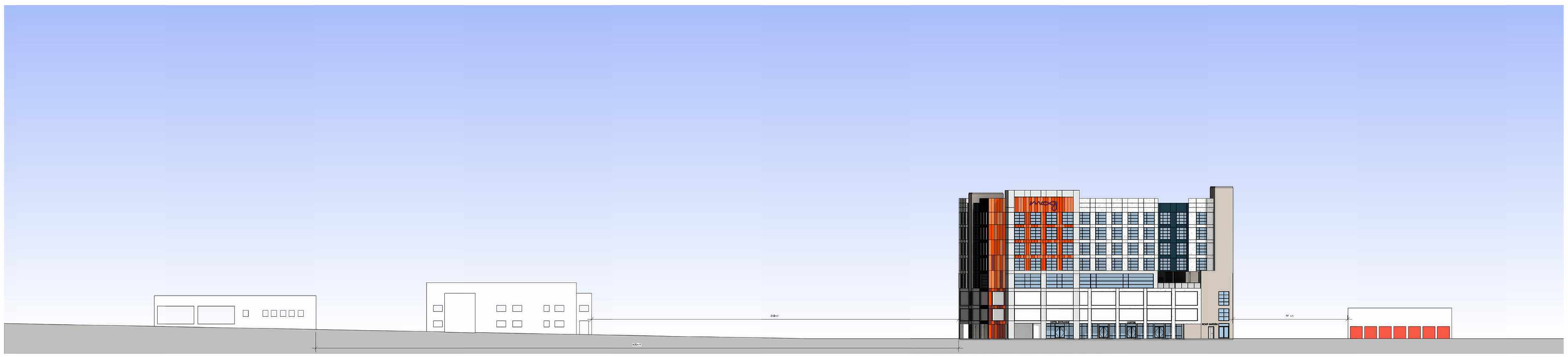
SHEET NUMBER:

EN-06





PROPOSED AT BUILDING PERMIT SUBMITTAL



APPROVED AT PLANNING COMMISSION

SEAL:

ARCHITECT:

PATEL ARCHITECTS STUDIO, PC

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MENLO PARK, CA 94025-1011

OWNER:

MENLO PARK
HOTEL GROUP, LLC

3217 TETON DR
ATLANTA, GA 30339

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
06/20/2023	PC REVISION 1	
09/01/2023	PC REVISION 2	
12/14/2023	PC REVISION 3	
12/19/2023	PC REVISION 4	

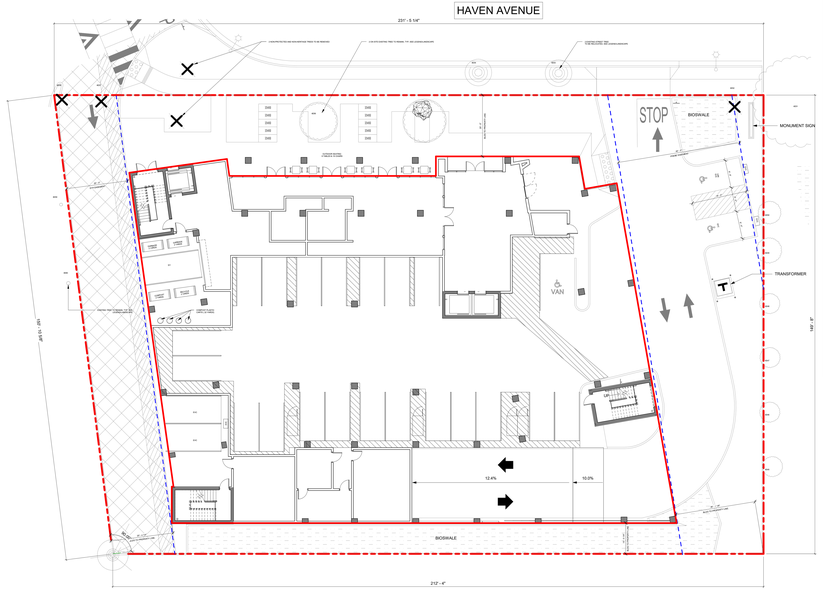
ELEVATE PROJECT NUMBER: 21-03.01

SHEET TITLE:

SITE ELEVATION

SHEET NUMBER:

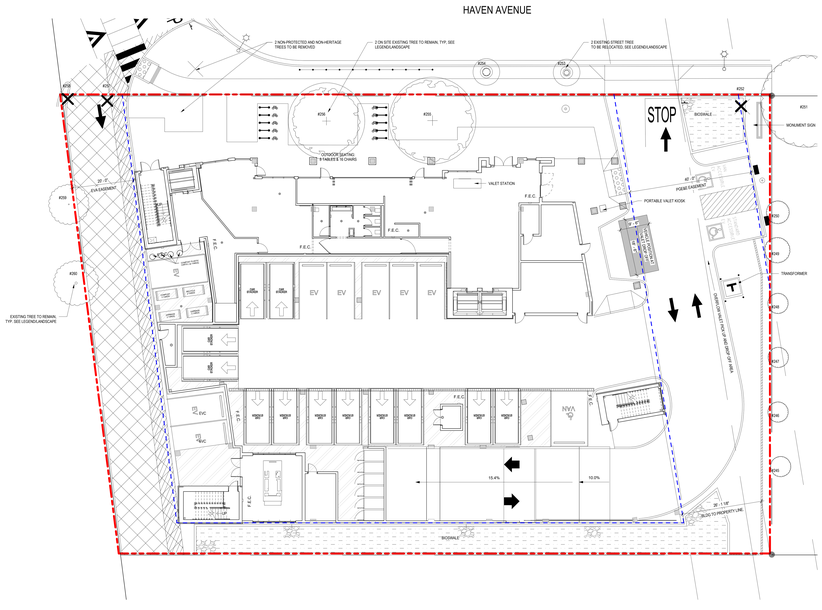
EN-07



FAR SF TABLE (ALL LEVELS)		
Level	Name	Area
LEVEL 01		
LEVEL 01	BOH	817 SF
LEVEL 01	COFFEE	1964 SF
LEVEL 01	ELEV. 1	89 SF
LEVEL 01	ELEV. 2	168 SF
LEVEL 01	JUMP LOBBY	1115 SF
LEVEL 01	MENS	174 SF
LEVEL 01	STAIR A	251 SF
LEVEL 01	STAIR B	238 SF
LEVEL 01	STAIR C	235 SF
LEVEL 01	VALET OFFICE	172 SF
LEVEL 01	WOMENS	172 SF
LEVEL 04		
LEVEL 04	BOH	370 SF
LEVEL 04	ELEV. 1	89 SF
LEVEL 04	ELEV. 2	168 SF
LEVEL 04	FITNESS	444 SF
LEVEL 04	GUESTROOMS	3998 SF
LEVEL 04	KITCHEN	755 SF
LEVEL 04	LAUNDRY	434 SF
LEVEL 04	MAIN LOBBY	2919 SF
LEVEL 04	RESTROOMS	903 SF
LEVEL 04	STAIR A	254 SF
LEVEL 04	STAIR B	238 SF
LEVEL 04	STAIR C	235 SF
LEVEL 04	STORAGE	88 SF
LEVEL 05		
LEVEL 05	ELEV. 2	168 SF
LEVEL 05	GUESTROOMS	9726 SF
LEVEL 05	STAIR A	251 SF
LEVEL 05	STAIR B	239 SF
LEVEL 06		
LEVEL 06	ELEV. 2	168 SF
LEVEL 06	GUESTROOMS	9726 SF
LEVEL 06	STAIR A	251 SF
LEVEL 06	STAIR B	239 SF
LEVEL 07		
LEVEL 07	ELEV. 2	168 SF
LEVEL 07	GUESTROOMS	9726 SF
LEVEL 07	STAIR A	251 SF
LEVEL 07	STAIR B	239 SF
LEVEL 08		
LEVEL 08	ELEV. 2	168 SF
LEVEL 08	GUESTROOMS	9726 SF
LEVEL 08	STAIR A	251 SF
LEVEL 08	STAIR B	239 SF
ROOF		
ROOF	ELEV. 2	168 SF
ROOF	STAIR A	251 SF
ROOF	STAIR B	239 SF
TOTAL SF		58014 SF

ENTITLEMENT SET								
	STANDARD (INCLUDING STACKERS)	STANDARD ACC	VAN ACC	EV (STANDARD)	EVC (STANDARD)	EVC (VAN ACC)	EVC (DTO ACC)	TOTAL
Level 1	40	1	1	5	9	1	1	58
Level 2	21	2		4	6			33
Level 3	23	1		4	6			33
TOTAL	84	4	1	13	20	1	1	124

FAR SF TABLE (ALL LEVELS)		
Level	Name	Area
LEVEL 01		
LEVEL 01	DRY SPRINKLER ROOM	93 SF
LEVEL 01	WATER SERVICE	88 SF
LEVEL 01	BOH	503 SF
LEVEL 01	COFFEE	1964 SF
LEVEL 01	ELEV. 1	134 SF
LEVEL 01	ELEV. 2	210 SF
LEVEL 01	JUMP LOBBY	969 SF
LEVEL 01	RESTROOMS	286 SF
LEVEL 01	STAIR A	219 SF
LEVEL 01	STAIR B	219 SF
LEVEL 01	STAIR C	241 SF
LEVEL 05		5,033 SF
LEVEL 02		
LEVEL 02	DRY SPRINKLER ROOM	93 SF
LEVEL 02	ELECTRICAL	116 SF
LEVEL 02		172 SF
LEVEL 03		
LEVEL 03	ELEV. 1	198 SF
LEVEL 03	ELEV. 1 CONTROL ROOM	89 SF
LEVEL 03	ELEV. 2	215 SF
LEVEL 03	GUESTROOMS	4,046 SF
LEVEL 03	MAIN LOBBY	3,456 SF
LEVEL 03	STAIR A	274 SF
LEVEL 03	STAIR B	274 SF
LEVEL 03	STAIR C	242 SF
LEVEL 02		10,815 SF
LEVEL 04		
LEVEL 04	ELEV. 2	214 SF
LEVEL 04	GUESTROOMS	9,693 SF
LEVEL 04	STAIR A	267 SF
LEVEL 04	STAIR B	211 SF
LEVEL 05		10,384 SF
LEVEL 06		
LEVEL 06	ELEV. 2	214 SF
LEVEL 06	GUESTROOMS	9,693 SF
LEVEL 06	STAIR A	267 SF
LEVEL 06	STAIR B	211 SF
LEVEL 07		10,384 SF
LEVEL 07		
LEVEL 07	ELEV. 2	214 SF
LEVEL 07	GUESTROOMS	9,693 SF
LEVEL 07	STAIR A	267 SF
LEVEL 07	STAIR B	211 SF
LEVEL 07		10,384 SF
ROOF		
ROOF	ELECTRICAL	237 SF
ROOF	ELEV. 2	216 SF
ROOF	STAIR A	267 SF
ROOF	STAIR B	226 SF
ROOF		952 SF
TOTAL SF		57,999 SF



PERMIT SET									
	STANDARD (INCLUDING STACKERS)	STANDARD ACC	VAN ACC	EV (STANDARD)	EVC (STANDARD)	EVC (VAN ACC)	EVC (DTO ACC)	VALET	TOTAL
Level 1	32	1	1	4	8	1	1	5	53
Level 2	56	4		5	9			11	85
TOTAL	88	4	1	13	21	1	1	20	129

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-08 - SITE PLAN

MOXY BY MARRIOTT
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COMPARISON PLANS • 12-19-2023

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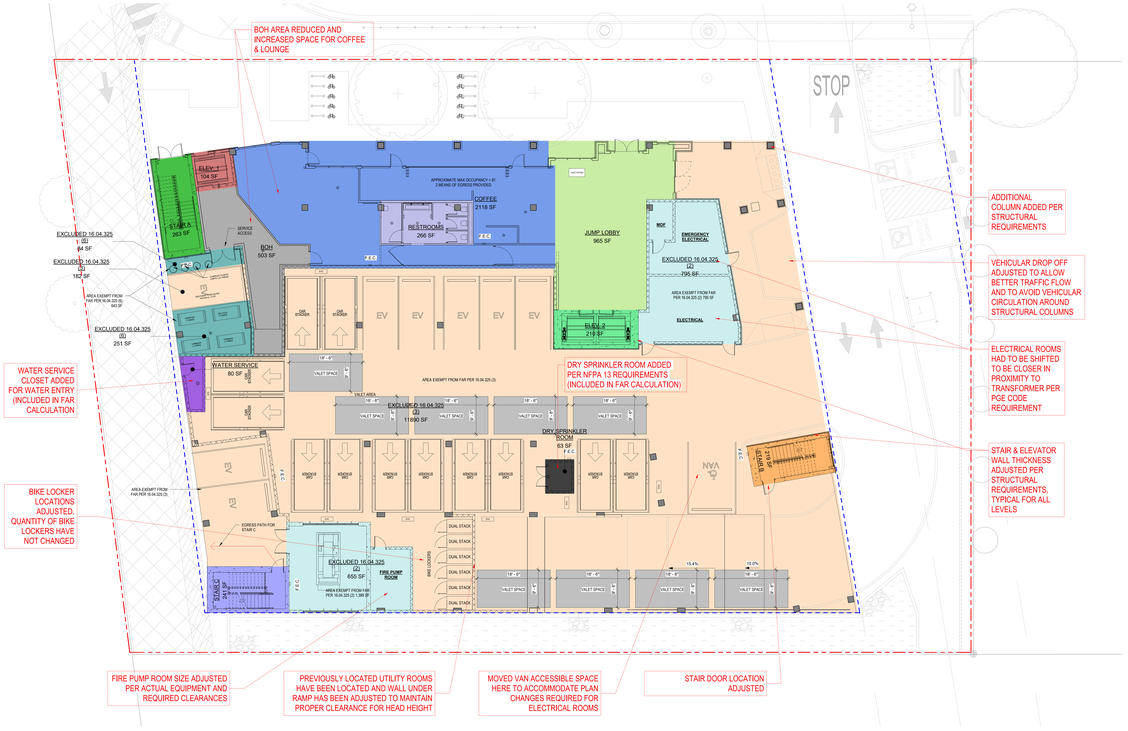
APPROVED AT PLANNING COMMISSION



PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-09 - LEVEL 1

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COMPARISON PLANS • 12-19-2023

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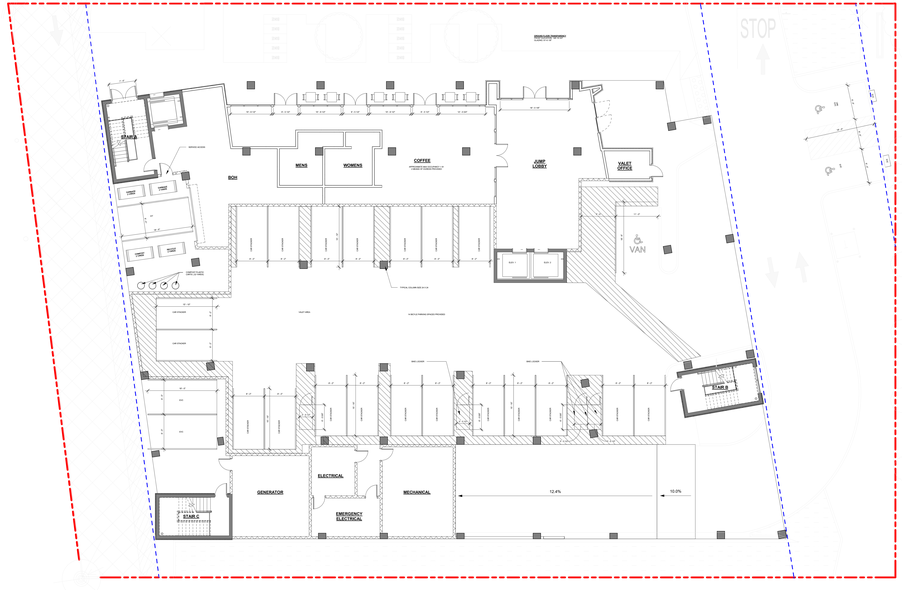
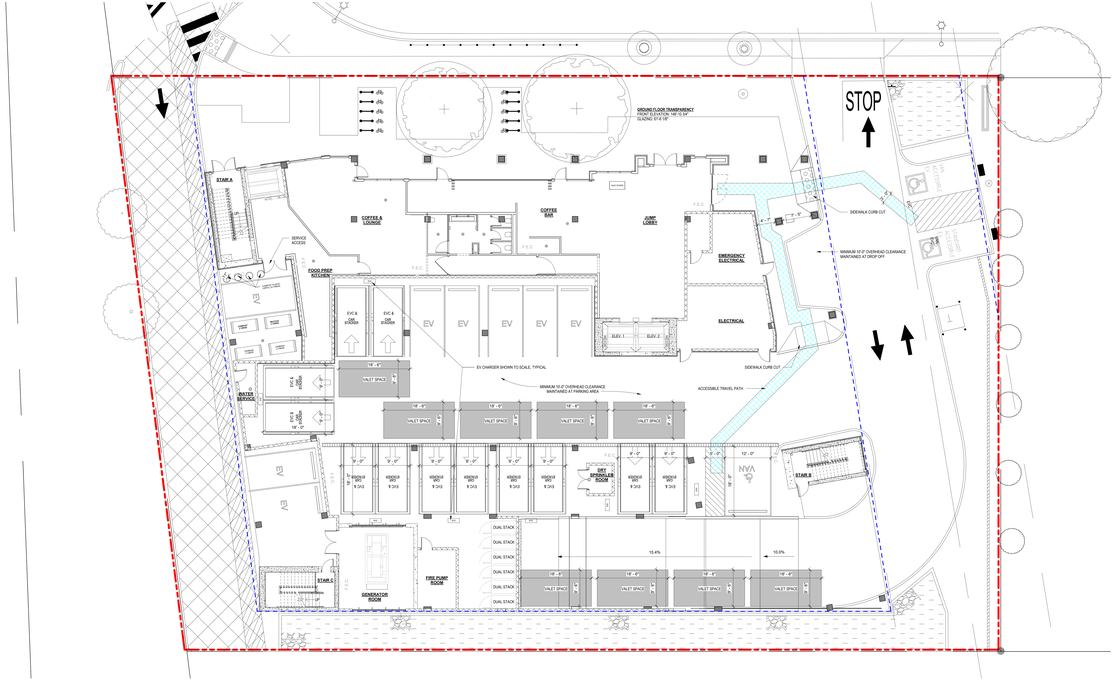


APPROVED AT PLANNING COMMISSION



PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-10 - LEVEL 1

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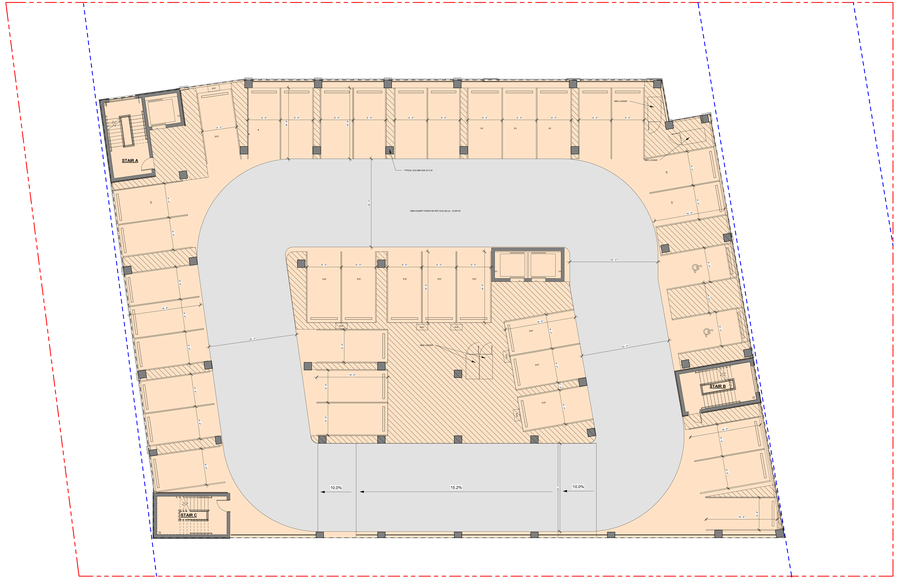
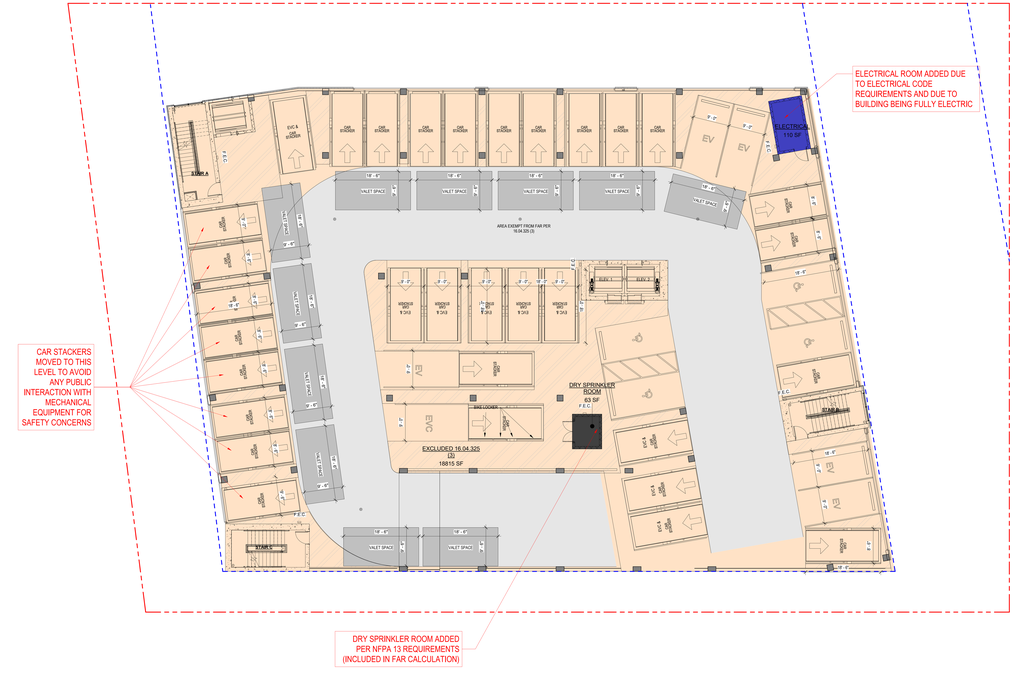
COMPARISON PLANS • 12-19-2023

ELEVATE architecture studio



APPROVED AT PLANNING COMMISSION

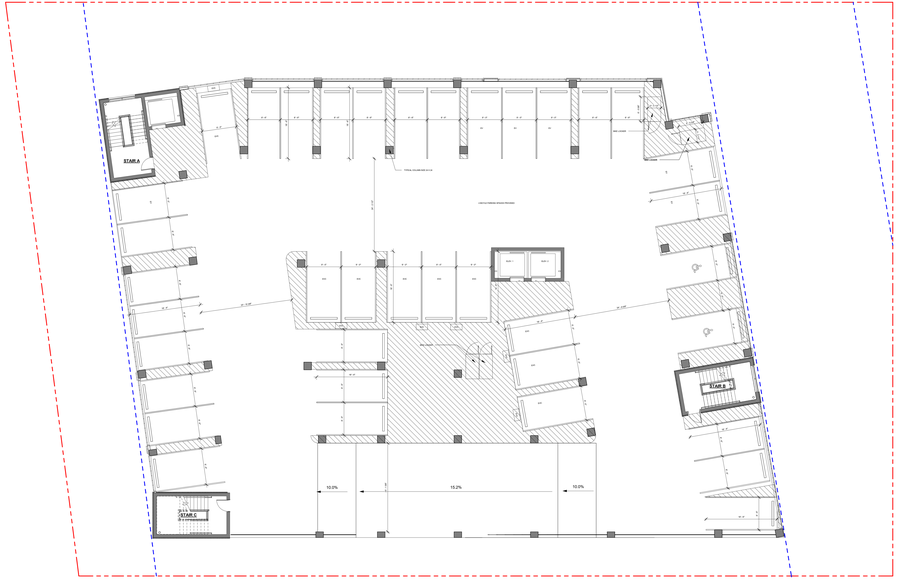


PROPOSED AT BUILDING PERMIT SUBMITTAL

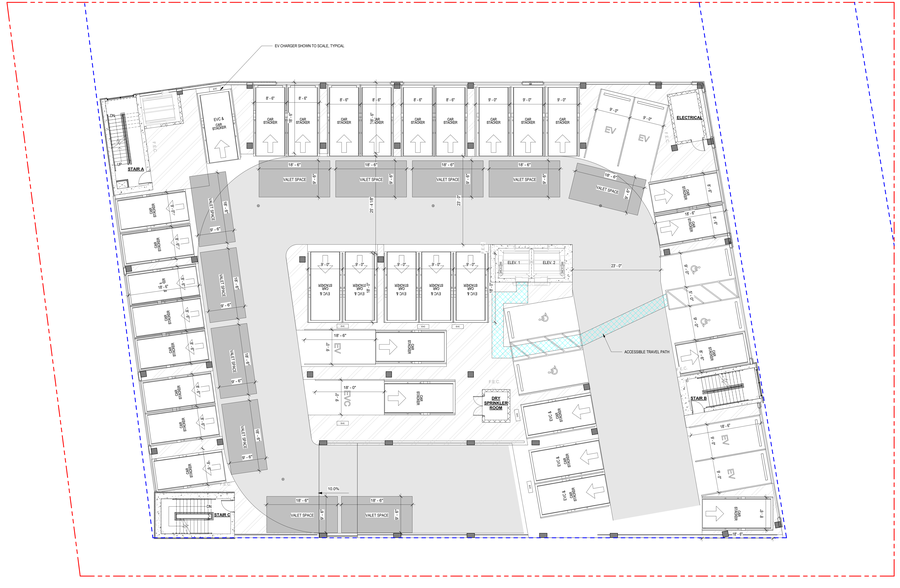
EN-11 - LEVEL 2

MOXY BY MARRIOTT
MENLO PARK, CA
COMPARISON PLANS • 12-19-2023

ELEVATE | architecture studio



APPROVED AT PLANNING COMMISSION

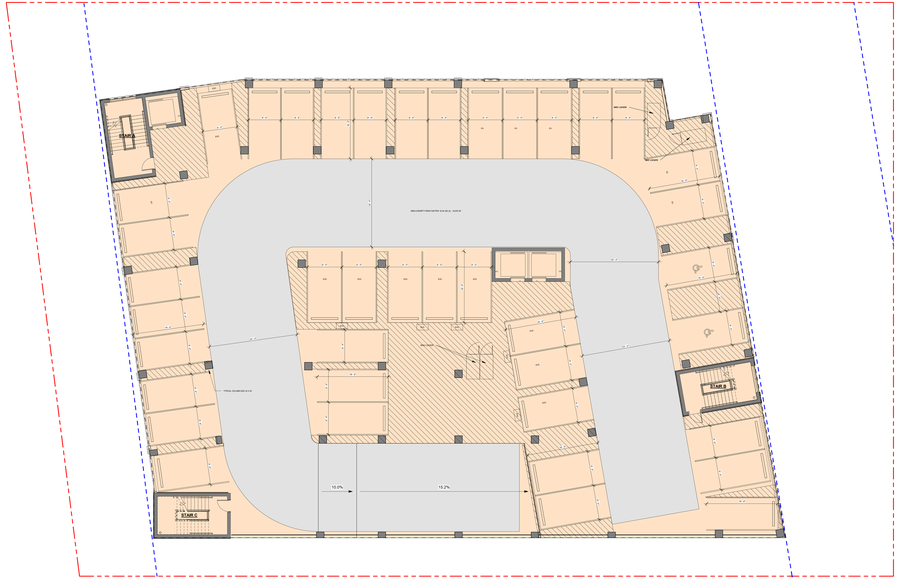


PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-12 - LEVEL 2

MOXY BY MARRIOTT
MENLO PARK, CA
COMPARISON PLANS • 12-19-2023

ELEVATE | architecture studio



3RD FLOOR PARKING LEVEL HAS BEEN REMOVED

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-13 - LEVEL 3

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COMPARISON PLANS • 12-19-2023

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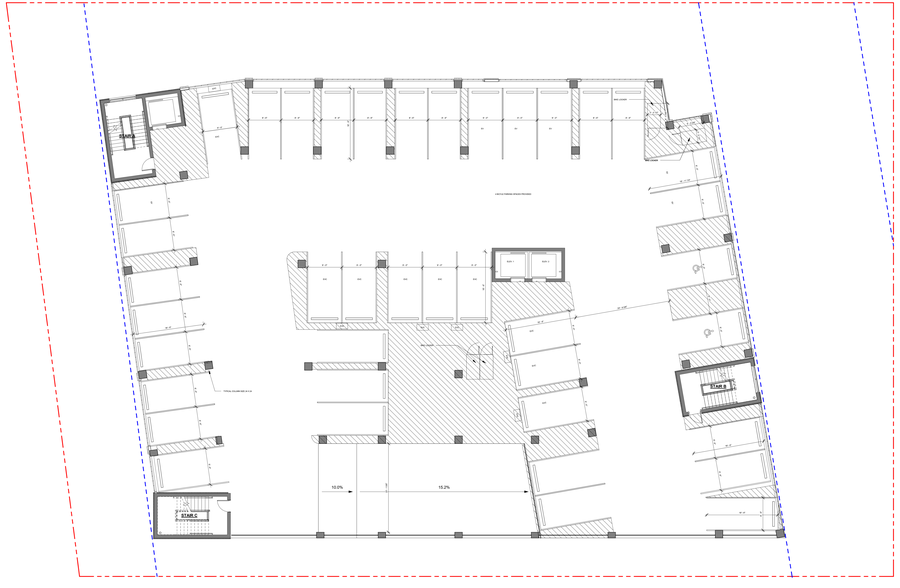


3RD FLOOR PARKING LEVEL HAS BEEN REMOVED

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

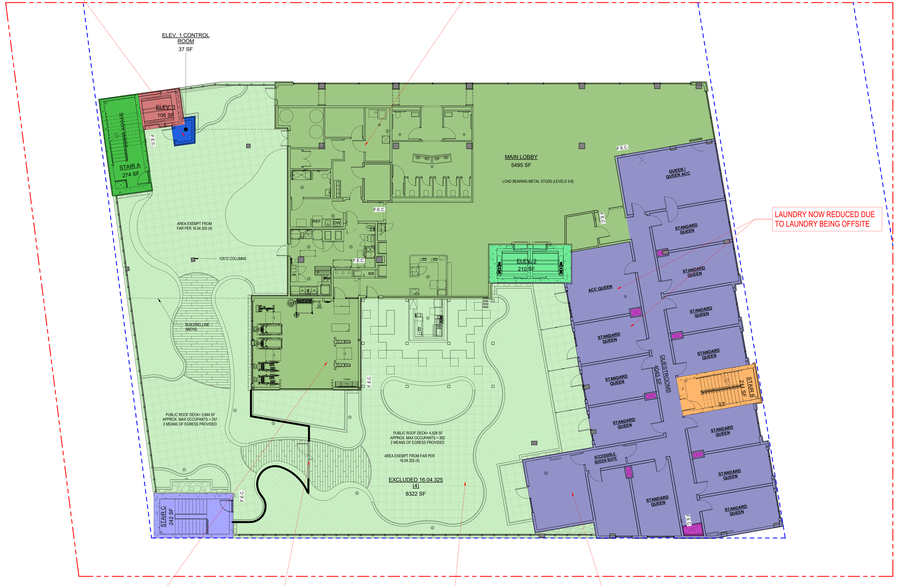
EN-14 - LEVEL 3

MOXY BY MARRIOTT
MENLO PARK, CA
COMPARISON PLANS • 12-19-2023

ELEVATE | architecture studio

ROOM NEEDED FOR ELEVATOR FUNCTION AND IS INCLUDED AS PART OF FAR

KITCHEN, FITNESS, AND OTHER PUBLIC LOBBY AREAS HAVE BEEN BY INTERIOR DESIGNER TO COMPLY WITH LOCAL CODES AND ADA.



LAUNDRY NOW REDUCED DUE TO LAUNDRY BEING OFFSITE

TWO GUESTROOMS MOVED TO WHERE PREVIOUS LOCATION OF LAUNDRY ROOM AND FITNESS ROOM ENLARGED TO MEET BRAND REQUIREMENTS

GATE ADDED FOR PUBLIC/ PRIVATE SEPARATION PER ORIGINAL ENTITLEMENT PLANS

LANDSCAPE COURT FULLY DESIGNED PER EGRESS REQUIREMENTS FROM THE CALIFORNIA BUILDING CODE. OPEN SPACE REQUIREMENTS ARE STILL PER ENTITLEMENT

FOOTPRINT AT REAR OF BUILDING (NON STREET FACING) ADJUSTED TO ACCOMMODATE REQUIRED ADA ROOM

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-15 - LEVEL 4 & PROPOSED LEVEL 3

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COMPARISON PLANS • 12-19-2023

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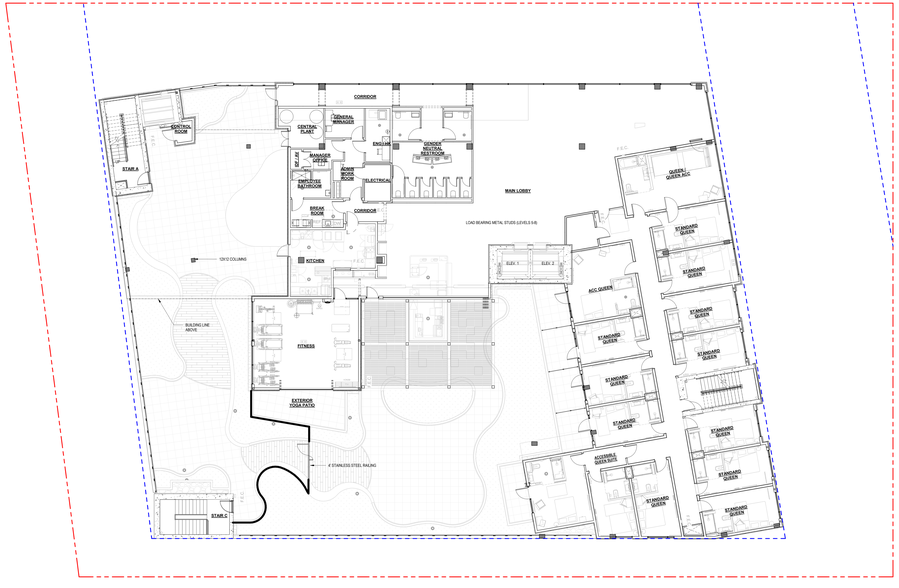

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-16 - LEVEL 4 & PROPOSED LEVEL 3

MOXY BY MARRIOTT
MENLO PARK, CA
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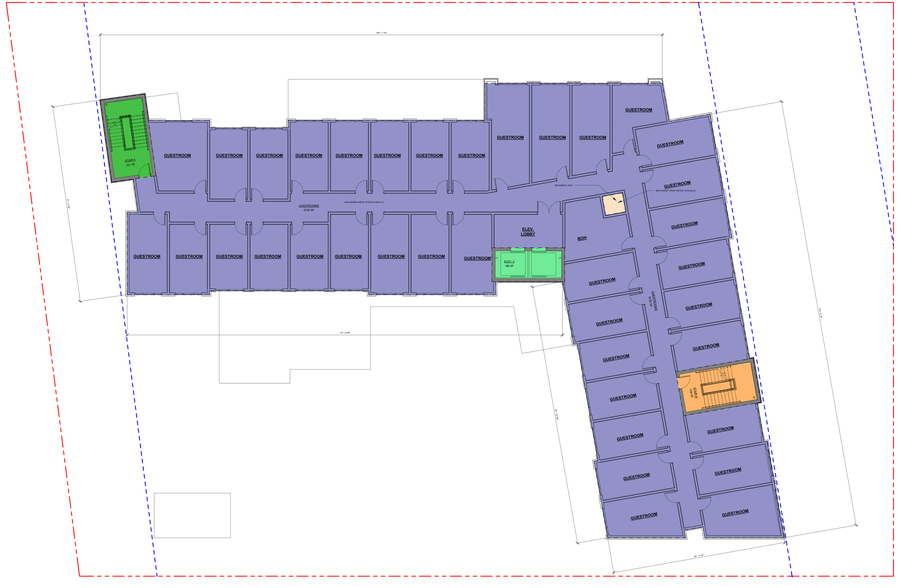
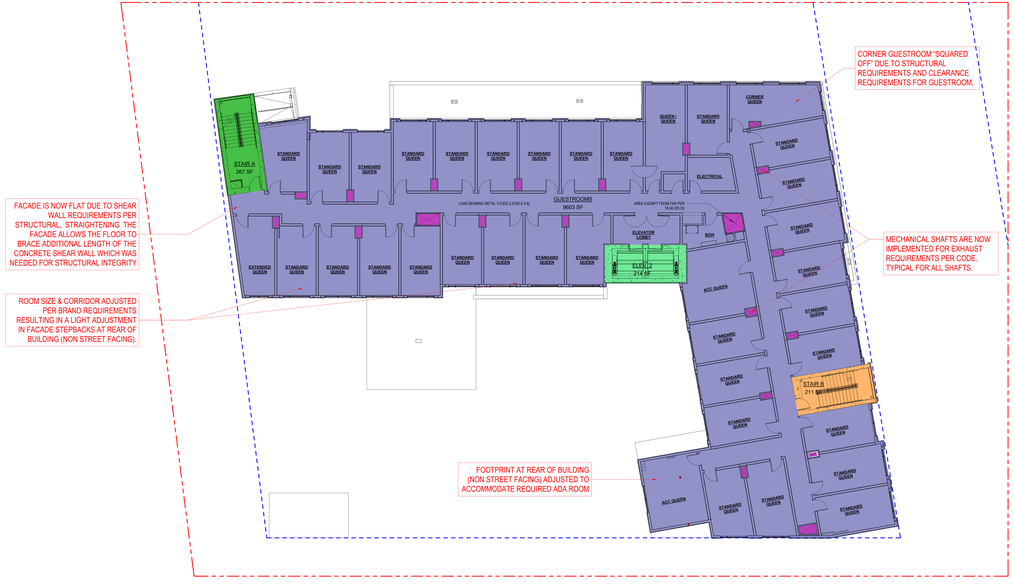


APPROVED AT PLANNING COMMISSION



PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-17 - LEVEL 5 & PROPOSED LEVEL 4

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PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-18 - LEVEL 5 & PROPOSED LEVEL 4

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PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-19 - LEVEL 6 & PROPOSED LEVEL 5

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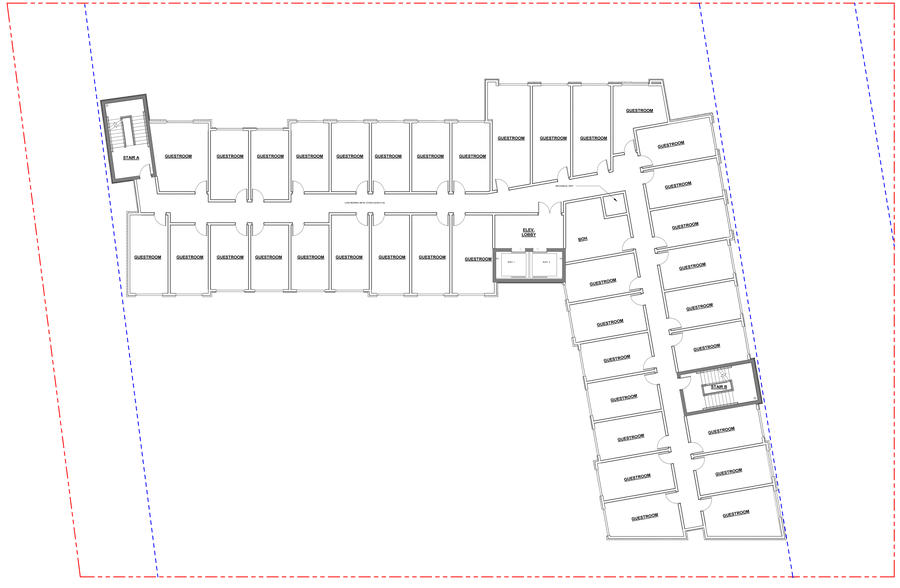

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-20 - LEVEL 6 & PROPOSED LEVEL 5

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PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-21 - LEVEL 7 & PROPOSED LEVEL 6

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APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-22 - LEVEL 7 & PROPOSED LEVEL 6

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APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-23 - LEVEL 8 & PROPOSED LEVEL 7

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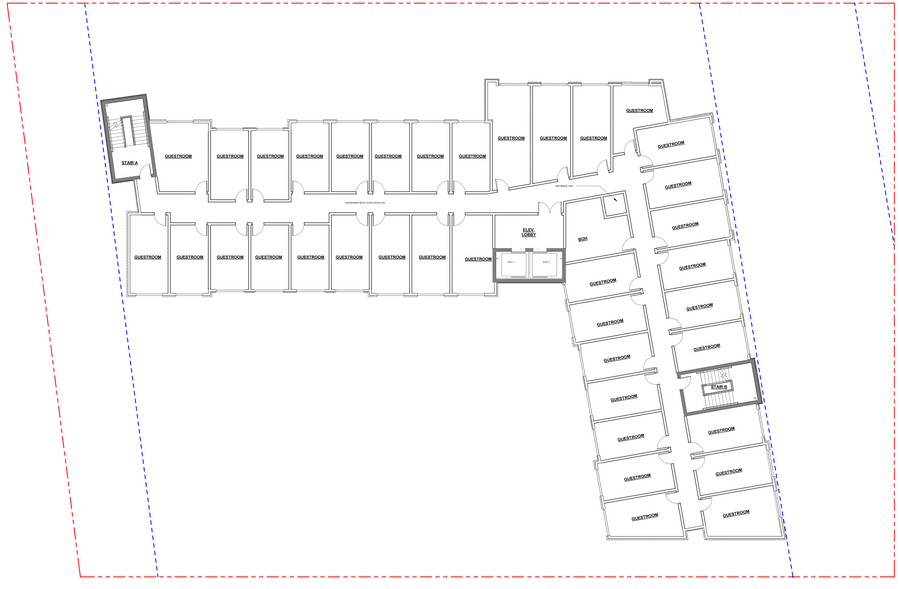

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-24 - LEVEL 8 & PROPOSED LEVEL 7

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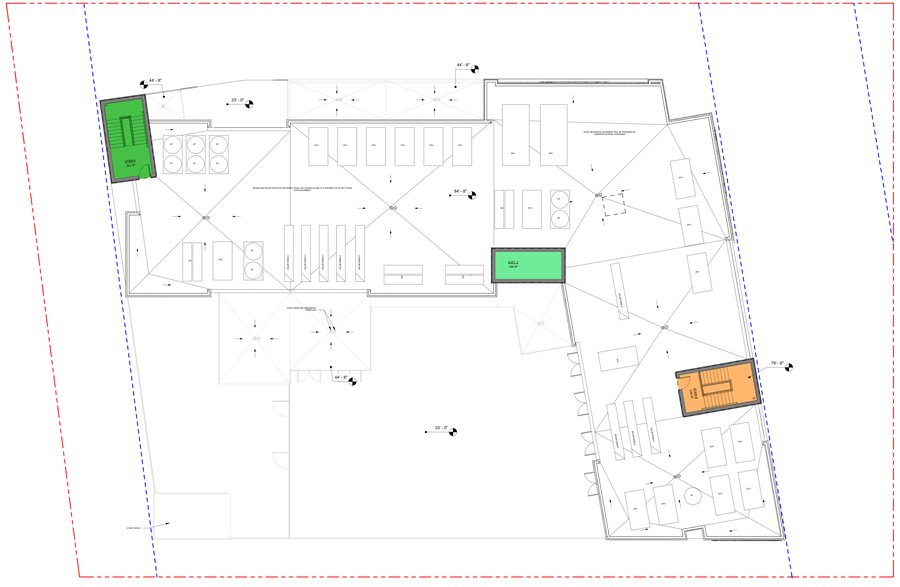

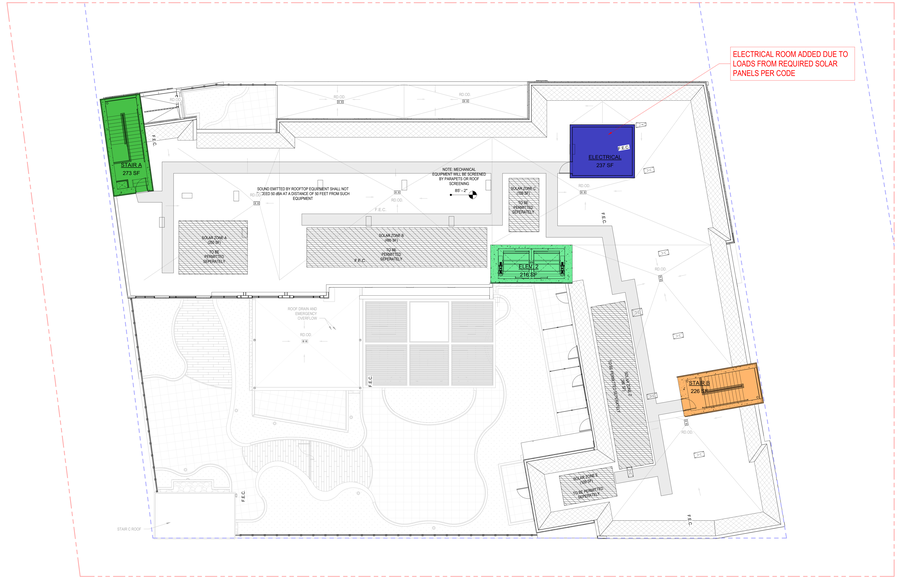

ROOF - FAR SF TABLE

Level	Name	Area
INCLUDED IN FAR		
ROOF	ELECTRICAL	237 SF
ROOF	ELEV. 2	216 SF
ROOF	STAIR A	254 SF
ROOF	STAIR B	226 SF
TOTAL SF		927 SF

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-25 - ROOF PLAN

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EXTERIOR FINISHES

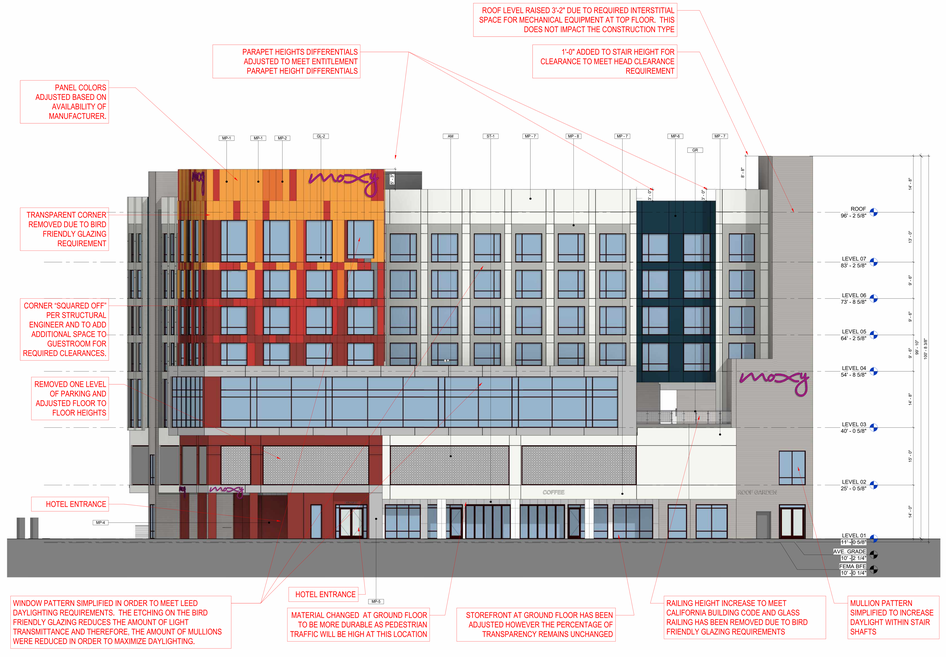
TAG	DESCRIPTION	MANUFACTURER	COLOR/ FINISH
DIVISION 06			
WD-1	WOOD PANELING	NICHIHA	TECHNO GRAY
DIVISION 07			
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH ENTR-VMP-VC
MP-1	COMPOSITE METAL PANEL	AMERICLAD	SILVERSMITH
MP-2	COMPOSITE METAL PANEL	AMERICLAD	NIGHT HORIZON
MP-3	COMPOSITE METAL PANEL	AMERICLAD	SILVER
PS-1	PARKING DECK SCREENING	KAYNEMALE	SILVER
SC-1	STEEL RAILING/CABLING	TBD	SILVER
DIVISION 08			
AM-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	TBD
GR-1	GLASS RAILING - FRITTED GLASS	TBD	TBD
DIVISION 09			
ST-1	STUCCO FIELD COLOR (SMOOTH TROWELED)	TBD	HIGH REFLECTIVE WHITE
ST-2	STUCCO ACCENT COLOR (SMOOTH TROWELED)	TBD	ENDLESS SEA

AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.55
SOUTH ELEVATION: +10.65
WEST ELEVATION: +9.55
NORTH ELEVATION: +10.35

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	FINISH / COLOR
DIVISION 04			
CMU	CONCRETE MASONRY UNIT	TBD	UNFINISHED
DIVISION 05			
AM	ARCHITECTURAL MESH	KAYNEMALE	SILVER
CR	CABLE RAILING	SEE SPECS	SEE SPECS
GR	CABLE NET RAILING	SEE SPECS	DARK BRONZE
DIVISION 07			
EIFS-1	EIFS - ACCENT COLOR	STO/TAERM GI	SMOOTH - SW 7757
EIFS-2	EIFS - ACCENT COLOR	STO/TAERM GI	SMOOTH - SW 7668
EIFS-3	EIFS - ACCENT COLOR	STO/TAERM GI	SMOOTH - SW 7069
GC-1	FIBER CEMENT SIDING	NICHIHA	VINTAGEWOOD - 16IH
MC-1	METAL COPING	SEE SPECS	SW 7626
MP-1	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 9085
MP-2	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6988
MP-3	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6989
MP-4	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7620
MP-5	COMPOSITE METAL PANEL	AMERICLAD	BRUSHED ALUMINUM
MP-6	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 9019
MP-7	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7757
MP-8	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7668
PC-1	PORCELAIN CONCRETE	PORCELANOSA	SCITTEA CALDA
DIVISION 08			
GL-1	GLAZING	VITRO	SOLARBAN 60 - CLEAR
GL-2	GLAZING	VITRO	SOLARBAN 60 - SOLARBLUE
SF-1	STOREFRONT SYSTEM	TIMA	SYNAR 500 - EXTRA DARK BRONZE
DIVISION 23			
LV-1	LOUVER	RUSKIN	PRE-FINISHED ALUMINUM - DARK BRONZE

AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.55
SOUTH ELEVATION: +10.65
WEST ELEVATION: +9.55
NORTH ELEVATION: +10.35



APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-26 - EAST (FRONT) ELEVATION

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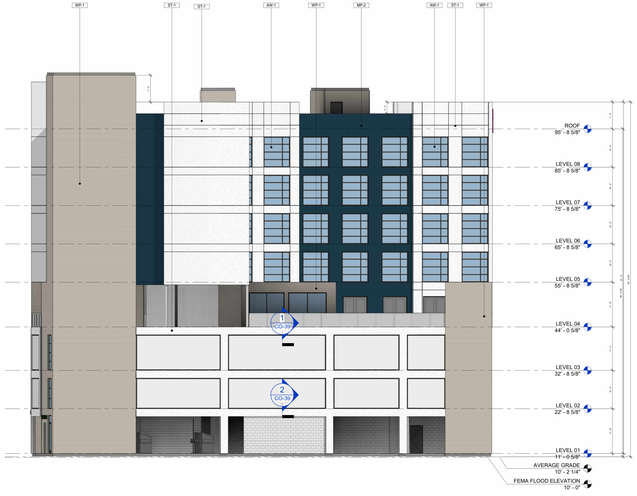

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/ FINISH
DIVISION 06			
WP-1	WOOD PANELING	NICHIHA	TECHNO GRAY
DIVISION 07			
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-1/MP-1/C
MP-1	COMPOSITE METAL PANEL	AMERICLAD	SILVERSMITH
MP-2	COMPOSITE METAL PANEL	AMERICLAD	NIGHT HORIZON
MP-3	COMPOSITE METAL PANEL	AMERICLAD	SILVER
PS-1	PARKING DECK SCREENING	KAYNEMALE	SILVER
SC-1	STEEL RAILING/CABLING	TBD	SILVER
DIVISION 08			
AM-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	TBD
GR-1	GLASS RAILING - FRITTED GLASS	TBD	TBD
DIVISION 09			
ST-1	STUCCO FIELD COLOR (SMOOTH TROWELED)	TBD	HIGH REFLECTIVE WHITE
ST-2	STUCCO ACCENT COLOR (SMOOTH TROWELED)	TBD	ENDLESS SEA

AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.55
SOUTH ELEVATION: +10.65
WEST ELEVATION: +9.55
NORTH ELEVATION: +10.35

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	FINISH / COLOR
DIVISION 04			
CMU	CONCRETE MASONRY UNIT	TBD	UNFINISHED
DIVISION 05			
AM	ARCHITECTURAL MESH	KAYNEMALE	SILVER
CR	CABLE RAILING	SEE SPECS	SEE SPECS
DR	CABLE NET RAILING	SEE SPECS	DARK BRONZE
DIVISION 07			
EIFS-1	EIFS - ACCENT COLOR	STO/TAERM GI	SMOOTH - SW 7757
EIFS-2	EIFS - ACCENT COLOR	STO/TAERM GI	SMOOTH - SW 7668
EIFS-3	EIFS - ACCENT COLOR	STO/TAERM GI	SMOOTH - SW 7674
LG-1	FIBER CEMENT SIDING	NICHIHA	VINTAGEWOOD - 16FH
MC-1	METAL COPING	SEE SPECS	SW 7626
MP-1	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6990
MP-2	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6988
MP-3	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6989
MP-4	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7620
MP-5	COMPOSITE METAL PANEL	AMERICLAD	BRUSHED ALUMINUM
MP-6	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 9119
MP-7	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7757
MP-8	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7658
ST-1	PORCELAIN CONCRETE	PORCELANOSA	SCITTEA CALZA
DIVISION 08			
GL-1	GLAZING	VITRO	SOLARBAN 60 - CLEAR
GL-2	GLAZING	VITRO	SOLARBAN 60 - SOLARBLUE
SF-1	STOREFRONT SYSTEM	TIMA	KYNAR 500 - EXTRA DARK BRONZE
DIVISION 23			
LV-1	LOUVER	RUSKIN	PRE-FINISHED ALUMINUM - DARK BRONZE

AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.55
SOUTH ELEVATION: +10.65
WEST ELEVATION: +9.55
NORTH ELEVATION: +10.35

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-27 - NORTH (LEFT) ELEVATION

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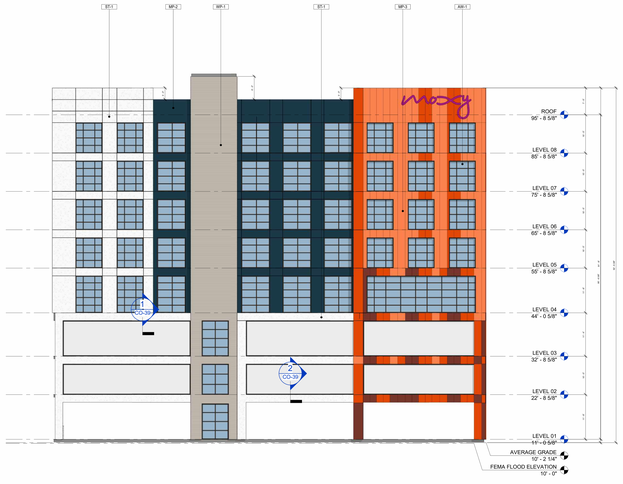

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/ FINISH
DIVISION 06			
WP-1	WOOD PANELING	NICHIHA	TECHNO GRAY
DIVISION 07			
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH SW7674 MP-1/C
MP-1	COMPOSITE METAL PANEL	AMERICLAD	SILVERSMITH
MP-2	COMPOSITE METAL PANEL	AMERICLAD	NIGHT HORIZON
MP-3	COMPOSITE METAL PANEL	AMERICLAD	SILVER
PS-1	PARKING DECK SCREENING	KAYNEMALE	SILVER
SC-1	STEEL RAILING/CABLING	TBD	SILVER
DIVISION 08			
AW-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	TBD
GR-1	GLASS RAILING - FRITTED GLASS	TBD	TBD
DIVISION 09			
ST-1	STUCCO FIELD COLOR (SMOOTH TROWELED)	TBD	HIGH REFLECTIVE WHITE
ST-2	STUCCO ACCENT COLOR (SMOOTH TROWELED)	TBD	ENDLESS SEA

AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.55
SOUTH ELEVATION: +10.35
WEST ELEVATION: +9.55
NORTH ELEVATION: +10.35

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	FINISH / COLOR
DIVISION 04			
CMU	CONCRETE MASONRY UNIT	TBD	UNFINISHED
DIVISION 05			
AM	ARCHITECTURAL MESH	KAYNEMALE	SILVER
CR	CABLE RAILING	SEE SPECS	SEE SPECS
GR	CABLE NET RAILING	SEE SPECS	DARK BRONZE
DIVISION 07			
EIFS-1	EIFS - ACCENT COLOR	STO/TAERM-D	SMOOTH - SW 7757
EIFS-2	EIFS - ACCENT COLOR	STO/TAERM-D	SMOOTH - SW 7668
EIFS-3	EIFS - ACCENT COLOR	STO/TAERM-D	SMOOTH - SW 7674
LG-1	FIBER CEMENT SIDING	NICHIHA	SMOOTH/WOOD GRAIN
MC-1	METAL COPING	SEE SPECS	SW 7626
MP-1	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6990
MP-2	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6988
MP-3	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6989
MP-4	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7620
MP-5	COMPOSITE METAL PANEL	AMERICLAD	BRUSHED ALUMINUM
MP-6	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 9119
MP-7	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7757
MP-8	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7668
ST-1	PORCELAIN CONCRETE	PORCELANOSA	BOTTEGA CALDA
DIVISION 08			
GL-1	GLAZING	VITRO	SOLARBAN 60 - CLEAR
GL-2	GLAZING	VITRO	SOLARBAN 60 - SOLARBLUE
GR-2	GR2/FRONT SYSTEM	TRA	SYNAR 500 - EXTRA DARK BRONZE
DIVISION 23			
LV-1	LOUVER	RUSKIN	PRE-FINISHED ALUMINUM - DARK BRONZE

AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.55
SOUTH ELEVATION: +10.35
WEST ELEVATION: +9.55
NORTH ELEVATION: +10.35

PANEL COLORS ADJUSTED BASED ON AVAILABILITY OF MANUFACTURER

CORNER "SQUARED OFF" PER STRUCTURAL ENGINEER AND TO ADD ADDITIONAL SPACE TO QUESTROOM FOR REQUIRED CLEARANCES.

TRANSPARENT CORNER REMOVED DUE TO BIRD FRIENDLY GLAZING REQUIREMENT

WINDOW PATTERN SIMPLIFIED IN ORDER TO MEET LEED DAYLIGHTING REQUIREMENTS. THE ETCHING ON THE BIRD FRIENDLY GLAZING REDUCES THE AMOUNT OF LIGHT TRANSMITTANCE AND THEREFORE, THE AMOUNT OF MULLIONS WERE REDUCED IN ORDER TO MAXIMIZE DAYLIGHTING.

AREA AT LEVEL 1 ADJUSTED IN THIS LOCATION DUE TO THE RELOCATION OF ELECTRICAL ROOMS

ADDITIONAL COLUMN ADDED PER STRUCTURAL REQUIREMENTS

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-28 - SOUTH (RIGHT) ELEVATION

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EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/ FINISH
DIVISION 06			
WP-1	WOOD PANELING	NICHIHA	TECHNO GRAY
DIVISION 07			
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH EIFS-1/MP-1/C
MP-1	COMPOSITE METAL PANEL	AMERICLAD	SILVERSMITH
MP-2	COMPOSITE METAL PANEL	AMERICLAD	NIGHT HORIZON
MP-3	COMPOSITE METAL PANEL	AMERICLAD	SILVER
PS-1	PARKING DECK SCREENING	KAYNEMALE	SILVER
SC-1	STEEL RAILING/CABLING	TBD	SILVER
DIVISION 08			
GR-1	ALUMINUM WINDOW/ GLASS RAILING - FRITTED GLASS	SEE SPECIFICATIONS	TBD/ TBD
DIVISION 09			
ST-1	STUCCO FIELD COLOR (SMOOTH TROWELED)	TBD	HIGH REFLECTIVE WHITE
ST-2	STUCCO ACCENT COLOR (SMOOTH TROWELED)	TBD	ENDLESS SEA

AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.55
SOUTH ELEVATION: +10.00
WEST ELEVATION: +9.325
NORTH ELEVATION: +10.35

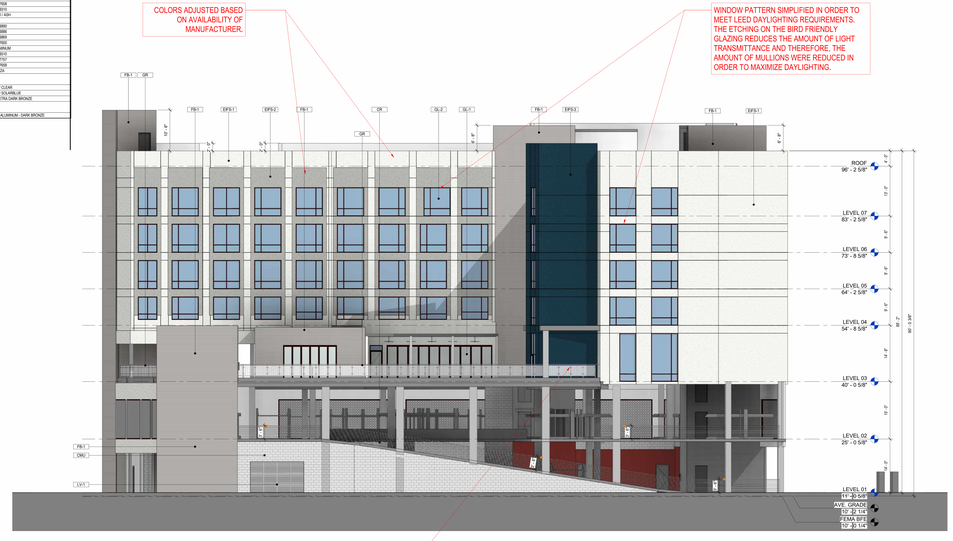
EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	FINISH / COLOR
DIVISION 04			
CMU	CONCRETE MASONRY UNIT	TBD	UNFINISHED
DIVISION 05			
AM	ARCHITECTURAL MESH	KAYNEMALE	SILVER
CR	CABLE RAILING	SEE SPECS	SEE SPECS
DR	CABLE NET RAILING	SEE SPECS	DARK BRONZE
DIVISION 07			
EIFS-1	EIFS - ACCENT COLOR	STO/TAERM D	SMOOTH - SW 7757
EIFS-2	EIFS - ACCENT COLOR	STO/TAERM D	SMOOTH - SW 7668
EIFS-3	EIFS - ACCENT COLOR	STO/TAERM D	SMOOTH - SW 7008
MC-1	FIBER CEMENT SIDING	NICHIHA	VINTAGEWOOD - 16IH
MC-1	METAL COPING	SEE SPECS	SW 7626
MP-1	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6990
MP-2	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6988
MP-3	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 6989
MP-4	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7620
MP-5	COMPOSITE METAL PANEL	AMERICLAD	BRUSHED ALUMINUM
MP-6	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 9119
MP-7	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7757
MP-8	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH - SW 7668
ST-1	PORCELAIN CONCRETE	PORCELANOSA	BOTTEGA CALDA
DIVISION 08			
GL-1	GLAZING	VITRO	SOLARBAN 60 - CLEAR
GL-2	GLAZING	VITRO	SOLARBAN 60 - SOLARBLUE
GR-2	SKYLIGHT SYSTEM	TRA	SYNAR 500 - EXTRA DARK BRONZE
DIVISION 23			
LV-1	LOUVER	RUSKIN	PRE-FINISHED ALUMINUM - DARK BRONZE

AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.55
SOUTH ELEVATION: +10.00
WEST ELEVATION: +9.325
NORTH ELEVATION: +10.35

COLORS ADJUSTED BASED ON AVAILABILITY OF MANUFACTURER.

WINDOW PATTERN SIMPLIFIED IN ORDER TO MEET LEED DAYLIGHTING REQUIREMENTS. THE ETCHING ON THE BIRD FRIENDLY GLAZING REDUCES THE AMOUNT OF LIGHT TRANSMITTANCE AND THEREFORE, THE AMOUNT OF MULLIONS WERE REDUCED IN ORDER TO MAXIMIZE DAYLIGHTING.



RAILING HEIGHT INCREASE TO MEET CALIFORNIA BUILDING CODE AND GLASS RAILING HAS BEEN REMOVED DUE TO BIRD FRIENDLY GLAZING REQUIREMENTS

1. COLORS ADJUSTED BASED ON AVAILABILITY OF MANUFACTURER.
2. WINDOW PATTERN CHANGES MADE TO MEET ENERGY CODE REQUIREMENTS. THE ETCHING FROM THE CODE REQUIRED BIRD FRIENDLY GLAZING REDUCES THE AMOUNT OF LIGHT TRANSMITTANCE AND THEREFORE, THE AMOUNT OF MULLIONS WERE REDUCED. MULTIPLE MULLION PATTERNS THEN THE 1Y1 IS NOT IN CODE COMPLIANCE. THIS IS PART OF PROVIDING MORE NATURAL LIGHT REQUIRED FOR LEED.

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-29 - WEST (REAR) ELEVATION

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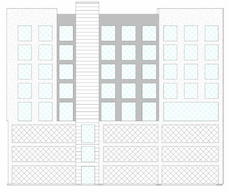
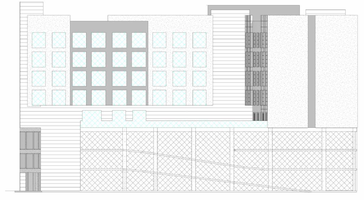
MATERIAL CALCULTATION LEGEND



SOUTH ELEVATION (SIDE)

STUCCO		
	2818 SF	27%
METAL PANEL		
	1045 SF	10%
WOOD PANELING		
	962 SF	10%
OPENING (GLAZING)		
	2955 SF	29%
OPENING (NON-GLAZED)		
	2469 SF	24%
TOTAL	10,250 SF	100%



WEST ELEVATION (REAR)

STUCCO		
	4124 SF	28%
METAL PANEL		
	1267 SF	10%
WOOD PANELING		
	2834 SF	19%
OPENING (GLAZING)		
	2557 SF	17%
OPENING (NON-GLAZED)		
	3640 SF	26%
TOTAL	14,822 SF	100%

APPROVED AT PLANNING COMMISSION

MATERIAL CALCULATION LEGEND

SOUTH ELEVATION (SIDE)

STUCCO		
	0 SF PREVIOUSLY 2,818 SF	0%
METAL PANEL		
	4,597 SF PREVIOUSLY 1,045 SF	42%
WOOD PANELING		
	889 SF PREVIOUSLY 962 SF	8%
OPENING (GLAZING)		
	3,189 SF PREVIOUSLY 2,955 SF	30%
OPENING (NON-GLAZED)		
	2,153 SF PREVIOUSLY 2,469 SF	20%
TOTAL	10,744 SF	100%

WEST ELEVATION (REAR)

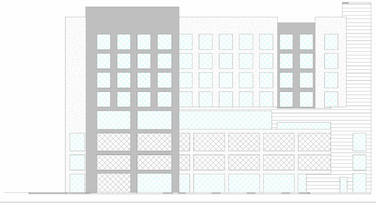
STUCCO		
	6,546 SF PREVIOUSLY 4,124 SF	47%
METAL PANEL		
	0 SF PREVIOUSLY 1,267 SF	0%
WOOD PANELING		
	1,757 SF PREVIOUSLY 2,834 SF	12%
OPENING (GLAZING)		
	2,594 SF PREVIOUSLY 2,557 SF	19%
OPENING (NON-GLAZED)		
	3,028 SF PREVIOUSLY 3,640 SF	22%
TOTAL	13,925 SF	100%

PROPOSED AT BUILDING PERMIT SUBMITTAL

MATERIAL CALCULTATION LEGEND

NORTH ELEVATION (SIDE)

STUCCO		
	2692 SF	25%
METAL PANEL		
	1058 SF	10%
WOOD PANELING		
	3033 SF	28%
OPENING (GLAZING)		
	1901 SF	18%
OPENING (NON-GLAZED)		
	2027 SF	19%
TOTAL	10,711 SF	100%



EAST ELEVATION (FRONT)

STUCCO		
	3312 SF	22%
METAL PANEL		
	2923 SF	19%
WOOD PANELING		
	1988 SF	13%
OPENING (GLAZING)		
	4790 SF	32%
OPENING (NON-GLAZED)		
	2023 SF	14%
TOTAL	14,837 SF	100%

0' 10' 20' 40' 80'

CO-30 - MATERIAL CALCULATION

MATERIAL CALCULATION LEGEND

NORTH ELEVATION (SIDE)

STUCCO		
	4,139 SF PREVIOUSLY 2,692 SF	41%
METAL PANEL		
	0 SF PREVIOUSLY 1,058 SF	0%
WOOD PANELING		
	3,384 SF PREVIOUSLY 3,033 SF	33%
OPENING (GLAZING)		
	1,136 SF PREVIOUSLY 1,901 SF	11%
OPENING (NON-GLAZED)		
	1,491 SF PREVIOUSLY 2,027 SF	15%
TOTAL	10,139 SF	100%

EAST ELEVATION (FRONT)

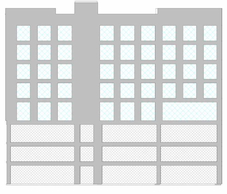
STONE PREVIOUSLY STUCCO		
	212 SF PREVIOUSLY 3,312 SF	1%
METAL PANEL		
	6,469 SF PREVIOUSLY 2,923 SF	46%
WOOD PANELING		
	1,414 SF PREVIOUSLY 1,988 SF	10%
OPENING (GLAZING)		
	5,030 SF PREVIOUSLY 4,790 SF	36%
OPENING (NON-GLAZED)		
	1,058 SF PREVIOUSLY 2,023 SF	7%
TOTAL	13,869 SF	100%

0' 4' 8' 16' 32'

APPROVED AT PLANNING COMMISSION

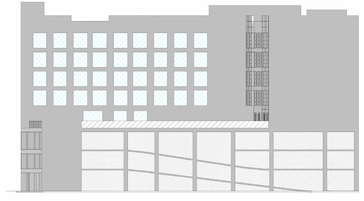
PROPOSED AT BUILDING PERMIT SUBMITTAL

OPAQUE/TRANSPARENCY CALCULTATION



SOUTH ELEVATION (SIDE)

TRANSPARENT (BIRD FRIENDLY)		
	2,769 SF	27%
FRITTED GLASS		
	N/A	N/A
GARAGE SCREENING		
	2,655	26%
OPAQUE		
	4824 SF	47%
TOTAL	10298 SF	100%

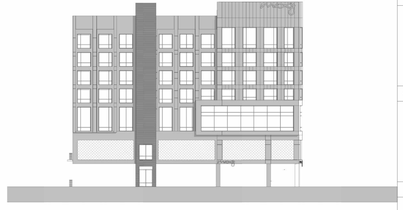


WEST ELEVATION (REAR)

TRANSPARENT (BIRD FRIENDLY)		
	2,199 SF	14%
FRITTED GLASS		
	358 SF	2%
GARAGE SCREENING		
	3,940 SF	25%
OPAQUE		
	9,148 SF	59%
TOTAL	15645 SF	100%

APPROVED AT PLANNING COMMISSION

OPAQUE/TRANSPARENCY CALCULTATION



SOUTH ELEVATION (SIDE)

TRANSPARENT (BIRD FRIENDLY)		
	3,160 SF PREVIOUS 2,769 SF	35%
FRITTED GLASS		
	N/A UNCHANGED	N/A
GARAGE SCREENING		
	975 SF PREVIOUS 2,655 SF	10%
OPAQUE		
	5,392 SF PREVIOUS 4,824 SF	57%
TOTAL	9,531 SF	100%

WEST ELEVATION (REAR)

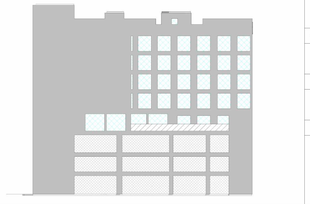
TRANSPARENT (BIRD FRIENDLY)		
	2,594 SF PREVIOUS 2,199 SF	22%
FRITTED GLASS		
	0 SF PREVIOUSLY 358 SF	0%
GARAGE SCREENING		
	0 SF PREVIOUSLY 3,940 SF	0%
OPAQUE		
	8,297 SF PREVIOUSLY 9,148 SF	78%
TOTAL	10,891 SF	100%

0' 4' 8' 16' 32'

PROPOSED AT BUILDING PERMIT SUBMITTAL

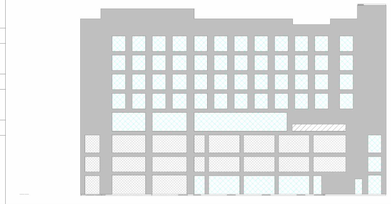
APPROVED AT PLANNING COMMISSION

OPAQUE/TRANSPARENCY CALCULTATION



NORTH ELEVATION (SIDE)

TRANSPARENT (BIRD FRIENDLY)		
	1,772 SF	16%
FRITTED GLASS		
	188 SF	2%
GARAGE SCREENING		
	1,993 SF	19%
OPAQUE		
	6,812 SF	63%
TOTAL	10,765 SF	100%



EAST ELEVATION (FRONT)

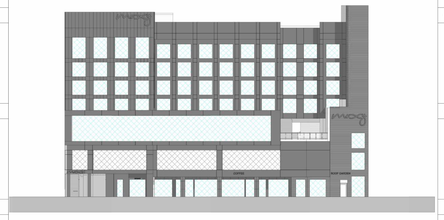
TRANSPARENT (BIRD FRIENDLY)		
	4,375 SF	29%
FRITTED GLASS		
	103 SF	1%
GARAGE SCREENING		
	2,412 SF	16%
OPAQUE		
	8,123 SF	54%
TOTAL	15,014 SF	100%

PROPOSED AT BUILDING PERMIT SUBMITTAL

OPAQUE/TRANSPARENCY CALCULTATION

NORTH ELEVATION (SIDE)

TRANSPARENT (BIRD FRIENDLY)		
	1,136 SF PREVIOUS 1,772 SF	12%
FRITTED GLASS		
	0 SF PREVIOUS 188 SF	0%
GARAGE SCREENING		
	741 SF PREVIOUS 1,993 SF	8%
OPAQUE		
	7,512 SF PREVIOUS 6,812 SF	80%
TOTAL	9,389 SF	100%



EAST ELEVATION (FRONT)

TRANSPARENT (BIRD FRIENDLY)		
	5,000 SF PREVIOUSLY 4,375 SF	36%
FRITTED GLASS		
	0 SF PREVIOUSLY 103 SF	0%
GARAGE SCREENING		
	1,006 SF PREVIOUSLY 2,412 SF	7%
OPAQUE		
	7,873 SF PREVIOUSLY 8,123 SF	57%
TOTAL	13,889 SF	100%

0' 4' 8' 16' 32'

OPAQUE/TRANSPARENCY CALCULTATION - GROUND LEVEL

TOTAL WINDOW AREA = 813 SF
TOTAL WALL AREA TO STRUCTURE = 1,616 SF

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	COLOR/ FINISH
DIVISION 06			
WP-1	WOOD PANELING	NICHIHA	TECHNO GRAY
DIVISION 07			
MC-1	METAL COPING	SEE SPECIFICATIONS	MATCH (SF5-1/MP-1/C-1)
MP-1	COMPOSITE METAL PANEL	AMERICLAD	BLUEBERRY
MP-2	COMPOSITE METAL PANEL	AMERICLAD	MIDNIGHT HORIZON
MP-3	COMPOSITE METAL PANEL	AMERICLAD	VANILLA
PG-2	PARKING DECK SCREENING	KAYNEMALE	SILVER
SC-1	STEEL RAILING/CABLING	TBD	SILVER
DIVISION 08			
GW-1	ALUMINUM WINDOW	SEE SPECIFICATIONS	TBD
GW-1	GLASS RAILING - FRITTED GLASS	TBD	TBD
DIVISION 09			
ST-1	STUCCO FIELD COLOR (SMOOTH TROWELED)	TBD	HIGH REFLECTIVE WHITE
ST-2	STUCCO ACCENT COLOR (SMOOTH TROWELED)	TBD	ENDLESS SEA

AREA OF INTEREST	5268 SF	100%
STUCCO (ST-1)	839 SF	16%
COMPOSITE METAL PANEL (MP-1)	635 SF	12%
WOOD PANELING (WP-1)	596 SF	11%
GLAZING	3198 SF	61%

EAST ELEVATION (FRONT)

TRANSPARENT		
	813 SF	50%
TOTAL WALL AREA TO STRUCTURE		
	1,616 SF	

OPAQUE/TRANSPARENCY CALCULATION - GROUND LEVEL

TOTAL WINDOW AREA = 811 SF
TOTAL WALL AREA TO STRUCTURE = 1,611 SF

PREVIOUS TOTAL WINDOW AREA = 813 SF
PREVIOUS TOTAL WALL AREA TO STRUCTURE = 1,616 SF

EXTERIOR FINISHES

TAG	DESCRIPTION	MANUFACTURER	FINISH / COLOR
DIVISION 04			
CMU	CONCRETE MASONRY UNIT	TBD	UNFINISHED
DIVISION 05			
MM	ARCHITECTURAL MESH	KAYNEMALE	SILVER
CR	CABLE RAILING	SEE SPEC'S	SEE SPEC'S
DR	CABLE NET RAILING	SEE SPEC'S	DARK BRONZE
DIVISION 07			
SF5-1	EIFS - ACCENT COLOR	STO/HERM CI	SMOOTH / SW 7757
SF5-2	EIFS - ACCENT COLOR	STO/HERM CI	SMOOTH / SW 7658
SF5-3	EIFS - ACCENT COLOR	STO/HERM CI	SMOOTH / SW 6015
FB-1	FIBER CEMENT SIDING	NICHIHA	VINTAGEWOOD - ASH
MC-1	METAL COPING	SEE SPEC'S	SEE SPEC'S
MP-1	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH / SW 6992
MP-2	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH / SW 6986
MP-3	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH / SW 6993
MP-4	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH / SW 7680
MP-5	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH / SW 6258
MP-6	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH / SW 6015
MP-7	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH / SW 7757
MP-8	COMPOSITE METAL PANEL	AMERICLAD	SMOOTH / SW 7658
SF-1	PORCELAIN CONCRETE	PORCELANOSA	BOTTEGA CALIZA
DIVISION 08			
GL-1	GLAZING	VITRO	SOLARBAN 90 - CLEAR
GL-2	GLAZING	VITRO	SOLARBAN 60 - STL-ARBLUE
SF-2	STOREFRONT SYSTEM	TBA	KYNAR 500 - EXTRA DARK BRONZE
DIVISION 23			
LV-1	LOUVER	RUSKIN	PRE-FINISHED ALUMINUM - DARK BRONZE

AREA OF INTEREST	1,429 SF	100%
STONE (ST-1)	211 SF	15%
COMPOSITE METAL PANEL (MP-1)	202 SF	12%
WOOD PANELING (WP-1)	205 SF	11%
GLAZING	811 SF	61%

EAST ELEVATION (FRONT)

TRANSPARENT		
	811 SF	56%
TOTAL WALL AREA TO STRUCTURE		
	1,611 SF	

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-34 - GROUND FLOOR GLAZING DIAGRAM

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EN-35 - HARDSCAPE / LANDSCAPE DIAGRAM - LEVEL 01

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EN-36 - OPEN SPACES DIAGRAM - LEVEL 04 AND PROPOSED LEVEL 03

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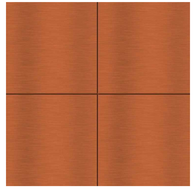
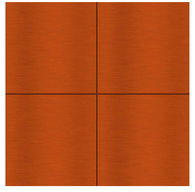
GLASS RAILING
MANUFACTURER: AQUAVIEW
COLOR: SILVER

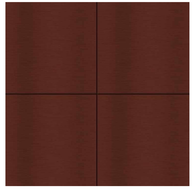
WP-1 WOOD PANELING
NICHIHA SIDING
TECHNO GRAY



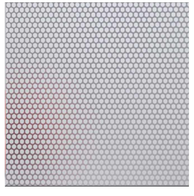
MP-3 AMERICLAD METAL PANEL
OSAGE ORANGE
PANTONE: 150C



MP-3 AMERICLAD METAL PANEL
INVIGORATE
PANTONE: 158C



MP-3 AMERICLAD METAL PANEL
BOLERO



FRITTED GLASS AT GLASS
RAILING

PARKING GARAGE SCREEN
MANUFACTURER: KAYNEMAILE
COLOR: SILVER

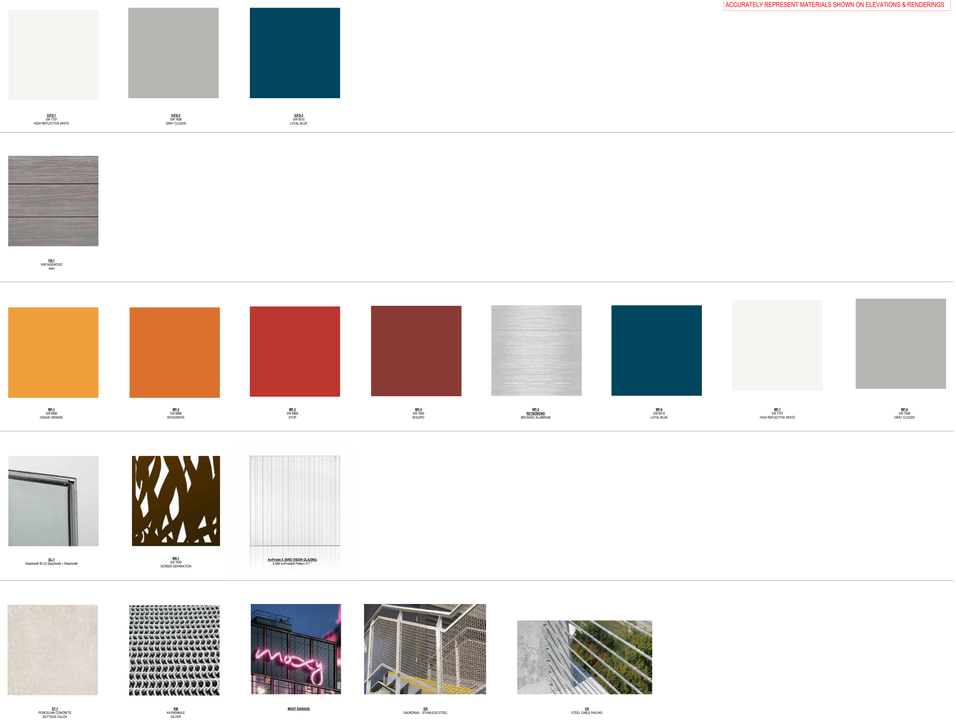
ST-1 STUCCO FIELD
COLOR: HIGH REFLECTIVE WHITE

EIFS
SW 9150 - ENDLESS SEA

MC-1 METAL COPING

APPROVED AT PLANNING COMMISSION

*CUT SHEETS HAVE BEEN UPDATED PER MANUFACTURER AVAILABILITY AND TO ACCURATELY REPRESENT MATERIALS SHOWN ON ELEVATIONS & RENDERINGS



PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-37 - MATERIAL BOARD

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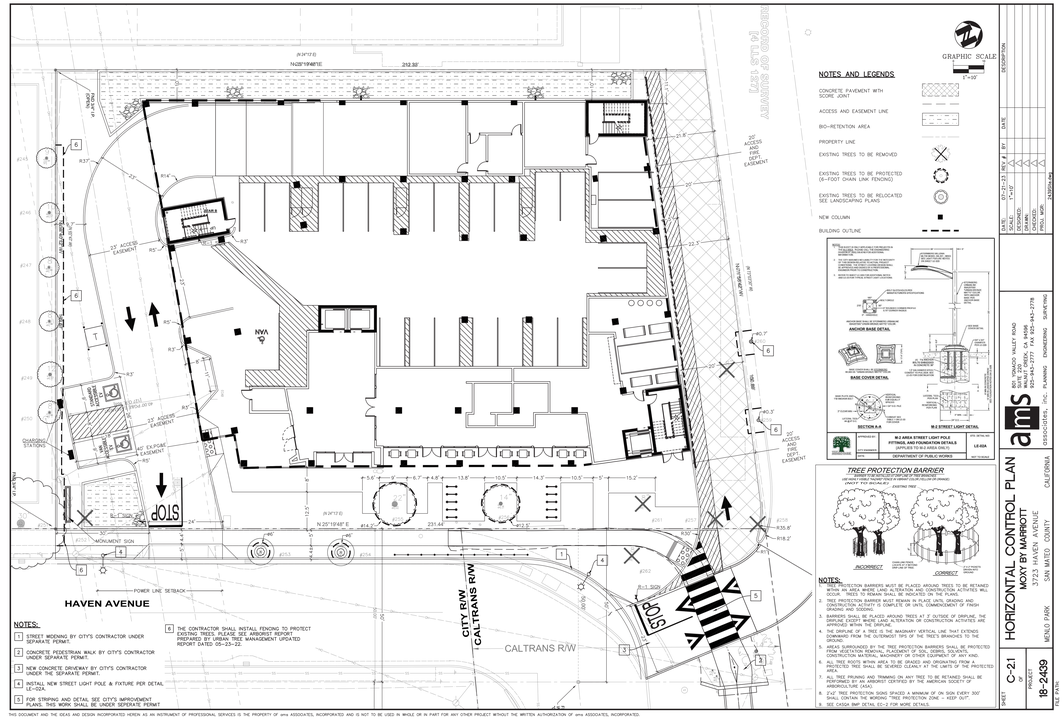

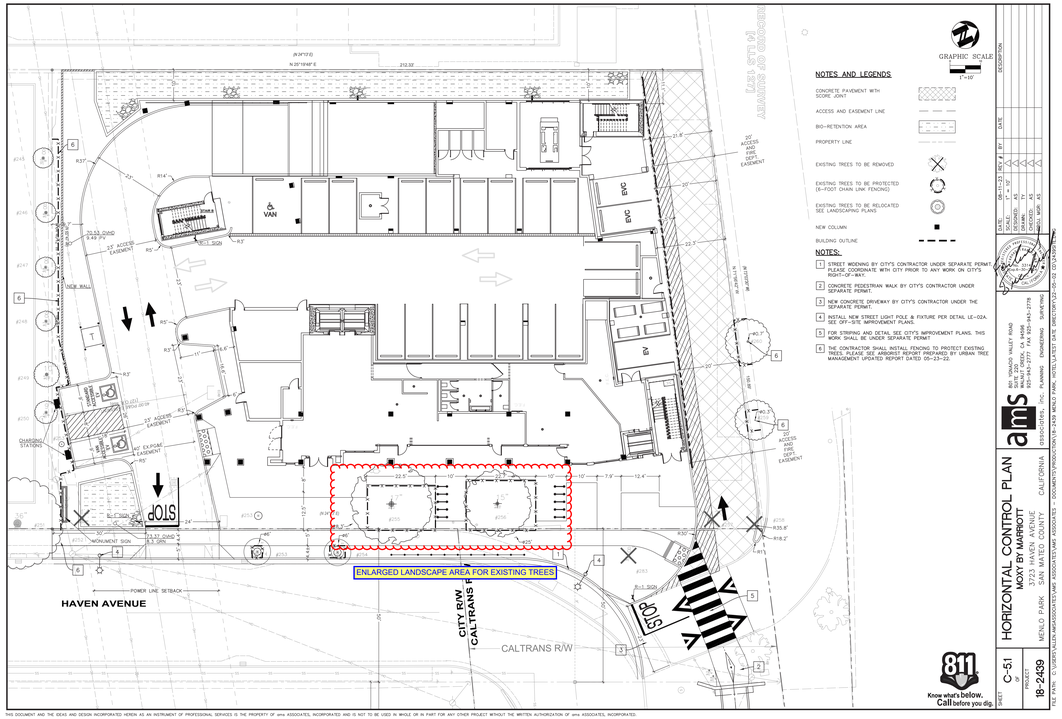

APPROVED AT PLANNING COMMISSION

PROPOSED AT BUILDING PERMIT SUBMITTAL

EN-39- HORIZONTAL CONTROL PLAN

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COMPARISON PLANS • 12-19-2023

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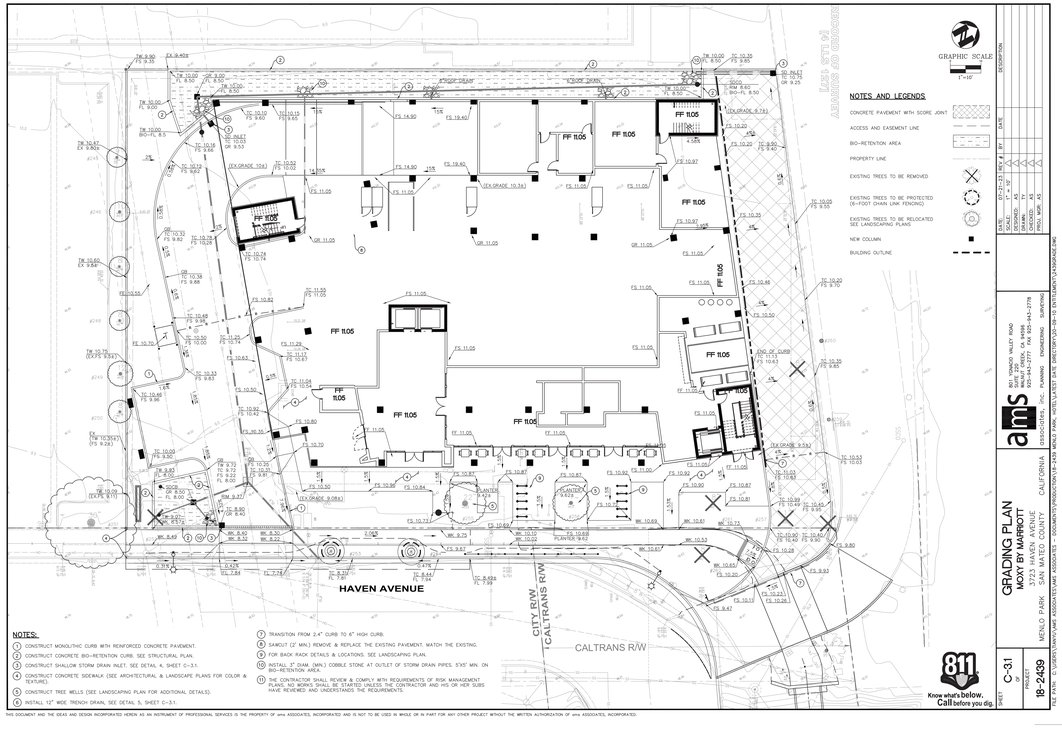

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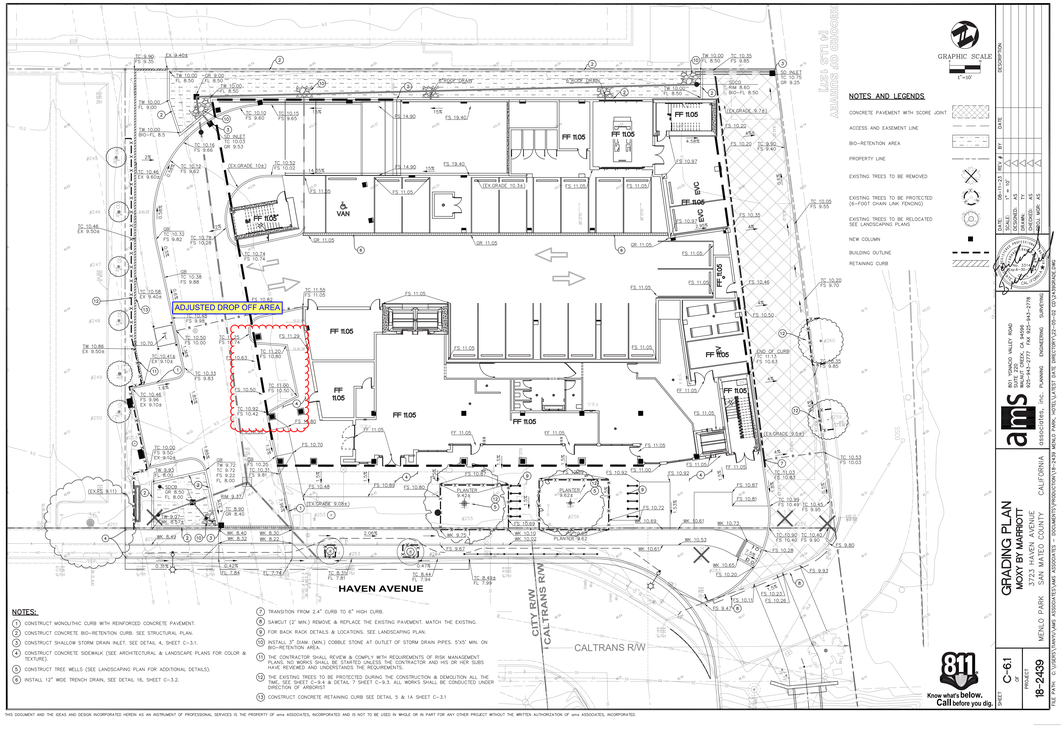

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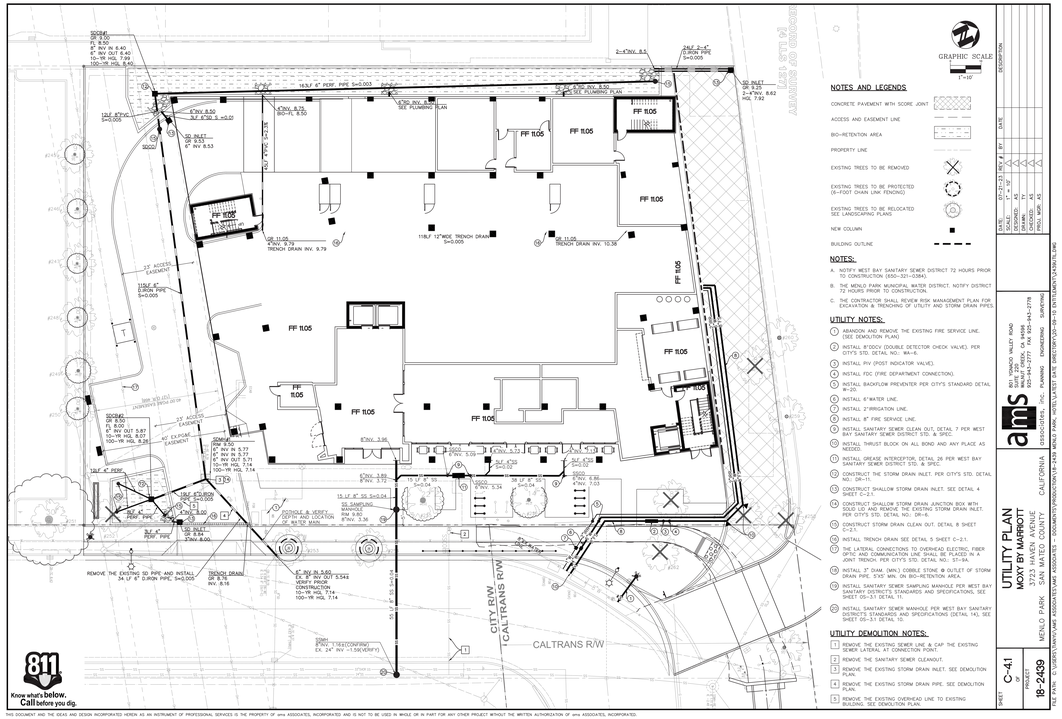

NOTES AND LEGENDS

CONCRETE PAVEMENT WITH SCORE JOINT

ACCESS AND EASEMENT LINE

BIO-RETENTION AREA

PROPERTY LINE

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE PROTECTED (6'-FOOT CHAIN LINK FENCING)

EXISTING TREES TO BE RELOCATED SEE LANDSCAPING PLANS

NEW COLUMN

BUILDING OUTLINE

RETAINING CURB

NOTES:

A. NOTIFY WEST BAY SANITARY SEWER DISTRICT 72 HOURS PRIOR TO CONSTRUCTION (650-321-0384).

B. THE MENLO PARK MUNICIPAL WATER DISTRICT. NOTIFY DISTRICT 72 HOURS PRIOR TO CONSTRUCTION.

C. THE CONTRACTOR SHALL REVIEW RISK MANAGEMENT PLAN FOR EXCAVATION & TRENCHING OF UTILITY AND STORM DRAIN PIPES.

D. IF THE SITE WILL RECEIVE FUTURE RECYCLED WATER FROM MENLO PARK MUNICIPAL WATER, THE CONTRACTOR SHALL MAINTAIN A MIN 4' HORIZONTAL CLEARANCE FROM POTABLE WATER LATERALS AND MAINS. ALL FUTURE RECYCLED WATER COMPONENTS (PIPES, METER BOXES, VALVES, ETC.) SHALL BE PURPLE.

UTILITY NOTES:

1. ABANDON AND REMOVE THE EXISTING FIRE SERVICE LINE. (SEE DEMOLITION PLAN)
2. INSTALL 8" RPDA BACKFLOW DEVICE, PER CITY'S STD. DETAIL NO.: WA-8.
3. INSTALL PIV (POST INDICATOR VALVE).
4. INSTALL FDC (FIRE DEPARTMENT CONNECTION).
5. INSTALL RP BACKFLOW DEVICE PER CITY'S STANDARD DETAIL W-20. SEE BACKFLOW DEVICE INSTALLATION GUIDELINE
6. INSTALL 4" WATER METER WITH 6" WATER SERVICE.
7. INSTALL 1" IRRIGATION METER WITH 2" WATER SERVICE.
8. INSTALL 8" FIRE SERVICE LINE.
9. INSTALL SANITARY SEWER CLEAN OUT, DETAIL 7 PER WEST BAY SANITARY SEWER DISTRICT STD. & SPEC.
10. INSTALL THRUST BLOCK ON ALL BOND AND ANY PLACE AS NEEDED.
11. INSTALL GREASE INTERCEPTOR, DETAIL 26 PER WEST BAY SANITARY SEWER DISTRICT STD. & SPEC.
12. CONSTRUCT THE STORM DRAIN INLET, PER CITY'S STD. DETAIL NO.: DR-11.
13. CONSTRUCT SHALLOW STORM DRAIN INLET, SEE DETAIL 4 SHEET C-2.1.
14. CONSTRUCT SHALLOW STORM DRAIN JUNCTION BOX WITH SOLID LID AND REMOVE THE EXISTING STORM DRAIN INLET. PER CITYS STD. DETAIL NO.: DR-6.
15. CONSTRUCT STORM DRAIN CLEAN OUT, DETAIL 8 SHEET C-2.1.
16. INSTALL TRENCH DRAIN SEE DETAIL 16 SHEET C-3.2.
17. THE LATERAL CONNECTIONS TO OVERHEAD ELECTRIC, FIBER OPTIC AND COMMUNICATION LINE SHALL BE PLACED IN A JOINT TRENCH. PER CITYS STD. DETAIL NO.: ST-9A.
18. INSTALL 3" DIAM. (MIN.) COBBLE STONE @ OUTLET OF STORM DRAIN PIPE. 5'X5' MIN. ON BIO-RETENTION AREA.
19. INSTALL SANITARY SEWER MANHOLE PER WEST BAY SANITARY DISTRICT'S STANDARDS AND SPECIFICATIONS, SEE SHEET C-3.1 DETAIL 11.
20. INSTALL SANITARY SEWER MANHOLE PER WEST BAY SANITARY DISTRICT'S STANDARDS AND SPECIFICATIONS (DETAIL 14), SEE SHEET C-3.1 DETAIL 10.
21. INSTALL NEW FIRE HYDRANT & 3-WAY VALVE AT THE MAIN CONNECTION. NEW FIRE HYDRANT CANNOT BE INSTALLED IN THE EXACT SAME LOCATION AS AN EXISTING HYDRANT AS A CONTINUOUS CONNECTION FOR FIRE PROTECTION IS NECESSARY.

UTILITY DEMOLITION NOTES:

1. REMOVE THE EXISTING SEWER LINE & CAP THE EXISTING SEWER LATERAL AT CONNECTION POINT.
2. REMOVE THE SANITARY SEWER CLEANOUT.
3. REMOVE THE EXISTING STORM DRAIN INLET. SEE DEMOLITION PLAN.
4. REMOVE THE EXISTING STORM DRAIN PIPE. SEE DEMOLITION PLAN.
5. REMOVE THE EXISTING OVERHEAD LINE TO EXISTING BUILDING. SEE DEMOLITION PLAN.

Know what's below. Call before you dig.

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DESCRIPTION | DATE | BY

DATE: 09-11-23 | REV. # 1
SCALE: 1" = 10'
DESIGNED: TV
DRAWN: TV
CHECKED: AS
PROJ. MGR.: AS

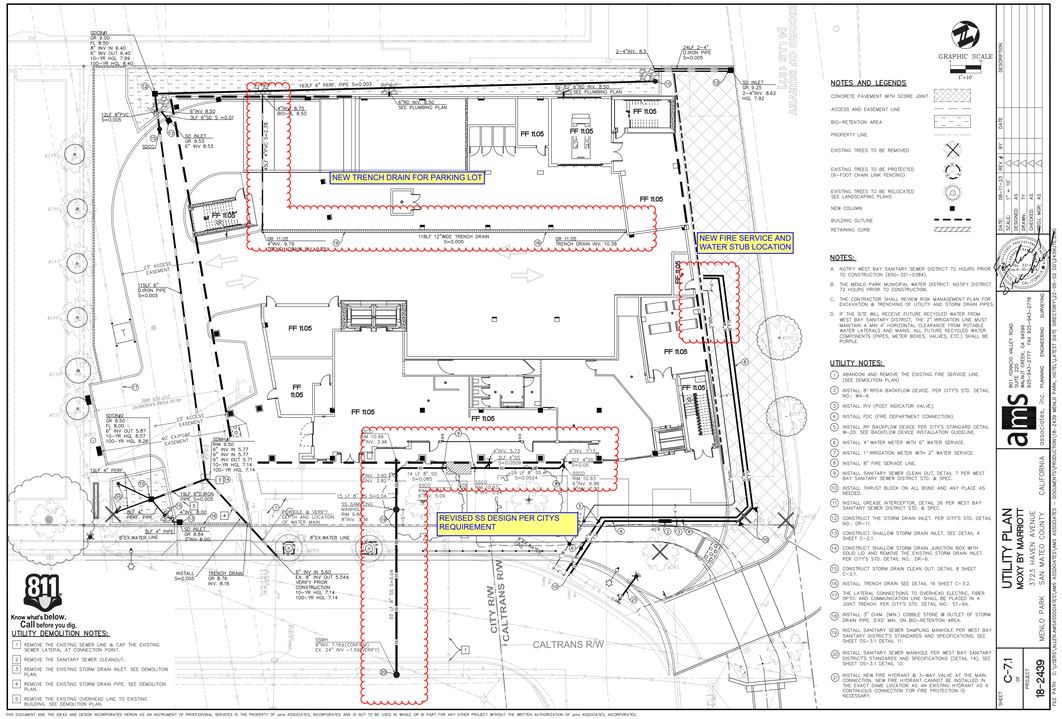
ams
801 YOSEMITE VALLEY ROAD
MILLBRAE, CA 94030
(650) 321-0384 FAX 343-7278
CIVIL ENGINEERS PLANNING ENGINEERING SURVEYING

UTILITY PLAN
MOXY BY MARRIOTT
3725 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-41
PROJECT 18-2439

EIR PATH: S:\JOBS\1\MXMO\ARCHITECT\MAP_ASSOCIATES - 2023\MXMO\PRODUCTION\18-2439_MENLO PARK_HOTEL\LATEST DATE DRIVE\DWG\18-2439 UTILITY PLAN.DWG

APPROVED AT PLANNING COMMISSION



NOTES AND LEGENDS

CONCRETE PAVEMENT WITH SCORE JOINT

ACCESS AND EASEMENT LINE

BIO-RETENTION AREA

PROPERTY LINE

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE PROTECTED (6'-FOOT CHAIN LINK FENCING)

EXISTING TREES TO BE RELOCATED SEE LANDSCAPING PLANS

NEW COLUMN

BUILDING OUTLINE

RETAINING CURB

NOTES:

A. NOTIFY WEST BAY SANITARY SEWER DISTRICT 72 HOURS PRIOR TO CONSTRUCTION (650-321-0384).

B. THE MENLO PARK MUNICIPAL WATER DISTRICT. NOTIFY DISTRICT 72 HOURS PRIOR TO CONSTRUCTION.

C. THE CONTRACTOR SHALL REVIEW RISK MANAGEMENT PLAN FOR EXCAVATION & TRENCHING OF UTILITY AND STORM DRAIN PIPES.

D. IF THE SITE WILL RECEIVE FUTURE RECYCLED WATER FROM MENLO PARK MUNICIPAL WATER, THE CONTRACTOR SHALL MAINTAIN A MIN 4' HORIZONTAL CLEARANCE FROM POTABLE WATER LATERALS AND MAINS. ALL FUTURE RECYCLED WATER COMPONENTS (PIPES, METER BOXES, VALVES, ETC.) SHALL BE PURPLE.

UTILITY NOTES:

1. ABANDON AND REMOVE THE EXISTING FIRE SERVICE LINE. (SEE DEMOLITION PLAN)
2. INSTALL 8" RPDA BACKFLOW DEVICE, PER CITY'S STD. DETAIL NO.: WA-8.
3. INSTALL PIV (POST INDICATOR VALVE).
4. INSTALL FDC (FIRE DEPARTMENT CONNECTION).
5. INSTALL RP BACKFLOW DEVICE PER CITY'S STANDARD DETAIL W-20. SEE BACKFLOW DEVICE INSTALLATION GUIDELINE
6. INSTALL 4" WATER METER WITH 6" WATER SERVICE.
7. INSTALL 1" IRRIGATION METER WITH 2" WATER SERVICE.
8. INSTALL 8" FIRE SERVICE LINE.
9. INSTALL SANITARY SEWER CLEAN OUT, DETAIL 7 PER WEST BAY SANITARY SEWER DISTRICT STD. & SPEC.
10. INSTALL THRUST BLOCK ON ALL BOND AND ANY PLACE AS NEEDED.
11. INSTALL GREASE INTERCEPTOR, DETAIL 26 PER WEST BAY SANITARY SEWER DISTRICT STD. & SPEC.
12. CONSTRUCT THE STORM DRAIN INLET, PER CITY'S STD. DETAIL NO.: DR-11.
13. CONSTRUCT SHALLOW STORM DRAIN INLET, SEE DETAIL 4 SHEET C-2.1.
14. CONSTRUCT SHALLOW STORM DRAIN JUNCTION BOX WITH SOLID LID AND REMOVE THE EXISTING STORM DRAIN INLET. PER CITYS STD. DETAIL NO.: DR-6.
15. CONSTRUCT STORM DRAIN CLEAN OUT, DETAIL 8 SHEET C-2.1.
16. INSTALL TRENCH DRAIN SEE DETAIL 16 SHEET C-3.2.
17. THE LATERAL CONNECTIONS TO OVERHEAD ELECTRIC, FIBER OPTIC AND COMMUNICATION LINE SHALL BE PLACED IN A JOINT TRENCH. PER CITYS STD. DETAIL NO.: ST-9A.
18. INSTALL 3" DIAM. (MIN.) COBBLE STONE @ OUTLET OF STORM DRAIN PIPE. 5'X5' MIN. ON BIO-RETENTION AREA.
19. INSTALL SANITARY SEWER MANHOLE PER WEST BAY SANITARY DISTRICT'S STANDARDS AND SPECIFICATIONS, SEE SHEET C-3.1 DETAIL 11.
20. INSTALL SANITARY SEWER MANHOLE PER WEST BAY SANITARY DISTRICT'S STANDARDS AND SPECIFICATIONS (DETAIL 14), SEE SHEET C-3.1 DETAIL 10.
21. INSTALL NEW FIRE HYDRANT & 3-WAY VALVE AT THE MAIN CONNECTION. NEW FIRE HYDRANT CANNOT BE INSTALLED IN THE EXACT SAME LOCATION AS AN EXISTING HYDRANT AS A CONTINUOUS CONNECTION FOR FIRE PROTECTION IS NECESSARY.

UTILITY DEMOLITION NOTES:

1. REMOVE THE EXISTING SEWER LINE & CAP THE EXISTING SEWER LATERAL AT CONNECTION POINT.
2. REMOVE THE SANITARY SEWER CLEANOUT.
3. REMOVE THE EXISTING STORM DRAIN INLET. SEE DEMOLITION PLAN.
4. REMOVE THE EXISTING STORM DRAIN PIPE. SEE DEMOLITION PLAN.
5. REMOVE THE EXISTING OVERHEAD LINE TO EXISTING BUILDING. SEE DEMOLITION PLAN.

Know what's below. Call before you dig.

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DESCRIPTION | DATE | BY

DATE: 09-11-23 | REV. # 1
SCALE: 1" = 10'
DESIGNED: TV
DRAWN: TV
CHECKED: AS
PROJ. MGR.: AS

ams
801 YOSEMITE VALLEY ROAD
MILLBRAE, CA 94030
(650) 321-0384 FAX 343-7278
CIVIL ENGINEERS PLANNING ENGINEERING SURVEYING

UTILITY PLAN
MOXY BY MARRIOTT
3725 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-71
PROJECT 18-2439

EIR PATH: S:\JOBS\1\MXMO\ARCHITECT\MAP_ASSOCIATES - 2023\MXMO\PRODUCTION\18-2439_MENLO PARK_HOTEL\LATEST DATE DRIVE\DWG\18-2439 UTILITY PLAN.DWG

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EN-41 - UTILITY PLAN

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MENLO PARK, CA
COMPARISON PLANS • 12-19-2023

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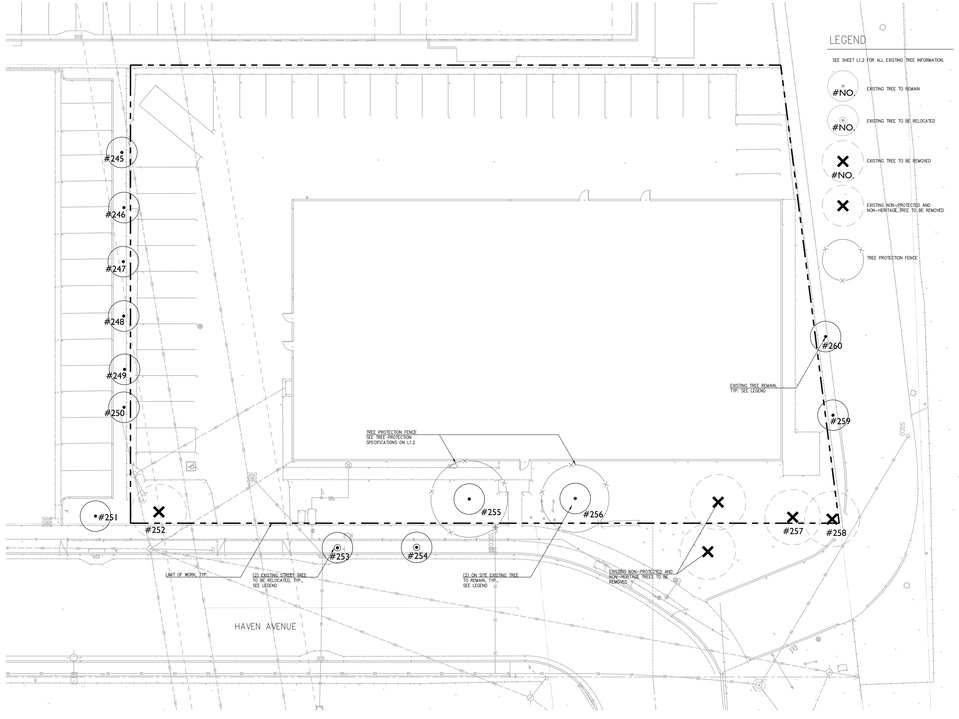

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MOXY HOTEL

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MENLO PARK
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	P5673
DRAWN:	MT, JT
CHECK:	EG
DATE:	04/22/22
SCALE:	1"=10'-0"

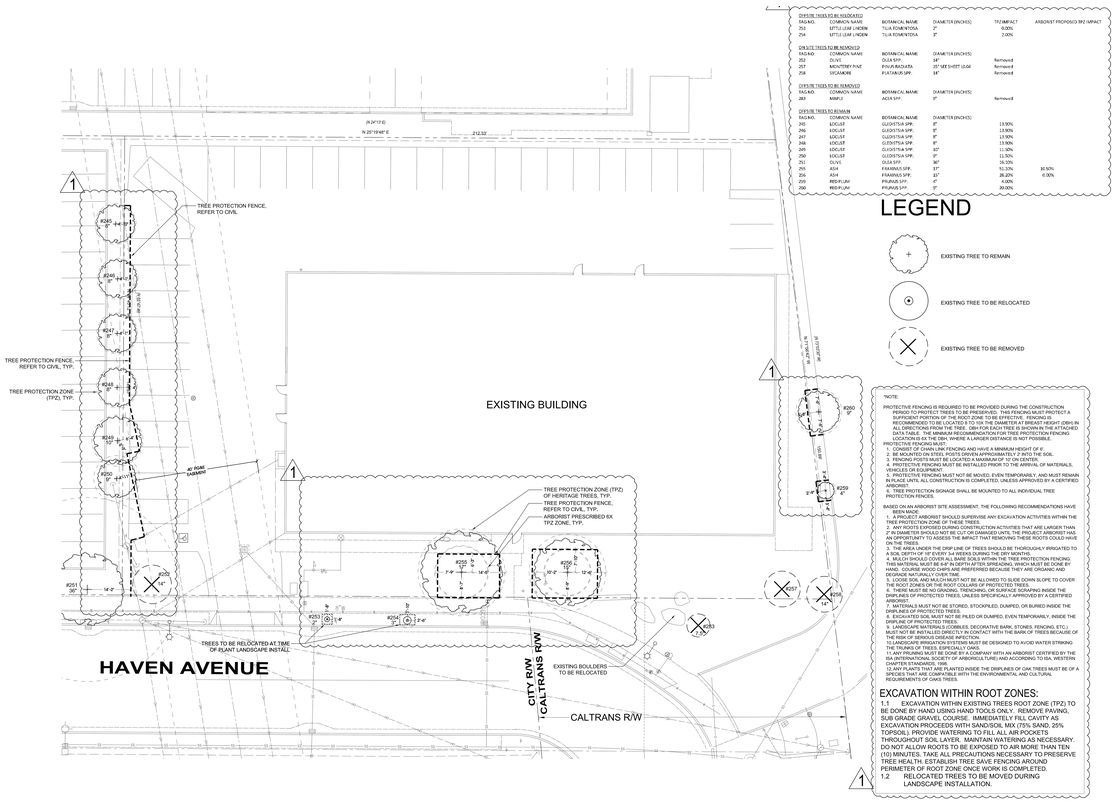
0' 5' 10' 20'

TREE REMOVAL PLAN

L1.1

of -

ON-SITE TREES TO BE REMOVED					
TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	TPZ IMPACT	ARBORIST PROPOSED TPZ IMPACT
251	MTTLE LEAF LINDEN	TILIA TOMENTOSA	2"	0.00%	
254	MTTLE LEAF LINDEN	TILIA TOMENTOSA	3"	2.00%	
ON-SITE TREES TO BE REMOVED					
TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)		
252	OLIVE	OLEA SPP.	14"	Removed	
257	MOUNTTERY PINE	PINUS RADIATA	25" VIF SHEET L0.04	Removed	
258	SYCAMORE	PLATANUS SPP.	14"	Removed	
ON-SITE TREES TO BE REMOVED					
TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)		
260	MIMFLI	ACCA SPP.	9"	Removed	
OFF-SITE TREES TO REMAIN					
TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)		
245	EUCLIST	EUCALYPTUS SPP.	8"	13.90%	
246	EUCLIST	EUCALYPTUS SPP.	9"	13.90%	
247	EUCLIST	EUCALYPTUS SPP.	8"	13.90%	
248	EUCLIST	EUCALYPTUS SPP.	8"	13.90%	
249	EUCLIST	EUCALYPTUS SPP.	10"	11.10%	
250	EUCLIST	EUCALYPTUS SPP.	9"	11.10%	
253	OLIVE	OLEA SPP.	18"	16.10%	
255	ASH	FRAXINUS SPP.	17"	51.10%	30.50%
256	ASH	FRAXINUS SPP.	17"	51.10%	0.00%
259	REDFLUM	PRUNUS SPP.	4"	8.00%	
260	REDFLUM	PRUNUS SPP.	7"	39.00%	



*NOTE:
PROTECTIVE FENCING IS REQUIRED TO BE PROVIDED DURING THE CONSTRUCTION PERIOD FOR TREES TO BE PRESERVED. THIS FENCING MUST PROTECT A SUFFICIENT PORTION OF THE ROOT ZONE TO BE EFFECTIVE. FENCING IS RECOMMENDED TO BE LOCATED 6 TO 10X THE DIAMETER AT BREAST HEIGHT (DBH) IN ACCORDANCE WITH THE TREE PROTECTION ZONE (TPZ) DISTANCE IN THE ATTACHED DATA TABLE. THE MINIMUM RECOMMENDATION FOR TREE PROTECTION FENCING LOCATION IS 6X THE DBH, WHERE A LARGER DISTANCE IS NOT POSSIBLE.
PROTECTIVE FENCING MUST:
1. CONSIST OF CHAIN LINK FENCING AND HAVE A MINIMUM HEIGHT OF 6'.
2. BE SUPPORTED BY POSTS WITH A MAXIMUM SPACING OF 10' ON CENTER.
3. FENCING POSTS MUST BE LOCATED A MAXIMUM OF 10' ON CENTER.
4. PROTECTIVE FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, EQUIPMENT OR MACHINERY.
5. PROTECTIVE FENCING MUST NOT BE MOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST.
6. TREE PROTECTION SIGNAGE SHALL BE MOUNTED TO ALL INDIVIDUAL TREE PROTECTION FENCES.

BASED ON AN ARBORIST SITE ASSESSMENT, THE FOLLOWING RECOMMENDATIONS HAVE BEEN MADE:
1. A PROJECT ARBORIST SHOULD SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF THESE TREES.
2. ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2" IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS HAD THE OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES.
3. THE AREA UNDER THE DRIP LINE OF TREES SHOULD BE THOROUGHLY IRRIGATED TO A DEPTH OF 24" BEFORE THE START OF CONSTRUCTION ACTIVITIES.
4. MULCH SHOULD COVER ALL BARE SOILS WITHIN THE TREE PROTECTION FENCING. THIS MATERIAL MUST BE 6-8" IN DEPTH AFTER SPREADING, WHICH MUST BE DONE BY HAND. COURSE WOOD CHIPS ARE PREFERRED BECAUSE THEY ARE ORGANIC AND DEGRADE NATURALLY OVER TIME.
5. THE SOIL WITHIN THE TPZ MUST NOT BE ALLOWED TO SLIDE DOWN SLOPE TO COVER THE ROOT ZONES OR THE ROOT COLLARS OF PROTECTED TREES.
6. THERE MUST BE NO GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS SPECIFICALLY APPROVED BY A CERTIFIED ARBORIST.
7. MATERIALS MUST NOT BE STORED, STOCKPILED, DUMPED, OR BURIED INSIDE THE DRIPLINES OF PROTECTED TREES.
8. EXCAVATED SOIL MUST NOT BE PILED OR DUMPED, EVEN TEMPORARILY, INSIDE THE DRIPLINES OF PROTECTED TREES.
9. LANDSCAPE MATERIALS (COBBLES, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES BECAUSE OF THE RISK OF DISEASE AND INSECT DAMAGE.
10. LANDSCAPE IRRIGATION SYSTEMS MUST BE DESIGNED TO AVOID WATER STRIKING THE TRUNKS OF TREES, ESPECIALLY OAKS.
11. ANY PRUNING MUST BE DONE BY A COMPANY WITH AN ARBORIST CERTIFIED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) AND ACCORDING TO ISA, WESTERN CHAPTER PRUNING STANDARDS.
12. ANY PLANTS THAT ARE PLANTED INSIDE THE DRIPLINES OF OAK TREES MUST BE OF A SPECIES THAT ARE COMPATIBLE WITH THE ENVIRONMENTAL AND CULTURAL REQUIREMENTS OF OAKS TREES.

EXCAVATION WITHIN ROOT ZONES:

1.1 EXCAVATION WITHIN EXISTING TREES ROOT ZONE (TPZ) TO BE DONE BY HAND USING HAND TOOLS ONLY. REMOVE PAVING, SUB GRADE GRAVEL COURSE. IMMEDIATELY FILL CAVITY AS EXCAVATION PROCEEDS WITH SAND/SOIL MIX (75% SAND, 25% TOPSOIL). PROVIDE WATERING TO FILL ALL AIR POCKETS THROUGHOUT SOIL LAYER. MAINTAIN WATERING AS NECESSARY. DO NOT ALLOW ROOTS TO BE EXPOSED TO AIR MORE THAN TEN (10) MINUTES. TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE TREE HEALTH. ESTABLISH TREE SAVE FENCING AROUND PERIMETER OF ROOT ZONE ONCE WORK IS COMPLETED.

1.2 RELOCATED TREES TO BE MOVED DURING LANDSCAPE INSTALLATION.

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MENLO PARK
CALIFORNIA

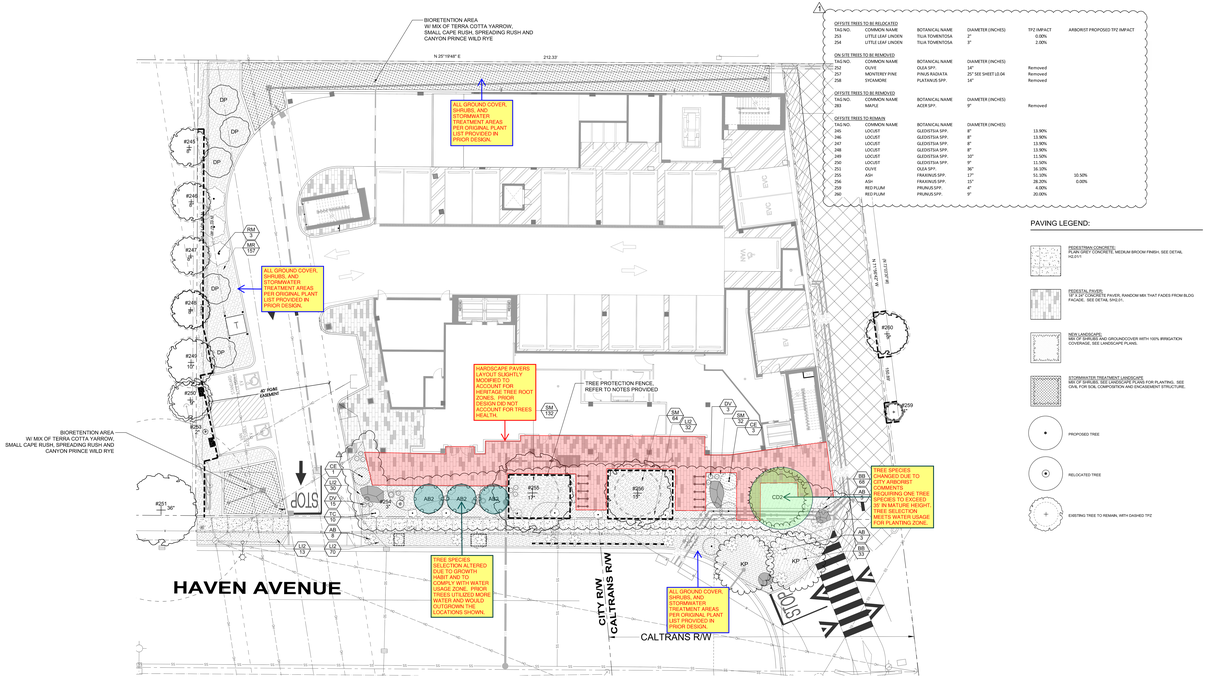
ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	P5872
DRAWN:	MF, JT
CHECK:	EG
DATE:	06/22/22
SCALE:	1"=10'-0"

GROUND LEVEL ILLUSTRATIVE SITE PLAN

L2.1



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EN-43 - GROUND FLOOR LANDSCAPE PLAN

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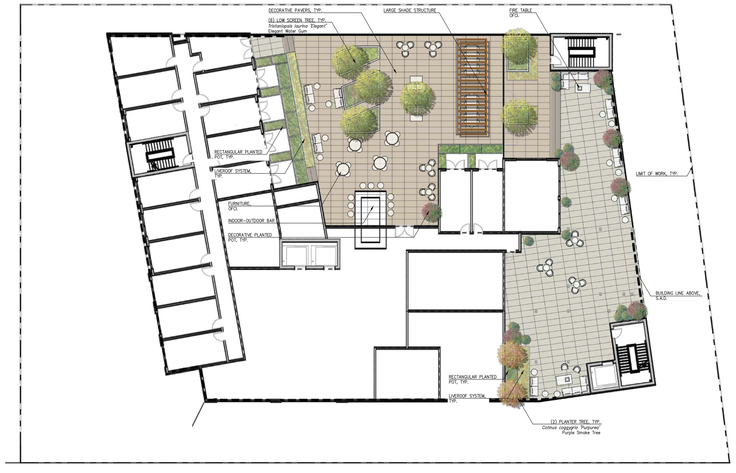

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MENLO PARK
CALIFORNIA

ISSUE:	DESCRIPTION:	DATE:

NOT FOR CONSTRUCTION

PROJECT NUMBER:	P5873
DRAWN:	MF, JT
CHECK:	EG
DATE:	08/22/22
SCALE:	1"=10'-0"

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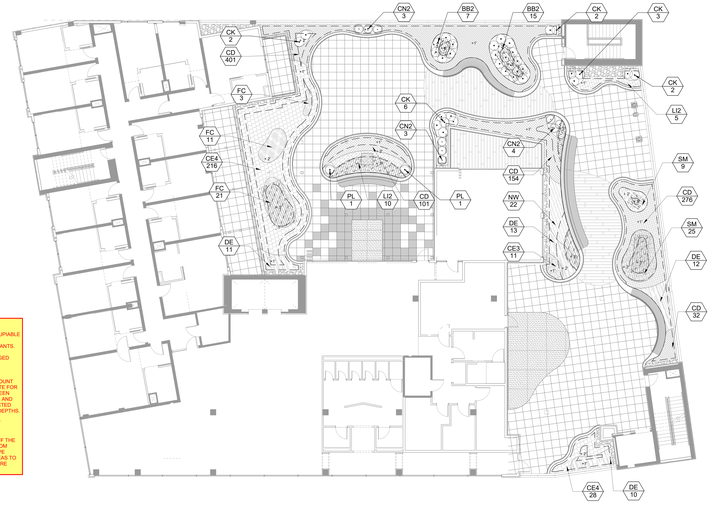
LEVEL 4
ILLUSTRATIVE
SITE PLAN

L2.2
of =



OVERALL DESIGN HAS CHANGED DUE TO THE FOLLOWING:

- PRIOR DESIGN DID NOT ACCOUNT FOR THE PROPER OCCUPIABLE AREA OF THE AMENITY DECK AND THE AMOUNT OF OUTDOOR LANDSCAPE HAD TO BE ADDED PER CODE TO LIMIT OCCUPANTS.

- PRIOR ARCH LAYOUT FOR THE AMENITY DECK HAS CHANGED SLIGHTLY. ROOM LAYOUTS AND FITNESS LAYOUT HAVE CHANGED.

- PRIOR LANDSCAPE MATERIAL DID NOT ADEQUATELY ACCOUNT FOR SOIL DEPTHS. THE SPECIFIED POTS WERE INADEQUATE FOR THE SPECIFIED TREES. NEW LANDSCAPE MATERIAL HAS BEEN SELECTED TO BEST SUIT THE ON-STRUCTURE CONDITIONS AND THE ADDITIONAL PLANTING AREA. THEY HAVE BEEN SELECTED DUE TO THE LOW WATER USAGE ZONE AND MINIMAL SOIL DEPTHS.

- PRIOR TREE SELECTIONS ON STRUCTURE DO NOT COUNT TOWARDS ANY SITE TREE CALCULATIONS.

DESIGN WENT FROM A RECTALINEAR LAYOUT UTILIZING OFF THE SHELF PRODUCTS TO A CURVALINEAR LAYOUT WITH CUSTOM PLANTERS. THE NEW DESIGN HAS MORE PLANTING AREAS, FEATURES, AND A VARIATY OF DIFFERENT GATHERING AREAS TO ACCOMODATE A WIDE VARIETY OF GROUPS. THE SPACES ARE UNIQUE AND HAVE A HIGH LEVEL OF DETAIL.

SHRUBS	Quantity	Botanical/Common	Container	Spacing	Remarks	Water Usage
BB2	22	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	24" o.c.		LOW
CK	15	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal.	30" o.c.		MODERATE
CN2	10	Calamagrostis nutkaensis / Pacific Reed Grass	1 gal.	30" o.c.		MODERATE
PL	2	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	5 gal	30" o.c.		LOW
GROUND COVERS	Quantity	Botanical/Common	Container	Spacing	Remarks	Water Usage
CD	964	Carex divulsa / European Grey Sedge	1 gal.	12" o.c.		LOW
CE3	11	Carex oshimensis 'Evergold' / Evergold Japanese Sedge	1 gal.	18" o.c.	FULL SHADE	MODERATE
CE4	244	Carex oshimensis 'Carfit01' / EverColor® Everest Japanese Sedge	1 gal.	18" o.c.		MODERATE
DE	46	Dryopteris erythrosora / Autumn Fern	1 gal.	24" o.c.		MODERATE
FC	35	Festuca californica / California Fescue	1 gal.	24" o.c.	SHADE	LOW
LI2	15	Lomandra longifolia 'Breeze' TM / Breeze Mat Rush	5 gal.	36" o.c.		LOW
NW	22	Nephrolepis cordifolia 'California' / California Sword Fern	1 gal.	24" o.c.		MODERATE
SM	34	Stipa tenuissima / Mexican Feather Grass	1 gal.	24" o.c.		LOW

*NOTE: A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

*NOTE: FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

*NOTE: I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENCY LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

PAVING LEGEND:

ON-STRUCTURE ENHANCED CONCRETE:
6" X 6" CONCRETE PEDESTAL PAVER WITH STAINED FINISH BY SCOFIELD, COLOR: CHARCOAL (CJ-5), 100% MANUFACTURED SAND, #89 AGGREGATE, 4000 PSI, WWM REINFORCEMENT. SEE DETAIL 13/L2.01.

PEDESTAL PAVER:
6" X 6" CONCRETE PEDESTAL PAVER (WHITE). SEE DETAIL 13/L2.01.

PEDESTAL PAVER:
6" X 6" CONCRETE PEDESTAL PAVER (BLUE). SEE DETAIL 13/L2.01.

HARDWOOD DECKING:
(TYP. SYNTHETIC DECKING) SEE DETAIL 12/L2.01.

NEW LANDSCAPE:
MIX OF SHRUBS AND GROUNDCOVER WITH 100% IRRIGATION COVERAGE. SEE LANDSCAPE PLANS.

MEXICAN BEACH PEBBLES:
BLACK MEXICAN BEACH PEBBLES AT BUILDING FACADE. SEE DETAIL 6/A12.01.

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EN-44 - LEVEL 4 LANDSCAPE PLAN

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MENLO PARK, CA
COMPARISON PLANS • 12-19-2023

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HD-9

Four-Post Lifts
SKU# 5175861
9,000-lb. Capacity, Four-Post Lift, Standard Width

BendPak

Questions? Contact BendPak's Sales Team
sales@bendpak.com | 1-800-253-2363
Monday - Friday, 7AM to 4:30PM PST

The Most Dependably Designed Four-Post Lift

The HD-9 Series of 9,000-lb. four-post lifts contains seven different lifting models. Each car lift is perfect for vehicle storage and service, whether you're working at the shop or from your home garage. Each model is available with optional casters, drip trays, jack platforms and more.

HD-9 Series Lifts

SKU#	Model	Description
5175859	HD-9XL	Standard Width / Extended Length
5175860	HD-9ST	Narrow Width
5175862	HD-9STX	Narrow Width / High Lift
5175863	HD-9XW	Standard Width / High Lift

Features

- CE Approved and Certified. Meets or exceeds the standards prescribed by European Standard EN-1493
- Freestanding design
- Perfect for parking, storage and service
- Runways accommodate narrow and standard vehicles
- Runways include rail-kit for optional accessories
- Single hydraulic cylinder mounted underneath runway
- Fully enclosed lifting cables, safety locks and sheaves
- Internal anti-sway slider blocks in each column
- Oversized self-lubricating cable rollers
- Features heavy-duty 3/8" aircraft cable
- Rugged 1.25" roller axles
- Runways feature a durable matte finish
- Push-button pneumatic safety release
- Independent backup slack-cable safety latches
- Customizable power unit location
- Removable approach ramps
- Longer approach ramps for low-clearance vehicles
- Optional drive-thru ramps available
- Optional drip trays available
- Optional solid deck available to increase storage capacity
- Optional 4,500-lb. air / hydraulic rolling jacks available
- ETL Approved

Dual-hub cable sheaves
Dual-hub cable sheaves are more expensive to manufacture, but it's not a cost we push back onto you. They're necessary to prevent axles, sheaves and cables from burning out before they should. Our philosophy is that your car lift should be the last thing you worry about first thing in the morning.

Multi-level locking positions
Unique service technicians require unique servicing positions; with the HD-9, you can safely lock your four-post car lift at varied heights, so you're never crouching or reaching uncomfortably to perform auto maintenance. If you're raising the lift for parking purposes, that variation is going to come in handy, depending on how you stack your vehicles.

Heavy-duty aircraft cable
Each four-post lift comes with four lifting cables made from superior-grade stainless steel. Each individual cable is rated to handle 14,400 lbs. This makes their combined rating over 640% of the total capacity. These cables are hidden within the post columns for both the safety and overall streamlined look of the lift.

Note: An air supply (minimum 30 psi / 3 CFM) is required for the safety-lock mechanisms to disengage. It is solely the responsibility of the end-user to provide, install and maintain the air supply.

Not all BendPak lift models meet the standards as prescribed by ANSI/ALI ALCTV-2017 or ANSI/UL 201. Consult www.autolift.org for a complete list or contact BendPak via contact@bendpak.com.

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EVEN-OP3 60kW

Open Payment 60kW DC Fast Charger

FEATURES

60kW DC fast charger supporting CCS and CHAdeM

CCS Combo Type 1 (SAEJ1772, IEC 62196-3), CCS Combo Type 2 (IEC 62196-3), ISO15118, DIN70121, CHAdeMO 1.2

PF>0.99 (APFC)

Efficiency>94.8%

Integrated open payment system option

RFID card option for fleets and employee applications

Plug and Play networked solutions

7" screen and user-friendly interface

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IK10, IP54

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APPLICATIONS

- Retail Centers and Mixed use
- Condos and Apartment Complexes
- Office Building and Workplace
- Commercial Fleet Locations
- Restaurants
- Hotels and Resorts

TECHNICAL DATA

AC INPUT	Input Rating	480 Vac +10%/-15%
	AC Input Connection	3P + N + PE (Wye configuration)
	Max. Input Current	66kVA
	Frequency (Hz)	50 / 60
	Power Factor	>0.99 @ full load
	Efficiency (%)	>94.8% at nominal output power
DC OUTPUT	Output Voltage Range	50~500Vdc (CHAdeMO) / 150~950Vdc (CCS 1)
	Max. Output Current (A)	Single Gun: 100A@600V,63A@950V
	Max. Output Power (kW)	60
	Voltage Accuracy (%)	±1
	Current Accuracy (%)	±1
USER INTERFACE & CONTROL	Display	7" TFT-LCD
	Push Buttons	Emergency Stop
	User Authentication	Universal Reader (RFID/Chip/Magnetic)
	Display Information	Charging process and status / Alarm and warning messages
COMMUNICATION	External	Ethernet, Wi-Fi and 3G/4G (Optional)
	Internal	CAN bus / RS485
ENVIRONMENTAL	Operating Temperature (°C)	-20 ~ 50, power derating from 50 and above
	Humidity (%)	5 ~ 90 RH, non-condensing
	Altitude (m)	< 2000m
	IP Level	IP54
	Cooling method	Fan cooling
MECHANICAL	Dimension (WxDxH mm)	840 x 540 x 1800
	Weight (kg)	< 350
	Cable Length (m)	5 (CHAdeMO) / 5 (CCS 1)
PROTECTION	Input Protection	OVP, OCP, OPP, OTP, UVP, Residual current detection, Surge protection, Cabinet-open detection
	Output Protection	SCP, OCP, OVP, LVP, OTP, Residual current detection
REGULATION	Certificate	UL 2202, UL2231
	Safety	UL/cUL
	Charging Interface	CHAdeMO 1.2, ISO15118, DIN 70121

www.innervations.net sales@innervations.net 813 602 1267

1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black

More Images

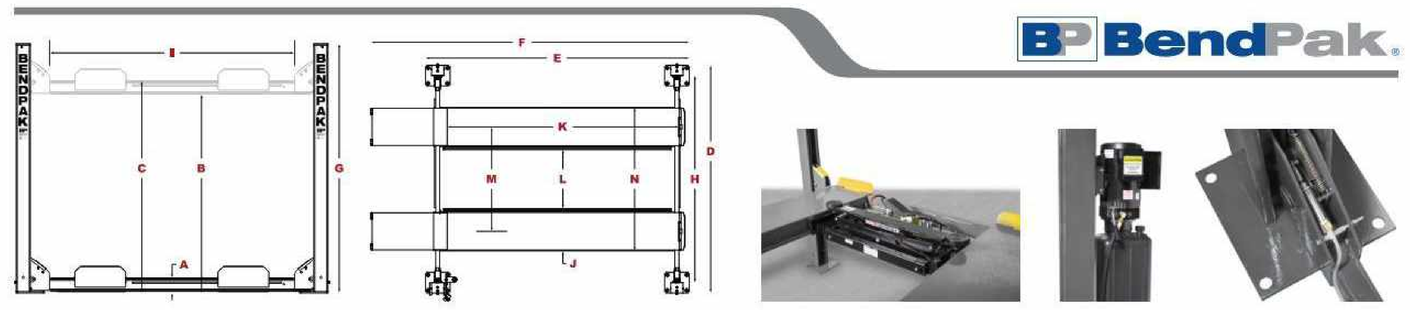
Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Bike rack mounting hardware included.

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAP.	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	COLOR	IN STOCK SHIPS TODAY
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27	$190	$180	Black	1 ADD

BendPak



Model	HD-9XL	HD-9ST	HD-9	HD-9STX	HD-9XW
Style	Standard Width / Ext. Length	Narrow Width	Standard Width	Narrow / High Lift	Standard Width / High Lift
SKU#	5175859	5175860	5175861	5175862	5175863
Lifting Capacity	9,000 lbs. (4,082 kg)	9,000 lbs. (4,082 kg)	9,000 lbs. (4,082 kg)	9,000 lbs. (4,082 kg)	9,000 lbs. (4,082 kg)
A - Min. Runway Height	4.5" (114 mm)	4.5" (114 mm)	4.5" (114 mm)	4.5" (114 mm)	4.5" (114 mm)
B - Max. Rise	70" (1,778 mm)	70" (1,778 mm)	70" (1,778 mm)	82" (2,083 mm)	82" (2,083 mm)
C - Max. Lifting Height	74.5" (1,892 mm)	74.5" (1,892 mm)	74.5" (1,892 mm)	86.5" (2,197 mm)	86.5" (2,197 mm)
D - Overall Width	110.25" (2,800 mm)	100.25" (2,546 mm)	110.25" (2,800 mm)	100.25" (2,546 mm)	110.25" (2,800 mm)
E - Outside Length	198" (5,029 mm)	174" (4,420 mm)	174" (4,420 mm)	198" (5,029 mm)	198" (5,029 mm)
F - Overall Length	224" (5,690 mm)	200" (5,080 mm)	200" (5,080 mm)	224" (5,690 mm)	224" (5,690 mm)
G - Height of Columns	88" (2,235 mm)	88" (2,235 mm)	88" (2,235 mm)	100" (2,540 mm)	100" (2,540 mm)
H - Width Between Columns	100.25" (2,555 mm)	89.75" (2,280 mm)	100.25" (2,555 mm)	89.75" (2,280 mm)	100.25" (2,555 mm)
I - Drive-Thru Clearance	86.5" (2,197 mm)	76.5" (1,943 mm)	86.5" (2,197 mm)	76.5" (1,943 mm)	86.5" (2,197 mm)
J - Runway Width	19" (483 mm)	19" (483 mm)	19" (483 mm)	19" (483 mm)	19" (483 mm)
K - Length of Runways	188" (4,775 mm)	164" (4,166 mm)	164" (4,166 mm)	188" (4,775 mm)	188" (4,775 mm)
L - Width Between Runways	37.5" (952 mm) - 44-3/8" (1,127 mm)	37.5" (952 mm)	37.5" (952 mm) - 44-3/8" (1,127 mm)	37.5" (952 mm)	37.5" (952 mm) - 44-3/8" (1,127 mm)
M - Runway Centerline	56.5" (1,435 mm) - 63-3/8" (1,610 mm)	56.5" (1,435 mm)	56.5" (1,435 mm) - 63-3/8" (1,610 mm)	56.5" (1,435 mm)	56.5" (1,435 mm) - 63-3/8" (1,610 mm)
N - Outside Edge of Runways	75.5" (1,918 mm) - 82-3/8" (2,092 mm)	75.5" (1,918 mm)	75.5" (1,918 mm) - 82-3/8" (2,092 mm)	75.5" (1,918 mm)	75.5" (1,918 mm) - 82-3/8" (2,092 mm)
Min Wheelbase @ Capacity	135" (3,429 mm)	115" (2,921 mm)	115" (2,921 mm)	135" (3,429 mm)	135" (3,429 mm)
Min Wheelbase @ 75%	115" (2,921 mm)	100" (2,540 mm)	100" (2,540 mm)	115" (2,921 mm)	115" (2,921 mm)
Min Wheelbase @ 50%	95" (2,413 mm)	85" (2,159 mm)	85" (2,159 mm)	95" (2,413 mm)	95" (2,413 mm)
Min Wheelbase @ 25%	80" (2,032 mm)	70" (1,778 mm)	70" (1,778 mm)	80" (2,032 mm)	80" (2,032 mm)
Time to Full Rise	50 seconds	50 seconds	50 seconds	50 seconds	50 seconds
Locking Positions	every 4" (102 mm)	every 4" (102 mm)	every 4" (102 mm)	every 4" (102 mm)	every 4" (102 mm)
Lock Spacing	12	12	12	15	15
Motor	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph	220 VAC / 60 Hz / 1 Ph

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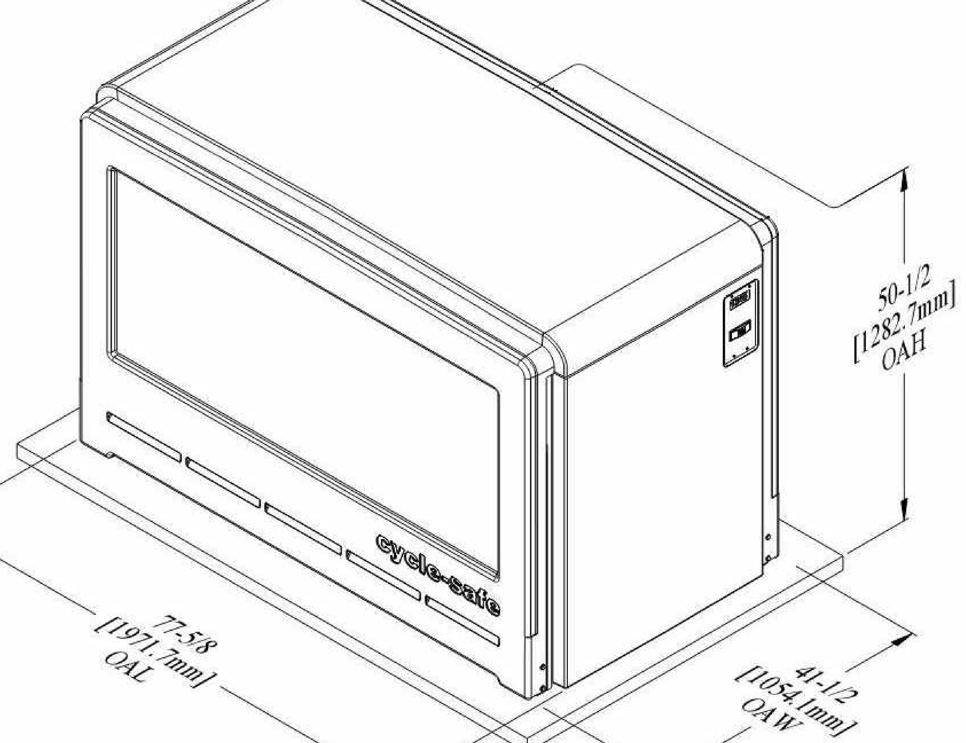
Part #10017



ProPark SM {S01}
{1-Bike} Starter Locker {Dims}

CycleSafe
SECURE BICYCLE PARKING
www.cyclesafe.com

GLASPRO - BIRD SAFE

BIRD-FRIENDLY GLASS THAT IS VISIBLE TO BIRDS

THIS IS WHAT HUMANS SEE THIS IS WHAT BIRDS SEE

(An ultraviolet flashlight was used in the example on the right, to show the ultraviolet reflective panels that are visible to birds. These images are not photoshopped in any way.)

Collisions with glass claim the lives of millions of birds every year. Birds are unable to pick up clues that windows are present and frequently don't survive impact as they attempt to reach shelter, food and migratory paths reflected in glass. Fortunately, they have a broader spectrum of vision than people, giving them better visual acuity.

This is where GlasPro Bird Safe glass with ultraviolet reflective patterns can help prevent bird-window collisions.

With an American Bird Conservancy (ABC) Avoidance Index (AI) of 79%, GlasPro's Bird-Safe glass significantly exceeds the ABC's minimum standard for effective bird collision deterrent materials of 70 percent. Under sunny conditions the product's AI is 84% which is considered highly effective. This means that birds avoid the glass when they see the ultraviolet reflective patterns in GlasPro Bird Safe.

The GlasPro bird-friendly solution is highly-transparent to the human eye while deterring birds and meeting strict building standards for safety and energy efficiency.

"In a time when wildlife faces unprecedented, human-driven challenges, we have an obligation to be responsible members of our environment and do what we can to mitigate our impacts on those we share this planet with. That can start with protecting wildlife from deadly collisions with our buildings."

"Including my amendment in HR 2 brings us that much closer to making the Bird-Safe Buildings Act law and would go a long way toward reducing the billions of fatal bird-building collisions that are contributing to the vanishing of America's native songbirds."

- House Representative, Mike Quigley, author of H.R. 919 – Bird Safe Buildings Act 2019

Resources:
GlasPro-Bird Safe Product Data
Section 08 81 00 Glass Glazing - GlasPro Bird Safe Glass
Five Things To Look For in Bird-Friendly Glass

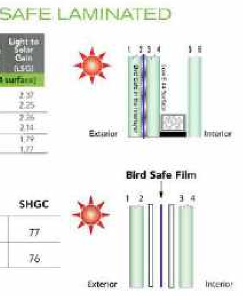
FEATURES OF GLASPRO BIRD SAFE

- Laminated safety glass ANZI z97.1
- Meets the performance standards required throughout North America when combined with high performance low-E glass.
- Highly effective at deterring bird collisions: American Bird Conservancy Avoidance Index: 79%
- LEED Pilot Credit 55: Bird Collision Deterrence
- Highly-transparent to the human eye
- Budget friendly
- Fast lead times
- Made in the United States
- Easy to implement at the manufacturing stage
- Requires minimum upkeep
- High quality offers extremely long life

GLASPRO

HIGH PERFORMANCE INSULATED GLASS WITH BIRD SAFE LAMINATED

Product	Outboard - Inboard Substrate	Appearance	Transmittance Visible Light %	Transmittance Ultra-violet %	Transmittance Solar Energy %	Reflectance Visible Light Out %	Reflectance Visible Light In %	Reflectance Solar Energy Out %	U-Value Winter Nighttime Air	U-Value Winter Nighttime Argon	Relative Heat Gain	Solar Heat Gain Co-efficient	Light to Solar Gain (LSG)
4mm/D62 BirdSafe / 6mm Low E / Air Space / 6mm (Coating on the #4 surface)													
SNX 62/27 with GlasPro Bird Safe	UltraClear - UC/UC Clear - Clr/Clr	Ultra Clear Clear	63 59	0 0	23 21	11 11	12 12	51 39	0.28 0.28	0.23 0.23	64 64	0.26 0.26	2.37 2.25
SNX 51/23 with GlasPro Bird Safe	UltraClear - UC/UC Clear - Clr/Clr	Light Blue Light Blue	52 49	0 0	19 17	14 14	14 13	45 36	0.28 0.28	0.23 0.23	56 56	0.23 0.23	2.26 2.14
SN 68 with GlasPro Bird Safe	UltraClear - UC/UC Clear - Clr/Clr	Ultra Clear Clear	69 66	0 0	34 30	11 11	12 12	42 33	0.28 0.28	0.24 0.24	92 89	0.39 0.37	1.79 1.77



Laminated (Outdoor Exposed Edges Use TPU or SGP)

Ideal for Glass Railings	AI*	Visible Light	Reflectence	SHGC
Clear | Bird Safe | Clear	79 - 84	88	8	77
Low Iron | Bird Safe | Low Iron	79 - 84	89	8	76

* AI is the American Bird Conservancy "Avoidance Index"

NEW GOV. MARIO CUOMO BRIDGE DAZZLES WITH SCENIC OVERLOOKS

Installation of GlasPro Bird Safe helps birds avoid collisions with glass

Fully opened to traffic in 2018, the Governor Mario M. Cuomo Bridge is a three-mile state-of-the-art, twin-span crossing connecting Rockland and Westchester counties in New York. The bridge features the longest shared bicycle/pedestrian path in the nation. In addition to providing a new connection for non-motorized travel, the path — with its six scenic overlooks — offers an exciting and unique recreational experience. Each overlook was designed in partnership with the community and celebrates the rich history of the Hudson Valley. Craftsman Storefronts & Glass, Inc. under the direction of Laufs Engineering Design, turned to GlasPro to fabricate the triple-laminated glass with clear Sentry Glass Plus (SGP) interlayers and GlasPro Bird Safe coating for all six of the scenic overlooks. The 120" x 180" triple-laminated glass panels ensure the safety of bridge visitors, while GlasPro Bird Safe helps to prevent bird collisions with the glass.

View the GlasPro Bird Safe glass installations in the six overlooks: Fish & Ships, Palisades, Painters Point, River Crossing, Half Moon, and Tides of Tarrytown.

Location: Tarrytown, New York
Designer: Laufs Engineering Design
Installer: Craftsman Storefronts & Glass, Inc.

GLASPRO

FOR WINDOWS ONLY, NO GLASS RAILINGS PER BIRD FRIENDLY GLAZING REQUIREMENTS

NO CHANGE

SEAL:

ARCHITECT:

PATEL ARCHITECTS STUDIO, PC

ELEVATE architecture studio

1775 THE EXCHANGE SE - SUITE 530 - ATLANTA, GEORGIA 30339
PHONE: 404.594.8862
www.elevatearchitect.com

DEVELOPMENT:

moxy HOTELS

3723 HAVEN AVENUE
MENLO PARK, CA 94025-1011

OWNER:

MENLO PARK HOTEL GROUP, LLC

3217 TETON DR
ATLANTA, GA 30339

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
06/20/2023	PC REVISION 1	
09/01/2023	PC REVISION 2	
12/14/2023	PC REVISION 3	
12/19/2023	PC REVISION 4	

ELEVATE PROJECT NUMBER: 21-03.01

SHEET TITLE:

CUT SHEETS

SHEET NUMBER:

EN-45

GENERAL ABBREVIATIONS / LEGEND

BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
CL	CENTERLINE
DCV	DETECTOR CHECK VALVE
DE	DIRT ELEVATION
DWY	DRIVEWAY
E	ELECTRICAL LINE
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE/FIRE SERVICES
G	GAS PIPE
GB	GRADE BREAK
GM	GAS METER
GP	GUARD POST
GR	GRATE
GRD	GROUND FINISH SURFACE
HCR	HANDICAP RAMP
INV	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FEET
MW	MONITORING WELL
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
PAE	PUBLIC ACCESS EASEMENT
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PG&E	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RIDGE LINE
RCP	REINFORCED CONCRETE PIPE
RPP	REDUCED PRESSURE PRINCIPLE BACKFLOW
SD	STORM DRAIN PIPE
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER PIPE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
T	TELEPHONE LINE
TC	TOP OF CURB
TH	TOP OF CONCRETE HEADER
TORW	TOP OF RETAINING WALL
TP	TELEPHONE POLE
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
VG	VALLEY GUTTER
W	WATER PIPE
WM	WATER METER

MW MONITORING WELL
POWER POLE
IRON PIPE
RAILROAD SPIKE
STANDARD CITY MONUMENT
SURVEY MONUMENT
STORM DRAIN MANHOLE
STREET SIGN
STREET LIGHT
WV WATER VALVE
12" TREE WITH SIZE
TREE REMOVAL
T TRANSFORMER
BARBED WIRE FENCE
CHAIN-LINKED FENCE
WOOD FENCE
SAWCUT LINE
WALL
SD EXISTING STORM DRAIN CATCH BASIN
WM EXISTING WATER METER / GAS METER
EXISTING SANITARY SEWER CLEANOUT
EXISTING FIRE HYDRANT
EXISTING SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
WV EXISTING WATER VALVE
GV EXISTING GAS VALVE
51 EXISTING CONTOUR
XX.XX EXISTING ELEVATION
TC XX.XX FS XX.XX TC – TOP OF CURB ELEVATION
FS – FINISHED SURFACE
GR XX.XX GR – GRATE ELEVATION
FL XX.XX FL – FLOW LINE
XX.XX H.P. HP – HIGH POINT
51 PROPOSED CONTOUR
3.0% SLOPE
PROPOSED CURB
PROPOSED BIOSWALE CURB
PROPOSED CURB AND GUTTER
PROPOSED FIRE LANE
HANDICAP RAMP

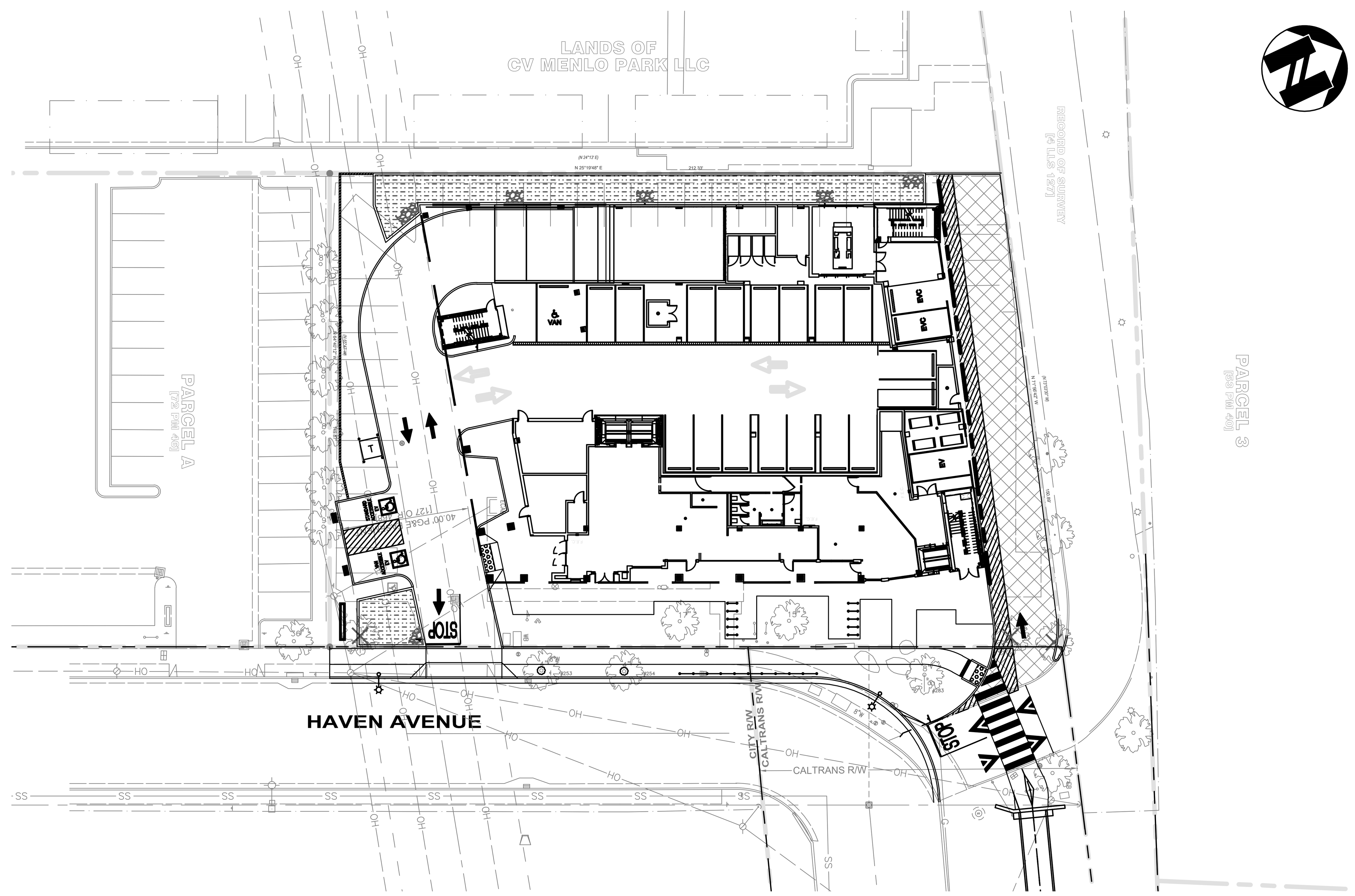
6"W EXISTING WATER LINE
2"G EXISTING GAS LINE
8"SS EXISTING SANITARY SEWER LINE
SD EXISTING STORM DRAIN LINE
E EXISTING ELECTRICAL LINE
TEL EXISTING TELEPHONE LINE
6"FS PROPOSED FIRE SERVICE
W PROPOSED WATER LINE
2"G PROPOSED GAS LINE
S PROPOSED SANITARY SEWER LINE
PROPOSED STORM DRAIN LINE
E PROPOSED ELECTRICAL LINE
TEL PROPOSED TELEPHONE LINE
JUT PROPOSED JOINT UTILITY TRENCH
R R R RIDGE LINE
PROPOSED FENCE
PROPERTY LINE
MATCH LINE
LIMIT OF DEMOLITION
GB GB GRADE BREAK
307 PROPOSED CONTOUR

GV PROPOSED GAS VALVE
OVERLAND RELEASE
CONTROLLER CABINET
FIRE HYDRANT
GUY POLE
HANDICAP SPACE
PROPOSED STORM DRAIN CATCH BASIN
WM GM PROPOSED WATER METER / GAS METER
PROPOSED SANITARY SEWER CLEANOUT
PROPOSED STORM DRAIN CLEANOUT
PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER MANHOLE/
STORM DRAIN MANHOLE

MOXY HOTEL

3723 HAVEN AVENUE
MENLO PARK, CA 94025

SITE KEY MAP 1"=30'



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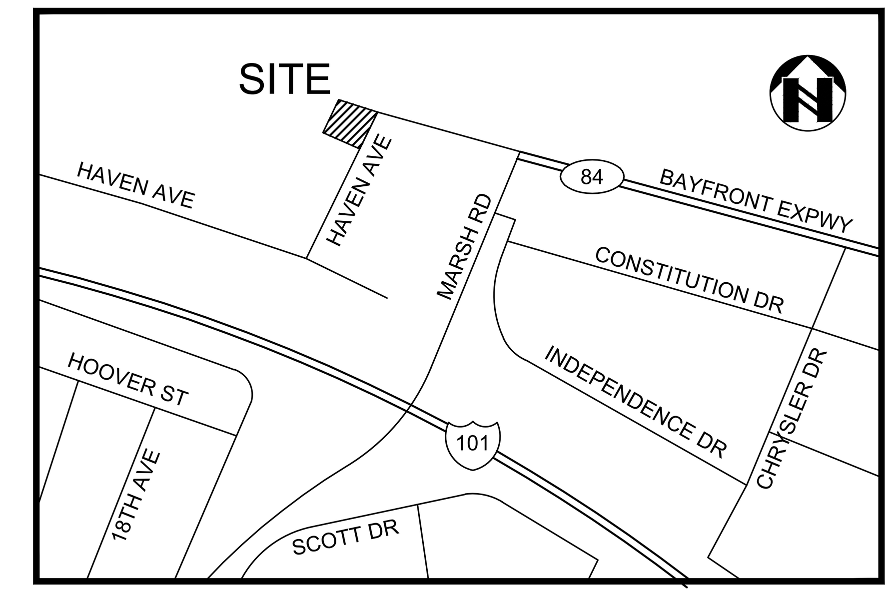
MENLO PARK, CA 94025
ERIC HINKLEY
PHONE: (650) 330-6749



VICINITY MAP N.T.S.

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CIVIL

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C-2.1	GENERAL NOTES
C-2.2	GENERAL NOTES
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C-3.2	CONSTRUCTION DETAILS
C-4.1	DEMOLITION PLAN
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C-12.1	FIRE TRUCK EXHIBIT
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SL-1	PHOTOMETRIC PLAN

PROJECT DATA

A.P.N.: 055-170-350 (PARCEL TWO)

BASIS OF BEARING

THE BEARING OF SOUTH 70°06'12" EAST TAKEN ON THE CENTERLINE OF HAVEN AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NO. 2629 FILED FOR RECORD ON OCTOBER 8, 2014 IN VOLUME 40 OF LLS MAPS AT PAGE 38, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

FLOOD NOTES

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06081C0306F, DATED APRIL 5, 2019, AS BEING LOATED IN FLOOD ZONE "AE" (EL 10);

AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANGE OF BEING EQUALED OT EXCEEDED IN ANY GIVEN YEAR; BASE FLOOD ELEVATIONS DETERMINED.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON SEPTEMBER 22, 2020.

BENCHMARK

NGS BENCHMARK "X572 RESET":
FOUND 2.5" BRASS DISK IN A MONUMENT BOX LOCATED ON THE SOUTHERLY SIDE OF BAYFRONT EXPRESSWAY ALONG A BIKE PATH, EAST OF WILLOW ROAD.
ELEVATION: 9.30 FEET (GPS OBSERVED) (DATUM) NAVD 1988

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

REV #	BY	DATE	DESCRIPTION
△			
△			
△			
△			
△			

DATE: 08-11-23
SCALE: 1" = 30'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

REGISTERED PROFESSIONAL ENGINEER FARHAD IRANITALAB No. 33142 Exp.6-30-2024 CIVIL STATE OF CALIFORNIA

ams associates, inc.
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SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

COVER SHEET
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-1.1 OF
PROJECT 18-2439

FILE PATH: C:\USERS\ALLEN.AMSASSOCIATES\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439COVER.DWG

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GENERAL SITE WORK:

1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE APPROVED AND SIGNED PLANS PRIOR TO BEGINNING CONSTRUCTION. A SET OF SIGNED AND APPROVED PLANS ARE TO BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. NO ONE SHALL USE PLANS NOT APPROVED FOR CONSTRUCTION.

2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY WORK PERFORMED BY THE CONTRACTOR OR OWNER BASED ON PLANS WHICH HAVE NOT BEEN SIGNED AND SEALED BY THE ENGINEER AND APPROVED BY THE LOCAL JURISDICTIONS. ALL INFORMATION SHOWN ON PRELIMINARY DRAWINGS IS SUBJECT TO CORRECTION AND CHANGE.

3. WHERE GOVERNING AGENCIES HAVE CONFLICTING SPECIFICATIONS WITH THESE NOTES, THE CONTRACTOR SHALL FOLLOW THE MORE STRINGENT REQUIREMENT.

4. THE CONTRACTOR SHALL MAKE SITE INSPECTIONS PRIOR TO BIDDING TO DETERMINE ALL ITEMS NOT SHOWN AS BID ITEMS WHICH ARE NECESSARY TO PERFORM A COMPLETE AND ACCEPTABLE JOB. ALL SUCH ITEMS SHALL BE NOTED AND INCLUDED IN THE BID.

5. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER BY THE TIME OF BID OF SUCH ERRORS, DISCREPANCIES AND OMISSIONS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE ENGINEER AND OWNER HARMLESS IF, AFTER CONTRACTING FOR THE WORK HE HAS MONETARY DAMAGE BECAUSE OF SITE CONDITIONS, ERRORS, DISCREPANCIES OR OMISSIONS AT THE TIME OF BID.

6. THE CONTRACTOR SHALL NOT BEGIN WORK SHOWN ON THESE PLANS UNTIL THE ENGINEER'S SIGNATURE OF APPROVAL IS AFFIXED HEREON AND ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.

7. ALL MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM TO THE SPECIFICATION OF THE AGENCIES INVOLVED AND ALL WORK SUBJECT TO THEIR APPROVAL.

8. THESE PLANS ARE CHECKED BY THE LOCAL JURISDICTION, BUT SUCH CHECKING AND/OR APPROVAL DOES NOT RELIEVE THE DEVELOPER AND CONTRACTOR FROM HIS/HER RESPONSIBILITY TO CORRECT ERRORS, OMISSIONS OR MAKE CHANGES REQUIRED BY CONDITIONS DISCOVERED IN THE FIELD DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY ERROR'S FOUND IN THESE PLANS OR CONSTRUCTION STAKING DISCREPANCIES.

9. BEFORE COMMENCING WORK, ALL PLANS AND SCHEDULES MUST BE SUBMITTED AND APPROVED.

10. CONTRACTOR IS NOT TO WORK OR TRESPASS ON ANY PROPERTY WITHOUT WRITTEN PERMISSION.

11. THE CONTRACTOR OR DEVELOPER SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

12. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, SURVEYOR AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, SURVEYOR OR ENGINEER.

13. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS PERTAINING TO HIS OPERATIONS. THE CONTRACTOR SHALL ADEQUATELY BARRICADE THE GENERAL PUBLIC FROM THE SITE AND SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

14. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES AT THE CONSTRUCTION SITE AND LOCATING WHERE SUCH FACILITIES MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF THE IMPROVEMENTS SHOWN ON THESE PLANS. NOTIFY "UNDERGROUND SERVICE ALERT" (USA) AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF BEGINNING WORK AT (800) 642-2444 OR (800) 227-2600.

15. THE CONTRACTOR IS TO ARRANGE A PRECONSTRUCTION MEETING ON THE JOB SITE WITH THE GOVERNING AGENCIES, UTILITY COMPANIES, OWNER'S DEVELOPER AND/OR REPRESENTATIVES AND GENERAL CONTRACTORS PRIOR TO COMMENCING WORK. THIS MEETING WILL VERIFY SCHEDULES, METHODS AND MATERIALS TO BE USED IN CONSTRUCTION OF THE PROJECT. NOTIFY ALL GOVERNING AGENCIES AT LEAST 48 HOURS IN ADVANCE.

16. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AND STANDARDS.

17. THE GENERAL CONTRACTOR OR A RESPONSIBLE PARTY WHO HAS THE AUTHORITY TO ACT FOR THE CONTRACTOR SHALL BE ON THE JOB SITE DURING ALL WORKING HOURS.

18. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND EXPOSE ALL EXISTING UNDERGROUND FACILITIES FOR SERVICE CONNECTIONS AND POSSIBLE UTILITY CONFLICTS. ANY DISCREPANCIES WITH SERVICE LOCATION, SIZE, DEPTH, OR MATERIAL WITH THAT SHOWN ON THESE PLANS SHALL BE REPORTED TO THE OWNER, AFFECTED UTILITIES AND ENGINEER WITHIN 48 HOURS OF DISCOVERY. THE LOCATION OF THE EXISTING UTILITIES AND STORM DRAINS ARE PER THE RECORD DRAWINGS OR FIELD OBSERVATIONS.

19. INSTALLATION OF ALL GRAVITY UTILITIES (i.e. SEWER, STORM DRAIN) SHALL BE FROM THE POINT OF CONNECTION UPSTREAM.

20. THE BELOW CERTIFICATIONS SHALL BE SUPPLIED TO THE OWNER FOR THE FOLLOWING STAGES TO SITE WORK. CERTIFICATIONS SHALL BE PERFORMED BY ams ASSOCIATES, INC. AND/OR THE SOILS ENGINEER AND PAID FOR BY THE OWNER. ANY COSTS FOR REWORKING, RETESTING, OR RESURVEYING DUE TO NON-COMPLIANCE WITH THE SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

    A. ROUGH GRADE SOIL COMPACTION, PRIOR TO ANY UNDERGROUND CONSTRUCTION.
    B. RETAINING WALL (IF ANY) BACKFILL COMPACTION.
    C. PAD LOCATION AND GRADE TO PLUS OR MINUS ONE-TENTH OF A FOOT.
    D. PAD SOIL COMPACTION, PRIOR TO ANY BUILDING CONSTRUCTION.
    E. TRENCH BACKFILL.
    F. SEWER, STORM, WATER AND IRRIGATION TESTING, PRIOR TO FINE GRADING.
    G. FINE GRADING TO PLUS OR MINUS ONE-TENTH OF A FOOT, PRIOR TO BASE ROCK PLACEMENT.

21. IF AT ANY TIME DURING THE COURSE OF CONSTRUCTING THE PROPOSED PROJECT, EVIDENCE OF SOIL AND/OR GROUNDWATER CONTAMINATION WITH HAZARDOUS MATERIAL IS ENCOUNTERED, THE APPLICANT SHALL IMMEDIATELY STOP THE PROJECT AND CONTACT THE ENVIRONMENTAL HEALTH SERVICES HAZARDOUS MATERIALS SECTION. THE PROJECT SHALL REMAIN STOPPED UNTIL THERE IS RESOLUTION OF THE CONTAMINATION PROBLEM TO THE SATISFACTION OF ENVIRONMENTAL HEALTH SERVICES AND TO THE WATER QUALITY CONTROL BOARD.

22. ANY RETAINING WALL SHALL BE CONSTRUCTED AND BACKFILLED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S AND SOILS ENGINEER'S RECOMMENDATIONS.

23. THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES DURING CONSTRUCTION.

24. FOR ALL PROJECTS, REGARDLESS OF SIZE, THE CONTRACTOR SHALL IMPLEMENT PRACTICES (BMP's) TO ELIMINATE OR MINIMIZE POLLUTION DISCHARGE CAUSED BY CONSTRUCTION.

25. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD (SWRCB). THE CONTRACTOR SHALL IMPLEMENT AND MONITOR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE SWRCB REGULATIONS.

26. STREET OR LANE CLOSURE WILL REQUIRE A TRAFFIC CONTROL PLAN AND THE DESIGNATION OF A QUALIFIED INDIVIDUAL FOR ITS IMPLEMENTATION AND SAFE MAINTENANCE. TRAFFIC CONTROL PROCEDURES SHALL CONFORM TO THE MOST RECENT EDITION OF THE "WATCH HANDBOOK" AND THE MOST RECENT EDITION OF THE CALIFORNIA MUTCD. THE CONTRACTOR SHALL OBTAIN APPROVAL FOR THE METHOD OF TRAFFIC CONTROL PRIOR TO STARTING CONSTRUCTION.

27. ALL IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AGENCIES STANDARD SPECIFICATIONS AND REQUIREMENTS AND THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS.

28. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND MEET WITH THE CITY OF MENLO PARK REGARDING THE OFF-SITE IMPROVEMENTS ON THE CITY'S RIGHT-OF-WAY. COORDINATION WILL BE REQUIRED BECAUSE THE CITY OF MENLO PARK WILL ALSO BE WORKING ON THE CITY'S RIGHT-OF-WAY. THE CIVIL DRAWINGS SHOW THE PORTION OF THE CITY'S WORK FOR REFERENCE. THE CONTRACTOR SHALL OBTAIN THE LATEST DRAWINGS FOR THE CITY OF MENLO PARK PRIOR TO THE START OF ANY WORK.

29. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS, BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FINEST QUALITY ARE TO BE USED.

30. PLACEMENT OF PROPOSED PUBLIC IMPROVEMENTS AND PROPOSED ONSITE IMPROVEMENTS SHALL NOT BE LIMITED TO THESE PLANS, BUT BE BUILT IN ACCORDANCE WITH THE CITY OF MENLO PARK AND CALTRANS' IMPROVEMENT STANDARDS TO THEIR SATISFACTION.

31. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS, SIDEWALKS OR OTHER EXISTING PUBLIC OR PRIVATE IMPROVEMENTS DURING CONSTRUCTION. ANY IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

32. TEMPORARY CONSTRUCTION FENCING: THE CONTRACTOR SHALL INSTALL A 4' TALL, BRIGHTLY COLORED (USUALLY YELLOW OR ORANGE), SYNTHETIC MESH MATERIAL FENCE WITH SIGNS STATING "THIS TREE TO BE SAVED" AROUND ALL TREES TO BE SAVED PRIOR TO ANY CONSTRUCTION EQUIPMENT BEING MOVED ON-SITE OR ANY CONSTRUCTION ACTIVITIES TAKING PLACE.

33. ARCHAEOLOGICAL ARTIFACTS: IF ANY ARCHEOLOGICAL OR PALEONTOLOGICAL ARTIFACTS ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, ALL WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE LOCAL JURISDICTION NOTIFIED IMMEDIATELY. A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST SHALL BE RETAINED TO CONDUCT AN ON-SITE EVALUATION AND PROVIDE RECOMMENDATIONS FOR REMOVAL AND/OR PRESERVATION. WORK ON THE PROJECT SITE SHALL NOT RESUME UNTIL THE ARCHAEOLOGIST OR PALEONTOLOGIST HAS HAD A REASONABLE TIME TO CONDUCT AN EXAMINATION AND IMPLEMENT MITIGATION MEASURES DEEMED APPROPRIATE AND NECESSARY BY THE LOCAL JURISDICTION TO REDUCE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.

34. CONSTRUCTION NOISE: THE CONTRACTOR SHALL INSURE THAT ALL CONSTRUCTION VEHICLES AND EQUIPMENT OPERATED WITHIN CLOSE PROXIMITY OF A RESIDENTIAL DWELLING ARE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS. IF CONCERNS ARISE, IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN THE SERVICES OF A QUALIFIED ACOUSTICAL PROFESSIONAL TO VERIFY THE EQUIPMENT HAS PROPER MUFFLERS. CONSTRUCTION NOISE EMANATING FROM ANY CONSTRUCTION ACTIVITIES FOR WHICH A PERMIT IS REQUIRED IS PROHIBITED ON SUNDAYS AND FEDERAL HOLIDAYS, AND SHALL ONLY OCCUR:

    A. MONDAY THROUGH FRIDAY, 7:00 AM TO 8:00 PM.

35. ALL CONSTRUCTION SITE ACTIVITIES, REGARDLESS OF SIZE, SHALL CONFORM TO THE CITY OF MENLO PARK, SAN MATEO COUNTY AND THE STATE WATER RESOURCES CONTROL BOARD, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY.

36. FOR ALL CONSTRUCTION PROJECTS OVER ONE ACRE, A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE PREPARED AND ON-SITE DURING CONSTRUCTION. THIS IS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROCESS. CONTRACTOR SHALL ALSO BE IN COMPLIANCE WITH ALL LOCAL STORM WATER QUALITY REGULATIONS.

37. UPON JOB COMPLETION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH ONE COMPLETE SET OF RECORD DRAWINGS WHICH ACCURATELY SHOW ALL FIELD CHANGES. THE CHANGES SHALL BE MARKED ON A CLEAN SET OF DRAWINGS IN CONTRASTING COLORS.

38. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO UNDERSTAND THESE DRAWINGS AND THE OBLIGATION TO PERFORM ALL WORK HEREIN. THIS INCLUDES THE INFORMATION ON ALL OTHER SHEETS WITHIN THE CONSTRUCTION DOCUMENTS INCLUDING INFORMATION WHICH OCCURS ON ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE, AND ARCHITECTURAL PLANS THAT MAY BE REQUIRED TO CORRECTLY COMPLETE THE WORK.

39. THE CONTRACTOR TO REVIEW THE ENVIRONMENTAL SAMPLING REPORT DATED APRIL 2019 PREPARED BY AWR ENVIRONMENTAL. THIS REPORT SHALL BE REVIEWED BY THE CONTRACTOR DURING THE BIDDING OF THE PROJECT. ALL WORK SHALL BE PER THIS REPORT AND OTHER REPORTS PREPARED FOR THIS PROJECT.

GRADING/EARTHWORK:

1. ALL EARTH AND SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS AS DEFINED IN THE GEOTECHNICAL REPORT, THE CALIFORNIA BUILDING CODE, AND THE LOCAL JURISDICTION.

2. THE CONTRACTOR SHALL POSSESS A GRADING PERMIT PRIOR TO ANY GRADING ACTIVITIES.

3. THE OWNER SHALL RETAIN THE SERVICES OF A QUALIFIED SOILS ENGINEER TO EVALUATE GEOLOGIC AND SOILS CONDITIONS ON THE SITE, PROVIDE EARTHWORK RECOMMENDATIONS, AND INSPECT THE CONTRACTOR'S WORK FOR COMPLIANCE. ALL TESTS SHALL BE CERTIFIED BY THE SOILS ENGINEER WITH ANY TEST WITHIN THE RIGHT-OF-WAY ALSO BEING APPROVED BY THE GOVERNING AGENCY.

4. THE CONTRACTOR SHALL CONTROL DUST, EROSION, AND SEDIMENT AT ALL TIMES DURING CONSTRUCTION. IF GRADING AND CLEARING IMPROVEMENTS ARE INCOMPLETE BY OCTOBER FIRST, THE CONTRACTOR SHALL INSTALL EROSION PROTECTION ON ALL EXPOSED SOIL, INSTALL BMP'S FOR CONTROLLING ANY DRAINAGE FROM THE SITE, AND CLEAN ALL SEDIMENT FROM THE EXISTING STORM DRAIN SYSTEMS.

5. CALCULATION OF EARTHWORK QUANTITIES, ANY IMPORT OR EXPORT REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY QUANTITIES CALCULATED BY ams ASSOCIATES, INC. ARE FOR PERMIT FEE DETERMINATION ONLY.

6. GRADING SHALL NOT OCCUR UNTIL ALL EXISTING TREES TO BE SAVED ARE ADEQUATELY PROTECTED. PLEASE SEE THE CIVIL AND LANDSCAPING PLANS FOR TREE PROTECTION, FENCING AND DETAILS. THE CONTRACTOR IS TO NOTIFY THE ARBORIST 72 HOURS PRIOR THE START OF DEMOLITION AND CONSTRUCTION.

7. ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE UNLESS THE OWNER OR ENGINEER SPECIFIES OTHERWISE.

8. RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT (PREPARED BY ROCKRIDGE GEOTECHNICAL, JOB NO. 22-2235 DATED AUGUST 1ST/, 2022) SHALL BECOME REQUIREMENTS FOR THIS DEVELOPMENT.

9. THIS GRADING PLAN IS FOR APPROVAL ON ON-SITE ELEVATIONS ONLY. THE ELEVATIONS SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRE SEPARATE PUBLIC WORKS DEPARTMENT APPROVAL & PERMIT. ANY NOTES THAT APPLY TO THE PUBLIC RIGHT-OF-WAY ARE FOR REFERENCE ONLY. IF ON-SITE ELEVATIONS SHOWN DO NOT COINCIDE WITH APPROVED STREET PLANS, AN APPROVED AMENDMENT IS REQUIRED.

10. THE SOIL IS HIGHLY CORROSIVE. PLEASE SEE THE GEOTECHNICAL REPORT, SECTION 6.6, PAGE 15. THE PROJECT TEAM MAY BE REQUIRED TO HIRE A CORROSIVE ENGINEER TO REVIEW THE GEOTECHNICAL REPORT AND PROVIDE THE REQUIRED DRAWINGS AS PART OF THE CONSTRUCTION DOCUMENTS.

11. THE SOIL SUBGRADE BENEATH THE PROPOSED IMPROVEMENTS (BUILDING PAD AND CONCRETE FLATWORK) OR AREAS FOR NEW FILL SHOULD BE SCARIFIED TO A DEPTH OF AT LEAST EIGHT INCHES, MOISTURE-CONDITIONED TO ABOVE OPTIMUM MOISTURE CONTENT AND COMPACTED AT LEAST 90% RELATIVE COMPACTION. THE SOIL SUBGRADE FOR VEHICULAR PAVEMENT SHOULD BE COMPACTED TO 95% RELATIVE COMPACTION AND BE NON-YIELDING. THE SOIL SUBGRADE SHOULD BE KEPT MOIST UNTIL IT IS COVERED BY FILL OR IMPROVEMENTS. PLEASE REFER TO THE GEOTECHNICAL REPORT.

12. FILL SHOULD CONSIST OF ON-SITE SOIL OR IMPORTED SOIL (SELECT FILL) THAT IS FREE OF ORGANIC MATTER, CONTAINS NO ROCKS OR LUMPS LARGER THAN THREE INCHES IN GREATEST DIMENSIONS, AND IS APPROVED BY THE GEOTECHNICAL ENGINEER. IMPORTED FILL SHOULD ALSO HAVE LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX OF LESS THAN 15. PLEASE SEE THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

CURBS, GUTTERS AND WALKS:

1. ALL VERTICAL CURBS SHALL BE CONSTRUCTED TO WITHIN 1/2" VERTICAL TOLERANCE EXCEPT WHERE ADJUSTMENTS ARE REQUIRED TO MATCH EXISTING CONDITIONS. ANY CURB NOT WITHIN THIS TOLERANCE MAY BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

2. REFER TO THE PLANS FOR CURB AND GUTTER DIMENSIONS AND DETAILS.

3. ALL ON-SITE CURB AND GUTTERS SHALL BE CONSTRUCTED TO WITHIN 1/2" VERTICAL TOLERANCE. HOWEVER, THE GUTTER SHALL BE CONSTRUCTED SO THAT NO WATER IS TRAPPED IN THE GUTTER AND THAT THE MINIMUM SLOPE ALLOWED BY THE LOCAL JURISDICTION IS NOT EXCEEDED.

4. USE EXTREME CARE ALONG ALL ACCESSIBLE ROUTES OF TRAVEL TO ENSURE THAT ALL CURBS, GUTTERS, AND SIDEWALKS ARE ADA COMPLIANT. THE CONTRACTOR SHALL VERIFY FORMWORK COMPLIANCE FOR SLOPES, HEIGHTS, WIDTHS AND CLEARANCES PRIOR TO REQUESTING AND POURING ANY CONCRETE. CHECK ALL CONCRETE IMMEDIATELY AFTER PLACEMENT AND REMOVE ANY WORK NOT WITHIN COMPLIANCE.

5. SEE NOTES FOR PEDESTRIAN AND HANDICAP ACCESSIBILITY FOR ADDITIONAL WALK REQUIREMENTS.

6. CURB AND GUTTER IN THE CITY'S RIGHT-OF-WAY SHALL BE PER THE CITY OF MENLO PARK'S STANDARDS AND SPECIFICATIONS.

7. CURB AND GUTTER ON CALTRANS' RIGHT-OF-WAY SHALL BE PER CALTRANS' STANDARDS AND SPECIFICATIONS.

PAVING:

1. PREPARE AND COMPACT SUBGRADE AND PLACE BASE ROCK AND ASPHALT OR CONCRETE PER THE GEOTECHNICAL REPORT AND THEIR RECOMMENDATIONS. REFER TO THE GRADING PLAN FOR SELECTED PAVEMENT SECTION.

2. PAVEMENT THICKNESS SHALL BE WITHIN THE FOLLOWING TOLERANCES: AGGREGATE BASE: 1/2" PLUS OR MINUS. ASPHALT OR CONCRETE: 1/4" PLUS OR MINUS.

3. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ASSURE THAT ALL UNDERGROUND CONDUITS AND UTILITIES ARE INSTALLED PRIOR TO PAVING. ALL PIPES IN PAVED AREAS SHALL BE PLACED PRIOR TO PLACING AGGREGATE BASE. NO CURB, GUTTER, SIDEWALK OR AGGREGATE BASE SHALL BE PLACED UNTIL UNDERGROUND UTILITIES ARE INSTALLED.

4. COPIES OF CALCULATIONS NECESSARY TO DETERMINE QUANTITIES OF ASPHALT AND BASE ROCK SHALL BE FURNISHED TO THE OWNER AND ENGINEER. MANUFACTURER'S MATERIAL AND WEIGHT TICKETS SHALL BE FURNISHED TO THE OWNER TO SHOW MATERIALS ACTUALLY USED. THE OWNER MAY REQUEST BORINGS TO CONFIRM ASPHALT AND BASE ROCK THICKNESS.

5. SOIL STERILIZATION (WEED KILLER) SHALL BE APPLIED IN AREAS TO BE PAVED. KEEP TWO FEET MINIMUM CLEAR OF EXISTING AND PROPOSED LANDSCAPED AREAS. APPLY AT MANUFACTURER'S RECOMMENDED RATE TO ASSURE 3 INCH MINIMUM PENETRATION.

6. THE PAVING CONTRACTOR SHALL PROVIDE ALL REQUIRED COMPACTION TESTS IN THE STREET AT THE CONTRACTOR'S EXPENSE.

7. WHEN MATCHING THE PAVEMENT ON AN EXISTING ROAD, THE EXISTING PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL WITH THE LANE AND REMOVED BACK TO AN ADEQUATE STRUCTURAL SECTION. THE EXPOSED EDGE AND VERTICAL EDGE OF GUTTER LIP SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.

8. INCREASE ASPHALT SECTION AND CONCRETE SECTION AT EDGES TO 150% OF SPECIFIED PAVEMENT THICKNESS OR AS SPECIFIED BY THE GEOTECHNICAL REPORT.

9. A TACK COAT SHALL BE APPLIED TO ALL CONCRETE EDGES TO WHICH ASPHALT IS TO BE PLACED. PROTECT ADJACENT SURFACES DURING APPLICATION.

10. SURFACE SMOOTHNESS OF ASPHALT OR CONCRETE PAVING SHALL NOT BE ACCEPTABLE IF EXCEEDING 1/4 INCH USING A 10 FOOT STRAIGHT EDGE. PONDING OR "BIRDBATHS" EXCEEDING 1/4 INCH IN THICKNESS SHALL NOT BE ACCEPTABLE AND SHALL BE CORRECTED BY THE CONTRACTOR.

11. REINFORCE CONCRETE AS PER THE GEOTECHNICAL REPORT OR THE CIVIL DRAWINGS.

12. SEE NOTES FOR PEDESTRIAN AND HANDICAP ACCESSIBILITY FOR ADDITIONAL PAVING REQUIREMENTS.

13. ANY EXISTING PAVEMENT WITHIN THE PROJECT LIMITS THAT IS DAMAGED OR DISPLACED, EVEN THOUGH IT WAS NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED, EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.

PAVEMENT MARKINGS:

1. STRIPE ALL PARKING SPACES, AISLES, ENTRANCES AND EXITS PER THE GOVERNING STANDARDS AND AS SPECIFIED. THE GENERAL CONTRACTOR IS TO CONTACT THE CITY OF MENLO PARK AND CALTRANS FOR SPECIFIC REQUIREMENTS.

2. HAVEN AVENUE'S PAVEMENT MARKINGS ARE TO CONFORM TO THE MOST RECENT EDITION OF THE CITY OF MENLO PARK AND THE STATE'S DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS AND PLANS. STRIPING SHALL BE DONE WITH THERMOPLASTIC AND REFLECTIVE MARKERS.

3. STRIPE ALL HANDICAP STALLS AND PEDESTRIAN ACCESSES PER A.D.A. REQUIREMENTS.

BUILDINGS:

1. PREPARE PAD PER GEOTECH RECOMMENDATIONS.

2. THE CONTRACTOR IS TO VERIFY ALL BUILDING DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING ANY CONSTRUCTION.

3. VERIFY THE POINT OF CONNECTION BETWEEN SITE AND BUILDING UTILITIES PRIOR TO ANY CONSTRUCTION. IF DISCREPANCIES ARISE, NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY CORRECTIONS TO THE SATISFACTION OF THE ENGINEER.

4. ALL BUILDING SLABS SHALL BE CONSTRUCTED TO WITHIN 1/8" OF GRADE SHOWN ON THE APPROVED CIVIL PLANS.

5. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR CONSTRUCTION INFORMATION.

MISC. SITE WORK:

1. OBTAIN APPROVAL FOR ALL GATES FROM THE POLICE AND FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

2. OBTAIN APPROVAL AND/OR PERMIT FOR ALL SIGNS PRIOR TO CONSTRUCTION.

3. STREET SIGNS SHALL BE RELOCATED AND INSTALLED AS REQUIRED.

FIRE LANES:

1. FIRE LANES ARE TO BE MARKED AS REQUIRED BY THE CITY OF MENLO PARK FIRE DEPARTMENT'S REQUIREMENTS, THE CALIFORNIA FIRE CODE AND THE STATE'S VEHICLE CODE.

2. AS A GENERAL GUIDE, WHEREVER THE PARKING OF A VEHICLE WILL COMPROMISE OR OBSTRUCT EMERGENCY VEHICLE ACCESS, PAINT THE CURBS OR PAVEMENT RED WITH CONTRASTING LETTERS STENCILED ON THE CURB SIDE OR THE EDGE OF THE DRIVE READING "NO PARKING FIRE LANE".

3. ONE OF THE THREE METHODS PRESENTED BELOW FOR FIRE LANE IDENTIFICATION (TAKEN FROM SECTION 22500.1 OF THE CALIFORNIA VEHICLE CODE) MUST BE PRESENT FOR ALL AREAS DESIGNATED AS A FIRE ACCESS LANE. PLEASE REVIEW WITH THE FIRE DEPARTMENT PRIOR TO THE START OF ANY WORK:

    A. POSTING OF A SIGN EVERY 25' ALONG AND IMMEDIATELY ADJACENT TO, AND VISIBLE FROM, THE DESIGNATED FIRE LANE, CLEARLY STATING IN LETTERS NOT LESS THAN ONE INCH IN HEIGHT THAT THE LOCATION IS A FIRE LANE AND NO PARKING IS PERMITTED.
    B. BY OUTLINING OR PAINTING THE PAVEMENT RED WITH THE PAVEMENT PAINT AND, IN CONTRASTING COLOR, MARKING THE PAVEMENT EVERY 25' WITH THE WORDS "FIRE LANE-NO PARKING", WHICH ARE CLEARLY VISIBLE FROM A VEHICLE.
    C. BY A RED CURB OR RED PAINT ON THE EDGE OF THE ROADWAY UPON WHICH IS CLEARLY MARKED EVERY 25' WITH THE WORDS "FIRE LANE-NO PARKING" ON THE FACE OF THE CURB.

4. IF FIRE LANES ARE REQUIRED, POST EACH ENTRANCE WITH SIGNS INDICATING THAT VEHICLES PARKED IN FIRE LANES WILL BE TOWED AT OWNER'S EXPENSE.

CONSTRUCTION STAKING:

1. THESE PLANS HAVE BEEN PREPARED by ams associates, inc. IT IS THE RESPONSIBILITY OF THE SURVEYOR WHO PROVIDES THE CONSTRUCTION STAKING TO REVIEW THE CIVIL, ARCHITECTURAL, STRUCTURAL & PLUMBING ENGINEERING PLANS AND COORDINATE WITH EACH DISCIPLINE FOR STAKING. ams associates, inc. WILL PROVIDE CAD FILES FOR INFORMATION ONLY. USE OF THESE CAD DRAWINGS OR DATA SHALL BE AT THE SURVEYOR'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ams associates, inc. FURTHERMORE, THE SURVEYOR SHALL INDEMNIFY AND HOLD HARMLESS ams associates, inc. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DESTROYED OR LOST DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED OR LOST DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

3. WHENEVER THE NOTE "VERIFY" IS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL EXPOSE THESE FACILITIES PRIOR TO THE START OF ANY CONSTRUCTION. AFTER THE CONTRACTOR HAS COMPLETED EXPOSING SAID FACILITIES, NOTIFY THE PROJECT ENGINEER AND REQUEST THEY VERIFY THAT THE HORIZONTAL & VERTICAL ALIGNMENTS, MEASUREMENT, ETC., ARE IN SUBSTANTIAL CONFORMANCE WITH THESE PLANS TO THE PROJECT ENGINEER'S SATISFACTION. IN THE EVENT THAT SAID FACILITIES ARE DETERMINED NOT TO BE IN SUBSTANTIAL CONFORMANCE, THE PROJECT ENGINEER RESERVES THE RIGHT TO REVISE THESE PLANS TO REFLECT THE FOUND CONDITIONS.

4. THE CONTRACTOR WILL NOT PERFORM ANY CORRECTIVE WORK DUE TO STAKING ERRORS WITHOUT FIRST CONSULTING WITH THE PROJECT MANAGER. IN THE EVENT THE COST OF ANY ITEM OF CORRECTIVE WORK EXCEEDS $500.00, PERMISSION TO PROCEED MUST BE RECEIVED IN WRITING FROM THE PROJECT MANAGER. NO LIABILITY WILL BE ASSUMED BY THE PROJECT MANAGER FOR THE COSTS OF WORK PERFORMED IN VIOLATION OF THIS PROVISION.

5. THE CONTRACTOR SHALL VERIFY THE STAKES LOCATION WITH THE SITE PLAN PRIOR TO CONSTRUCTION. IF ANY LOCATION DIFFERS FROM THE PLAN, THE CONTRACTOR IS TO NOTIFY THE SURVEYOR IMMEDIATELY FOR RESOLUTION.

6. THE CONTRACTOR SHALL VERIFY BY LASER LEVEL (OR BETTER) THE STAKE ELEVATION TO THE TEMPORARY SITE BENCH MARK PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL VERIFY ALL STAKE GRADES WITH THE GRADING AND/OR UTILITY PLANS PRIOR TO CONSTRUCTION. IF ANY GRADE DIFFERS FROM THE PLAN BY MORE THAN 0.02' THE CONTRACTOR IS TO NOTIFY THE SURVEYOR IMMEDIATELY FOR RESOLUTION.

8. THE CONTRACTOR SHALL TRANSFER THE STAKE ELEVATION FROM THE STAKE TO THE FORM, STRUCTURE AND/OR UTILITY WITH A LASER LEVEL (OR BETTER). BUBBLE OR HAND LEVELS ARE NOT ACCEPTABLE.

9. ALL CURB STAKE'S OFFSETS WILL BE MEASURED TO THE CURB FACE UNLESS OTHERWISE NOTED OR ARRANGED WITH THE CONTRACTOR PRIOR TO STAKING.

10. ANY BUILDING THAT HAS BEEN STAKED WAS STAKED TO THE BEST INFORMATION SUPPLIED TO THE SURVEYOR. THE CONTRACTOR IS TO VERIFY THAT THE STAKED BUILDING DIMENSIONS MATCH THE DIMENSIONS OF THE FOUNDATION AND ARCHITECTURAL PLANS PRIOR TO ANY CONSTRUCTION. IF THEY DO NOT, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT AND PROJECT MANAGER IMMEDIATELY FOR RESOLUTION.

11. IF A STAKE IS ILLEGIBLE OR UNCLEAR, THE CONTRACTOR IS TO CONTACT THE SURVEYOR IMMEDIATELY FOR CLARIFICATION.

12. ALL PUBLIC IMPROVEMENTS SHALL BE STAKED UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PERFORM LAND SURVEYING SERVICES.

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DATE: 08-11-23
SCALE:
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

REGISTERED PROFESSIONAL ENGINEER
Exp.6-30-2024
CIVIL
STATE OF CALIFORNIA

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

GENERAL NOTES
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-2.1 OF
PROJECT 18-2439

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439NOTE.DWG

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PEDESTRIAN AND DISABLED ACCESSIBILITY:

ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE CONSTRUCTED PER THE MOST STRINGENT INTERPRETATIONS OF THE GOVERNING AGENCIES, A.D.A., U.B.C., TITLE 24, ETC. AND SHALL HAVE:

1. A MAXIMUM RUNNING SLOPE OF 5% (4.5% RECOMMENDED).
2. HAVE A MAXIMUM CROSS SLOPE OF 2% (1.5% RECOMMENDED).
3. NO VERTICAL HEIGHT TRANSITION GREATER THAN 1/4".
4. NO BEVELED HEIGHT TRANSITION GREATER THAN 1/2" WITH A 2:1 SLOPE.
5. NO OPENING OR GAP OVER 1/2" WIDE.
6. ALL REQUIRED ACCESSIBLE SIGNS.
7. RAMPS WITH 8.33% MAXIMUM RUNNING SLOPES AND MINIMUM 6.67% (7.5% RECOMMENDED), AND 2% MAXIMUM CROSS SLOPE.
8. GROOVED BORDERS ALONG THE TOP OF ALL CURB RAMPS.
9. APPROVED FABRICATED TRUNCATED DOMES AT BOTTOM LANDINGS OF CURB RAMPS AND/OR BEFORE VEHICULAR CROSSINGS.
10. 4' MINIMUM LANDINGS AT TOP OF ALL CURB RAMPS.
11. 5' BY 5' MINIMUM LANDINGS AT TOP OF ALL PEDESTRIAN RAMPS.
12. 5' BY 6' MINIMUM INTERMEDIATE PEDESTRIAN RAMP LANDINGS.
13. 6' MINIMUM LENGTH LANDINGS AT BOTTOM OF ALL PEDESTRIAN RAMPS.
14. HANDRAILS ON BOTH SIDES ALL STAIRS AND RAMPS.
15. THE REQUIRED NUMBER OF HANDICAP AND VAN ACCESSIBLE STALLS.
16. 9' BY 18' MINIMUM ACCESSIBLE PARKING SPACE AND 5' BY 18' MINIMUM LOADING AISLES WITH SLOPES NO GREATER THAN TWO PERCENT (2%) IN ANY DIRECTION AND HAVE NO STRUCTURES WITHIN THESE AREAS.
17. 8' BY 18' LOADING AISLES ON THE PASSENGER SIDE FOR ALL ACCESSIBLE VAN PARKING SPACES. SEE THE ARCHITECTURAL DRAWING FOR HANDRAIL DETAILS.
18. LOADING AISLES ON THE PASSENGER SIDE OF ALL SINGLE ACCESSIBLE PARKING SPACES.
19. ACCESSIBILITY SIGNAGE PER A.D.A. STANDARDS INCLUDING ENTRANCE SIGNAGE, ACCESSIBLE PARKING SPACE SIGNS, VAN ACCESSIBLE PARKING SPACE SIGNS, MINIMUM FINE $250 SIGNS, AND ACCESSIBILITY SYMBOLS PAINTED IN ACCESSIBLE PARKING SPACES.
20. ALL ACCESSIBLE LOADING AISLES PAINTED WITH THE WORDS "NO PARKING" IN 12" HIGH LETTERS.
21. ACCESSIBLE ROUTES CLEARLY MARKED AND LABELED.
22. ACCESSIBLE ROUTES WITH DIFFERENT SOUND PROPERTIES (WHEN TAPPED BY A CANE) THAN THE SURROUNDING MATERIALS.
23. 6" WARNING CURBS ALONG ABRUPT CHANGES OVER 4" VERTICAL UNLESS HAVING GUARD RAILS.
24. GUARD RAILS AT ALL VERTICAL DROPS OVER THIRTY INCHES (30").

UTILITIES (GENERAL):

1. THE LOCATIONS OF ALL UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND FACILITIES; HOWEVER, THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HEREON OR FOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES OR OBJECTS WHICH THE CONTRACTOR MAY DISCOVER, BUT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION, BOTH VERTICALLY AND HORIZONTALLY, OF ALL EXISTING FACILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF ANY SUCH FACILITIES INTERFERE WITH THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATIONS CAN BE MADE. ANY COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL LOCATE AND PRESERVE ALL EXISTING FACILITIES INCLUDING GAS, WATER, IRRIGATION, POWER, TELEPHONE, SEWER OR OTHERS WHICH MAY BE PRESENT IN THE AREA OF CONSTRUCTION. THE RESPECTIVE UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO BEGINNING WORK.
3. PRIOR TO TRENCHING FOR ANY SEWER, WATER, OR STORM DRAIN PIPE, THE CONTRACTOR SHALL VERIFY, IN THE FIELD, THE SIZE AND LOCATION OF THE EXISTING PIPES AT THE POINT OF CONNECTION. ANY DEVIATION FROM THE PLANS SHALL BE RESOLVED BY THE DESIGN ENGINEER PRIOR TO TRENCHING.
4. ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION INSTALLATION ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO CURB, GUTTER AND SIDEWALK CONSTRUCTION AND PAVING.
6. ALL LINES ABANDONED DURING CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE INDICATED.
7. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, THE CITY OF MENLO PARK AND CALTRANS' STANDARDS AND SPECIFICATIONS.
8. THE CONCRETE CONTRACTOR SHALL STAMP THE LETTER "S" ON THE FACE OF CURB DIRECTLY OVER THE SANITARY SEWER LATERAL, AND SHALL STAMP THE LETTER "W" IN THE FACE OF CURB DIRECTLY OVER THE WATER SERVICE.
9. MARK ALL UNDERGROUND STUBS WITH 2"x4" MINIMUM WOOD POSTS OR PLASTIC CONDUITS PAINTED WITH THEIR CORRESPONDING COLOR.
10. CONFINED SPACE ENTRY (MANHOLES): IT IS THE OWNER / DEVELOPER'S RESPONSIBILITY AS HOST EMPLOYER TO HAVE A COMPLIANT CONFINED SPACE ENTRY PROGRAM. EXISTING MANHOLES ARE "PERMIT REQUIRED" CONFINED SPACES. THE HOST EMPLOYER'S CONTRACTOR MUST STRICTLY CONFORM TO THE CONFINED SPACE PROGRAM IN ENTERING ANY EXISTING MANHOLE.
11. PLACE SLEEVES FOR IRRIGATION LINES UNDER PAVEMENT A MINIMUM OF TWELVE (12) INCHES BELOW SUBGRADE AND COMPACT TO 95% MINIMUM.
12. PIPES: IN ADDITION TO THE APPLICABLE ASTM, AWWA AND GOVERNING AGENCIES' SPECIFICATIONS, PIPES SHALL ALSO MEET THE FOLLOWING: THE PIPE SHALL BE HOMOGENEOUS THROUGHOUT, FREE FROM VOIDS, CRACKS, INCLUSIONS, SURFACE UNDULATIONS, AND OTHER DEFECTS, AND REASONABLY UNIFORM IN COLOR, DENSITY, AND OTHER PHYSICAL PROPERTIES. THE PIPE SURFACES, INCLUDING THE JOINING SURFACES OF SPIGOTS AND BELLS, SHALL BE FREE FROM NICKS, GOUGES, SEVERE SCRATCHES, AND OTHER SUCH BLEMISHES. PVC PIPE SHALL BE GREEN OR WHITE UNLESS OTHERWISE APPROVED BY THE ENGINEER.
13. ALL PIPE MATERIAL, SLOPE, COVER AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S STANDARDS AND REQUIREMENTS.
14. MANHOLES, VALVES, CLEANOUTS, ETC. SHALL BE BROUGHT TO FINISH GRADE AFTER THE FINAL PAVING COURSE IS PLACED.

UTILITY LINE EXCAVATION, BEDDING & BACKFILL:

1. ALL UTILITY LINE EXCAVATION, BEDDING AND BACKFILL MATERIALS, AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH GOVERNING AGENCY'S REQUIREMENTS. UTILITY LINES SHALL INCLUDE STORM DRAIN, WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, TELEVISION AND LANDSCAPE IRRIGATION LINES.
2. PRIOR TO THE INSTALLATION OF ANY UTILITY LINE, THE TRENCH SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND UTILITY COMPANY.
3. THE TRENCH SHOULD BE EXAMINED FOR SUBSURFACE SEEPAGE. IF SEEPAGE IS ENCOUNTERED, THE SOILS ENGINEER SHOULD BE CONSULTED SO THAT RECOMMENDATIONS FOR SUBSURFACE DRAINAGE CAN BE MADE. TRENCHES CONTAINING FREE WATER SHOULD BE DE-WATERED PRIOR TO BACKFILLING.
4. UTILITY LINES MAY NOT BE COVERED UNTIL AFTER THEY HAVE BEEN TESTED AND APPROVED. UPON COMPLETION OF THE BACKFILL OPERATIONS, THE UTILITY LINES SHALL BE RETESTED.
5. PROCEDURE AT PIPE ZONE: SELECTED BACKFILL MATERIAL CONSISTING OF LOOSE EARTH OR SAND, FREE FROM STONES, CLODS, OR OTHER DELETERIOUS MATERIAL SHALL BE PLACED IN THE TRENCH SIMULTANEOUSLY ON EACH SIDE OF THE PIPE ABOVE THE PIPE BEDDING ZONE (SPRINGLINE) FOR THE FULL WIDTH OF THE TRENCH IN LAYERS NOT EXCEEDING 8" IN LOOSE THICKNESS AND SHALL BE COMPACTED TO A MINIMUM OF 95%. CARE SHALL BE EXERCISED IN BACKFILLING THE "PIPE ZONE" TO AVOID DAMAGE TO THE PIPE. BACKFILLING SHALL BE CARRIED ON SIMULTANEOUSLY ON EACH SIDE OF THE PIPE TO ASSURE PROPER PROTECTION OF THE PIPE.
6. PROCEDURE ABOVE THE PIPE ZONE: FROM 12 INCHES ABOVE THE PIPE TO FINISHED GRADE THE BACKFILL SHALL BE PLACED IN THIN LIFTS AND COMPACTED USING APPROVED COMPACTION EQUIPMENT TO A MINIMUM DEGREE OF COMPACTION OF 95% IN UPPER 12 INCHES BENEATH PAVED AREAS.
7. TRENCH BACKFILL SHALL BE DONE IN A CONTINUOUS OPERATION AND COMPLETED TO SUBGRADE. AREAS OF MINIMUM COVER SHALL BE PROTECTED.
8. EACH BACKFILL LAYER SHALL BE EVENLY SPREAD, PROPERLY MOISTENED AND COMPACTED TO THE SPECIFIED RELATIVE DENSITY. ANY DAMAGE TO THE PIPE AS A RESULT OF CONTRACTOR'S OPERATION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
9. NO MATERIAL GREATER THAN 3" IN ANY DIMENSION SHALL BE PLACED WITHIN ONE FOOT OF ANY PIPE, MANHOLE OR STRUCTURE.
10. MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE LATEST ASTM METHODOLOGY AND ALL BEDDING AND BACKFILL SHALL BE PLACED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SUPERVISE AND CERTIFY THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS.
12. THE GOVERNING AUTHORITY MAY REQUIRE THE CONTRACTOR TO UNCOVER ANY IMPROVEMENTS THAT HAVE BEEN COMPLETED WITHOUT PROPER INSPECTION AND/OR APPROVAL. IF THE INSTALLATION IS FOUND NOT TO MEET THE AUTHORITIES STANDARDS OR PREVIOUSLY APPROVED ALTERNATIVES SHOWN ON THE PLANS, THE CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE SUCH IMPROVEMENTS AT HIS/HER EXPENSE.
13. WHERE THE TRENCH BOTTOMS ARE BELOW GROUND WATER, THE BEDDING SHOULD CONSIST OF AT LEAST SIX INCHES OF DRAIN ROCK WRAPPED IN FILTER FABRIC. AFTER PIPE AND CONDUIT ARE TESTED, INSPECTED (IF REQUIRED) AND APPROVED, THEY SHALL BE COVERED TO A DEPTH OF 6"WITH SAND OR FINE GRAVEL, WHICH SHOULD BE MECHANICALLY TAMPED.

STORM DRAIN:

1. ALL STORM DRAIN MATERIAL, PLACEMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, THE MANUFACTURER, THE CITY OF MENLO PARK AND CALTRANS' RECOMMENDATIONS, STANDARD AND SPECIFICATIONS.
2. ONLY THE APPROXIMATE LOCATIONS OF THE EXISTING STORM DRAIN LINES ARE SHOWN. THE CONTRACTOR SHALL EXPOSE EXISTING LINES TO VERIFY THE EXACT LOCATIONS AND INVERTS PRIOR TO ANY CONSTRUCTION. NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF SAID LOCATIONS ARE DIFFERENT FROM THAT SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
4. STORM DRAIN PIPES SHALL NOT BE CHANGED WITHOUT THE APPROVAL OF THE LOCAL JURISDICTION AND THE PROJECT ENGINEER.
5. VERIFY THE LOCAL JURISDICTION'S MINIMUM PIPE DIAMETER FOR PUBLIC AND PRIVATE PROPERTY.
6. ALL ON-SITE STORM DRAIN SYSTEM SHALL BE PVC (SDR 35) OR EQUAL.
7. ALL MATERIAL AND WORK ON THE CITY'S RIGHT-OF-WAY SHALL BE PER THE CITY OF MENLO PARK AND CALTRANS' STANDARDS AND SPECIFICATIONS.

SANITARY SEWER:

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND THE CITY OF MENLO PARK WEST BAY SEWER DISTRICT'S STANDARD SPECIFICATIONS AND IMPROVEMENT STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL NOTIFY THE SEWER DISTRICT 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR A PRE-CONSTRUCTION MEETING.
3. PRIOR TO THE START OF ANY GRADING OR CONSTRUCTION, THE CONTRACTOR SHALL PERFORM AN ACCEPTANCE TEST (AIR TEST) FOR LEAKAGE ON AND SHALL TV INSPECT ANY EXISTING SEWER TO REMAIN WITHIN THIS PROJECT TO DEMONSTRATE THE CONDITION THEREOF. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL RE-TEST AND RE-TV INSPECT THE SAME EXISTING SEWER. ANY INDICATED ADDITIONAL DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REPAIRED AT HIS EXPENSE PRIOR TO SEWER FINAL. ALL WORK AND TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN THE PRESENCE OF THE LOCAL SEWER DISTRICT'S REPRESENTATIVE. THE CONTRACTOR IS ADVISED THAT THE SEWER IS SUBJECT TO CLEANING PRIOR TO TV INSPECTION.
4. ONLY THE APPROXIMATE LOCATIONS OF THE EXISTING SANITARY SEWERS ARE SHOWN. THE CONTRACTOR SHALL EXPOSE EXISTING SEWER LINES TO VERIFY THE EXACT LOCATIONS AND INVERTS PRIOR TO ANY CONSTRUCTION. NOTIFY THE PROJECT ENGINEER IMMEDIATELY IF SAID LOCATIONS ARE DIFFERENT FROM THAT SHOWN ON THESE PLANS.
5. NO WATER OR DEBRIS ENTERING THE SEWERS SHALL BE DISCHARGED TO THE EXISTING SEWER SYSTEM. MECHANICAL PLUGS, OR AS APPROVED, SHALL BE INSTALLED IN THE MANHOLES AT THE POINTS OF CONNECTION TO THE EXISTING SYSTEM, AND SHALL BE REMOVED ONLY AT THE DIRECTION OF THE SEWER DISTRICT.
6. ALL SEWER PIPE MATERIAL, SLOPES, CURVES AND PLACEMENT SHALL BE PER THE CPC, MANUFACTURER AND WEST BAY SEWER DISTRICT'S RECOMMENDATIONS, STANDARDS AND SPECIFICATIONS.
7. THE FLOWLINE OF ANY SANITARY SEWER SERVICE ENTERING A MANHOLE SHALL MATCH THE CROWN OF THE EXITING SEWER MAINLINE UNLESS OTHERWISE NOTED.
8. ALL INTERCEPTORS ARE TO BE VENTED TO ROOF PER THE CPC AND THE SEWER DISTRICT'S REQUIREMENTS.
9. THE ENDS OF ALL SEWER SERVICES SHALL HAVE A TEMPORARY RISER INSTALLED FOR INSPECTION PURPOSES. WHEN BUILDINGS ARE TO BE CONNECTED, THE TEMPORARY RISER SHALL BE REMOVED AND REPLACED WITH A CLEANOUT.
10. SANITARY SEWER TESTING: WEST BAY SEWER DISTRICT SHALL OBSERVE ALL REQUIRED TESTING OF THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE SEWER DISTRICT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO SCHEDULING ANY AIR TEST, TV INSPECTION, OR BALL AND FLUSH.
11. ALL SEWER MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE.
12. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE TELEVISION INSPECTED, CLEANED, FLUSHED WITH AN APPROVED SEWER BALL AND PASS A LEAKAGE TEST PRIOR TO ACCEPTANCE. ALL TESTING SHALL BE PERFORMED AFTER THE COMPACTION FOR BASE ROCK AND PRIOR TO PAVING. THE TV CAMERA USED SHALL BE AN IN-LINE COLOR SEWER CAMERA WITH A 270 DEGREE ARTICULATING LENS. ALL SEWER LINES SHALL BE INSPECTED FOR DETECTING DEFECTS SUCH AS OFFSET JOINTS, BREAKS, SAGS, ETC. PRIOR TO COMMENCING THE INSPECTION OF THE SEWER, A SUFFICIENT AMOUNT OF WATER SHALL BE PLACED IN THE SEWER SYSTEM IN ORDER TO SHOW ANY SAG IN THE SEWER VERTICAL ALIGNMENT. THE COST OF PROVIDING THIS INSPECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIVATE FORCES SHALL DO THE WORK AND SUBMIT RECORDINGS TO THE SEWER DISTRICT. ANY IRREGULARITIES IN CONSTRUCTION OR GRADES EXCEEDING ALLOWABLE TOLERANCES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE PRIOR TO ACCEPTANCE OF THE PROJECT.
13. SEWER PIPES SHALL BE PVC(C-900 DR18). PER WEST BAY SANITARY DISTRICT'S STD. & SEPC.

WATER:

1. CONSTRUCTION OF ALL WATER LINES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CITY OF MENLO PARK MUNICIPAL WATER DISTRICT'S (MPMWD) STANDARDS AND REQUIREMENTS.
2. WATER MAINS AND SERVICES SHALL BE INSTALLED BY THE CONTRACTOR OR THE MPMWD AT THE CONTRACTOR'S EXPENSE. LOCAL FORCES SHALL BE PRESENT FOR ALL CONNECTIONS TO EXISTING CITY WATER MAINS.
3. WATER MAINS AND HYDRANTS SHALL BE AS PER THE MPMWD AND FIRE DEPARTMENT'S SPECIFICATIONS AND SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS.
4. MAINTAIN A THREE (3) FOOT MINIMUM CLEARANCE AROUND ALL FIRE HYDRANTS.
5. ALL VALVE STEMS MUST BE BROUGHT TO A MINIMUM OF FOUR FEET (4') BELOW FINISH GRADE WITH STEM EXTENSION UNITS.
6. THRUST BLOCKS SHALL BE PROVIDED FOR WATER LINES AT ALL REQUIRED LOCATIONS IN ACCORDANCE WITH THE MPMWD'S REGULATIONS.
7. ALL WATER LINES SHALL BE PRESSURE-TESTED, DISINFECTED, FLUSHED, AND TESTED IN CONFORMANCE WITH THE LOCAL AGENCY'S SPECIFICATIONS PRIOR TO FINAL ACCEPTANCE.
8. FIRE SERVICE: THESE PLANS ARE NOT APPROVED FOR UNDERGROUND FIRE SERVICE INSTALLATION. THE INSTALLING CONTRACTOR SHALL SUBMIT FOR APPROVAL UNDER SEPARATE APPLICATION AND PERMIT, A SCHEMATIC SHOP DRAWING, SHOWING PART BY PART INSTALLATION ARRANGEMENT OF ALL UNDERGROUND APPURTENANCES, INCLUDING CUT SHEETS AND PARTS LIST WITH UL LISTING NUMBERS. ALL FIRE SERVICE SHOWN ON THESE PLANS ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
9. AN UNDERGROUND FIRE SPRINKLER CONTRACTOR SHALL PROVIDE AN UNDERGROUND FIRE SERVICE PLAN TO THE FIRE DEPARTMENT FOR APPROVAL. THE CONTRACTOR SHALL HAVE AN ALLOWANCE FOR THIS WORK.

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ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

GENERAL NOTES
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-2.2 OF
PROJECT 18-2439

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439NOTE.DWG

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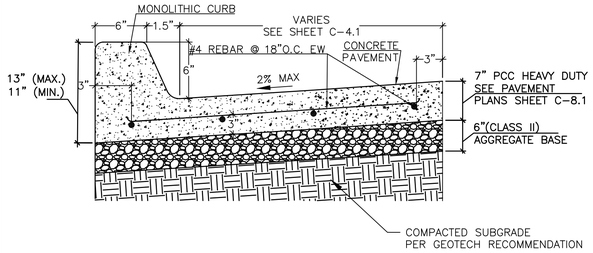
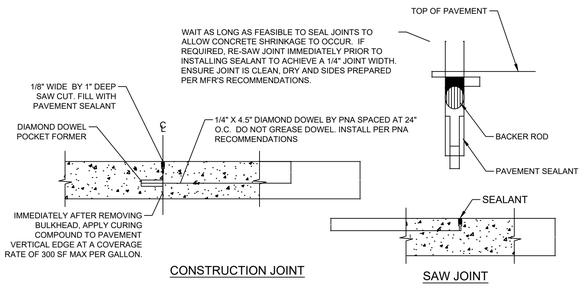
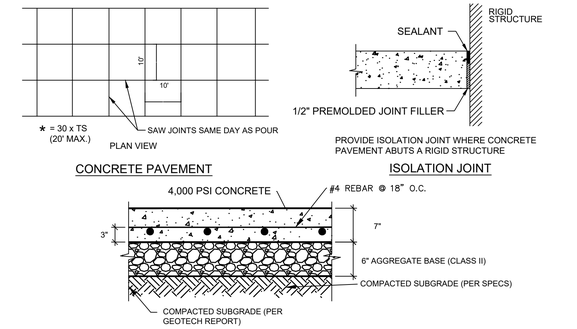
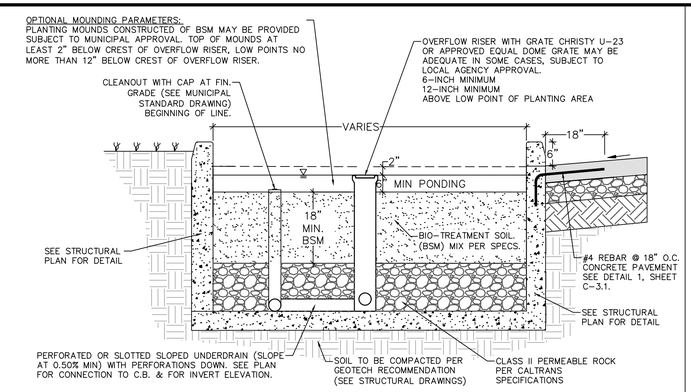


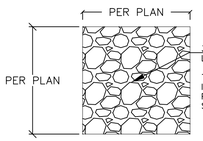
NOTES:
1. VERIFY ALL PAVING SECTIONS WITH GEOTECH REPORT PRIOR TO CONSTRUCTION.
2. JOINT SPACING IN FEET SHOULD NOT EXCEED TWICE OF SLAB THICKNESS IN INCHES.
3. ISOLATION (EXPANSION) JOINTS SHOULD EXTEND THE FULL DEPTH AND SHOULD BE USED ONLY TO ISOLATE FIXED OBJECTS ABUTTING WITHIN PAVED AREA.
4. CONTRACTION AND CONSTRUCTION JOINTS SHOULD INCLUDE A JOINT FILLER/ SEALER.
5. FOR SCORE JOINT DETAIL & COLOR SEE LANDSCAPE PLANS
6. COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3200 PSI (MIN.) @ 28 DAYS
7. SEE PAVEMENT PLAN, SHEET C-8.1 FOR PAVEMENT SECTION





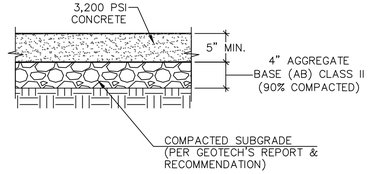
1 CONCRETE MONOLITHIC CURB AND PAVEMENT
NOT TO SCALE





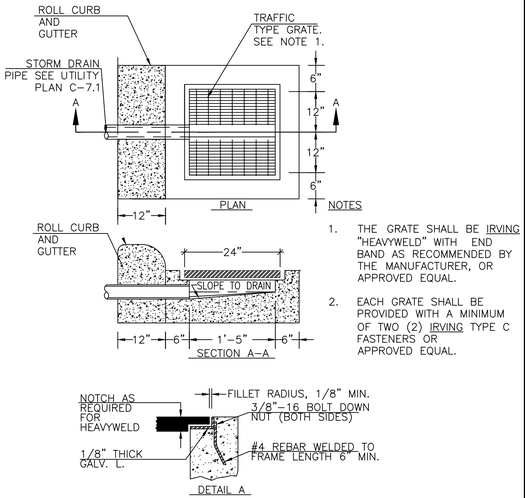
NOTE:
1. MAINTAIN THE ELEVATIONS AS SHOWN ON THROUGHOUT BIO-RETENTIONS AREA AS SPECIFIED IN PLAN.
2. CLASS 2 PERMEABLE MATERIAL LAYER MAY EXTEND BELOW AND UNDERNEATH INLET.
3. INSTALL UNDERDRAIN WITH HOLES FACING DOWN. UNDERDRAIN DISCHARGE ELEVATION SHALL BE NEAR TOP OF AGGREGATE LAYER. UNDERDRAIN SLOPE MAY BE FLAT.
4. EACH 6" LIFT OF BSM SHALL BE LIGHTLY WATERED. THIS SHALL BE ALLOWED TO DRY OVERNIGHT BEFORE PLANTING.
5. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
6. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
7. FOR CONSTRUCTION OF CONCRETE PLANTER SEE STRUCTURAL PLANS FOR DETAIL.

2 BIO-RETENTION FACILITY
NOT TO SCALE



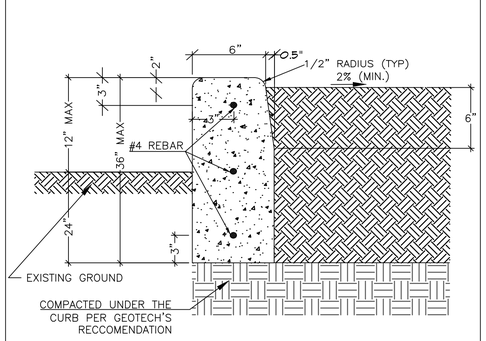
1. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH
2. EXPANSION JOINTS 100' O/C
3. ALL JOINTS SEALED PER SPEC
4. FOR CONSTRUCTION & DETAILS OF SIDEWALK IN FRONT OF BUILDING SEE ARCHITECTURAL PLANS

3 ON-SITE SIDEWALK DETAIL
NOT TO SCALE



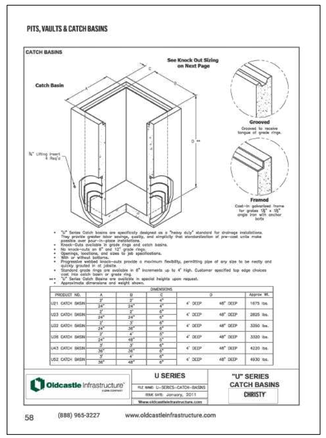
1. THE GRATE SHALL BE IRVING "HEAVYWELD" WITH END BAND AS RECOMMENDED BY THE MANUFACTURER, OR APPROVED EQUAL.
2. EACH GRATE SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) IRVING TYPE C FASTENERS OR APPROVED EQUAL.

4 SHALLOW STORM DRAIN INLET
NOT TO SCALE

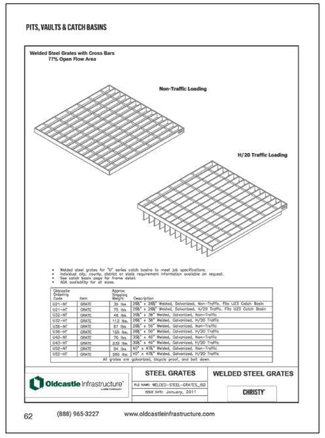


NOTE:
1. SUBGRADE COMPACTION PREPARATIONS SHOULD BE EXTENDED A MINIMUM OF 2 FEET LATERALLY BEYOND THE BACK OF CURB ON EDGE OF THE PAVEMENT.
2. CONTRACTION JOINTS 10' O/C (MAX).
3. EXPANSION JOINTS 100' O/C (MAX).
4. ALL JOINTS SEALED PER SPECIFICATIONS.

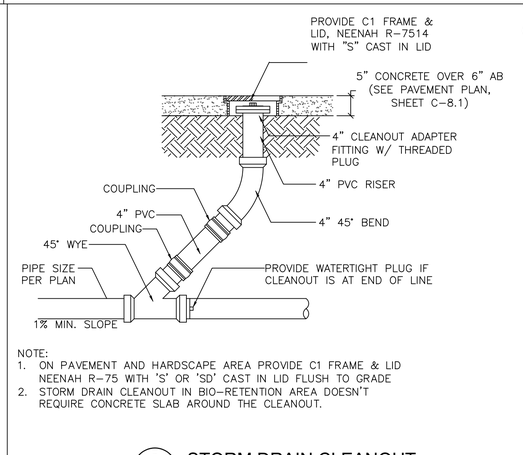
5 CONCRETE VERTICAL CURB
NOT TO SCALE



6 CHRISTY U23 CATCH BASIN
NOT TO SCALE

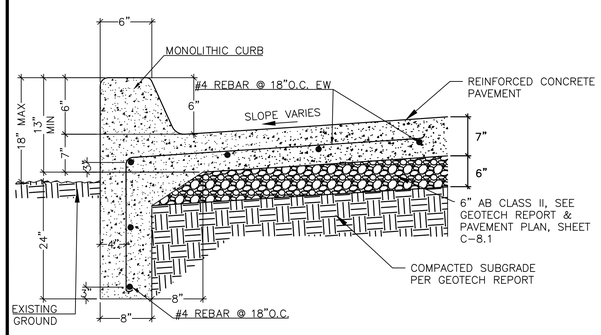


7 CHRISTY U23 GRATE
NOT TO SCALE

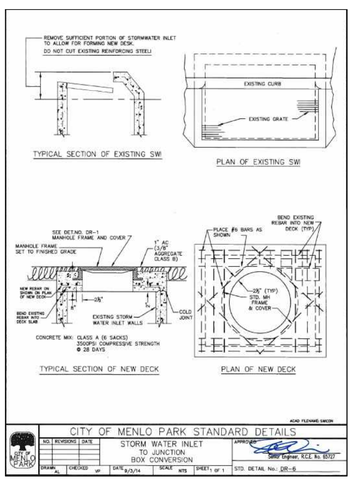


NOTE:
1. ON PAVEMENT AND HARDSCAPE AREA PROVIDE C1 FRAME & LID NEENAH R-75 WITH 'S' OR 'SD' CAST IN LID FLUSH TO GRADE
2. STORM DRAIN CLEANOUT IN BIO-RETENTION AREA DOESN'T REQUIRE CONCRETE SLAB AROUND THE CLEANOUT.

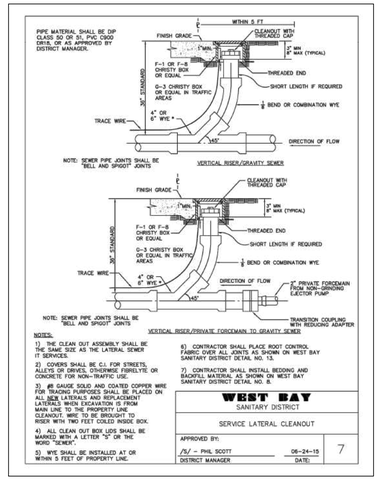
8 STORM DRAIN CLEANOUT
NOT TO SCALE



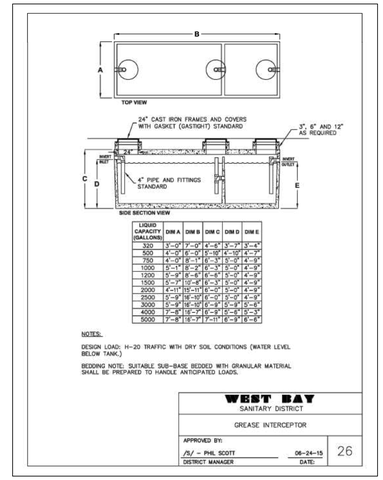
1A CONCRETE DEEP CURB
NOT TO SCALE



9 STORM WATER INLET TO JUNCTION BOX CONVERSION DETAIL NO. DR-6
NOT TO SCALE



10 SANITARY SEWER LATERAL CLEANOUT
NOT TO SCALE



LIQUID CAPACITY (GALLONS)	DIM A	DIM B	DIM C	DIM D	DIM E
320	3'-0"	7'-0"	4'-6"	3'-7"	3'-4"
500	4'-0"	6'-0"	5'-10"	4'-10"	4'-0"
750	4'-0"	8'-1"	6'-3"	5'-2"	4'-3"
1000	5'-1"	8'-2"	6'-3"	5'-2"	4'-3"
1200	5'-1"	8'-4"	6'-3"	5'-2"	4'-3"
1500	5'-7"	10'-6"	6'-3"	5'-2"	4'-3"
2000	4'-11"	10'-6"	6'-3"	5'-2"	4'-3"
2500	5'-9"	10'-10"	6'-3"	5'-2"	4'-3"
3000	5'-9"	11'-6"	6'-3"	5'-2"	4'-3"
4000	7'-8"	10'-7"	6'-3"	5'-2"	4'-3"
5000	7'-8"	13'-7"	6'-3"	5'-2"	4'-3"

NOTES:
DESIGN LOAD: H-20 TRAFFIC WITH DRY SOIL CONDITIONS (WATER LEVEL BELOW TANK.)
BEDDING NOTE: SUITABLE SUB-BASE BEDDED WITH GRANULAR MATERIAL SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.

WEST BAY SANITARY DISTRICT
GREASE INTERCEPTOR
APPROVED BY:
/S/ – PHIL SCOTT
DISTRICT MANAGER
06-24-15
DATE:
26

11 GREASE INTERCEPTOR
NOT TO SCALE

DATE:	08-11-23
SCALE:	
DESIGNED:	AS
DRAWN:	TY
CHECKED:	AS
PROJ. MGR:	AS

REV #	BY	DATE	DESCRIPTION
1			
2			
3			
4			

REGISTERED PROFESSIONAL ENGINEER — STEVEN T. RAMM — No. 33141 — Exp. 6-30-25 — CIVIL — CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

CONSTRUCTION DETAILS
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-3.1 OF
PROJECT 18-2439

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK; HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439DETAIL.DWG

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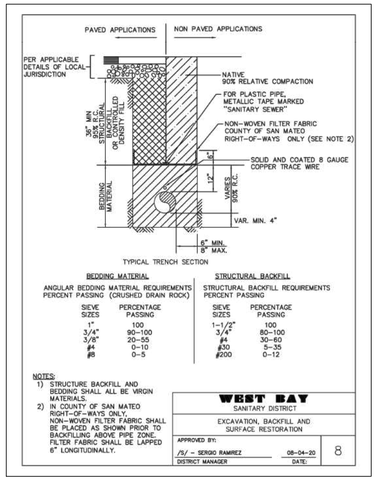


TYPICAL TRENCH SECTION

BEDDING MATERIAL

ANGULAR BEDDING MATERIAL REQUIREMENTS
PERCENT PASSING (CRUSHED DRAIN ROCK)

SIEVE SIZES	PERCENTAGE PASSING
1"	100
3/4"	90–100
3/8"	20–55
#4	0–10
#8	0–5

STRUCTURAL BACKFILL

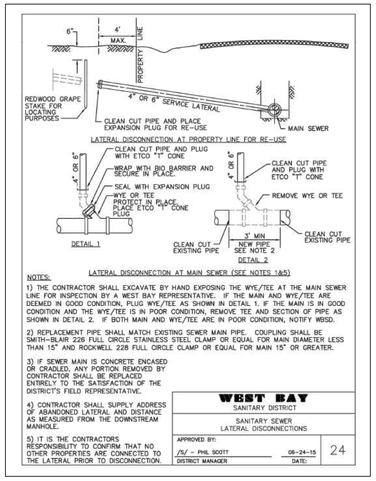
STRUCTURAL BACKFILL REQUIREMENTS
PERCENT PASSING

SIEVE SIZES	PERCENTAGE PASSING
1-1/2"	100
3/4"	80–100
#4	30–60
#30	5–35
#200	0–12

NOTES:
1) STRUCTURE BACKFILL AND BEDDING SHALL ALL BE VIRGIN MATERIALS.
2) IN COUNTY OF SAN MATEO RIGHT-OF-WAYS ONLY, NON-WOVEN FILTER FABRIC SHALL BE PLACED AS SHOWN PRIOR TO BACKFILLING ABOVE PIPE ZONE. FILTER FABRIC SHALL BE LAPPED 6" LONGITUDINALLY.

WEST BAY SANITARY DISTRICT	
EXCAVATION, BACKFILL AND SURFACE RESTORATION	
APPROVED BY: /S/ – SERGIO RAMIREZ DISTRICT MANAGER	08-04-20 DATE:
	8

12 EXCAVATION RESTORATION
NOT TO SCALE



LATERAL DISCONNECTION AT MAIN SEWER (SEE NOTES 1&5)

NOTES:
1) THE CONTRACTOR SHALL EXCAVATE BY HAND EXPOSING THE WYE/TEE AT THE MAIN SEWER LINE FOR INSPECTION BY A WEST BAY REPRESENTATIVE. IF THE MAIN AND WYE/TEE ARE DEEMED IN GOOD CONDITION, PLUG WYE/TEE AS SHOWN IN DETAIL 1. IF THE MAIN IS IN GOOD CONDITION AND THE WYE/TEE IS IN POOR CONDITION, REMOVE TEE AND SECTION OF PIPE AS SHOWN IN DETAIL 2. IF BOTH MAIN AND WYE/TEE ARE IN POOR CONDITION, NOTIFY WBSD.

2) REPLACEMENT PIPE SHALL MATCH EXISTING SEWER MAIN PIPE. COUPLING SHALL BE SMITH-BLAIR 226 FULL CIRCLE STAINLESS STEEL CLAMP OR EQUAL FOR MAIN DIAMETER LESS THAN 15" AND ROCKWELL 228 FULL CIRCLE CLAMP OR EQUAL FOR MAIN 15" OR GREATER.

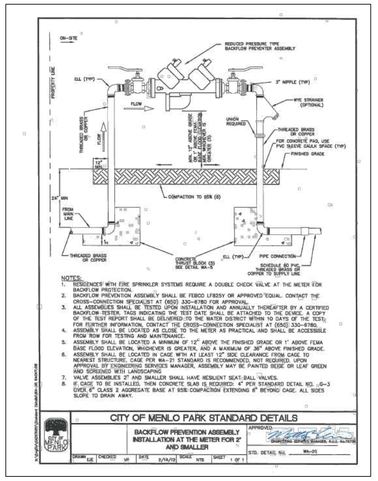
3) IF SEWER MAIN IS CONCRETE ENCASED OR CRADLED, ANY PORTION REMOVED BY CONTRACTOR SHALL BE REPLACED ENTIRELY TO THE SATISFACTION OF THE DISTRICT'S FIELD REPRESENTATIVE.

4) CONTRACTOR SHALL SUPPLY ADDRESS OF ABANDONED LATERAL AND DISTANCE AS MEASURED FROM THE DOWNSTREAM MANHOLE.

5) IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM THAT NO OTHER PROPERTIES ARE CONNECTED TO THE LATERAL PRIOR TO DISCONNECTION.

WEST BAY SANITARY DISTRICT	
SANITARY SEWER LATERAL DISCONNECTIONS	
APPROVED BY: /S/ – PHIL SCOTT DISTRICT MANAGER	06-24-15 DATE:
	24

13 SANITARY SEWER LATERAL DISCONNECTIONS
NOT TO SCALE



NOTES:
1. RESIDENCES WITH FIRE SPRINKLER SYSTEMS REQUIRE A DOUBLE CHECK VALVE AT THE METER FOR DOMESTIC WATER SERVICE.
2. BACKFLOW PREVENTION ASSEMBLY SHALL BE FORCD LYRSSY OR APPROVED EQUAL. CONTACT THE CROSS-CONNECTION SPECIALIST AT (650) 330-6780 FOR APPROVAL.
3. ALL ASSEMBLIES SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER BY A CERTIFIED BACKFLOW TESTER. TAGS INDICATING THE TEST DATE SHALL BE ATTACHED TO THE DEVICE. A COPY OF THE TEST REPORT SHALL BE DELIVERED TO THE WATER DISTRICT WITHIN 10 DAYS OF THE TEST. FOR FURTHER INFORMATION, CONTACT THE CROSS-CONNECTION SPECIALIST AT (650) 330-6780.
4. ASSEMBLY SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE METER AS PRACTICAL AND SHALL BE ACCESSIBLE FROM ROW FOR TESTING AND MAINTENANCE.
5. ASSEMBLY SHALL BE LOCATED A MINIMUM OF 12" ABOVE THE FINISHED GRADE OR 1' ABOVE FEMA BASE FLOOD ELEVATION, WHICHEVER IS GREATER, AND A MAXIMUM OF 36" ABOVE FINISHED GRADE.
6. ASSEMBLY SHALL BE LOCATED IN CASE WITH AT LEAST 12" SIDE CLEARANCE FROM CASE TO ASSEMBLY. IF CASE IS INSTALLED, THEN CONCRETE SLAB IS REQUIRED. UPON APPROVAL BY ENGINEERING SERVICES MANAGER, ASSEMBLY MAY BE PAINTED BEIGE OR LEAF GREEN AND SCREENED WITH LANDSCAPING.
7. VALVE ASSEMBLIES 3" AND SMALLER SHALL HAVE RESILIENT SEAT BALL VALVES.
8. IF CASE TO BE INSTALLED, THEN CONCRETE SLAB IS REQUIRED. 4" PER STANDARD DETAIL NO. –G–3 OVER 6" CLASS 2 AGGREGATE BASE AT SIDE COMPACTION EXTENDING 8" BEYOND CAGE. ALL SIDES SLOPE TO DRAIN AWAY.

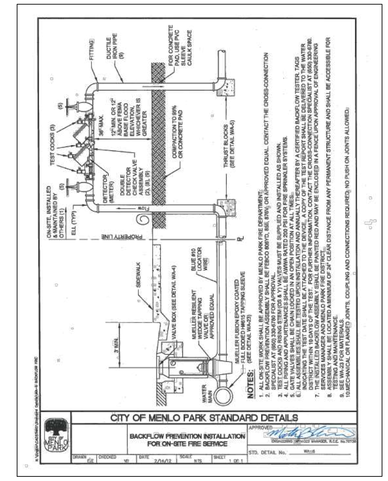
CITY OF MENLO PARK STANDARD DETAILS

BACKFLOW PREVENTION ASSEMBLY INSTALLATION AT THE METER FOR 2" AND SMALLER

APPROVED: /S/ – ROBERT ANDRESS, P.E.
DIRECTOR OF PUBLIC WORKS

DESIGN: RE | CHECKED: MF | DATE: 5/15/13 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL NO.: MW-05

14 BACKFLOW PREVENTER
NOT TO SCALE



NOTES:
1. ALL ON-SITE WORK SHALL BE APPROVED BY BUILDING DEPARTMENT PRIOR TO INSTALLATION.
2. TEST COCKS AND THRUST BLOCKS SHALL BE INSPECTED BY BUILDING DEPARTMENT PRIOR TO BACKFILL.
3. TEST COCK AND THRUST BLOCKS TO BE AT LOCATIONS AS SHOWN.
4. TEST COCKS SHALL BE OPEN AT TIME OF INSPECTION AND TESTING.
5. GATE VALVES SHALL BE CONNECTED IN AN OPEN POSITION AT ALL TIMES.
6. THE INSTALLATION SHALL BE TESTED BY A CERTIFIED BACKFLOW TESTER AFTER A CERTIFIED BACKFLOW TESTER, TAGS INDICATING THE TEST DATE SHALL BE ATTACHED TO THE DEVICE. A COPY OF THE TEST REPORT SHALL BE DELIVERED TO THE WATER DISTRICT WITHIN 10 DAYS OF THE TEST. FOR FURTHER INFORMATION, CONTACT THE CROSS-CONNECTION SPECIALIST AT (650) 330-6780.
7. THE INSTALLATION SHALL BE PROTECTED FROM FREEZING AND OTHER DAMAGE AND SHALL BE MAINTAINED IN GOOD WORKING CONDITION BY THE OWNER. ANY LEAKS SHALL BE REPAIRED IMMEDIATELY. FIRE DEPARTMENT SHALL BE NOTIFIED BEFORE AND AFTER TESTING AND MAINTENANCE.
8. ALL PIPING SHALL BE TYPE K COPPER WITH A MINIMUM OF 24" CLEAR DISTANCE FROM ANY PERMANENT STRUCTURE AND SHALL BE ACCESSIBLE FOR TESTING AND MAINTENANCE.
9. ALL PIPE JOINTS SHALL BE SOLDERED. NO FLARED JOINTS, COUPLING AND CONNECTIONS REQUIRED, NO PUSH ON JOINTS ALLOWED.
10.MEC/MANUAL CAP FLARED JOINTS

CITY OF MENLO PARK STANDARD DETAILS

BACKFLOW PREVENTION INSTALLATION FOR ON-SITE FIRE SERVICE

APPROVED: /S/ – ROBERT ANDRESS, P.E.
DIRECTOR OF PUBLIC WORKS

DRAWN: RE | CHECKED: MF | DATE: 7/24/13 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL NO.: W-10

15 8" DOUBLE DETECTOR CHECK VALVE
NOT TO SCALE

■ Note: When specifying/ordering grates, refer to "Choosing the proper bolt grate" on pages 117-118.
For a complete listing of FREE OPEN AREAS and WEIR PERIMETERS of all NEENAH grates, refer to pages 399-311.

R-4990 and R-4990 Series
Heavy Duty Trench

Materials: All frames and grates/lids are furnished standard in Gray Iron, Class 35 B for heavy-duty use. For extra heavy-duty use or superior durability requirements, see our Ductile Iron and Cast Steel Trench Drains on page 108 and our R-4982 & R-4984 Series on page 269.

Dimensions: Dimensions are nominal and may vary slightly. Do not use for construction because it is likely that applications will be subjected to heavy delivery vehicle traffic at some time. Furthermore, the use of a site could be changed to heavy duty use patterns at some unanticipated future date.

Dimensions in inches

Un-Bolted Catalog No.	Bolted Catalog No.	A	B	C	Type A	Type C	Type D	Type E	Type F	Type G
R-4990-S1	R-4990-S1K	12	1-1/2	12	x	x	x	x	x	x
R-4990-S2	R-4990-S2K	18	1-1/2	18	x	x	x	x	x	x
R-4990-S4	R-4990-S4K	18	1-1/2	18	x	x	x	x	x	x
R-4990-S5	R-4990-S5K	18	1-1/2	18	x	x	x	x	x	x
R-4990-S7	R-4990-S7K	24	1-1/2	24	x	x	x	x	x	x
R-4990-S8	R-4990-S8K	24	1-1/2	24	x	x	x	x	x	x
R-4990-H1	R-4990-H1K	36	1-1/2	24	x	x	x	x	x	x
R-4990-J2	R-4990-J2K	36	2	24	x	x	x	x		
R-4990-J3	R-4990-J3K	36	2	24	x	x	x	x		
R-4990-L1	R-4990-L1K	48	2	24	x	x	x	x		
R-4990-M1	R-4990-M1K	48	2	30	x	x	x	x		
R-4990-N1	R-4990-N1K	48	2	36	x	x	x	x		
R-4990-Q1	R-4990-Q1K	61	2	48	x	x	x	x		

x = Indicates availability

Illustrating Type C bolted trench. Bolted trench sections are furnished in 24" standard lengths. When bolted trench is furnished, they are shipped assembled – AT NO TIME should the frames and grates be removed. To accommodate sweeping curves, do not mix or match 180 degree on bolt holes may lose alignment and improper bearing may occur.

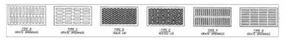
General schematic shown may not apply to all designs. Be and do not rely on this illustration. Existing utility may on different sizes and styles. If your project has design restrictions, contact your sales representative or product engineering.

Read Carefully Before Ordering

The various standard trench drains are available with a number of alternatives. It is important to examine all of the variables carefully and specify your requirements fully. Your order will be entered correctly and promptly if it includes the following information:

- Complete catalog number
- Frame and grates, when required
- Type of Lid or Grate, A, C, D, E, F or G
- Length of trench sections
- Angles and Intersections *
- Load requirements

*Trenches with angles, intersections, size changes, or other special requirements require detail drawings prior to ordering. Contact your sales representative or product engineering for assistance.



2500 NEENAH FOUNDRY

16 HEAVY DUTY TRENCH DRAIN
NOT TO SCALE

801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
ams associates, inc. PLANNING ENGINEERING SURVEYING

DATE:	08-11-23	REV #	BY	DATE	DESCRIPTION
SCALE:					
DESIGNED:	AS				
DRAWN:	TY				
CHECKED:	AS				
PROJ. MGR:	AS				

REGISTERED PROFESSIONAL ENGINEER TIANYU RAN No. 33148 Exp. 6-30-25 CIVIL CALIFORNIA

CONSTRUCTION DETAILS
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-3.2 OF
PROJECT 18-2439

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439DETAIL.DWG

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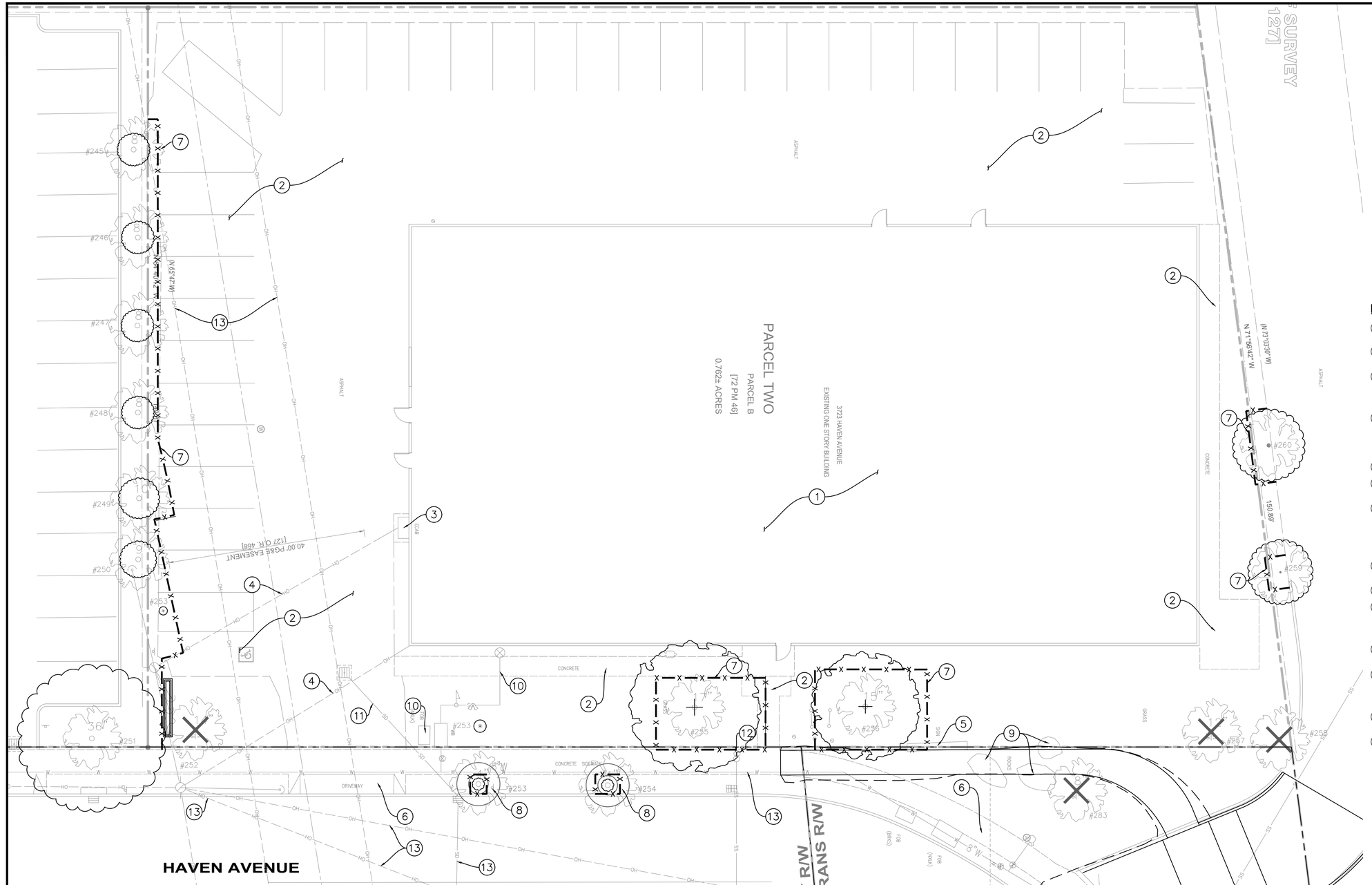

GRAPHIC SCALE
0 10
1"=10'

NOTES AND LEGENDS

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE PROTECTED (6-FOOT CHAIN LINK FENCING)

EXISTING TREES TO BE RELOCATED SEE LANDSCAPING PLANS

NOTES:

1. DEMOLISH THE EXISTING BUILDING. THIS INCLUDES THE CONCRETE SLAB AND UTILITY LINES.
2. REMOVE THE EXISTING ASPHALT AND CONCRETE PAVEMENT, INCLUDING THE CURB.
3. REMOVE THE EXISTING ELECTRIC CABINET & OVERHEAD LINE CONNECTED TO THE BUILDING. THE CONTRACTOR SHALL CONTACT PG&E, TELEPHONE & CABLE COMPANY.
4. REMOVE THE EXISTING OVERHEAD LINE. THE CONTRACTOR IS TO COORDINATE WITH PG&E. THE CONTRACTOR MAY BE ABLE TO USE THE EXISTING POLE AND POWER FOR TEMPORARY POWER CURING CONSTRUCTION.
5. REMOVE THE EXISTING SIGN.
6. FOR DEMOLITION IN CITY & CALTRANS RIGHT-OF-WAU. SEE OFFSITE IMPROVEMENT PLAN.
7. THE CONTRACTOR SHALL INSTALL FENCING TO PROTECT EXISTING TREES. PLEASE SEE ARBORIST REPORT PREPARED BY URBAN TREE MANAGEMENT UPDATED REPORT DATED 05-23-22. THE CONTRACTOR SHALL NOTIFY ARBORIST 72 HOURS PRIOR TO CONSTRUCTION.
8. THE EXISTING TREES SHALL TO BE RELOCATED. SEE LANDSCAPING PLANS.
9. REMOVE THE EXISTING ROCKS.
10. REMOVE THE EXISTING WATER LINES & FIRE SERVICE. PLEASE SEE UTILITY PLAN SHEET C-7.1. NOTIFY MENLO PARK MUNICIPAL WATER DISTRICT 72 HOURS PRIOR TO CONSTRUCTION.
11. REMOVE THE EXISTING STORM DRAIN PIPE (SEE UTILITY PLAN SHEET C-7.1)
12. ABANDON THE EXISTING SANITARY SEWER STUBS PER WEST BAY SANITARY SEWER DISTRICT'S STD & SPEC. THE CONTRACTOR SHALL NOTIFY THE DISTRICT 72 HOURS PRIOR TO WORK.
13. THE CONTRACTOR SHALL PROTECT THE EXISTING UTILITY LINES DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL INSTALL ALL EROSION & SEDIMENT CONTROL DEVICES DURING THE DEMOLITION. PLEASE SEE DEMOLITION NOTES, DETAILS & EROSION AND POLLUTION CONTROL PLANS SHEET C-9.1 TO C-9.5.

DEMOLITION NOTES:

1. FOR EROSION & POLLUTION CONTROL PLANS DURING DEMOLITION, PLEASE REFER TO THE EROSION & POLLUTION CONTROL PLAN, SHEET C-9.1 THROUGH C-9.5.
2. THE CONTRACTOR SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PLANS AND THE SITE TO OBTAIN FIRST-HAND KNOWLEDGE OF EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF BIDDING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFETY OF PROPERTY AND PERSONS AFFECTED AS A RESULT OF THIS WORK. SAFETY MEASURES SUCH AS BARRICADES, FLAGMEN, SIGNS AND OTHER SUITABLE WARNING DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THE SAFETY OF THE PUBLIC, PEDESTRIANS AND EMPLOYEES (INCLUDING PERSONS EMPLOYED BY THE CONTRACTOR) AT ALL TIMES DURING THE COURSE OF CONSTRUCTION (DURING WORKING AND NON-WORKING HOURS).
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE CONDITIONS AND THE SAFETY OF PROPERTY AND PERSONS AT ALL TIMES THROUGHOUT THE CONTRACT PERIOD. THE CONTRACTOR SHALL HOLD HARMLESS AND DEFEND THE OWNER, ENGINEER AND THEIR ASSIGNS EMPLOYEES OR AGENTS FROM ANY AND ALL CLAIMS, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF THE WORK, EXCEPT IN THE CASE OF SOLE NEGLIGENCE OF THE OWNER, ENGINEERS AND THEIR ASSIGNS, EMPLOYEES OR AGENTS.
5. THE CONTRACTOR SHALL PERFORM HIS/HER WORK IN A MANNER TO RESULT IN MINIMUM INCONVENIENCE TO THE TRAFFIC, PEDESTRIANS AND THE OPERATION OF THE ADJACENT PROPERTIES AT ALL TIMES DURING THE CONSTRUCTION.
6. EXISTING TREES, ROOTS, CONCRETE AND PAVEMENT SHALL BE REMOVED FROM THE SITE, INCLUDING ANY DEBRIS OR RUBBISH GENERATED FROM DEMOLITION. THE TREES TO REMAIN SHALL BE FENCED AND PROTECTED DURING CONSTRUCTION AND DEMOLITION. THE CONTRACTOR IS TO NOTIFY THE ARBORIST PRIOR TO DEMOLITION.
7. UNDERGROUND STRUCTURES AND OTHERS, WHERE THEY EXIST ON THE SITE, MUST BE TOTALLY REMOVED INCLUDING ALL FIELD DRAINS AND CONNECTED LINES, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER, UNLESS OTHERWISE NOTED. A PORTION OF THE EXISTING SANITARY SEWER AND WATER LINE TO REMAIN. SEE THE DEMOLITION PLAN. DEPRESSIONS LEFT FROM ANY REMOVAL SHALL BE PROPERLY FILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND THESE SPECIFICATIONS.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES. ALL FACILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE TO ams associates, inc. AT THE TIME OF PREPARATION OF THESE PLANS. NO GUARANTEES ARE MADE AS TO THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR IS TO CALL USA UNDERGROUND SERVICE ALERT AT (800) 642-2444 OR 811 FOR INFORMATION REGARDING THE LOCATIONS OF THE UTILITIES AND STORM DRAIN LINES PRIOR TO DEMOLITION.
9. THE CONTRACTOR SHALL REVIEW THE ENVIRONMENTAL DOCUMENTS PRIOR TO ANY WORK PERFORMED. ANY CONTAMINATED MATERIAL DISCOVERED DURING DEMOLITION AND CONSTRUCTION SHALL BE REVIEWED AND APPROVED OF BY THE ENVIRONMENTAL AND GEOTECHNICAL ENGINEERS.
10. LAWFUL DISPOSAL OF ALL EXCESS MATERIAL OFF THE PROPERTY. ANY EXCESS CONTAMINATED MATERIAL SHALL BE DISPOSED OF PER THE ENVIRONMENTAL ENGINEER'S RECOMMENDATIONS.
11. OBTAINMENT OF ANY PERMITS REQUIRED BY LOCAL AGENCIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. ANY DAMAGE TO UTILITY UNDERGROUND FACILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
13. THE CONTRACTOR SHALL NOT ALLOW RUBBLE TO ACCUMULATE ON THE PROPERTY. TEMPORARY STORAGE SHALL BE PERMITTED FOR CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY THEREOF.
14. UTILITY ABANDONMENT/REMOVAL: DISCONNECT AND CAP PIPES AND SERVICES TO REMAIN.
15. NOTIFY THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY OF ANY UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS. PRESERVE AND REPAIR ANY UTILITIES THAT ARE DAMAGED AND THAT ARE TO REMAIN.
16. THE CONTRACTOR SHALL STAGE AND FENCE THEIR OPERATIONS AS NOTED IN THIS PLAN. THE STAGING AREA SHALL BE DETERMINED BY THE CONTRACTOR. THE STAGING LOCATION SHALL BE APPROVED BY THE OWNER.
17. ALL CONSTRUCTION TRAFFIC TO AND FROM THE SITE SHALL OCCUR ALONG THE "HAUL ROUTE" AS DIRECTED BY THE CITY AND CALTRANS. THE CONTRACTOR IS TO COORDINATE WITH THE CITY AND CALTRANS PRIOR TO THE START OF WORK.
18. THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS ON CALTRANS AND THE CITY'S RIGHT-OF-WAY AND COORDINATE THEIR WORK WITH CALTRANS AND THE CITY IN A MANNER THAT MINIMIZES ANY DAMAGE OR DISRUPTIONS TO THE ADJACENT PROPERTIES AND THE CITY'S RIGHT-OF-WAY OPERATION'S AND TRAFFIC.
19. ALL WORK SHALL BE COMPLETED CONSISTENT WITH THE PLANS, SPECIFICATIONS, BID AND CONTRACT DOCUMENTS.
20. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY OF MENLO PARK'S FIRE DEPARTMENT HAZARDOUS MATERIALS UNIT OF ANY UNDERGROUND PIPES, TANKS, OR STRUCTURES; ANY SUSPECTED OR ACTUAL CONTAMINATED SOILS; OR ANY OTHER ENVIRONMENTAL LIABILITIES ENCOUNTERED DURING SITE CLEARANCE ACTIVITIES. ANY CONFIRMED ENVIRONMENTAL LIABILITIES WILL NEED TO BE REMEDIED PRIOR TO PROCEEDING WITH FURTHER SITE CLEARANCE/DEMOLITION.
21. PERSONNEL OPERATING THE CONSTRUCTION SITE SHALL HAVE A MEANS OF COMMUNICATING AND REPORTING A FIRE OR MEDICAL EMERGENCY. THIS REQUIREMENT MAY BE MET BY USE OF A CELLULAR TELEPHONE FOR DIALING 911. CELLULAR TELEPHONE CALLS TO 911 NOW REPORT TO THE CLOSEST PUBLIC SERVICE ANSWERING POINT TO THE PROJECT SITE; IN THIS CASE, THE CITY OF MENLO PARK'S POLICE DEPARTMENT.
22. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE PERMITS REQUIRED FROM ANY STATE OR REGIONAL AGENCIES, INCLUDING BUT NOT LIMITED TO, THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD), REGIONAL WATER QUALITY CONTROL BOARD (RWQCB), CITY OF MENLO PARK AND THE SAN MATEO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
23. THE CONTRACTOR IS TO NOTIFY THE WATER AGENCY, SANITARY SEWER DISTRICT AND THE CITY OF MENLO PARK 72 HOURS PRIOR TO THE START OF DEMOLITION AND CONSTRUCTION.
24. THE CONTRACTOR IS TO NOTIFY PG&E, TELEPHONE AND CABLE TELEVISION COMPANIES 72 HOURS PRIOR TO THE START OF ANY WORK.
25. THE CONTRACTOR SHALL REVIEW RISK MANAGEMENT PLAN PRIOR TO DEMOLITION.

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

DATE:	08-11-23	REV #	BY	DATE	DESCRIPTION
SCALE:	1"= 10'				
DESIGNED:	AS				
DRAWN:	TY				
CHECKED:	AS				
PROJ. MGR:	AS				

REGISTERED PROFESSIONAL ENGINEER ANIL S. FARIA No. 33144 Exp. 6-30-24 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

DEMOLITION PLAN
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-4.1 OF
PROJECT 18-2439

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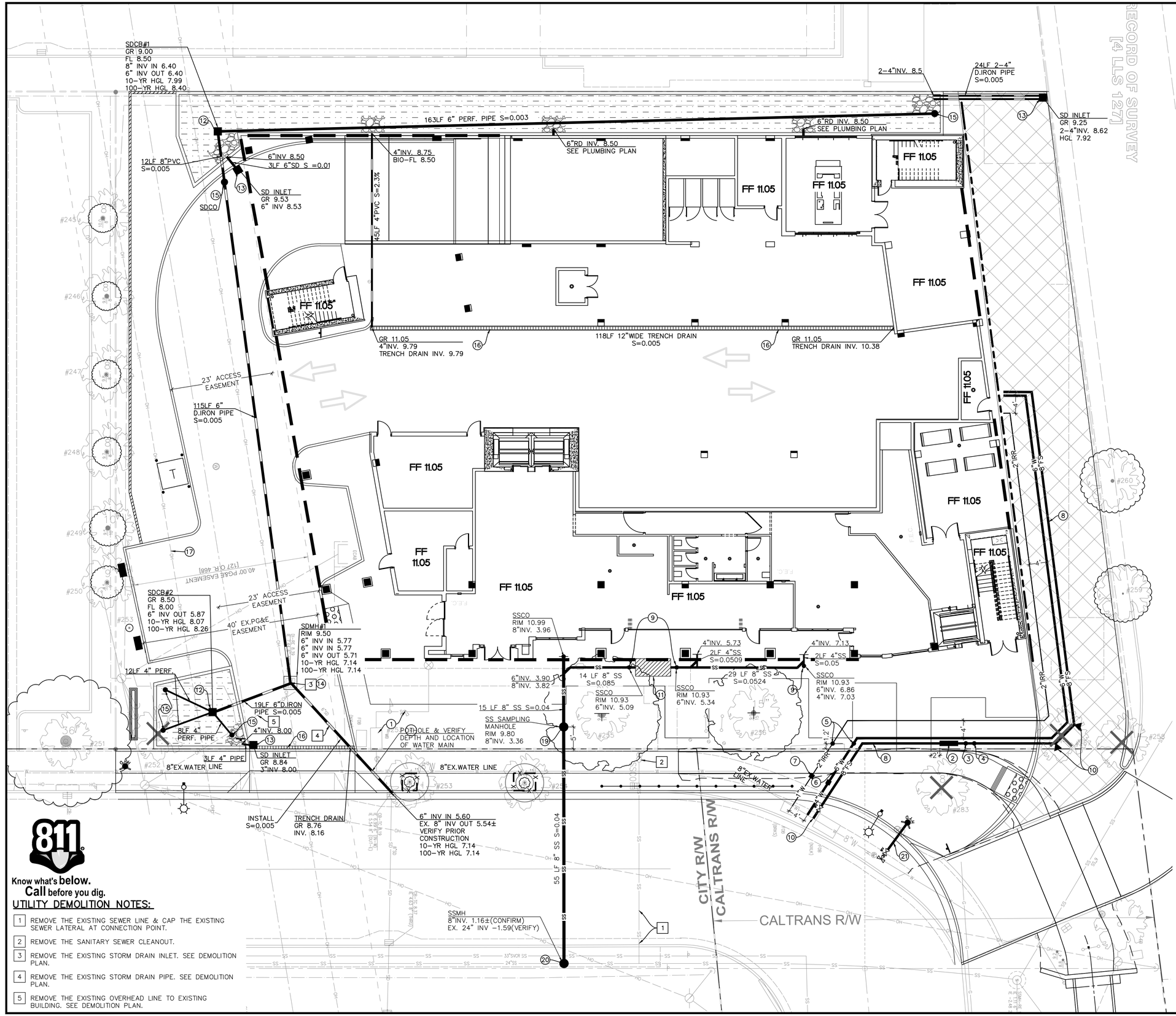

RECORD OF SURVEY [4 LLS 127]

GRAPHIC SCALE
0 10
1"=10'

NOTES AND LEGENDS

- CONCRETE PAVEMENT WITH SCORE JOINT
- ACCESS AND EASEMENT LINE
- BIO-RETENTION AREA
- PROPERTY LINE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE PROTECTED (6-FOOT CHAIN LINK FENCING)
- EXISTING TREES TO BE RELOCATED SEE LANDSCAPING PLANS
- NEW COLUMN
- BUILDING OUTLINE
- RETAINING CURB

NOTES:

A. NOTIFY WEST BAY SANITARY SEWER DISTRICT 72 HOURS PRIOR TO CONSTRUCTION (650-321-0384).

B. THE MENLO PARK MUNICIPAL WATER DISTRICT. NOTIFY DISTRICT 72 HOURS PRIOR TO CONSTRUCTION.

C. THE CONTRACTOR SHALL REVIEW RISK MANAGEMENT PLAN FOR EXCAVATION & TRENCHING OF UTILITY AND STORM DRAIN PIPES.

D. IF THE SITE WILL RECEIVE FUTURE RECYCLED WATER FROM WEST BAY SANITARY DISTRICT, THE 2" IRRIGATION LINE MUST MAINTAIN A MIN 4' HORIZONTAL CLEARANCE FROM POTABLE WATER LATERALS AND MAINS. ALL FUTURE RECYCLED WATER COMPONENTS (PIPES, METER BOXES, VALVES, ETC.) SHALL BE PURPLE.

UTILITY NOTES:

1. ABANDON AND REMOVE THE EXISTING FIRE SERVICE LINE. (SEE DEMOLITION PLAN)
2. INSTALL 8" RPDA BACKFLOW DEVICE. PER CITY'S STD. DETAIL NO.: WA-6.
3. INSTALL PIV (POST INDICATOR VALVE).
4. INSTALL FDC (FIRE DEPARTMENT CONNECTION).
5. INSTALL RP BACKFLOW DEVICE PER CITY'S STANDARD DETAIL W-20. SEE BACKFLOW DEVICE INSTALLATION GUIDELINE.
6. INSTALL 4" WATER METER WITH 6" WATER SERVICE.
7. INSTALL 1" IRRIGATION METER WITH 2" WATER SERVICE.
8. INSTALL 8" FIRE SERVICE LINE.
9. INSTALL SANITARY SEWER CLEAN OUT, DETAIL 7 PER WEST BAY SANITARY SEWER DISTRICT STD. & SPEC.
10. INSTALL THRUST BLOCK ON ALL BOND AND ANY PLACE AS NEEDED.
11. INSTALL GREASE INTERCEPTOR, DETAIL 26 PER WEST BAY SANITARY SEWER DISTRICT STD. & SPEC.
12. CONSTRUCT THE STORM DRAIN INLET. PER CITY'S STD. DETAIL NO.: DR-11.
13. CONSTRUCT SHALLOW STORM DRAIN INLET. SEE DETAIL 4 SHEET C-2.1.
14. CONSTRUCT SHALLOW STORM DRAIN JUNCTION BOX WITH SOLID LID AND REMOVE THE EXISTING STORM DRAIN INLET. PER CITY'S STD. DETAIL NO.: DR-6.
15. CONSTRUCT STORM DRAIN CLEAN OUT. DETAIL 8 SHEET C-2.1.
16. INSTALL TRENCH DRAIN SEE DETAIL 16 SHEET C-3.2.
17. THE LATERAL CONNECTIONS TO OVERHEAD ELECTRIC, FIBER OPTIC AND COMMUNICATION LINE SHALL BE PLACED IN A JOINT TRENCH. PER CITY'S STD. DETAIL NO.: ST-9A.
18. INSTALL 3" DIAM. (MIN.) COBBLE STONE @ OUTLET OF STORM DRAIN PIPE. 5'X5' MIN. ON BIO-RETENTION AREA.
19. INSTALL SANITARY SEWER SAMPLING MANHOLE PER WEST BAY SANITARY DISTRICT'S STANDARDS AND SPECIFICATIONS, SEE SHEET OS-3.1 DETAIL 11.
20. INSTALL SANITARY SEWER MANHOLE PER WEST BAY SANITARY DISTRICT'S STANDARDS AND SPECIFICATIONS (DETAIL 14), SEE SHEET OS-3.1 DETAIL 10.
21. INSTALL NEW FIRE HYDRANT & 3-WAY VALVE AT THE MAIN CONNECTION. NEW FIRE HYDRANT CANNOT BE INSTALLED IN THE EXACT SAME LOCATION AS AN EXISTING HYDRANT AS A CONTINUOUS CONNECTION FOR FIRE PROTECTION IS NECESSARY.

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

UTILITY DEMOLITION NOTES:

1. REMOVE THE EXISTING SEWER LINE & CAP THE EXISTING SEWER LATERAL AT CONNECTION POINT.
2. REMOVE THE SANITARY SEWER CLEANOUT.
3. REMOVE THE EXISTING STORM DRAIN INLET. SEE DEMOLITION PLAN.
4. REMOVE THE EXISTING STORM DRAIN PIPE. SEE DEMOLITION PLAN.
5. REMOVE THE EXISTING OVERHEAD LINE TO EXISTING BUILDING. SEE DEMOLITION PLAN.

DATE:	08-11-23
SCALE:	1" = 10'
DESIGNED:	AS
DRAWN:	TY
CHECKED:	AS
PROJ. MGR:	AS

REV #	BY	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER — ANDREW SCOTT SELLEN — No. 33141 — Exp. 6-30-24 — CIVIL — STATE OF CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
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925-943-2777 FAX 925-943-2778

UTILITY PLAN
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-7.1 OF
PROJECT 18-2439

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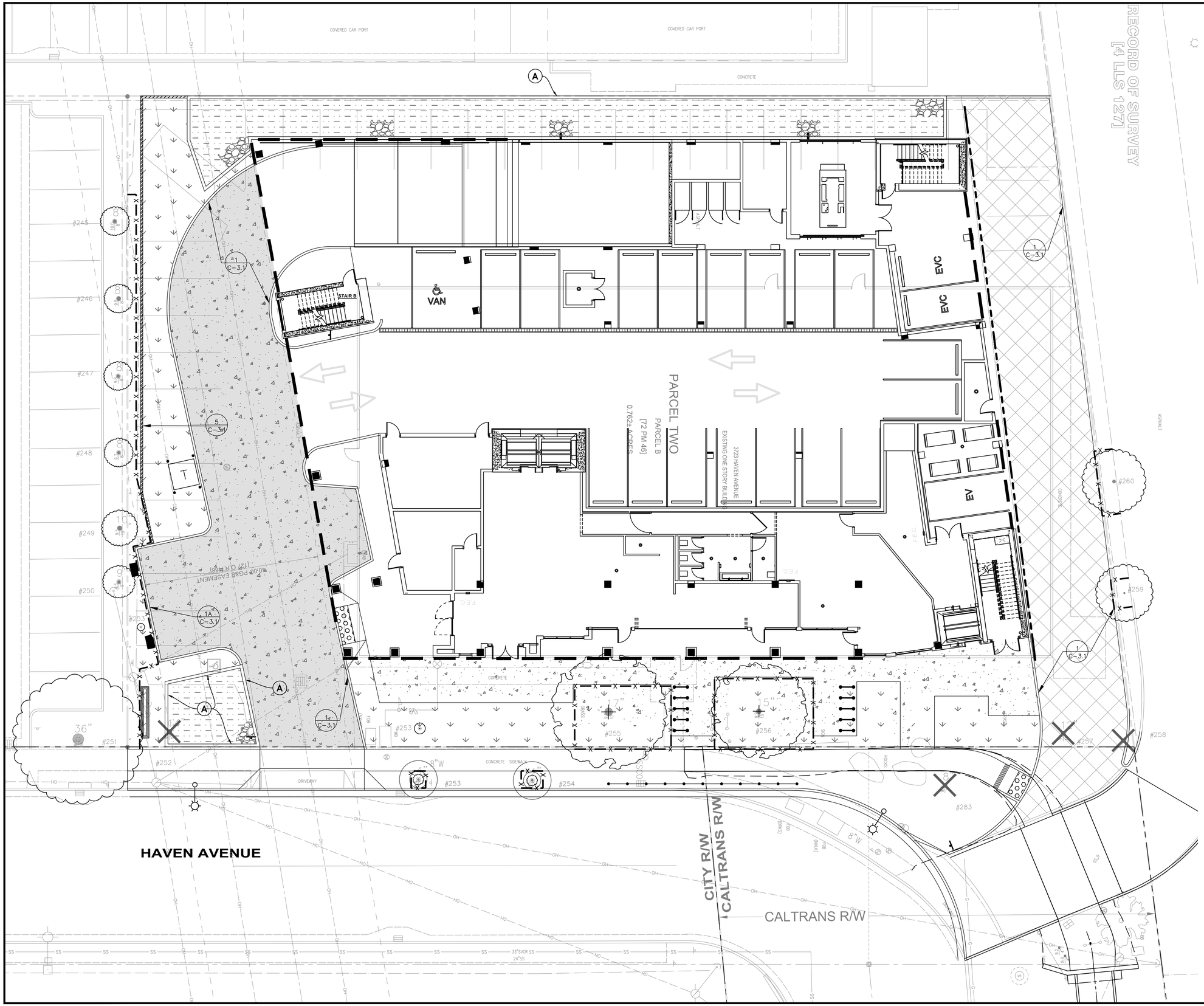

LEGEND:

- BIO-RETENTION AREA
- LANDSCAPE AREA
- SCORE JOINT CONCRETE 7" REINFORCED CONCRETE OVER 6" AB (CLASS II)
- SIDEWALK 5" CONCRETE OVER 4" AB (CLASS II) OVER COMPACTED SUBGRADE
- 7" REINFORCED CONCRETE OVER 6" AB (CLASS II)
- SAWCUT LINE
- RETAINING CURB
- TREE PROTECTION FENCE

NOTES:

(A) FOR DESIGN OF BIO-RETENTION CURB, SEE STRUCTURAL DRAWINGS

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

DESCRIPTION	DATE	REV #	BY

DATE: 08-11-23
SCALE: 1" = 10'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

REGISTERED PROFESSIONAL ENGINEER — STEVEN T. RAMM — No. 33178 — Exp. 6-30-24 — CIVIL — CALIFORNIA

ams associates, inc.
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925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

PAVEMENT PLAN
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-8.1 OF
PROJECT 18-2439

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THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL SEDIMENT AT ALL TIMES.

EROSION CONTROL NOTES

1. NO WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO EXISTING UNDERGROUND STORM SYSTEM BEFORE AN ON-SITE SILT CONTROL SYSTEM IS INSTALLED.
2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
3. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY.
4. SEDIMENT BASINS SHALL BE CLEANED OUT UPON REACHING 25% CAPACITY.
5. BORROW AREAS AND TEMPORARY STOCKPILES ARE TO BE PROTECTED WITH APPROPRIATE WIND AND EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY'S ENGINEER.
6. ALL CUT AND FILL SLOPES 3:1 OR STEEPER ARE TO BE PROTECTED TO PREVENT SOIL EROSION (SEE NOTE 11).
7. THIS PLAN ASSUMES INSTALLATION OF STORM DRAIN IN PLACE.
8. SCOPE OF WORK, UNLESS NOTED OTHERWISE, WILL BE WITHIN THE LIMIT OF WORK SHOWN IN PLANS.
9. THE AREAS UNCOVERED NEED TO BE "SHELTERED" BY USE OF TARPS OR HAY (IF AREA IS PERMANENTLY FINISHED).
10. CONTRACTOR SHALL BE IN COMPLIANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONTRACTOR SHALL KEEP A COPY OF NPDES REPORT ON HIS/HER TRAILER ALL THE TIME ALONG WITH A COPY OF THE SWAPPP.
11. CONTRACTOR IS TO INSTALL SOIL STABILIZATION BLANKETS ON STEEP SLOPES, AS NOTED IN NOTE 6 ABOVE (GREENFIX, MAT TYPE, WS052 OR EQUAL).
12. ALL EROSION WORK SHALL BE IN ACCORDANCE WITH "ABAG MANUAL OF STANDARD FOR EROSION AND SEDIMENT CONTROL MEASURES".
13. CONTRACTOR SHALL REVIEW GRADING ACTIVITIES AND EROSION CONTROL PLAN WITH CITY INSPECTOR AS REQUIRED.
14. THE ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. DURING HAULING OF EXCAVATION MATERIALS OUT FROM THE PROJECT SITE, ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE CLEANED AT THE END OF EACH WORK DAY OR AS NEEDED. CONTRACTOR SHALL NOT OBSTRUCT OR CREATE ANY TRAFFIC PROBLEM DURING THE STREET CLEANING.
15. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
16. STRAW MULCH OR FIBER MATTE SHALL BE SUFFICIENTLY AVAILABLE ON-SITE DURING THE GRADING PERIOD READY TO BE INSTALLED ON FRESH SLOPES THAT MAY BE ERODED DURING STORMY WEATHER.
17. CONTRACTOR'S FULL TIME SUPERINTENDENT WITH APPROVED GRADING PLANS, EROSION AND SEDIMENT CONTROL PLANS, AND OTHER GRADING/EROSION RELATED DETAILS AND NOTES SHALL BE ONSITE AT ALL TIMES DURING THE GRADING PERIOD.
18. THE CONTRACTOR SHALL BE RESPONSIBLE 24 HOURS A DAY TO BE ABLE TO INSTALL EROSION CONTROL DEVICES IN CASE OF RAIN.
19. THE NAME, ADDRESS AND 24 HR. TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THIS PLAN SHALL BE PROVIDED TO THE CITY.
20. SITE CONTRACTOR SHALL SUBMIT TO LOWE'S PROJECT MANAGER (WEEKLY AND PRIOR TO RAINFALL) INSPECTION REPORTS BRIEFLY DESCRIBING USE OF EROSION AND POLLUTION CONTROL MEASURES REQUIRED BY THE STATE WATER CONTROL BOARD AND AS DESCRIBED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
21. CONTRACTOR SHALL KEEP A RECORD OF PLANS AND NOTES OF ALL OF HIS OR HER PROCEEDINGS REGARDING THE EROSION AND POLLUTION ACTIVITIES INDICATING DATE AND TIME. THESE RECORDS SHALL BE AVAILABLE TO WATER QUALITY BOARD IF REQUIRED.
22. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 24 HOURS OF FINAL GRADING OR IF CONSTRUCTION STOPS IN ANY ONE AREA FOR LONGER THAN 14 DAYS.
23. ALL GRADED OR DISTURBED AREAS THAT WILL BE IDLE FOR MORE THAN 14 DAYS SHALL BE MULCHED AT THE MINIMUM RATE OF 2 TONS PER ACRE.
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT ALL NECESSARY EROSION CONTROL MEASURES AS SPECIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION.
25. THE CALIFORNIA GENERAL PERMIT REQUIRES EFFLUENT MONITORING FOR PH AND TURBIDITY. SAMPLING ANALYSIS AND MONITORING REQUIREMENTS FOR PH AND TURBIDITY ARE CONTAINED IN THE GENERAL PERMIT. THIS ALSO INCLUDES MONITORING AND SAMPLING OF NON-VISIBLE POLLUTANTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE GENERAL PERMIT'S REQUIREMENTS.
26. THE CONTRACTOR IS TO PROTECT DOWNSPOUT CONNECTIONS AND TRUCK WELL DRAIN PRIOR TO PLACEMENT OF BASE COURSE.
27. STREET SWEEPING IS TO BE DONE ON A DAILY BASIS AND AS DIRECTED BY CITY OF MENLO PARK AND CALTRANS' INSPECTOR.
28. ALL BASINS AND CHECK DAMS SHALL BE PUMPED DRY AND ALL DEBRIS AND SILT REMOVED WITHIN 24 HOURS AFTER EACH STORM.
29. INSTALL ALL SEDIMENTATION BASINS IN ACCORDANCE WITH THE APPROVED EROSION PLANS PRIOR TO OCTOBER 1 OF ANY YEAR.
30. ALL STORM DRAINS SHALL BE INSTALLED PRIOR TO OCTOBER 1 OF EACH YEAR.
31. ALL CONCRETE LINED DITCHES SHALL BE INSTALLED PRIOR TO OCTOBER 1 OF EACH YEAR, IF REQUIRED.
32. AS STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, ALL STRUCTURES AND INLET PIPES SHALL BE PROTECTED FROM INFLOW OF SILT BY FIBER ROLL BARRIERS PER DETAILS.
33. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
34. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THIS PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEEDS 40% AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
35. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30TH. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
36. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
37. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REVISE THE EROSION AND POLLUTION CONTROL PLAN INCLUDING THE SWPPP IF IT IS REQUIRED FOR THE PROJECT TO BE DIVIDED INTO PHASES. NO ADDITIONAL FEES WILL BE ALLOWED FOR THIS WORK. THE CONTRACTOR SHALL INCLUDE THIS WORK AS PART OF THEIR BID.
38. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.
39. THE GENERAL CONTRACTORS ARE RESPONSIBLE TO RETAIN A QUALIFIED SWPPP PRACTITIONER (QSP) OR AN AUTHORIZED INDIVIDUAL FOR INSPECTION AND MODIFICATION OF THE EROSION CONTROL DEVICES, AS NECESSARY DURING THE RAINY SEASON.
40. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL VEHICLES AND HEAVY EQUIPMENT, AND INSPECT THEM FREQUENTLY FOR LEAKS.
41. THE CONTRACTOR SHALL DESIGNATE ONE AREA OF THE SITE, AWAY FROM STORM DRAIN FACILITIES OR STORM DRAIN INLETS, FOR AUTO AND EQUIPMENT PARKING. NO VEHICLE OR EQUIPMENT MAINTENANCE IS ALLOWED.
42. CONTRACTOR SHALL NOT DRAIN AND REPLACE MOTOR OIL, RADIATOR COOLANT OR OTHER FLUIDS ON SITE. IF NECESSARY TO REPLACE MOTOR OIL OR OTHER ITEMS INDICATED ABOVE, HE OR SHE SHALL USE DRIP PANS TO CATCH DRIPS AND SPILLS. COLLECT ALL SPENT FLUIDS, STORE IN SEPARATE CONTAINERS, AND RECYCLE WHENEVER POSSIBLE. NON-RECYCLED FLUIDS GENERALLY MUST BE DISPOSED OF AS HAZARDOUS WASTE.
43. SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. NEVER ATTEMPT TO "WASH THEM AWAY" WITH WATER OR BURY THEM. USE ONLY MINIMAL WATER FOR DUST CONTROL.
44. CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
45. CLEAN UP LIQUID SPILLS ON PAVED OR IMPERMEABLE SURFACES USING "DRY" CLEAN UP METHODS (ABSORBENT MATERIALS, CAT LITTER, AND/OR RAGS).
46. REPORT SIGNIFICANT SPILLS PER SWPPP'S REQUIREMENTS.
47. THE CONTRACTOR IS TO STORE STOCKPILED MATERIALS, WASTE, CONTAINERS, AND DUMPSTERS UNDER TEMPORARY ROOF OR SECURED PLASTIC SHEETING.
48. PLASTER OR OTHER POWDERS CAN CREATE LARGE QUANTITIES OF SUSPENDED SOLIDS IN RUN OFF, WHICH MAY BE TOXIC TO AQUATIC LIFE AND CAUSE SERIOUS ENVIRONMENTAL HARM EVEN IF THE MATERIALS ARE INERT. STORE ALL SUCH POTENTIALLY POLLUTING DRY MATERIALS, ESPECIALLY OPEN BAGS, WELL UNDER A TEMPORARY ROOF OR INSIDE A BUILDING, OR COVER SECURELY WITH AN IMPERMEABLE TARP.
49. PROPERLY STORE CONTAINERS OF PAINTS, CHEMICALS, SOLVENTS, AND OTHER HAZARDOUS MATERIALS IN GARAGES OR SHEDS WITH DOUBLE CONTAMINANT DURING RAINY PERIODS.
50. PLACE DUMPSTERS UNDER ROOFS OR COVER THEM WITH PLASTIC SHEETING AT THE END OF EACH WORK DAY AND DURING RAINY WEATHER. IF YOU USE PLASTIC, PROTECT DUMPSTERS' CONTENTS FROM STORM WATER BY SECURING IT AROUND THE OUTSIDE OF DUMPSTER.
51. INSPECT DUMPSTERS REGULARLY FOR LEAKS AND REPAIR OR REPLACE ANY DUMPSTER THAT IS NOT WATER-TIGHT.
52. NEVER CLEAN OUT A DUMPSTER BY HOSING IT DOWN ON THE CONSTRUCTION SITE. RETURN DUMPSTER TO THE TRASH HAULING CONTRACTOR FOR CLEANING.
53. NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR STREAM.
54. FOR WATER BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO THE SANITARY SEWER.
55. FOR OIL BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF EXCESS LIQUIDS AND RESIDUE AS HAZARDOUS WASTE.
56. REUSE LEFTOVER OIL BASE PAINT. DISPOSE OF EXCESS LIQUID, INCLUDING SLUDGE, AS HAZARDOUS WASTE.
57. RECYCLE EXCESS WATER BASED PAINT OR USE UP. DISPOSE OF EXCESS LIQUID, INCLUDING SLUDGE, AS HAZARDOUS WASTE.
58. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
59. STORE DRY AND WET MATERIALS UNDER COVER, PROTECTED FROM RAINFALL AND RUNOFF.
60. WASHOUT CONCRETE MIXERS ONLY IN DESIGNATED WASHOUT AREA WHERE WATER SHALL FLOW INTO SETTLING POND. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. NEVER DISPOSE OF WASHOUT INTO STREET, STORM DRAINS, DRAINAGE DITCHES, OR STREAMS.
61. THE CONTRACTOR SHALL MAINTAIN PORTABLE TOILETS IN GOOD WORKING ORDER. THE CONTRACTOR SHALL INSPECT VISUALLY FOR LEAKS. BE SURE THE LEASING COMPANY ADEQUATELY MAINTAINS, PROMPTLY REPAIRS, AND REPLACES UNITS, AS NEEDED.
62. LEASING COMPANY MUST HAVE A PERMIT TO DISPOSE OF WASTE TO THE SANITARY SEWER.
63. CLEARED VEGETATION, TREE TRIMMINGS, AND OTHER PLANT MATERIAL SHOULD NEVER BE PUSHED INTO A CREEK OR STREAM OR LEFT IN ROADWAY WHERE IT CAN CLOG STORM DRAINS. SUCH "ORGANIC MATERIAL REQUIRES LARGE QUANTITIES OF OXYGEN TO DECOMPOSE. IN A CREEK OR STREAM, DECOMPOSING VEGETATION REDUCES THE OXYGEN AVAILABLE TO AQUATIC LIFE.
64. DO NOT DISPOSE OF PLANT MATERIAL IN TRASH DUMPSTERS OR MIX IT WITH OTHER WASTE. CHIP, IF NECESSARY, AND COMPOST OR TAKE IT TO A LANDFILL THAT COMPOSTS YARD WASTE.
65. CONCRETE DEBRIS FROM CONCRETE STRUCTURES AND BROKEN PAVEMENT SHOULD BE RECYCLED AND NOT MIXED WITH OTHER DEBRIS.
66. DEBRIS FROM OTHER STRUCTURES (WOOD) OR OTHERS. SHOULD BE CONFINED TO DUMPSTERS, COVERED AT NIGHT OR DURING THE WET WEATHER, AND TAKEN TO A LANDFILL FOR RECYCLING OR DISPOSAL.
67. HAZARDOUS DEBRIS SUCH AS ASBESTOS MUST BE HANDLED IN ACCORDANCE WITH SPECIFIC LAWS AND REGULATIONS, AND DISPOSED OF AS A HAZARDOUS WASTE. CONTACT AN ASBESTOS REMOVAL SERVICE FOR SAFE REMOVAL AND DISPOSAL.
68. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER. KEEP CONTAMINANTS FROM FRESH CONCRETE AND ASPHALT OUT OF STORM DRAINS AND CREEKS BY SCHEDULING PAVING JOBS DURING PERIODS OF DRY WEATHER, WHEN NEW PAVEMENT WILL HAVE TIME TO CURE BEFORE STORM WATER FLOWS ACROSS IT.
69. ALWAYS PARK PAVER OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
70. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM THE SITE. COVER OR BARRICADE STORM DRAINS DURING SAW CUTTING TO CONTAIN SLURRY.
71. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN:
    A. FLOW ONTO A DIRT AREA.
    B. DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY.
72. IF NECESSARY, PLACE FIBER ROLLS DOWN SLOPE OR DIVERT RUN-OFF WITH TEMPORARY BERMS. MAKE SURE RUN-OFF DOES NOT REACH GUTTERS OR STORM DRAINS.
73. ALLOW AGGREGATE RINSE TO SETTLE AND PUMP THE WATER TO THE SANITARY SEWER, IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
74. NEVER WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE OR DISPOSE OF WITH TRASH.
75. WHEN BREAKING ASPHALT OR CONCRETE, CONTROL EXCESS DUST USING THE SMALLEST AMOUNT OF WATER POSSIBLE. CONTROL RUN-OFF. REMOVE ALL CHUNKS AND PIECES FROM THE SITE.
76. RECYCLE BROKEN CONCRETE AND ASPHALT.
77. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
78. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PHASE I AND PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
79. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT); THE SITE SHALL BE SEEDED AS SPECIFIED.
80. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF 0.5 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD OR MORE FREQUENTLY IF REQUIRED BY GOVERNING NPDES GENERAL PERMIT. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
81. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
82. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY SITE INSPECTIONS.
83. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
84. CONTRACTOR TO ENSURE THAT A MAJORITY OF THE CONSTRUCTION EQUIPMENT USED DURING THE PROJECT WILL INCLUDE DIESEL EMISSION FILTER.

DUST CONTROL NOTES:

1. THE CONSTRUCTION ACTIVITIES WILL GENERATE DUST AND PARTICULATE MATTER. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, A DUST MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE PLAN SHALL SPECIFY THE METHODS OF CONTROL THAT WILL BE UTILIZED, DEMONSTRATE THE AVAILABILITY OF NEEDED EQUIPMENT AND PERSONNEL, AND IDENTIFY A RESPONSIBLE INDIVIDUAL WHO CAN AUTHORIZE THE IMPLEMENTATION OF ADDITIONAL MEASURES, IF NEEDED. THE CONSTRUCTION DUST MITIGATION PLAN SHALL, AT MINIMUM, INCLUDE THE FOLLOWING:
    A. THE PROVISION OF EQUIPMENT AND STAFFING FOR WATERING OF ALL EXPOSED OR DISTURBED SOIL SURFACES AT LEAST TWICE DAILY, INCLUDING WEEKENDS AND HOLIDAYS. AN APPROPRIATE DUST PALLIATIVE OR SUPPRESSANT ADDED TO WATER BEFORE THE APPLICATION SHOULD BE UTILIZED.
    B. WATERING OR COVERING OF STOCKPILES OF DEBRIS, SOIL, SAND OR OTHER MATERIALS THAT CAN BE BLOWN BY THE WIND.
    C. THE REGULAR SWEEPING OF CONSTRUCTION AREAS AND ADJACENT STREETS OF ALL MUD AND DEBRIS, SINCE THIS MATERIAL CAN BE PULVERIZED AND LATER RE-SUSPENDED BY VEHICLE TRAFFIC.
    D. THE ENFORCEMENT OF A SPEED LIMIT OF 15 MILES PER HOUR FOR ALL CONSTRUCTION VEHICLES WHEN OFF-PAVEMENT.
    E. ALL MATERIALS TRANSPORTED BY TRUCK WILL BE COVERED OR WETTED DOWN.
    F. ALL INACTIVE PORTIONS OF THE SITE WILL BE WATERED WITH AN APPROPRIATE DUST SUPPRESSANT, COVERED OR SEEDED.
    G. SUSPENSION OF EARTHMOVING OR OTHER DUST-PRODUCING ACTIVITIES DURING PERIODS OF HIGH WINDS WHEN DUST CONTROL MEASURES ARE UNABLE TO AVOID VISIBLE DUST PLUMES.
2. CITY INSPECTOR MAY ADD/MODIFY EROSION CONTROL MEASURES AS REQUIRED.

WASTE MANAGEMENT AND HAZARDOUS MATERIAL CONTROLS

USE THIS BMP WHEN PROJECTS INVOLVE THE STORAGE AND USE OF HAZARDOUS MATERIALS, AND THE GENERATION OF WASTE BYPRODUCTS, FROM THE FOLLOWING:

- PETROLEUM PRODUCTS SUCH AS OILS, FUELS, GREASES, COLD MIX, AND TARS.
- GLUES, ADHESIVES, AND SOLVENTS.
- HERBICIDES, PESTICIDES, AND FERTILIZERS.
- PAINTS, STAINS, AND CURING COMPOUNDS.
- OTHER HAZARDOUS OR TOXIC SUBSTANCES.

HAZARDOUS MATERIALS AND WASTES SHALL BE MANAGED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

- MINIMIZE THE AMOUNT OF HAZARDOUS MATERIALS STORED AT THE CONSTRUCTION SITE AND THE PRODUCTION AND GENERATION OF HAZARDOUS WASTE AT THE CONSTRUCTION SITE.
- COVER OR CONTAINERIZE AND PROTECT FROM VANDALISM ANY HAZARDOUS MATERIALS AND WASTE.
- CLEARLY MARK ALL HAZARDOUS MATERIALS AND WASTE. PLACE HAZARDOUS WASTE CONTAINERS IN SECONDARY CONTAINMENT SYSTEMS IF STORED AT THE CONSTRUCTION SITE.
- STOCKPILED COLD MIX SHOULD BE PLACED ON AND COVERED WITH PLASTIC.
- DO NOT MIX WASTE MATERIALS, BECAUSE THIS COMPLICATES OR INHIBITS DISPOSAL AND RECYCLING OPTIONS AND CAN RESULT IN DANGEROUS CHEMICAL REACTIONS.
- STORM WATER THAT COLLECTS WITHIN SECONDARY CONTAINMENT STRUCTURES MUST BE INSPECTED PRIOR TO BEING DISCHARGED TO ENSURE NO POLLUTANTS ARE PRESENT. CONTAMINATED STORM WATER IS NOT ALLOWED TO BE DISCHARGED AND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- SPILLS CANNOT BE DISCHARGED FROM A SECONDARY CONTAINMENT SYSTEM.
- HAZARDOUS WASTE MUST BE SEGREGATED FROM OTHER SOLID WASTE AND DISPOSED OF PROPERLY.
- IN ADDITION TO FOLLOWING THIS BMP, EMPLOYEES AND CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS REGARDING STORAGE, HANDLING, TRANSPORTATION, AND DISPOSAL OF HAZARDOUS WASTE.

MAINTENANCE AND INSPECTION:

- ROUTINELY INSPECT THE COVERS ON HAZARDOUS MATERIAL STORAGE AREAS FOR TEARS OR FLAWS AND REPAIR AS NECESSARY.
- ALL SECONDARY CONTAINMENT SYSTEMS MUST BE ABLE TO HOLD THE VOLUME OF THE LARGEST CONTAINER IN THE STORAGE AREA, PLUS PROVIDE SUFFICIENT ADDITIONAL CAPACITY FOR STORM EVENTS.
- PERFORM ROUTINE INSPECTIONS TO ENSURE THAT NO HAZARDOUS MATERIALS OR WASTE ARE IMPROPERLY LEFT EXPOSED TO STORM WATER.

NON-STORM WATER MANAGEMENT:

1. CONTRACTOR SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
2. WASHING OF ANY VEHICLES OR EQUIPMENT ON-SITE IS NOT ALLOWED.
3. CONTRACTOR SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES FROM REACHING SURFACE WATER OR MS4 DRAINAGE SYSTEMS.

EROSION CONTROL:

1. CONTRACTOR SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
2. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. CONTRACTOR SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.

SEDIMENT CONTROLS:

1. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
2. ON SITES WHERE SEDIMENT BASINS ARE TO BE USED, THE CONTRACTOR SHALL, AT MINIMUM, DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.

RUN-ON AND RUNOFF CONTROLS:

1. THE CONTRACTOR SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATIONS IN THIS GENERAL PERMIT.

INSPECTION, MAINTENANCE AND REPAIR:

1. THE CONTRACTOR SHALL ENSURE THAT ALL INSPECTION, MAINTENANCE REPAIR AND SAMPLING ACTIVITIES AT THE PROJECT LOCATION SHALL BE PERFORMED OR SUPERVISED BY A QUALIFIED SWPPP PRACTITIONER (QSP) REPRESENTING THE DISCHARGER. THE QSP MAY DELEGATE ANY OR ALL OF THESE ACTIVITIES TO AN EMPLOYEE TRAINED TO DO THE TASK(S) APPROPRIATELY, BUT SHALL ENSURE ADEQUATE DEPLOYMENT.
2. THE CONTRACTOR SHALL PERFORM WEEKLY INSPECTIONS AND OBSERVATIONS (AT LEAST ONCE IN EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS) TO IDENTIFY AND RECORD BMPS THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED, OR THAT COULD FAIL TO OPERATE AS INTENDED. INSPECTORS SHALL BE THE QSP OR BE TRAINED BY THE QSP.
3. UPON IDENTIFYING FAILURES OR OTHER SHORTCOMINGS, AS DIRECTED BY THE QSP, CONTRACTOR SHALL BEGIN IMPLEMENTING REPAIRS OR DESIGN CHANGES TO BMPS WITHIN 48 HOURS OF IDENTIFICATION AND COMPLETE THE CHANGES AS SOON AS POSSIBLE.
4. FOR EACH INSPECTION REQUIRED, CONTRACTOR SHALL COMPLETE AN INSPECTION CHECKLIST, USING SWPPP LEDGER.
5. THE CONTRACTOR SHALL ENSURE THAT CHECKLISTS SHALL REMAIN ON SITE WITH THE SWPPP.
6. THE CONTRACTOR IS TO HIRE A QUALIFIED SWPPP PRACTITIONER (QSP) TO OVERSEE IMPLEMENTATION OF BMPS REQUIRED TO COMPLY WITH THE CALIFORNIA GENERAL PERMIT.

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REGISTERED PROFESSIONAL ENGINEER FARHAD TABARZADEH (stamp) No. 33142 Exp.6-30-2024 CIVIL STATE OF CALIFORNIA

ams associates, inc.
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WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

EROSION AND POLLUTION CONTROL NOTES

MOXY BY MARRIOTT

3723 HAVEN AVENUE

MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-9.1 OF

PROJECT 18-2439

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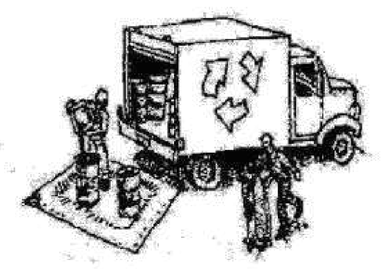
Construction Best Management Practices (BMPs)

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

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

Materials & Waste Management



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

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

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

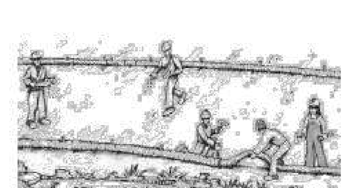
Construction Entrances and Perimeter
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment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

Equipment Management & Spill Control

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

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

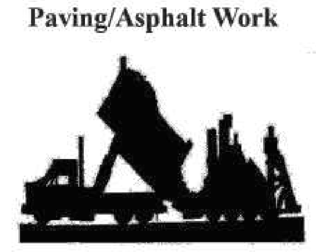
Earthmoving



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

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

Paving/Asphalt Work



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

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

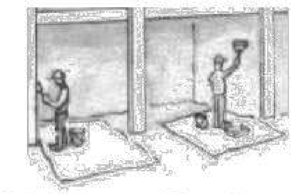
Concrete, Grout & Mortar Application

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

Landscaping

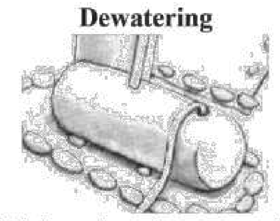
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



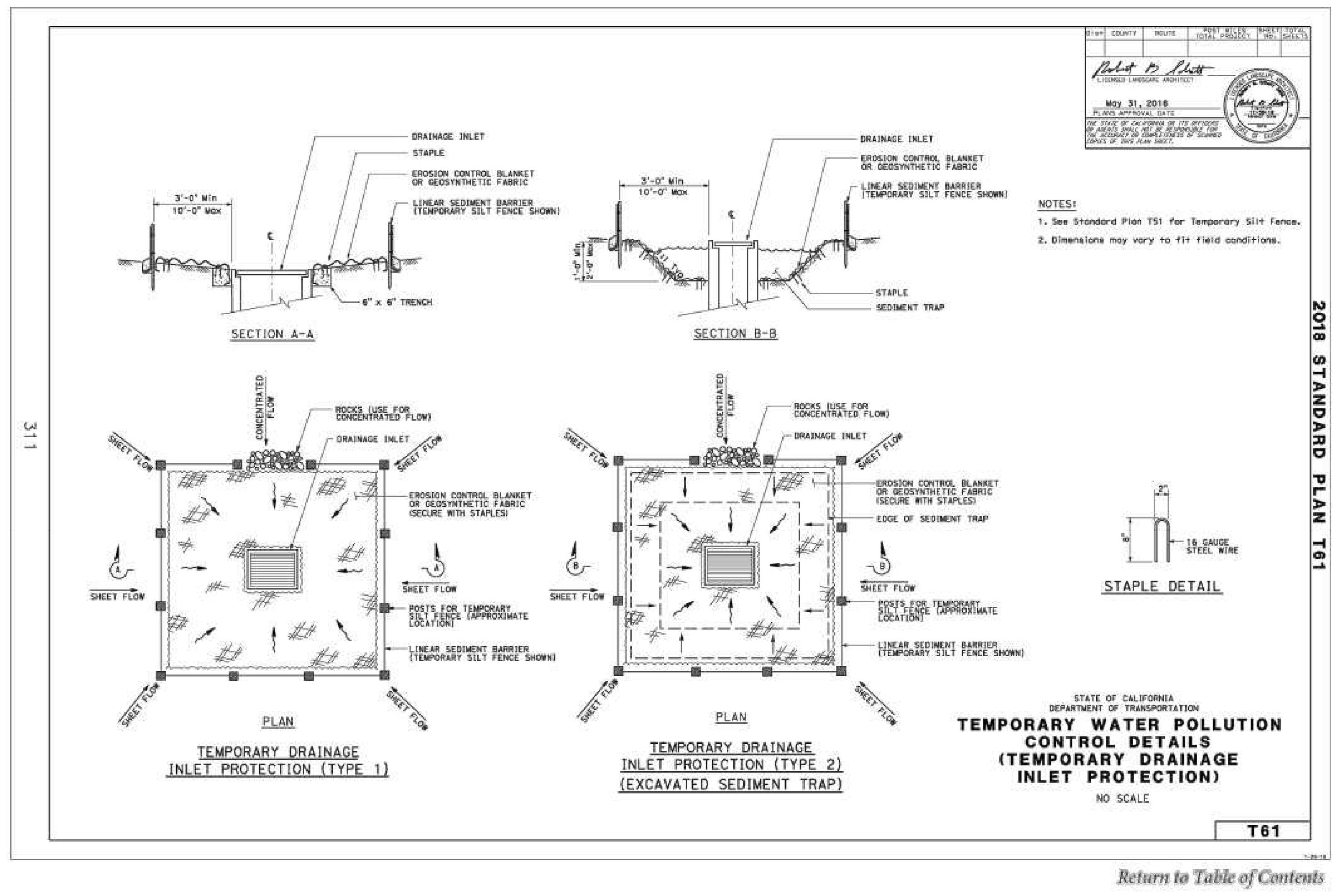
Painting Cleanup and Removal
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based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

Dewatering

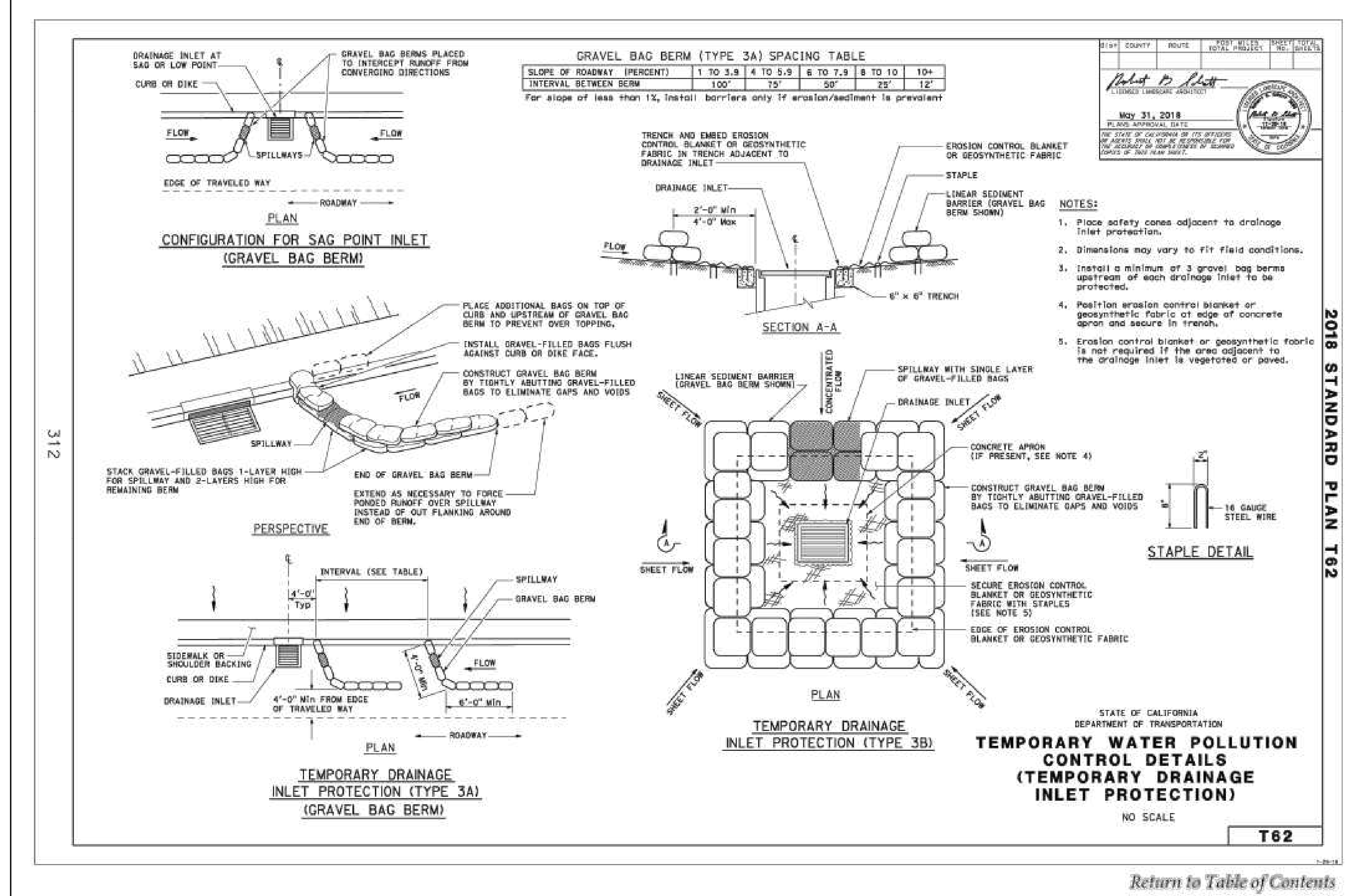


- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from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

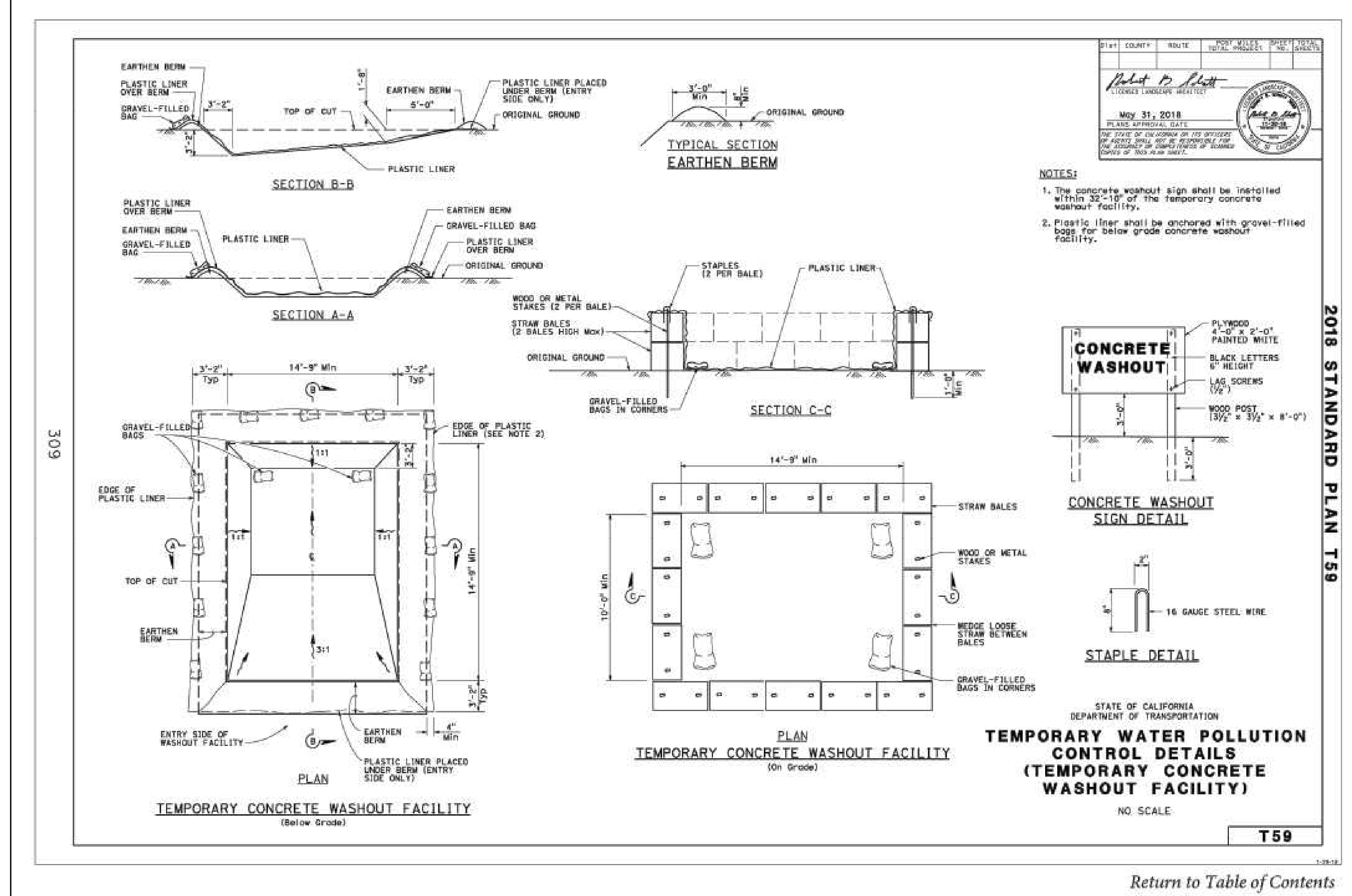
Storm drain polluters may be liable for fines of up to $10,000 per day!



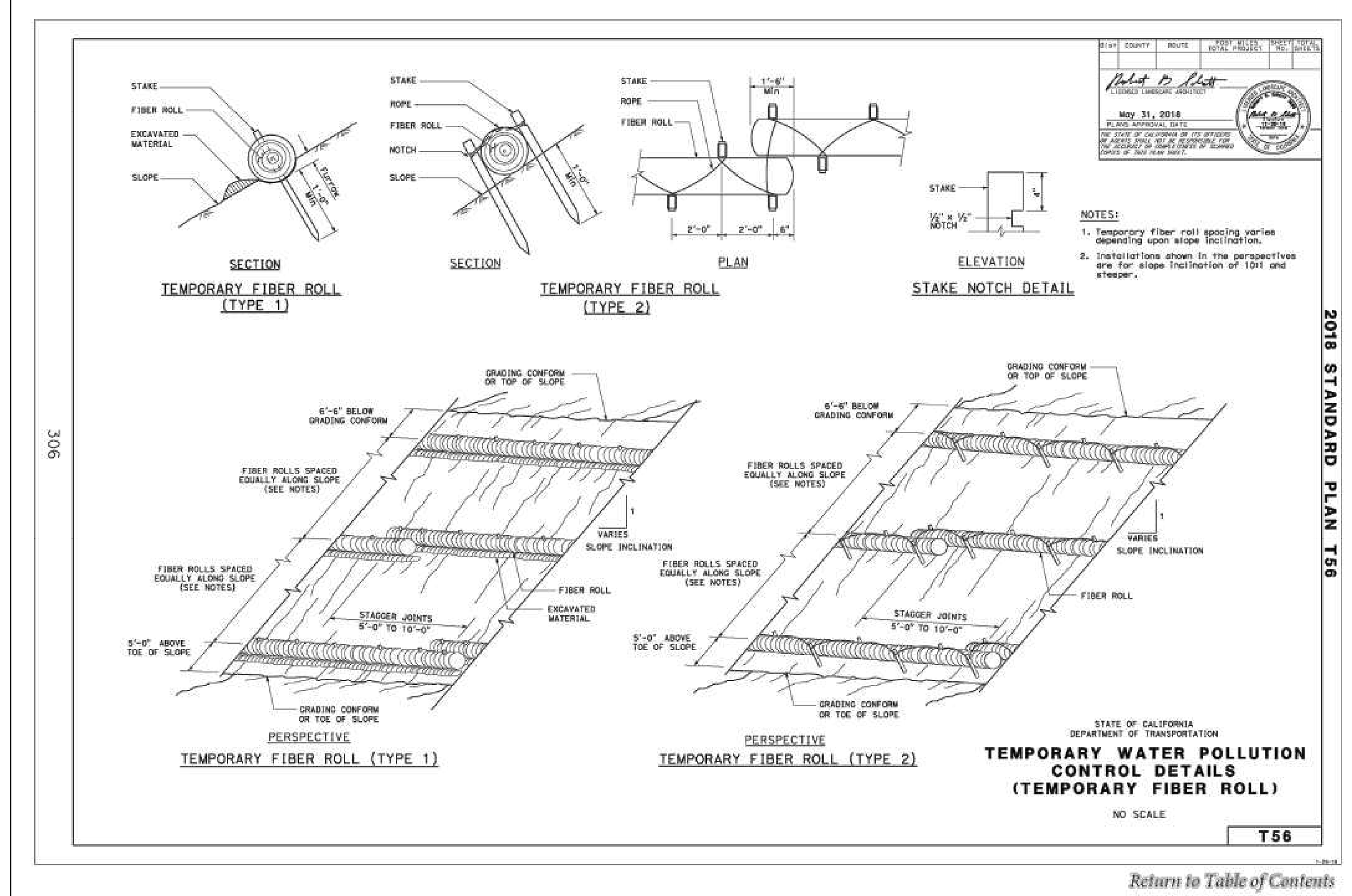
1 TEMPORARY DRAINAGE INLET PROTECTION



2 STORM DRAIN SEDIMENT PROTECTION



3 CONCRETE WASHOUT AREA



4 FIBER ROLL

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REGISTERED PROFESSIONAL ENGINEER FARHAD RAHMAN... No. 33142 Exp. 6-30-2024 CIVIL STATE OF CALIFORNIA

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PLANNING ENGINEERING SURVEYING

EROSION AND POLLUTION CONTROL DETAILS

MOXY BY MARRIOTT

3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-9.2 OF
PROJECT 18-2439

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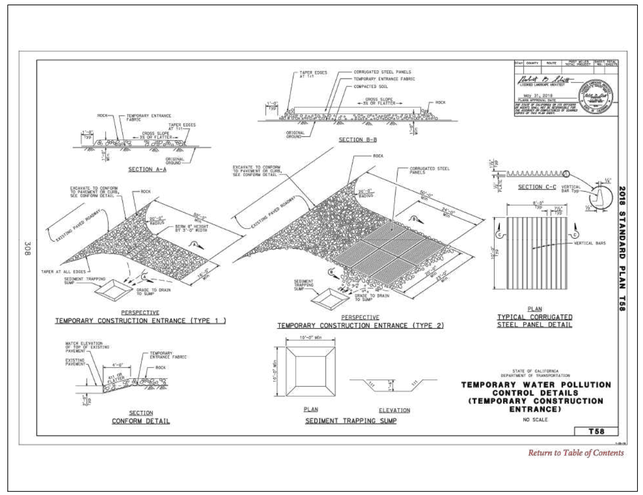

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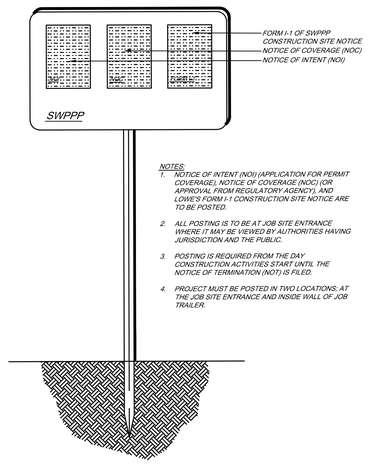
5 TEMPORARY CONSTRUCTION ENTRANCE



6 JOB SITE PERMIT POSTING DETAIL

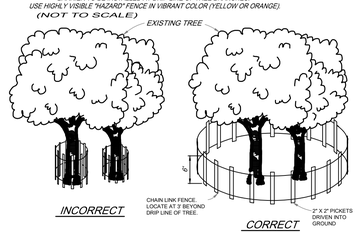
NOT TO SCALE

TREE PROTECTION BARRIER

BARRIER TO BE INSTALLED AT DRIP LINE OF TREE BRANCHES

USE HIGHLY VISIBLE "HAZARD" FENCE IN VIBRANT COLOR (YELLOW OR ORANGE).

(NOT TO SCALE)

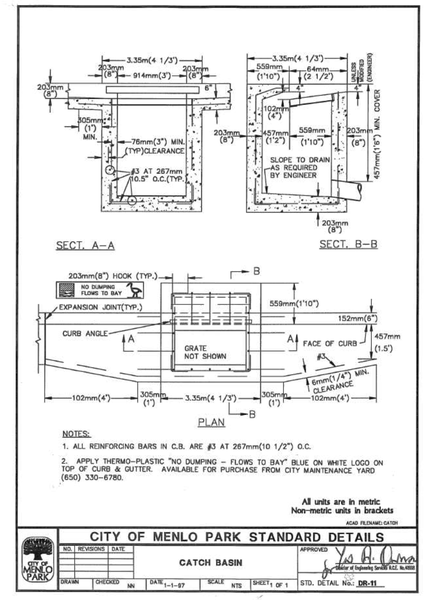


NOTES:

1. TREE PROTECTION BARRIERS MUST BE PLACED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR. TREES TO REMAIN SHALL BE INDICATED ON THE PLANS.
2. TREE PROTECTION BARRIER MUST REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION ACTIVITY IS COMPLETE OR UNTIL COMMENCEMENT OF FINISH GRADING AND SODDING.
3. BARRIERS SHALL BE PLACED AROUND TREES AT THE DRIPLINE, THE DRIPLINE EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIPLINE.
4. THE DRIPLINE OF A TREE IS THE IMAGINARY VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND.
5. AREAS SURROUNDED BY THE TREE PROTECTION BARRIERS SHALL BE PROTECTED FROM VEGETATION REMOVAL, PLACEMENT OF SOIL, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND.
6. ALL TREE ROOTS WITHIN AREA TO BE GRADED AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEANLY AT THE LIMITS OF THE PROTECTED AREA.
7. ALL TREE PRUNING AND TRIMMING ON ANY TREE TO BE RETAINED SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE AMERICAN SOCIETY OF ARBORICULTURE (ASA).
8. 2'x2' TREE PROTECTION SIGNS SPACED A MINIMUM OF ON SIGN EVERY 300' SHALL CONTAIN THE WORDING "TREE PROTECTION ZONE – KEEP OUT".
9. SEE CASQA BMP DETAIL EC-2 FOR MORE DETAILS.

7 TREE PROTECTION DETAIL

NOT TO SCALE



8 NO DUMPING SIGN

NOT TO SCALE

DATE:	08-11-23	REV #	BY	DATE	DESCRIPTION
SCALE:					
DESIGNED:	AS				
DRAWN:	TY				
CHECKED:	AS				
PROJ. MGR:	AS				

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

EROSION AND POLLUTION CONTROL DETAILS
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-9.3 OF
PROJECT 18-2439

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439ERO NOTE & DETAILS.DWG

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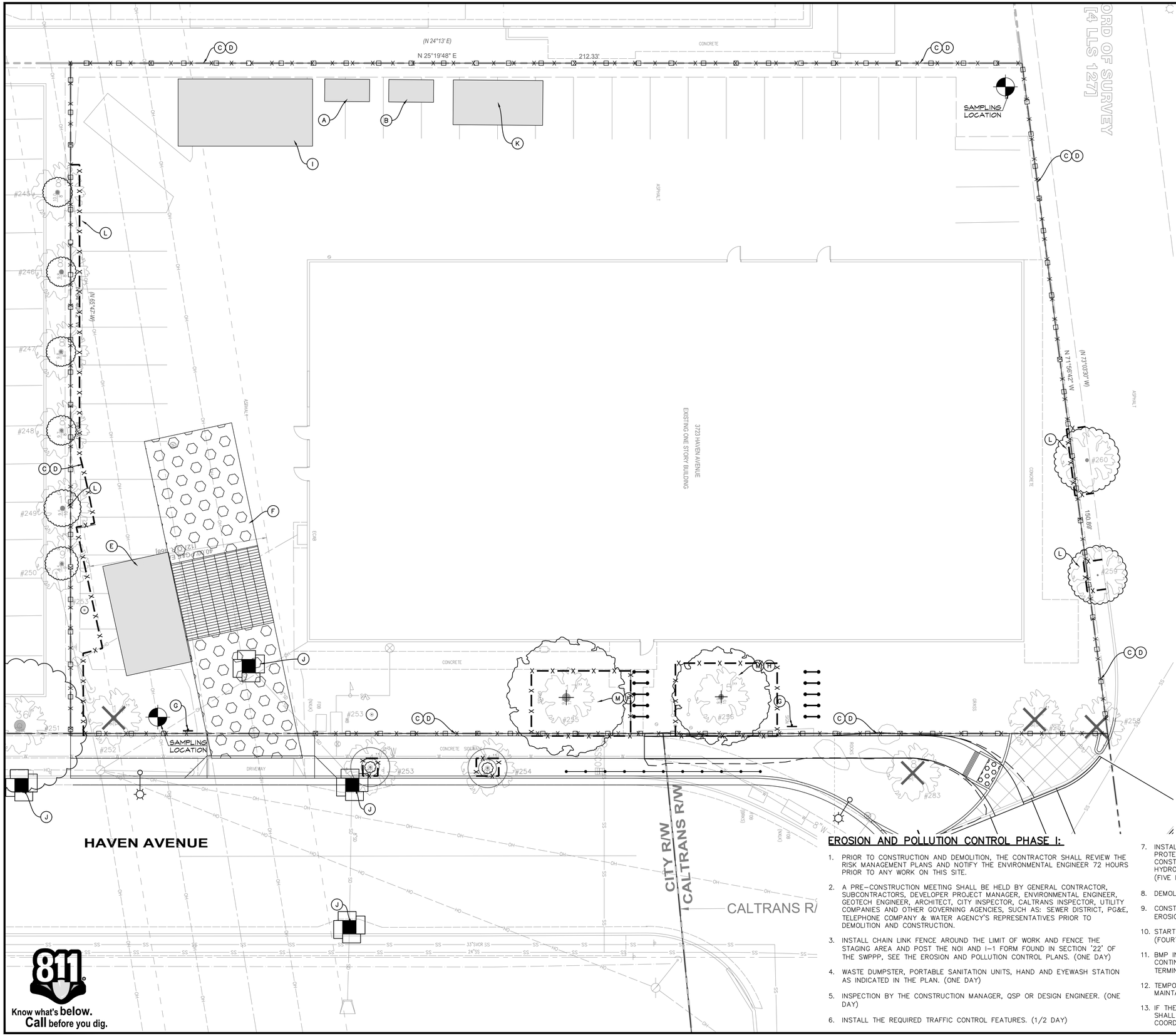

GRAPHIC SCALE
0 10
1"=10'

NOTES AND LEGENDS

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE PROTECTED (6-FOOT CHAIN LINK FENCING)
- EXISTING TREES TO BE RELOCATED SEE LANDSCAPING PLANS
- INSTALL TEMPORARY CHAIN LINK FNCE WITH GATE
- INSTALL FIBER ROLLS (DETAIL 4 SHEET C-8.2)
- INLET PROTECTION (DETAIL 1 SHEET C-8.2)
- SAMPLING LOCATION

CONSTRUCTION NOTES:

(A) 5'X10' SANITARY WASTE TO BE COLLECTED.

(B) 5'X10' PORTABLE SANITARY UNITS.

(C) INSTALL FIBER ROLLS (SEE DETAIL 4, SHEET C-9.2).

(D) INSTALL CHAIN LINK FENCE.

(E) 15' X 25' CONCRETE WASHOUT (SEE DETAIL 3, SHEET C-9.2).

(F) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (DETAIL 5, SHEET C-9.3).

(G) INSTALL PROJECT ENTRANCE SIGN (SEE DETAIL 6, SHEET C-9.3).

(H) SEE TREE PROTECTION FENCE (SEE DETAIL 7, SHEET C-9.3).

(I) WASTE DUMPSTER 15' X 30'.

(J) INSTALL STORM DRAIN PROTECTION DEVICE (SEE DETAIL 1 & 2, SHEET C-9.2).

(K) CONTRACTOR'S TRAILER 10' X 20'.

(L) THE EXISTING TREES TO BE PROTECTED.

(M) THE EXISTING TREES TO BE RELOCATED. SEE LANDSCAPING PLAN.

(N) THE CONTRACTOR SHALL HAVE ¾" PUMP AT SITE IF REQUIRES THE RUNOFF TO BE PUMPED TO BAKER'S TANK FOR SAMPLING.

(O) THE CONTRACTOR SHALL HAVE BAKER'S TANK AT SITE FOR SAMPLING IF REQUIRES.

NOTES:

1. THE SITE IS LESS THAN ONE ACRE. BASED ON REGIONAL WATER BOARD'S REQUIREMENTS, WDID IS NOT REQUIRED.
2. THE PROJECT PROVIDES SWPPP REPORT THAT IS CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH REQUIREMENTS.
3. THE CONTRACTOR SHALL COORDINATE ALL WORKS WITH CITY INSPECTORS.
4. THE SWPPP SHALL BE IN CONTRACTOR'S TRAILER ALL THE TIME DURING THE DEMOLITION & CONSTRUCTION.
5. THE CONTRACTOR SHALL REVIEW ALL PROPERTY MITIGATION & CONDITIONS. ALL WORKS SHALL BE PER THOSE REQUIREMENTS & MITIGATION.

EROSION AND POLLUTION CONTROL PHASE I:

1. PRIOR TO CONSTRUCTION AND DEMOLITION, THE CONTRACTOR SHALL REVIEW THE RISK MANAGEMENT PLANS AND NOTIFY THE ENVIRONMENTAL ENGINEER 72 HOURS PRIOR TO ANY WORK ON THIS SITE.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD BY GENERAL CONTRACTOR, SUBCONTRACTORS, DEVELOPER PROJECT MANAGER, ENVIRONMENTAL ENGINEER, GEOTECH ENGINEER, ARCHITECT, CITY INSPECTOR, CALTRANS INSPECTOR, UTILITY COMPANIES AND OTHER GOVERNING AGENCIES, SUCH AS: SEWER DISTRICT, PG&E, TELEPHONE COMPANY & WATER AGENCY'S REPRESENTATIVES PRIOR TO DEMOLITION AND CONSTRUCTION.
3. INSTALL CHAIN LINK FENCE AROUND THE LIMIT OF WORK AND FENCE THE STAGING AREA AND POST THE NOI AND I-1 FORM FOUND IN SECTION '22' OF THE SWPPP, SEE THE EROSION AND POLLUTION CONTROL PLANS. (ONE DAY)
4. WASTE DUMPSTER, PORTABLE SANITATION UNITS, HAND AND EYEWASH STATION AS INDICATED IN THE PLAN. (ONE DAY)
5. INSPECTION BY THE CONSTRUCTION MANAGER, QSP OR DESIGN ENGINEER. (ONE DAY)
6. INSTALL THE REQUIRED TRAFFIC CONTROL FEATURES. (1/2 DAY)
7. INSTALL PERIMETER FIBER ROLLS, GRAVEL AND SAND BAGS FOR INLET PROTECTION AND GEO-FABRIC OVER THE EXISTING STORM DRAIN INLETS, CONSTRUCTING TEMPORARY SWALES, SEDIMENT BASINS, ROUGH GRADING AND HYDROSEEDING AS SHOWN ON THE EROSION PLAN C-4.1, SEE SHEET C – 9.4. (FIVE DAYS)
8. DEMOLITION OF THE BUILDING AND PARKING LOT. (TWENTY DAYS).
9. CONSTRUCT THE TEMPORARY SWALES. THIS INCLUDES CLEANING ON PHASE I OF EROSION & POLLUTION CONTROL PLAN. (FOURTEEN DAYS)
10. START ROUGH GRADING OF THE AREA THAT IS SHOWN ON GRADING PLAN. (FOURTEEN DAYS)
11. BMP INSPECTIONS, MAINTENANCE, RECORD KEEPING AND SITE POSTING SHALL CONTINUE UNTIL FINAL STABILIZATION AND SUBMITTAL OF THE NOTICE OF TERMINATION. (ONGOING)
12. TEMPORARY SWALES, PERIMETER PROTECTION DEVICES SHALL REMAIN AND BE MAINTAINED UNTIL PHASE II OF THE PROJECT.
13. IF THERE ARE ANY EXISTING STOCKPILES FOR FUTURE DEVELOPMENT, THEY SHALL BE COVERED AND PROTECTED BY CONTRACTOR. THE CONTRACTOR IS TO COORDINATE WITH OWNER FOR LOCATION OF THE STOCKPILES.

DESCRIPTION	DATE	REV #	BY

DATE: 08-11-23
SCALE: 1"= 10'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

REGISTERED PROFESSIONAL ENGINEER TANYU RAN No. 33143 Exp. 6-30-25 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

EROSION AND POLLUTION CONTROL PLAN (PHASE I)

MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-9.4 OF PROJECT 18-2439

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439ERO(PHASE 1).DWG

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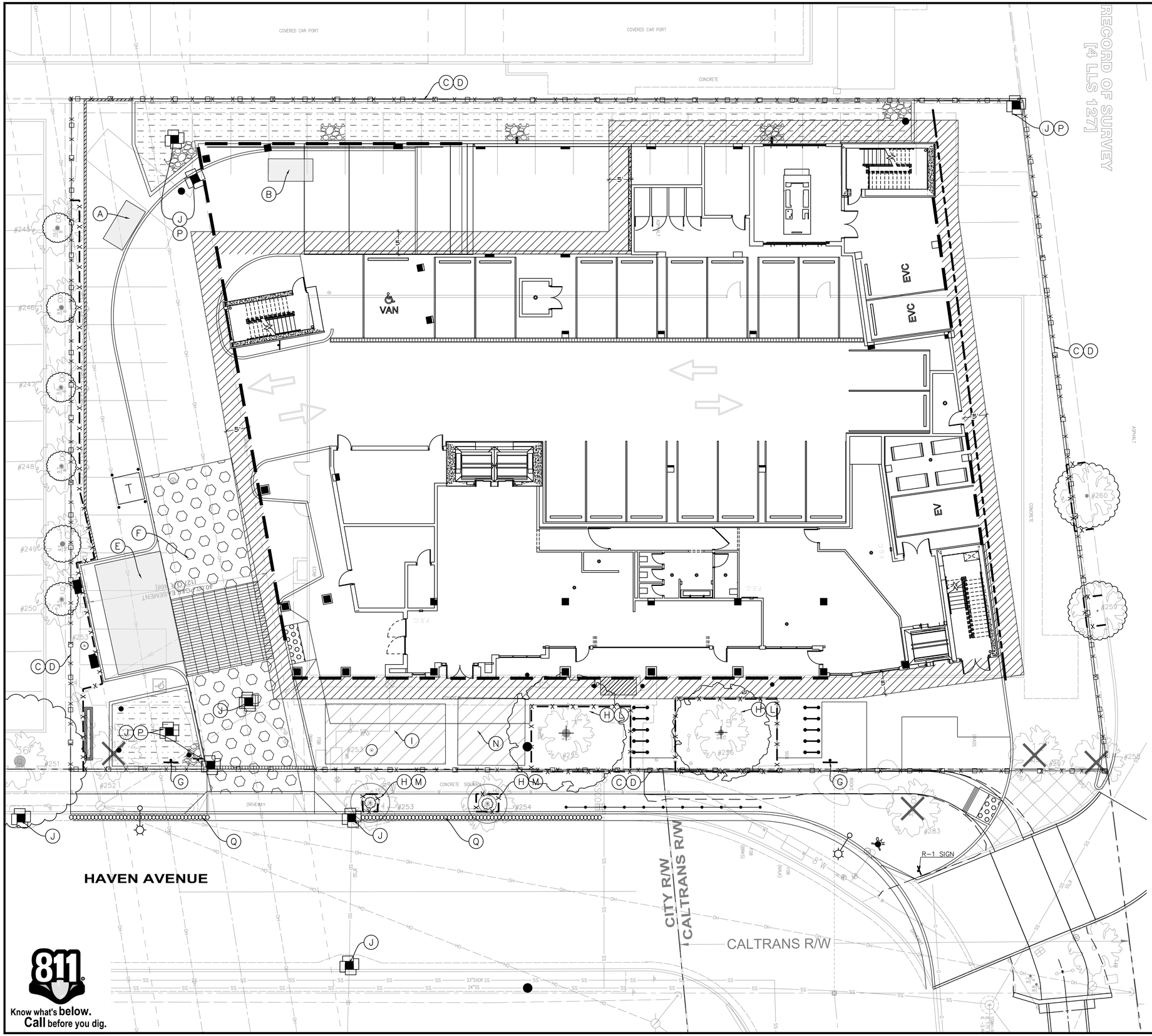

NOTES AND LEGENDS

GRAPHIC SCALE
0 10
1"=10'

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE PROTECTED (6-FOOT CHAIN LINK FENCING)
- EXISTING TREES TO BE RELOCATED SEE LANDSCAPING PLANS
- INSTALL TEMPORARY CHAIN LINK FNCE WITH GATE
- INSTALL FIBER ROLLS (DETAIL 4 SHEET C-8.2)
- INLET PROTECTION (DETAIL 1&2 SHEET C-9.2)
- BUILDING PAD
- GRAVEL BAGS

CONSTRUCTION NOTES:

(A) 5'X10' SANITARY WASTE TO BE COLLECTED.

(B) 5'X10' PORTABLE SANITARY UNITS.

(C) INSTALL FIBER ROLLS (SEE DETAIL 4, SHEET C-9.2).

(D) INSTALL CHAIN LINK FENCE.

(E) 15' X 25' CONCRETE WASHOUT (SEE DETAIL 3, SHEET C-9.2).

(F) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (DETAIL 5, SHEET C-9.3).

(G) INSTALL PROJECT ENTRANCE SIGN (SEE DETAIL 6, SHEET C-9.3).

(H) SEE TREE PROTECTION FENCE (SEE DETAIL 7, SHEET C-9.3).

(I) WASTE DUMPSTER 15' X 30'.

(J) INSTALL STORM DRAIN PROTECTION DEVICE (SEE DETAIL 1 & 2, SHEET C-9.2).

(K) CONTRACTOR'S TRAILER 10' X 20'.

(L) THE EXISTING TREES TO BE PROTECTED.

(M) THE EXISTING TREES TO BE RELOCATED. SEE LANDSCAPING PLAN.

(N) INSTALL 15'X15' HAZARDS STORAGE SHED.

(O) THE CONTRACTOR SHALL HAVE BAKER'S TANK & PUMP FROM PHASE I.

(P) INSTALL NO DUMPING TO BAY STENCIL. SEE DETAIL 8, SHEET C-9.3.

(Q) INSTALL GRAVEL BAGS. SEE DETAIL 2 SHEET C-9.2.

EROSION AND POLLUTION CONTROL PHASE II:

1. AN ADDITIONAL MEETING SHALL BE HELD BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, GOVERNING AGENCIES AND UTILITY COMPANIES, IF REQUIRED. (ONE DAY)
2. EXAMINE THE EXISTING FENCE, PERIMETER SEDIMENTATION AND EROSION DEVICES. ANY REPAIRS OR MODIFICATIONS NEEDED FOR THE EROSION AND SEDIMENTATION DEVICES SHALL BE DONE UNDER THE QSP'S DIRECTION. (FIVE DAYS)
3. IMPLEMENT TEMPORARY OR PERMANENT STABILIZATION FOR ALL AREAS OF THE SITE WHERE GRADING ACTIVITIES CEASE FOR MORE THAN FOURTEEN DAYS. (ONE DAY)
4. START FINE GRADING, SEE THE GRADING PLAN. ALL WORK SHALL BE INSPECTED BY THE GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS. THIS INCLUDES EARTH MOVING, COMPACTION AND PREPARATION OF THE BUILDING PAD AREA. (FORTY DAYS)
5. START CONSTRUCTION OF THE SEWER AND WATER LINES, INCLUDING UNDER THE BUILDING AREA. (THIRTY DAYS)
6. PILE WORK, SLAB AND A PORTION OF THE BIO-SWALE CONCRETE WORK. (240 DAYS)
7. START VERTICAL WORK FOR THE BUILDING, INCLUDING THE LOBBY, PARKING UNDER THE BUILDING, PARKING STRUCTURE AND HOTEL ROOMS. (260 DAYS)
8. BMP INSPECTIONS, MAINTENANCE, RECORD KEEPING AND SITE POSTING SHALL CONTINUE UNTIL FINAL STABILIZATION AND SUBMITTAL (AND ACCEPTANCE WHERE REQUIRED) OF THE NOTICE OF TERMINATION. (SEVEN DAYS)
9. CONSTRUCTION OF STROM DRAIN, BIO-RETENTION AREA AT THE SOUTHEAST SIDE OF THE SITE. (TWENTY-FOUR DAYS)
10. CONSTRUCTION AND INSTALLATION OF THE IRRIGATION AND DRY UTILITIES (THIRTY DAYS)
11. START CONSTRUCTION OF PAVEMENT ON THE SOUTH AND NORTH SIDES OF THE SITE, THIS INCLUDES CURB AND HARDSCAPE. (THIRTY-SIX DAYS).
12. START CONSTRUCTION OF THE WORK ON THE CITY'S RIGHT-OF-WAY. (FORTY-FIVE DAYS)
    - 12.A. CONSTRUCTION OF DRIVEWAYS.
    - 12.B. CONSTRUCTION OF CURB AND GUTTER.
    - 12.C. CONSTRUCTION OF CONCRETE SIDEWALK.
    - 12.D. INSTALLATION OF THE STREET LIGHT.
    - 12.E. LANDSCAPING ON THE CITY'S RIGHT-OF-WAY.
13. REMOVE PERIMETER PROTECTION MEASURES (SUCH AS STRAW ROLLS)
14. ON-SITE HARDSCAPE AND LANDSCAPING. (THIRTY DAYS)

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

DATE:	08-11-23
SCALE:	1"= 10'
DESIGNED:	AS
DRAWN:	TY
CHECKED:	AS
PROJ. MGR:	AS

REGISTERED PROFESSIONAL ENGINEER ALLEN SARKISIAN No. 33141 Exp. 6-30-25 CIVIL CALIFORNIA

REV #	BY	DATE	DESCRIPTION

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

EROSION AND POLLUTION CONTROL PLAN (PHASE 2)

MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-9.5 OF
PROJECT 18-2439

FILE PATH: C:\USERS\ALLEN.AMSASSOCIATES\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439EROC(PHASE II).DWG

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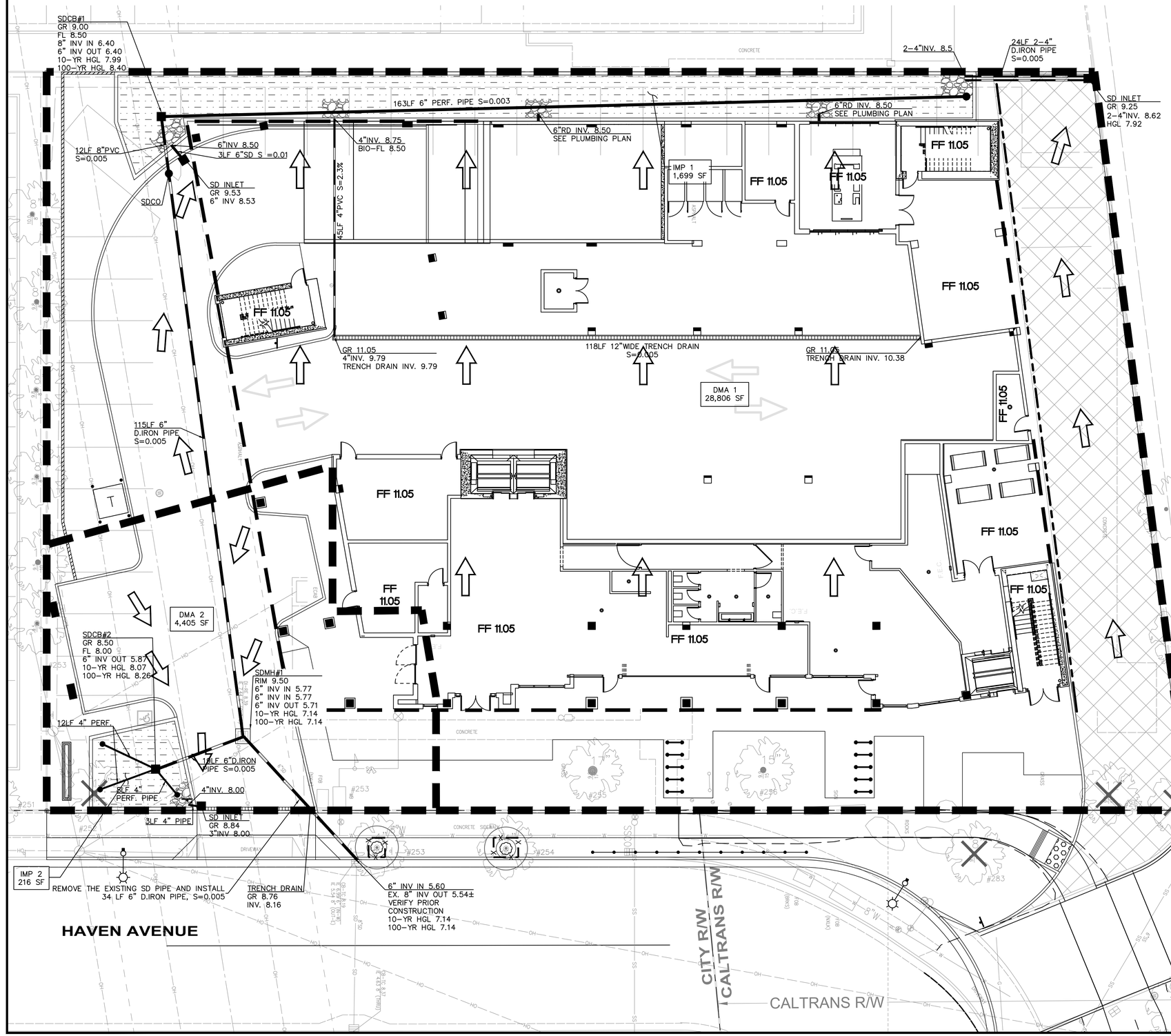
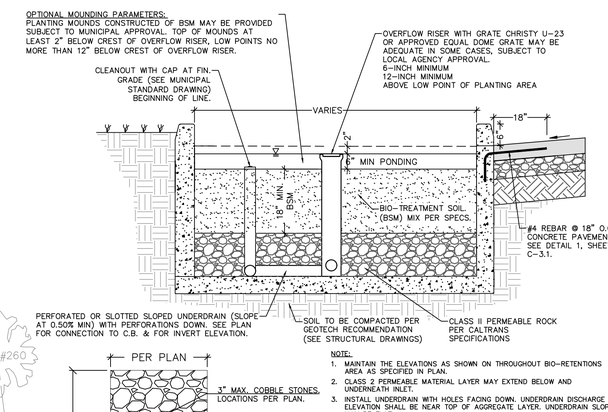
DRAINAGE AREA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	PERVIOUS AREA X 0.1 (SF)	EFFECTIVE IMPERVIOUS AREA (EIA) (SF)	REQUIRED BIORETENTION AREA (SF) (EIA*0.04)	BIORETENTION PROVIDED (SF)
DMA 1	28,805	24,733	2,374	237	24,970	999	1,699
DMA 2	4,405	3,508	681	68	3,576	143	216



GRAPHIC SCALE
0 10
1"=10'

NOTES AND LEGENDS

- CONCRETE PAVEMENT WITH SCORE JOINT
- ACCESS AND EASEMENT LINE
- BIO-RETENTION AREA
- PROPERTY LINE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE PROTECTED (6-FOOT CHAIN LINK FENCING)
- EXISTING TREES TO BE RELOCATED SEE LANDSCAPING PLANS
- NEW COLUMN
- OVERLAND FLOW



NOTE:
1. MAINTAIN THE ELEVATIONS AS SHOWN ON THROUGHOUT BIO-RETENTIONS AREA AS SPECIFIED IN PLAN.
2. CLASS 2 PERMEABLE MATERIAL LAYER MAY EXTEND BELOW AND UNDERNEATH INLET.
3. INSTALL UNDERDRAIN WITH HOLES FACING DOWN. UNDERDRAIN DISCHARGE ELEVATION SHALL BE NEAR TOP OF AGGREGATE LAYER. UNDERDRAIN SLOPE MAY BE FLAT.
4. EACH 6" LIFT OF BSM SHALL BE LIGHTLY WATERED. THIS SHALL BE ALLOWED TO DRY OVERNIGHT BEFORE PLANTING.
5. DO NOT WORK WITHIN BIORETENTION AREA DURING RAIN OR UNDER WET CONDITIONS.
6. KEEP HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
7. FOR CONSTRUCTION OF CONCRETE PLANTER SEE STRUCTURAL PLANS FOR DETAIL.

1 BIORETENTION FACILITY
NOT TO SCALE

NOTE:

THE DESIGNED CHOSEN BIO-RETENTION AREA ON A FEW PLACES FOR TREATMENT OF RUN-OFFS FOR IMPERVIOUS AREAS. AS SHOWN ON THIS DRAWING.

NEW AREAS			
IMPERVIOUS AREA =	28,240 FT²	= 0.65 AC	(86%)
PERVIOUS AREA =	4,970 FT²	= 0.11 AC	(14%)
TOTAL =	33,210 FT²	= 0.76 AC	
EXISTING AREAS			
IMPERVIOUS AREA =	28,174 FT²	= 0.65 AC	(86%)
PERVIOUS AREA =	5,036 FT²	= 0.11 AC	(14%)
TOTAL =	33,210 FT²	= 0.76 AC	

DESCRIPTION	DATE	BY	REV #

DATE: 08-11-23
SCALE: 1"= 10'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

REGISTERED PROFESSIONAL ENGINEER
ANDREW SHEN
No. 33142
Exp. 6-30-24
CIVIL
CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

STORMWATER CONTROL PLAN
MOXY BY MARRIOTT
3723 HAVEN AVENUE CALIFORNIA
MENLO PARK SAN MATEO COUNTY

SHEET C-10.1 OF
PROJECT 18-2439

FILE PATH: C:\USERS\ALLEN.AMS\ASSOCIATES\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439SW.DWG

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CV MENLO PARK LLC

RECORD OF SURVEY [4 LLS 127]

GRAPHIC SCALE
0 10
1"=10'

NOTES AND LEGENDS

IMPERVIOUS AREA (C=0.95)

PERVIOUS AREA (C=0.35)

ACCESS AND EASEMENT LINE

PROPERTY LINE

EXISTING
33210 SF (0.762 AC)

PARCEL TWO
PARCEL B
[72 PM 46]
0.7624 ACRES

3723 HAVEN AVENUE
EXISTING ONE STORY BUILDING

COVERED CAR PORT

COVERED CAR PORT

CONCRETE

ASPHALT

CONCRETE SIDEWALK

DRIVEWAY

OUTFALL
GR 7.64
HGL 7.14

HAVEN AVENUE

CITY R/W
CALTRANS R/W

CALTRANS R/W

EXISTING AREAS
IMPERVIOUS AREA = 28,174 FT² = 0.65 AC (86%)
PERVIOUS AREA = 5,036 FT² = 0.11 AC (14%)
TOTAL = 33,210 FT² = 0.76 AC

RUN-OFF COEFFICIENT (EXISTING) = 0.86
(SEE HYDROLOGY REPORT I-3)

MINIMUM TIME OF CONCENTRATION = 10 MIN.

WATERSHED
ATHERTON CHANNEL

DATE:	08-11-23	REV #	BY	DATE	DESCRIPTION
SCALE:	1" = 10'				
DESIGNED:	AS				
DRAWN:	TY				
CHECKED:	AS				
PROJ. MGR:	AS				

REGISTERED PROFESSIONAL ENGINEER
ALLEN SAMUEL HARRIS
No. 33141
Exp. 6-30-24
CIVIL
CALIFORNIA

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

PRE-DEVELOPMENT HYDROLOGY MAP
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-11.1 OF
PROJECT 18-2439

FILE PATH: C:\USERS\ALLEN.AM\ASSOCIATES\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439HYDRO_PRE.DWG

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SDCB#1
GR 9.00
FL 8.50
8" INV IN 6.40
6" INV OUT 6.40
10-YR HGL 7.99
100-YR HGL 8.40

163LF 6" PERF. PIPE S=0.003

6"INV 8.50
3LF 6"SD S =0.01

12LF 8"PVC
S=0.005

SDCO

SD INLET
GR 9.53
6" INV 8.53

4"INV. 8.75
BIO-FL 8.50

145LF 4"PVC S=2.3%

6"RD INV. 8.50
SEE PLUMBING PLAN

6"RD INV. 8.50
SEE PLUMBING PLAN

2-4"INV. 8.5

24LF 2-4"
D.IRON PIPE
S=0.005

SD INLET
GR 9.25
2-4"INV. 8.62
HGL 7.92

RECORD OF SURVEY
[4 LLS 127]

(N 24°13' E)
N 25°19'48" E
212.33'

FF 11.05

VAN

GR 11.05
4"INV. 9.79
TRENCH DRAIN INV. 9.79

118LF 12"WIDE TRENCH DRAIN
S=0.005

GR 11.05
TRENCH DRAIN INV. 10.38

EVC

AREA "A"
28790 SF (0.661 AC)

115LF 6"
D.IRON PIPE
S=0.005

AREA "B"
4420 SF (0.101 AC)

SDCB#2
GR 8.50
FL 8.00
6" INV OUT 5.87
10-YR HGL 8.07
100-YR HGL 8.26

SDMH#1
RIM 9.50
6" INV IN 5.77
6" INV IN 5.77
6" INV OUT 5.71
10-YR HGL 7.14
100-YR HGL 7.14

12LF 4" PERF.

19LF 6"D.IRON
PIPE S=0.005

8LF 4"
PERF. PIPE

4"INV. 8.00

3LF 4" PIPE

SD INLET
GR 8.84
3"INV 8.00

OUTFALL
GR 7.64
HGL 7.14

REMOVE THE EXISTING SD PIPE AND INSTALL
34 LF 6" D.IRON PIPE, S=0.005

TRENCH DRAIN
GR 8.76
INV. 8.16

6" INV IN 5.60
EX. 8" INV OUT 5.54±
VERIFY PRIOR
CONSTRUCTION
10-YR HGL 7.14
100-YR HGL 7.14

CITY R/W
CALTRANS R/W

CALTRANS R/W

N 71°56'30" W

GRAPHIC SCALE
0 10
1"=10'

NOTES AND LEGENDS

IMPERVIOUS AREA (C=0.95)

PERVIOUS AREA (C=0.35)

ACCESS AND EASEMENT LINE

PROPERTY LINE

NEW AREAS
IMPERVIOUS AREA = 28,240 FT² = 0.65 AC (86%)
PERVIOUS AREA = 4,970 FT² = 0.11 AC (14%)
TOTAL = 33,210 FT² = 0.76 AC

RUN-OFF COEFFICIENT (NEW) = 0.86
(SEE HYDROLOGY REPORT I-3)

MINIMUM TIME OF CONCENTRATION = 10 MIN.

WATERSHED
ATHERTON CHANNEL

DESCRIPTION	DATE	REV #	BY

DATE: 08-11-23
SCALE: 1" = 10'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY A. FRANKLIN
No. 33141
Exp. 6-30-24
CIVIL
CALIFORNIA

POST-DEVELOPMENT HYDROLOGY MAP
MOXY BY MARRIOTT
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

SHEET C-11.2 OF
PROJECT 18-2439

FILE PATH: C:\USERS\ALLEN.AM\ASSOCIATES\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439HYDRO_POST.DWG

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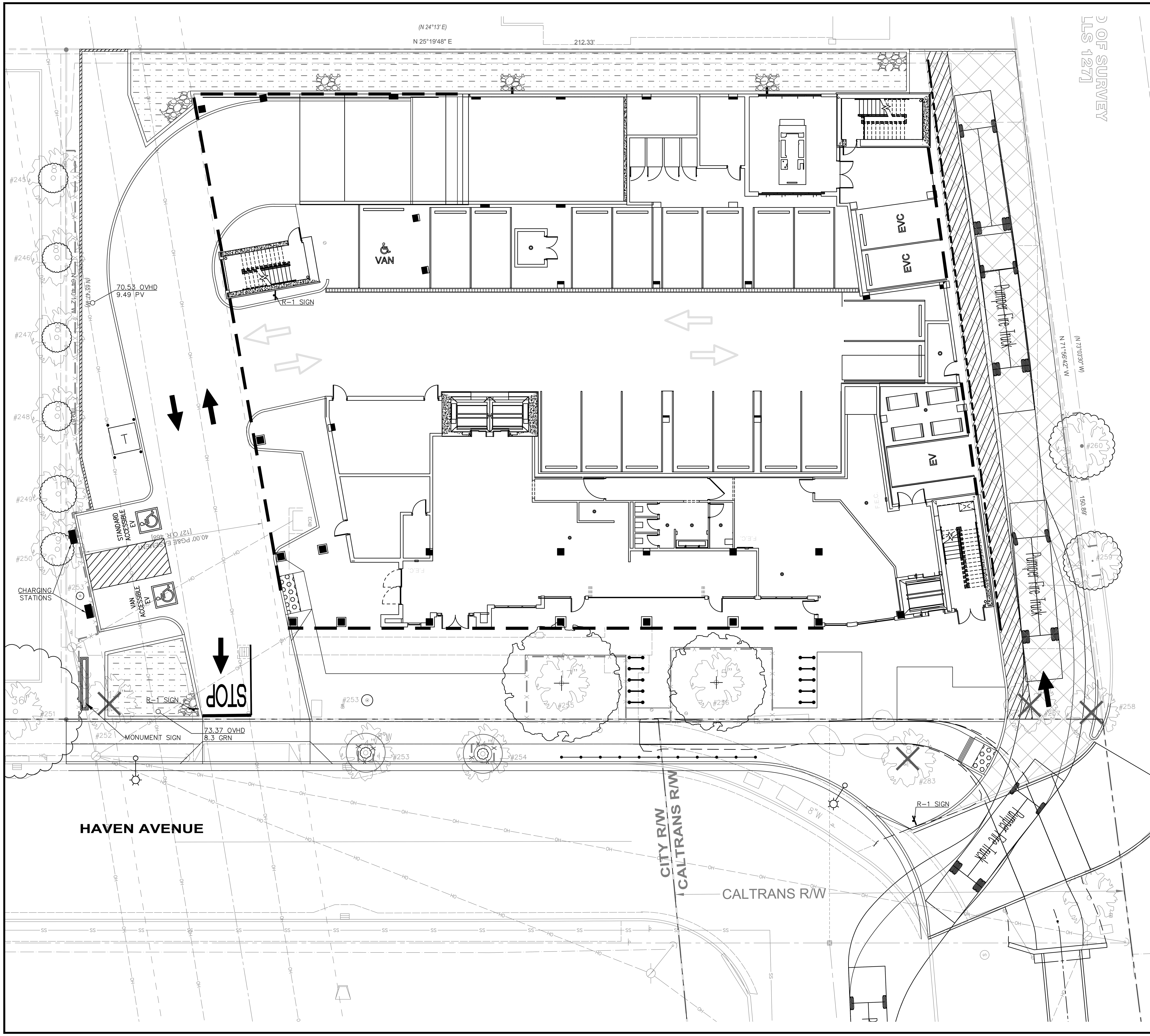


GRAPHIC SCALE

0 10

1"=10'

NOTES AND LEGENDS

CONCRETE PAVEMENT WITH SCORE JOINT

ACCESS AND EASEMENT LINE

BIO-RETENTION AREA

PROPERTY LINE

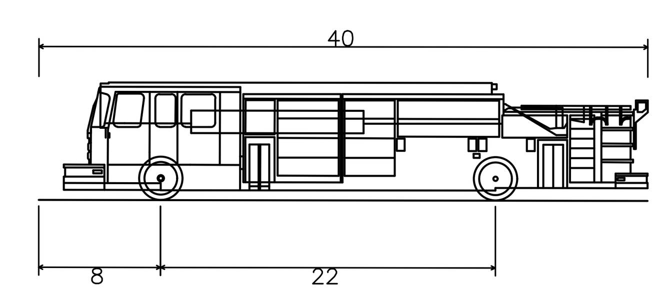
EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE PROTECTED (6-FOOT CHAIN LINK FENCING)

EXISTING TREES TO BE RELOCATED SEE LANDSCAPING PLANS

NEW COLUMN

BUILDING OUTLINE



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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DATE:	08-11-23
SCALE:	1" = 10'
DESIGNED:	AS
DRAWN:	TY
CHECKED:	AS
PROJ. MGR:	AS

REV #	BY	DATE	DESCRIPTION
△			
△			
△			
△			
△			

REGISTERED PROFESSIONAL ENGINEER FARHAD IRANITALAB No. 33142 Exp.6-30-2024 CIVIL STATE OF CALIFORNIA

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

FIRE TRUCK EXHIBIT

MOXY BY MARRIOTT

3723 HAVEN AVENUE

MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-12.1 OF

PROJECT 18-2439

FILE PATH: C:\USERS\ALLEN.AMSASSOCIATES\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\18-2439 MENLO PARK, HOTEL\LATEST DATE DIRECTORY\22-05-02 CD\2439FP.DWG

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- BUILDING LINE W/ DOOR
- BUILDING OVERHANG
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- LIGHT
- STREET LIGHT
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- UTILITY BOX (SIZE VARIES)
- SIGN
- RECORD INFORMATION W/ REFERENCE — (100.00)(1)
- TITLE REPORT EXCEPTION NUMBER — (1)
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- SPOT ELEVATION — × 32.1
- CONTOUR
- INDEX CONTOUR — 15
- RETAINING WALL
- EDGE OF PAVEMENT
- SANITARY SEWER — SS
- STORM DRAIN — SD
- WATER — W
- OVERHEAD — OH

ABBREVIATIONS

CB	CATCH BASIN
DI	DROP INLET
DR	DOOR
EB	ELECTRIC BOX
ECAB	ELECTRICAL CABINET
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FND	FOUND
FL	FLOW LINE
FOB	FIBER OPTIC BOX
IE	INVERT ELEVATION
I.P.	IRON PIPE
LIP	LIP OF GUTTER
MON	MONUMENT
O.R.	OFFICIAL RECORD
PV	PAVEMENT
PG&E	PACIFIC GAS & ELECTRIC
RE	RIM ELEVATION
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
WB	WATER BOX

NOTES

1. All distances shown hereon are in feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report prepared by Chicago Title Company dated February 14, 2018, Order No.: 58210307-582-LE-JJ. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
3. Physical items shown on this survey are limited to those items visible as of the date of this survey. Subsurface structures, if any, are not shown with the exception of underground utility lines. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
4. A.P.N.: 055-170-350 (PARCEL TWO)
5. Basis of Bearings:
   The bearing of South 70°06'12" East taken on the centerline of Haven Avenue as shown on that certain Record of Survey No. 2629 filed for record on October 8, 2014 in Volume 40 of LLS Maps at Page 38, San Mateo County Records was taken as the Basis of all Bearings shown hereon.
6. Benchmark:
   NGS Benchmark "X572 Reset":
   Found 2.5" Brass Disk in a monument box located on the southerly side of Bayfront Expressway along a bike path, east of Willow Road.
   Elevation: 9.30 feet (GPS Observed) (Datum) NAVD 1988
7. Flood Zone Note:
   The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060321 0306 E, dated October 16, 2012, as being located in Flood Zone "AE" (EL 10);

   Areas of the 1% annual flood (100-year flood), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year; Base Flood elevations determined.

   Information was obtained from the FEMA website (www.fema.gov) on December 17, 2018.

SURVEYOR'S CERTIFICATE

I certify that this parcel's boundary was established by me or under my supervision and is based on a field survey in conformance with the Land Surveyor's Act. All Monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

18 DEC. 2018
DATE

PREPARED BY OR UNDER THE SUPERVISION OF
SHANE R. BARBER, L.S. 9097
sbarber@barbersurveying.com

LICENCED LAND SURVEYOR
SHANE R. BARBER
No. 9097
STATE OF CALIFORNIA

NORTH

0 20 40 60
Scale 1" = 20 ft

DESCRIPTION	DATE	BY	REV #

DATE: DEC. 2018
SCALE: 1" = 20'
DESIGNED: SB
DRAWN: SB
CHECKED:
PROJ. MGR: AS
FILE PATH:

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

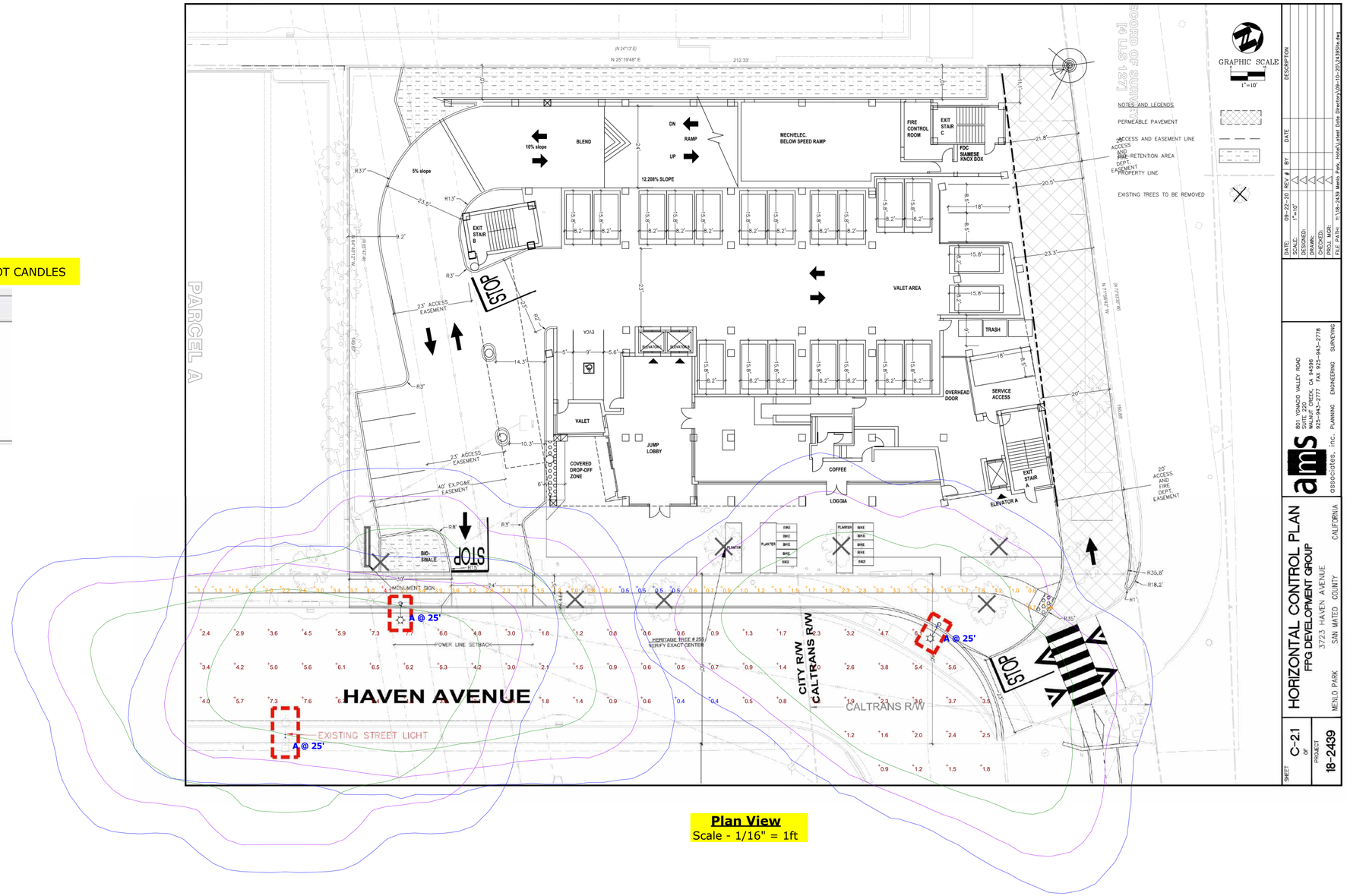
TOPOGRAPHIC / BOUNDARY SURVEY
FOR: FPG DEVELOPMENT GROUP
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET T - 1 OF 1
PROJECT 18-2439

PHOTOMETRIC TEMPLATE BELOW IS IN FOOT CANDLES

Iso-Illuminance Contours

0.25	
0.5	
1	



Plan View
Scale - 1/16" = 1ft

LAYOUT BASED ON THE FOLLOWING:
FIXTURES MOUNTED AT 25' AFG
CALC POINTS TAKEN AT GRADE LEVEL
CALC POINTS ARE 10' X 10' ON CENTER
SIDEWALK CALCS ARE 5' X 5' ON CENTER

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Distribution	Polar Plot
○ □	A	3	Sternberg Lighting	ML730-40L40T3-MDL016-CA	Large size Millenia Arm Mount fixture, LEDil T3revB optic, Clear Acrylic Flat	Luxeon 50-50	1	ML730-40L40T3--MDL016-CA.IES	20317	0.9	172.5	100%		Max: 14120cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROADWAY	+	3.1 fc	7.7 fc	0.4 fc	19.3:1	7.8:1
SIDEWALK	+	1.9 fc	4.1 fc	0.5 fc	8.2:1	3.8:1

Disclaimer:
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to its accuracy, completeness, reliability or otherwise. Designlight is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Designlight be responsible for any loss resulting from any use of this lighting design.

DESIGNLIGHT

MENLO PARK - 6-28-21

DESCRIPTION	DATE	BY	REV #

DATE: 09-22-20
SCALE: 1"=10'
DESIGNED:
DRAWN:
CHECKED:
PROJ. MGR:
FILE PATH: K:\18-2439 Menlo Park, Hotel\Latest Data Directory\09-10-20\2439Site.dwg

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 200
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

HORIZONTAL CONTROL PLAN
FFG DEVELOPMENT GROUP
3723 HAVEN AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SHEET C-2.1 OF PROJECT 18-2439

Designer NICK KIRN
Date 12/1/2020
Scale Not to Scale
Drawing No.

Summary

SL - 1

MOXY HOTEL

MENLO PARK, CA

RevPAR Development LLC

HARDSCAPE/LANDSCAPE SET
90% CDs / PERMIT
11.23.2022

GENERAL NOTES:

1. HARDSCAPE HATCHES FOR IDENTIFICATION ONLY. HATCH DOES NOT REPRESENT PAVING PATTERN OR DESIRED LAYOUT & ORIENTATION.
2. THE CONTRACTOR BARES ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, WALKS AND CURBS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO BEFORE MENTIONED INFRASTRUCTURE THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. SITE SOLUTION ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
3. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNERS SURVEY AND/OR CIVIL ENGINEER. REFER TO CIVIL DWGS. FOR ADDITIONAL GRADING & DRAINAGE. CONTRACTOR TO ALERT LAND. ARCH. OF ANY GRADING OR SPOT INCONSISTENCIES BEFORE COMMENCING WORK.
4. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL FOOTINGS AND WALLS ARE TO BE SURVEYED, LAID OUT AND STAKED FOR REVIEW BY OWNER, ARCHITECT AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY SITE SOLUTIONS ARE FOR CONVENIENCE ONLY. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
6. EASEMENTS, BUILDING SETBACKS, CURB AND GUTTER AND UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO SITE SOLUTIONS BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
7. DETAILS DENOTED AS "TYP." IN THE TITLE BLOCK SHALL APPLY TO ALL APPLICABLE APPLICATIONS UNLESS NOTED O/W.
8. G.C. TO DELIVER ALL SUBMITTALS, PRODUCT SAMPLES, & SHOP DWGS. TO LANDSCAPE ARCHITECT AS LISTED IN DETAILS + SPECS FOR APPROVAL PRIOR TO CONSTRUCTION.
9. RFIs, CHANGE ORDERS, & SUBMITTALS SHALL BE DIRECTED TO LAND. ARCH CONTACT.
10. REFER TO HARDSCAPE & LANDSCAPE CONSTRUCTION SPECIFICATIONS MANUAL FOR ADDITIONAL INFORMATION.
11.CONTRACTOR TO VERIFY THAT A MIN. DEPTH OF 36" OF SPECIFIED TOP SOIL MIX IS PROVIDED FOR ALL PROPOSED PLANTING AREAS ON GRADE UNLESS OTHERWISE NOTED IN DRAWINGS.
12. ALL LANDSCAPE AREAS EITHER ON-STRUCTURE OR WITHIN FIBERGLASS AND CONCRETE PLANTERS TO BE LIGHT WEIGHT SOIL MIX.
13. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR ALL WALL , WALKS, STEPS AND LANDSCAPE AREA CONDUIT.
14. ALL LANDSCAPE AREAS AND POTS TO RECEIVE 100% IRRIGATION COVERAGE.

LAYOUT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, GIVING NOTICES, AND PAYING FEES. THE CONTRACTOR SHALL COMPLY WITH ALL INTERNATIONAL, CITY, COUNTY AND STATE BUILDING CODES AND ORDINANCES RELATING TO THIS CONSTRUCTION PROJECT.

2. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. IN EVENT OF ANY DISCREPENSIES FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

3. WHERE PLAN DETAILS DIFFER FROM CITY STANDARDS, THE LATTER SHALL BE SUBSTITUTED IN APPROVED IN WRITING BY LANDSCAPE ARCHITECT.

4. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

5. NO SUBSTITUTIONS OF ANY MATERIALS OR PRODUCTS SHALL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

6.CONTRACTOR TO LAY OUT ALL PROPOSED **WALK, WALLS, FENCING, RAILING, HANDRAILS, LIGHTING, SITE FURNISHINGS, PAVERS, STEPS, LANDSCAPE, TRELLIS, AND IRRIGATION** AND RECEIVE OWNER AND LANDSCAPE ARCHITECTS APPROVAL PRIOR TO CONSTRUCTION.

SHOP DRAWINGS & MISC. SUBMITTALS:

CONTRACTOR SHALL PREPARE AND PROVIDE SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT AND LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

1. BANQUETTE SEAT WALL
2. LOUNGER SEAT WALL
3. SEAT WALL BENCH
4. DECKING
5. ORNAMENTAL FENCE

NOTE: SEE SPECS FOR ADDITIONAL SUBMITTALS REQUIRED

SAMPLES:

CONTRACTOR SHALL PROVIDE SAMPLES FOR REVIEW BY THE OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

1. ALL TYPES OF CONCRETE
2. ALL TYPES OF AGGREGATE
3. LIGHT WEIGHT SOIL MIX
4. DECKING & PAVERS
5. WOOD VENEERS

NOTE: SEE SPECS FOR ADDITIONAL SAMPLES REQUIRED

MOCKUPS:

CONTRACTOR SHALL PROVIDE SAMPLES FOR REVIEW BY THE OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

1. ALL TYPES OF CONCRETE
2. ALL TYPES OF CURBS
3. PLANTER WALLS AND CURBS
4. PEDESTAL PAVERS
5. ON GRADE PAVERS

NOTE: SEE SPECS FOR ADDITIONAL MOCKUPS REQUIRED

IRRIGATION:

IRRIGATION SHALL BE VENDOR PROVIDED. AN AUTOMATIC, COMMERCIAL GRADE IRRIGATION SYSTEM, ZONED SEPARATELY FOR LAWNS, FLOWER BEDS, SHRUBS, GROUND COVER, TREES, AND POTS SHALL BE PROVIDED TO COVER 100% OF THE LANDSCAPE. BIOSWALES TO NOT RECEIVE IRRIGATION. IRRIGATION SYSTEM TO BE HIGH EFFICIENCY CUTTING DOWN ON WATER DEMANDS PER LOCAL AND STATE CODE.

SHEET REVISION INDEX

SHEET NO.	SHEET NAME	DD SET	90% CDs / PERMIT SET	REV 1	REV 2
H1.00	HARDSCAPE COVER SHEET	●	●	●	●
H1.01	GROUND LEVEL HARDSCAPE PLAN	●	●	●	
H1.02	AMENITY DECK HARDSCAPE PLAN	●	●		●
H2.01	HARDSCAPE DETAILS	●	●		
H2.02	HARDSCAPE DETAILS	●	●		
H2.03	HARDSCAPE DETAILS	●	●		●
H2.04	HARDSCAPE DETAILS	●	●		
H2.05	HARDSCAPE DETAILS	●	●		
H2.06	HARDSCAPE DETAILS	●	●		
H2.07	HARDSCAPE DETAILS	●	●		
H3.01	AMENITY DECK LIGHTING PLAN	●	●		
H4.01	AMENITY DECK MOUNDING PLAN	●	●		
H5.01	AMENITY DECK DRAINAGE PLAN	●	●		
L0.00	LANDSCAPE NOTES	●	●	●	
L0.01	TREE REMOVAL PLAN	●	●	●	
L0.02	HYDRAZONE PLAN GROUND LEVEL		●	●	
L0.03	HYDRAZONE PLAN AMENITY DECK		●	●	
L0.04	ARBORIST REPORTS			●	
L0.05	ARBORIST REPORTS			●	
L1.01	LANDSCAPE PLAN GROUND LEVEL	●	●	●	
L1.02	LANDSCAPE PLAN AMENITY DECK	●	●		
L2.01	LANDSCAPE DETAILS	●	●		

PROJECT TEAM

OWNER:

RevPAR DEVELOPMENT LLC
1005 SLATER ROAD
SUITE 107
DURHAM, NC 27703
(678) 471-7555
CONTACT: PETE PATEL

ARCHITECT:

ELEVATE ARCHITECTURE STUDIO
1775 THE EXCHANGE SE
SUITE 530
ATLANTA, GA 30339
(404) 594-8862
CONTACT: NITIN PATEL

CIVIL ENGINEER:

AMS ASSOCIATES, INC.
801 YGNACIO VALLEY ROAD,
SUITE 220
WALNUT CREEK, CA 94596
(925) 943-2777
CONTACT: AL SHAGHAGHI

LANDSCAPE ARCHITECT:

SITE SOLUTIONS, LLC
3715 NORTHSIDE PARKWAY
NORTHCREEK 300, SUITE 720
ATLANTA, GEORGIA 30327
(678) 904-5822
CONTACT: JOSHUA THOMPSON

SITE solutions
LANDSCAPE ARCHITECTURE+ LAND PLANNING
3715 Northside Parkway T: 404.705.9411
300 Northcreek, Bldg. 300 F: 404.705.9491
Atlanta, Georgia 30327 www.sitesolutionsla.com

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LICENSED LANDSCAPE ARCHITECT
DAVID W. FLOYD, JR. No. 5767
04.30.2024
Date
11.23.2022
Date
STATE OF CALIFORNIA

MOXY HOTEL MENLO PARK
by MARRIOTT
PREPARED FOR
RevPAR COMPANIES

SHEET STATUS

MARK	DATE	BY	RELEASE
A	09.21.2022	NM	DD SET
B	11.23.2022	NM	90% CDs / PERMIT SET
1	08.04.2023	NM	REV 1
2	09.01.2023	NM	PC REVISION 2

SHEET TITLE:

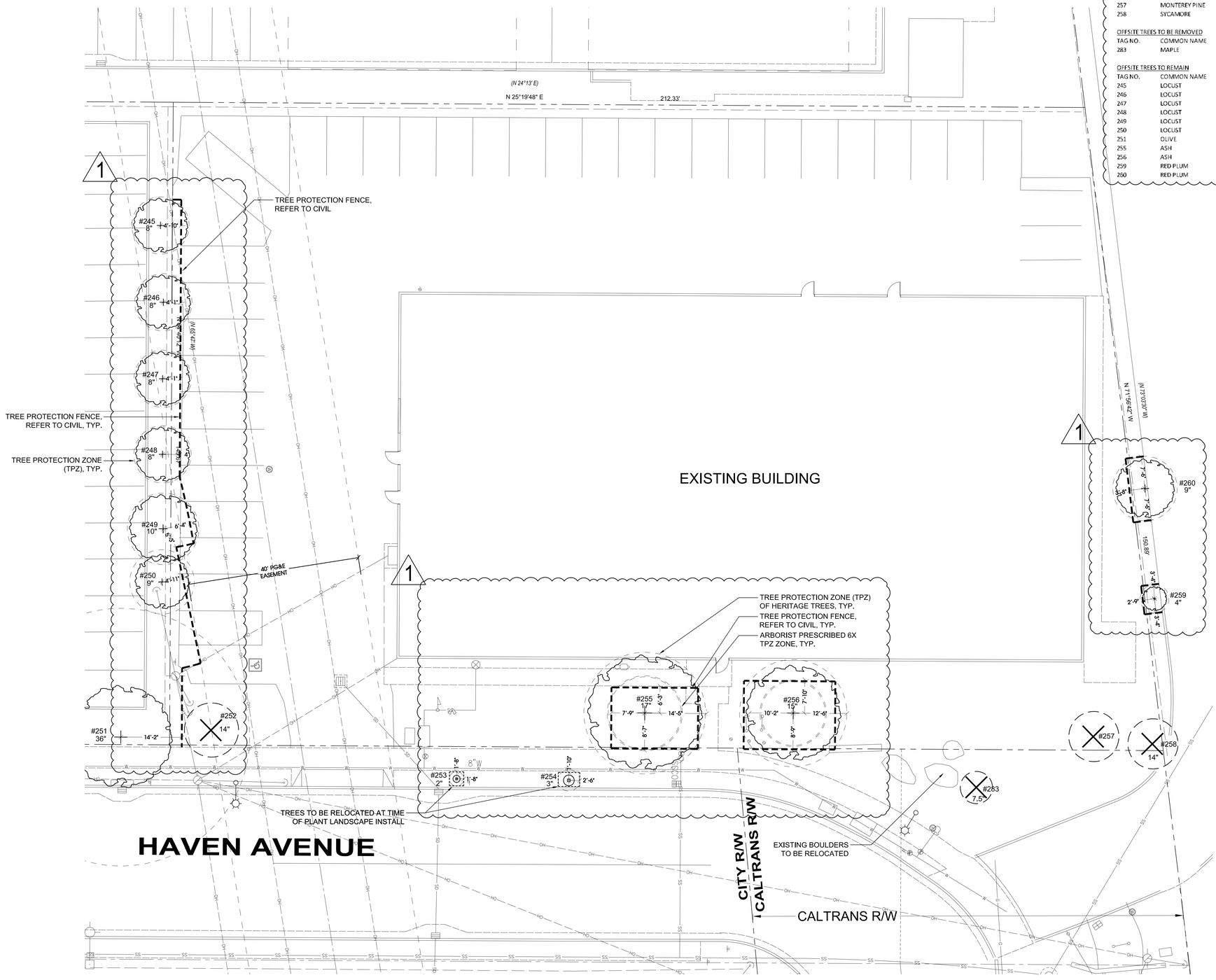
COVER SHEET

PROJECT NUMBER:
22013.00

H1.00

DATE: 11.23.2022

ISSUED FOR CONSTRUCTION



OFFSITE TREES TO BE RELOCATED

TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	TPZ IMPACT	ARBORIST PROPOSED TPZ IMPACT
253	LITTLE LEAF LINDEN	TILIA TOMENTOSA	2"	0.00%	
254	LITTLE LEAF LINDEN	TILIA TOMENTOSA	3"	2.00%	

ON SITE TREES TO BE REMOVED

TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)		
252	OLIVE	OLEA SPP.	14"	Removed	
257	MONTEREY PINE	PINUS RADIATA	25" SEE SHEET L0.04	Removed	
258	SYCAMORE	PLATANUS SPP.	14"	Removed	

OFFSITE TREES TO BE REMOVED

TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)		
283	MAPLE	ACER SPP.	9"	Removed	

OFFSITE TREES TO REMAIN

TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)		
245	LOCUST	GLEDISTSIA SPP.	8"	13.90%	
246	LOCUST	GLEDISTSIA SPP.	8"	13.90%	
247	LOCUST	GLEDISTSIA SPP.	8"	13.90%	
248	LOCUST	GLEDISTSIA SPP.	8"	13.90%	
249	LOCUST	GLEDISTSIA SPP.	10"	11.50%	
250	LOCUST	GLEDISTSIA SPP.	9"	11.50%	
251	OLIVE	OLEA SPP.	36"	16.10%	
255	ASH	FRAXINUS SPP.	17"	51.10%	10.50%
256	ASH	FRAXINUS SPP.	15"	28.20%	0.00%
259	RED PLUM	PRUNUS SPP.	4"	4.00%	
260	RED PLUM	PRUNUS SPP.	9"	20.00%	

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE RELOCATED

EXISTING TREE TO BE REMOVED

*NOTE:

PROTECTIVE FENCING IS REQUIRED TO BE PROVIDED DURING THE CONSTRUCTION PERIOD TO PROTECT TREES TO BE PRESERVED. THIS FENCING MUST PROTECT A SUFFICIENT PORTION OF THE ROOT ZONE TO BE EFFECTIVE. FENCING IS RECOMMENDED TO BE LOCATED 8 TO 10X THE DIAMETER AT BREAST HEIGHT (DBH) IN ALL DIRECTIONS FROM THE TREE. DBH FOR EACH TREE IS SHOWN IN THE ATTACHED DATA TABLE. THE MINIMUM RECOMMENDATION FOR TREE PROTECTION FENCING LOCATION IS 6X THE DBH, WHERE A LARGER DISTANCE IS NOT POSSIBLE.

PROTECTIVE FENCING MUST:

1. CONSIST OF CHAIN LINK FENCING AND HAVE A MINIMUM HEIGHT OF 6'.
2. BE MOUNTED ON STEEL POSTS DRIVEN APPROXIMATELY 2' INTO THE SOIL.
3. FENCING POSTS MUST BE LOCATED A MAXIMUM OF 10' ON CENTER.
4. PROTECTIVE FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES OR EQUIPMENT.
5. PROTECTIVE FENCING MUST NOT BE MOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST.
6. TREE PROTECTION SIGNAGE SHALL BE MOUNTED TO ALL INDIVIDUAL TREE PROTECTION FENCES.

BASED ON AN ARBORIST SITE ASSESSMENT, THE FOLLOWING RECOMMENDATIONS HAVE BEEN MADE:

1. A PROJECT ARBORIST SHOULD SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF THESE TREES.
2. ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2" IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS AN OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES.
3. THE AREA UNDER THE DRIP LINE OF TREES SHOULD BE THOROUGHLY IRRIGATED TO A SOIL DEPTH OF 18" EVERY 3-4 WEEKS DURING THE DRY MONTHS.
4. MULCH SHOULD COVER ALL BARE SOILS WITHIN THE TREE PROTECTION FENCING. THIS MATERIAL MUST BE 6-8" IN DEPTH AFTER SPREADING, WHICH MUST BE DONE BY HAND. COURSE WOOD CHIPS ARE PREFERRED BECAUSE THEY ARE ORGANIC AND DEGRADE NATURALLY OVER TIME.
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6. THERE MUST BE NO GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS SPECIFICALLY APPROVED BY A CERTIFIED ARBORIST.
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10. LANDSCAPE IRRIGATION SYSTEMS MUST BE DESIGNED TO AVOID WATER STRIKING THE TRUNKS OF TREES, ESPECIALLY OAKS.
11. ANY PRUNING MUST BE DONE BY A COMPANY WITH AN ARBORIST CERTIFIED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) AND ACCORDING TO ISA, WESTERN CHAPTER STANDARDS, 1998.
12. ANY PLANTS THAT ARE PLANTED INSIDE THE DRIPLINES OF OAK TREES MUST BE OF A SPECIES THAT ARE COMPATIBLE WITH THE ENVIRONMENTAL AND CULTURAL REQUIREMENTS OF OAKS TREES.

EXCAVATION WITHIN ROOT ZONES:

1.1 EXCAVATION WITHIN EXISTING TREES ROOT ZONE (TPZ) TO BE DONE BY HAND USING HAND TOOLS ONLY. REMOVE PAVING, SUB GRADE GRAVEL COURSE. IMMEDIATELY FILL CAVITY AS EXCAVATION PROCEEDS WITH SAND/SOIL MIX (75% SAND, 25% TOPSOIL). PROVIDE WATERING TO FILL ALL AIR POCKETS THROUGHOUT SOIL LAYER. MAINTAIN WATERING AS NECESSARY. DO NOT ALLOW ROOTS TO BE EXPOSED TO AIR MORE THAN TEN (10) MINUTES. TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE TREE HEALTH. ESTABLISH TREE SAVE FENCING AROUND PERIMETER OF ROOT ZONE ONCE WORK IS COMPLETED.

1.2 RELOCATED TREES TO BE MOVED DURING LANDSCAPE INSTALLATION.

10 0 10 20 30
Scale 1" = 10'

SITE solutions
LANDSCAPE ARCHITECTURE+ LAND PLANNING
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LICENSED LANDSCAPE ARCHITECT
DAVID W. FLOYD, JR.
04.30.2024
11.23.2022
Date
STATE OF CALIFORNIA

MOXY HOTEL MENLO PARK by MARRIOTT

PREPARED FOR
RevPAR COMPANIES

SHEET STATUS			
MARK	DATE	BY	RELEASE
A	09.21.2022	NM	DD SET
B	11.23.2022	NM	90% CDs / PERMIT SET
1	08.04.2023	NM	REV 1

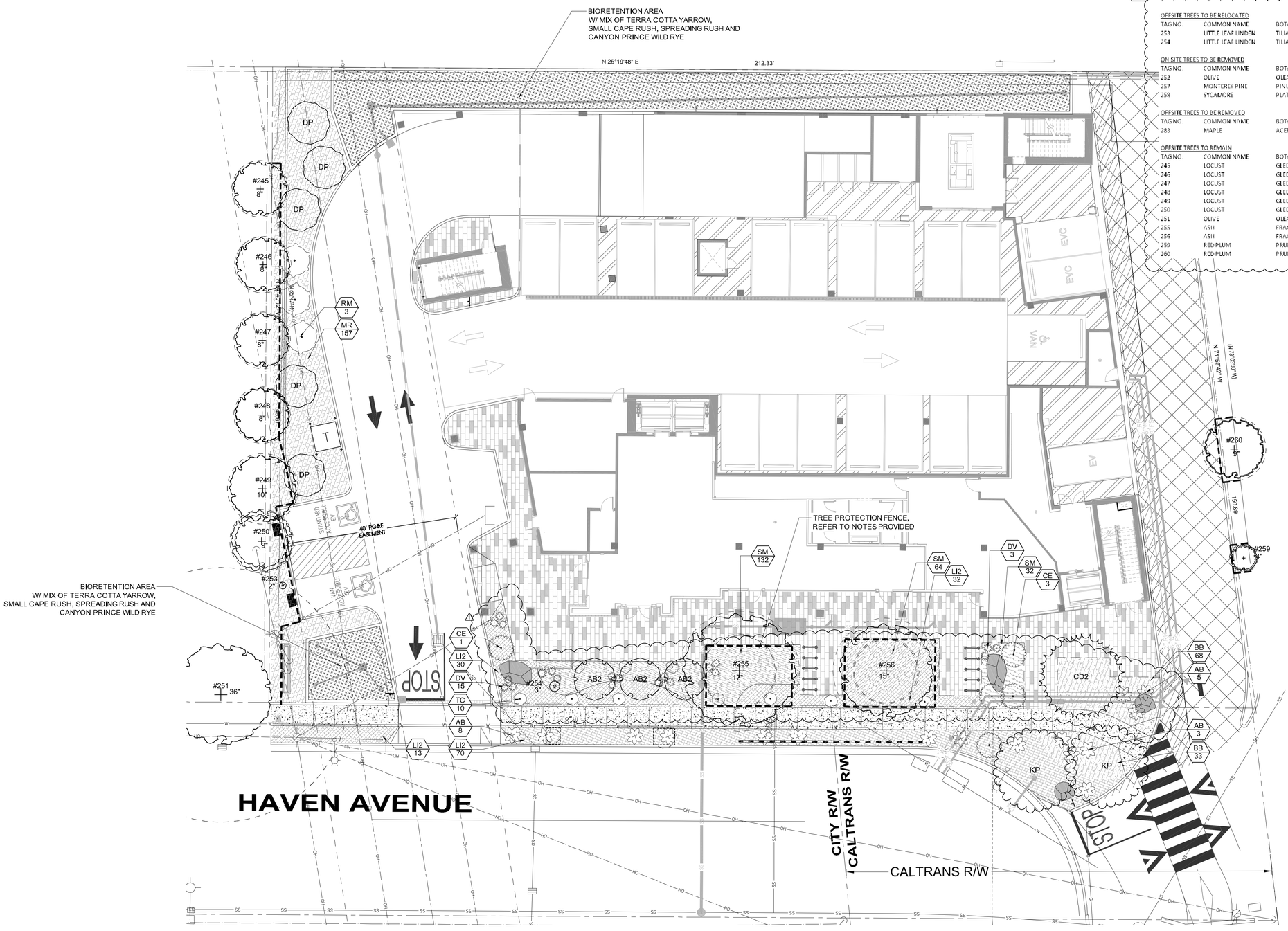
SHEET TITLE:
TREE REMOVAL PLAN

PROJECT NUMBER:
22013.00

L0.01

DATE: 11.23.2022

ISSUED FOR CONSTRUCTION



1

OFFSITE TREES TO BE RELOCATED

TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	TPZ IMPACT	ARBORIST PROPOSED TPZ IMPACT
253	LITTLE LEAF LINDEN	TILIA TOMENTOSA	2	0.00%	
254	LITTLE LEAF LINDEN	TILIA TOMENTOSA	3	2.00%	

ON SITE TREES TO BE REMOVED

TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)		
252	OLIVE	OLEA SPP.	14"	Removed	
257	MONTEREY PINE	PINUS RADIATA	25" SEE SHEET L0.04	Removed	
258	SYCAMORE	PLATANUS SPP.	14"	Removed	

OFFSITE TREES TO BE REMOVED

TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)		
283	MAPLE	ACER SPP.	9	Removed	

OFFSITE TREES TO REMAIN

TAG NO.	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)		
245	LOCUST	GLEDISTSIA SPP.	8	13.90%	
246	LOCUST	GLEDISTSIA SPP.	8	13.90%	
247	LOCUST	GLEDISTSIA SPP.	8	13.90%	
248	LOCUST	GLEDISTSIA SPP.	8	13.90%	
249	LOCUST	GLEDISTSIA SPP.	10"	11.50%	
250	LOCUST	GLEDISTSIA SPP.	9	11.50%	
251	OLIVE	OLEA SPP.	36"	16.10%	
255	ASH	FRAXINUS SPP.	17"	51.10%	10.50%
256	ASH	FRAXINUS SPP.	15"	28.20%	0.00%
259	RED PLUM	PRUNUS SPP.	4	4.00%	
260	RED PLUM	PRUNUS SPP.	9	20.00%	

1

*NOTE:

PROTECTIVE FENCING IS REQUIRED TO BE PROVIDED DURING THE CONSTRUCTION PERIOD TO PROTECT TREES TO BE PRESERVED. THIS FENCING MUST PROTECT A SUFFICIENT PORTION OF THE ROOT ZONE TO BE EFFECTIVE. FENCING IS RECOMMENDED TO BE LOCATED 8 TO 10X THE DIAMETER AT BREAST HEIGHT (DBH) IN ALL DIRECTIONS FROM THE TREE. DBH FOR EACH TREE IS SHOWN IN THE ATTACHED DATA TABLE. THE MINIMUM RECOMMENDATION FOR TREE PROTECTION FENCING LOCATION IS 6X THE DBH, WHERE A LARGER DISTANCE IS NOT POSSIBLE.

PROTECTIVE FENCING MUST:

1. CONSIST OF CHAIN LINK FENCING AND HAVE A MINIMUM HEIGHT OF 6'.
2. BE MOUNTED ON STEEL POSTS DRIVEN APPROXIMATELY 2' INTO THE SOIL.
3. FENCING POSTS MUST BE LOCATED A MAXIMUM OF 10' ON CENTER.
4. PROTECTIVE FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES OR EQUIPMENT.
5. PROTECTIVE FENCING MUST NOT BE MOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST.
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1.2 RELOCATED TREES TO BE MOVED DURING LANDSCAPE INSTALLATION.

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE RELOCATED

TREES	Quantity	Botanical/Common	Cont	Size	Remarks	Water Usage
AB2	3	Acacia boormanii / Snowy River Wattle		2.5" cal. min.		LOW
CD2	1	Cedrus deodara/ Deodar Cedar	48" box	4.0" cal. min.		MODERATE
DP	5	Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush	24" box	2.5" cal. min.		LOW
KP	2	Koelreuteria paniculata / Golden Rain Tree	36" box	2.5" cal. min.		MODERATE
SHRUBS	Quantity	Botanical/Common	Container	Spacing	Remarks	Water Usage
AB	16	Agave x 'Blue Flame' / Blue Flame Agave	5 gal	As Shown		LOW
CE	5	Carpenteria californica 'Elizabeth' / Elizabeth Bush Anemone	5 gal	As Shown		MODERATE
DV	21	Dietes grandiflora 'Variegata' / Striped Fortnight Lily	5 gal.	As Shown		LOW
RM	3	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal	As Shown		LOW
TC	10	Teucrium fruticans 'Compactum' / Compact Bush Germander	3 gal	As Shown		LOW
SHRUB AREAS	Quantity	Botanical/Common	Container	Spacing	Remarks	Water Usage
PA	1922.36	Plant mix Plant mix / Bioretention Plant Mix	3 gal			LOW
GROUND COVERS	Quantity	Botanical/Common	Container	Spacing	Remarks	Water Usage
BB	101	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	24" o.c.		LOW
LI2	145	Lomandra longifolia 'Breeze' TM / Breeze Mat Rush	5 gal.	36" o.c.		LOW
MR	157	Muhlenbergia rigens / Deer Grass	5 gal	36" o.c.		LOW
SM	228	Stipa tenuissima / Mexican Feather Grass	1 gal.	24" o.c.		LOW

*NOTE: A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

*NOTE: FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

*NOTE: I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENCY LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

10 0 10 20 30
Scale 1" = 10'

SITE solutions
LANDSCAPE ARCHITECTURE+ LAND PLANNING
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Atlanta, Georgia 30327 www.sitesolutionsla.com

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LICENSED LANDSCAPE ARCHITECT
DAVID W. FLOYD, JR.
No. 6432
04.30.2024
Renewal Date
11.23.2022
Date
STATE OF CALIFORNIA

MOXY HOTEL MENLO PARK
by MARRIOTT

PREPARED FOR
RevPAR COMPANIES

SHEET STATUS

MARK	DATE	BY	RELEASE
A	09.21.2022	NM	DD SET
B	11.23.2022	NM	90% CDs / PERMIT SET
1	08.04.2023	NM	REV 1

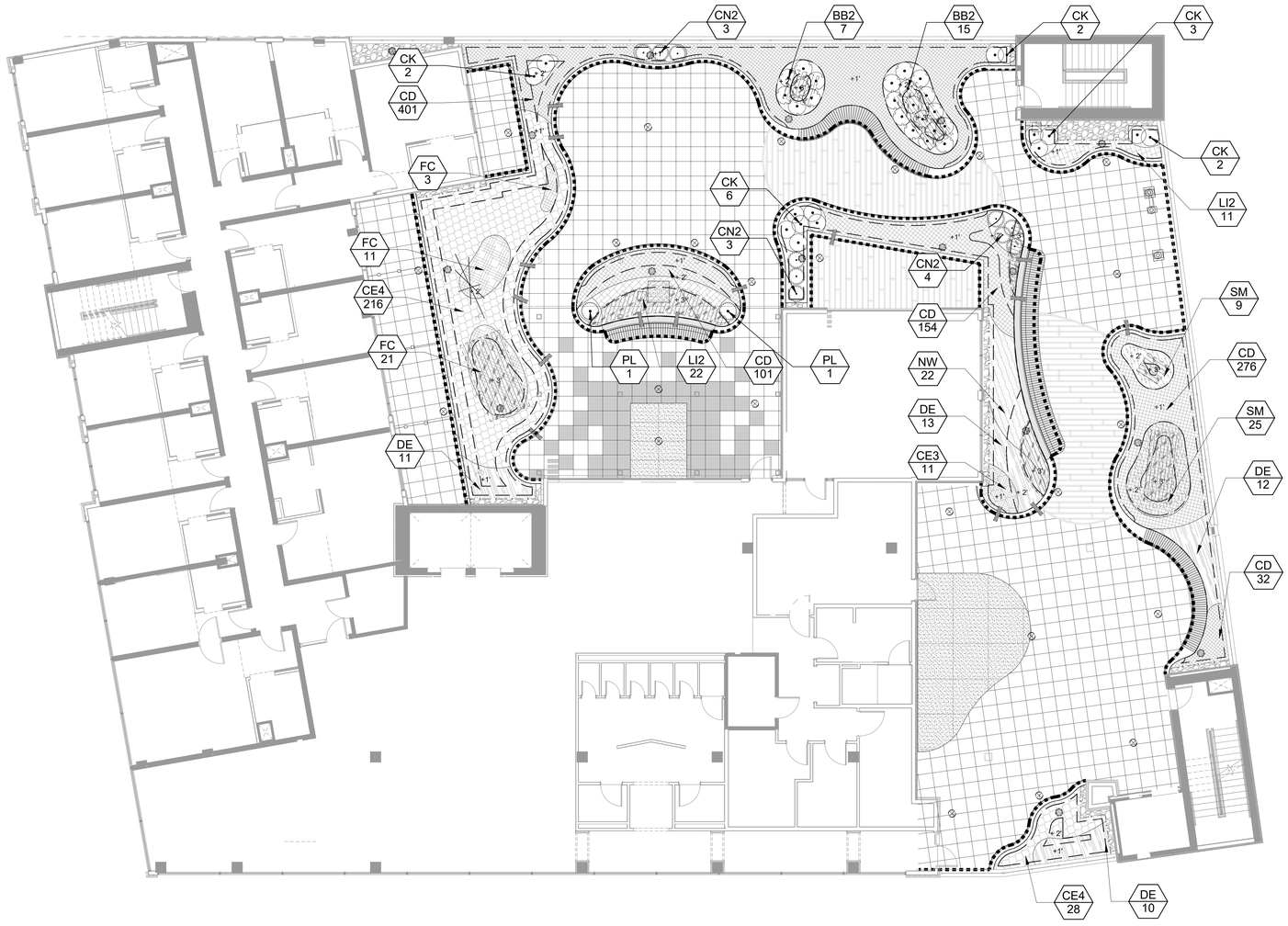
SHEET TITLE:
LANDSCAPE PLAN GROUND LEVEL

PROJECT NUMBER:
22013.00

L1.01

DATE: 11.23.2022

ISSUED FOR CONSTRUCTION



SHRUBS	Quantity	Botanical/Common	Container	Spacing	Remarks	Water Usage
BB2	22	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	30" o.c.		LOW
CK	15	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	30" o.c.		MODERATE
CN2	10	Calamagrostis nutkaensis / Pacific Reed Grass	1 gal.	30" o.c.		MODERATE
PL	2	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	3 gal	30" o.c.		LOW
GROUND COVERS	Quantity	Botanical/Common	Container	Spacing	Remarks	Water Usage
CD	964	Carex divulsa / European Grey Sedge	1 gal.	12" o.c.		LOW
CE3	11	Carex oshimensis 'Evergold' / Evergold Japanese Sedge	1 gal.	18" o.c.	FULL SHADE	MODERATE
CE4	244	Carex oshimensis 'Carfit01' / EverColor® Everest Japanese Sedge	1 gal.	18" o.c.		MODERATE
DE	46	Dryopteris erythrosora / Autumn Fern	1 gal.	24" o.c.		MODERATE
FC	35	Festuca californica / California Fescue	1 gal.	24" o.c.	SHADE	LOW
LI2	33	Lomandra longifolia 'Breeze' TM / Breeze Mat Rush	1 gal.	24" o.c.		LOW
NW	22	Nephrolepis cordifolia 'California' / California Sword Fern	1 gal.	24" o.c.		MODERATE
SM	34	Stipa tenuissima / Mexican Feather Grass	1 gal.	24" o.c.		LOW

*NOTE: A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

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8 0 8 16 24
Scale 1/8" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
DAVID W. FLOYD, JR.
No. 5627
04.30.2024
Renewal Date
11.23.2022
Date
STATE OF CALIFORNIA

MOXY HOTEL MENLO PARK by MARRIOTT

PREPARED FOR
RevPAR COMPANIES

SHEET STATUS

MARK	DATE	BY	RELEASE
A	09.21.2022	NM	DD SET
B	11.23.2022	NM	90% CDs / PERMIT SET

SHEET TITLE:
4TH FLOOR AMENITY DECK

PROJECT NUMBER:
22013.00

L1.02

DATE: 11.23.2022

ISSUED FOR CONSTRUCTION