MENLO FLATS

MULTI-FAMILY HOUSING PROJECT
165 JEFFERSON DRIVE,
MENLO PARK, CA

RESPONSE TO COMPLIANCE REVIEW COMMENTS
MARCH 02, 2022

APPENDIX B2 - LANDSCAPE

L1.1 - TREE REMOVAL PLAN
L1.2 - CONTEXT PLAN
L2.1 - LANDSCAPE MATERIALS PLAN-STREET LEVEL
L2.2 - LANDSCAPE LAYOUT PLAN-STREET LEVEL
L2.3 - LANDSCAPE ENLARGEMENT PLANS-STREET LEVEL
L2.4 - LANDSCAPE AXONOMETRIC VIEW OF FRONT ENTRIES
L2.5 - LANDSCAPE PLAN ENLARGEMENT - STREET LEVEL PASEO PLANNING COMPLIANCE
L3.1 - LANDSCAPE MATERIALS & LAYOUT PLAN-LEVEL 3
L3.2 - LANDSCAPE LAYOUT AND PLANTER DRAIN LAYOUT PLANS
L4.1 - LANDSCAPE MATERIALS & LAYOUT PLAN - LEVEL 6
L5.1 - LANDSCAPE PLANTING PLAN - STREET LEVEL
L5.2 - LANDSCAPE PLANTING PLAN-LEVEL 3 & 6 & PLANT LIST
L6.1 - LANDSCAPE STREETSCAPE DETAILS-PAVING & EDGES
L6.2 - LANDSCAPE STREETSCAPE DETAILS-STAIRS & RAMPS
L6.3 - LANDSCAPE STREETSCAPE DETAILS-FENCING
L6.4 - LANDSCAPE STREETSCAPE DETAILS-SITE FURNISHINGS
L6.5 - LANDSCAPE STREETSCAPE DETAILS-PLANTING
L7.1 - LANDSCAPE O.S. DETAILS - PAVING
L7.2 - LANDSCAPE O.S. DETAILS - PLANTERS
L7.3 - LANDSCAPE O.S. DETAILS - POOL & FEATURE WALL
L7.4 - LANDSCAPE O.S. DETAILS - SHELTERS
L7.5 - LANDSCAPE O.S. DETAILS - KITCHENS
L7.6 - LANDSCAPE O.S. DETAILS - PLANTING
I1.1 - HYDROZONE PLAN-STREET LEVEL
I1.2 - HYDROZONE PLAN-LEVEL 3 & 6

APPENDIX C - CIVIL

01 DATA SHEET (CIVIL PORTION ONLY)
02 FEMA MEMO LETTER
03 IMPERVIOUS LETTER
04 PRELIMINARY HYDROLOGY REPORT
05 PRELIMINARY STORM WATER MANAGEMENT PLAN REPORT
06 OPERATIONS AND MAINTENANCE AGREEMENT
07 VEHICLE CIRCULATION PLAN (SHEET VC-1)
08 SITE COVERAGE PLAN (SHEET SC-1)
09 SB330 SUBMITTAL PLANS – SEE SPECIFIC SHEET INDEX BELOW:

C1.0 – CIVIL TITLE SHEET
C2.0 – EXISTING CONDITIONS
C3.0 – SITE PLAN
C4.0 – GRADING AND DRAINAGE PLAN
C5.0 – UTILITY PLAN
C6.0 – STORMWATER MANAGEMENT PLAN
C6.0A – IMPERVIOUS/ PERVIOUS PLAN EXHIBIT
C7.0 – CONSTRUCTION DETAILS
C7.1 – CONSTRUCTION DETAILS
C8.0 – EROSION CONTROL PLAN
C8.1 – BEST MANAGEMENT PRACTICES

APPENDIX D - TRASH MANAGEMENT

* RECOLOGY NARRATIVE LETTER

* ENCLOSURE AND NEW DEVELOPMENT QUESTIONNNAIRE

* ENCLOSURE AND NEW DEVELOPMENT GUIDELINES

* TRASH MANAGEMENT PLAN

T1.0 TRASH CHUTE VESTIBULE LAYOUT
T2.0 TRASH COLLECTION ROOM LAYOUT

APPENDIX E - GREEN BUILDING

* LEED SCORECARD

APPENDIX F - WATER BUDGET

* WATER BUDGET

APPENDIX G - TRANSPORTATION DEMAND MANAGEMENT

* TRANSPORTATION DEMAND MANAGEMENT PLAN

APPENDIX H - PARKING

PK2.01 Parking Plan Level P1
PK2.02 Parking Plan Level P2
PK2.03 Parking Plan Level P3
PK5.01 Parking Details
PK5.02 Parking Details

APPENDIX I - HORTICULTURAL SCIENCE

* ARBORIST REPORT

* HERITAGE TREE REMOVAL PERMIT APPLICATION

APPENDIX A - OWNER

* DEVELOPMENT PERMIT APPLICATION FORM
* DATA SHEET
* PROJECT DESCRIPTION LETTER
* EXISTING FLOOR PLANS AND ELEVATIONS
* REQUEST FOR EVALUATION FOR POTENTIAL HISTORIC SIGNIFICANCE
* ENVIRONMENTAL INFORMATION FORM
* MENLO PARK FIRE PROTECTION DISTRICT APPROVAL
* COMMUNITY AMENITY PROPOSAL
* BELOW MARKET RATE HOUSING PROPOSAL
* PRELIMINARY CONSTRUCTION PHASING AND TRAFFIC HANDLING PLAN

APPENDIX B1 - AOR

A1.00 - SITE PLANS
A1.01 - SITE PLAN FLOOR 1
A1.07 - SITE PLAN ROOF
A2.00 - BUILDING PLANS
A2.01-P1 - BUILDING PLAN FLOOR 1/ P1
A2.01-P2 - BUILDING PLAN FLOOR P2
A2.02-P3 - BUILDING PLAN FLOOR 2/ P3
A2.03 - BUILDING PLAN FLOOR 3
A2.04 - BUILDING PLAN FLOOR 4
A2.05 - BUILDING PLAN FLOOR 5
A2.06 - BUILDING PLAN FLOOR 6
A2.07 - BUILDING PLAN FLOOR 7
A2.08 - BUILDING ROOF PLAN
A2.09 - BUILDNG UPPER ROOF PLAN
A3.00 - ELEVATIONS
A3.00 - ELEVATIONS - SOUTH
A3.00M - ELEVATIONS - SOUTH
A3.01 - ELEVATIONS - EAST
A3.01M - ELEVATIONS - EAST
A3.02 - ELEVATIONS - NORTH
A3.02M - ELEVATIONS - NORTH
A3.03 - ELEVATIONS - WEST
A3.03M - ELEVATIONS - WEST
A3.04 - COURTYARD ELEVATIONS
A3.04 - ELEVATIONS - COURTYARD
A3.04M - ELEVATIONS - COURTYARD
A3.05 - ELEVATIONS - COURTYARD
A3.05M - ELEVATIONS - COURTYARD
A3.20 - SECTIONS
A3.20 - BUILDING SECTIONS
A3.21 - BUILDING SECTIONS
A3.22 - BUILDING SECTIONS
A4.00 - UNIT PLANS
A4.00 - UNIT PLANS
A4.01 - UNIT PLANS
A4.02 - UNIT PLANS
A4.03 - UNIT PLANS
A4.04 - UNIT PLANS
A4.05 - UNIT PLANS
A4.10 - ENLARGED PLANS
A4.10 - STAIR 1 & ELEVATOR PLANS
A4.11 - STAIR 1 & ELEVATOR SECTIONS
A4.12 - STAIR 1 & ELEVATOR SECTIONS
A4.13 - STAIR 2 PLANS AND SECTIONS
A4.14 - STAIR 3 PLANS AND SECTIONS
A4.17 - ELEVATOR 3 PLANS & SECTIONS
A4.21 - ENLARGED POOL PLANS
A4.24 - BIKE STORAGE PLANS & SECTIONS
A4.25 - BIKE STORAGE PLANS & SECTIONS
A4.26 - TRASH ROOM PLANS & SECTIONS
A4.27 - ENLARGED MAINTENANCE ROOM
A7.00 - WALL SECTIONS
A7.00 - WALL SECTIONS
A7.01 - WALL SECTIONS
A7.02 - WALL SECTIONS
A7.03 - WALL SECTIONS
A7.04 - WALL SECTIONS
A7.05 - WALL SECTIONS
A7.06 - WALL SECTIONS
A7.07 - WALL SECTIONS
A7.08 - WALL SECTIONS
A7.09 - WALL SECTIONS
A8.00 - PARAPET DETAIL
A8.00 - ROOF EQUIP & PENETRATION DETAILS
A8.40 - GUARDRAIL DETAILS
A8.40 - BALCONY GLASS RAIL DETAILS
A8.52 - GREENSCREEN DETAILS
A8.52 - GREENSCREEN DETAIL
A10 - ASSEMBLIES AND SCHEDULES
A10.00 - TYPE IA WALL SEEMBLIES
A10.01 - TYPE IIIA WALL ASSEMBLIES
A10.02 - FLOOR & CEILING ASSEMBLIES
A10.40 - WINDOW SCHEDULE
A10.41 - CURTAIN WALL SCHEDULE
A10.42 - CURTAIN WALL SCHEDULE
A10.43 - STOREFRONT SCHEDULE

SHEET INDEX

A-000 COVER PAGE

A-001a PROJECT INFORMATION AND SHEET INDEX
A-001b URBAN CONTEXT
A-001c CODE SUMMARY

A-002a LOCATION MAP AND PROJECT DATA SUMMARY
A-002b PROJECT DATA SUMMARY (CONTINUED)

A-003a AREA PLAN
A-003b SITE PLAN
A-003c STREETSCAPE

A-004a PROJECT VIEW - PASEO JEFFERSON DRIVE INTERSECTION
A-004b PROJECT VIEW - AERIAL FROM SOUTH EAST
A-004c PROJECT VIEW - JEFFERSON DRIVE MAIN ENTRANCE AT SOUTH WEST CORNER
A-004d PROJECT VIEW - FROM MENLO UPTOWN TOWNHOME SITE

A-005 FLOOR PLAN - LEVEL 01 AND PARKING LEVEL P1
A-006 FLOOR PLAN - PARKING LEVEL P2
A-007 FLOOR PLAN - LEVEL 02 AND PARKING LEVEL P3
A-008 FLOOR PLAN - LEVEL 03
A-009 FLOOR PLAN - LEVEL 04 (TYP. 04 & 05)
A-010 FLOOR PLAN - LEVEL 06 (ROOF TERRACE)
A-011 FLOOR PLAN - LEVEL 07
A-012 FLOOR PLAN - LEVEL 08 (ROOF)

A-013a EAST WEST BUILDING SECTION
A-013b SOUTH NORTH BUILDING SECTION

A-014a PROJECT ELEVATIONS - MATERIAL CONCEPT
A-014b PROJECT ELEVATIONS - MATERIAL CONCEPT

A-015 MATERIALS BOARD

A-016 NOT USED

A-017a RESIDENTIAL ZONING COMPLIANCE - OPEN SPACE
A-017b RESIDENTIAL ZONING COMPLIANCE - RELATIONSHIP TO THE STREET AND BUILDING MASS & SCALE
A-017c RESIDENTIAL ZONING COMPLIANCE - BUILDING MASS & SCALE
A-017d RESIDENTIAL ZONING COMPLIANCE - GROUND FLOOR HEIGHT, TRANSPARENCY & BUILDING ENTRANCE
A-017f RESIDENTIAL ZONING COMPLIANCE - GARAGE ENTRANCE, AWNINGS/ SIGNS/ CANOPIES AND ROOF LINE

A-018 SQUARE FOOTAGE CALCULATION PLAN - BUILDING COVERAGE
A-018a SQUARE FOOTAGE CALCULATION PLAN - LEVEL 01/P1 AND LEVEL P2
A-018b SQUARE FOOTAGE CALCULATION PLAN - LEVEL 02/P3 AND LEVEL 03
A-018c SQUARE FOOTAGE CALCULATION PLAN - LEVEL 04 (05 SIM.) AND LEVEL 06
A-018d SQUARE FOOTAGE CALCULATION PLAN - LEVEL 07 AND LEVEL ROOF

FE-001 FIRE EXHIBIT

GENERAL PROJECT INFORMATION

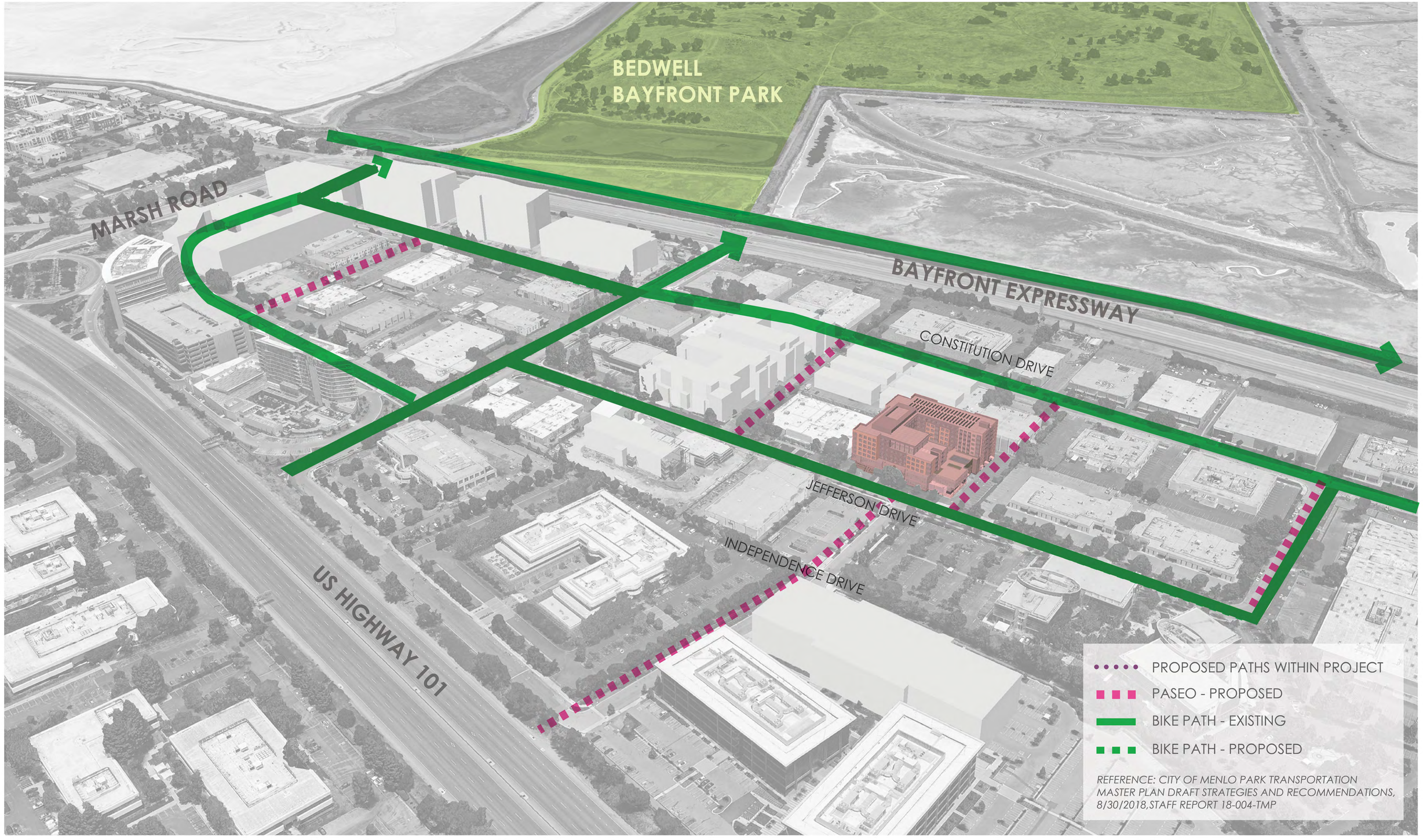
PROJECT SUMMARY:

THE PROJECT CONSISTS OF AN ALL-NEW FIVE-STORY MULTI-FAMILY RESIDENTIAL BUILDING, WITH UNITS, AMENITY AND SUPPORT SPACES, OVER THREE STORIES OF STRUCTURED PARKING, COMMERCIAL AND SUPPORTIVE SPACES. THE HIGHEST OCCUPIED FLOOR WILL BE LESS THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS, AND THEREFORE THE BUILDING IS NOT A HIGH-RISE STRUCTURE.

PROJECT ADDRESS	: 165 JEFFERSON DRIVE, MENLO PARK, CA
APN	: 055-242-090
PROJECT SITE AREA	: 60,075 SF
ZONING DISTRICT	: R-MU-B
PROPOSED USE	: R-2 (RESIDENTIAL), S2 (STORAGE), B (BUSINESS), A-2 (ASSEMBLY)
TYPE OF BUILDING	: MULTI FAMILY RENTAL APARTMENT BUILDING
BUILDING HEIGHT	: 83'-11"
NUMBER OF STORIES	: 8

CODE INFORMATION:

REFER SHEET A-001c FOR BUILDING PROJECT CODE INFORMATION.



GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

URBAN CONTEXT

A-001b

MULTI FAMILY BUILDING CODE SUMMARY

CHAPTER 10 - MEANS OF EGRESS: (CONTINUED)

SECTION 1009.1 ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED EITHER BY MEANS OF AN ELEVATOR PROVIDED WITH EMERGENCY POWER PER SECTION 1009.4, OR BY MEANS OF A HORIZONTAL EXIT SUCH AS AN AREA SEPARATION WALL. IF A HORIZONTAL EXIT IS USED, THE STAIRS SHALL COMPLY WITH SECTION 1009.3, PROVIDING AN AREA OF REFUGE.

SECTION 1009.8 TWO WAY COMMUNICATION DEVICES SHALL BE PLACED ON EITHER SIDE OF A HORIZONTAL EXIT AND AT ALL ELEVATOR LOBBIES ABOVE THE FIRST FLOOR.

DOORS SHALL COMPLY WITH SECTION 1010
STAIRWAYS SHALL COMPLY WITH SECTION 1011
RAMPS SHALL COMPLY WITH SECTION 1012

SECTION 1017 EXIT ACCESS DISTANCE: 250' MAXIMUM IN R OCCUPANCIES WHERE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM; 400' FOR S OCCUPANCIES.

CHAPTER 11A - HOUSING ACCESSIBILITY:

- ALL RESIDENTIAL AREAS SHALL BE SERVED BY AN ACCESSIBLE ROUTE PER SECTION 1130A.
- ALL RESIDENTIAL UNITS SHALL BE ADAPTABLE PER SECTION 1128A.
- ALL COMMON SPACES SHALL BE FULLY ACCESSIBLE PER SECTION 1127A.

SECTION 1109A PARKING FACILITIES: FULLY ACCESSIBLE AUTO AND VAN PARKING WILL BE PROVIDED AT THE FIRST FLOOR.

SECTION 1110A THRU 1115A EXTERIOR ROUTES: ALL EXTERIOR PATHWAYS, RAMPS AND STAIRS WHICH ARE NOT PART OF A MAINTENANCE-ONLY AREA ARE CONSIDERED ACCESSIBLE.

SECTION 1123A: INTERIOR STAIRWAYS SHALL BE ACCESSIBLE PER THIS SECTION.

SECTION 1124A: ELEVATORS SHALL BE ACCESSIBLE PER THIS SECTION.

SECTION 1126A: DOORS, GATES AND WINDOWS SHALL BE ACCESSIBLE PER THIS SECTION.

SECTION 1127A: ALL COMMON AREAS, INCLUDING BATHROOM FACILITIES, SHALL COMPLY WITH THIS SECTION.

SECTION 1133A: ALL KITCHENS WITHIN UNITS AND IN COMMON AREAS SHALL COMPLY WITH THIS SECTION.

SECTION 1134A: ALL BATHING AND TOILET FACILITIES WITHIN THE RESIDENTIAL UNITS SHALL COMPLY WITH THIS SECTION.

SECTION 1141A: SWIMMING POOLS SHALL BE ACCESSIBLE PER THIS SECTION.

MULTI FAMILY BUILDING CODE SUMMARY

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:
PROJECTIONS: PER 705.2.1, PROJECTIONS FROM TYPE I CONSTRUCTION SHALL BE NON-COMBUSTIBLE; AND PER 705.2.2, PROJECTIONS FROM TYPE III CONSTRUCTION MAY BE OF ANY APPROVED MATERIAL. SEE SECTION 705.2.3 FOR PROJECTIONS WITHIN 5' OF THE FIRE SEPARATION DISTANCE.

OPENINGS: PER TABLE 705.8, THE MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS FOR SPRINKLERED BUILDINGS, BASED ON DISTANCE FROM THE PROPERTY LINE, IS AS NOTED:

3' TO 5'	15% OF WALL ALLOWED TO BE OPEN (WINDOWS + DOORS)
5' TO 10'	25%
10' TO 15'	45%
15' TO 20'	75%
OVER 20'	NO LIMIT

SECTION 705.11 PARAPETS SHALL BE PROVIDED UNLESS THE ROOF IS PROVIDED WITH A ONE-HOUR FIRE RATED WRAP-BACK OF 4' PER SECTION 705.11 EXCEPTION 4.

SECTION 706 FIRE WALLS, WHERE USED FOR AREA SEPARATION PURPOSES, SHALL BE 3-HR RATED. THESE SHALL TERMINATE IN 30" PARAPETS UNLESS THE ROOF IS STEPPED PER EXCEPTION 1; IS PROVIDED WITH A ONE-HOUR WRAP BACK OF 4' ON EITHER SIDE PER EXCEPTIONS 2 AND 4; OR A CLASS B ROOF AND WRAP-BACK ARE PROVIDED PER EXCEPTION 3.

SECTION 706.5.1 OPENINGS WITHIN 4' OF EACH SIDE OF A FIRE WALL SHALL BE 45 MINUTE FIRE RATED.

SECTION 708 FIRE PARTITIONS...

SECTION 712.1.10 PARKING GARAGES. VERTICAL OPENINGS IN PARKING GARAGES SHALL COMPLY WITH THIS SECTION.

SECTION 713.4 SHAFT ENCLOSURES. SHAFTS SHALL BE 2-HR FIRE RATED WHERE CONNECTING FOUR OR MORE STORIES, AND 1-HR WHERE CONNECTING LESS THAN FOUR STORIES.

SECTION 713.13 WASTE CHUTES AND ACCESS ROOMS SHALL COMPLY WITH THIS SECTION.

SECTION 716. PROTECTION FOR DOORS IN FIRE RATED ASSEMBLIES SHALL COMPLY WITH TABLE 716.5.

CHAPTER 9 - FIRE PROTECTION SYSTEMS:
FIRE SPRINKLER SYSTEM TO BE NFPA 13.
CLASS I WET COMBINATION SPRINKLER SYSTEM THROUGHOUT.

FIRE SPRINKLER
903.3.1.1 - BUILDING WILL BE PROVIDED WITH SPRINKLER SYSTEM, DESIGNED IN ACCORDANCE WITH nfpa 13 AND MEET LOCAL CITY OF MENLO PARK REQUIREMENTS.

FIRE STANDPIPE
905.3 - BUILDING WILL BE PROVIDED WITH CLASS I STANDPIPE SYSTEM, DESIGNED IN ACCORDANCE WITH NFPA 14 AND MEET LOCAL CITY OF MENLO PARK REQUIREMENTS.

FIRE EXTINGUISHERS
906.1 - BUILDING WILL BE PROVIDED WITH PORTABLE FIRE EXTINGUISHERS AS PER CBC/CFC AND MEET LOCAL CITY OF MENLO PARK REQUIREMENTS.

FIRE ALARM AND DETECTION
907.1 - BUILDING WILL BE PROVIDED WITH FIRE DETECTION AND ALARM SYSTEM AS REQUIRED BY CBC/CFC SECTION 907 AND MEET LOCAL CITY OF MENLO PARK REQUIREMENTS.

CHAPTER 10 - MEANS OF EGRESS:
TABLE 1004.1.2 OCCUPANT LOADS FOR EACH SPACE ARE AS NOTED BELOW:

STORAGE AREAS:	300 SF/PERSON
ROOF DECKS (ASSEMBLY W/OUT FIXED SEATING):	7 SF/PERSON
UNCONCENTRATED ASSEMBLY (TABLES AND CHAIRS)	15 SF/ PERSON
LEASING OFFICE (BUSINESS AREAS):	100 SF/PERSON
PARKING GARAGES:	200 SF/PERSON
RESIDENTIAL AREAS:	200 SF/PERSON

SECTION 1005 MEANS OF EGRESS SIZING:
STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.3".
DOORS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.2".

TABLE 1006.2.1 TWO OR MORE EXITS ARE REQUIRED FOR SPACES BASED ON THE FOLLOWING:

A OCCUPANCIES:	>49 PERSONS (2 EXITS); >500 PERSONS (3 EXITS)
B OCCUPANCIES:	>49 PERSONS (2 EXITS)
R OCCUPANCIES:	>10 PERSONS (2 EXITS)
S OCCUPANCIES:	>29 PERSONS (2 EXITS)

MAXIMUM COMMON PATH OF TRAVEL:

A OCCUPANCIES:	75 FEET
B OCCUPANCIES:	100 FEET
R OCCUPANCIES:	75 FEET
S OCCUPANCIES:	100 FEET

MULTI FAMILY BUILDING CODE SUMMARY

CHAPTER 3 - OCCUPANCY GROUPS:

SECTION 303.3 - OCCUPANCY GROUP A-2
SECTION 304.1 - OCCUPANCY GROUP B
SECTION 310.3 - OCCUPANCY GROUP R-2
SECTION 311.3 - OCCUPANCY GROUP S-2

CHAPTER 5 - ALLOWABLE HEIGHTS AND AREAS:

ALLOWABLE HEIGHTS & STORIES: (SECTION 504.3 & TABLE 504.3; SECTION 504.4 & TABLE 504.4)

TYPE IIIA WITHOUT AREA INCREASE, SPRINKLERED BUILDING
MAXIMUM HEIGHT OF A-2 IS 85 FEET AND 4 STORIES
MAXIMUM HEIGHT OF R-2 IS 85 FEET AND 5 STORIES

TYPE IIIA SPRINKLERED BUILDING
MAXIMUM HEIGHT OF B IS 85 FEET AND 6 STORIES

TYPE IA SPRINKLERED BUILDING
UNLIMITED HEIGHT AND STORIES FOR A-2, B, R-2 AND S-2

ALLOWABLE BUILDING AREA:
SECTION 506 & TABLE 506.2 - (SPRINKLERED)

IN TYPE IIIA (MULTI-FAMILY BUILDING REQUIRES AREA SEPARATION WALL)
R-2 OCCUPANCY : 198,576 SF ALLOWED
A-2 OCCUPANCY : 115,836 SF ALLOWED
IN TYPE IA
R-2 OCCUPANCY : UNLIMITED
A-2 OCCUPANCY : UNLIMITED
B OCCUPANCY : UNLIMITED
S-2 OCCUPANCY : UNLIMITED

REQUIRED SEPARATION OF OCCUPANCIES:
TABLE 508.4 R-2 | S-2: 2 HRS.

INCIDENTAL USES:
SECTION 509
GENERAL INCIDENTAL USES LOCATED WITHIN SINGLE OCCUPANCY OR MIXED OCCUPANCY BUILDINGS SHALL NOT BE CLASSIFIED AS SEPARATE OCCUPANCIES IF THEY DO NOT OCCUPY MORE THAN 10 PERCENT OF THE BUILDING AREA OF THE STORY IN WHICH THEY ARE LOCATED. SEPARATION SHALL BE PER TABLE 509. SPECIFIC REQUIREMENTS FOR RELEVANT CONDITIONS WILL BE IDENTIFIED ONCE ALL PROGRAMMATIC ELEMENTS ARE ESTABLISHED.

HORIZONTAL SEPARATION:
SECTION 510.2 - THE TYPE III-A RESIDENTIAL BUILDING SHALL BE CONSIDERED A SEPARATE BUILDING FROM THE TYPE I-A STRUCTURE BELOW IF SEPARATED BY A 3-HR PODIUM.

CHAPTER 6 - TYPES OF CONSTRUCTION:

TYPE III-A WOOD FRAMING OVER TYPE I-A CONCRETE STRUCTURE. RATINGS PER TABLE 601, AS SHOWN IN THE LIST BELOW.

TYPE I CONSTRUCTION:

PRIMARY STRUCTURAL FRAME	:	3 HRS
BEARING WALLS (EXT & INT)	:	3 HRS
NON-BEARING EXTERIOR WALLS	:	PER TABLE 602
NON-BEARING INTERIOR WALLS	:	NR
FLOOR CONSTRUCTION	:	2 HRS
ROOF CONSTRUCTION	:	1.5 HRS

TYPE III CONSTRUCTION:

PRIMARY STRUCTURAL FRAME	:	1 HR
BEARING WALLS (EXT)	:	2 HRS
BEARING WALLS (INT)	:	1 HR
NON-BEARING EXTERIOR WALLS	:	PER TABLE 602
NON-BEARING INTERIOR WALLS	:	NR
FLOOR CONSTRUCTION	:	1 HR
ROOF CONSTRUCTION	:	1 HR

EXTERIOR WALL RATING PER TABLE 602 : ALL RATINGS APPLY TO BOTH CONSTRUCTION TYPES I-A AND III-A, AND BOTH R AND S OCCUPANCIES

FIRE SEPARATION DISTANCE	FIRE RATING
X>5'	1 HR
5' TO 10'	1 HR
10' TO 30'	1 HR
OVER 30'	NR

PROJECT SUMMARY:
THE PROJECT CONSISTS OF AN ALL-NEW FIVE-STORY MULTI-FAMILY APARTMENT BUILDINGS, WITH AMENITY AND SUPPORT SPACES, OVER THREE STORIES OF STRUCTURED PARKING, COMMERCIAL AND SUPPORTIVE SPACES. THE HIGHEST OCCUPIED FLOOR WILL BE LESS THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS, AND THEREFORE THE BUILDING IS NOT A HIGH-RISE STRUCTURE.

PROJECT ADDRESS	: 165 JEFFERSON DRIVE, MENLO PARK, CA
APN	: 055-242-090
PROJECT SITE AREA	: 60,075 SF
ZONING DISTRICT	: R-MU-B
PROPOSED USE	: R-2 (RESIDENTIAL), S2 (STORAGE), B (BUSINESS), A-2 (ASSEMBLY)
TYPE OF BUILDING	: MULTI FAMILY RENTAL APARTMENT BUILDING
BUILDING HEIGHT	: 83'-11"
NUMBER OF STORIES	: 8

CODES USED:

BUILDING CODE	: 2019 CALIFORNIA BUILDING CODE & AMENDMENTS (CBC)
LIFE SAFETY CODE	: NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2016 ED.
FIRE CODES	: 2019 CALIFORNIA FIRE CODE NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2016 ED. NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2016 ED. NFPA 20 STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2016 ED. NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2016 ED. NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2016 ED. CA STATE FIRE MARSHAL REQUIREMENTS
ACCESSIBILITY CODE	: 2019 CALIFORNIA BUILDING CODE (CBC)
ENERGY CODE	: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 CA ENERGY CODE
STRUCTURAL CODE	: 2019 CA BUILDING CODE (CBC)
MECHANICAL CODE	: 2019 CA MECHANICAL CODE & AMENDMENTS (CMC)
ELECTRICAL CODE	: 2019 CA ELECTRICAL CODE & AMENDMENTS (CEC)
PLUMBING CODE	: 2019 CA PLUMBING CODE & AMENDMENTS (CPC)
PLANNING CODE	: MENLO PARK MUNICIPAL CODE
ELEVATOR CODE	: CCR- TITLE 8-ELEVATOR SAFETY ORDERS WITH ASME A17.1-2004 FOR GROUP 4 ELEVATORS
OTHER MSC. CODES	: 2019 REACH CODE MENLO PARK MUNICIPAL CODE PG&E GREEN BOOK REQUIREMENTS

2019 CEC

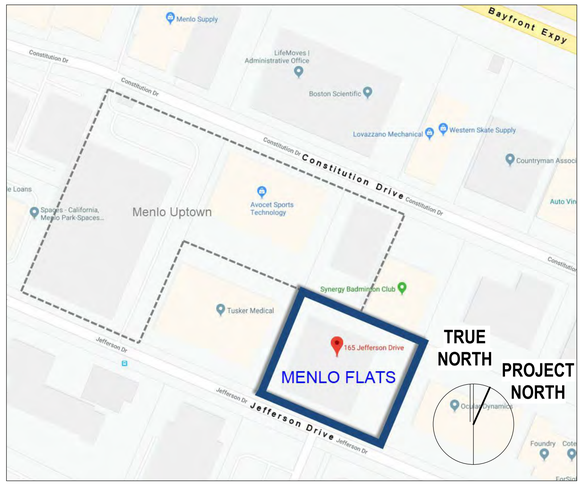
Emergency Power
700.12 General Requirements. Current supply shall be such that, in the event of failure of the normal supply to, or within, the building or group of buildings concerned, emergency lighting, emergency power, or both shall be available within the time required for the application but not to exceed 10 seconds. (2019 California Electrical Code)

700.12(A) Storage Battery. Storage batteries shall be of suitable rating and capacity to supply and maintain the total load for a minimum period of 1 ½ hours without the voltage applied to the load falling below 87 ½ percent of normal. Automotive-type batteries shall not be used. An automatic battery charging means shall be provided. (2019 California Electrical Code)

Standby Power
701.12 General Requirements. Current supply shall be such that, in the event of failure of the normal supply to, or within, the building or group of buildings concerned, legally required standby power will be available within the time required for the application but not to exceed 60 seconds. (2019 California Electrical Code)

701.12(A) Storage Battery. Storage batteries shall be of suitable rating and capacity to supply and maintain the total load for a minimum period of 1 ½ hours without the voltage applied to the load falling below 87 ½ percent of normal. Automotive-type batteries shall not be used. An automatic battery charging means shall be provided. (2019 California Electrical Code)

HOUSING PROJECT SITE AREA 1.38 Acres (60,075 SF)



FLOOR AREA SUMMARY

FLOOR AREA SUMMARY (RESIDENTIAL)

MAX. ALLOWED RESIDENTIAL FLOOR AREA = 135,168.8 SF*
(225% of SITE AREA = 60,075 X 2.25)
*MAX. ALLOWED WITH BMR DENSITY & FAR BONUS = 135,168.8+20,569.5**
= **155,738.3 SF**
MULTIFAMILY GSF PROVIDED = **153,964.2 SF**
(Residential Area excludes Parking, Trash Enclosure, Utility shafts and Noise Generating Rooms)

FLOOR AREA SUMMARY (NON-RESIDENTIAL)

MAX. ALLOWED NON-RESIDENTIAL FLOOR AREA = **15,018.75 SF**
(25% of SITE AREA = 60,075 X 0.25)

NON-RESIDENTIAL GSF PROVIDED = **14,625.9 SF**

Total Noise Generating Equipment Rooms (Not Included in FAR) = 1,058.9 SF
(P1 Fan Room 403.6 SF+ P2 Fan Room 332.73 SF+ P3 Fan Room 322.58 SF)

Max. Allowed Gross Area of the lot = 155,738.3 (Resi FAR max.) + 15,018.75 (Non-Resi FAR max.) = 170,757 SF
Max. Exemption allowed for enclosure of Noise Generating Equipment (1% of allowed max. FAR) = 1,707 SF
Noise Generating Rooms SF <1% max, allowed exemption under MPMC Section 16.04.325

** BMR DENSITY AND FAR BONUS CALCULATION

AT 100 UNITS/ ACRE
1.38 ACRE SITE = 138 UNITS

DENSITY BONUS: 15% BELOW MARKET RATE UNITS
138 * 15% = 20.7 (i.e., ~21 UNITS)

THE DESIGN CURRENTLY PROVIDES 158 UNITS (137+21) AND HAS CORRESPONDING INCREASE IN FAR.

FAR MAX. SF FOR 138 RESIDENTIAL UNITS = 135,168.8 SF
FAR MAX. SF PER RESIDENTIAL UNIT = 135,168.8/ 138 = 979.5 SF

AT 979.5 SF PER UNIT, BONUS MAX. FAR FOR 21 BMR UNITS ADDED IS 20,569.5 SF.

UNIT SUMMARY

UNIT COUNT SUMMARY - STUDIOS AND 4 - BEDROOM UNITS			
Level	#STUDIOS	#4BR	# UNITS
Level 07	18	8	26
Level 06 (Roof Terrace)	18	8	26
Level 05	26	10	36
Level 04	26	10	36
Level 03	25	9	34
Grand total	113	45	158
Average Unit Size (GSF)	345 SF/ Unit	1625 SF/ Unit	

UNIT SUMMARY

MAXIMUM ALLOWED UNITS = 100 UNITS/ ACRE +15% BMR

1.38 ACRE SITE = 138 UNITS
15% UNITS BELOW MARKET RATE UNITS = 138 * 15% = 20.7
(i.e., 21 BMR UNITS)

TOTAL UNITS PROVIDED INCLUDING BMR UNITS = 158

PROJECT AREA SUMMARY

Level	RESID. UNITS GFA (FAR)	RESID. AMENITIES GFA (FAR)	RESID SERVICES/ STORAGE GFA (FAR)	RESID. COMMON GFA (FAR)	RESID. UTILITIES GFA (FAR)	RESID. GFA (FAR)	NON-RESIDENTIAL GFA (FAR)	TOTAL GFA (RESID. & NON-RESID. FAR)	PARKING SF (NOT INCL. IN FAR)	UTILITY SF (NOT INCL. IN FAR)	SHAFTS SF (NOT INCL. IN FAR AND BUILT SF)	TOTAL BLDG SF
Level 08 (Roof)	0.0 SF	0.0 SF	0.0 SF	426.9 SF	0.0 SF	426.9 SF	0.0 SF	426.9 SF	0.0 SF	0.0 SF	275.5 SF	702.5 SF
Level 07	19,489.5 SF	0.0 SF	617.9 SF	2,789.1 SF	376.1 SF	23,272.6 SF	0.0 SF	23,272.6 SF	0.0 SF	61.1 SF	104.1 SF	23,437.7 SF
Level 06 (Roof Terrace)	19,536.9 SF	2,848.3 SF	271.0 SF	3,079.5 SF	336.7 SF	26,072.4 SF	0.0 SF	26,072.4 SF	0.0 SF	61.1 SF	101.3 SF	26,234.7 SF
Level 05	25,276.7 SF	0.0 SF	268.9 SF	3,456.4 SF	335.8 SF	29,337.8 SF	0.0 SF	29,337.8 SF	0.0 SF	61.1 SF	117.6 SF	29,516.4 SF
Level 04	25,276.7 SF	0.0 SF	268.9 SF	3,456.4 SF	354.2 SF	29,356.2 SF	0.0 SF	29,356.2 SF	0.0 SF	61.1 SF	99.2 SF	29,516.4 SF
Level 03	23,330.8 SF	1,162.5 SF	446.3 SF	3,824.5 SF	268.1 SF	29,032.2 SF	0.0 SF	29,032.2 SF	0.0 SF	61.1 SF	171.5 SF	29,264.8 SF
Level 02	0.0 SF	1,640.4 SF	1,859.3 SF	2,131.5 SF	596.3 SF	6,227.5 SF	9,338.8 SF	15,566.2 SF	23,432.0 SF	378.8 SF	897.2 SF	40,274.2 SF
Level P2	0.0 SF	0.0 SF	2,091.8 SF	858.7 SF	91.5 SF	3,041.9 SF	0.0 SF	3,041.9 SF	28,810.4 SF	792.5 SF	106.8 SF	32,751.6 SF
Level 01	0.0 SF	3,639.4 SF	0.0 SF	1,308.6 SF	2,248.7 SF	7,196.7 SF	5,287.1 SF	12,483.8 SF	26,820.5 SF	1,038.2 SF	0.0 SF	40,342.5 SF
Grand total	112,910.6 SF	9,290.6 SF	5,823.9 SF	21,331.6 SF	4,607.4 SF	153,964.2 SF	14,625.9 SF	168,590.0 SF	79,062.8 SF	2,514.7 SF	1,873.2 SF	252,040.8 SF

NOTES :

1. TOTAL GROSS FLOOR AREA (GFA) IS THE SUM OF RESIDENTIAL GFA AND NON-RESIDENTIAL GFA. (FAR% ARE CALCULATED BASED ON THE RATIO OF TOTAL SF OF THE RESIDENTIAL GFA AND NON-RESIDENTIAL GFA TO THE SF OF THE LOT)
2. TOTAL RESIDENTIAL GFA INCLUDES ALL RESIDENTIAL AREAS INCLUDED IN FAR.
3. TOTAL NON-RESIDENTIAL GFA INCLUDES ALL NON-RESIDENTIAL AREAS INCLUDED IN FAR.
4. TOTAL GFA IS INCLUSIVE OF THE EXTERIOR WALLS.
5. UTILITY SF (NOT INCL. IN FAR) INCLUDES SPACES THAT ARE ALLOCATED FOR TRASH ENCLOSURE AND NOISE GENERATING EQUIPMENT.
6. SHAFTS SF (NOT INCL. IN FAR) INCLUDES MECHANICAL DUCT SHAFT OPENINGS, POOL VAULT AND ELEVATOR OVERRUNS.
7. TOTAL BUILDING SF INCLUDES ALL BUILT AREAS (INCLUDED IN FAR AND NOT INCLUDED IN FAR) FOR RESIDENTIAL AND NON-RESIDENTIAL SPACES.

AVERAGE BUILDING HEIGHT SUMMARY

SITE AREA (Residential Housing Units and Non-residential) 60,075 SF					
	Built Area (SF)	Height (FT)	Area * Height		Average Height (FT)
A. Stair Elevator at Roof	703.3	94.17	66,229.8		
B. Building Roof at 83'-11" - Level 8 (Roof)	25,217.5	83.92	2,116,252.6		
C. Roof at 73'-0" - Level 7	333.6	73.00	24,352.8		
D. Roof Terrace at 62'-9" - Level 6	3,304.6	62.75	207,363.0		
E. Podium at 32'-0" - Level 3	12,926.4	32.00	413,644.8		
F. Ledge at 22'-2.75" - Level 2/P3	276.5	22.23	6,146.8		
TOTAL	42,761.9		2,833,989.6		66.3

AVERAGE BUILDING HEIGHT = 66.3' (Allowed Max. is 62.5' Average Height + Allowance for 15% BMR)

NOTE: BUILDING HEIGHTS ARE TO BE MEASURED FROM AVERAGE NATURAL GRADE. REFER SHEET A-013 FOR LEVEL HEIGHTS. ROOF HEIGHT CALCULATION DOES NOT INCLUDE PARAPET HEIGHTS.

REFER SHEET A-012 PLAN LEVEL 08 (R00F) FOR AREA CALLOUTS.

PARKING SUMMARY (Refer Appendix B1, B2 and H for additional Vehicular and Bike Parking Information)

NOTE: All spaces are self-parked in 3 parking levels.

RESIDENTIAL - PARKING REQUIREMENTS & PROVISIONS		
	REQUIRED	PROPOSED
Vehicular Parking for 137 units	1 - 1.5 Spaces/ Unit Min. Parking: 137 Vehicular spaces Max. Parking: 206 Vehicular Spaces	138
Vehicular Parking for 21 additional units	1 - 1.5 Spaces/ Unit Min. Parking: 21 Vehicular spaces Max. Parking: 32 Vehicular Spaces	The BMR bonus units are not proposed to have additional parking per the City's BMR bonus program
Bike Parking	1.5 Long Term Spaces/ Unit Space/ Unit Additional 10% Short Term Spaces Min. Bike Parking: 237 Long Term and 24 Short Term	133 Long Term Spaces in Level 1 Bike Parking Rooms; 104 spaces in Level P2 Garage. 24 Short Term spaces at Entry.

NON-RESIDENTIAL/ RETAIL - PARKING REQUIREMENTS & PROVISIONS		
	REQUIRED	PROPOSED
Vehicular Parking	2.5 - 3.3 Spaces/ 1000 sf Min. Vehicular Parking: 38 Max. Vehicular Parking: 50	39
Bike Parking	1 Space/ 5000 sf i.e, 3 Spaces Min. Bike Parking: (20% Long Term (1 Space)) (80% Short Term (3 Spaces))	1 Long Term Space in Level 1 Bike Parking Room. 3 Short Term Spaces at Entry.

EV & ADA PARKING REQUIREMENTS & PROVISIONS

Residential:
ADA parking : 4
EV Required (15%) : 21 installed
EV Provided : 22 (including 2 EV space w/ 8' side aisle)
EV Future (100%) : 138*
Residential guest spaces are not required by code.

Non-Residential:
ADA parking : 2 (+2 EV ADA)
EV Required (10%) : 4 installed
EV Provided : 6 (including 2 EV ADA spaces)
EV Future (25%) : 10*

(Note: ** Future EV % includes EV installed now %.)*

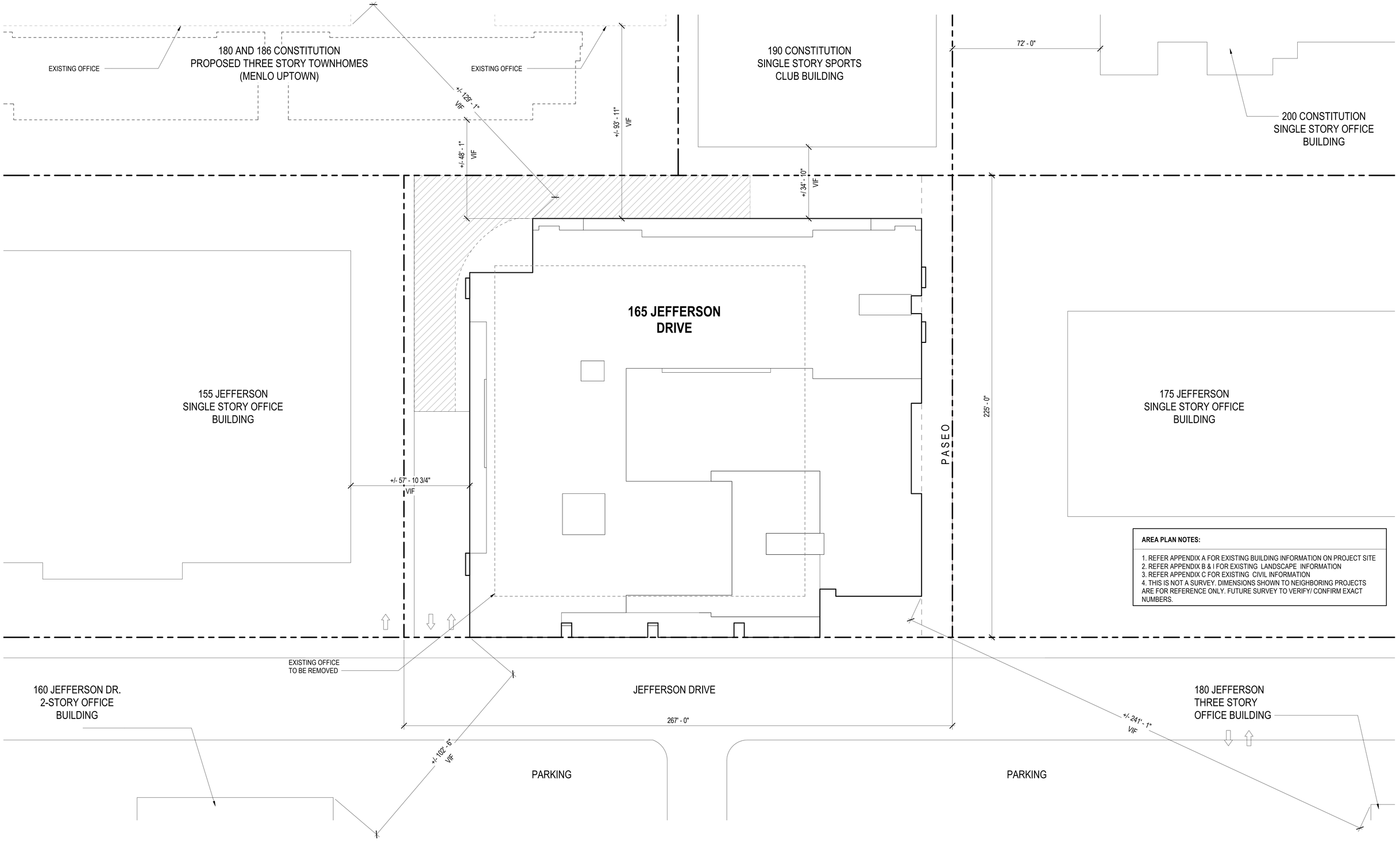
OPEN SPACE SUMMARY

Area Schedule (UNIT TYPE AREAS) - OPEN SPACE AREA SUMMARY							
Level	RESID. UNITS OPEN SPACE_COMMON (NOT INCL. IN FAR)	RESID. UNITS OPEN SPACE_PRIVATE (NOT INCL. IN FAR)	RESID. UNITS OPEN SPACE_TOTAL (NOT INCL. IN FAR)	PUBLIC OPEN SPACE_PASEO (NOT INCL. IN FAR)	PUBLIC OPEN SPACE_PLAZA LANDSCAPE (NOT INCL. IN FAR)	PUBLIC OPEN SPACE_PASEO AND PLAZA LANDSCAPE (NOT INCL. IN FAR)	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level 08 (Roof)	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 07	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 06 (Roof Terrace)	3,281.1 SF	0.0 SF	3,281.1 SF	0.0 SF	0.0 SF	0.0 SF	3,281.1 SF
Level 05	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 04	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 03	10,011.5 SF	1,147.7 SF	11,159.2 SF	0.0 SF	0.0 SF	0.0 SF	11,159.2 SF
Level 02	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level P2	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 01	1,252.5 SF	0.0 SF	1,252.5 SF	3,375.0 SF	1,855.4 SF	5,230.4 SF	6,482.9 SF
Grand total	14,545.1 SF	1,147.7 SF	15,692.8 SF	3,375.0 SF	1,855.4 SF	5,230.4 SF	20,923.1 SF

OPEN SPACE SUMMARY - PROJECT SITE (Refer sheet A-017a for Zoning Compliance - Open Space Diagrams and Calculations)

RESIDENTIAL & NON-RESIDENTIAL/ RETAIL PROJECT SITE AREA = 60,075 SF (Refer to Appendix C series for Parcel Information)				
		REQUIRED (Min.%)	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
SITE AREA	OPEN SPACE	25% of Site Area	15,018.8	20,923.1 SF (i.e., 34.8% of Site Area)
	PUBLIC OPEN SPACE	25% of Min. Open Space	3,754.7	5,230.4 SF (i.e., 34.8% of Min. Open Space requirement)
	RESIDENTIAL PRIVATE OPEN SPACE	Residential Private Open Space Required (80sf/ Unit) Residential Private Open Space Provided Residential Private Open Space Not Provided		= 12,640.0 SF = 1,147.7 SF = 11,492.3 SF
	TOTAL RESI. UNITS = 158 (Note that the 21 BMR bonus units are included in this calculation)	Residential Common Open Space required for Private Open Space Not Provided Residential Common Open Space Provided		= 11,492.3 SF x 1.25 = 14,365.4 SF = 14,545.1SF (L1 Dog Run+L3 Common Terrace+L6 Terrace) 14,365.4 SF) Provided 14,545.1 SF > Required 14,365.4 SF)

NOTES :
1. OPEN SPACES ARE NOT INCLUDED IN THE FAR CALCULATIONS.
2. TOTAL PROJECT OPEN SPACE INCLUDES BOTH RESIDENTIAL UNITS OPEN SPACES AND THE PUBLIC OPEN SPACE.
3. REFER SHEET A-017a FOR OPEN SPACE COMPLIANCE DIAGRAMS AND LANDSCAPE DRAWINGS FOR DETAILED PASEO DESIGN COMPLIANCE.



AREA PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION ON PROJECT SITE
2. REFER APPENDIX B & I FOR EXISTING LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING CIVIL INFORMATION
4. THIS IS NOT A SURVEY. DIMENSIONS SHOWN TO NEIGHBORING PROJECTS ARE FOR REFERENCE ONLY. FUTURE SURVEY TO VERIFY/ CONFIRM EXACT NUMBERS.

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGADESIGN LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

AREA PLAN

N

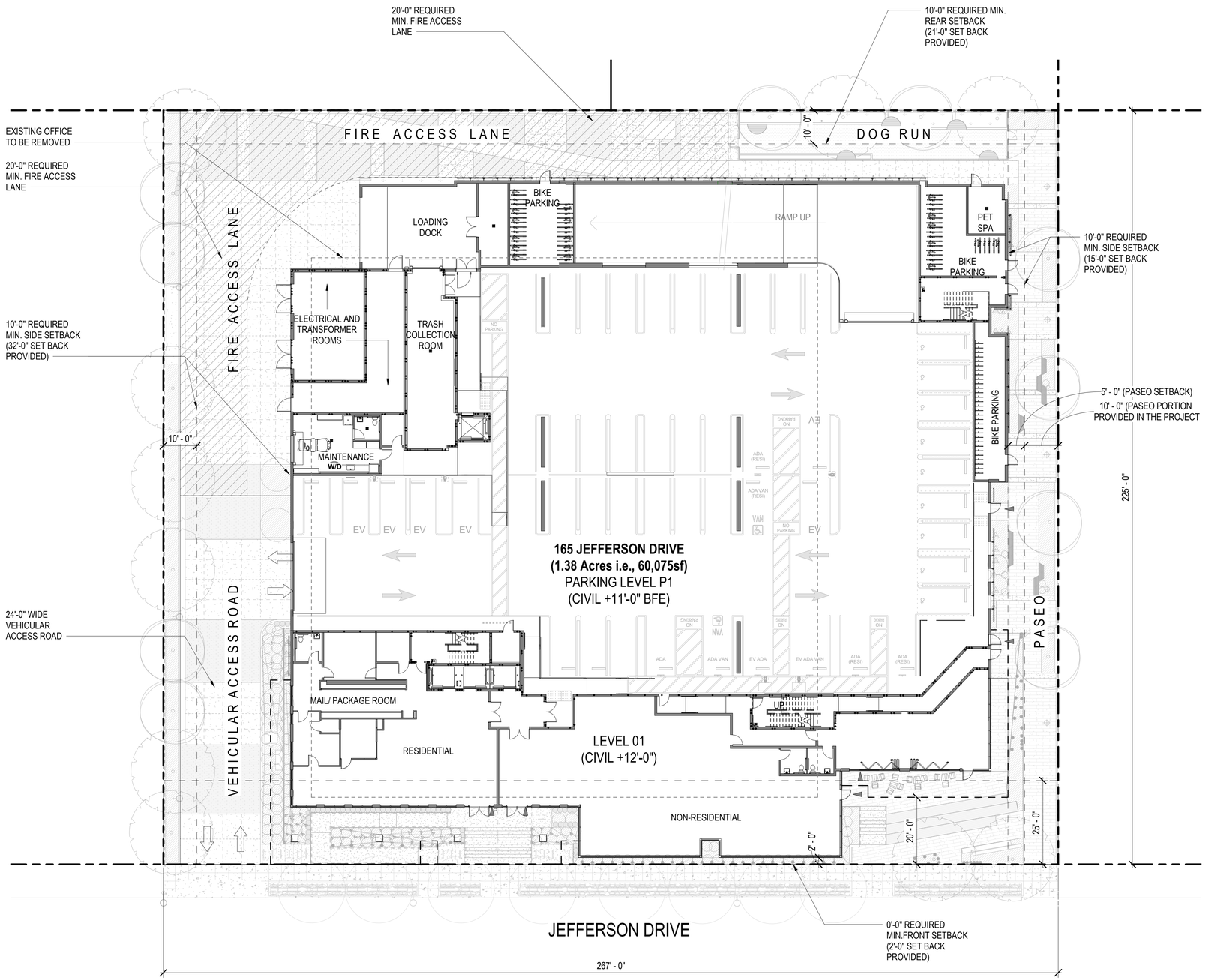
0 10' 20'

A-003a

SITE ANALYSIS		
ZONING: R-MU-B		
LOT AREA:	**60,075**	
	RESIDENTIAL (SF)	**NON-RESIDENTIAL (SF)**
ALLOWABLE FLOOR AREA:	**155,738**	**15,019**
ALLOWABLE FLOOR AREA (TOTAL):	**170,757**	
PROPOPSED FLOOR AREA:	**153,964**	**14,626**
PROPOSED FLOOR AREA (TOTAL):	**168,590**	
PROPOSED FIRST FLOOR AREA:	**7,197**	**5,287**
PROPOSED P2 FLOOR AREA:	**3,042**	**0**
PROPOSED SECOND FLOOR AREA:	**6,227**	**9,339**
PROPOSED THIRD FLOOR AREA:	**29,032**	**0**
PROPOSED FOURTH FLOOR AREA:	**29,356**	**0**
PROPOSED FIFTH FLOOR AREA:	**29,338**	**0**
PROPOSED SIXTH FLOOR AREA:	**26,072**	**0**
PROPOSED SEVENTH FLOOR AREA:	**23,273**	**0**
PROPOSED ROOF AREA:	**427**	**0**
Total:	**153,964**	**14,626**
TOTAL PROPOSED FLOOR AREA:	**168,590**	
LAND COVERED BY STRUCTURES:	**71%**	**42,762**
LANDSCAPING:	**7%**	**4,275**
PAVED SURFACES:	**22%**	**13,038**
PARKING SPACES:	**0 UNCOVERED**	

PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION
2. REFER APPENDIX B2 & I FOR EXISTING AND PROPOSED LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING AND PROPOSED CIVIL INFORMATION
4. REFER APPENDICES B1, B2 AND H FOR VEHICULAR AND BIKE PARKING INFORMATION



GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

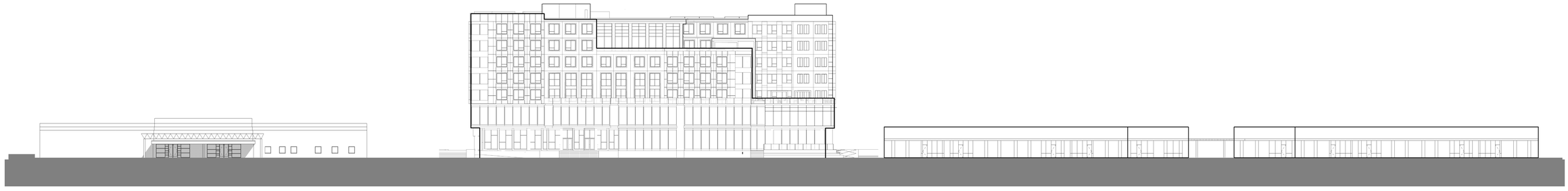
MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

SITE PLAN

N

0 8' 16'

A-003b



155 JEFFERSON
SINGLE STORY OFFICE BUILDING

165 JEFFERSON
MENLO FLATS MIXED-USE BUILDING

175 JEFFERSON
SINGLE STORY OFFICE BUILDING

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGADESIGN LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

STREETSCAPE

A-003c

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

PROJECT VIEW - AERIAL FROM SOUTH EAST

A-004a

GREYSTAR

HELLER MANUS ARCHITECTS

BkF 100+ YEARS

PGAdesign LANDSCAPE ARCHITECTS

BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

PROJECT VIEW - PASEO JEFFERSON DRIVE INTERSECTION

A-004b

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

PROJECT VIEW - JEFFERSON DRIVE MAIN ENTRANCE AT SOUTH WEST CORNER

A-004c

GREYSTAR® | HELLER MANUS ARCHITECTS© | BkF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

PROJECT VIEW - FROM NORTH EAST

A-004d

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGADESIGN LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

PROJECT VIEW - FROM MENLO UPTOWN TOWNHOME SITE

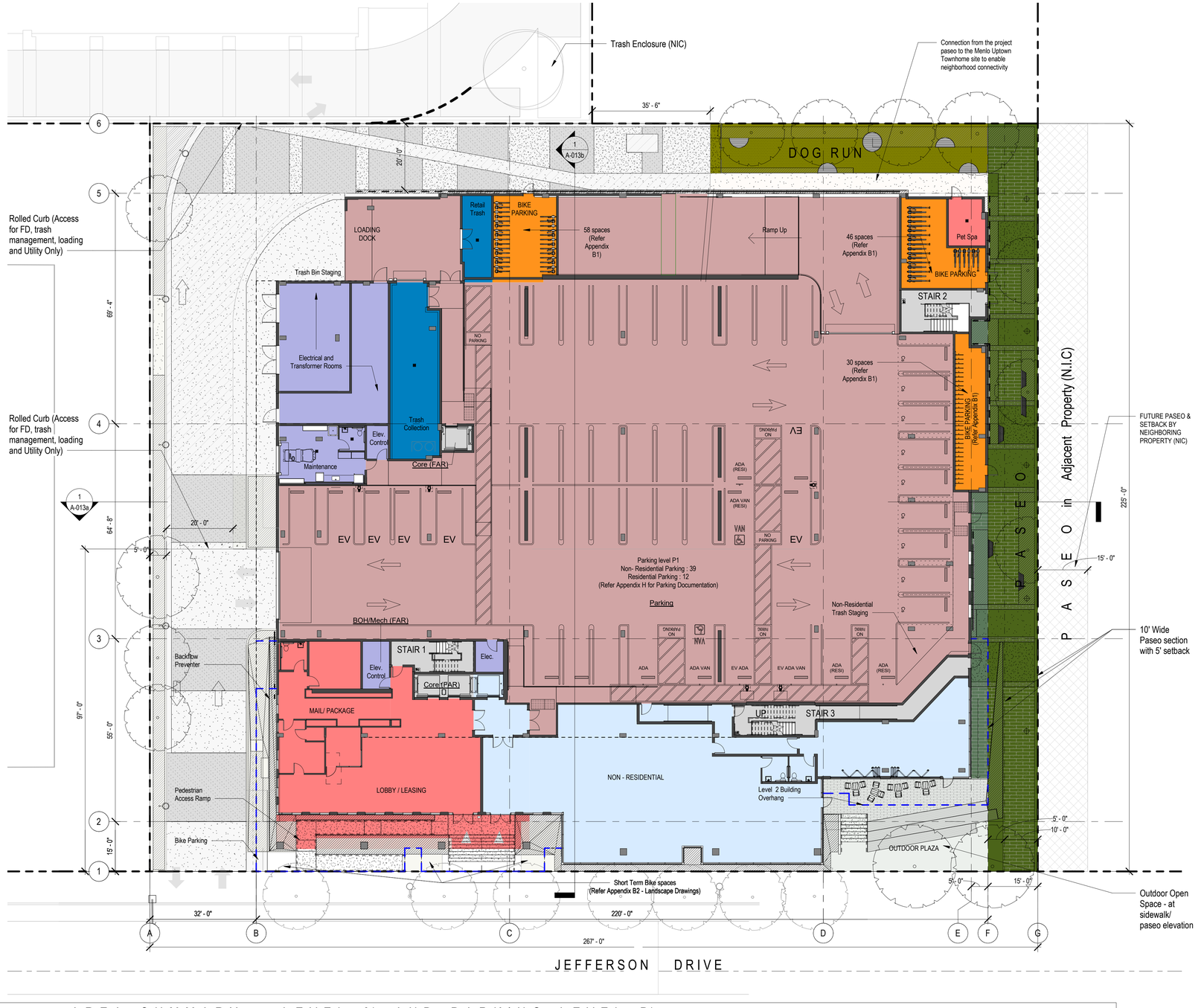
A-004e

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGADESIGN LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

PROJECT VIEW - FROM MENLO UPTOWN TOWNHOME SITE

A-004f



PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION
2. REFER APPENDIX B2 & I FOR EXISTING AND PROPOSED LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING AND PROPOSED CIVIL INFORMATION
4. REFER APPENDICES B1, B2 AND H FOR VEHICULAR AND BIKE PARKING INFORMATION

AREA SUMMARY - LEVEL 01 AND PARKING LEVEL P1

Level	RESID. UNITS GFA (FAR)	RESID. AMENITIES GFA (FAR)	RESID SERVICES/ STORAGE GFA (FAR)	RESID. COMMON GFA (FAR)	RESID. UTILITIES GFA (FAR)	RESID. GFA (FAR)	NON-RESIDENTIAL GFA (FAR)	TOTAL GFA (RESID. & NON-RESID. FAR)	PARKING SF (NOT INCL. IN FAR)	UTILITY SF (NOT INCL. IN FAR)	SHAFTS SF (NOT INCL. IN FAR AND BUILT SF)	TOTAL BLDG SF	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level 01	0.0 SF	3,639.4 SF	0.0 SF	1,308.6 SF	2,248.7 SF	7,196.7 SF	5,287.1 SF	12,483.8 SF	26,820.5 SF	1,038.2 SF	0.0 SF	40,342.5 SF	6,482.9 SF

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

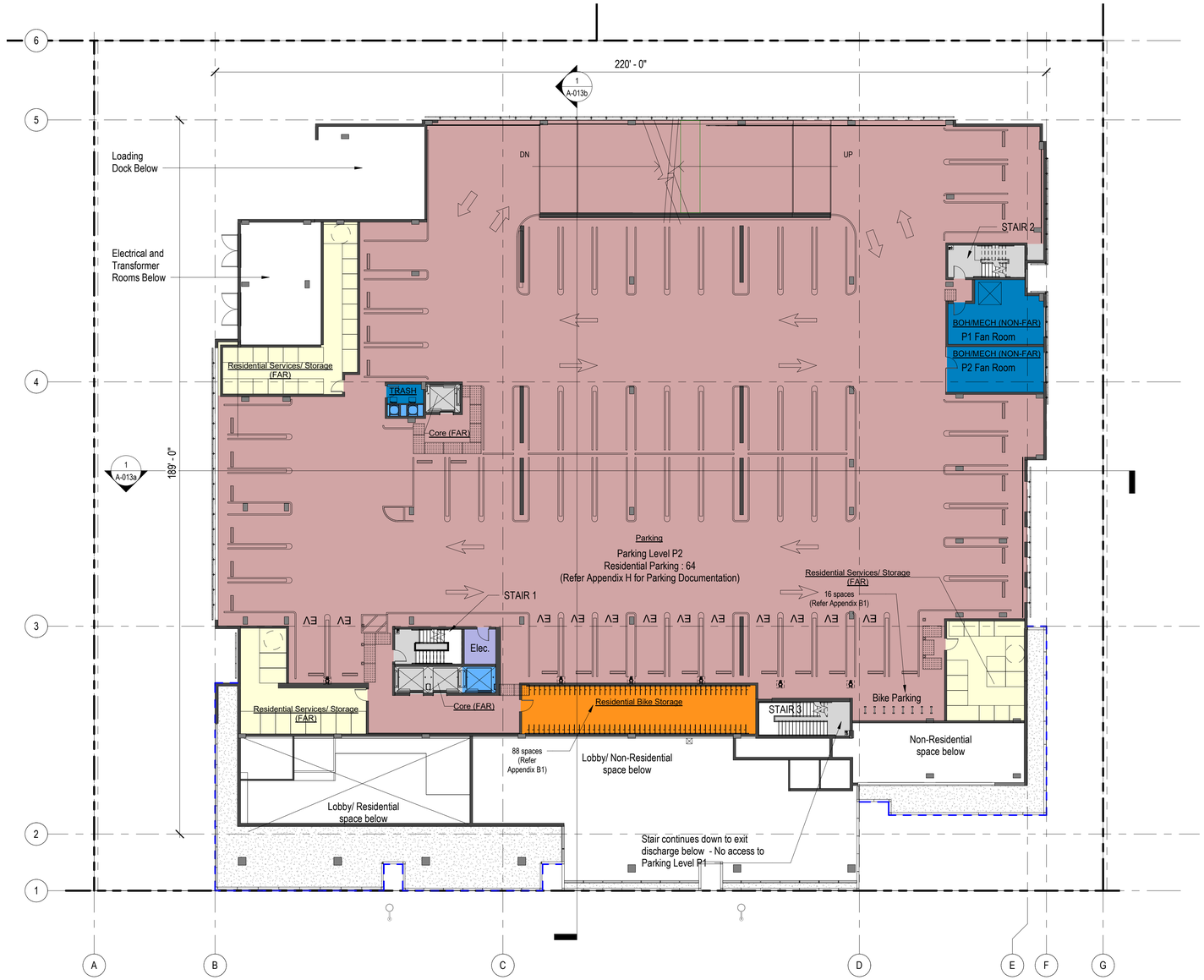
MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

FLOOR PLAN - LEVEL 01 AND PARKING LEVEL P1

N

0 8' 16'

A-005



PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION
2. REFER APPENDIX B2 & I FOR EXISTING AND PROPOSED LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING AND PROPOSED CIVIL INFORMATION
4. REFER APPENDICES B1, B2 AND H FOR VEHICULAR AND BIKE PARKING INFORMATION

AREA SUMMARY - PARKING LEVEL P2

Level	RESID. UNITS GFA (FAR)	RESID. AMENITIES GFA (FAR)	RESID SERVICES/ STORAGE GFA (FAR)	RESID. COMMON GFA (FAR)	RESID. UTILITIES GFA (FAR)	RESID. GFA (FAR)	NON-RESIDENTIAL GFA (FAR)	TOTAL GFA (RESID. & NON-RESID. FAR)	PARKING SF (NOT INCL. IN FAR)	UTILITY SF (NOT INCL. IN FAR)	SHAFTS SF (NOT INCL. IN FAR AND BUILT SF)	TOTAL BLDG SF	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level P2	0.0 SF	0.0 SF	2,091.8 SF	858.7 SF	91.5 SF	3,041.9 SF	0.0 SF	3,041.9 SF	28,810.4 SF	792.5 SF	106.8 SF	32,644.8 SF	0.0 SF

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

FLOOR PLAN - PARKING LEVEL P2

N

0 8' 16'

A-006

PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION
2. REFER APPENDIX B2 & I FOR EXISTING AND PROPOSED LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING AND PROPOSED CIVIL INFORMATION
4. REFER APPENDICES B1, B2 AND H FOR VEHICULAR AND BIKE PARKING INFORMATION

AREA SUMMARY - LEVEL 02 AND PARKING LEVEL P3

Level	RESID. UNITS GFA (FAR)	RESID. AMENITIES GFA (FAR)	RESID SERVICES/ STORAGE GFA (FAR)	RESID. COMMON GFA (FAR)	RESID. UTILITIES GFA (FAR)	RESID. GFA (FAR)	NON-RESIDENTIAL GFA (FAR)	TOTAL GFA (RESID. & NON-RESID. FAR)	PARKING SF (NOT INCL. IN FAR)	UTILITY SF (NOT INCL. IN FAR)	SHAFTS SF (NOT INCL. IN FAR AND BUILT SF)	TOTAL BLDG SF	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level 02	0.0 SF	1,640.4 SF	1,859.3 SF	2,131.5 SF	596.3 SF	6,227.5 SF	9,338.8 SF	15,566.2 SF	23,432.0 SF	378.8 SF	897.2 SF	39,377.0 SF	0.0 SF

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

FLOOR PLAN - LEVEL 02 AND PARKING LEVEL P3

N

0 8' 16'

A-007

PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION
2. REFER APPENDIX B2 & I FOR EXISTING AND PROPOSED LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING AND PROPOSED CIVIL INFORMATION
4. REFER APPENDICES B1, B2 AND H FOR VEHICULAR AND BIKE PARKING INFORMATION

AREA SUMMARY - LEVEL 03

Level	RESID. UNITS GFA (FAR)	RESID. AMENITIES GFA (FAR)	RESID SERVICES/ STORAGE GFA (FAR)	RESID. COMMON GFA (FAR)	RESID. UTILITIES GFA (FAR)	RESID. GFA (FAR)	NON-RESIDENTIAL GFA (FAR)	TOTAL GFA (RESID. & NON-RESID. FAR)	PARKING SF (NOT INCL. IN FAR)	UTILITY SF (NOT INCL. IN FAR)	SHAFTS SF (NOT INCL. IN FAR AND BUILT SF)	TOTAL BLDG SF	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level 03	23,330.8 SF	1,162.5 SF	446.3 SF	3,824.5 SF	268.1 SF	29,032.2 SF	0.0 SF	29,032.2 SF	0.0 SF	61.1 SF	171.5 SF	29,093.3 SF	11,159.2 SF

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

FLOOR PLAN - LEVEL 03

N

0 8' 16'

A-008

PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION
2. REFER APPENDIX B2 & I FOR EXISTING AND PROPOSED LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING AND PROPOSED CIVIL INFORMATION
4. REFER APPENDICES B1, B2 AND H FOR VEHICULAR AND BIKE PARKING INFORMATION

AREA SUMMARY - LEVEL 04 AND LEVEL 05

Level	RESID. UNITS GFA (FAR)	RESID. AMENITIES GFA (FAR)	RESID SERVICES/ STORAGE GFA (FAR)	RESID. COMMON GFA (FAR)	RESID. UTILITIES GFA (FAR)	RESID. GFA (FAR)	NON-RESIDENTIAL GFA (FAR)	TOTAL GFA (RESID. & NON-RESID. FAR)	PARKING SF (NOT INCL. IN FAR)	UTILITY SF (NOT INCL. IN FAR)	SHAFTS SF (NOT INCL. IN FAR AND BUILT SF)	TOTAL BLDG SF	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level 05	25,276.7 SF	0.0 SF	268.9 SF	3,456.4 SF	335.8 SF	29,337.8 SF	0.0 SF	29,337.8 SF	0.0 SF	61.1 SF	117.6 SF	29,398.9 SF	0.0 SF
Level 04	25,276.7 SF	0.0 SF	268.9 SF	3,456.4 SF	354.2 SF	29,356.2 SF	0.0 SF	29,356.2 SF	0.0 SF	61.1 SF	99.2 SF	29,417.2 SF	0.0 SF

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

FLOOR PLAN - LEVEL 04 (TYP. 04 & 05)

N

0 8' 16'

A-009

PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION
2. REFER APPENDIX B2 & I FOR EXISTING AND PROPOSED LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING AND PROPOSED CIVIL INFORMATION
4. REFER APPENDICES B1, B2 AND H FOR VEHICULAR AND BIKE PARKING INFORMATION

AREA SUMMARY - LEVEL 06

Level	RESID. UNITS GFA (FAR)	RESID. AMENITIES GFA (FAR)	RESID SERVICES/ STORAGE GFA (FAR)	RESID. COMMON GFA (FAR)	RESID. UTILITIES GFA (FAR)	RESID. GFA (FAR)	NON-RESIDENTIAL GFA (FAR)	TOTAL GFA (RESID. & NON-RESID. FAR)	PARKING SF (NOT INCL. IN FAR)	UTILITY SF (NOT INCL. IN FAR)	SHAFTS SF (NOT INCL. IN FAR AND BUILT SF)	TOTAL BLDG SF	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level 06 (Roof Terrace)	19,536.9 SF	2,848.3 SF	271.0 SF	3,079.5 SF	336.7 SF	26,072.4 SF	0.0 SF	26,072.4 SF	0.0 SF	61.1 SF	101.3 SF	26,133.4 SF	3,281.1 SF

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

FLOOR PLAN - LEVEL 06 (ROOF TERRACE)

N

0 8' 16'

A-010

PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION
2. REFER APPENDIX B2 & I FOR EXISTING AND PROPOSED LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING AND PROPOSED CIVIL INFORMATION
4. REFER APPENDICES B1, B2 AND H FOR VEHICULAR AND BIKE PARKING INFORMATION

AREA SUMMARY - LEVEL 07

Level	RESID. UNITS GFA (FAR)	RESID. AMENITIES GFA (FAR)	RESID SERVICES/ STORAGE GFA (FAR)	RESID. COMMON GFA (FAR)	RESID. UTILITIES GFA (FAR)	RESID. GFA (FAR)	NON-RESIDENTIAL GFA (FAR)	TOTAL GFA (RESID. & NON-RESID. FAR)	PARKING SF (NOT INCL. IN FAR)	UTILITY SF (NOT INCL. IN FAR)	SHAFTS SF (NOT INCL. IN FAR AND BUILT SF)	TOTAL BLDG SF	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level 07	19,489.5 SF	0.0 SF	617.9 SF	2,789.1 SF	376.1 SF	23,272.6 SF	0.0 SF	23,272.6 SF	0.0 SF	61.1 SF	104.1 SF	23,333.6 SF	0.0 SF

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

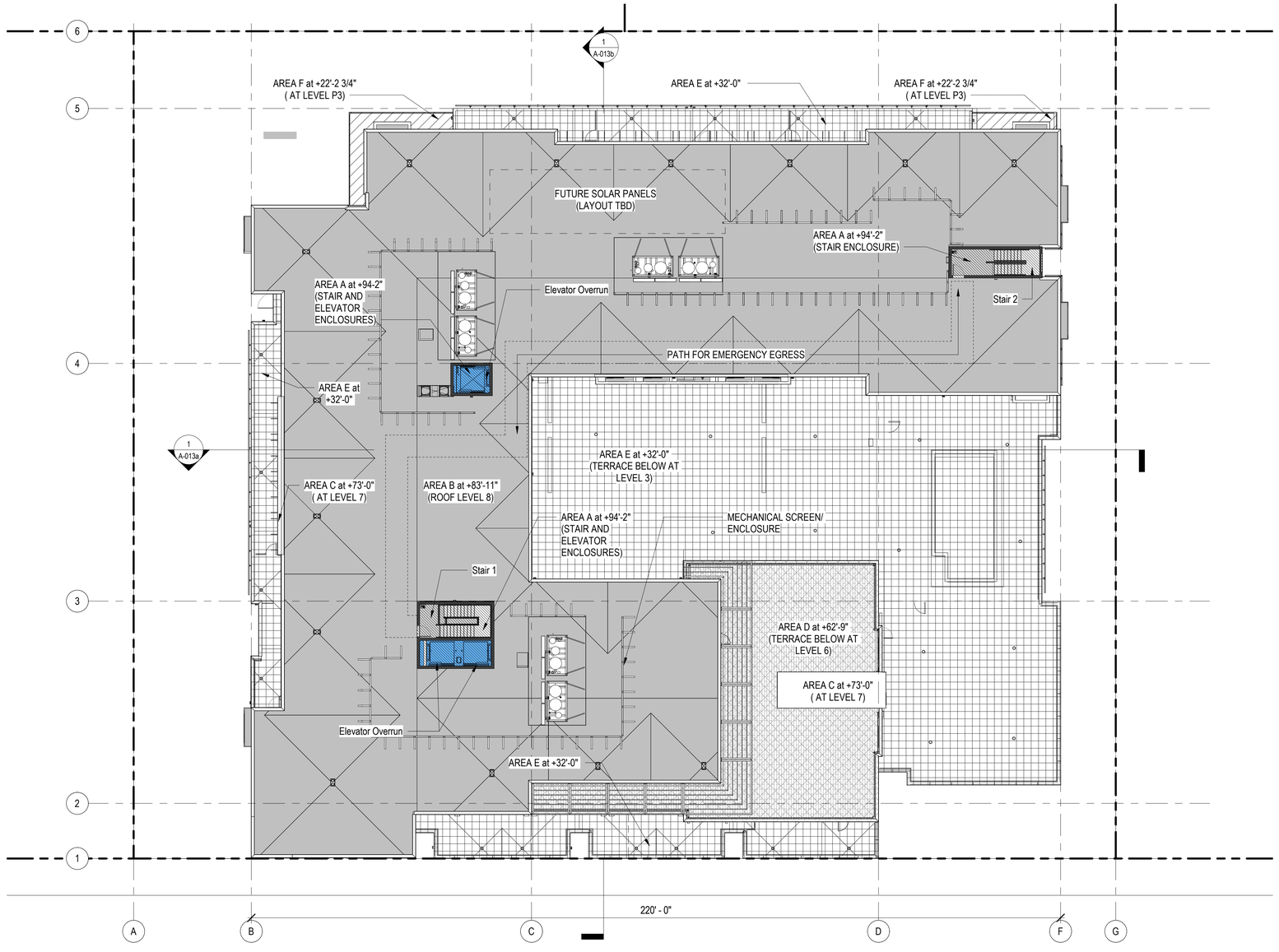
MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

FLOOR PLAN - LEVEL 07

N

0 8' 16'

A-011



ROOF HEIGHT LEGEND:

94' - 2"	STAIR/ ELEV ENCLOSURE
83' - 11"	RESIDENTIAL BLOCK
73' - 0"	STAIR (ROOF TERRACE)
62' - 9"	ROOF TERRACE
32' - 0"	PODIUM TERRACE
22' - 2 3/4"	LEVEL P3 LEDGE

NOTE: REFER SHEET A-002b FOR DETAILED AVERAGE BUILDING HEIGHT CALCULATIONS.

PLAN NOTES:

1. REFER APPENDIX A FOR EXISTING BUILDING INFORMATION
2. REFER APPENDIX B2 & I FOR EXISTING AND PROPOSED LANDSCAPE INFORMATION
3. REFER APPENDIX C FOR EXISTING AND PROPOSED CIVIL INFORMATION
4. REFER APPENDICES B1, B2 AND H FOR VEHICULAR AND BIKE PARKING INFORMATION

AREA SUMMARY - LEVEL 08 (ROOF)

Level	RESID. UNITS GFA (FAR)	RESID. AMENITIES GFA (FAR)	RESID SERVICES/ STORAGE GFA (FAR)	RESID. COMMON GFA (FAR)	RESID. UTILITIES GFA (FAR)	RESID. GFA (FAR)	NON-RESIDENTIAL GFA (FAR)	TOTAL GFA (RESID. & NON-RESID. FAR)	PARKING SF (NOT INCL. IN FAR)	UTILITY SF (NOT INCL. IN FAR)	SHAFTS SF (NOT INCL. IN FAR AND BUILT SF)	TOTAL BLDG SF	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level 08 (Roof)	0.0 SF	0.0 SF	0.0 SF	426.9 SF	0.0 SF	426.9 SF	0.0 SF	426.9 SF	0.0 SF	0.0 SF	275.5 SF	426.9 SF	0.0 SF

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

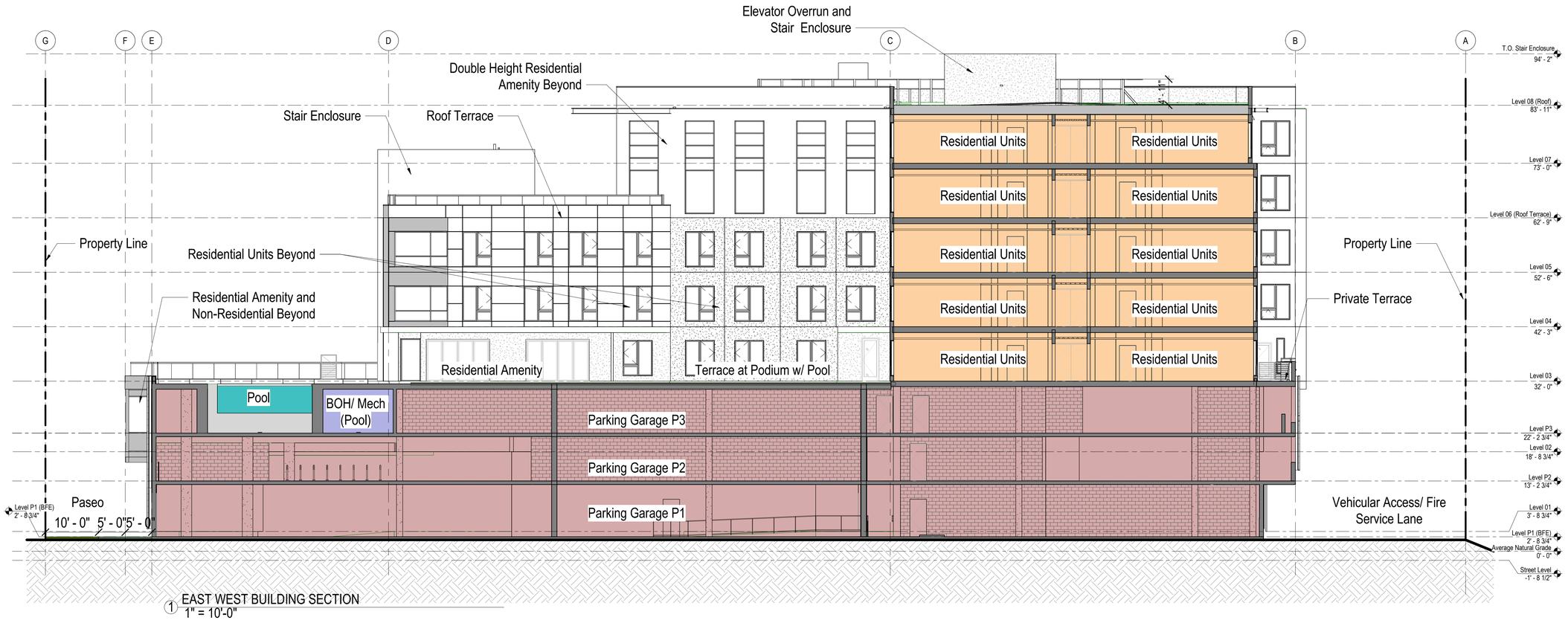
MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

FLOOR PLAN - LEVEL 08 (ROOF)

N

0 8' 16'

A-012



1 EAST WEST BUILDING SECTION
1" = 10'-0"

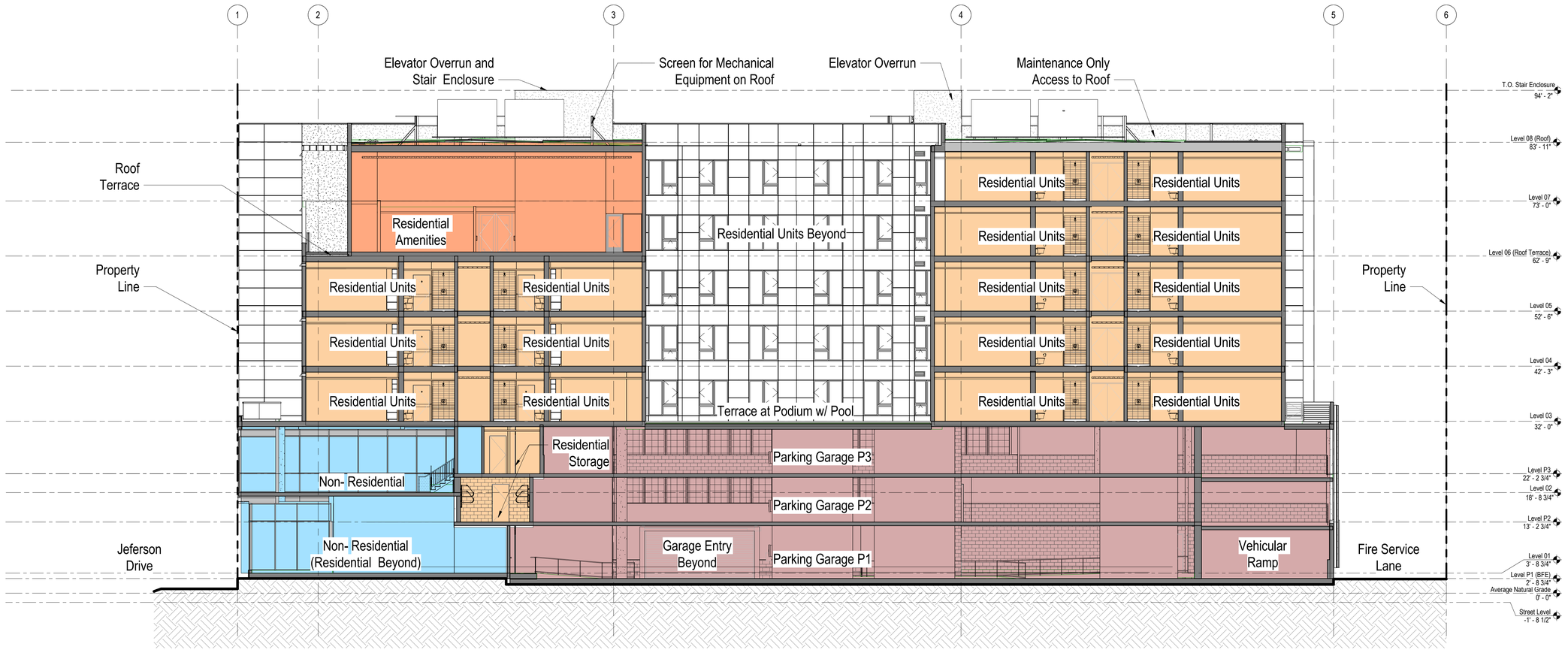
GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

EAST WEST BUILDING SECTION

0 5' 10'

A-013a



GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

SOUTH NORTH BUILDING SECTION

0 5' 10'

A-013b

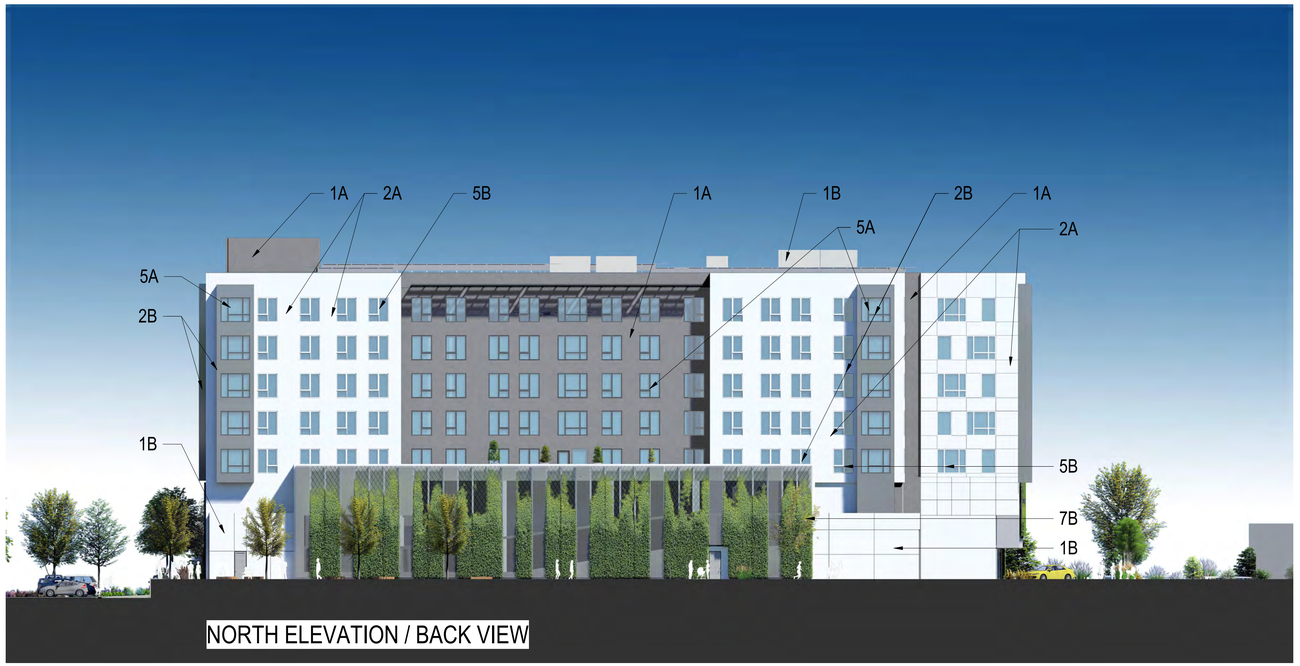
JEFFERSON DRIVE / SOUTH ELEVATION / FRONT VIEW

MATERIAL LEGEND

1A	STUCCO - DARK GRAY
1B	STUCCO - WHITE
2A	FIBER CEMENT PANEL - WHITE
2B	FIBER CEMENT PANEL - DARK GRAY
3A	ALUMINUM SIDING - ACCENT
4A	METAL PANEL - DARK GRAY
5A	VINYL WINDOW - DARK GRAY
5B	VINYL WINDOW - WHITE
6A	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
7A	NOT USED
7B	GREEN SCREEN

STUCCO PERCENTAGE WILL NOT EXCEED 50% AND WILL BE SMOOTH TROWELLED FINISH. REFER APPENDIX B1 FOR STUCCO % DOCUMENTATION.

PASEO / EAST ELEVATION / RIGHT VIEW



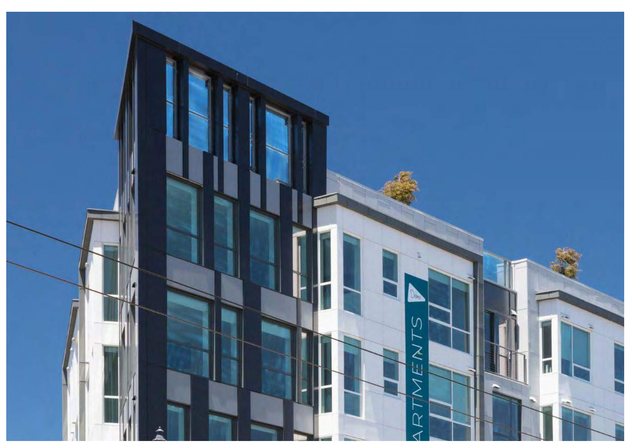
NORTH ELEVATION / BACK VIEW

MATERIAL LEGEND

1A	STUCCO - DARK GRAY
1B	STUCCO - WHITE
2A	FIBER CEMENT PANEL - WHITE
2B	FIBER CEMENT PANEL - DARK GRAY
3A	ALUMINUM SIDING - ACCENT
4A	METAL PANEL - DARK GRAY
5A	VINYL WINDOW - DARK GRAY
5B	VINYL WINDOW - WHITE
6A	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM
7A	NOT USED
7B	GREEN SCREEN

STUCCO PERCENTAGE WILL NOT EXCEED 50% AND WILL BE SMOOTH TROWELLED FINISH. REFER APPENDIX B1 FOR STUCCO % DOCUMENTATION.

FIRE SERVICE LANE / WEST ELEVATION / LEFT VIEW



EX PROJECT USING HARDIE REVEAL 2 - (THE DUBOCE)

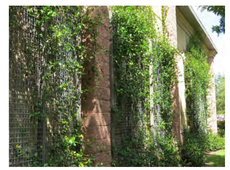
2A FIBER CEMENT PANEL - ACCENT WHITE (HARDIE REVEAL 2 OR EQUAL)

2B FIBER CEMENT PANEL - DARK GRAY (HARDIE REVEAL 2 OR EQUAL)

2C FIBER CEMENT PANEL - LIGHT GRAY (HARDIE REVEAL 2 OR EQUAL)

6A CLEAR ANODIZED / DARK - ALUMINUM STOREFRONT SYSTEM

7A NOT USED

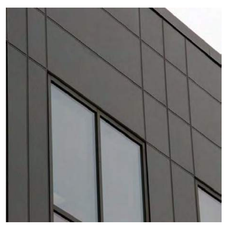


7B GREEN SCREEN

1A STUCCO - DARK (SMOOTH TROWELED FINISH)

1B STUCCO - WHITE (SMOOTH TROWELED FINISH)

3A ALUMINUM SIDING - ACCENT



4A METAL PANEL - DARK GRAY

5A VINYL WINDOW - DARK GRAY

5B VINYL WINDOW - WHITE

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

MATERIALS BOARD

A-015

Area Schedule (UNIT TYPE AREAS) - OPEN SPACE AREA SUMMARY							
Level	RESID. UNITS OPEN SPACE_COMMON (NOT INCL. IN FAR)	RESID. UNITS OPEN SPACE_PRIVATE (NOT INCL. IN FAR)	RESID. UNITS OPEN SPACE_TOTAL (NOT INCL. IN FAR)	PUBLIC OPEN SPACE_PASEO (NOT INCL. IN FAR)	PUBLIC OPEN SPACE_PLAZA LANDSCAPE (NOT INCL. IN FAR)	PUBLIC OPEN SPACE_PASEO AND PLAZA LANDSCAPE (NOT INCL. IN FAR)	TOTAL PROJECT OPEN SPACE (NOT INCL. IN FAR)
Level 08 (Roof)	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 07	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 06 (Roof Terrace)	3,281.1 SF	0.0 SF	3,281.1 SF	0.0 SF	0.0 SF	0.0 SF	3,281.1 SF
Level 05	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 04	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 03	10,011.5 SF	1,147.7 SF	11,159.2 SF	0.0 SF	0.0 SF	0.0 SF	11,159.2 SF
Level 02	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level P2	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
Level 01	1,252.5 SF	0.0 SF	1,252.5 SF	3,375.0 SF	1,855.4 SF	5,230.4 SF	6,482.9 SF
Grand total	14,545.1 SF	1,147.7 SF	15,692.8 SF	3,375.0 SF	1,855.4 SF	5,230.4 SF	20,923.1 SF

Municipal Code 16.45120 (4) - Open Space:
All development in the Residential-Mixed Use district shall provide a minimum amount of open space equal to 25% of the total lot area, with a minimum amount of publicly accessible open space equal to 25% of the total required open space area.

One hundred (100) square feet of open space per unit shall be created as common open space. In the case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

Project Requirements - Open Space:

25% of the Total Site Area (60,075 SF) = 15,018.8 SF Open Space Required

25% of Required Open Space (15,018.8 SF) = 3,754.7 SF Public Open Space Required

80 SF of Private Open Space per dwelling unit = 158 Units x 80 SF = 12,640 SF Private Open Space

NOTE: The 21 Bonus Density units are included in the Open Space requirement calculation.

Project Compliance - Open Space:
20,923.2 SF of Open Space provided by design
(34.8% of Total Site Area)

Includes:
Public Open Space: 5,230.4 SF
Private & Common Open Space: 15,692.8 SF

PUBLIC OPEN SPACE 5,230.4 SF

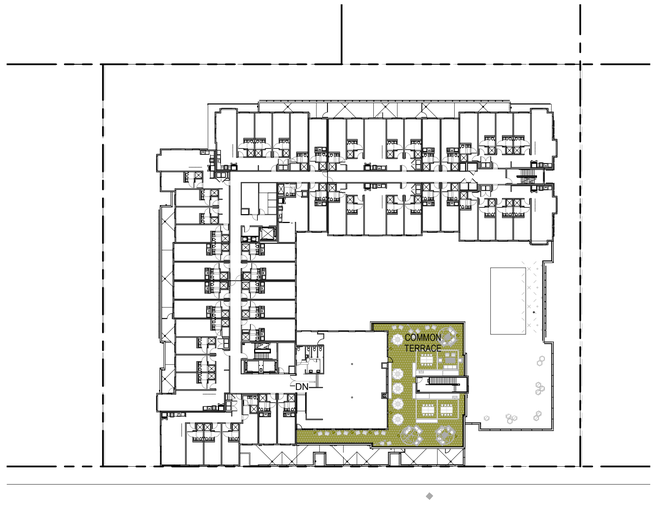
PRIVATE OPEN SPACE 1,147.7 SF

COMMON OPEN SPACE 14,545.1 SF

Open Space Summary by Levels:
Refer to Sheet A-002b for more detailed open space calculation and open space provisions for Residential Units

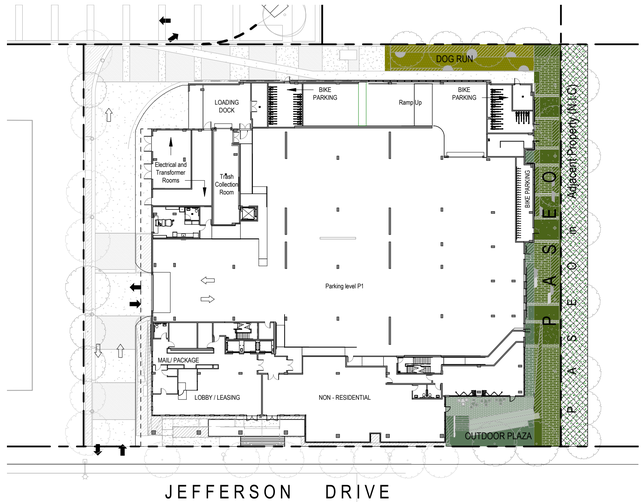
Paseo Compliance:
Refer Appendix B2 Landscape drawings for detailed Paseo documentation and compliance

Frontyard Landscping and Storm water runoff:
Refer Appendices B2 and C for Frontyard documentation.



3 LEVEL 06 - OPEN SPACE

2 LEVEL 03 - OPEN SPACE



1 LEVEL 01 - OPEN SPACE

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

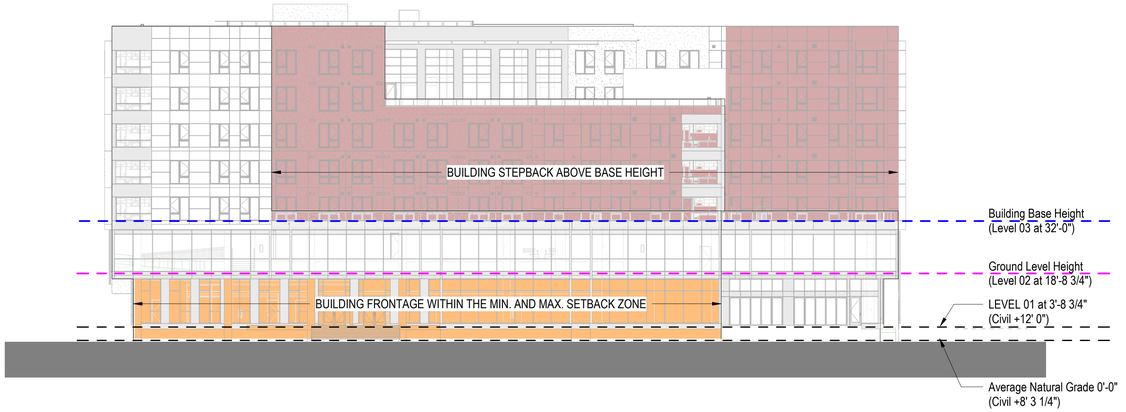
MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

RESIDENTIAL ZONING COMPLIANCE - OPEN SPACE

N

0 20' 40'

A-017a

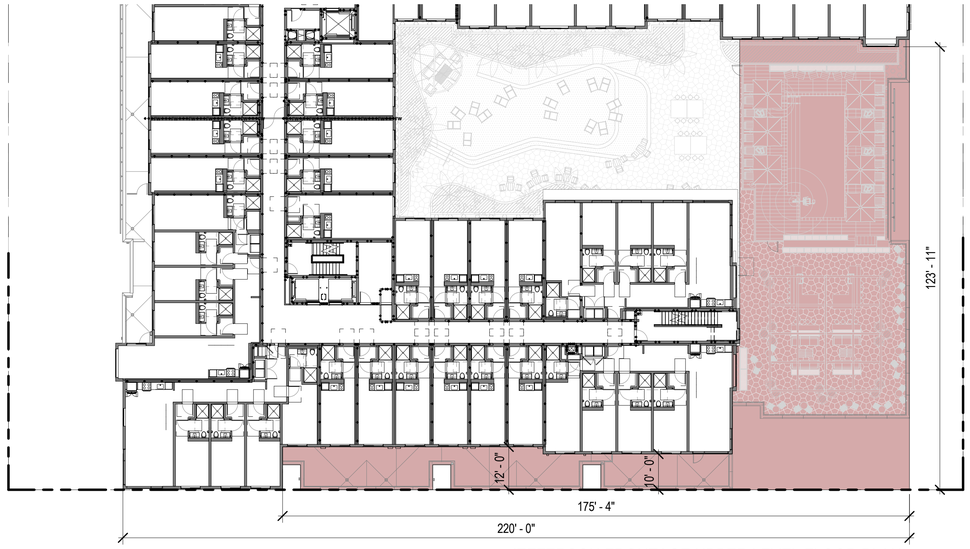


JEFFERSON ELEVATION

Municipal Code 16.45120 (2) - Building Projections:
Maximum 6' projection, such as balconies or windows, from the required stepback for portions of the building above the ground floor.

✓ **Project Compliance:**
No building projections

Base Height - Above Average Natural Grade



JEFFERSON FRONTAGE UPPER LEVEL FLOOR PLAN

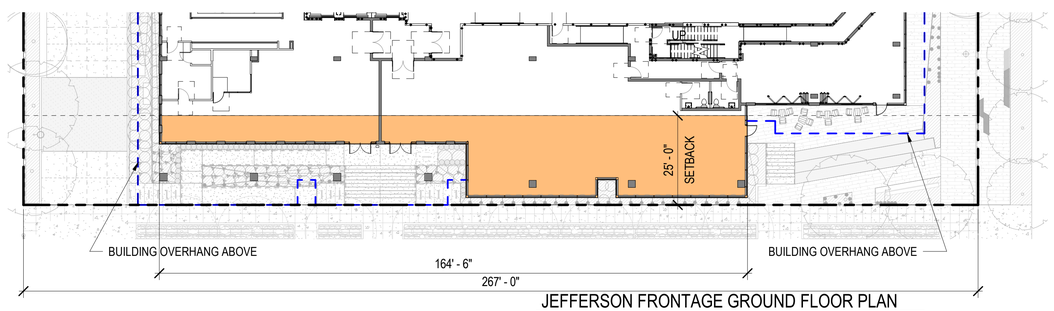
Municipal Code 16.45120 (2) - Minimum Stepback:
10' for a minimum of 75% of the building face along public streets for the building's upper stories. A maximum of 25% of the building face along public streets may be excepted from this standard in order to provide architectural variation.

✓ **Project Compliance:**
Building steps back at least 10' for 75% of the building face on the upper stories

Stepped back portion of the building

Base Height - Above Average Natural Grade

BUILDING FACE LENGTH ALONG JEFFERSON STREET	:	220'-0"
BUILDING STEPBACK REQUIRED ABOVE BASE HEIGHTNE 75% OF BUILDING FACE LENGTH	: :	MIN. 75% OF BUILDING FACE LENGTH 220'-0"X0.75= 165'-0"
PROPOSED BUILDING FACE LENGTH WITHI A10' MIN. STEPBACK	:	175'-4" > 165'-0"(COMPLIANT)



JEFFERSON FRONTAGE GROUND FLOOR PLAN

Municipal Code 16.45.120 (1) - Build-to Area Requirement:
Minimum 60% of building frontage at the ground floor, as a percentage of the street frontage length, must be located within the area of the lot between the minimum (0') and maximum (25') setback lines parallel to the street.

✓ **Project Compliance:**
More than 60% of the building frontage is located between the minimum and maximum setback lines.

JEFFERSON STREET FRONTAGE LENGTH	:	267'-0"
BUILDING FRONTAGE REQUIRED WITHIN SETBACK ZONE 60% OF STREET FRONTAGE	: :	MIN. 60% OF STREET FRONTAGE 267'-0" x0.6 = 160'-3"
PROPOSED BUILDING FRONTAGE WITHIN THE 25' SETBACK ZONE	:	164'-6" > 160'-3"(COMPLIANT)

Portion of the building frontage located between the minimum and maximum setback lines

Ground Level Height

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

RESIDENTIAL ZONING COMPLIANCE - RELATIONSHIP TO THE STREET AND BUILDING MASS & SCALE

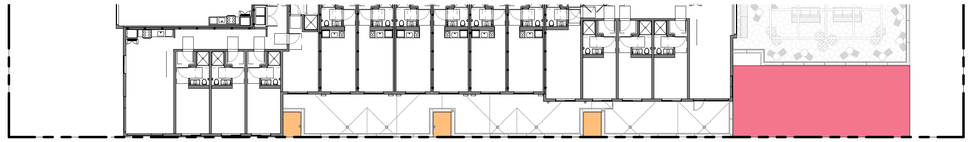
N

0 10' 20'

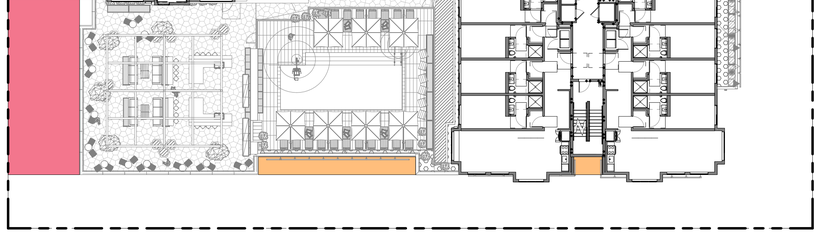
A-017b

JEFFERSON ELEVATION

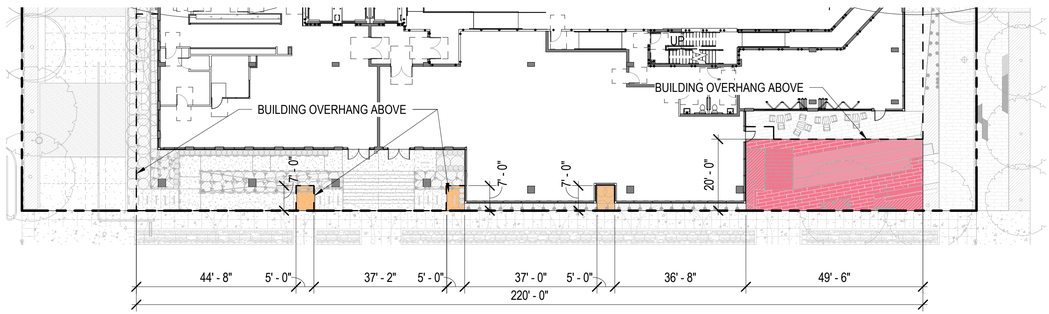
PASEO ELEVATION



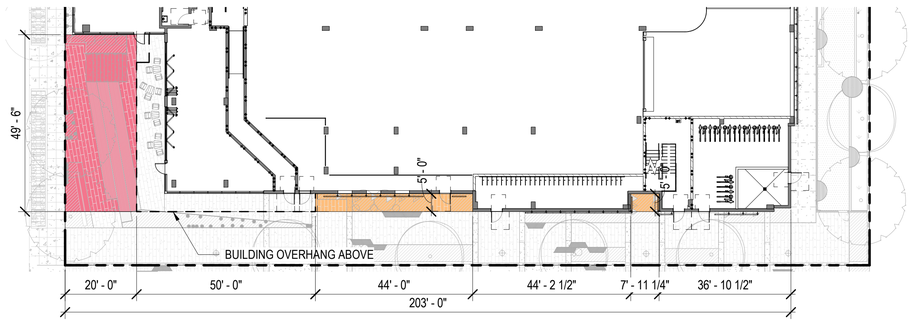
JEFFERSON FRONTAGE LEVEL 3 FLOOR PLAN



PASEO FRONTAGE UPPER LEVEL FLOOR PLAN



JEFFERSON FRONTAGE GROUND FLOOR PLAN



PASEO FRONTAGE GROUND FLOOR PLAN

Municipal Code 16.45120 (2) - Major Building Modulations:
Minimum one recess of 15' wide by 10' deep per 200' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the buildings' base height.

✓ **Project Compliance:**
At least one major building recess provided every 200' of facade on Jefferson elevation. Paseo elevation is less than 200' and does not require major modulation.

Major building recess

Base height - Above average natural grade

Municipal Code 16.45120 (2) - Minor Building Modulations:
Minimum recess of 5' wide by 5' deep per 50' of façade length facing publicly accessible spaces (streets, open space, and paseos).

Building projections spaced no more than 50' apart with a minimum of 3' depth and 5' width may satisfy this requirement in-lieu of a recess.

✓ **Project Compliance:**
At least one minor building recess or buildng projection provided every 50' of facade

Minor building recess

Building projections *(None)*

Base height

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

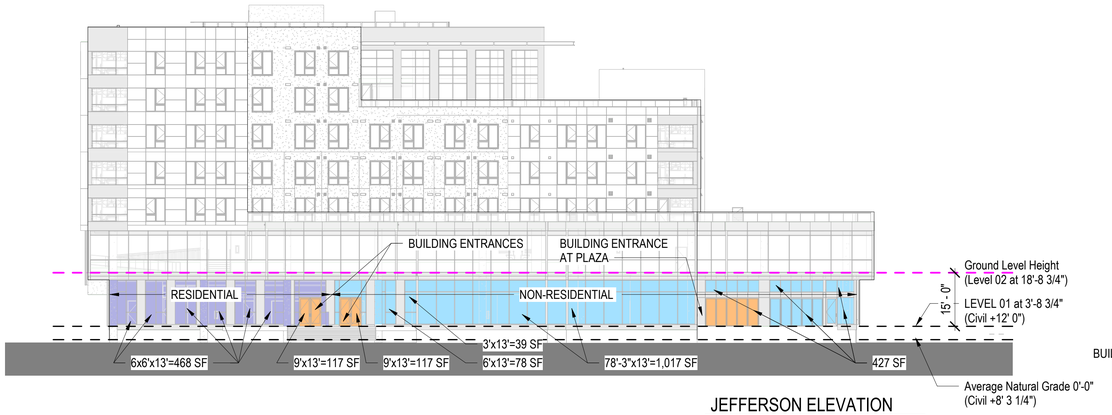
MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

RESIDENTIAL ZONING COMPIANCE - BUILDING MASS & SCALE

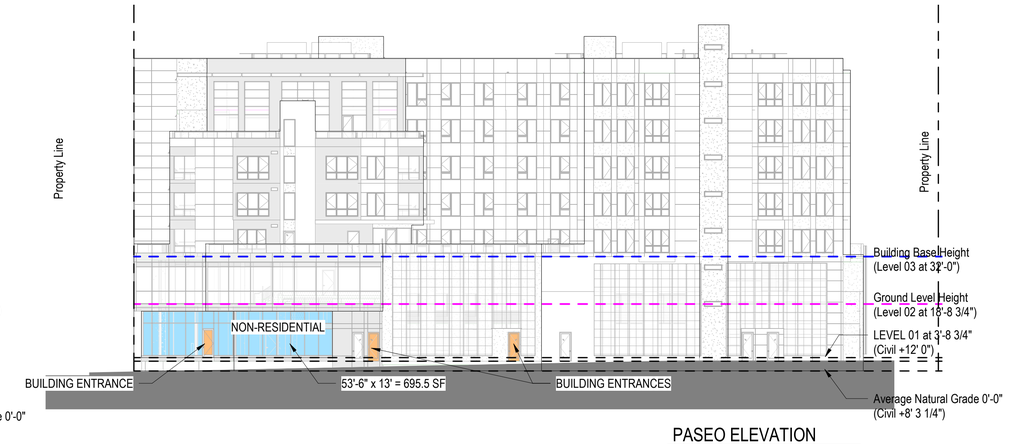
N

0 10' 20'

A-017c



JEFFERSON ELEVATION



PASEO ELEVATION

GROUND FLOOR TRANSPARENCY - RESIDENTIAL USES:

GROUND LEVEL FACADE SURFACE : 61'-8"x15'-0" = 925 SF
MIN REQ'D TRANSPARENT GLAZING SURFACE: 30% OF 925SF = 278 SF

TRANSPARENT GLAZING SURFACE PROVIDED: 585 SF > 278 SF (COMPLIES)

GROUND FLOOR TRANSPARENCY - COMMERCIAL USES:

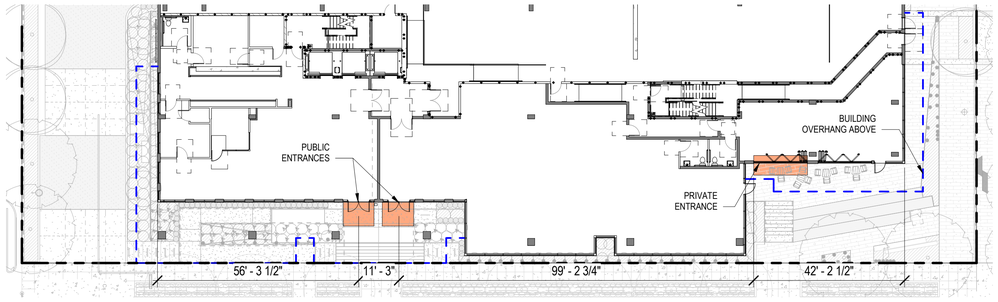
GROUND LEVEL FACADE SURFACE : 148'-0"x15'-0" = 2,220 SF
MIN REQ'D TRANSPARENT GLAZING SURFACE: 50% OF 2,220 SF = 1,110 SF

TRANSPARENT GLAZING SURFACE PROVIDED: 1,678 SF > 1,110 SF (COMPLIES)

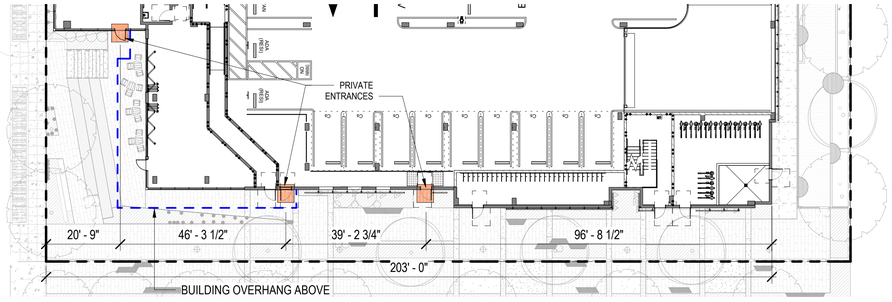
GROUND FLOOR TRANSPARENCY - COMMERCIAL USES:

GROUND LEVEL FACADE SURFACE : 56'-6"x15'-0" = 847.50 SF
MIN REQ'D TRANSPARENT GLAZING SURFACE: 50% OF 700SF = 423.75 SF

TRANSPARENT GLAZING SURFACE PROVIDED: 695 SF > 423 SF (COMPLIES)



JEFFERSON FRONTAGE GROUND FLOOR PLAN



PASEO FRONTAGE GROUND FLOOR PLAN

Municipal Code 16.43.130 (3) - Building Entrances:
At least one entrance per public street frontage. One entrance is required every 100 feet along a public street.

✓ **Project Compliance:**
At least one entrance per public street frontage is provided. One entrance is provided every 100' along a public street.

Building entrance

Minimum 30% for residential uses and 50% for commercial uses of the ground floor façade (finished floor to ceiling) that must provide visual transparency.

"Commercial" is defined as uses enumerated in Zoning Chapter 16.45, except office and research and development.

✓ **Project Compliance:**
Transparent glazing exceeds 30% for residential uses and 50% for commercial uses of the ground floor facade.

Municipal Code 16.45.130 (6)
Glazing on the building facade surface will comply with section 16.45.130 section 6.
The glass guardrails at the terraces will comply with section 16.45.130 section 6.

Ground level transparent glazing surface
Ground level transparency requirement extents
Ground level height is 15'-0"

Municipal Code 16.45120 (3) - Minimum Ground Floor Height Along Street Frontage:
Minimum height between the ground-level finished floor to the second-level finish floor along the street. 10' for residential uses; 15' for commercial uses.

✓ **Project Compliance:**
The ground level height is 15'-0"

Ground level height

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

RESIDENTIAL ZONING COMPIANCE - GROUND FLOOR HEIGHT, TRANSPARENCY & BUILDING ENTRANCE

N

0 10' 20'

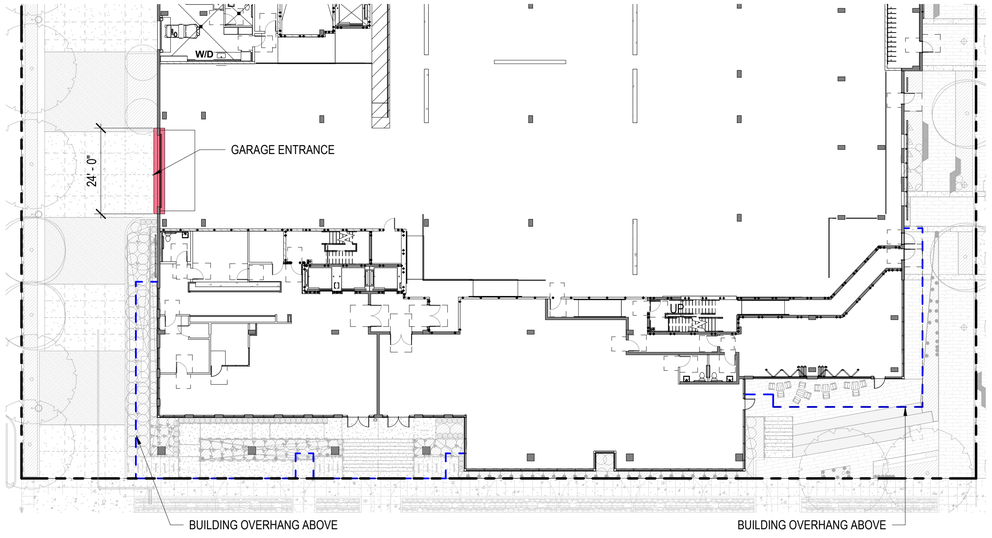
A-017d

JEFFERSON ELEVATION

Municipal Code 16.45120 (6) - Roof Line:
Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four-foot minimum height modulation to break visual monotony and create a visually intersting skyline as seen from public streets.

Project Compliance:
Roof line varies across the building, including a four-foot minimum height modulation.

Roof line



JEFFERSON FRONTAGE GROUND FLOOR PLAN

Municipal Code 16.45120 (3) - Awnings, Signs, and Canopies:
Maximum 7' horizontal projection

Project Compliance:
No awnings or canopies.

Projecting awning and canopy

Municipal Code 16.45120 (3) - Garage Entrances:
Maximum 24' opening for two-way entrance

Project Compliance:
A 24' opening for two-way vehicular entrance is provided from the driveway off of Jefferson Dr.

Garage opening

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

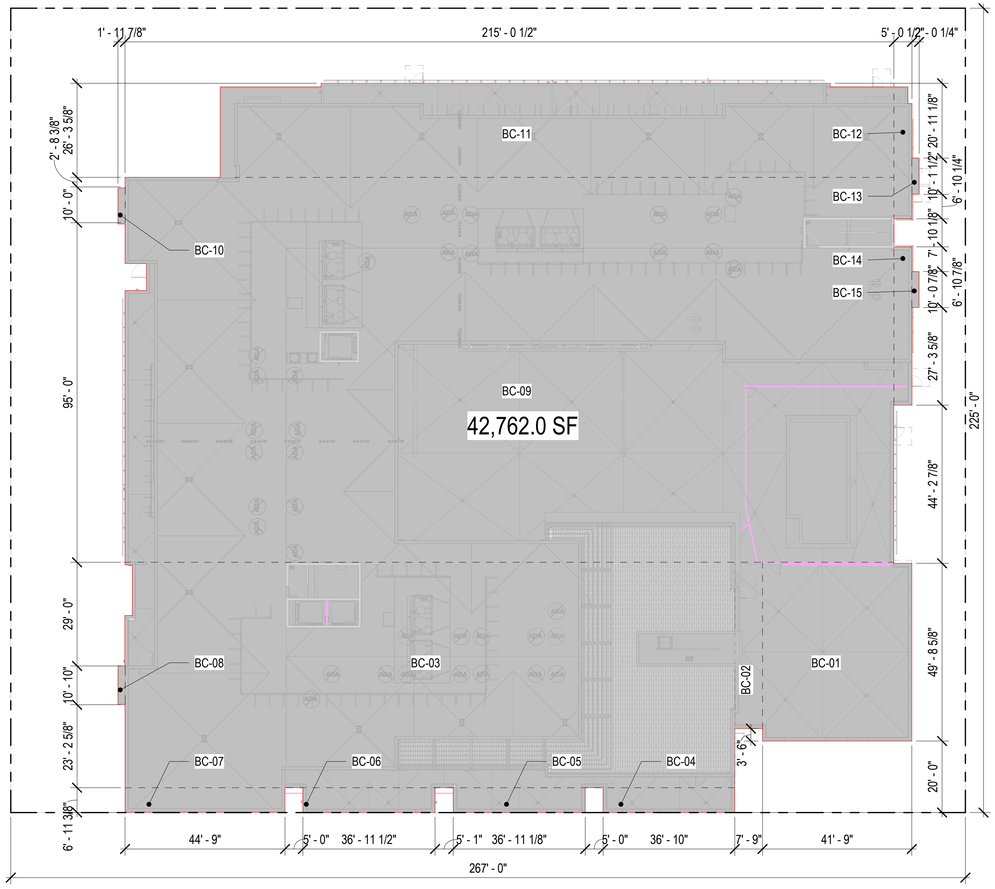
RESIDENTIAL ZONING COMPIANCE - GARAGE ENTRANCE, AWNINGS/ SIGNS/ CANOPIES AND ROOF LINE

N

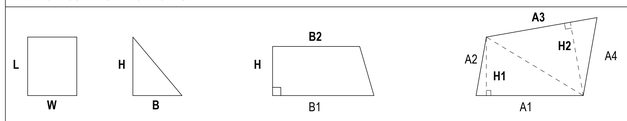
0 10' 20'

A-017e

BUILDING COVERAGE (SF)	
NAME	AREA
BC-01	2,087.67
BC-02	360.41
BC-03	10,743.10
BC-04	255.91
BC-05	256.53
BC-06	256.77
BC-07	310.64
BC-08	21.67
BC-09	23,148.33
BC-10	20.00
BC-11	4,854.31
BC-12	188.33
BC-13	20.00
BC-14	218.33
BC-15	20.00
TOTAL	**42,762.00**



AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.
MINOR DIFFERENCES IN DATA ARE DUE TO ROUNDING OFF OF NUMBERS.

LEVEL P2

SF AREA CALCULATIONS...

Name	Area
R-01	590.9 SF
R-02	238.2 SF
R-04	138.8 SF
R-05	675.3 SF
R-06	220.1 SF
R-08	78.2 SF
R-09	274.8 SF
R-10	825.3 SF
FAR	3,041.6 SF

LEVEL P2

SF AREA CALCULATIONS...

Name	Area
P-01	27,941.1 SF
P-02	868.7 SF
NON-FAR - Parking	28,809.8 SF
R-11	56.2 SF
NON-FAR - Utility	56.2 SF
NR-01	71.4 SF
R-12	35.4 SF
NON-FAR - Utility Shaft	106.8 SF

Area Schedule (*-VIZ_CITY OF...

SF AREA CALCULATIONS...

Name	Area
R-07	736.3 SF
NON-FAR - Utility/ Noise Generating	736.3 SF

LEVEL 01 / LEVEL P1...

SF AREA CALCULATIONS...

Name	Area
NR-01	178.7 SF
NR-02	72.4 SF
NR-03	536.7 SF
NR-04	2,522.4 SF
NR-05	1,020.6 SF
NR-06	808.9 SF
NR-07	147.8 SF
FAR-Non Residential	5,287.5 SF

LEVEL 01 / LEVEL P1...

SF AREA CALCULATIONS...

Name	Area
R-01	3,278.2 SF
R-02	376.7 SF
R-03	1,650.7 SF
R-04	179.5 SF
R-05	78.2 SF
R-06	325.4 SF
R-07	528.4 SF
R-Building Overhang-08	780.2 SF
FAR-Residential	7,197.5 SF

LEVEL 01 / LEVEL P1...

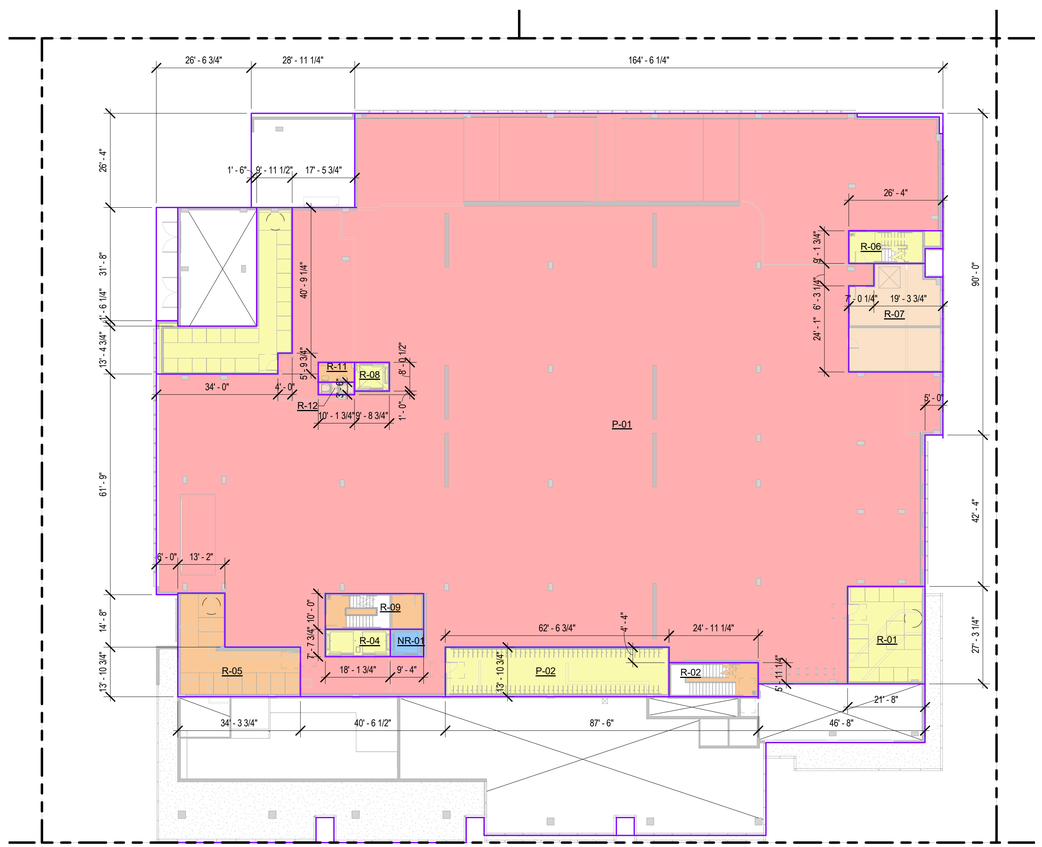
SF AREA CALCULATIONS...

Name	Area
G-CM-01	1,252.5 SF
NON-FAR - Common Green	1,252.5 SF
P-01	25,907.1 SF
P-02	913.4 SF
NON-FAR - Parking	26,820.5 SF

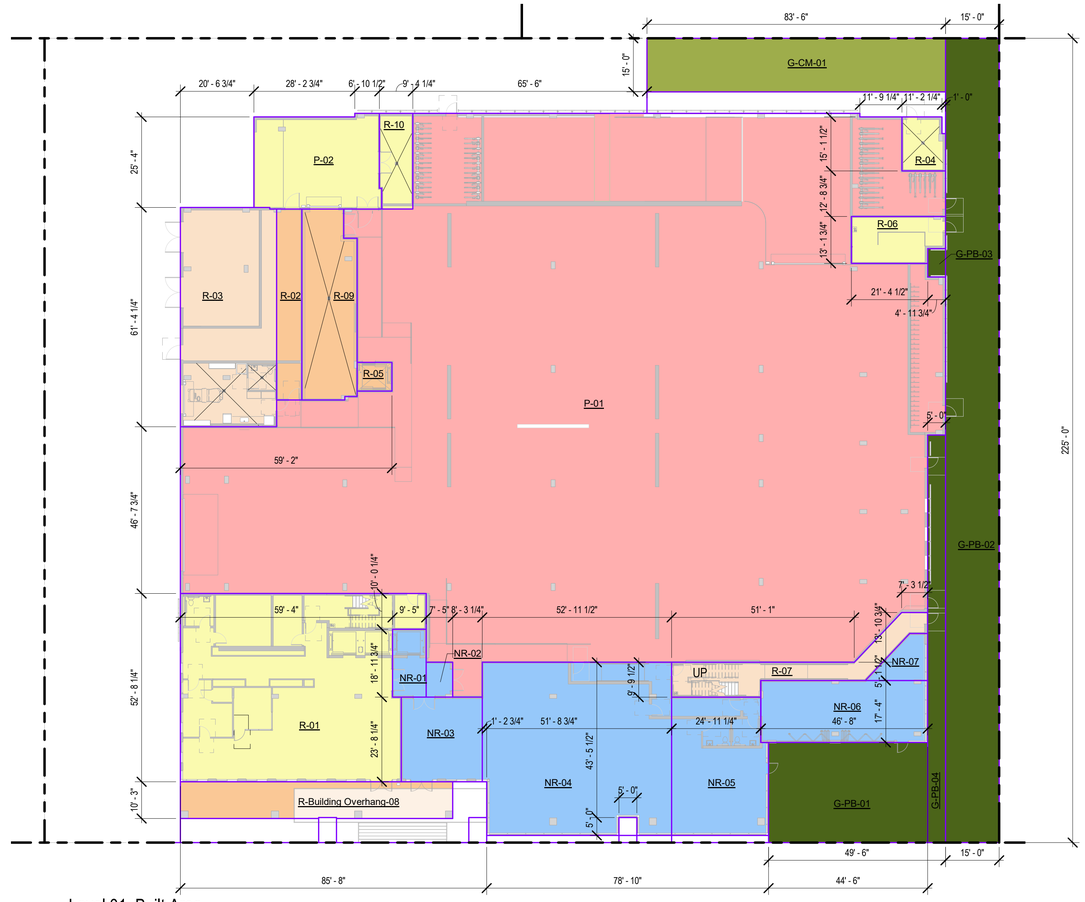
LEVEL 01 / LEVEL P1...

SF AREA CALCULATIONS...

Name	Area
G-PB-01	1,246.0 SF
G-PB-02	3,375.0 SF
G-PB-03	39.4 SF
G-PB-04	570.0 SF
NON-FAR - Public Green	5,230.4 SF
R-09	791.7 SF
R-10	246.5 SF
NON-FAR - Utility	1,038.2 SF



2 Level 01_P2_Built Area



1 Level 01_Built Area

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

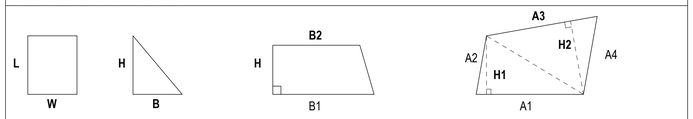
SQUARE FOOTAGE CALCULATION PLAN - LEVEL 01/P1 AND LEVEL P2

N

0 10' 20'

A-018a

AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.
MINOR DIFFERENCES IN DATA ARE DUE TO ROUNDING OFF OF NUMBERS.

LEVEL 03

SF AREA CALCULATIONS...

Name	Area
R-01	3,624.7 SF
R-02	2,114.4 SF
R-03	2,912.2 SF
R-04	1,842.8 SF
R-05	3,393.7 SF
R-06	5,907.9 SF
R-07	5,382.5 SF
R-08	3,853.3 SF
FAR	29,031.4 SF

LEVEL 03

SF AREA CALCULATIONS...

Name	Area
G-CM-01	2,405.8 SF
G-CM-02	2,708.6 SF
G-CM-03	4,898.7 SF
NON-FAR - Common Green	10,013.1 SF
G-PR-01	361.9 SF
G-PR-02	310.6 SF
G-PR-03	474.4 SF
NON-FAR - Private Green	1,146.8 SF

LEVEL 03

SF AREA CALCULATIONS...

Name	Area
R-09	61.1 SF
NON-FAR - Utility Noise Generating	61.1 SF
R-10	18.5 SF
R-11	17.1 SF
R-12	73.9 SF
R-13	7.8 SF
R-14	38.3 SF
R-15	16.0 SF
NON-FAR - Utility Shaft	171.5 SF

LEVEL 02 / LEVEL P3...

SF AREA CALCULATIONS...

Name	Area
R-01	3,381.3 SF
R-02	596.3 SF
R-03	312.4 SF
R-04	1,153.2 SF
R-05	706.1 SF
R-06	78.2 SF
FAR	6,227.5 SF

LEVEL 02 / LEVEL P3...

SF AREA CALCULATIONS...

Name	Area
NR-01	995.9 SF
NR-02	7,985.8 SF
NR-03	162.8 SF
NR-04	194.3 SF
FAR-Non Residential	9,338.8 SF

LEVEL 02 / LEVEL P3...

SF AREA CALCULATIONS...

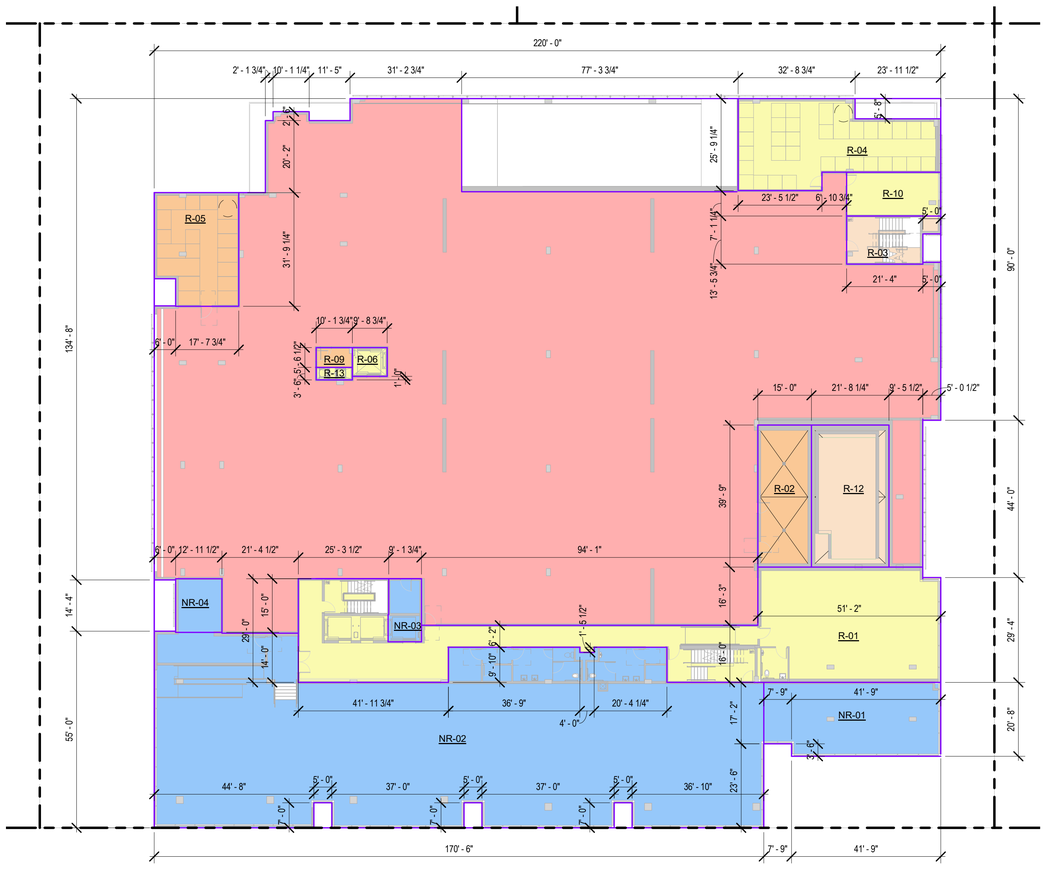
Name	Area
P-01	23,432.0 SF
NON-FAR - Parking	23,432.0 SF
R-09	56.2 SF
NON-FAR - Utility	56.2 SF
R-10	322.6 SF
NON-FAR - Utility Noise Generating	322.6 SF

Area Schedule ("-VIZ_CITY OF...

SF AREA CALCULATIONS...

Name	Area
R-12	861.7 SF
R-13	35.4 SF
NON-FAR - Utility Shaft	897.2 SF

1 Level 03_Built Area



2 Level 02_Built Area

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

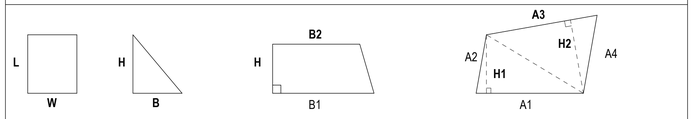
SQUARE FOOTAGE CALCULATION PLAN - LEVEL 02/P3 AND LEVEL 03

N

0 10' 20'

A-018b

AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.
MINOR DIFFERENCES IN DATA ARE DUE TO ROUNDING OFF OF NUMBERS.

LEVEL 06 ..

SF AREA CALCULATIONS...

Name	Area
R-01	2,848.4 SF
R-02	913.5 SF
R-03	1,572.8 SF
R-04	1,841.8 SF
R-05	3,333.5 SF
R-06	5,988.3 SF
R-07	5,428.3 SF
R-08	3,856.3 SF
R-09	288.6 SF
FAR	26,071.6 SF

LEVEL 06 ..

SF AREA CALCULATIONS...

Name	Area
G-CM-01	3,281.1 SF
NON-FAR - Common Green	3,281.1 SF
R-10	18.4 SF
R-11	98.1 SF
R-12	9.9 SF
R-13	19.7 SF
R-14	16.0 SF
NON-FAR - Utility Shaft	162.0 SF

LEVEL 04 (LEVEL 05 SIM.) ..

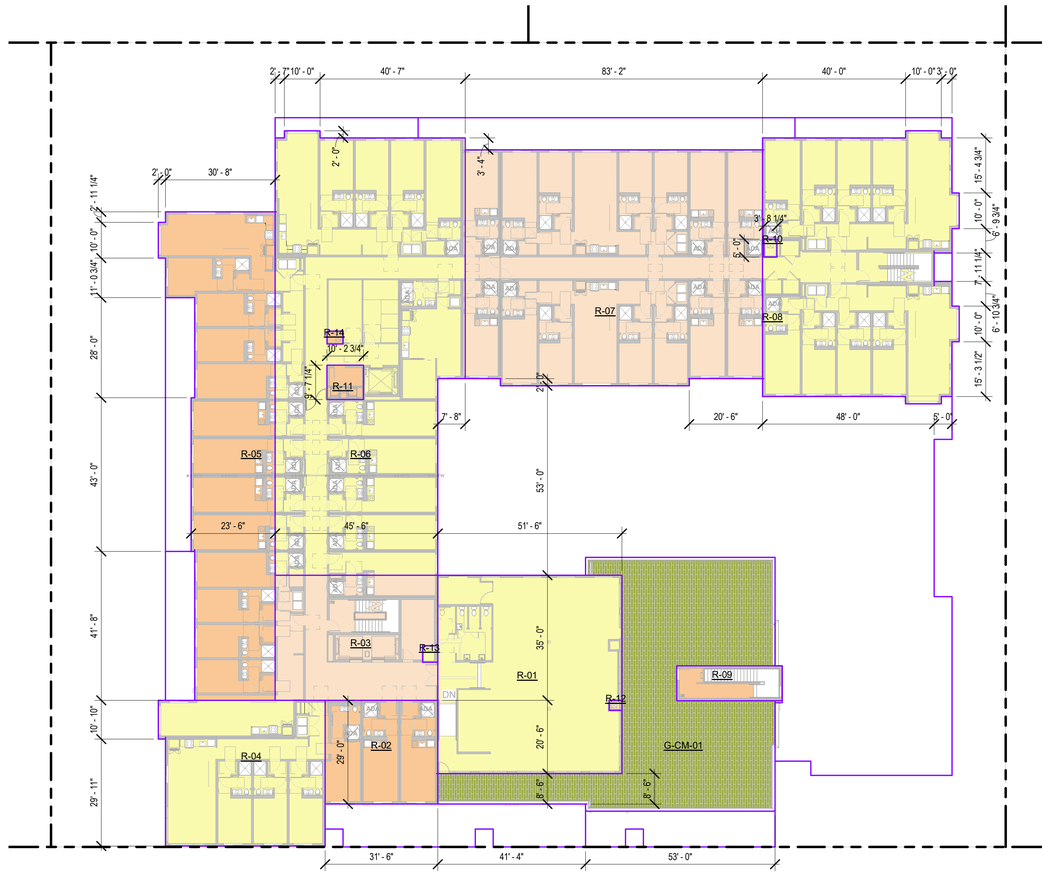
SF AREA CALCULATIONS...

Name	Area
R-01	3,775.9 SF
R-02	2,112.2 SF
R-03	3,020.6 SF
R-04	1,841.8 SF
R-05	3,333.5 SF
R-06	5,987.0 SF
R-07	5,428.3 SF
R-08	3,856.4 SF
FAR	29,355.7 SF

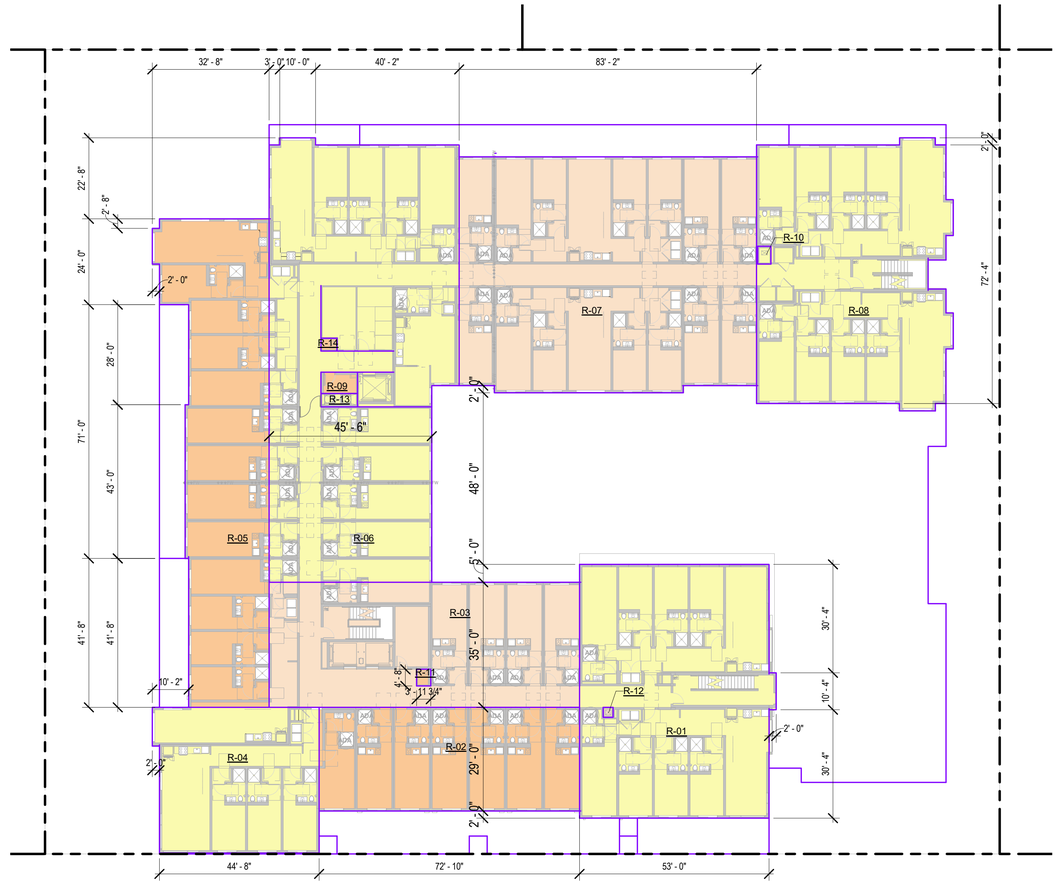
LEVEL 04 (LEVEL 05 SIM.) ..

SF AREA CALCULATIONS...

Name	Area
R-09	61.1 SF
R-10	18.5 SF
R-11	18.5 SF
R-12	7.8 SF
R-13	38.3 SF
R-14	16.1 SF
NON-FAR - Utility Shaft	160.2 SF



1 Level 06 (Roof Terrace)_Built Area



2 Level 04 (Level 05 Sim)_Built Area

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

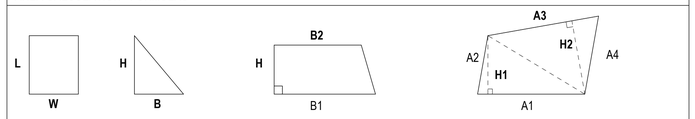
SQUARE FOOTAGE CALCULATION PLAN - LEVEL 04 (05 SIM.) AND LEVEL 06

N

0 10' 20'

A-018c

AREA CALCULATION - FORMULAS



AREA = L X W	AREA = 1/2 x B X H	AREA = 1/2 X (B1+B2) X H	AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
RECTANGLE	TRIANGLE	PARALLELOGRAM / TRAPEZOID	IRREGULAR QUADRILATERAL

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.
MINOR DIFFERENCES IN DATA ARE DUE TO ROUNDING OFF OF NUMBERS.

LEVEL ROOF

SF AREA CALCULATIONS...

Name	Area
R-01	210.2 SF
R-02	216.9 SF
FAR	427.2 SF
R-10	100.6 SF
R-11	174.9 SF
NON-FAR - Utility Shaft	275.5 SF

LEVEL 07 ...

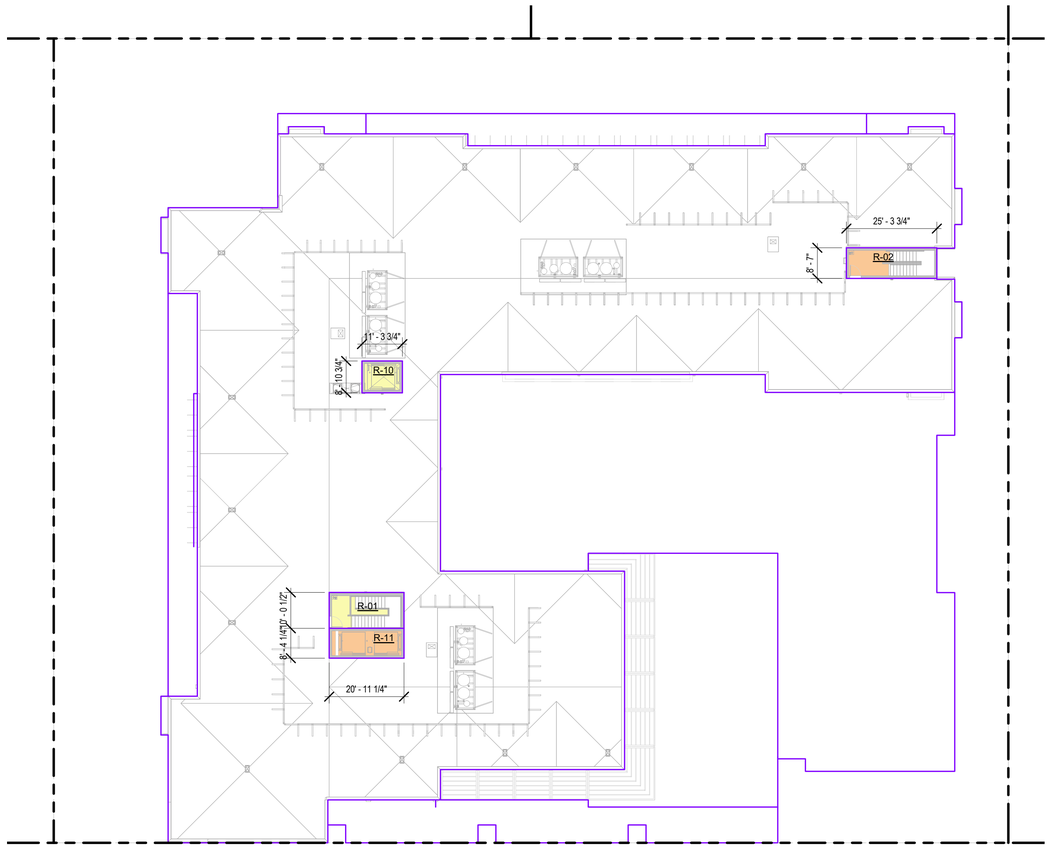
SF AREA CALCULATIONS...

Name	Area
R-01	343.7 SF
R-02	913.5 SF
R-03	5,949.8 SF
R-04	1,841.8 SF
R-05	3,291.4 SF
R-06	1,567.4 SF
R-07	5,465.2 SF
R-08	3,856.8 SF
R-09	43.5 SF
FAR	23,273.1 SF

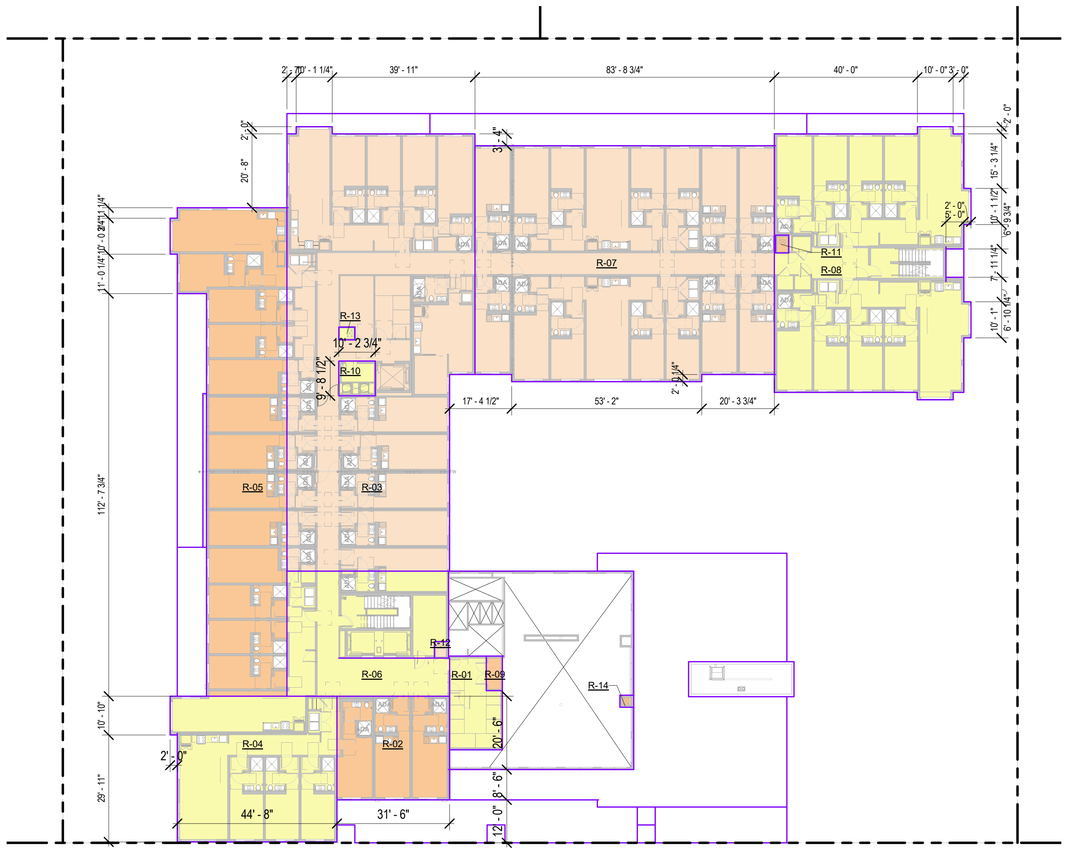
LEVEL 07 ...

SF AREA CALCULATIONS...

Name	Area
R-10	99.3 SF
R-11	18.5 SF
R-12	18.4 SF
R-13	16.0 SF
R-14	13.0 SF
NON-FAR - Utility Shaft	165.1 SF



1 Level 08 (Roof)_Built Area



2 Level 07_Built Area

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

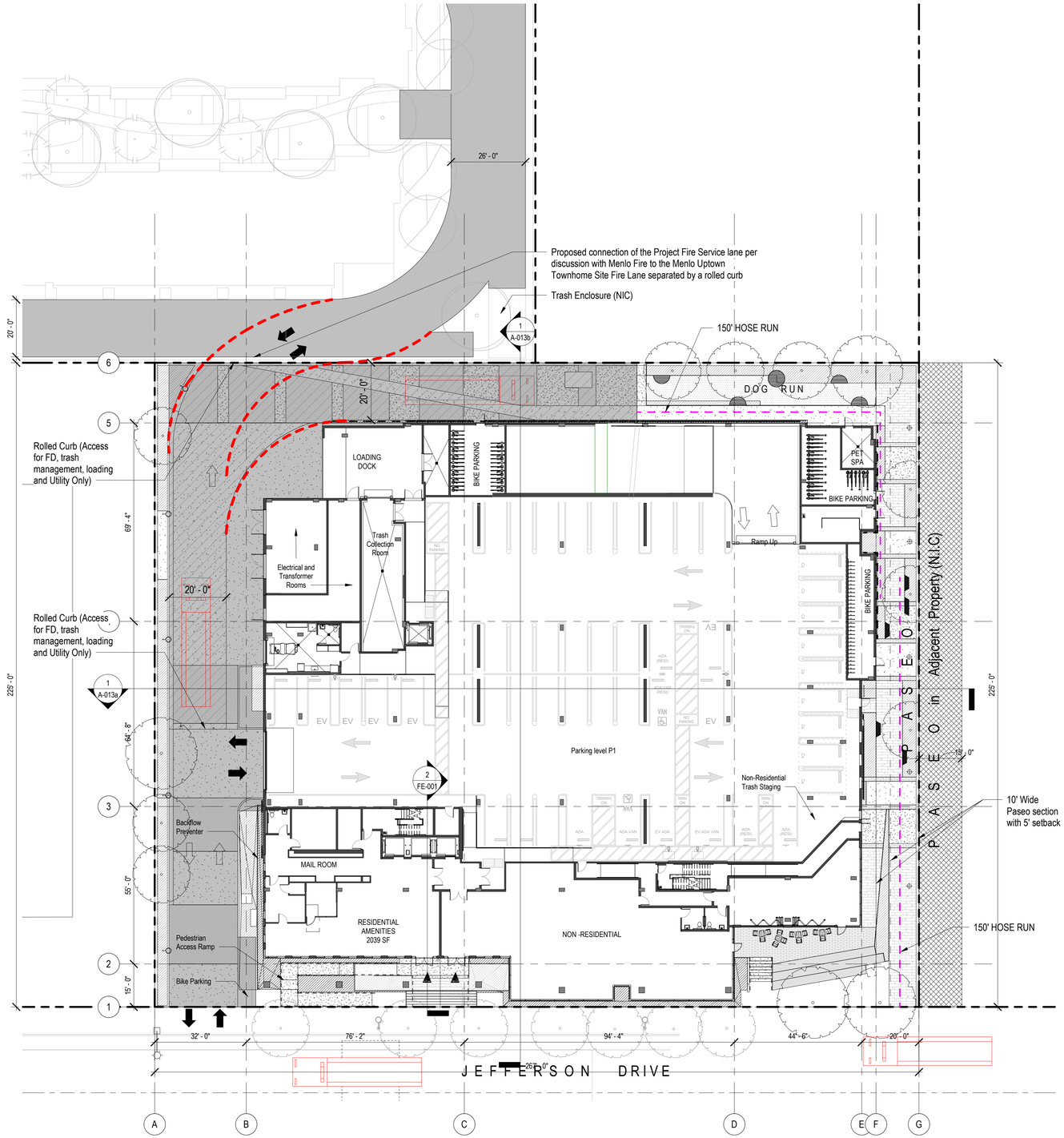
SQUARE FOOTAGE CALCULATION PLAN - LEVEL 07 AND LEVEL ROOF

N

0 10' 20'

A-018d

2 NORTH SOUTH BUILDING SECTION



GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS | BDE ARCHITECTURE

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
03.02.2022

FIRE EXHIBIT

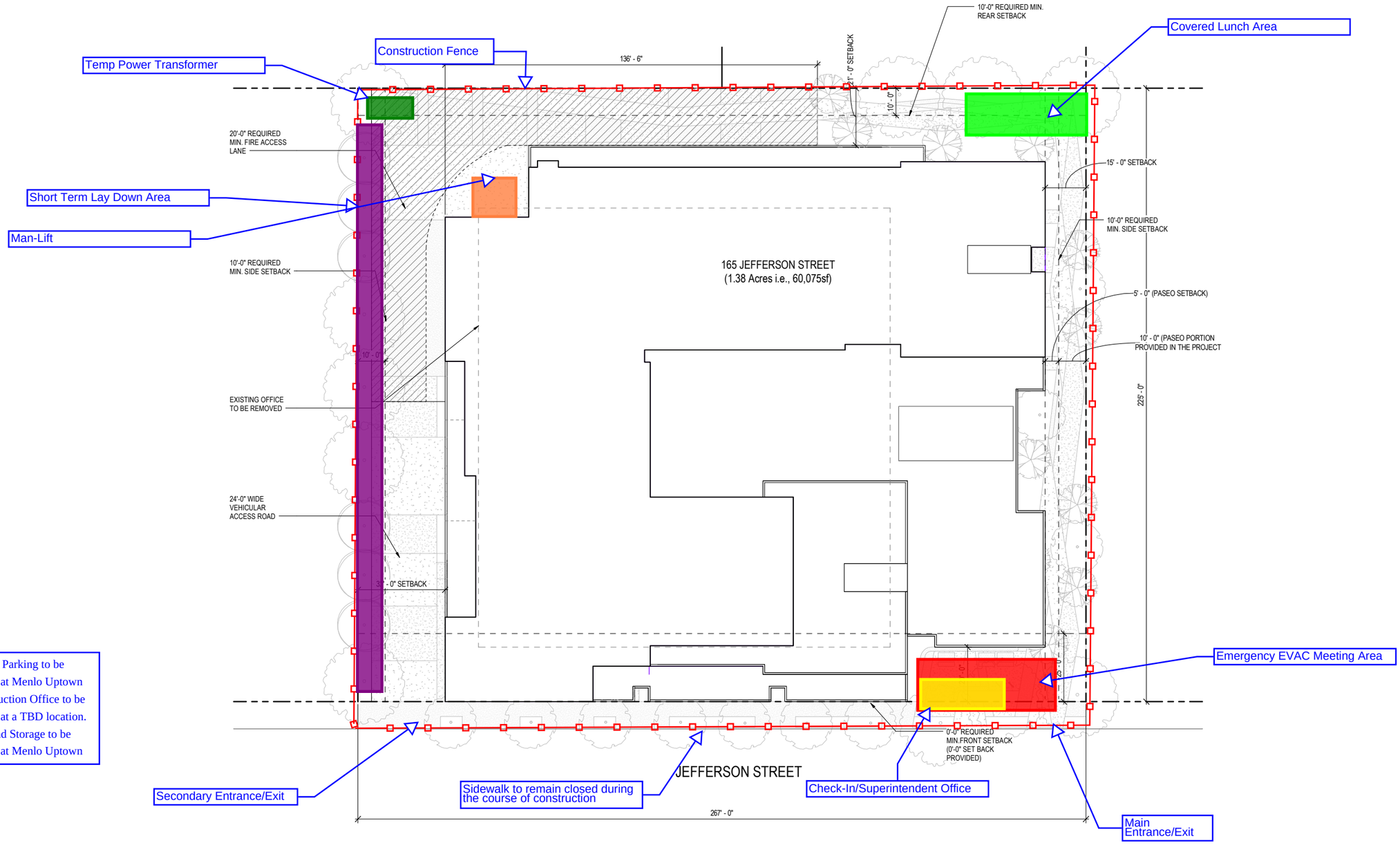
N

0 10' 20'

FE-001

Menlo Flats Site Logistics Plan
165 Jefferson Drive

01/13/2022 Version 02.00



1. Construction Parking to be located off-site at Menlo Uptown
2. Main Construction Office to be located off-site at a TBD location.
3. Lay-down and Storage to be located off-site at Menlo Uptown

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS

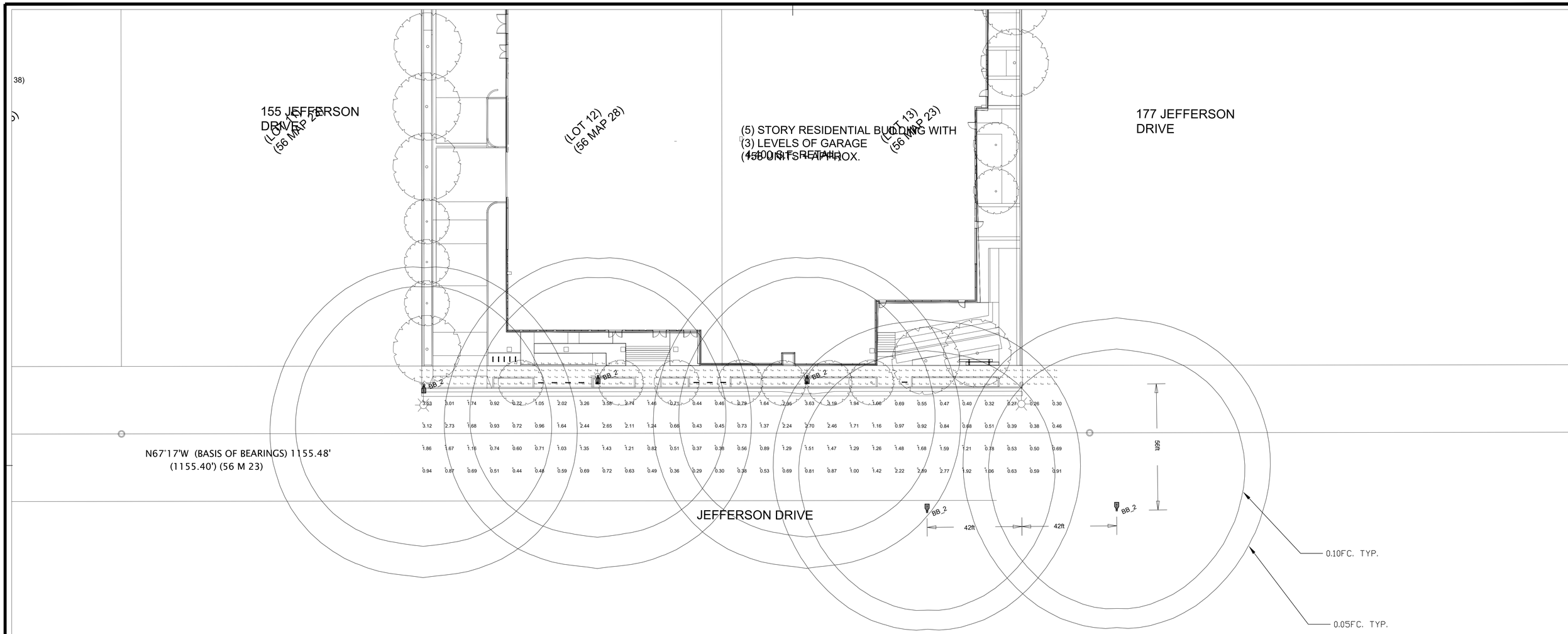
MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA
12.18.2019

SITE PLAN

N

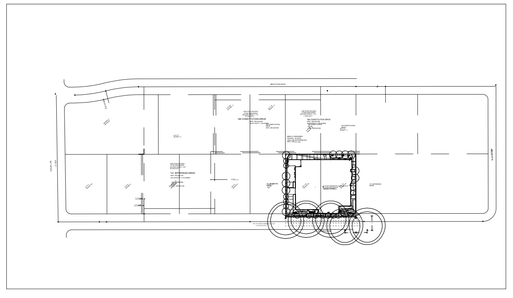
0 8' 16'

A-003b



Luminaire Schedule - LED											
Project: 165 JEFFERSON DRIVE - MENLO PARK											
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description	Filename
	5	BB_2	SINGLE	87.8	9203	0.855	0.900	1.000	0.950	STERNBERG ML730-24L30T4-MDL014-SV2	ML730-24L40T4-MDL014-SV2.IES

Calculation Summary									
Project: 165 JEFFERSON DRIVE - MENLO PARK									
Description	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min	Standard Illuminance Target
165 JEFFERSON DRIVE	Illuminance	Fc	0	1.21	3.63	0.26	4.65	13.96	Collector-High Ped. Conflict - 1.20 Average - 4:1 Ave. to Min. Uniformity
JEFFERSON DRIVE SIDEWALKS	Illuminance	Fc	0	1.19	3.37	0.16	7.44	21.06	



ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

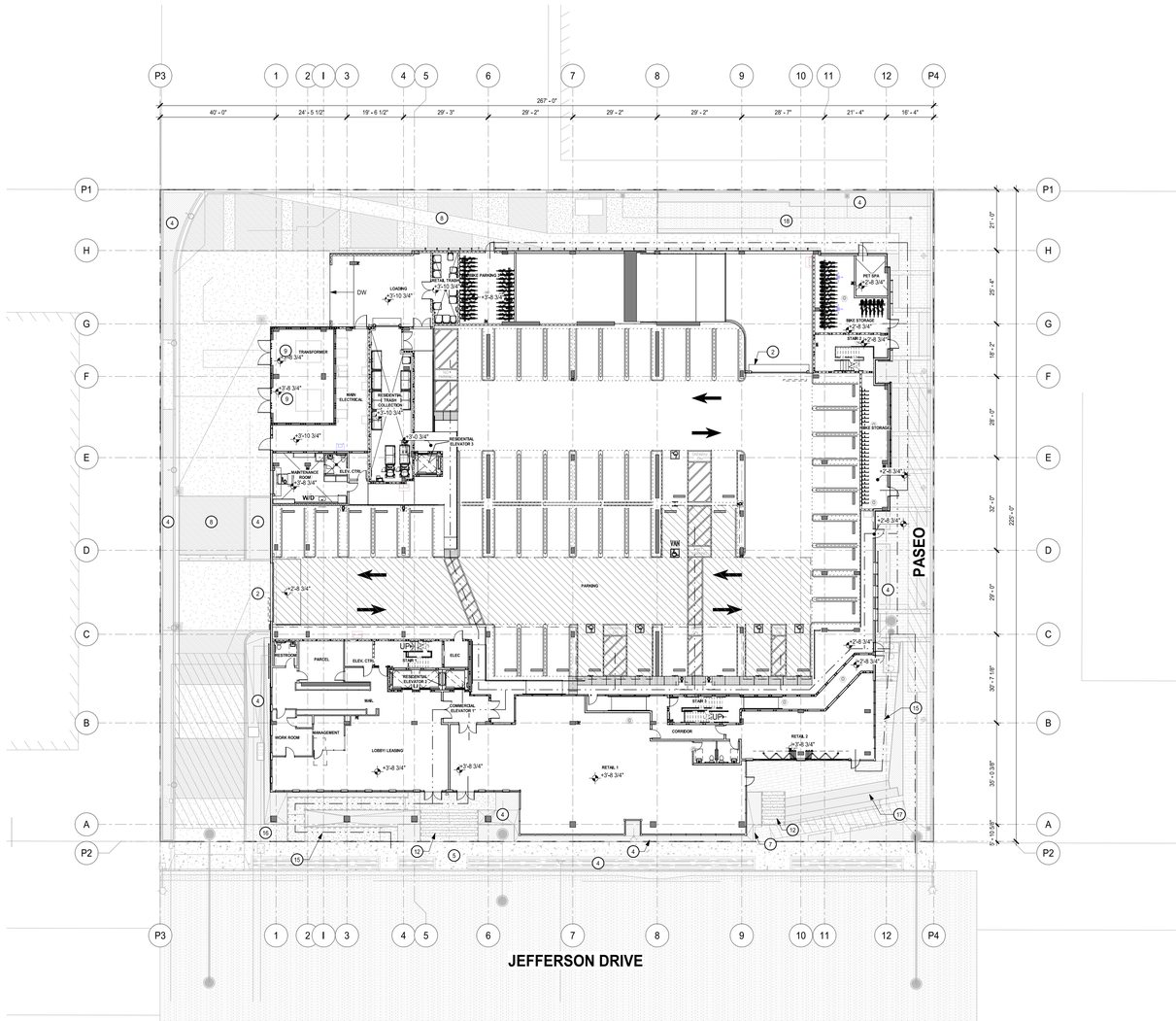
REPORT FOR: GIACALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; JOHN BENSON

AGI32 VERSION 20.7
AGI (C) 2022 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
165 JEFFERSON DRIVE
CITY OF MENLO PARK

DRAWING NO. / INPUT FILE
18824BEN-R4.DWG / 18824BEN-R4.A32

SCALE	SHEET	DATE	REV
1" = 20'	1 OF 1	03.01.2022	4



SITE PLAN - FLOOR 1 1

1/16" = 1'-0"

0' 16' 32'

TRUE NORTH

PROJECT NORTH

GENERAL NOTES

A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.30, A0.31, A0.32, A0.33 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.40, A0.41, A0.42, A0.43 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM NATURAL AVERAGE GRADE, CIVIL 8' 3 1/4" = ARCH 0'-0".

I. MINIMUM SLOPE AT FLAT ROOF SHALL BE 3/8"/FT, U.O.N.

J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS. REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE; (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 1112A OR 11B-406; (3) ARE MINIMUM 48" IN WIDTH; AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 1114A OR 11B-405; PER CBC 1113A & 11B-202.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S.L.D.
4. LANDSCAPED AREA, S.L.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.L.D.
6. OIL/ SAND INTERCEPTOR
7. NEW FDC, S.C.D. & SEE S.F.P.D
8. EMERGENCY VEHICLE ACCESS LANE (EVA), S.C.D., S.L.D
9. ELECTRICAL TRANSFORMER, S.E.D.
10. AIR CONDENSING UNITS, S.M.D.
11. GREASE INTERCEPTOR, S.P.D.
12. EXTERIOR STAIRS, S.L.D.
13. POOL, S.L.D.
14. ROOF DECK/TERRACE, S.L.D.
15. EXTERIOR RAMP, S.L.D.
16. BIKE RACK, S.L.D.
17. EXTERIOR SEATING, S.L.D.
18. DOG RUN, S.L.D.
19. HEAT PUMP W/ SCREEN & GATE, S.P.D.
20. STAIR PENTHOUSE
21. ELEVATOR PENTHOUSE
22. COURTYARD BELOW
23. ROOF DECK BELOW
24. TRELLIS BELOW
25. SOLAR PANELS
26. BUILDING MAINTENANCE EQUIPMENT
27. FAN, S.M.D.
28. POOL EQUIPMENT
29. ROOF EQUIPMENT SCREEN

LEGEND

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING ACCESS AISLES
- INDICATES SOLAR READY AREA
- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- PROPERTY LINE
- EXIT DISCHARGE
- 1-HR RATED WALL
- 2-HR RATED WALL
- FW 3-HR FIRE WALL
- ACCESSIBLE PATH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SITE PLAN FLOOR 1

Sheet Title

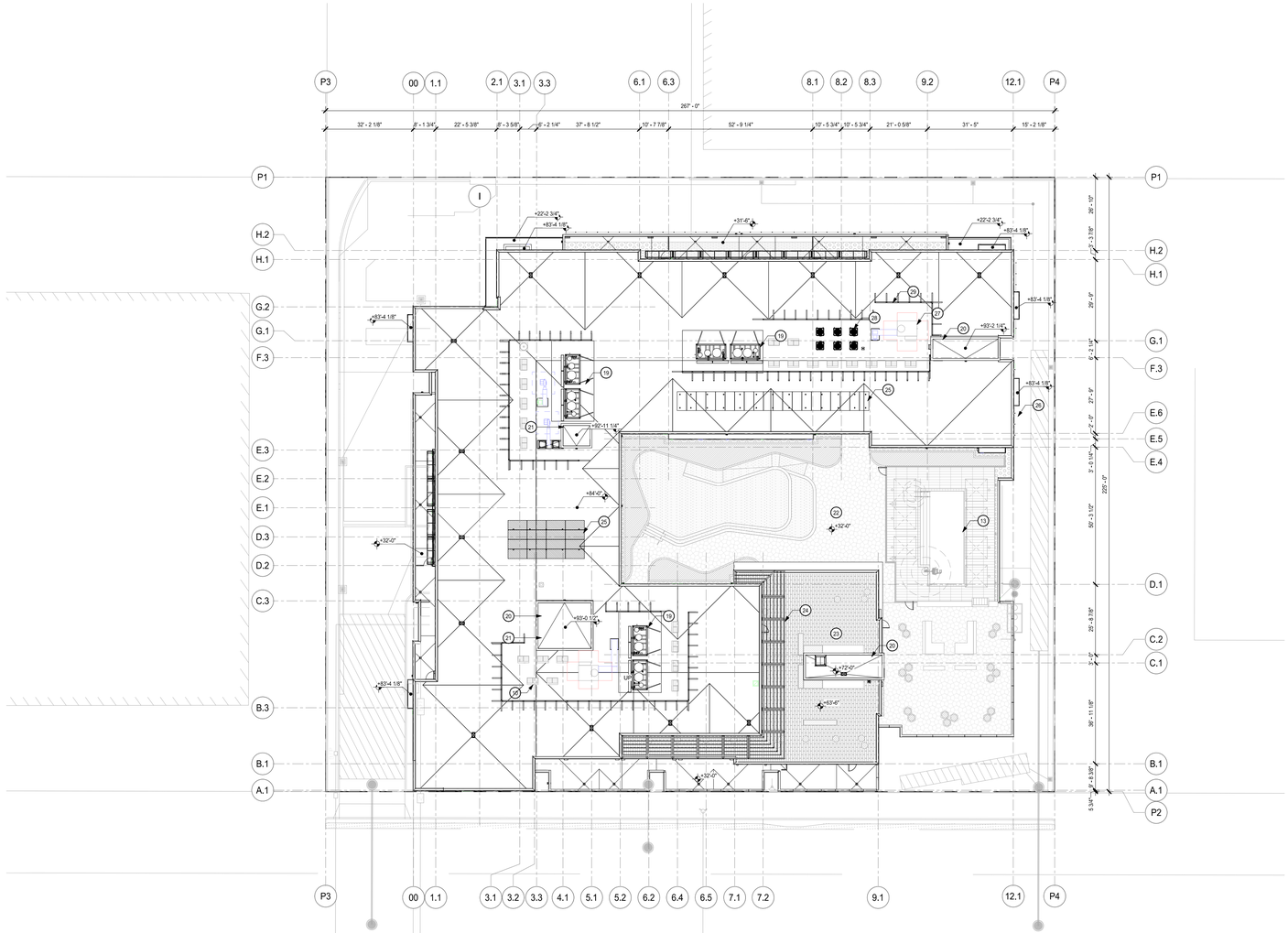
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

A1.01

9/17/2020 4:11:07 PM



SITE PLAN - ROOF 1

1/16" = 1'-0"

0' 16' 32'

TRUE NORTH PROJECT NORTH

GENERAL NOTES

A. SITE PLAN IS FOR GENERAL BUILDING ORIENTATION AND ENLARGED PLAN REFERENCES.

B. SEE JOINT TRENCH DRAWINGS FOR ON/OFF-SITE DRY UTILITY PLANS.

C. SEE CIVIL DRAWINGS FOR ON/OFF-SITE UTILITY PLANS, IMPROVEMENTS, GRADING, DRAINAGE AND STORM WATER TREATMENT.

D. SEE LANDSCAPE DRAWINGS FOR SITE FINE GRADING, PAVING PLAN, PLANTING PLAN, AND IRRIGATION PLAN.

E. SEE A0.30, A0.31, A0.32, A0.33 FOR BUILDING AREA CALCULATIONS.

F. SEE A0.40, A0.41, A0.42, A0.43 FOR EGRESS CALCULATIONS & DIAGRAMS.

G. UNIT PLANS SHOWN HERE ARE DIAGRAMATIC REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

H. SPOT ELEVATIONS ARE NOTED FROM NATURAL AVERAGE GRADE, CIVIL 8' 3 1/4" = ARCH 0'-0".

I. MINIMUM SLOPE AT FLAT ROOF SHALL BE 3/8"/FT., U.O.N.

J. REFER TO THE 1/8" AND 1/4" PLANS FOR THE DOOR TAGS. REFER TO DOOR SCHEDULE INDICATING ALL REQUIRED RATED DOOR LOCATIONS.

K. AT THE TIME OF FOUNDATION INSPECTION CORNER STAKES OR OFFSET STAKES MUST BE ESTABLISHED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AND VERIFIED BY THE FIELD INSPECTOR TO ENSURE THAT NEW CONSTRUCTION IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

L. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL BE (1) CONTINUOUSLY ACCESSIBLE; (2) HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 1112A OR 11B-406; (3) ARE MINIMUM 48" IN WIDTH; AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 1114A OR 11B-405; PER CBC 1113A & 11B-202.4

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. VEHICULAR ENTRY DRIVE/GARAGE ENTRY
3. SECURITY GATE, S.L.D.
4. LANDSCAPED AREA, S.L.D.
5. CONCRETE CURB & SIDEWALK, S.C.D. & S.L.D.
6. OIL/ SAND INTERCEPTOR
7. NEW FDC, S.C.D. & SEE S.F.P.D
8. EMERGENCY VEHICLE ACCESS LANE (EVA), S.C.D., S.L.D
9. ELECTRICAL TRANSFORMER, S.E.D.
10. AIR CONDENSING UNITS, S.M.D.
11. GREASE INTERCEPTOR, S.P.D.
12. EXTERIOR STAIRS, S.L.D.
13. POOL, S.L.D.
14. ROOF DECK/TERRACE, S.L.D.
15. EXTERIOR RAMP, S.L.D.
16. BIKE RACK, S.L.D.
17. EXTERIOR SEATING, S.L.D.
18. DOG RUN, S.L.D.
19. HEAT PUMP W/ SCREEN & GATE, S.P.D.
20. STAIR PENTHOUSE
21. ELEVATOR PENTHOUSE
22. COURTYARD BELOW
23. ROOF DECK BELOW
24. TRELLIS BELOW
25. SOLAR PANELS
26. BUILDING MAINTENANCE EQUIPMENT
27. FAN, S.M.D.
28. POOL EQUIPMENT
29. ROOF EQUIPMENT SCREEN

LEGEND

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING ACCESS AISLES
- INDICATES SOLAR READY AREA
- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- PROPERTY LINE
- EXIT DISCHARGE
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR FIRE WALL
- ACCESSIBLE PATH

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

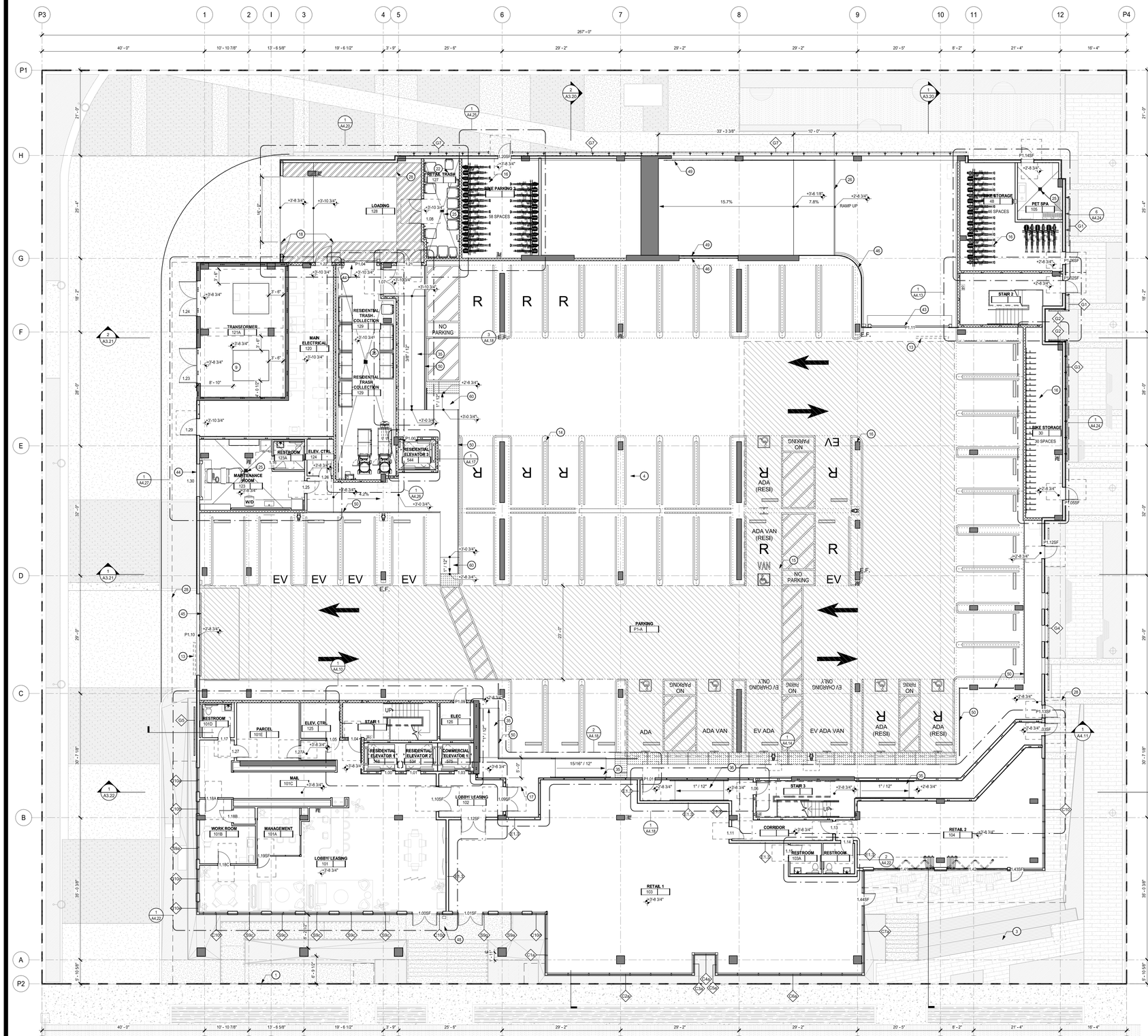
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SITE PLAN
ROOF

SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY XX
SHEET SIZE: 36 x 48

A1.07

2/17/2022 8:41:17 PM



BUILDING PLAN - FLOOR 1 1
1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS. 12'-0" = 0'-0"

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO. NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB. TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE I-A, B1L2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1. U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2. U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A. U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN, PLUMBING TO BE TYPE F11.3 OVER C11. U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C11.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN, PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1. U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2. U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE. SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD. SEE 22/A8.??
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE 22/A9.?? FOR ACOUSTICAL MITIGATION & CONTROL
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE 22/A8.??
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR: REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.60 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- S — S — 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- FW — FW — 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING PLAN FLOOR 1/ P1

SHEET TITLE

SCALE As indicated

PROJ #. 2014 DRAWN BY XX

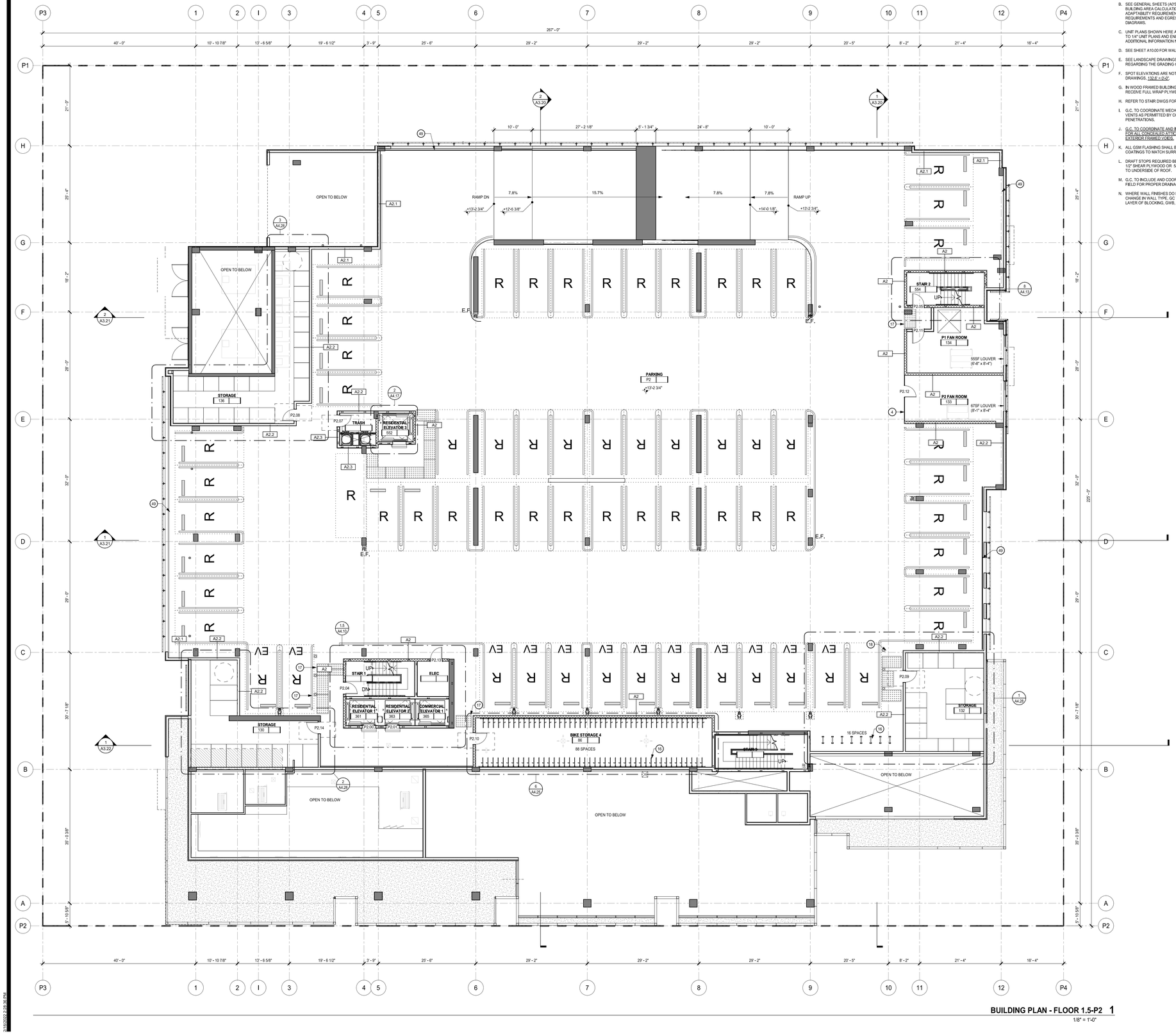
SHEET SIZE: 36 x 48

A2.01-P1

0' 8' 16'

TRUE NORTH PROJECT NORTH

2/17/2022 2:26:3 PM



BUILDING PLAN - FLOOR 1.5-P2 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS. 12'-0" = 0'-0"

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO., NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB. TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE I-A, B1S.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1. U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2. U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN, PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C12.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN, PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1. U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE. SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD, SEE 7/A&.77
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE 7/A&.77 FOR ACOUSTICAL MITIGATION & CONTROL
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE 7/A&.77
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR; REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.60 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.26.21
	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING PLAN FLOOR P2

Sheet Title

Scale As indicated

Proj. # 2014 Drawn Author

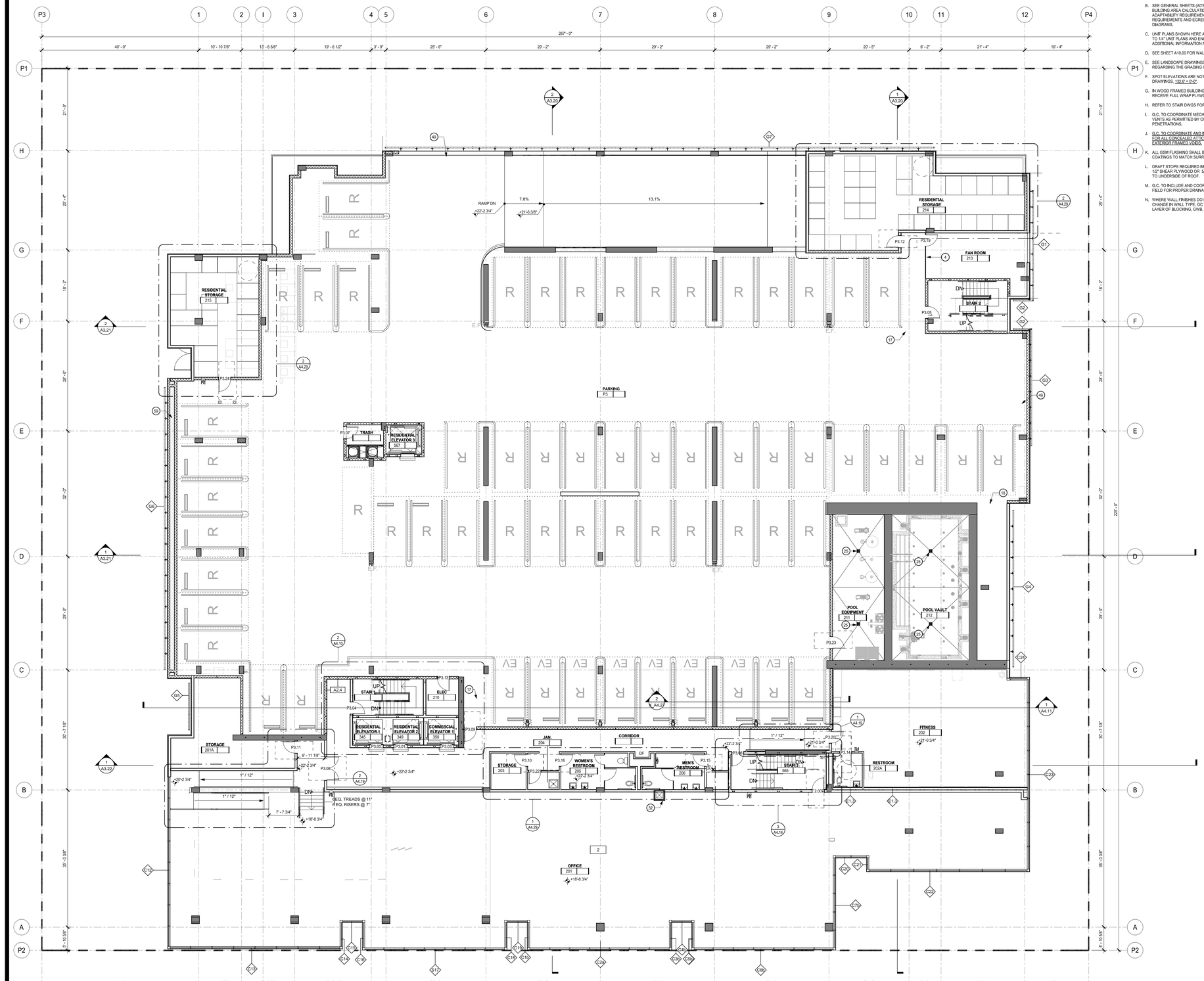
Sheet Size: 36 x 48

A2.01-P2

0' 8' 16'

TRUE NORTH / PROJECT NORTH

3/1/2022 2:28:36 PM



BUILDING PLAN - FLOOR 2 1
1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS. 1/8"-1'-0"

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO., NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB. TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE I-A, B1.5 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1. U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2. U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN, PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C11.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN, PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1. U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE. SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD. SEE 22/A8.??
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE 22/A8.?? FOR ACOUSTICAL MITIGATION & CONTROL.
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE 22/A8.??
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR: REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.60 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- S — S — 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- FW — FW — 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT BY THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING PLAN FLOOR 2/ P3

Sheet Title

Scale As indicated

Proj. # 2014 Drawn by XX

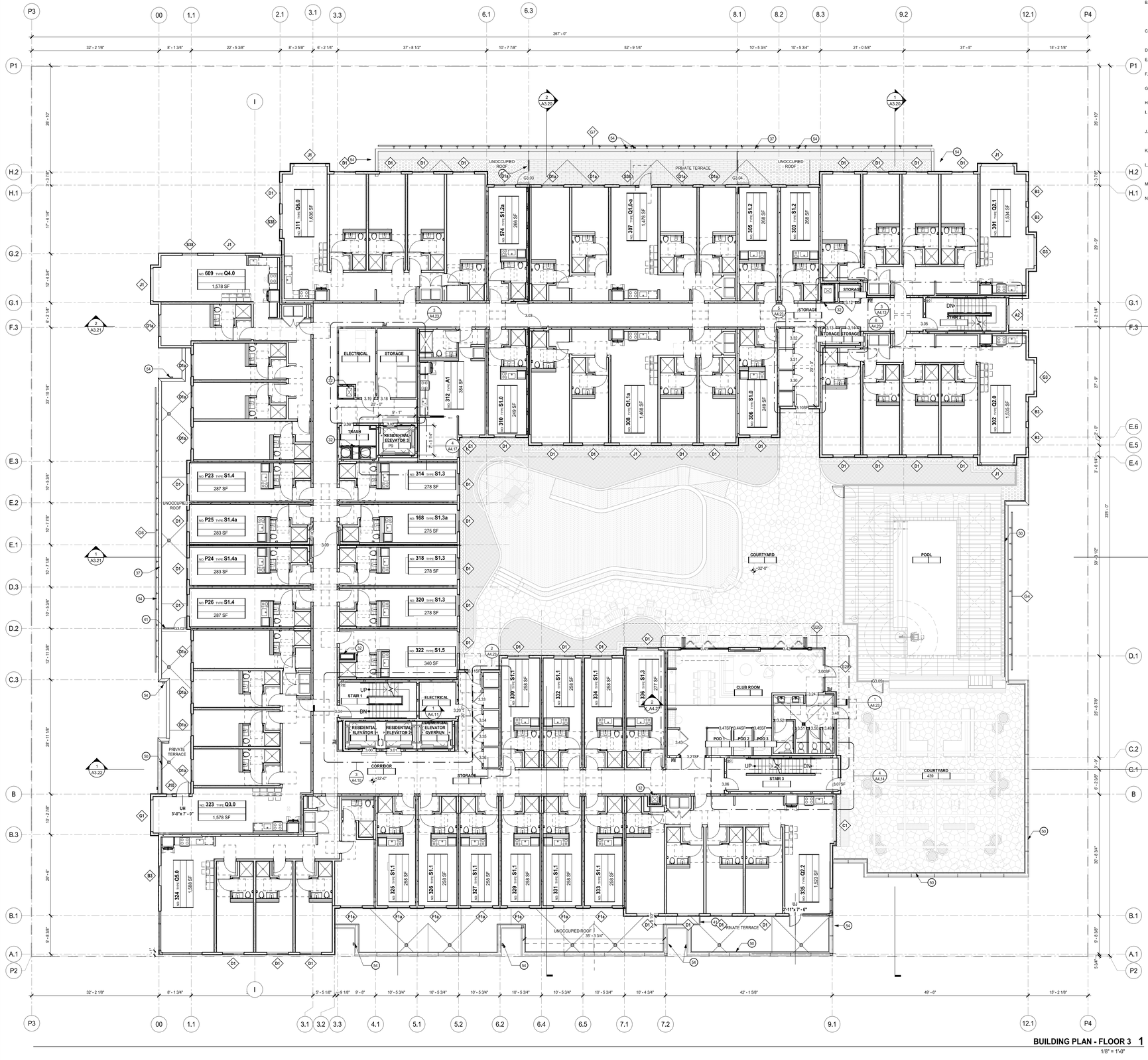
Sheet Size: 36 x 48

0' 8' 16'

TRUE NORTH / PROJECT NORTH

A2.02-P3

04/01/22 2:28:36 PM



BUILDING PLAN - FLOOR 3 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS. 1/8"-1'-0"

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO, NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB. TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE I-A, B1L.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN, PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11, U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C11.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN, PLUMBING WALLS AT START TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE. SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD, SEE 22/A8.??
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE 22/A9.?? FOR ACOUSTICAL MITIGATION & CONTROL
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE 22/A8.??
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR: REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.00 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING PLAN FLOOR 3

Sheet Title

Scale As indicated

Proj #. 2014 Drawn by XX

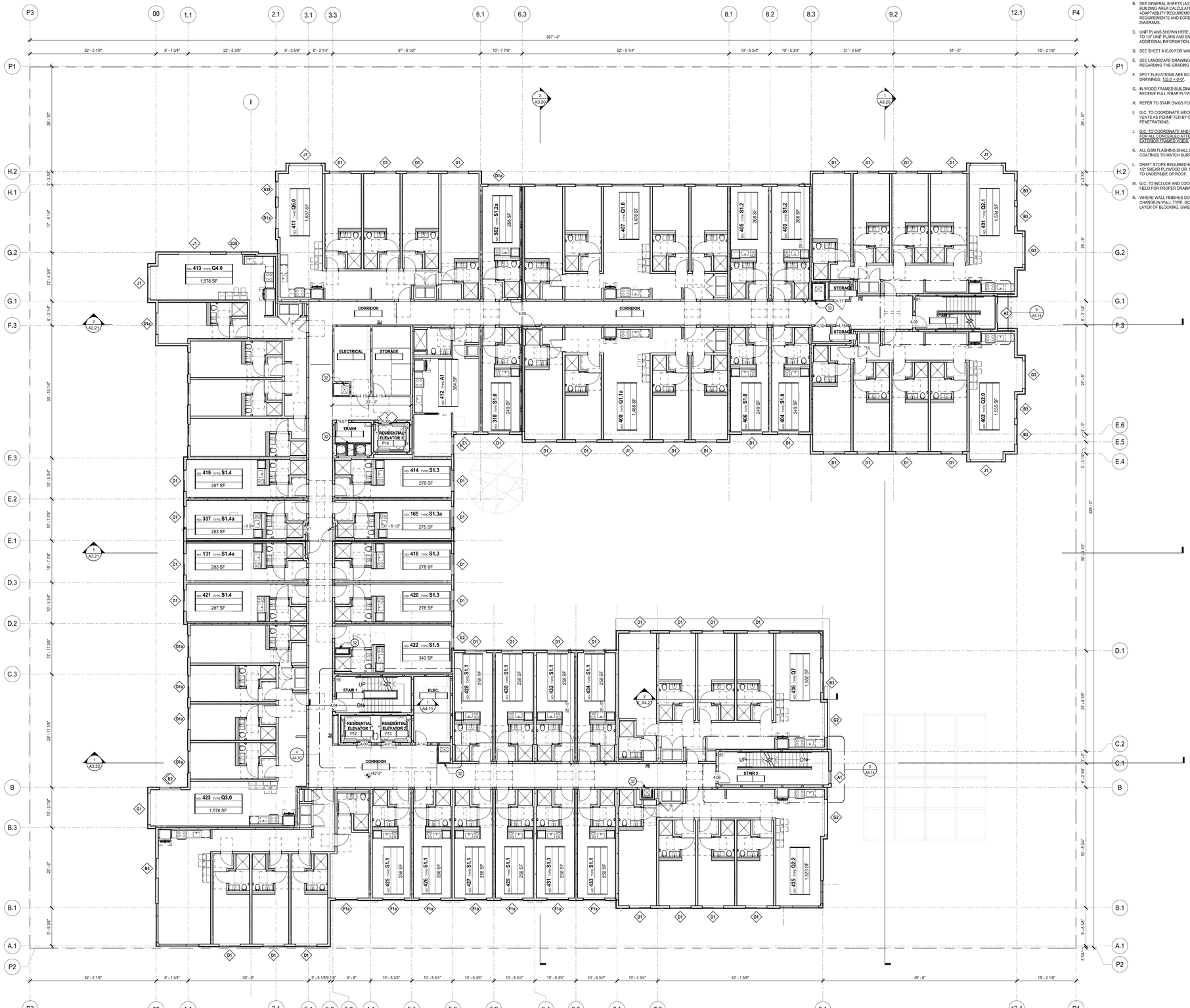
Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

0' 8' 16'

A2.03

Plotted: 2/25/22 2:47 PM



BUILDING PLAN - FLOOR 4 1
1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS. 1/8"-1'-0"

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO, NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB. TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE I-A, B1.5 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN, PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C11.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN, PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE. SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD, SEE ??/A8.??
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE ??/A9.?? FOR ACOUSTICAL MITIGATION & CONTROL
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE ??/A8.??
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR: REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.60 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- S — 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- FW — FW 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

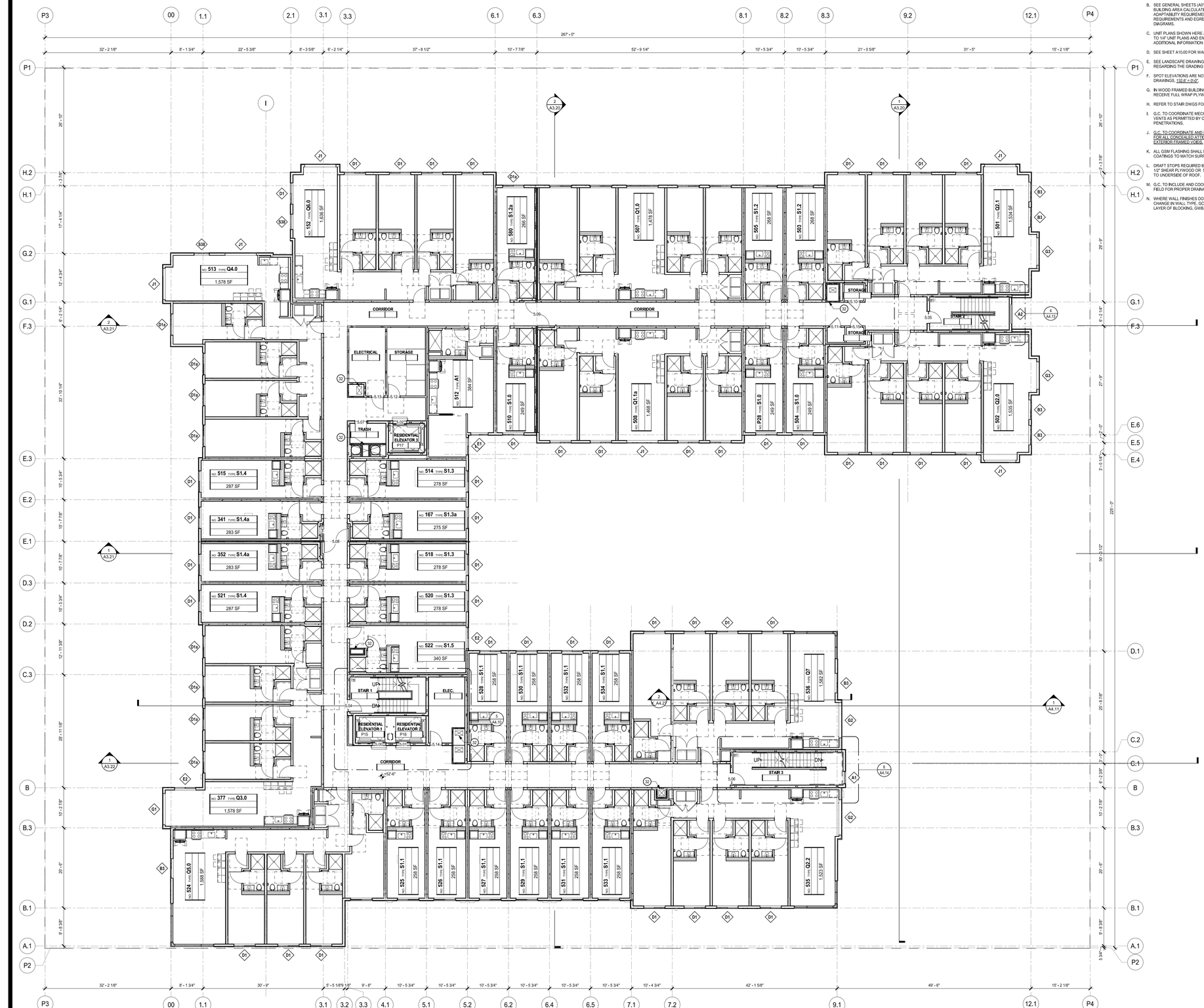
BUILDING PLAN FLOOR 4

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by XX
Sheet Size: 36 x 48

A2.04

0' 8' 16'
TRUE NORTH / PROJECT NORTH

3/1/2022 2:28:36 PM



BUILDING PLAN - FLOOR 5 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS. 1/8"-1'-0"

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO, NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB. TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE I-A, B1S.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN, PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C11.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN, PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE. SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD, SEE ??/A8.??
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE ??/A9.?? FOR ACOUSTICAL MITIGATION & CONTROL
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE ??/A8.??
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR: REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.60 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- S 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- FW 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

0' 8' 16'

TRUE NORTH / PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.26.21
	CD1	04.22.21

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING PLAN FLOOR 5

Sheet Title

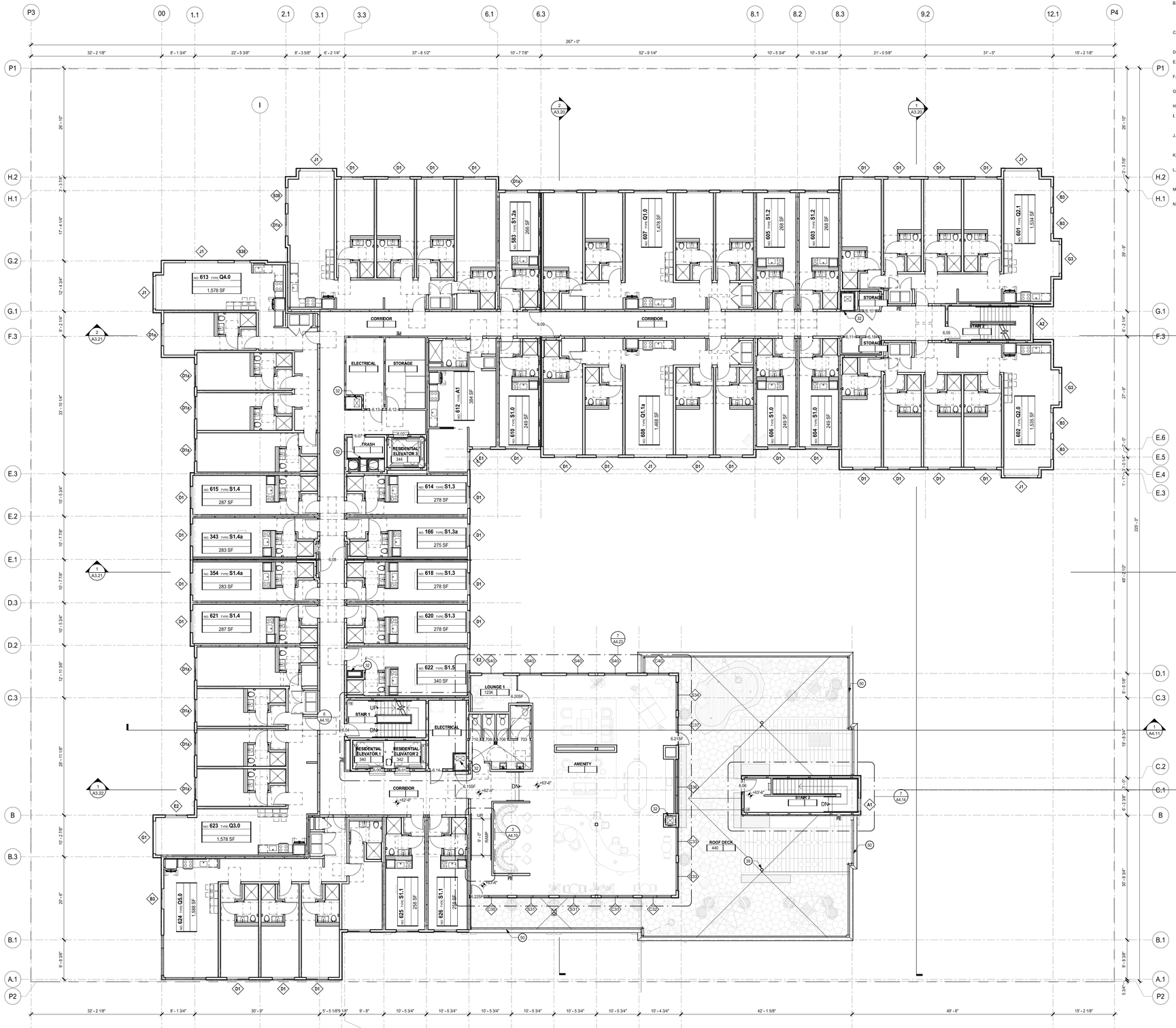
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

A2.05

8/6/2021 2:29:01 PM



BUILDING PLAN - FLOOR 6 1
1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS. 1/8"-1'-0"

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO, NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB. TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE I-A, B1S.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN, PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C12.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN, PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE. SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD. SEE ??/A8.??
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE ??/A9.?? FOR ACOUSTICAL MITIGATION & CONTROL
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE ??/A8.??
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR: REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.60 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- S — S — 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- FW — FW — 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

0' 8' 16'

TRUE NORTH / PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.26.21
	CD1	04.22.21

STAMP

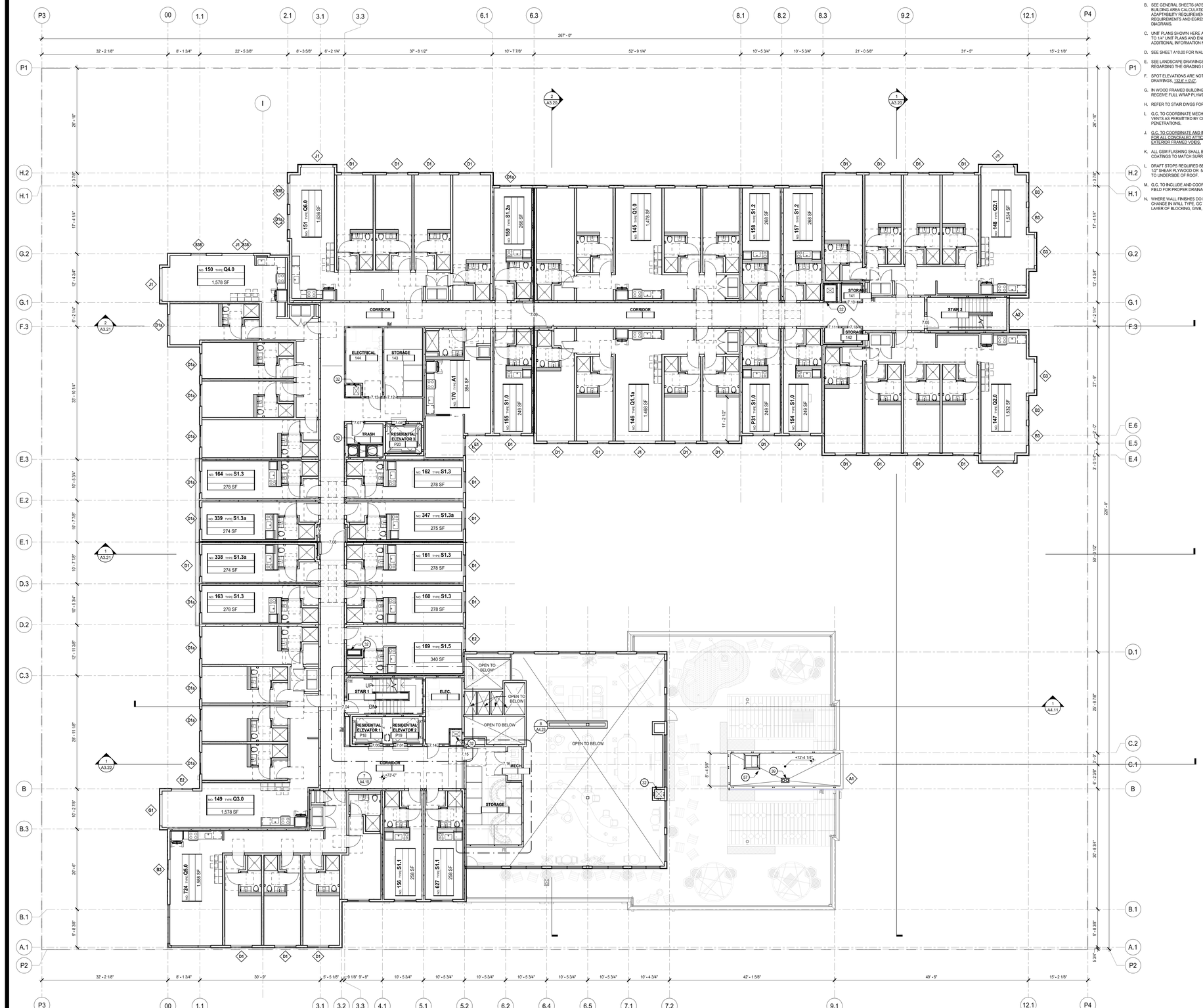
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING PLAN FLOOR 6

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by XX
Sheet Size: 36 x 48

A2.06

04/22/21 2:29:03 PM



BUILDING PLAN - FLOOR 7 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS. 1/2-0" = 0'-0"

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO., NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB. TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE I-A, B1S.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN, PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1, U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C11.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN, PLUMBING WALLS AT START TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE. SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD, SEE ??/A8.??
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE ??/A9.?? FOR ACOUSTICAL MITIGATION & CONTROL
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE ??/A8.??
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR: REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.60 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- S — S — 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- FW — FW — 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

0' 8' 16'

TRUE NORTH / PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING PLAN FLOOR 7

Sheet Title

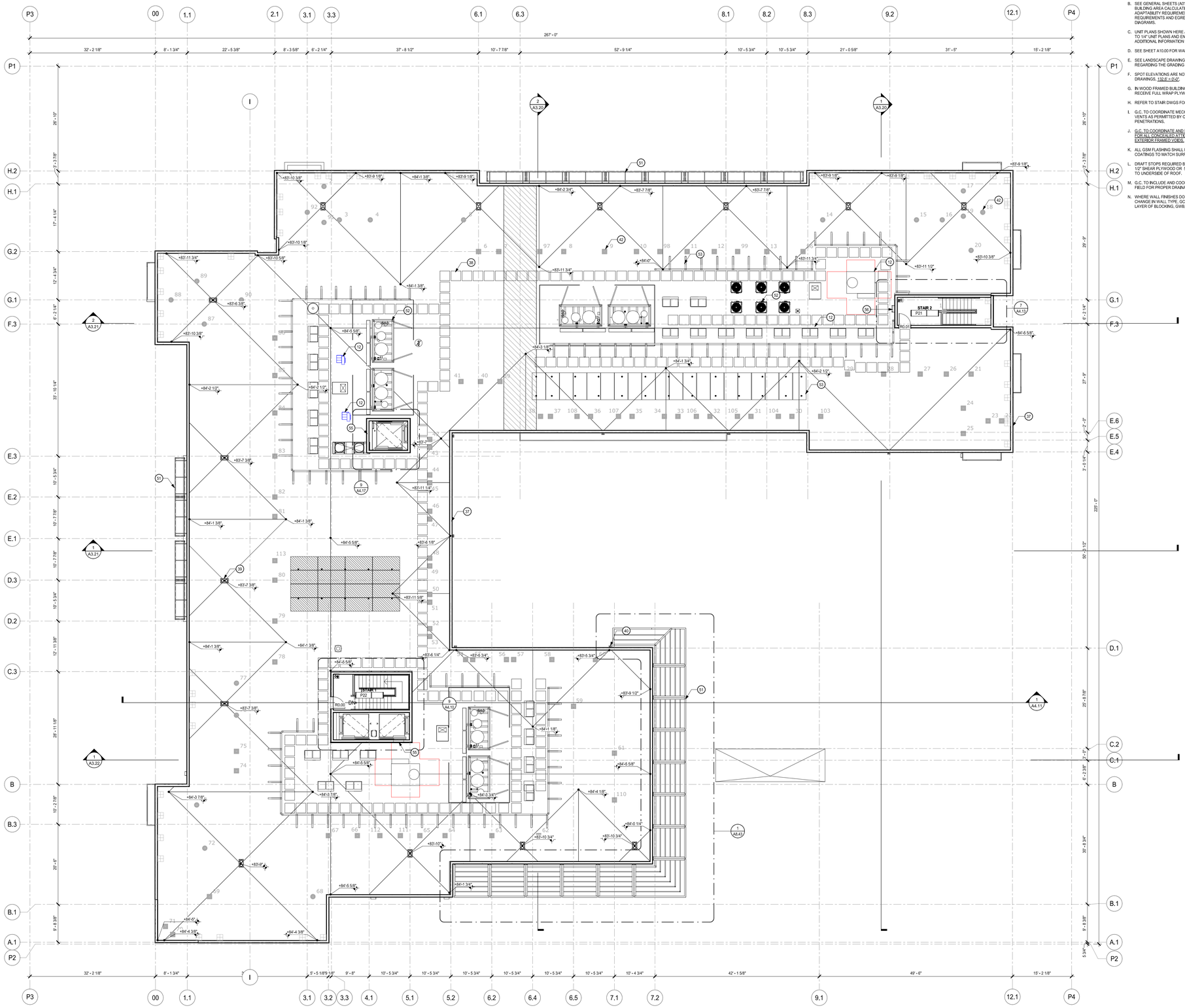
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

A2.07

2/4/2022 2:29:14 PM



BUILDING PLAN - ROOF 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS. 1/8"-1'-0"

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO, NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB. TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N. TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE I-A, B1S.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN, PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C11.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN, PLUMBING WALLS AT START TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE. SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD, SEE ??/A8.??
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE ??/A9.?? FOR ACOUSTICAL MITIGATION & CONTROL
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE ??/A8.??
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR; REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.60 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- S — S — 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- FW — FW — 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

0' 8' 16'

TRUE NORTH / PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING ROOF PLAN

Sheet Title

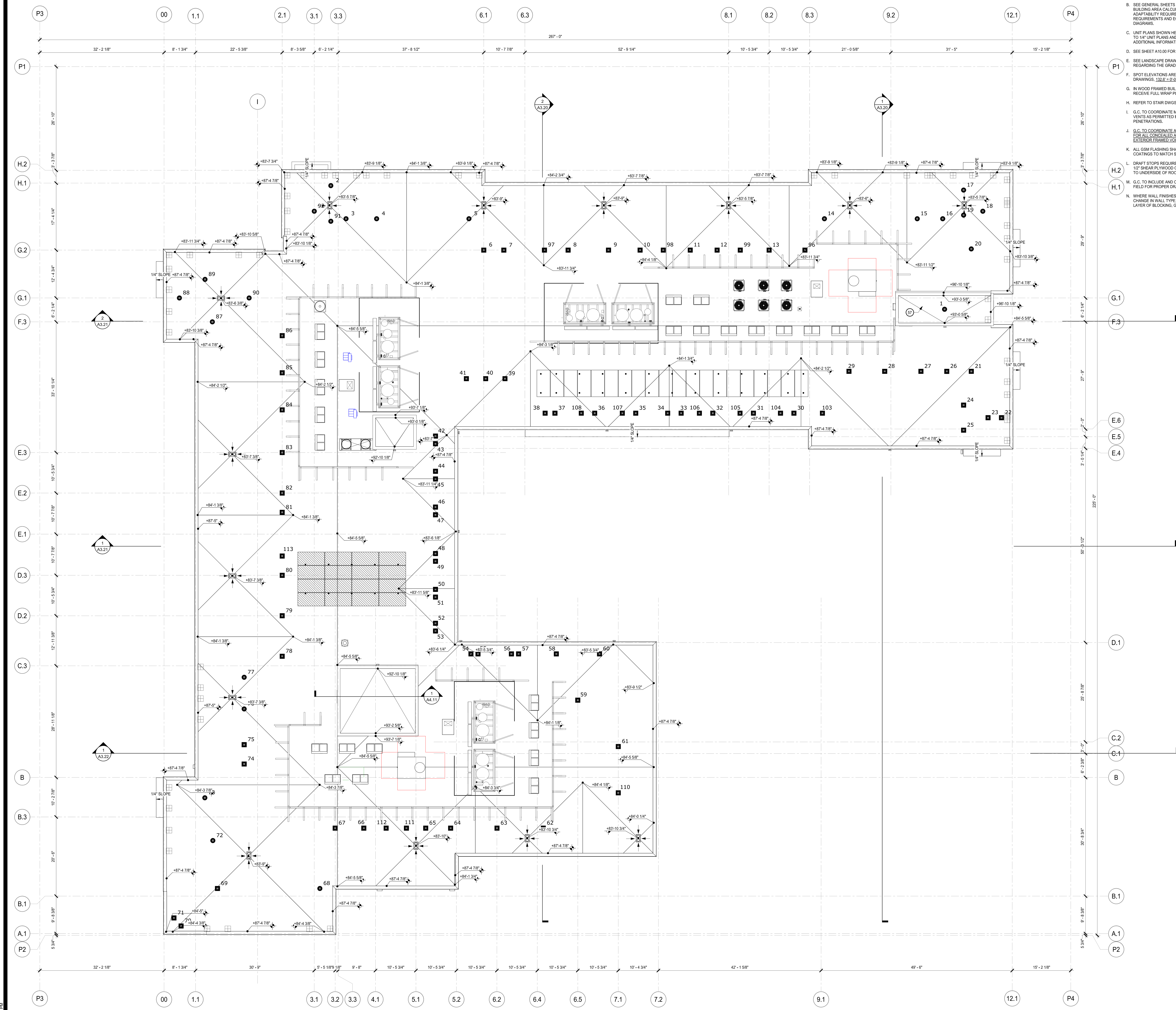
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

A2.08

08/06/2021 2:29:29 PM



BUILDING PLAN - UPPER ROOF 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SEE GENERAL SHEETS (A0'S) GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.

C. UNIT PLANS SHOWN HERE ARE DIAGRAMMATIC. REFER TO 1/4" UNIT PLANS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

D. SEE SHEET A10.00 FOR WALL ASSEMBLY SCHEDULE.

E. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

F. SPOT ELEVATIONS ARE NOTED FROM CIVIL DRAWINGS, 132.6' = 0'-0".

G. IN WOOD FRAMED BUILDINGS ALL EXTERIOR WALLS TO RECEIVE FULL WRAP PLYWD SHEATHING.

H. REFER TO STAIR DWGS FOR INFO. NOT SHOWN HERE.

I. G.C. TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

J. G.C. TO COORDINATE AND INSTALL ATTIC VENTING FOR ALL CONCEALED ATTIC AREAS AND OTHER EXTERIOR FRAMED VOIDS.

K. ALL GSM FLASHING SHALL BE PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

L. DRAFT STOPS REQUIRED BETWEEN UNITS SHALL BE 1/2" SHEAR PLYWOOD OR 5/8" TYPE "X" GWB CARRIED TO UNDERSIDE OF ROOF.

M. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE.

N. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE AN EXTRA LAYER OF BLOCKING, GWB, TO ALIGN WALL FINISHES

WALL TYPE NOTES

U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE1-A, B11.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C12.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. CONCRETE CURB & SIDEWALK, S.C.D.
3. LANDSCAPED AREA, S.L.D.
4. FENCE & GATE
5. IRRIGATION BACKFLOW PREVENTER, SPD & SCD.
6. DOMESTIC BACKFLOW PREVENTER, SPD & SCD.
7. FIRE SERVICE BACKFLOW PREVENTER, SPD & SCD
8. SAND & OIL INTERCEPTOR, S.P.D.
9. TRANSFORMER, S.C.D. & S.E.D.
10. ELECTRICAL PANEL / EQUIPMENT, S.E.D.
11. AIR CONDENSING UNITS MOUNTED ON ISOLATION PADS, S.M.D.
12. MECHANICAL EQUIPMENT, S.M.D.
13. VEHICULAR CLEARANCE BAR LOCATION, SEE PARKING DWGS
14. PARKING SPACE, TYP. SEE PARKING DWGS
15. DISABLED ACCESSIBLE PARKING SPACE, SEE PARKING DWGS
16. BIKE RACKS
17. STRIPING AND DETECTABLE WARNING (TRUNCATED DOMES), PER CBC 11B-247 AND 705.
18. BOLLARD, SEE ??/A8.??
19. CONCRETE COLUMN, S.S.D.
20. TRASH CHUTE ACCESS, SEE ??/A9.?? FOR ACOUSTICAL MITIGATION & CONTROL.
21. TRASH CHUTE DISCHARGE W/FUSIBLE LINK
22. RECYCLING / GARBAGE BINS
23. TRASH CHUTE VENT, SEE ??/A8.??.
24. HOSE BIB, S.P.D.
25. FLOOR/AREA DRAINS, S.P.D.
26. TRENCH DRAIN, S.P.D.
27. LINE OF WALL OR PODIUM BELOW
28. LINE OF LEVEL OR STRUCTURE ABOVE
29. LINE OF ROOF BELOW
30. 43" MIN HIGH GUARDRAIL, HDG MTL PTD
31. SEMI RECESSED FIRE EXIT CABINET EXCEPT AT CONCRETE ASSEMBLIES
32. 2-HR SHAFT TO ROOF, S.M.D.
33. CONCRETE CLG. LID BELOW UPPER FLOOR PLUMBING LINES IN TRANSFORMER ROOM, S.P.D.
34. METAL DRAIN PAN UNDER PLUMBING LINES FROM ABOVE, S.P.D.
35. RAMP
36. ELEVATOR PENTHOUSE
37. PARAPET WALL
38. WALK PADS
39. ROOF DRAIN, S.P.D.
40. SCUPPER WITH CONDUCTOR TO DOWN SPOUT
41. UNIT BALCONY SCREEN
42. ROOF ANCHOR; REFER TO EBMS DRAWINGS FOR MORE INFORMATION.
43. OVERHEAD COILING GRILLES
44. OVERHEAD COILING DOOR
45. OVERHEAD DOOR
46. CHAIN LINKED FENCE
47. GREASE DUCT IN 2HR RATED SHAFT
48. PEDESTAL ENTRY SYSTEM, SEE LOW VOLTAGE DWGS
49. DESIGN-BUILD CABLE VEHICLE RESTRAINT RAILING, SEE A8.60 OR DETAILS.
50. 36" HIGH HANDRAIL W/ WHEEL GUARD @ 4" AFF, HDG MTL PTD
51. TRELLIS BELOW
52. PLUMBING EQUIPMENTS, S.P.D.
53. ROOF SCREEN, SEE DETAIL 6&7 A8.00
54. OVERFLOW SCUPPER
55. SMOKE DETECTOR W/ V SYSTEM OR EXTERIOR ACCESS HATCH
56. FIXED LADDER
57. ROOF HATCH W/ GUARDRAIL
58. SOLAR PANEL
59. PLANTER, S.L.D.
60. CURB RAMP
61. WALL MOUNTED HANDRAIL

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CMU WALL, S.S.D.
- CONCRETE WALL/COLUMN, S.S.D.
- S — S 1-HR SMOKE BARRIER
- 1-HR RATED WALL
- 2-HR RATED WALL
- FW FW 3-HR FIRE WALL
- INDICATES 8'-2" MIN. VERT. CLEARANCE FOR ACCESSIBLE PARKING SPACE

0' 8' 16'

TRUE NORTH PROJECT NORTH

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR®

Consultant

HM HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDNG UPPER ROOF PLAN

Sheet Title

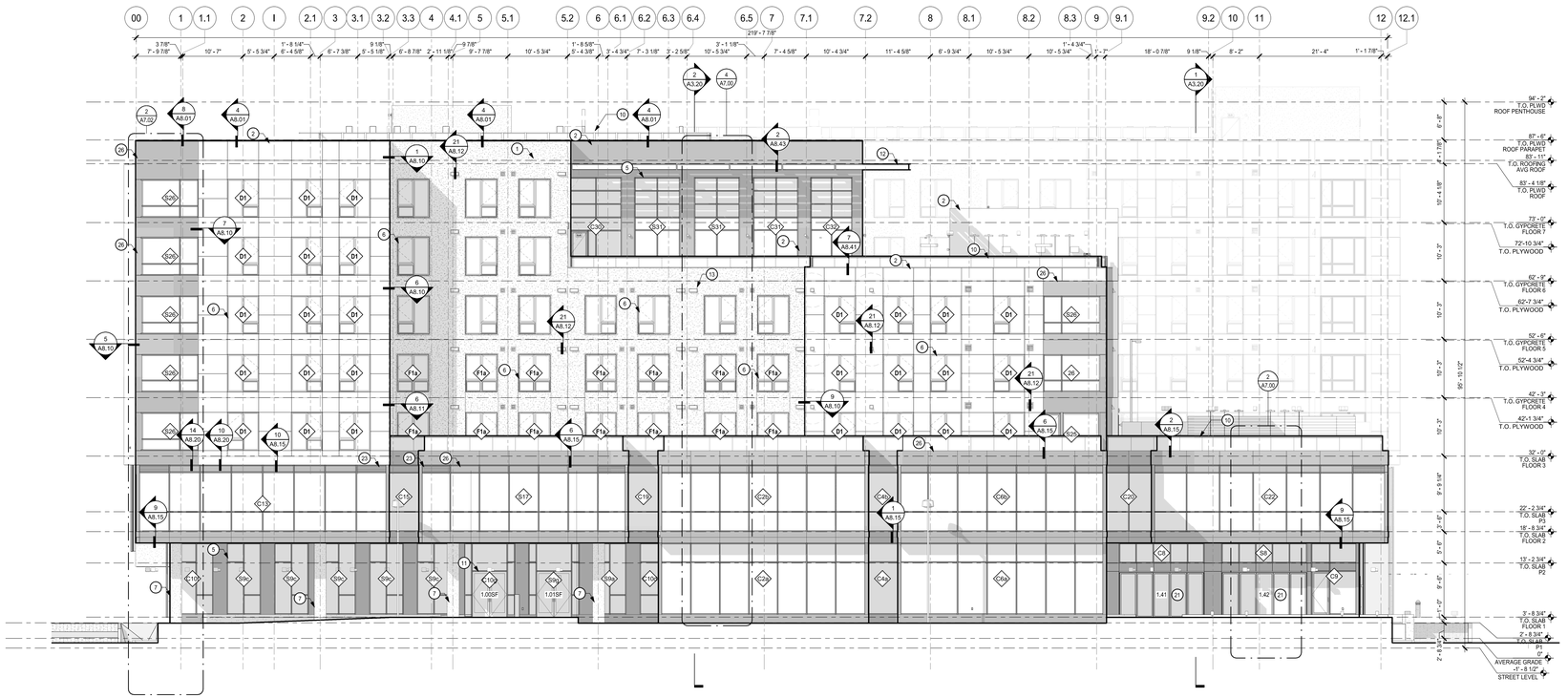
Scale: As indicated

Proj #. 2014 drawn by XX

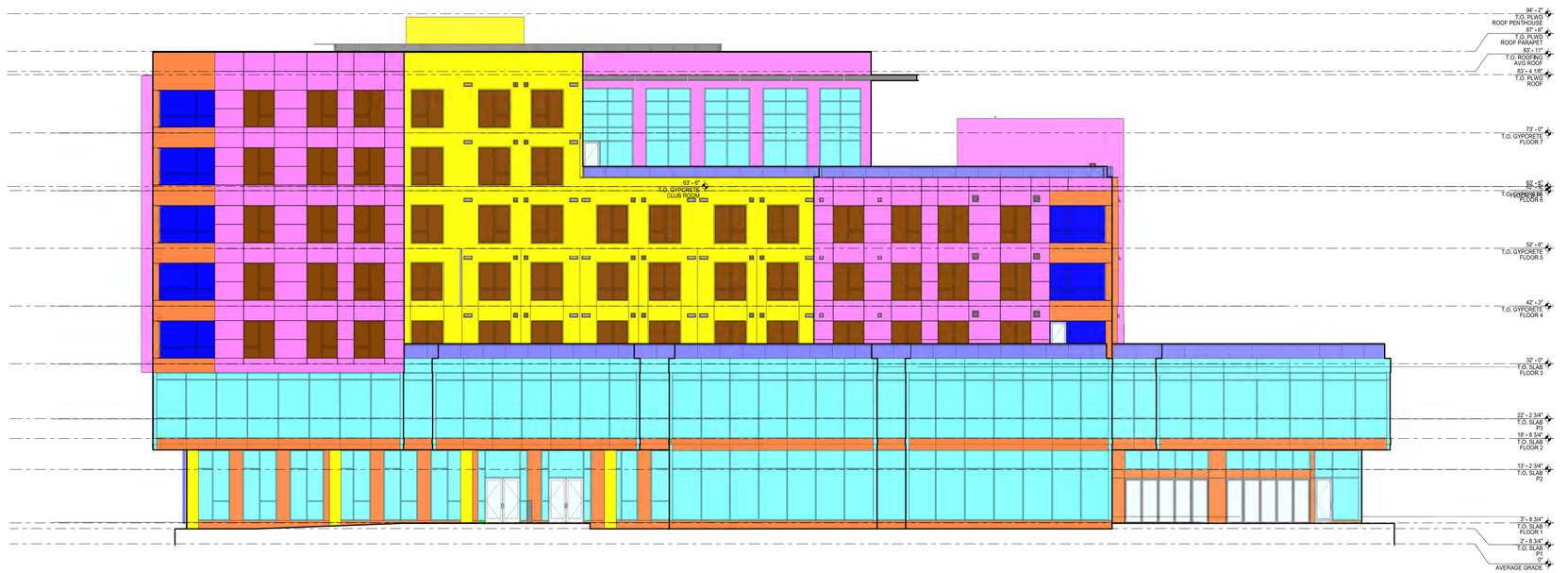
Sheet Size: 36 x 48

A2.09

2/16/2022 2:29:23 PM



BUILDING ELEVATION - SOUTH 2
1/8" = 1'-0"



OVERALL FACADE AREA = 16,010
STUCCO AREA = 2,765 SF (17.9%)

BUILDING ELEVATION - SOUTH - MATERIAL 1
1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL IN T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

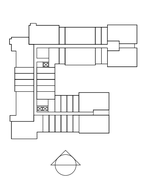
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN, S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC, FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

LEGEND

- STUCCO
- FIBER CEMENT PANEL
- ACM PANEL
- VINYL WINDOWS
- CURTAIN WALL SYSTEM, SEE SCHEDULE
- STOREFRONT SYSTEM, SEE SCHEDULE
- SPANDREL GLASS
- WALL MOUNT VINE TRELLIS - CLEAR ANNODIZED
- ACCENT WALL MOUNT VINE TRELLIS - BLACK
- GLASS GUARDRAIL
- LOUVER



BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - SOUTH

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by XX
Sheet Size: 36 x 48

A3.00

PLOTTED: 4/22/2021 2:47:34 PM

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL IN T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN, S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC, FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

BUILDING ELEVATION - SOUTH - RENDERED 1
1/8" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR®

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - SOUTH

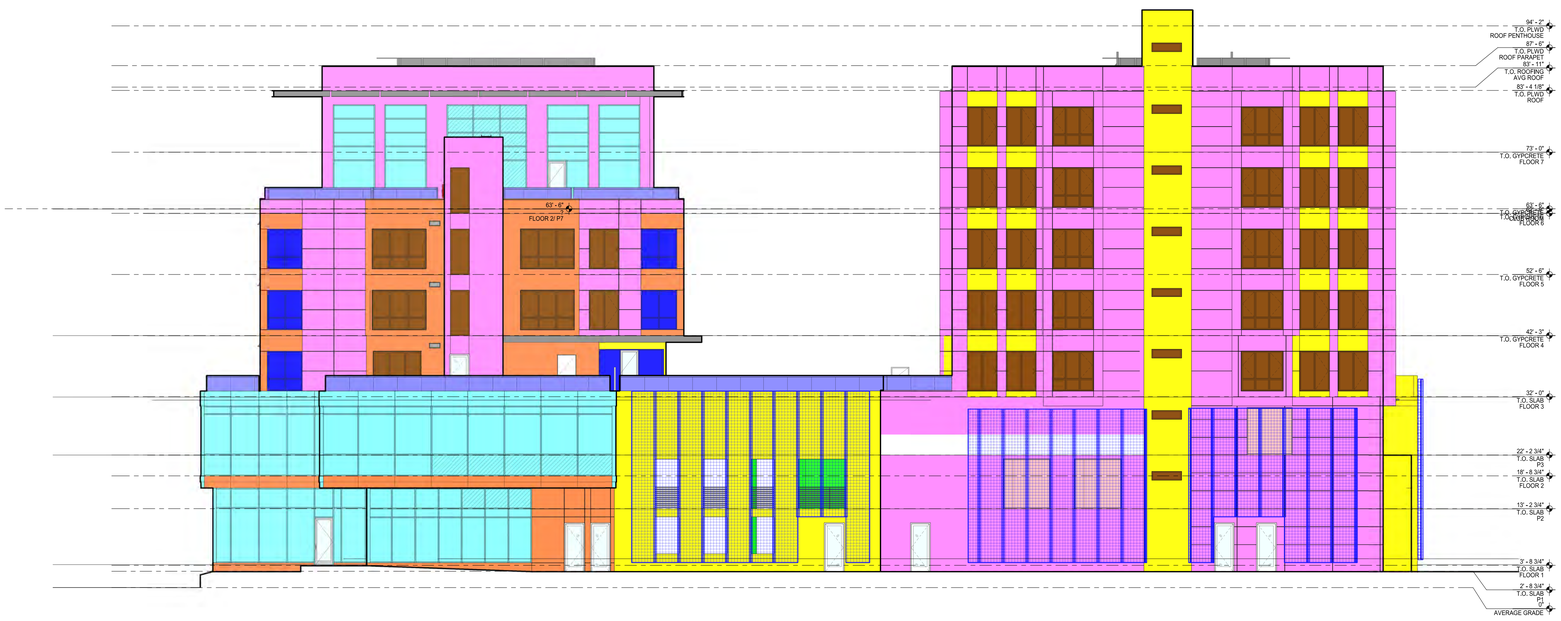
Sheet Title
Scale As indicated
Proj #. 2014 Drawn by XX
Sheet Size: 36 x 48

A3.00M

2/4/2022 11:45 PM

BUILDING ELEVATION - EAST 2

1/8" = 1'-0"



BUILDING ELEVATION - EAST - MATERIAL 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS. MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN, S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC, FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

LEGEND

- STUCCO
- FIBER CEMENT PANEL
- ACM PANEL
- VINYL WINDOWS
- CURTAIN WALL SYSTEM, SEE SCHEDULE
- STOREFRONT SYSTEM, SEE SCHEDULE
- SPANDREL GLASS
- WALL MOUNT VINE TRELLIS - CLEAR ANNODIZED
- ACCENT WALL MOUNT VINE TRELLIS - BLACK
- GLASS GUARDRAIL
- LOUVER

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

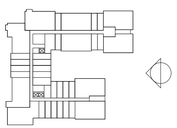
Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22



STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - EAST

Sheet Title

Scale As indicated

Proj #. 2014 Drawn Author

Sheet Size: 36 x 48

A3.01

2/4/2022 4:12:8 PM

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL IN T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALED ON A CONTRASTING BACKGROUND PER CBC 501.2

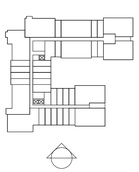
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN, S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC, FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

BUILDING ELEVATION - EAST - RENDERED 1

1/8" = 1'-0"



BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - EAST

Sheet Title

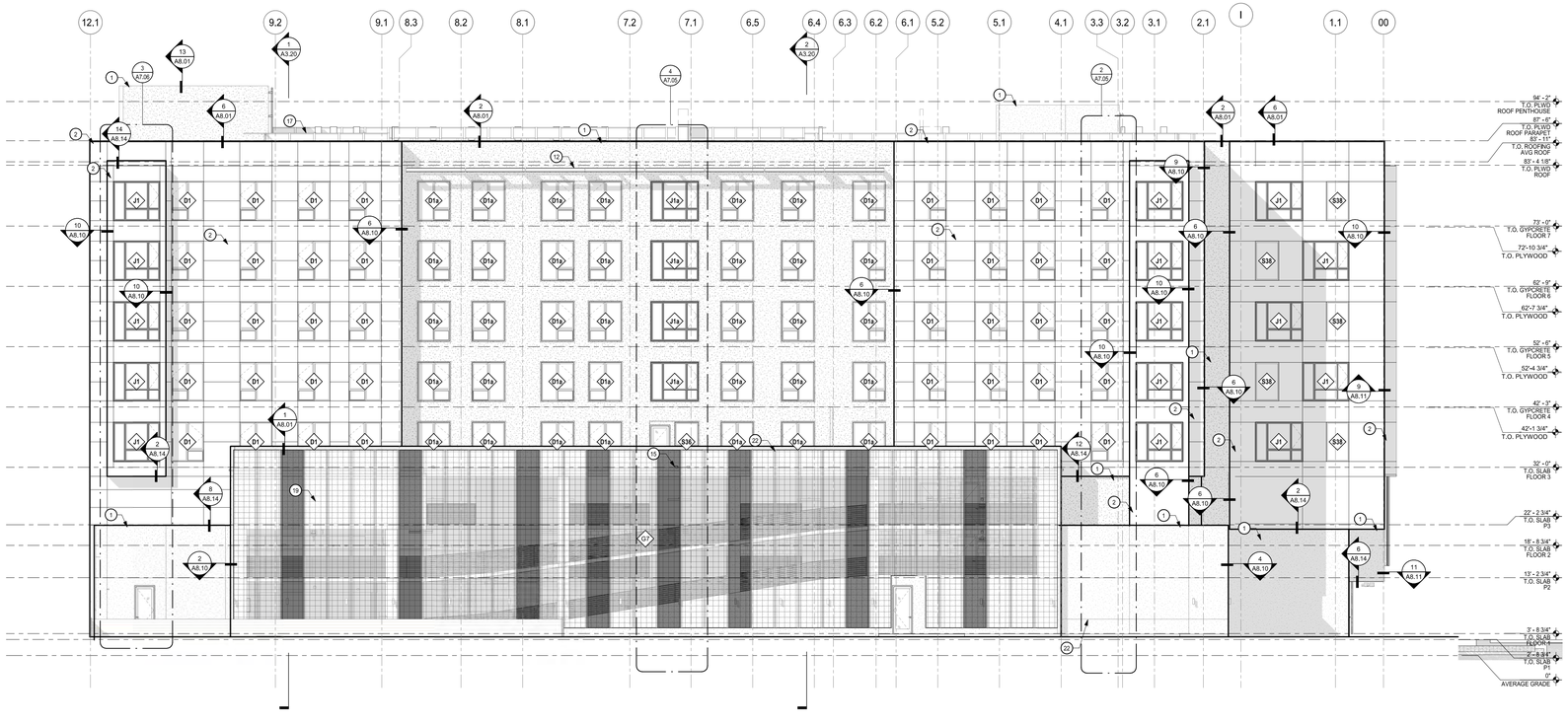
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

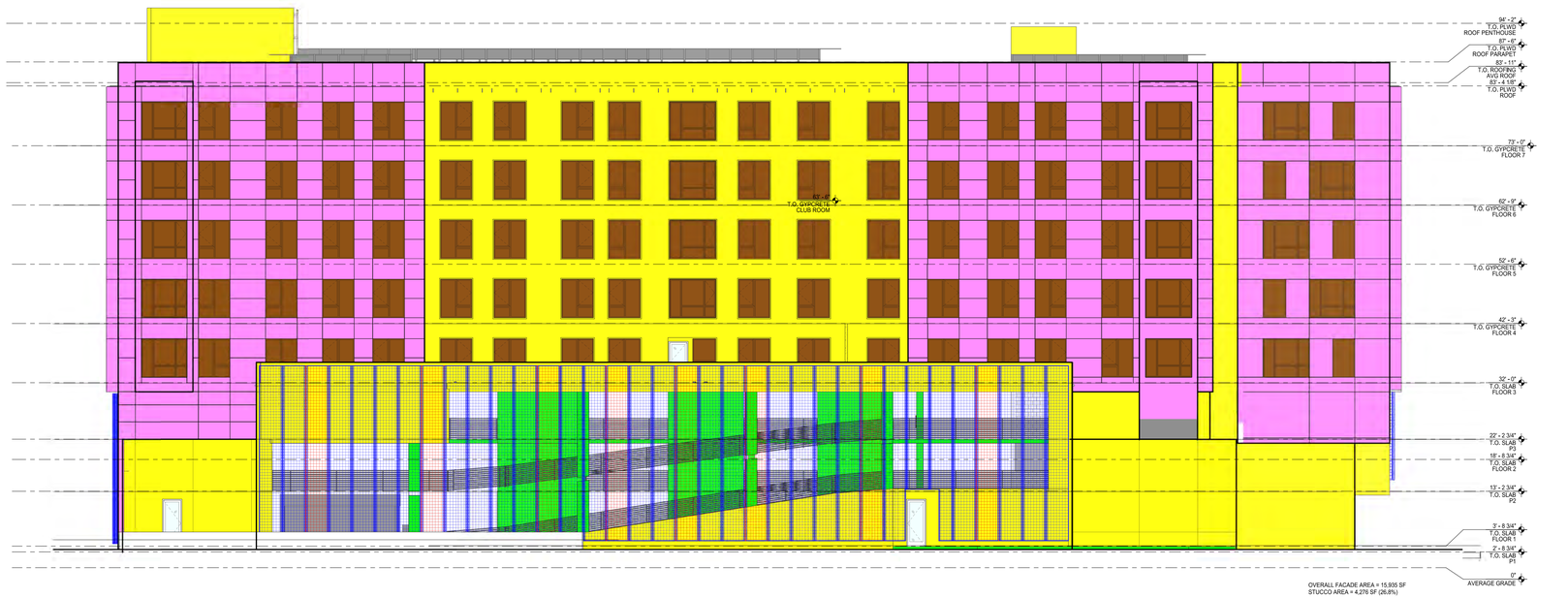
A3.01M

PLOT DATE: 2/2/2022 3:18:13 PM



BUILDING ELEVATION - NORTH 2

1/8" = 1'-0"



OVERALL FACADE AREA = 15,935 SF
STUCCO AREA = 4,276 SF (26.8%)

BUILDING ELEVATION - NORTH - MATERIAL 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS. MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

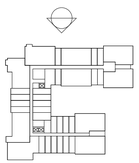
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
3. CONCRETE WALL / COLUMN, S.S.D.
4. ALUMINUM STOREFRONT SYSTEM
5. VINYL WINDOW, SEE WINDOW SCHEDULE
6. CONCRETE COLUMN WITH STUCCO SKIM COAT
7. FIBER GLASS DOOR
8. OVERHEAD GARAGE DOOR
9. GLASS 43" HIGH GUARDRAIL
10. HM DOOR
11. DESIGN-BUILD STL TRELLIS, HDG & PTD
12. MECHANICAL INTAKE/ EXHAUST
13. FDC, FIRE DEPARTMENT CONNECTION
14. SCUPPER DRAIN AND DOWNSPOUT
15. ROLL-UP DOOR
16. MECHANICAL SCREEN
17. STUCCO CONTROL JOINT
18. GREEN WALL
19. SPANDREL PANEL
20. NANAWALL
21. WALL MOUNT VINE TRELLIS
22. LOUVER
23. HIGHSPEED OVERHEAD SECTIONAL DOOR
24. CLEARANCE FOR EXHAUST AIR
25. ALUMINUM COMPOSITE METAL PANEL

LEGEND

- STUCCO
- FIBER CEMENT PANEL
- ACM PANEL
- VINYL WINDOWS
- CURTAIN WALL SYSTEM, SEE SCHEDULE
- STOREFRONT SYSTEM, SEE SCHEDULE
- SPANDREL GLASS
- WALL MOUNT VINE TRELLIS - CLEAR ANNODIZED
- ACCENT WALL MOUNT VINE TRELLIS - BLACK
- GLASS GUARDRAIL
- LOUVER



BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - NORTH

Sheet Title

Scale As indicated

Proj. # 2014 Drawn by SP

Sheet Size: 36 x 48

A3.02

PM 2/2/2021 4:30:30 PM

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL IN T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN, S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC, FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

BUILDING ELEVATION - NORTH - RENDERED 1

1/8" = 1'-0"

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR®

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - NORTH

Sheet Title

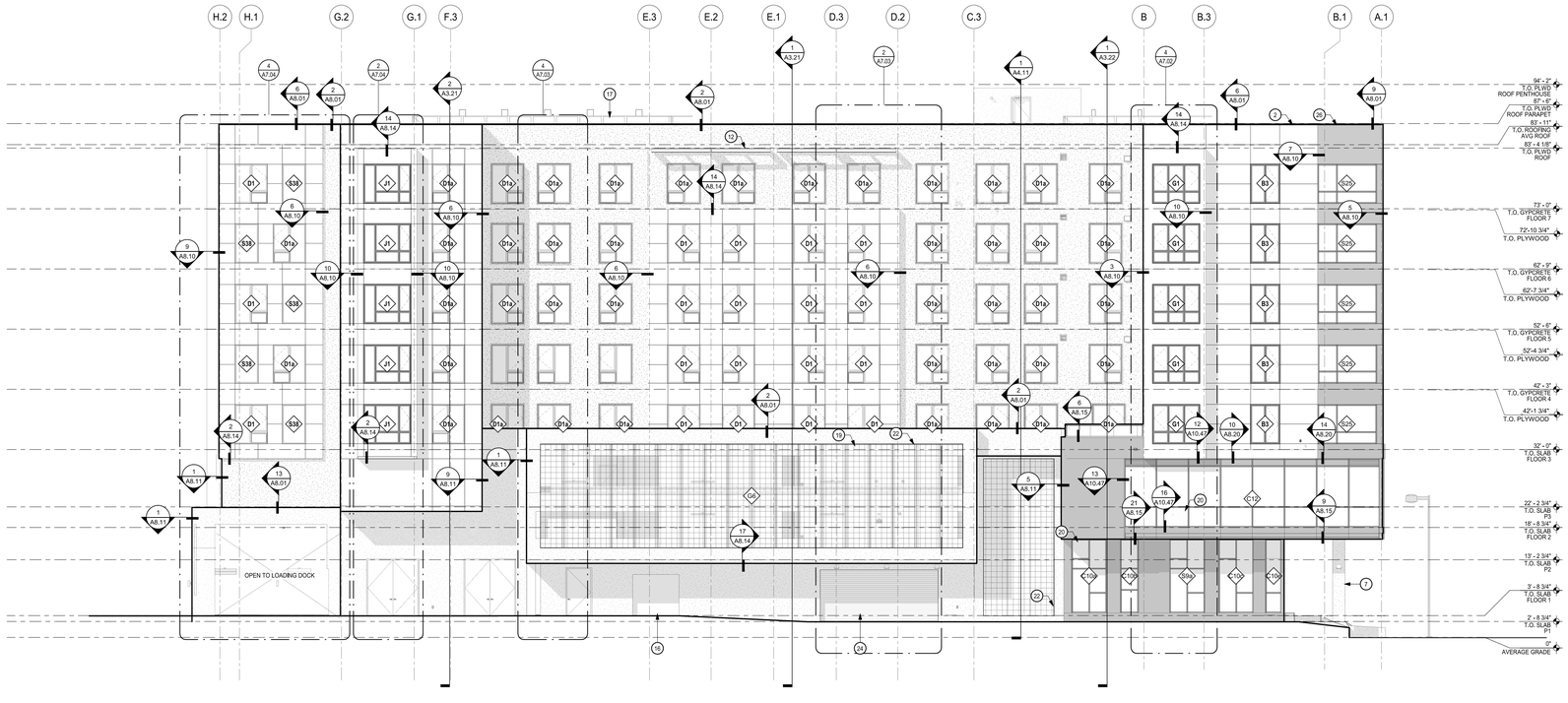
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

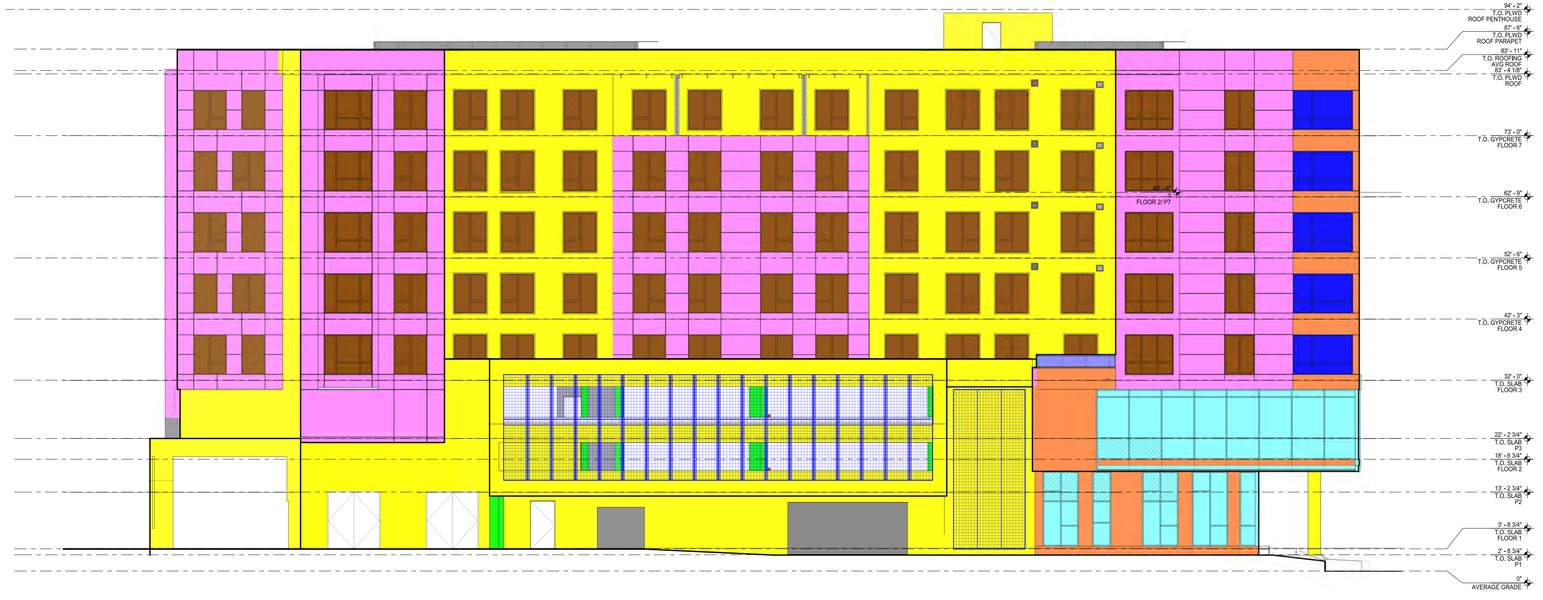
A3.02M

2/11/2022 4:45 PM



BUILDING ELEVATION - WEST 2

1/8" = 1'-0"



OVERALL FACADE AREA = 17,000 SF
STUCCO AREA = 5,335 SF (29.8%)

BUILDING ELEVATION - WEST - MATERIAL 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS. MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

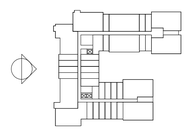
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN, S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC, FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

LEGEND

- STUCCO
- FIBER CEMENT PANEL
- ACM PANEL
- VINYL WINDOWS
- CURTAIN WALL SYSTEM, SEE SCHEDULE
- STOREFRONT SYSTEM, SEE SCHEDULE
- SPANDREL GLASS
- WALL MOUNT VINE TRELLIS - CLEAR ANNODIZED
- ACCENT WALL MOUNT VINE TRELLIS - BLACK
- GLASS GUARDRAIL
- LOUVER



BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - WEST

Sheet Title
Scale As indicated
Proj #. 2014 Drawn Author
Sheet Size: 36 x 48

A3.03

PRINTED 2/4/2022 5:03:03 PM

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL IN T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN, S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC, FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

BUILDING ELEVATION - WEST - RENDERED 1

1/8" = 1'-0"

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - WEST

Sheet Title

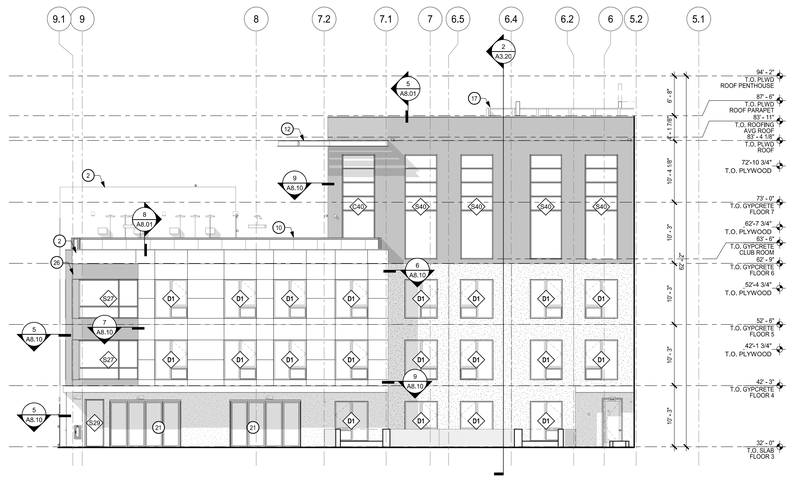
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

A3.03M

2/14/2022 4:15:13 PM



COURTYARD BUILDING ELEVATION - SOUTH 3

1/8" = 1'-0"

OVERALL FACADE AREA = 4,672 SF
STUCCO AREA = 1,046 SF (22.4%)

COURTYARD BUILDING ELEVATION - SOUTH - MATERIAL 4

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL. TYP. (FOR TYPE B OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

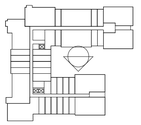
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN. S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW. SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC, FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

LEGEND

- STUCCO
- FIBER CEMENT PANEL
- ACM PANEL
- VINYL WINDOWS
- CURTAIN WALL SYSTEM, SEE SCHEDULE
- STOREFRONT SYSTEM, SEE SCHEDULE
- SPANDREL GLASS
- WALL MOUNT VINE TRELLIS - CLEAR ANNODIZED
- ACCENT WALL MOUNT VINE TRELLIS - BLACK
- GLASS GUARDRAIL
- LOUVER



BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - COURTYARD

Sheet Title

Scale As indicated

Proj #: 2014 Drawn by VD

Sheet Size: 36 x 48

A3.04

24020241.15.2.pln

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE B OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

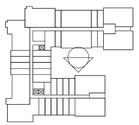
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN. S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW. SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC. FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

COURTYARD BUILDING ELEVATION - SOUTH - RENDERED 1

1/8" = 1'-0"



BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - COURTYARD

Sheet Title

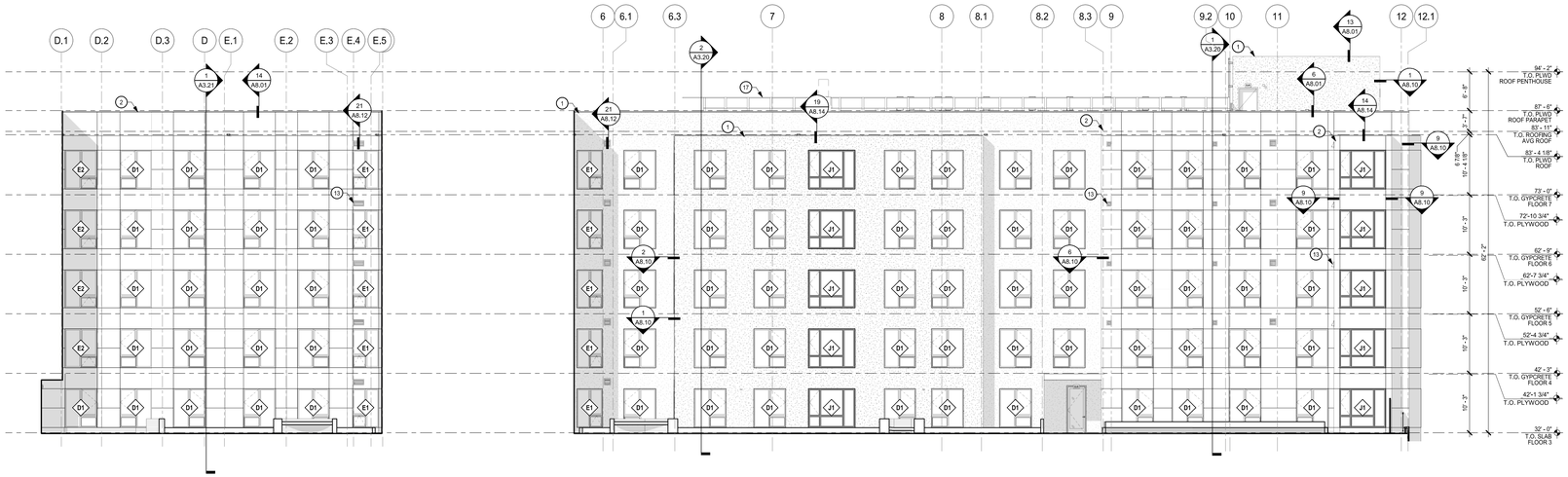
Scale: As indicated

Proj #: 2014 Drawn by: VD

Sheet Size: 36 x 48

A3.04M

2/4/2022 4:35:3 PM

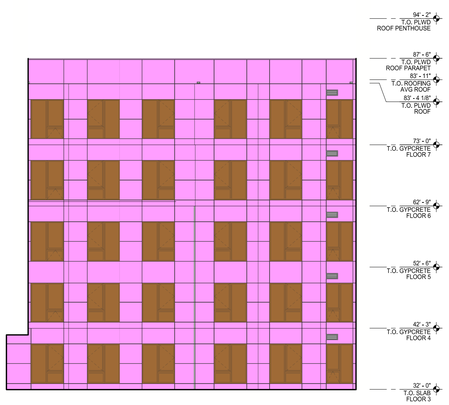


COURTYARD BUILDING ELEVATION - WEST 4

1/8" = 1'-0"

COURTYARD BUILDING ELEVATION - NORTH 3

1/8" = 1'-0"



OVERALL FACADE AREA = 3,083 SF
STUCCO AREA = 0 SF (0%)

COURTYARD BUILDING ELEVATION - WEST - MATERIAL 2

1/8" = 1'-0"

OVERALL FACADE AREA = 8,322 SF
STUCCO AREA = 3,646SF (43.8%)

COURTYARD BUILDING ELEVATION - NORTH - MATERIAL 1

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE B OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

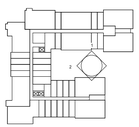
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
3. CONCRETE WALL / COLUMN, S.S.D.
4. ALUMINUM STOREFRONT SYSTEM
5. VINYL WINDOW, SEE WINDOW SCHEDULE
6. CONCRETE COLUMN WITH STUCCO SKIM COAT
7. FIBER GLASS DOOR
8. OVERHEAD GARAGE DOOR
9. GLASS 43" HIGH GUARDRAIL
10. HM DOOR
11. DESIGN-BUILD STL TRELLIS, HDG & PTD
12. MECHANICAL INTAKE/ EXHAUST
13. FDC, FIRE DEPARTMENT CONNECTION
14. SCUPPER DRAIN AND DOWNSPOUT
15. ROLL-UP DOOR
16. MECHANICAL SCREEN
17. STUCCO CONTROL JOINT
18. GREEN WALL
19. SPANDREL PANEL
20. NANAWALL
21. WALL MOUNT VINE TRELLIS
22. LOUVER
23. HIGHSPEED OVERHEAD SECTIONAL DOOR
24. CLEARANCE FOR EXHAUST AIR
25. ALUMINUM COMPOSITE METAL PANEL

LEGEND

- STUCCO
- FIBER CEMENT PANEL
- ACM PANEL
- VINYL WINDOWS
- CURTAIN WALL SYSTEM, SEE SCHEDULE
- STOREFRONT SYSTEM, SEE SCHEDULE
- SPANDREL GLASS
- WALL MOUNT VINE TRELLIS - CLEAR ANNODIZED
- ACCENT WALL MOUNT VINE TRELLIS - BLACK
- GLASS GUARDRAIL
- LOUVER



BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - COURTYARD

Sheet Title

Scale As indicated

Proj. #. 2014 Drawn by VD

Sheet Size: 36 x 48

A3.05

2/4/2022 4:15:23 PM

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0" TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

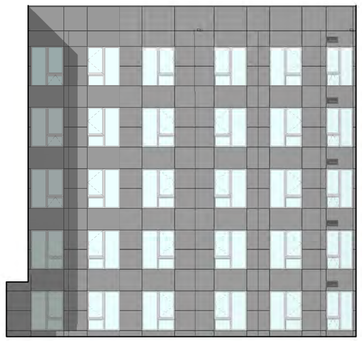
P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. STUCCO
2. FIBER CEMENT PANEL SYSTEM
4. CONCRETE WALL / COLUMN, S.S.D.
5. ALUMINUM STOREFRONT SYSTEM
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. CONCRETE COLUMN WITH STUCCO SKIM COAT
8. FIBER GLASS DOOR
9. OVERHEAD GARAGE DOOR
10. GLASS 43" HIGH GUARDRAIL
11. HM DOOR
12. DESIGN-BUILD STL TRELLIS, HDG & PTD
13. MECHANICAL INTAKE/ EXHAUST
14. FDC, FIRE DEPARTMENT CONNECTION
15. SCUPPER DRAIN AND DOWNSPOUT
16. ROLL-UP DOOR
17. MECHANICAL SCREEN
18. STUCCO CONTROL JOINT
19. GREEN WALL
20. SPANDREL PANEL
21. NANAWALL
22. WALL MOUNT VINE TRELLIS
23. LOUVER
24. HIGHSPEED OVERHEAD SECTIONAL DOOR
25. CLEARANCE FOR EXHAUST AIR
26. ALUMINUM COMPOSITE METAL PANEL

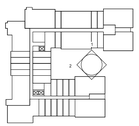


COURTYARD BUILDING ELEVATION - WEST - RENDERED 2

1/8" = 1'-0"

COURTYARD BUILDING ELEVATION - NORTH - RENDERED 1

1/8" = 1'-0"



BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATIONS - COURTYARD

Sheet Title

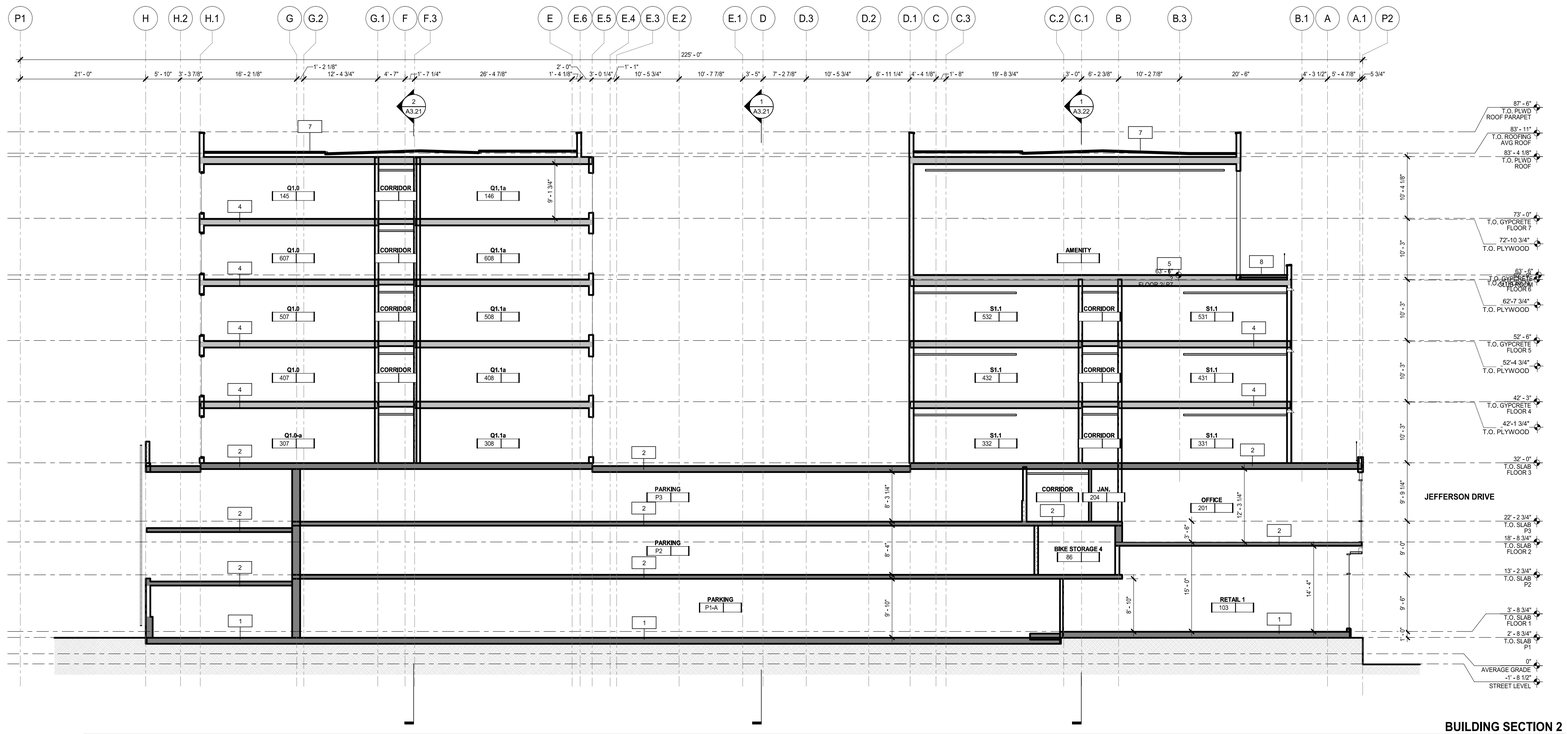
Scale: As indicated

Proj. #: 2014 Drawn by: VD

Sheet Size: 36 x 48

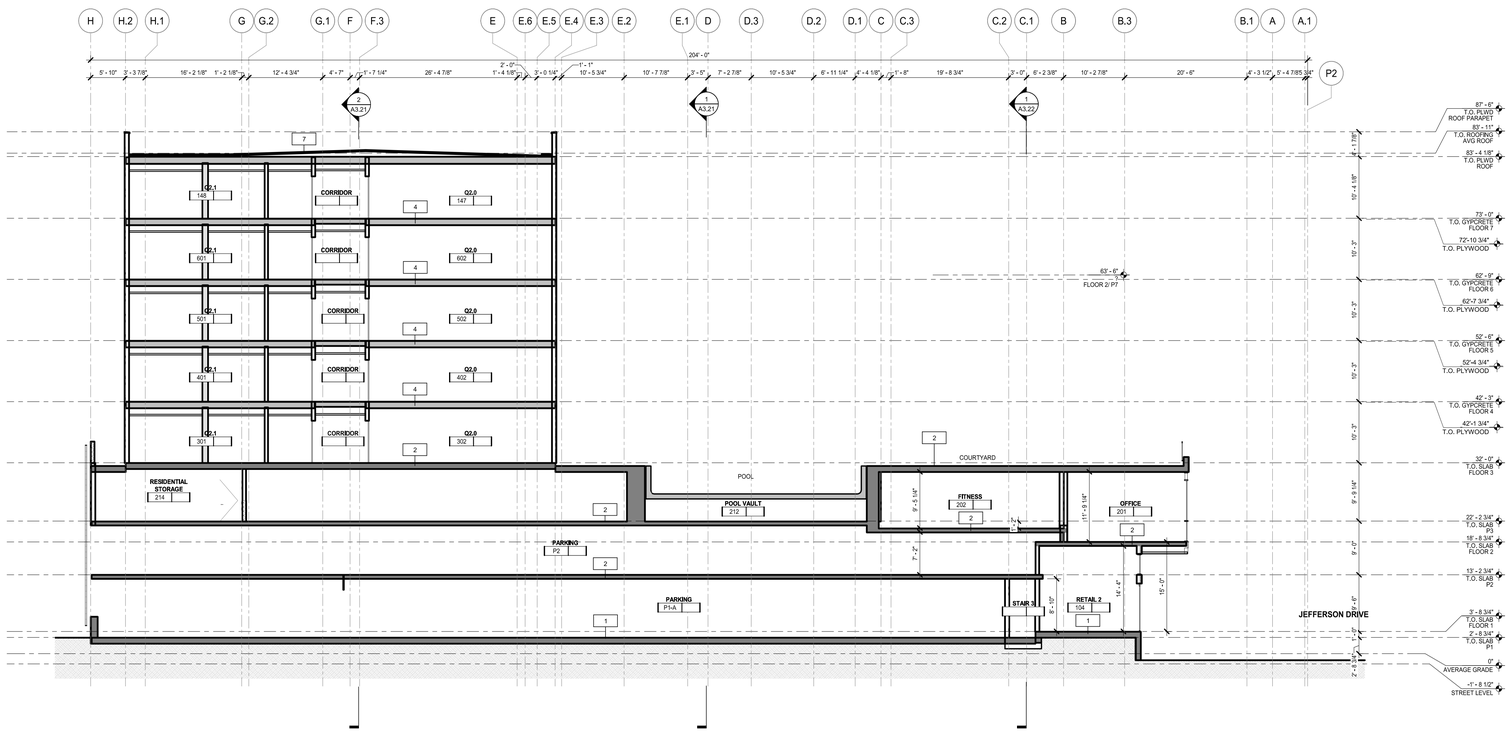
A3.05M

2/4/2022 4:53:31 PM



BUILDING SECTION 2 **2**

1/8" = 1'-0"



BUILDING SECTION 1 **1**

1/8" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. SITE ELEVATION HEIGHT OF 115.5' = 0'-0" DATUM.

SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

C. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTRA METAL FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 3/8"/FT TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS, ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED WHETHER INDICATED OR NOT AT ALL LOCATIONS FOR EXT. WATER BREAK.

K. THRESHOLDS MUST BE ADA COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS.

L. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND ADA COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND ADA SHOWERS SHALL INCLUDE , WETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE G.C. SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD AND ARE EXPECTED TO ADD TO THE GMP THESE REQUIREMENTS AND COSTS.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE WALL, S.S.D.
2. BELOW GRADE WATERPROOFING, SEE B.E. DRAWINGS
3. CONCRETE SIDEWALK, TYP
4. DOOR, SEE DOOR SCHEDULE
5. ALUMINUM STOREFRONT SYSTEM, SEE WINDOW SCHEDULE
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. RAINSCREEN FINISH SYSTEM
8. FACE OF FINISH, BEYOND
9. STAIR
10. RAMP
11. SOFFIT
12. DESIGN-BUILD HOT DIPPED GALVANIZED PTD GUARDRAIL
13. RAISED LANDCSCAPE PLANTER - S.L.D.
14. GATE / FENCE, S.L.D.
15. TRENCH DRAIN, S.P.D.
16. CLEARANCE BAR AT GARAGE ENTRY
17. BEAM, S.S.D.
18. EXTRUDED ALUMINUM LOUVER SYSTEM
19. RAISED LANDCSCAPE PLANTER - S.L.D.
20. GATE / FENCE, S.L.D.
21. TRENCH DRAIN, S.P.D.

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

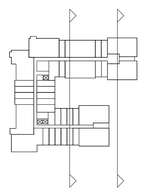
Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22



Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING SECTIONS

Sheet Title

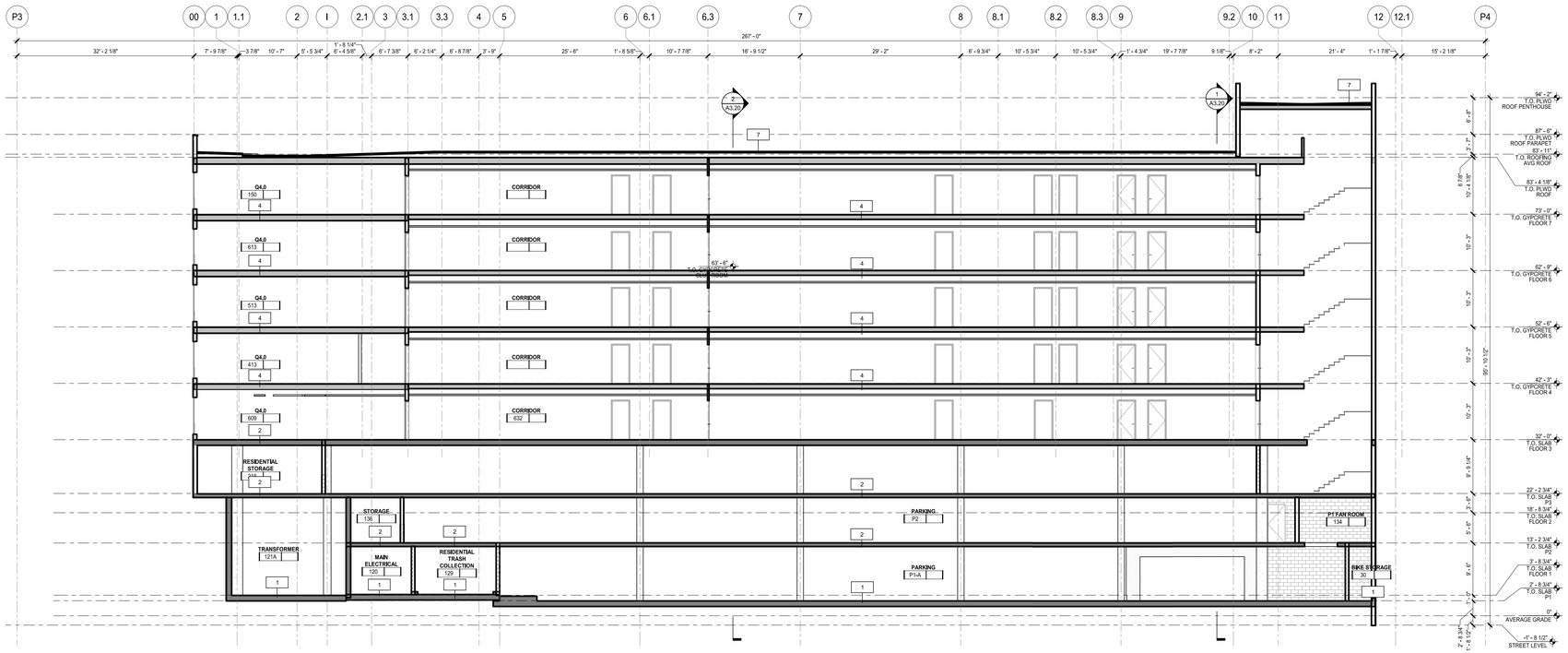
Scale As indicated

Proj #. 2014 Drawn by SP

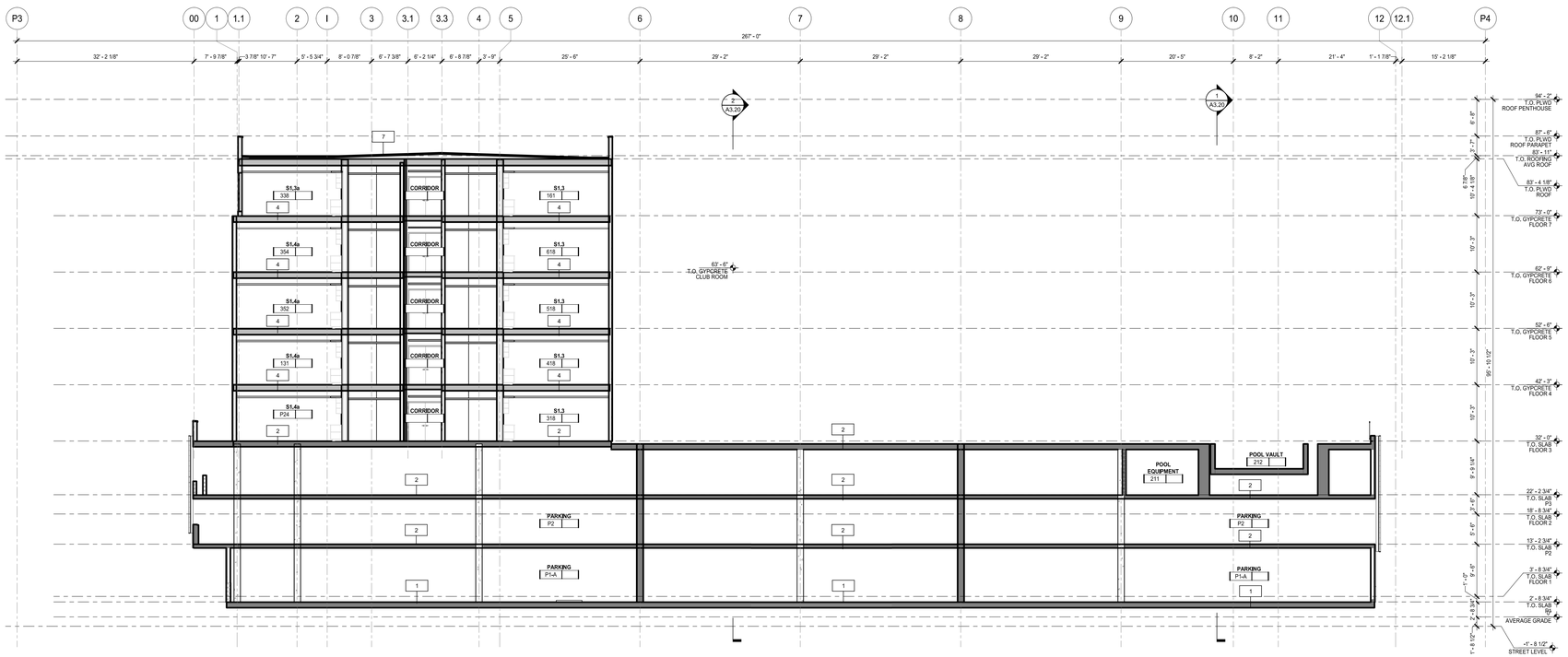
Sheet Size: 36 x 48

A3.20

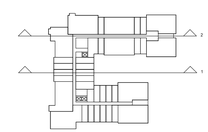
3/4/2022 4:52:2 PM



BUILDING SECTION 4 **2**
1/8" = 1'-0"



BUILDING SECTION 3 **1**
1/8" = 1'-0"



GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. SITE ELEVATION HEIGHT OF 115.5' = 0'-0" DATUM.

SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

C. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTRA METAL FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 3/8"/FT TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS, ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED WHETHER INDICATED OR NOT AT ALL LOCATIONS FOR EXT. WATER BREAK.

K. THRESHOLDS MUST BE ADA COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS.

L. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND ADA COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND ADA SHOWERS SHALL INCLUDE , WETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE G.C. SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD AND ARE EXPECTED TO ADD TO THE GMP THESE REQUIREMENTS AND COSTS.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE WALL, S.S.D.
2. BELOW GRADE WATERPROOFING, SEE B.E. DRAWINGS
3. CONCRETE SIDEWALK, TYP
4. DOOR, SEE DOOR SCHEDULE
5. ALUMINUM STOREFRONT SYSTEM, SEE WINDOW SCHEDULE
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. RAINSCREEN FINISH SYSTEM
8. FACE OF FINISH, BEYOND
9. STAIR
10. RAMP
11. SOFFIT
12. DESIGN-BUILD HOT DIPPED GALVANIZED PTD GUARDRAIL
13. RAISED LANDCSCAPE PLANTER - S.L.D.
14. GATE / FENCE, S.L.D.
15. TRENCH DRAIN, S.P.D.
16. CLEARANCE BAR AT GARAGE ENTRY
17. BEAM, S.S.D.
18. EXTRUDED ALUMINUM LOUVER SYSTEM
19. RAISED LANDCSCAPE PLANTER - S.L.D.
20. GATE / FENCE, S.L.D.
21. TRENCH DRAIN, S.P.D.

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, PUBLISHED OR CHANGED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING SECTIONS

Sheet Title

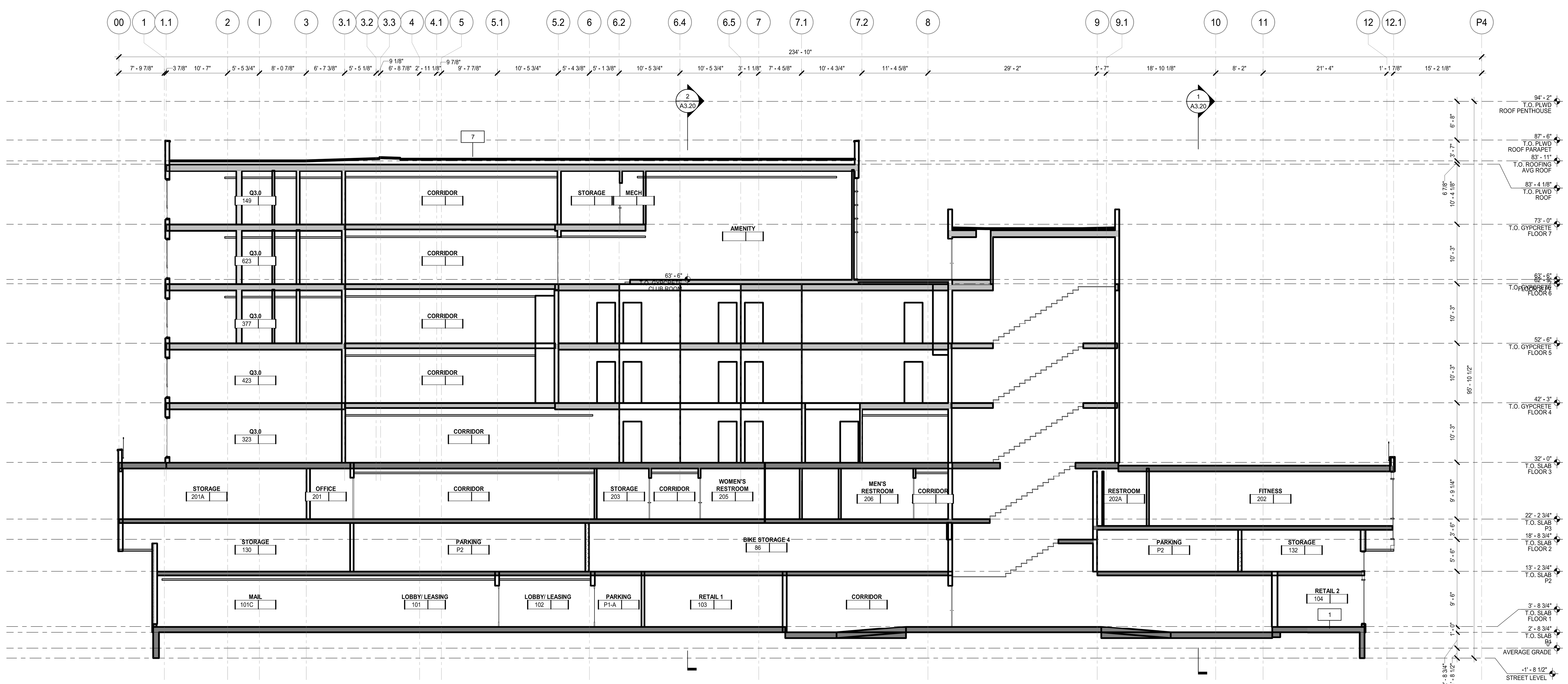
Scale As indicated

Proj #. 2014 Drawn by SP

Sheet Size: 36 x 48

A3.21

3/4/2022 4:50:01 PM



BUILDING SECTION 5 1
1/8" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. SITE ELEVATION HEIGHT OF 115.5' = 0'-0" DATUM.

SEE A0.2 FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

C. SEE SHEET A10.0 FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS. REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER EXTRA METAL FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 3/8"/FT TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED WHETHER INDICATED OR NOT AT ALL LOCATIONS FOR EXT. WATER BREAK.

K. THRESHOLDS MUST BE ADA COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS.

L. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND ADA COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND ADA SHOWERS SHALL INCLUDE , WETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE G.C. SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD AND ARE EXPECTED TO ADD TO THE GMP THESE REQUIREMENTS AND COSTS.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

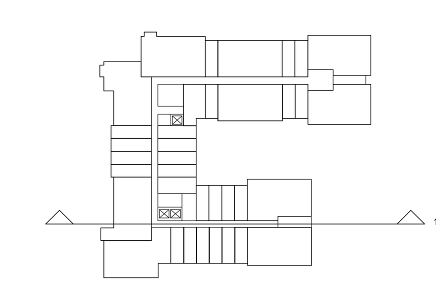
P. ALL WINDOWS SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION ARE TO BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND A MINIMUM OF 1/2" WIDE, INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE WALL, S.S.D.
2. BELOW GRADE WATERPROOFING, SEE B.E. DRAWINGS
3. CONCRETE SIDEWALK, TYP
4. DOOR, SEE DOOR SCHEDULE
5. ALUMINUM STOREFRONT SYSTEM, SEE WINDOW SCHEDULE
6. VINYL WINDOW, SEE WINDOW SCHEDULE
7. RAINSCREEN FINISH SYSTEM
8. FACE OF FINISH, BEYOND
9. STAIR
10. RAMP
11. SOFFIT
12. DESIGN-BUILD HOT DIPPED GALVANIZED PTD GUARDRAIL
13. RAISED LANDCSCAPE PLANTER - S.L.D.
14. GATE / FENCE, S.L.D.
15. TRENCH DRAIN, S.P.D.
16. CLEARANCE BAR AT GARAGE ENTRY
17. BEAM, S.S.D.
18. EXTRUDED ALUMINUM LOUVER SYSTEM
19. RAISED LANDCSCAPE PLANTER - S.L.D.
20. GATE / FENCE, S.L.D.
21. TRENCH DRAIN, S.P.D.



BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	GMP	02.11.22

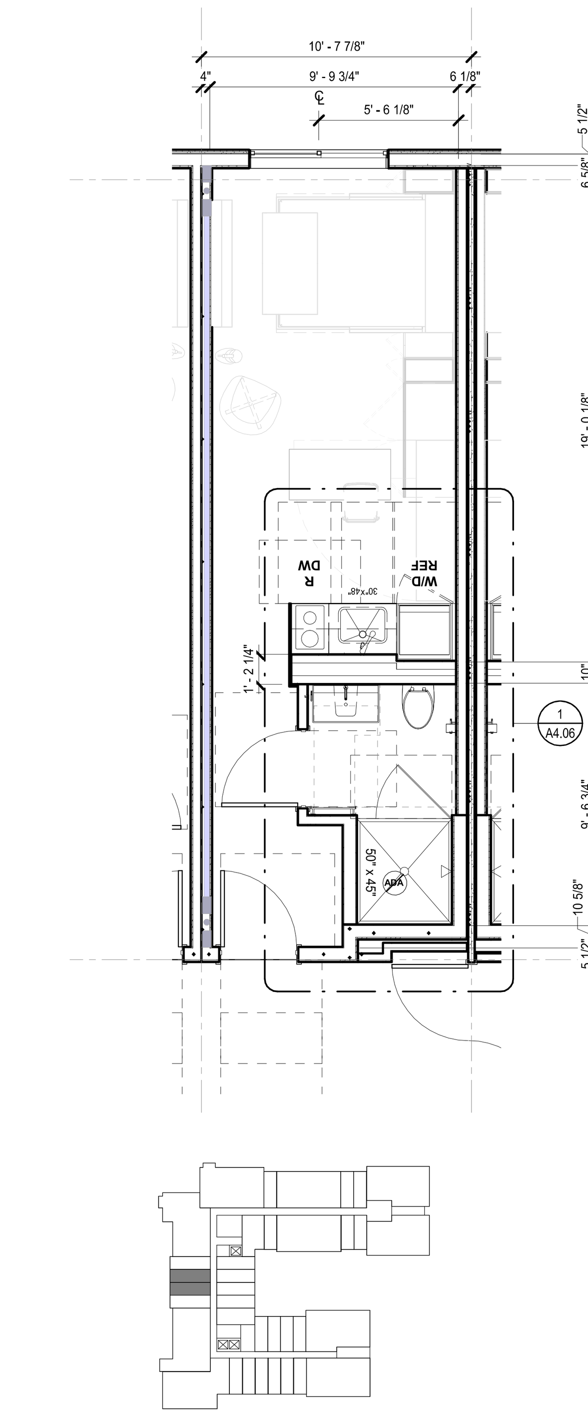
STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BUILDING SECTIONS

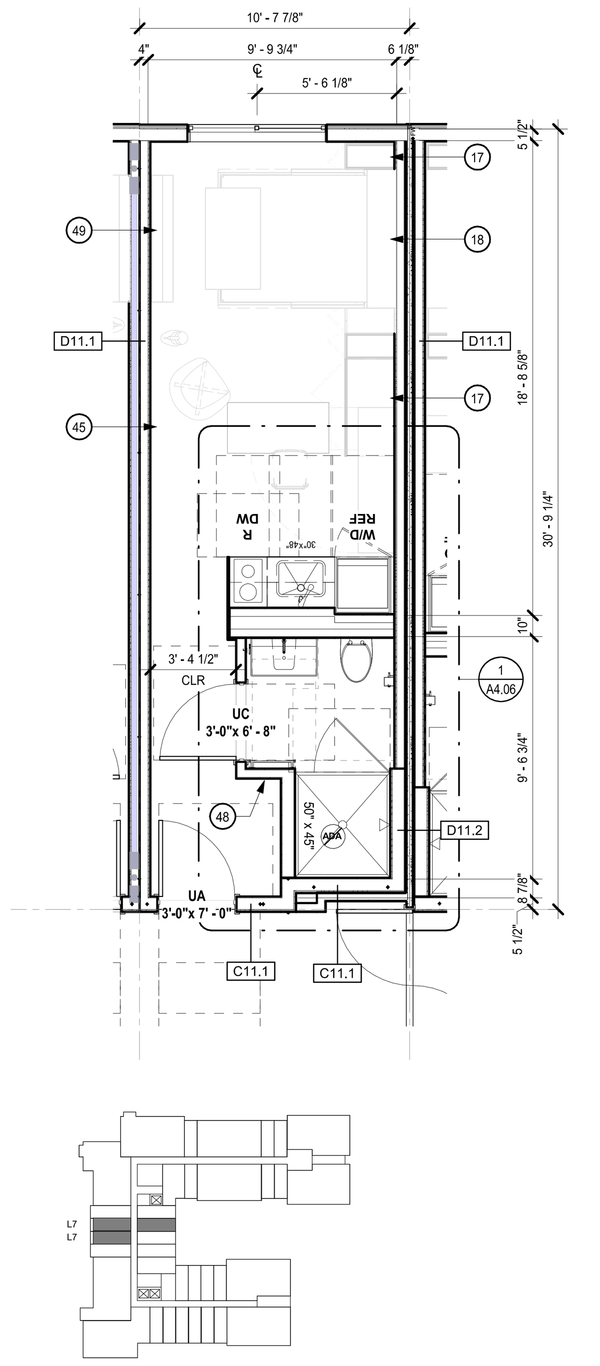
SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY SP
SHEET SIZE: 36 x 48

A3.22



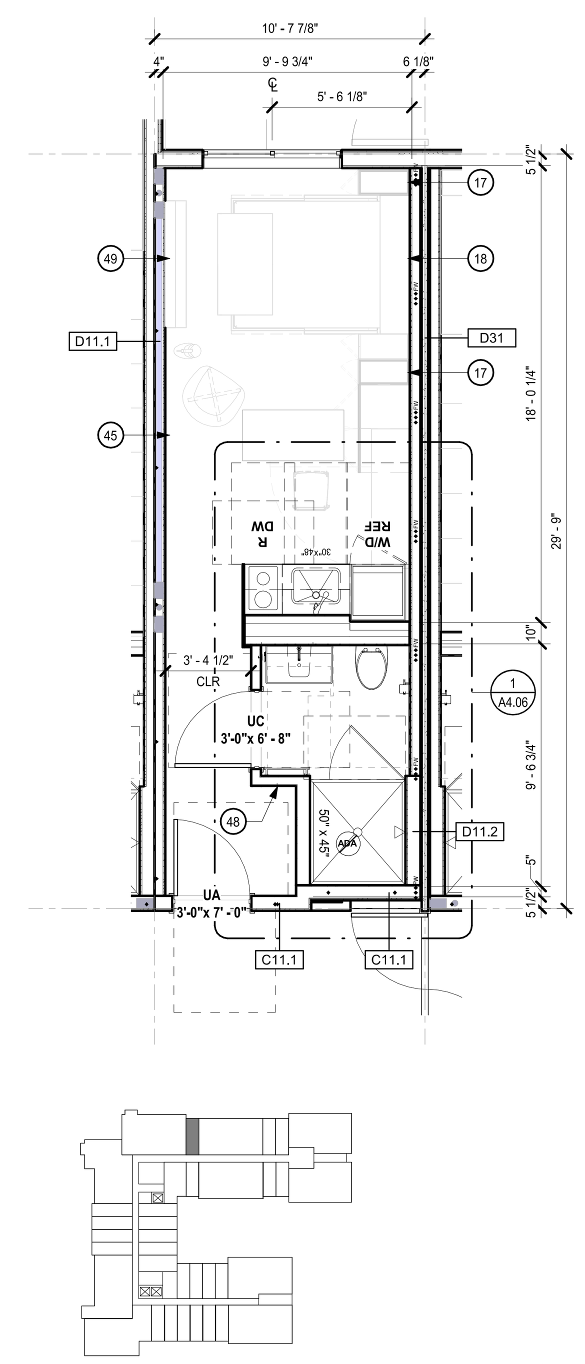
UNIT PLAN - S1.4a 8

1/4" = 1'-0"



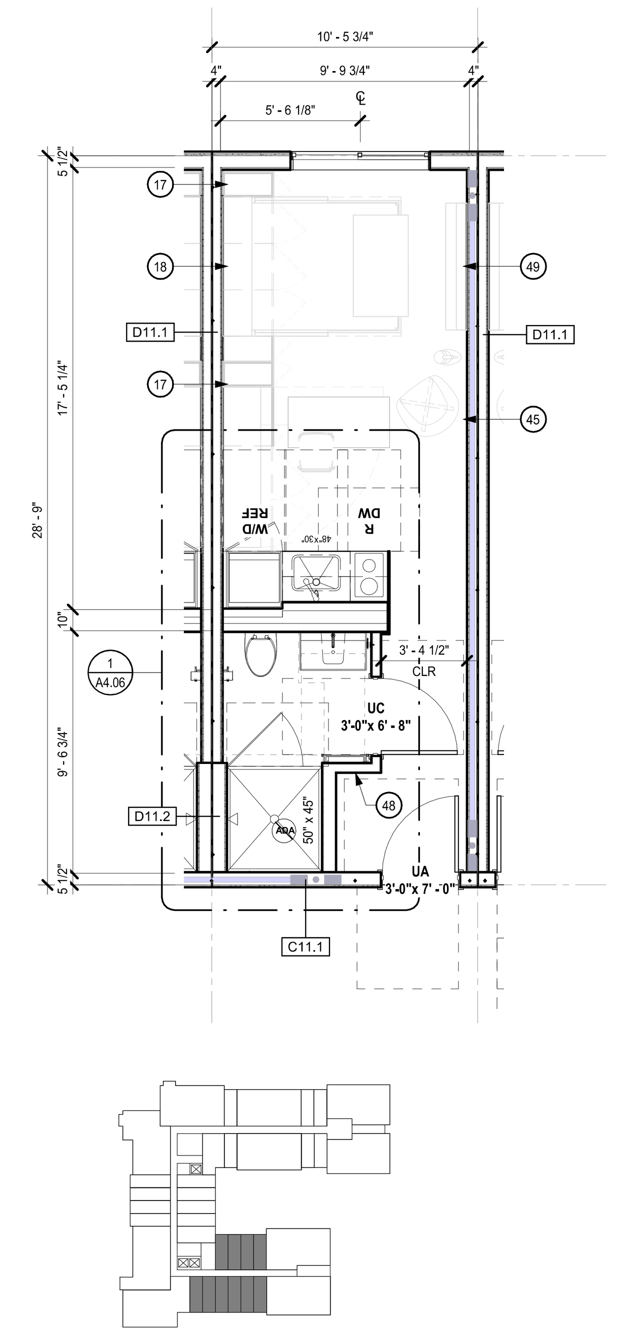
UNIT PLAN - S1.3a 6

1/4" = 1'-0"



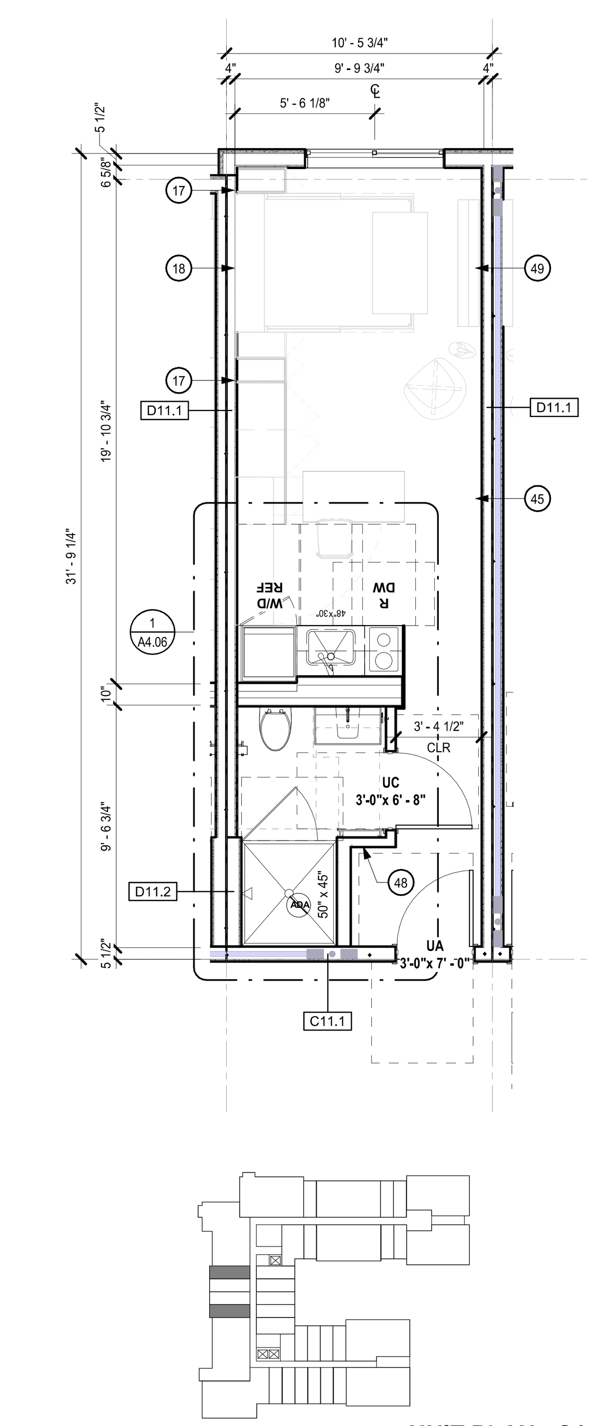
UNIT PLAN - S1.2a 4

1/4" = 1'-0"



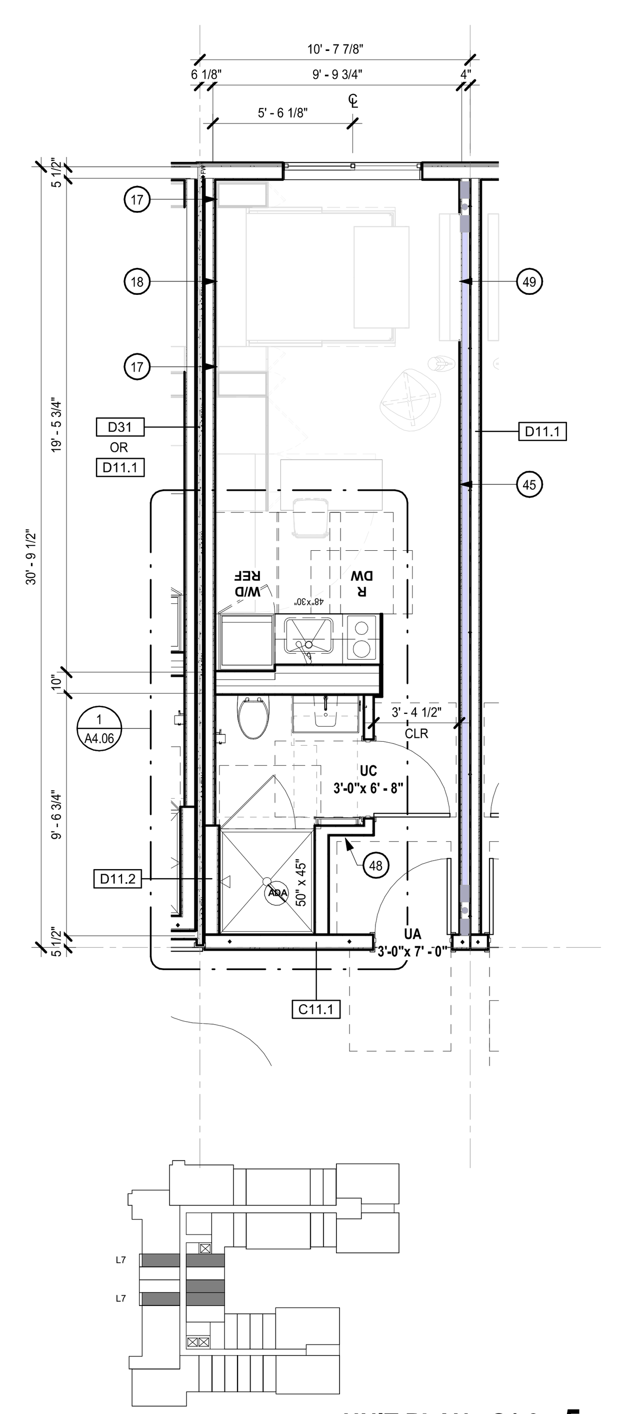
UNIT PLAN - S1.1 2

1/4" = 1'-0"



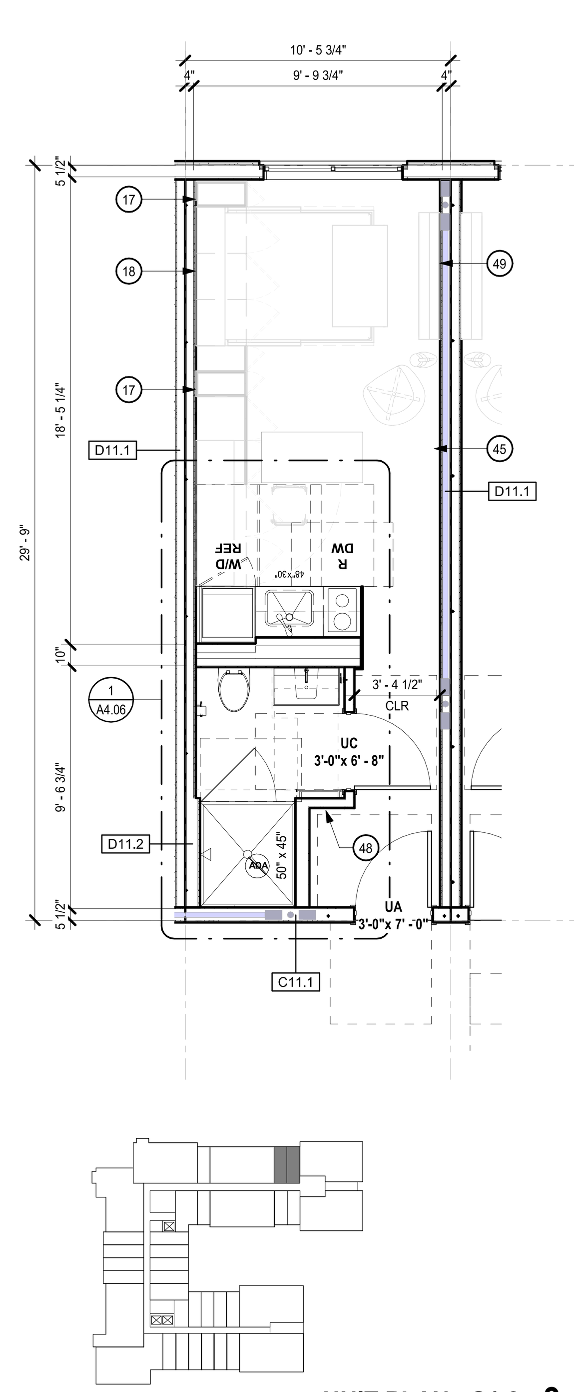
UNIT PLAN - S1.4 7

1/4" = 1'-0"



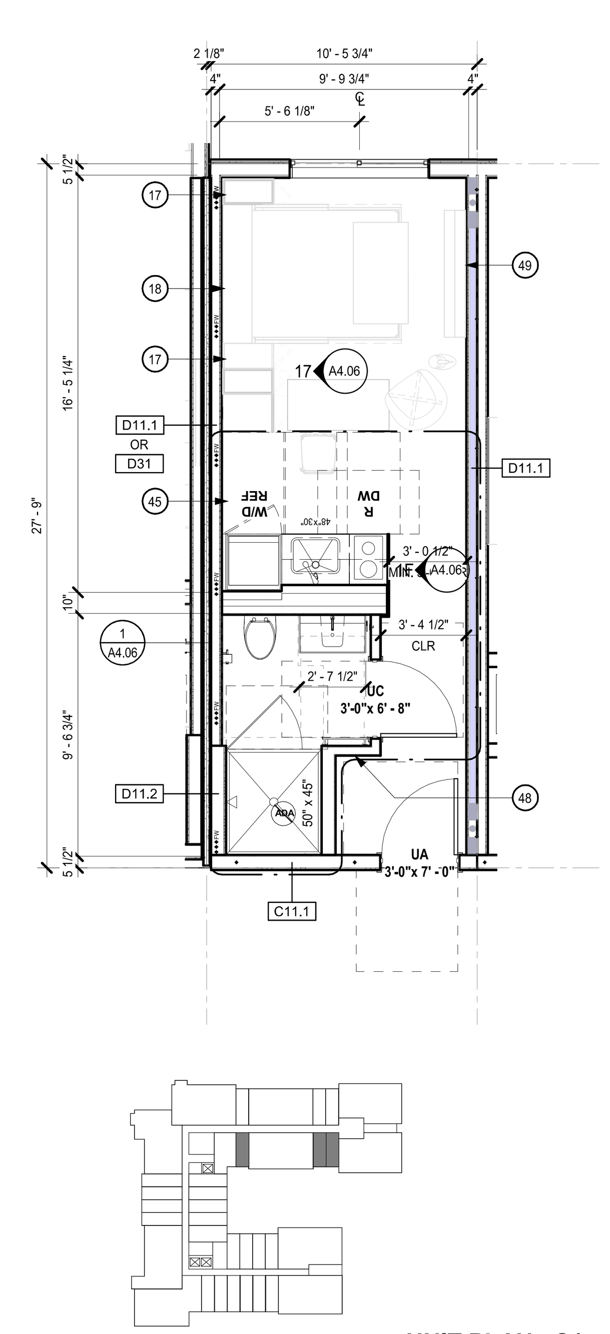
UNIT PLAN - S1.3 5

1/4" = 1'-0"



UNIT PLAN - S1.2 3

1/4" = 1'-0"



UNIT PLAN - S1 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.2X FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING OR BACKING (AT METAL STUD FRAMING) FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.XX FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ACCESSIBILITY AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD TYPE "X" WHERE REQUIRED BY WALL ASSEMBLY, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH.

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.3x FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6X SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. **AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.**

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ACCESSIBILITY COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
   a. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4, FOR SUFICIENT MANEUVERING SPACE.
   b. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
   c. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
   d. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
   e. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
   f. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)
   g. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
   h. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
   i. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
   j. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
   k. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
   l. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

R. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

S. WALL BETWEEN BEDROOMS IN QUAD UNITS TO BE TREATED AS SOUND-RATED UNIT SEPARATION PER A9.11A

WALL TYPE NOTES

U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE1-A, B11.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C12.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT BATHROOMS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

SHEET NOTES AND REQUIREMENTS FOR BATHROOMS AND KITCHENS ARE LOCATED ON THE INTERIOR ELEVATION SHEET

1. PER SECTION 1134A.4, PROVIDE A CLEAR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER CBC 1134A.5, PROVIDE A CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE FOOT OF THE BATHTUB OR SHOWERS..
3. PER CBC 1134A.6, PROVIDE A CLEAR FLOOR SPACE OF AT LEAST 30"X48" LOCATED OUTSIDE OF THE SHOWER. 48" SHALL BE PARALLEL TO THE SHOWER ENCLOSURE AND FLUSH WITH THE CONTROL WALL.
4. PER CBC 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48INCHES CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE CBC 1134A.7 FOR CONFIGURATION EXCEPTIONS. "EXCEPTION: THE 48-INCH (1219 MM) MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM) FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES (610 MM) IN DEPTH."
5. PER CBC 1134A.8, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH CBC 1134A.8
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER CBC 1132A.5, THE MANEUVERING CLEARANCES AT BATHROOM DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES (1067 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER CBC 1142A, ELECTRICAL RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR. WHEN THE OUTLETS ARE OVER AN OBSTRUCTION, THEY SHALL BE LOCATED NO MORE THAN 44" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET FROM THE LEVEL OF THE FINISHED FLOOR.
12. PER CBC 1134A.5, 1134A.6, 1134A.7, REINFORCE WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER, SEE 8, 9, 12, 17/A0.20. GRAB BARS SHALL COMPLY WITH CBC 1127A.4 AND 1127A.2.2 # 4. PER CBC 1134A.7 #2, WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE-WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED FOLDAWAY, OR SIMILAR ALTERNATIVE GRAB BARS, SEE 8/A0.20
13. WALL MOUNTED LAVATORY WITH SINK TRAP COVER. PROVIDE KNEE & TOE SPACE PER CBC 1134A.8.
14. MILL WORK LINEN CABINET, SEE I.D.
15. BUILT-IN INDUCTION COOKTOP W/30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH DISHWASHER BELOW AND HOOD ABOVE.
16. FIVE (5) SHELVES, PTD MDF
17. F.F.E. STORAGE, SEE I.D.
18. F.F.E. MURPHY BED, SEE I.D.
19. UPPER CABINET WITH MICROWAVE & ADJUSTABLE SHELVES
20. WALL HUNG TOILET W/ WALL MOUNT TOWEL SHELF ABOVE
21. TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH/FIXTURE SPECS
22. MTL STUD & GWB SOFFIT @ TOP OF UPPER CABINET - DROPPED CEILING HEIGHTS VARY, SEE RCP FOR HEIGHTS.
23. WALL MOUNTED MEDICINE CABINET WITH MIRRORED DOOR W/ INTEGRAL LIGHTING. BOTTOM EDGE OF REFLECTIVE SURFACE TO BE 40" MAX. AFF., S.E.D., SEE ID DWGS
24. TOWEL BAR, SEE FINISH SPECS, TOP OF TOWEL BAR TO BE NO HIGHER THAN 40 INCHES ABOVE FLOOR PER CBC 1134A8.8
25. FULL HEIGHT CABINET FOR WASHER/ DRYER & REFRIGERATOR
26. FULL HEIGHT TILE AT SHOWERS, SEE I.D.
27. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 40"X64" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 36"X60" MIN. CLEAR INTERIOR DIMENSION
28. WALL BASE - CUT 4" TILE, MATCH FLOOR TILE AT BATHROOMS - 1/2"X4" PRIMED MDF IN OTHER ROOMS
29. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 50"X45" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 48"X42" MIN. CLEAR INTERIOR DIMENSION
30. SHOWER WITH 48"X42" SHOWER PAN WITH TILE SURROUND, GLASS ENCLOSURE & GLASS DOOR
31. TOWER RING
32. INTERIOR DOOR WITH MIN. 34" CLEAR DOOR OPENING WIDTH. PER CBC 1132A.5 EXCEPTION 1, THE MANEUVERING CLEARANCE DEPTH CAN BE REDUCED TO 39" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
33. DOTTED LINE INDICATES REQUIRED CLEARANCE AT FIXTURE FOR ACCESSIBILITY PER CBC 1133A & 1134A - 30"X48" CLEARANCE AT FIXTURES AND APPLIANCES. SEE A0.20 FOR ADDITIONAL INFORMATION.
34. AIR SWITCH, SED. SEE DETAIL
35. 3/4" SIDE PANEL. MATCH CABINET MILLWORK FINISH.
36. KITCHEN FIN WALL
37. PANTRY CABINET MILLWORK. MATCH KITCHEN MILLWORK W/ ADJUSTABLE SHELVES.
38. REFRIGERATOR W/ WATER HOOK UP, SEE FINISH/FIXTURE SPECS.
39. KITCHEN BASE CABINETS WITH QUARTZ COUNTER TOP & TILE BACKSPLASH, SEE ID FOR FINISHES
40. RANGE & OVEN W/ 30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH VENTED MICROWAVE HOOD COMBO ABOVE.
41. LINE OF UPPER CABINETS ABOVE, TYP.
42. SINK AND DISPOSAL WITH 30"X48" CLEAR FLOOR SPACE PER CBC 1133A. SEE 4/A0.21 FOR DETAILS.
43. DISHWASHER BELOW COUNTER, SEE FINISH/FIXTURE SPEC.
44. TWO (2) 15" PULL OUT BREAD BOARD PER CBC 1133A.3
45. 30" MIN. WIDE SWIVEL KITCHEN WORK SURFACE- 27" HIGH KNEE SPACE CLEARANCE, SEE I.D.
46. STACKED WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
47. ROBE HOOK
48. ELECTRICAL PANEL, S.E.D.
49. PROVIDE 36" X 36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" AFF FOR FUTURE WALL-MOUNTED TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER OF BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FIN FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
50. BUILT-UP EPOXY GROUT COMPOUND AS REQUIRED TO FEATHER SLOPE AT DOOR FOR ADA COMPLIANT THRESHOLD AT DECK. (1/8"MAX FROM DECENT TO TOP OF THRESHOLD).
51. PULL-OUT TRASH DRAWER W/ GARBAGE & RECYCLING BINS
52. WALLMOUNT FLOATING SHELVES

3DE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

SHEET TITLE

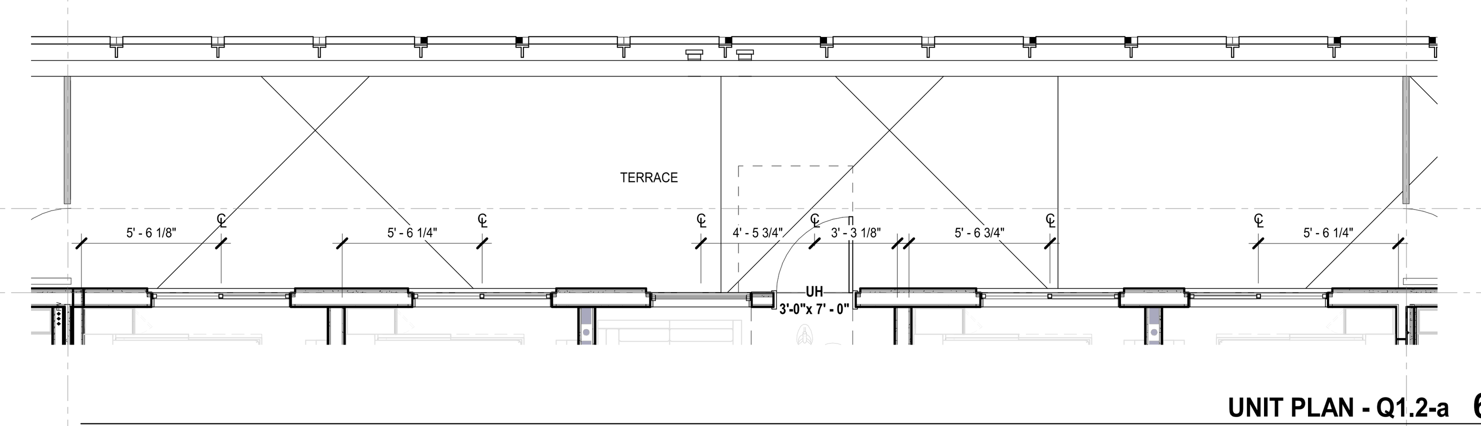
SCALE As indicated

PROJ #. 2014 DRAWN BY XX

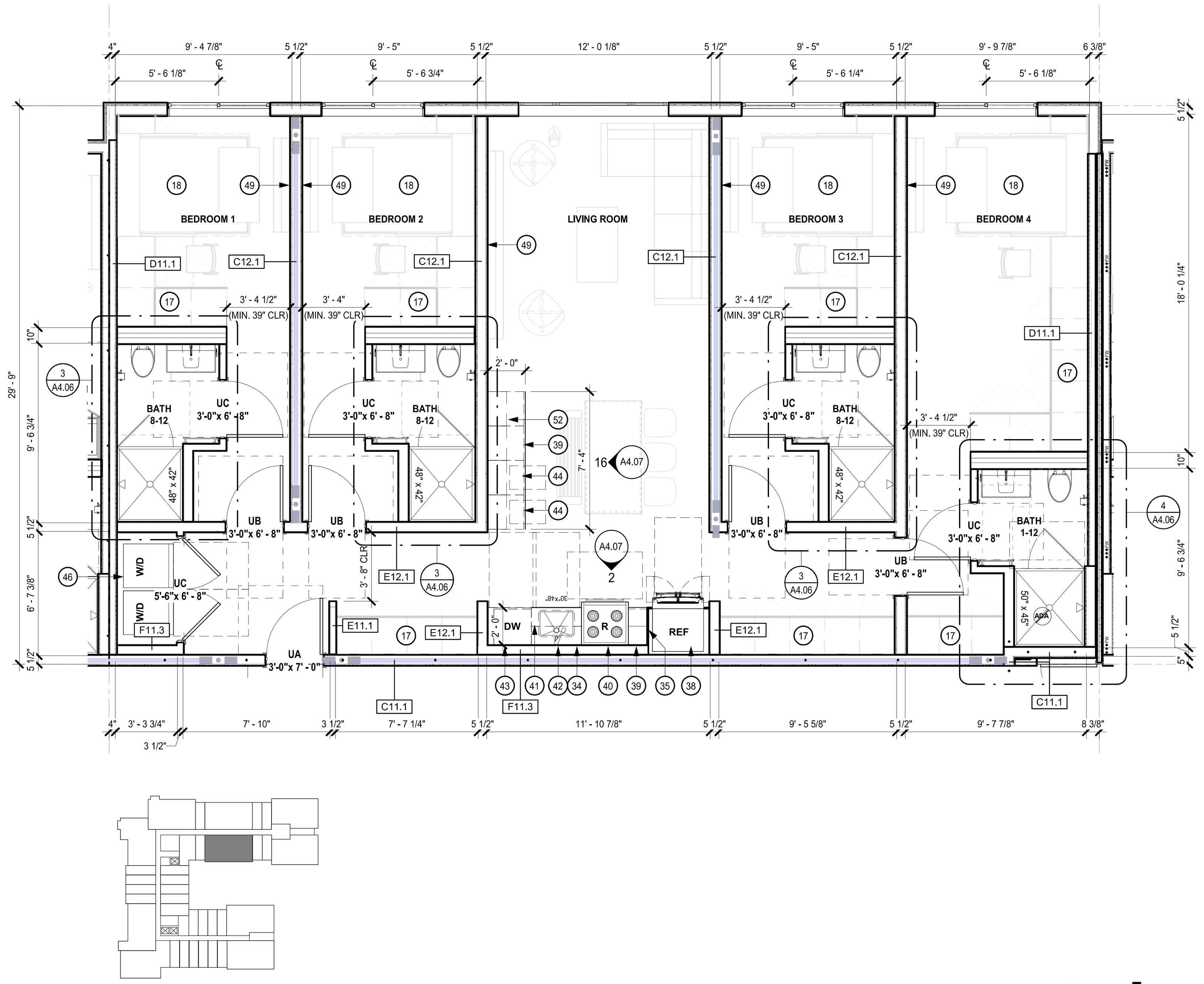
SHEET SIZE: 36 x 48

A4.00

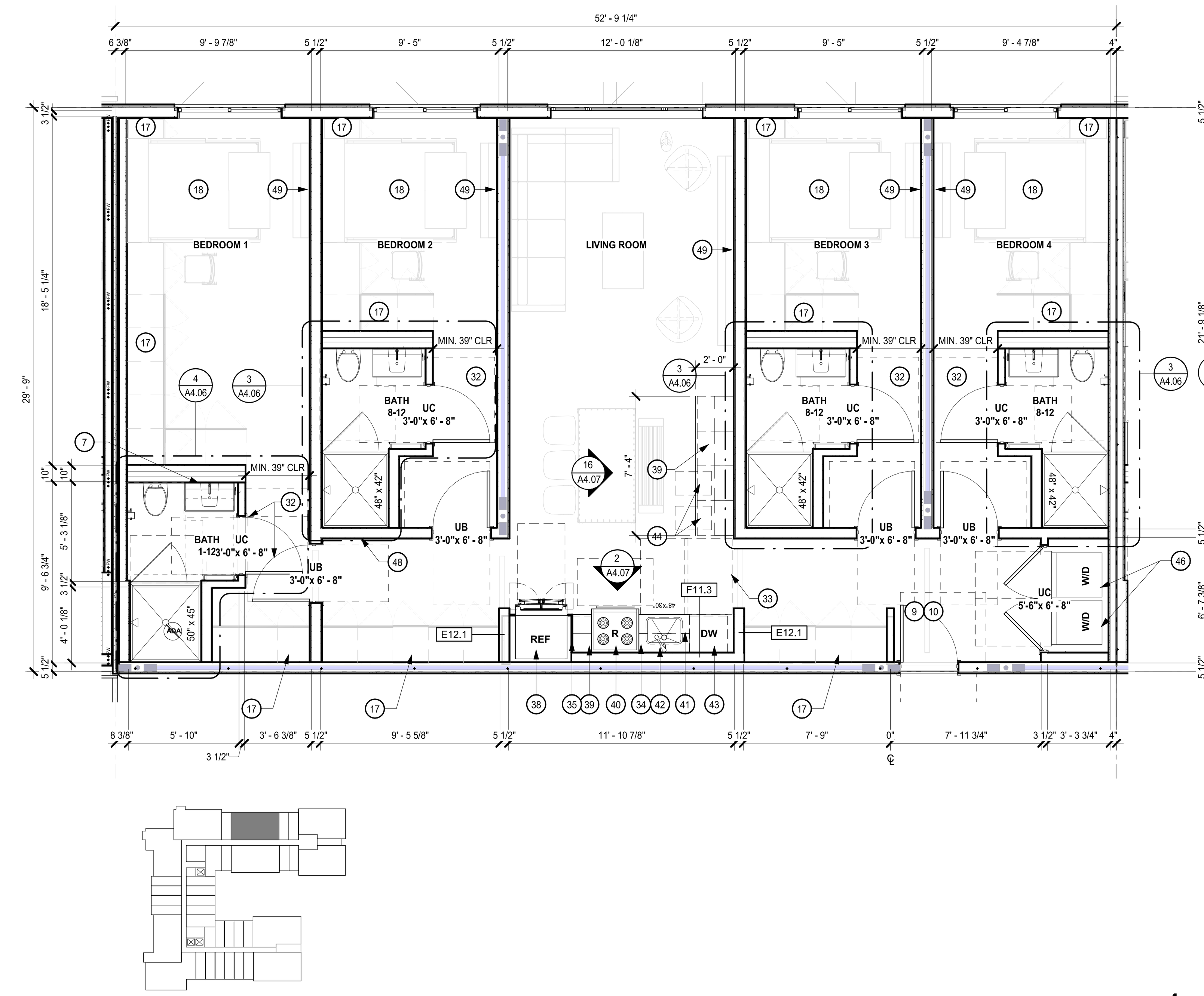
2/16/2022 2:32:16 PM



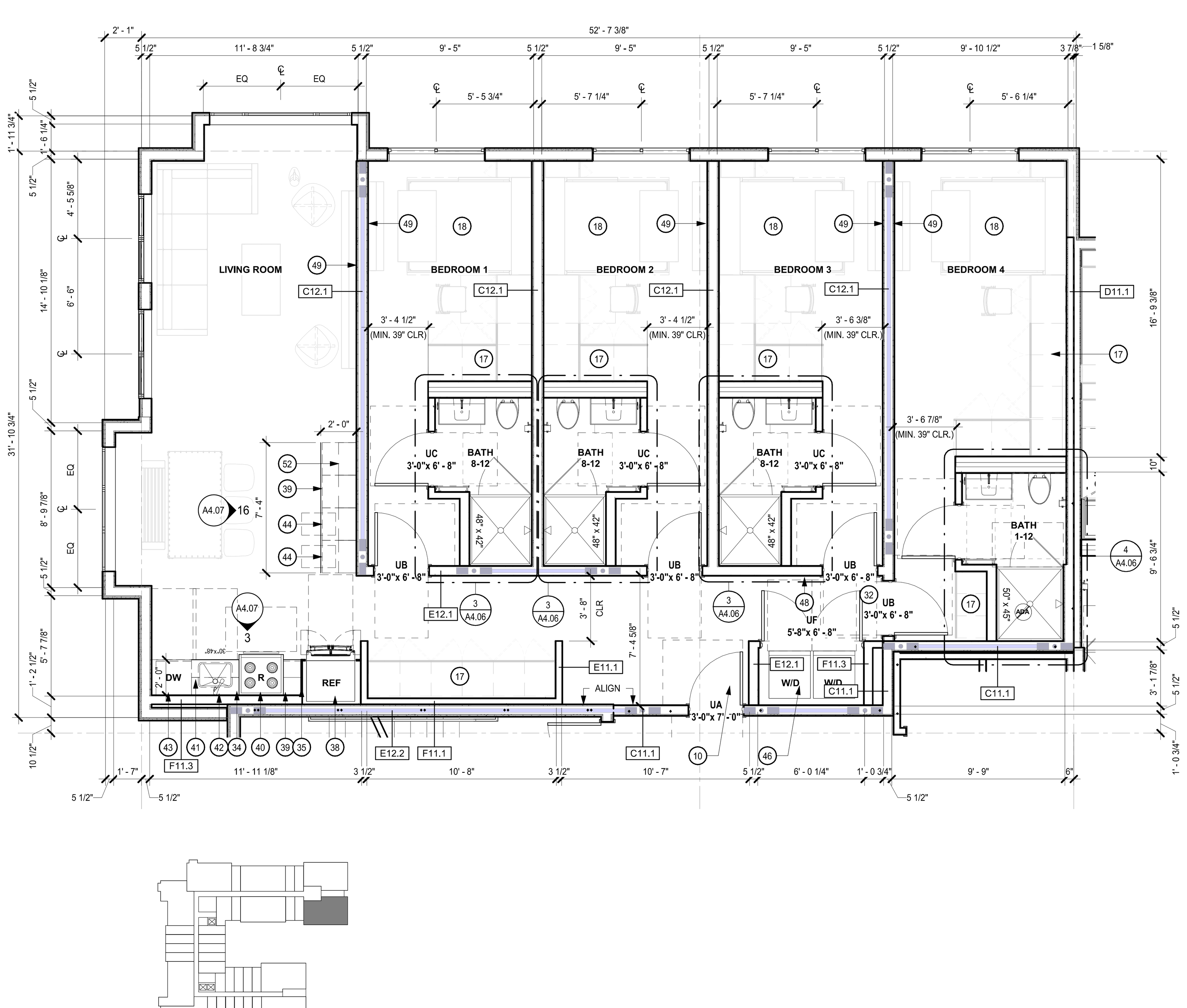
UNIT PLAN - Q1.2-a 6
1/4" = 1'-0"



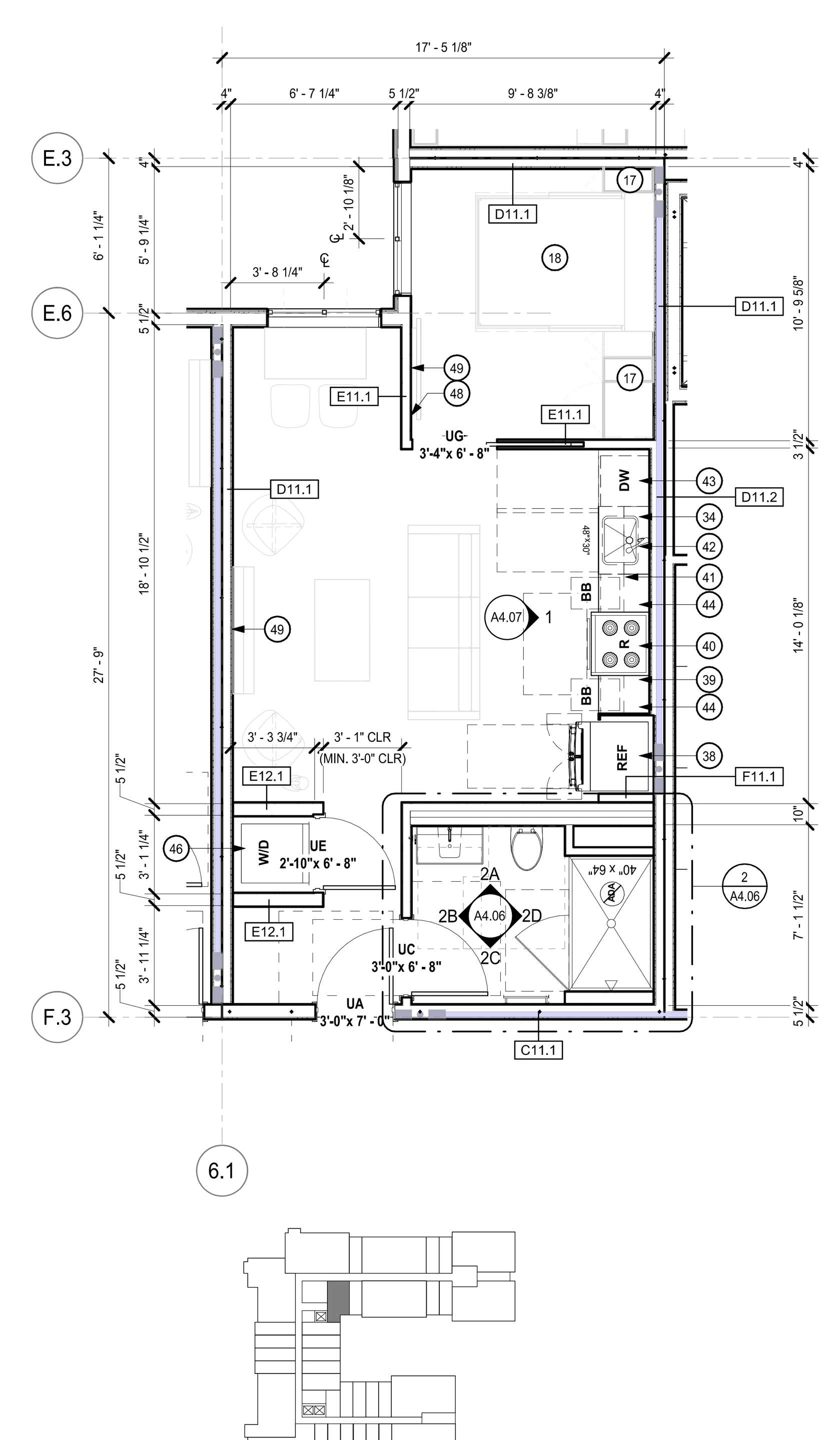
UNIT PLAN - Q1.0a 5
1/4" = 1'-0"



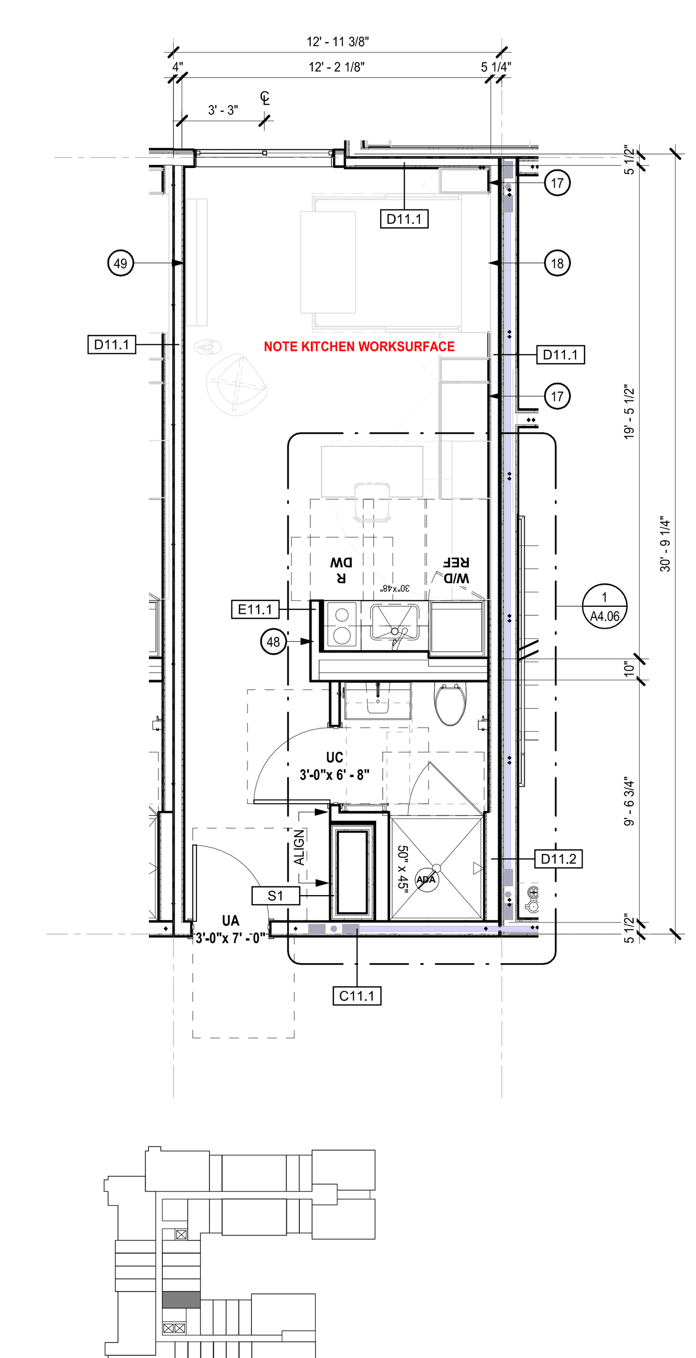
UNIT PLAN - Q1.0 4
1/4" = 1'-0"



UNIT PLAN - Q2.0 3
1/4" = 1'-0"



UNIT PLAN - A1 2
1/4" = 1'-0"



UNIT PLAN - S1.5 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.2X FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING OR BACKING (AT METAL STUD FRAMING) FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.XX FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ACCESSIBILITY AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD TYPE "X" WHERE REQUIRED BY WALL ASSEMBLY, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH.

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.3x FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6X SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. **AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.**

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ACCESSIBILITY COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
   a. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4, FOR SUFICIENT MANEUVERING SPACE.
   b. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
   c. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
   d. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
   e. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
   f. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)
   g. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
   h. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
   i. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
   j. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
   k. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
   l. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

R. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

S. WALL BETWEEN BEDROOMS IN QUAD UNITS TO BE TREATED AS SOUND-RATED UNIT SEPARATION PER A9.11A

WALL TYPE NOTES

U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE1-A, B11.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C12.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT BATHROOMS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

SHEET NOTES AND REQUIREMENTS FOR BATHROOMS AND KITCHENS ARE LOCATED ON THE INTERIOR ELEVATION SHEET

1. PER SECTION 1134A.4, PROVIDE A CLEAR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER CBC 1134A.5, PROVIDE A CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE FOOT OF THE BATHTUB OR SHOWERS..
3. PER CBC 1134A.6, PROVIDE A CLEAR FLOOR SPACE OF AT LEAST 30"X48" LOCATED OUTSIDE OF THE SHOWER. 48" SHALL BE PARALLEL TO THE SHOWER ENCLOSURE AND FLUSH WITH THE CONTROL WALL.
4. PER CBC 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48INCHES CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE CBC 1134A.7 FOR CONFIGURATION EXCEPTIONS. "EXCEPTION: THE 48-INCH (1219 MM) MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM) FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES (610 MM) IN DEPTH."
5. PER CBC 1134A.8, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH CBC 1134A.8
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER CBC 1132A.5, THE MANEUVERING CLEARANCES AT BATHROOM DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES (1067 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER CBC 1142A, ELECTRICAL RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR. WHEN THE OUTLETS ARE OVER AN OBSTRUCTION, THEY SHALL BE LOCATED NO MORE THAN 44" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET FROM THE LEVEL OF THE FINISHED FLOOR.
12. PER CBC 1134A.5, 1134A.6, 1134A.7, REINFORCE WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER, SEE 8, 9, 12, 17/A0.20. GRAB BARS SHALL COMPLY WITH CBC 1127A.4 AND 1127A.2.2 # 4. PER CBC 1134A.7 #2, WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE-WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED FOLDAWAY, OR SIMILAR ALTERNATIVE GRAB BARS, SEE 8/A0.20
13. WALL MOUNTED LAVATORY WITH SINK TRAP COVER. PROVIDE KNEE & TOE SPACE PER CBC 1134A.8.
14. MILL WORK LINEN CABINET, SEE I.D.
15. BUILT-IN INDUCTION COOKTOP W/30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH DISHWASHER BELOW AND HOOD ABOVE.
16. FIVE (5) SHELVES, PTD MDF
17. F.F.E. STORAGE, SEE I.D.
18. F.F.E. MURPHY BED, SEE I.D.
19. UPPER CABINET WITH MICROWAVE & ADJUSTABLE SHELVES
20. WALL HUNG TOILET W/ WALL MOUNT TOWEL SHELF ABOVE
21. TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH/FIXTURE SPECS
22. MTL STUD & GWB SOFFIT @ TOP OF UPPER CABINET - DROPPED CEILING HEIGHTS VARY, SEE RCP FOR HEIGHTS.
23. WALL MOUNTED MEDICINE CABINET WITH MIRRORED DOOR W/ INTEGRAL LIGHTING. BOTTOM EDGE OF REFLECTIVE SURFACE TO BE 40" MAX. AFF., S.E.D., SEE ID DWGS
24. TOWEL BAR, SEE FINISH SPECS, TOP OF TOWEL BAR TO BE NO HIGHER THAN 40 INCHES ABOVE FLOOR PER CBC 1134A8.8
25. FULL HEIGHT CABINET FOR WASHER/ DRYER & REFRIGERATOR
26. FULL HEIGHT TILE AT SHOWERS, SEE I.D.
27. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 40"X64" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 36"X60" MIN. CLEAR INTERIOR DIMENSION
28. WALL BASE - CUT 4" TILE, MATCH FLOOR TILE AT BATHROOMS - 1/2"X4" PRIMED MDF IN OTHER ROOMS
29. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 50"X45" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 48"X42" MIN. CLEAR INTERIOR DIMENSION
30. SHOWER WITH 48"X42" SHOWER PAN WITH TILE SURROUND, GLASS ENCLOSURE & GLASS DOOR
31. TOWER RING
32. INTERIOR DOOR WITH MIN. 34" CLEAR DOOR OPENING WIDTH. PER CBC 1132A.5 EXCEPTION 1, THE MANEUVERING CLEARANCE DEPTH CAN BE REDUCED TO 39" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
33. DOTTED LINE INDICATES REQUIRED CLEARANCE AT FIXTURE FOR ACCESSIBILITY PER CBC 1133A & 1134A - 30"X48" CLEARANCE AT FIXTURES AND APPLIANCES. SEE A0.20 FOR ADDITIONAL INFORMATION.
34. AIR SWITCH, SED. SEE DETAIL
35. 3/4" SIDE PANEL. MATCH CABINET MILLWORK FINISH.
36. KITCHEN FIN WALL
37. PANTRY CABINET MILLWORK. MATCH KITCHEN MILLWORK W/ ADJUSTABLE SHELVES.
38. REFRIGERATOR W/ WATER HOOK UP, SEE FINISH/FIXTURE SPECS.
39. KITCHEN BASE CABINETS WITH QUARTZ COUNTER TOP & TILE BACKSPLASH, SEE ID FOR FINISHES
40. RANGE & OVEN W/ 30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH VENTED MICROWAVE HOOD COMBO ABOVE.
41. LINE OF UPPER CABINETS ABOVE, TYP.
42. SINK AND DISPOSAL WITH 30"X48" CLEAR FLOOR SPACE PER CBC 1133A. SEE 4/A0.21 FOR DETAILS.
43. DISHWASHER BELOW COUNTER, SEE FINISH/FIXTURE SPEC.
44. TWO (2) 15" PULL OUT BREAD BOARD PER CBC 1133A.3
45. 30" MIN. WIDE SWIVEL KITCHEN WORK SURFACE- 27" HIGH KNEE SPACE CLEARANCE, SEE I.D.
46. STACKED WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
47. ROBE HOOK
48. ELECTRICAL PANEL, S.E.D.
49. PROVIDE 36" X 36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" AFF FOR FUTURE WALL-MOUNTED TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER OF BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FIN FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
50. BUILT-UP EPOXY GROUT COMPOUND AS REQUIRED TO FEATHER SLOPE AT DOOR FOR ADA COMPLIANT THRESHOLD AT DECK. (1/8"MAX FROM DECENT TO TOP OF THRESHOLD).
51. PULL-OUT TRASH DRAWER W/ GARBAGE & RECYCLING BINS
52. WALLMOUNT FLOATING SHELVES

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR®

Consultant
HELLER MANUS ARCHITECTS

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

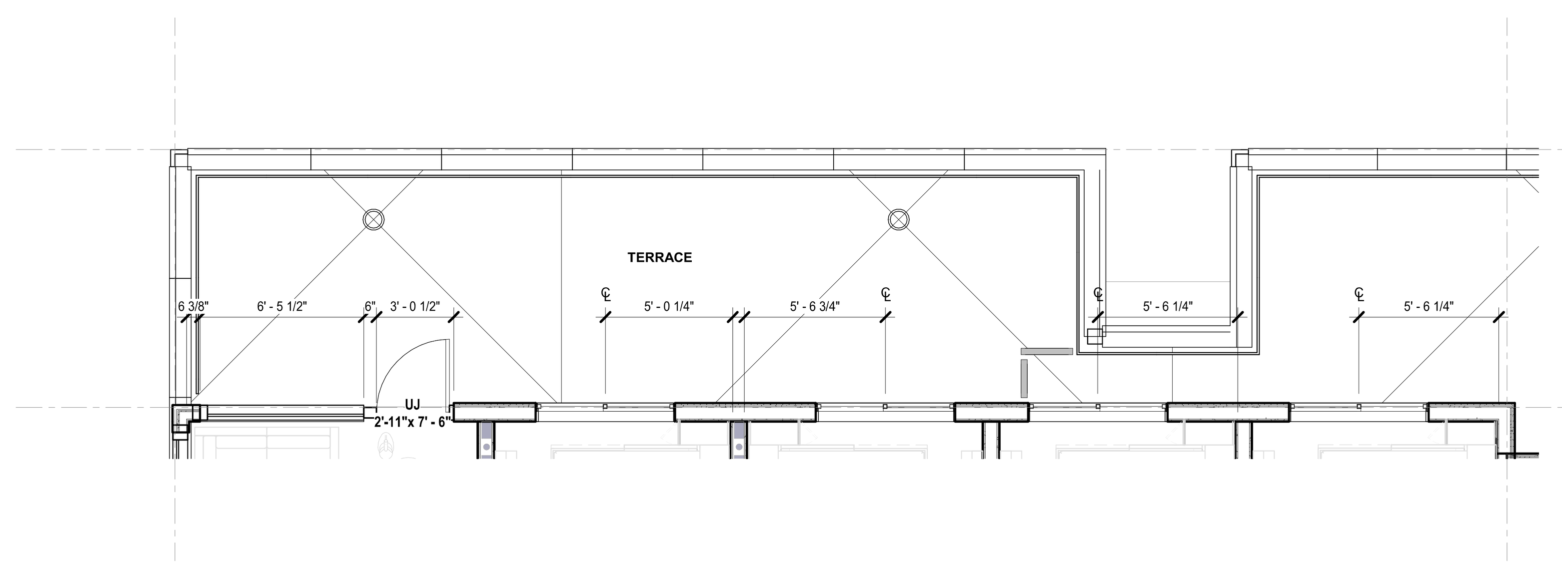
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

Sheet Title
Scale: As indicated
Proj #. 2014 drawn by XX
Sheet Size: 36 x 48

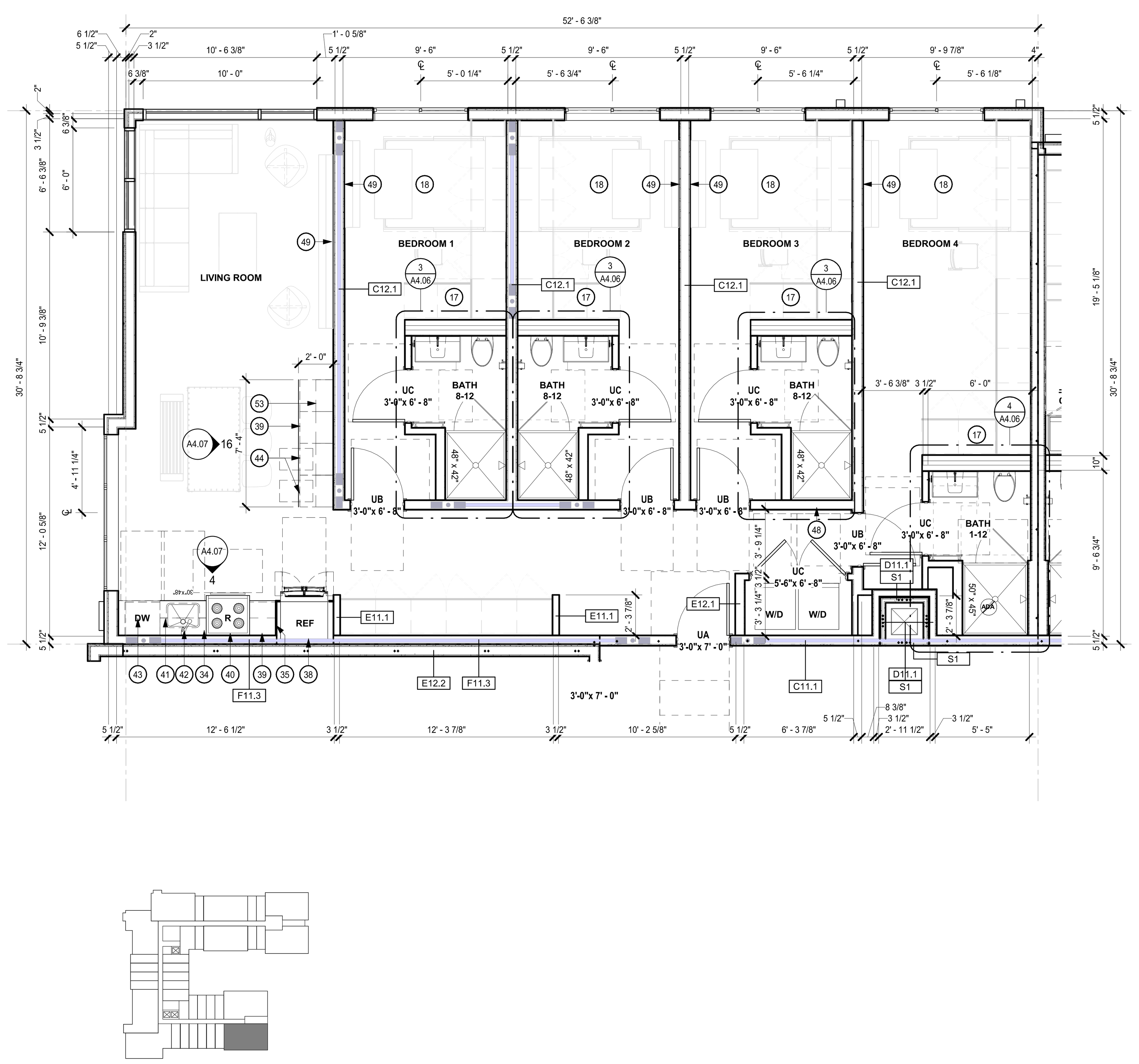
A4.01

2/16/2022 2:32:23 PM



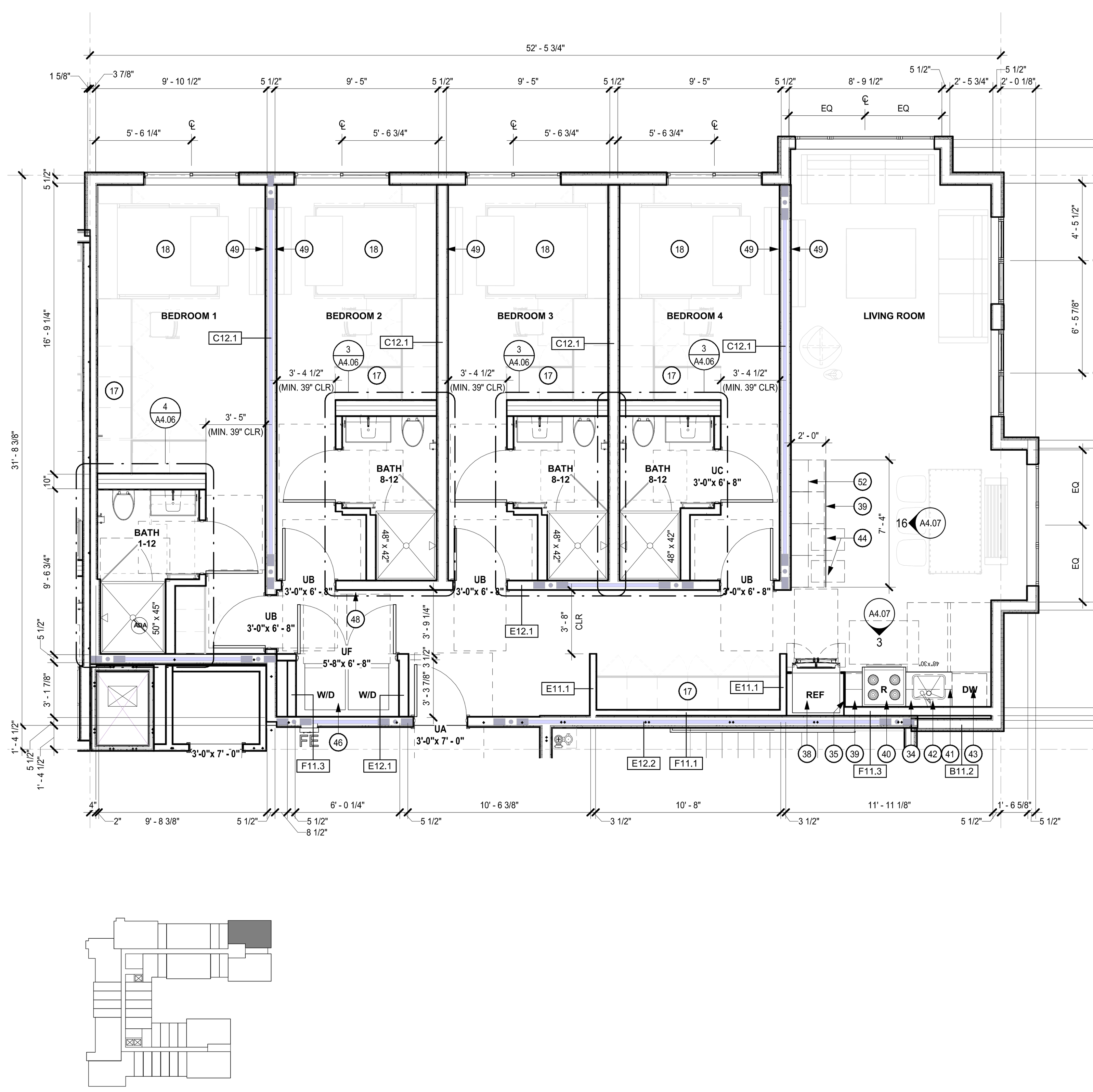
UNIT PLAN - Q2.2-TERRACE 3

1/4" = 1'-0"



UNIT PLAN - Q2.2 2

1/4" = 1'-0"



UNIT -PLAN - Q2.1 1

1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.2X FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING OR BACKING (AT METAL STUD FRAMING) FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.XX FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ACCESSIBILITY AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD TYPE "X" WHERE REQUIRED BY WALL ASSEMBLY, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH.

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.3x FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6X SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. **AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.**

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ACCESSIBILITY COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
   a. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4, FOR SUFICIENT MANEUVERING SPACE.
   b. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
   c. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
   d. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
   e. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
   f. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)
   g. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
   h. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
   i. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
   j. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
   k. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
   l. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

R. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

S. WALL BETWEEN BEDROOMS IN QUAD UNITS TO BE TREATED AS SOUND-RATED UNIT SEPARATION PER A9.11A

WALL TYPE NOTES

U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE1-A, B11.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C12.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT BATHROOMS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

SHEET NOTES AND REQUIREMENTS FOR BATHROOMS AND KITCHENS ARE LOCATED ON THE INTERIOR ELEVATION SHEET

1. PER SECTION 1134A.4, PROVIDE A CLEAR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER CBC 1134A.5, PROVIDE A CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE FOOT OF THE BATHTUB OR SHOWERS..
3. PER CBC 1134A.6, PROVIDE A CLEAR FLOOR SPACE OF AT LEAST 30"X48" LOCATED OUTSIDE OF THE SHOWER. 48" SHALL BE PARALLEL TO THE SHOWER ENCLOSURE AND FLUSH WITH THE CONTROL WALL.
4. PER CBC 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48INCHES CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE CBC 1134A.7 FOR CONFIGURATION EXCEPTIONS. "EXCEPTION: THE 48-INCH (1219 MM) MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM) FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES (610 MM) IN DEPTH."
5. PER CBC 1134A.8, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH CBC 1134A.8
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER CBC 1132A.5, THE MANEUVERING CLEARANCES AT BATHROOM DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES (1067 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER CBC 1142A, ELECTRICAL RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR. WHEN THE OUTLETS ARE OVER AN OBSTRUCTION, THEY SHALL BE LOCATED NO MORE THAN 44" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET FROM THE LEVEL OF THE FINISHED FLOOR.
12. PER CBC 1134A.5, 1134A.6, 1134A.7, REINFORCE WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER, SEE 8, 9, 12, 17/A0.20. GRAB BARS SHALL COMPLY WITH CBC 1127A.4 AND 1127A.2.2 # 4. PER CBC 1134A.7 #2, WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE-WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED FOLDAWAY, OR SIMILAR ALTERNATIVE GRAB BARS, SEE 8/A0.20
13. WALL MOUNTED LAVATORY WITH SINK TRAP COVER. PROVIDE KNEE & TOE SPACE PER CBC 1134A.8.
14. MILL WORK LINEN CABINET, SEE I.D.
15. BUILT-IN INDUCTION COOKTOP W/30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH DISHWASHER BELOW AND HOOD ABOVE.
16. FIVE (5) SHELVES, PTD MDF
17. F.F.E. STORAGE, SEE I.D.
18. F.F.E. MURPHY BED, SEE I.D.
19. UPPER CABINET WITH MICROWAVE & ADJUSTABLE SHELVES
20. WALL HUNG TOILET W/ WALL MOUNT TOWEL SHELF ABOVE
21. TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH/FIXTURE SPECS
22. MTL STUD & GWB SOFFIT @ TOP OF UPPER CABINET - DROPPED CEILING HEIGHTS VARY, SEE RCP FOR HEIGHTS.
23. WALL MOUNTED MEDICINE CABINET WITH MIRRORED DOOR W/ INTEGRAL LIGHTING. BOTTOM EDGE OF REFLECTIVE SURFACE TO BE 40" MAX. AFF., S.E.D., SEE ID DWGS
24. TOWEL BAR, SEE FINISH SPECS, TOP OF TOWEL BAR TO BE NO HIGHER THAN 40 INCHES ABOVE FLOOR PER CBC 1134A8.8
25. FULL HEIGHT CABINET FOR WASHER/ DRYER & REFRIGERATOR
26. FULL HEIGHT TILE AT SHOWERS, SEE I.D.
27. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 40"X64" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 36"X60" MIN. CLEAR INTERIOR DIMENSION
28. WALL BASE - CUT 4" TILE, MATCH FLOOR TILE AT BATHROOMS - 1/2"X4" PRIMED MDF IN OTHER ROOMS
29. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 50"X45" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 48"X42" MIN. CLEAR INTERIOR DIMENSION
30. SHOWER WITH 48"X42" SHOWER PAN WITH TILE SURROUND, GLASS ENCLOSURE & GLASS DOOR
31. TOWER RING
32. INTERIOR DOOR WITH MIN. 34" CLEAR DOOR OPENING WIDTH. PER CBC 1132A.5 EXCEPTION 1, THE MANEUVERING CLEARANCE DEPTH CAN BE REDUCED TO 39" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
33. DOTTED LINE INDICATES REQUIRED CLEARANCE AT FIXTURE FOR ACCESSIBILITY PER CBC 1133A & 1134A - 30"X48" CLEARANCE AT FIXTURES AND APPLIANCES. SEE A0.20 FOR ADDITIONAL INFORMATION.
34. AIR SWITCH, SED. SEE DETAIL
35. 3/4" SIDE PANEL. MATCH CABINET MILLWORK FINISH.
36. KITCHEN FIN WALL
37. PANTRY CABINET MILLWORK. MATCH KITCHEN MILLWORK W/ ADJUSTABLE SHELVES.
38. REFRIGERATOR W/ WATER HOOK UP, SEE FINISH/FIXTURE SPECS.
39. KITCHEN BASE CABINETS WITH QUARTZ COUNTER TOP & TILE BACKSPLASH, SEE ID FOR FINISHES
40. RANGE & OVEN W/ 30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH VENTED MICROWAVE HOOD COMBO ABOVE.
41. LINE OF UPPER CABINETS ABOVE, TYP.
42. SINK AND DISPOSAL WITH 30"X48" CLEAR FLOOR SPACE PER CBC 1133A. SEE 4/A0.21 FOR DETAILS.
43. DISHWASHER BELOW COUNTER, SEE FINISH/FIXTURE SPEC.
44. TWO (2) 15" PULL OUT BREAD BOARD PER CBC 1133A.3
45. 30" MIN. WIDE SWIVEL KITCHEN WORK SURFACE- 27" HIGH KNEE SPACE CLEARANCE, SEE I.D.
46. STACKED WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
47. ROBE HOOK
48. ELECTRICAL PANEL, S.E.D.
49. PROVIDE 36" X 36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" AFF FOR FUTURE WALL-MOUNTED TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER OF BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FIN FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
50. BUILT-UP EPOXY GROUT COMPOUND AS REQUIRED TO FEATHER SLOPE AT DOOR FOR ADA COMPLIANT THRESHOLD AT DECK. (1/8"MAX FROM DECENT TO TOP OF THRESHOLD).
51. PULL-OUT TRASH DRAWER W/ GARBAGE & RECYCLING BINS
52. WALLMOUNT FLOATING SHELVES

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR®

Consultant
HELLER MANUS ARCHITECTS

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

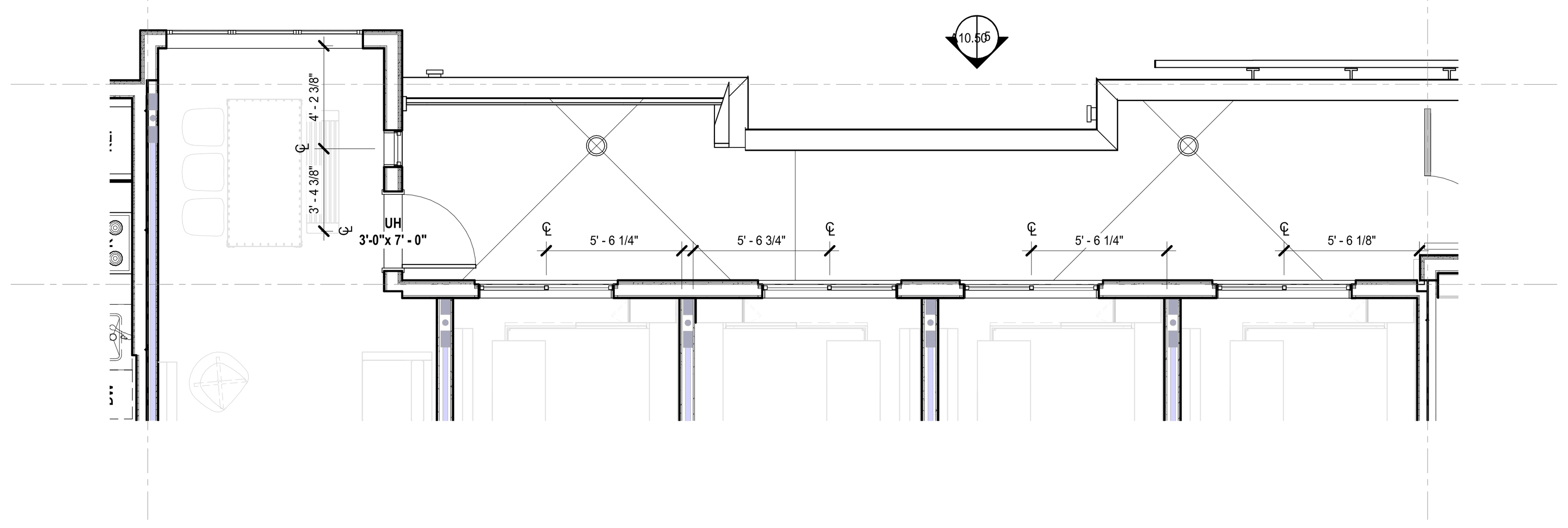
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

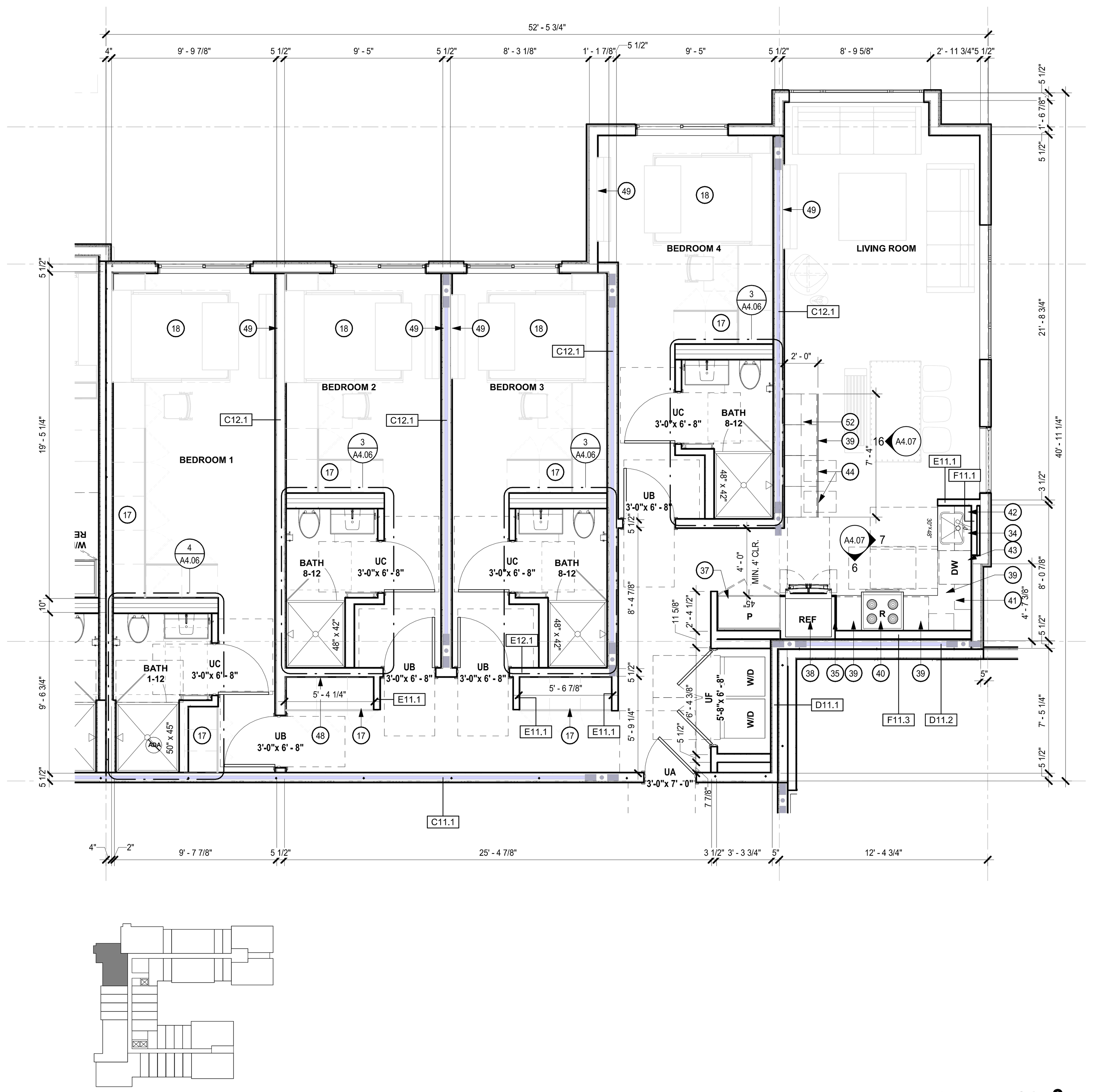
Sheet Title
Scale: As indicated
Proj #. 2014 drawn by SP
Sheet Size: 36 x 48

A4.02

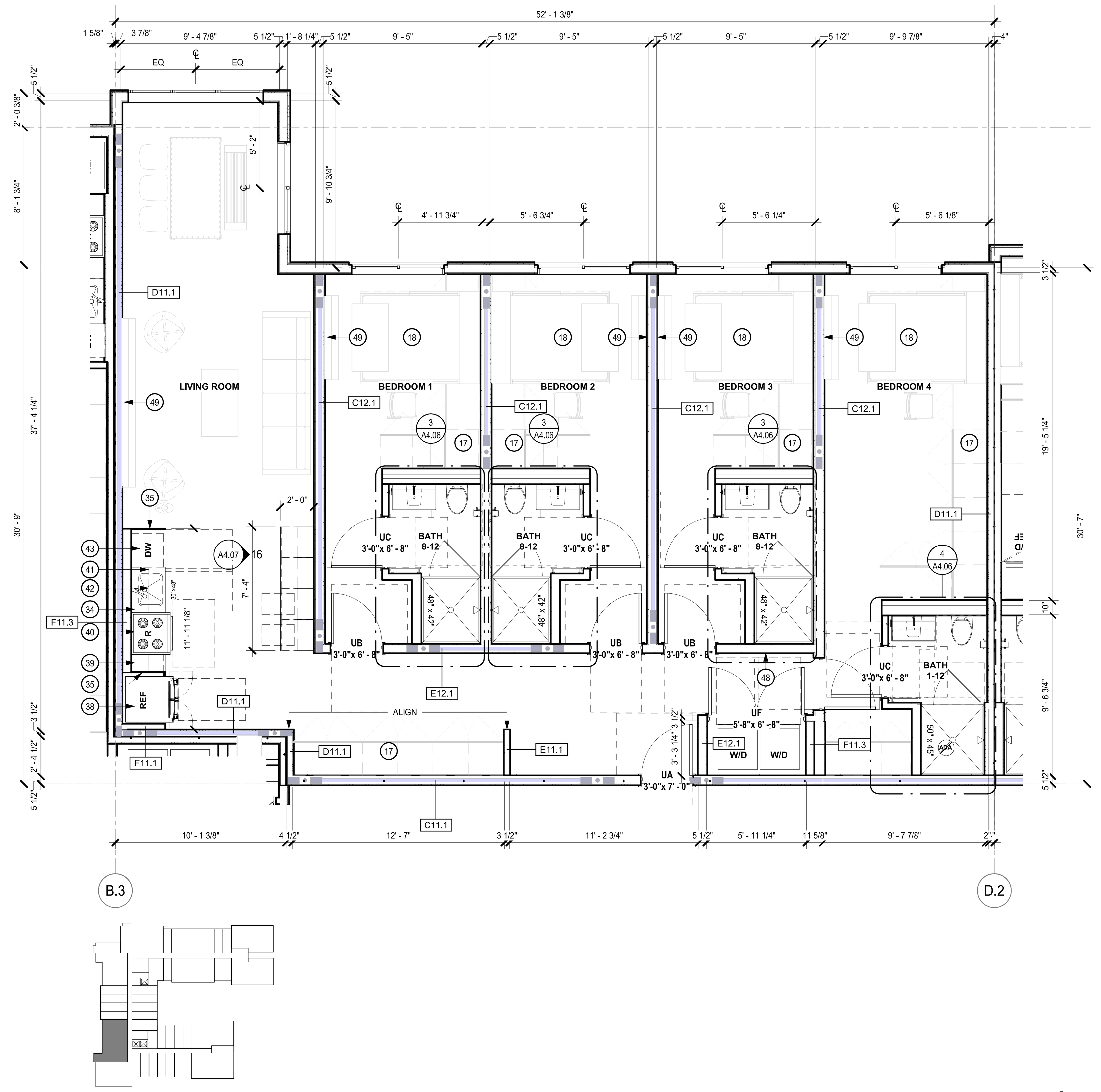
2/16/2022 2:32:27 PM



UNIT PLAN - Q3.0-TERRACE 3
1/4" = 1'-0"



UNIT PLAN - Q4 2
1/4" = 1'-0"



UNIT PLAN - Q3 1
1/4" = 1'-0"

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.2X FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING OR BACKING (AT METAL STUD FRAMING) FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.XX FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ACCESSIBILITY AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD TYPE "X" WHERE REQUIRED BY WALL ASSEMBLY, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH.

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.3x FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6X SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. **AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.**

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ACCESSIBILITY COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
   a. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4, FOR SUFICIENT MANEUVERING SPACE.
   b. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
   c. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
   d. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
   e. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
   f. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)
   g. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
   h. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
   i. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
   j. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
   k. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
   l. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

R. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

S. WALL BETWEEN BEDROOMS IN QUAD UNITS TO BE TREATED AS SOUND-RATED UNIT SEPARATION PER A9.11A

WALL TYPE NOTES

U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE1-A, B11.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C12.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT BATHROOMS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

SHEET NOTES AND REQUIREMENTS FOR BATHROOMS AND KITCHENS ARE LOCATED ON THE INTERIOR ELEVATION SHEET

1. PER SECTION 1134A.4, PROVIDE A CLEAR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER CBC 1134A.5, PROVIDE A CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE FOOT OF THE BATHTUB OR SHOWERS..
3. PER CBC 1134A.6, PROVIDE A CLEAR FLOOR SPACE OF AT LEAST 30"X48" LOCATED OUTSIDE OF THE SHOWER. 48" SHALL BE PARALLEL TO THE SHOWER ENCLOSURE AND FLUSH WITH THE CONTROL WALL.
4. PER CBC 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48INCHES CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE CBC 1134A.7 FOR CONFIGURATION EXCEPTIONS. "EXCEPTION: THE 48-INCH (1219 MM) MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM) FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES (610 MM) IN DEPTH."
5. PER CBC 1134A.8, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH CBC 1134A.8
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER CBC 1132A.5, THE MANEUVERING CLEARANCES AT BATHROOM DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES (1067 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER CBC 1142A, ELECTRICAL RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR. WHEN THE OUTLETS ARE OVER AN OBSTRUCTION, THEY SHALL BE LOCATED NO MORE THAN 44" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET FROM THE LEVEL OF THE FINISHED FLOOR.
12. PER CBC 1134A.5, 1134A.6, 1134A.7, REINFORCE WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER, SEE 8, 9, 12, 17/A0.20. GRAB BARS SHALL COMPLY WITH CBC 1127A.4 AND 1127A.2.2 # 4. PER CBC 1134A.7 #2, WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE-WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED FOLDAWAY, OR SIMILAR ALTERNATIVE GRAB BARS, SEE 8/A0.20
13. WALL MOUNTED LAVATORY WITH SINK TRAP COVER. PROVIDE KNEE & TOE SPACE PER CBC 1134A.8.
14. MILL WORK LINEN CABINET, SEE I.D.
15. BUILT-IN INDUCTION COOKTOP W/30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH DISHWASHER BELOW AND HOOD ABOVE.
16. FIVE (5) SHELVES, PTD MDF
17. F.F.E. STORAGE, SEE I.D.
18. F.F.E. MURPHY BED, SEE I.D.
19. UPPER CABINET WITH MICROWAVE & ADJUSTABLE SHELVES
20. WALL HUNG TOILET W/ WALL MOUNT TOWEL SHELF ABOVE
21. TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH/FIXTURE SPECS
22. MTL STUD & GWB SOFFIT @ TOP OF UPPER CABINET - DROPPED CEILING HEIGHTS VARY, SEE RCP FOR HEIGHTS.
23. WALL MOUNTED MEDICINE CABINET WITH MIRRORED DOOR W/ INTEGRAL LIGHTING. BOTTOM EDGE OF REFLECTIVE SURFACE TO BE 40" MAX. AFF., S.E.D., SEE ID DWGS
24. TOWEL BAR, SEE FINISH SPECS, TOP OF TOWEL BAR TO BE NO HIGHER THAN 40 INCHES ABOVE FLOOR PER CBC 1134A8.8
25. FULL HEIGHT CABINET FOR WASHER/ DRYER & REFRIGERATOR
26. FULL HEIGHT TILE AT SHOWERS, SEE I.D.
27. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 40"X64" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 36"X60" MIN. CLEAR INTERIOR DIMENSION
28. WALL BASE - CUT 4" TILE, MATCH FLOOR TILE AT BATHROOMS - 1/2"X4" PRIMED MDF IN OTHER ROOMS
29. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 50"X45" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 48"X42" MIN. CLEAR INTERIOR DIMENSION
30. SHOWER WITH 48"X42" SHOWER PAN WITH TILE SURROUND, GLASS ENCLOSURE & GLASS DOOR
31. TOWER RING
32. INTERIOR DOOR WITH MIN. 34" CLEAR DOOR OPENING WIDTH. PER CBC 1132A.5 EXCEPTION 1, THE MANEUVERING CLEARANCE DEPTH CAN BE REDUCED TO 39" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
33. DOTTED LINE INDICATES REQUIRED CLEARANCE AT FIXTURE FOR ACCESSIBILITY PER CBC 1133A & 1134A - 30"X48" CLEARANCE AT FIXTURES AND APPLIANCES. SEE A0.20 FOR ADDITIONAL INFORMATION.
34. AIR SWITCH, SED. SEE DETAIL
35. 3/4" SIDE PANEL. MATCH CABINET MILLWORK FINISH.
36. KITCHEN FIN WALL
37. PANTRY CABINET MILLWORK. MATCH KITCHEN MILLWORK W/ ADJUSTABLE SHELVES.
38. REFRIGERATOR W/ WATER HOOK UP, SEE FINISH/FIXTURE SPECS.
39. KITCHEN BASE CABINETS WITH QUARTZ COUNTER TOP & TILE BACKSPLASH, SEE ID FOR FINISHES
40. RANGE & OVEN W/ 30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH VENTED MICROWAVE HOOD COMBO ABOVE.
41. LINE OF UPPER CABINETS ABOVE, TYP.
42. SINK AND DISPOSAL WITH 30"X48" CLEAR FLOOR SPACE PER CBC 1133A. SEE 4/A0.21 FOR DETAILS.
43. DISHWASHER BELOW COUNTER, SEE FINISH/FIXTURE SPEC.
44. TWO (2) 15" PULL OUT BREAD BOARD PER CBC 1133A.3
45. 30" MIN. WIDE SWIVEL KITCHEN WORK SURFACE- 27" HIGH KNEE SPACE CLEARANCE, SEE I.D.
46. STACKED WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
47. ROBE HOOK
48. ELECTRICAL PANEL, S.E.D.
49. PROVIDE 36" X 36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" AFF FOR FUTURE WALL-MOUNTED TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER OF BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FIN FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
50. BUILT-UP EPOXY GROUT COMPOUND AS REQUIRED TO FEATHER SLOPE AT DOOR FOR ADA COMPLIANT THRESHOLD AT DECK. (1/8"MAX FROM DECENT TO TOP OF THRESHOLD).
51. PULL-OUT TRASH DRAWER W/ GARBAGE & RECYCLING BINS
52. WALLMOUNT FLOATING SHELVES

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT
GREYSTAR®

CONSULTANT
HELLER MANUS ARCHITECTS

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY XX
SHEET SIZE: 36 x 48

A4.03

2/16/2022 2:32:32 PM

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.2X FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING OR BACKING (AT METAL STUD FRAMING) FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.XX FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ACCESSIBILITY AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD TYPE "X" WHERE REQUIRED BY WALL ASSEMBLY, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH.

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.3x FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6X SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. **AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.**

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ACCESSIBILITY COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
   a. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4, FOR SUFICIENT MANEUVERING SPACE.
   b. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
   c. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
   d. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
   e. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
   f. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)
   g. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
   h. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
   i. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
   j. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
   k. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
   l. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

R. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

S. WALL BETWEEN BEDROOMS IN QUAD UNITS TO BE TREATED AS SOUND-RATED UNIT SEPARATION PER A9.11A

WALL TYPE NOTES

U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE1-A, B11.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C12.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

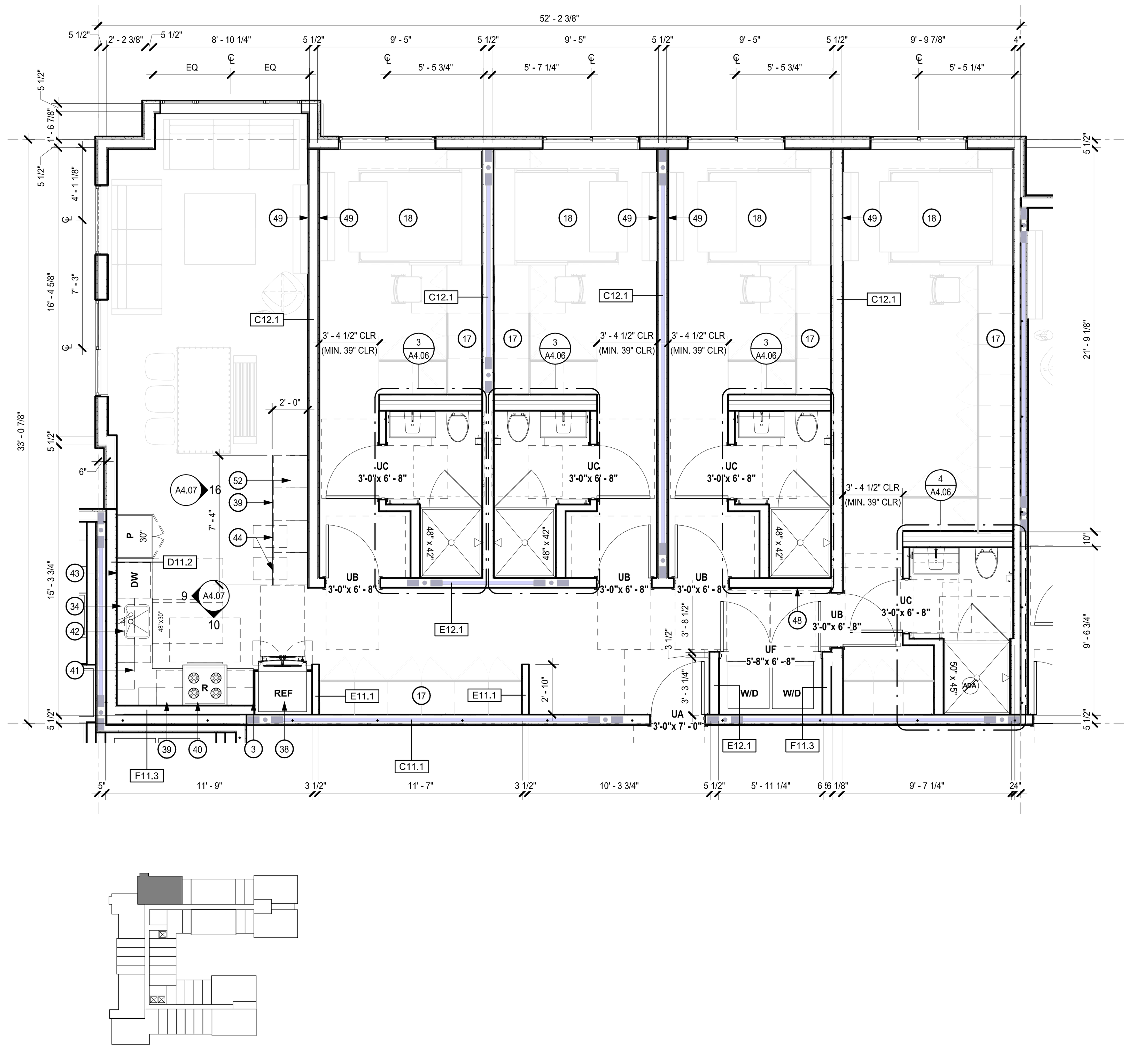
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT BATHROOMS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

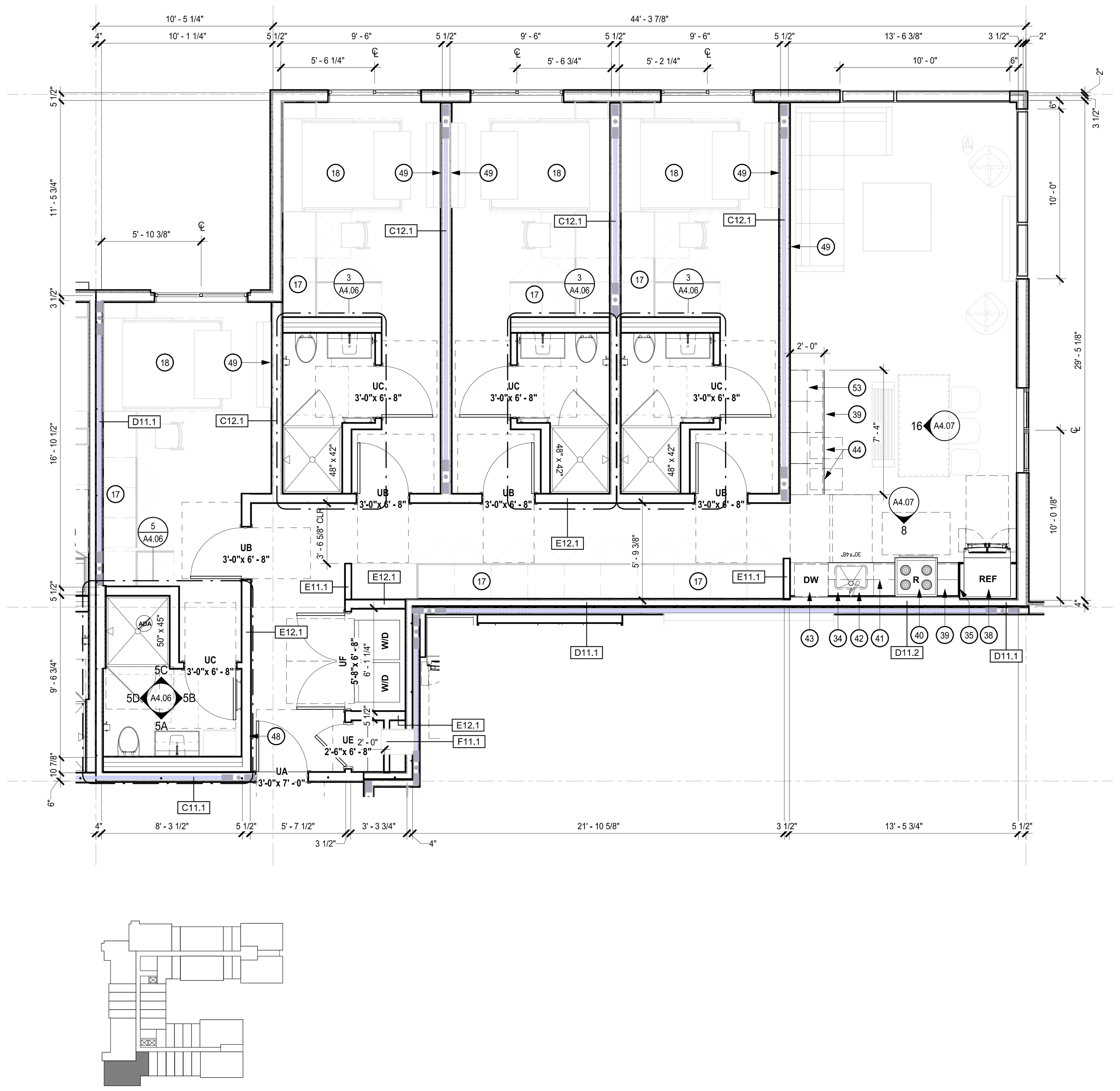
SHEET NOTES AND REQUIREMENTS FOR BATHROOMS AND KITCHENS ARE LOCATED ON THE INTERIOR ELEVATION SHEET

1. PER SECTION 1134A.4, PROVIDE A CLEAR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER CBC 1134A.5, PROVIDE A CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE FOOT OF THE BATHTUB OR SHOWERS..
3. PER CBC 1134A.6, PROVIDE A CLEAR FLOOR SPACE OF AT LEAST 30"X48" LOCATED OUTSIDE OF THE SHOWER. 48" SHALL BE PARALLEL TO THE SHOWER ENCLOSURE AND FLUSH WITH THE CONTROL WALL.
4. PER CBC 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48INCHES CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE CBC 1134A.7 FOR CONFIGURATION EXCEPTIONS. "EXCEPTION: THE 48-INCH (1219 MM) MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM) FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES (610 MM) IN DEPTH."
5. PER CBC 1134A.8, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH CBC 1134A.8
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER CBC 1132A.5, THE MANEUVERING CLEARANCES AT BATHROOM DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES (1067 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER CBC 1142A, ELECTRICAL RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR. WHEN THE OUTLETS ARE OVER AN OBSTRUCTION, THEY SHALL BE LOCATED NO MORE THAN 44" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET FROM THE LEVEL OF THE FINISHED FLOOR.
12. PER CBC 1134A.5, 1134A.6, 1134A.7, REINFORCE WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER, SEE 8, 9, 12, 17/A0.20. GRAB BARS SHALL COMPLY WITH CBC 1127A.4 AND 1127A.2.2 # 4. PER CBC 1134A.7 #2, WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE-WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED FOLDAWAY, OR SIMILAR ALTERNATIVE GRAB BARS, SEE 8/A0.20
13. WALL MOUNTED LAVATORY WITH SINK TRAP COVER. PROVIDE KNEE & TOE SPACE PER CBC 1134A.8.
14. MILL WORK LINEN CABINET, SEE I.D.
15. BUILT-IN INDUCTION COOKTOP W/30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH DISHWASHER BELOW AND HOOD ABOVE.
16. FIVE (5) SHELVES, PTD MDF
17. F.F.E. STORAGE, SEE I.D.
18. F.F.E. MURPHY BED, SEE I.D.
19. UPPER CABINET WITH MICROWAVE & ADJUSTABLE SHELVES
20. WALL HUNG TOILET W/ WALL MOUNT TOWEL SHELF ABOVE
21. TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH/FIXTURE SPECS
22. MTL STUD & GWB SOFFIT @ TOP OF UPPER CABINET - DROPPED CEILING HEIGHTS VARY, SEE RCP FOR HEIGHTS.
23. WALL MOUNTED MEDICINE CABINET WITH MIRRORED DOOR W/ INTEGRAL LIGHTING. BOTTOM EDGE OF REFLECTIVE SURFACE TO BE 40" MAX. AFF., S.E.D., SEE ID DWGS
24. TOWEL BAR, SEE FINISH SPECS, TOP OF TOWEL BAR TO BE NO HIGHER THAN 40 INCHES ABOVE FLOOR PER CBC 1134A8.8
25. FULL HEIGHT CABINET FOR WASHER/ DRYER & REFRIGERATOR
26. FULL HEIGHT TILE AT SHOWERS, SEE I.D.
27. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 40"X64" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 36"X60" MIN. CLEAR INTERIOR DIMENSION
28. WALL BASE - CUT 4" TILE, MATCH FLOOR TILE AT BATHROOMS - 1/2"X4" PRIMED MDF IN OTHER ROOMS
29. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 50"X45" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 48"X42" MIN. CLEAR INTERIOR DIMENSION
30. SHOWER WITH 48"X42" SHOWER PAN WITH TILE SURROUND, GLASS ENCLOSURE & GLASS DOOR
31. TOWER RING
32. INTERIOR DOOR WITH MIN. 34" CLEAR DOOR OPENING WIDTH. PER CBC 1132A.5 EXCEPTION 1, THE MANEUVERING CLEARANCE DEPTH CAN BE REDUCED TO 39" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
33. DOTTED LINE INDICATES REQUIRED CLEARANCE AT FIXTURE FOR ACCESSIBILITY PER CBC 1133A & 1134A - 30"X48" CLEARANCE AT FIXTURES AND APPLIANCES. SEE A0.20 FOR ADDITIONAL INFORMATION.
34. AIR SWITCH, SED. SEE DETAIL
35. 3/4" SIDE PANEL. MATCH CABINET MILLWORK FINISH.
36. KITCHEN FIN WALL
37. PANTRY CABINET MILLWORK. MATCH KITCHEN MILLWORK W/ ADJUSTABLE SHELVES.
38. REFRIGERATOR W/ WATER HOOK UP, SEE FINISH/FIXTURE SPECS.
39. KITCHEN BASE CABINETS WITH QUARTZ COUNTER TOP & TILE BACKSPLASH, SEE ID FOR FINISHES
40. RANGE & OVEN W/ 30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH VENTED MICROWAVE HOOD COMBO ABOVE.
41. LINE OF UPPER CABINETS ABOVE, TYP.
42. SINK AND DISPOSAL WITH 30"X48" CLEAR FLOOR SPACE PER CBC 1133A. SEE 4/A0.21 FOR DETAILS.
43. DISHWASHER BELOW COUNTER, SEE FINISH/FIXTURE SPEC.
44. TWO (2) 15" PULL OUT BREAD BOARD PER CBC 1133A.3
45. 30" MIN. WIDE SWIVEL KITCHEN WORK SURFACE- 27" HIGH KNEE SPACE CLEARANCE, SEE I.D.
46. STACKED WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
47. ROBE HOOK
48. ELECTRICAL PANEL, S.E.D.
49. PROVIDE 36" X 36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" AFF FOR FUTURE WALL-MOUNTED TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER OF BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FIN FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
50. BUILT-UP EPOXY GROUT COMPOUND AS REQUIRED TO FEATHER SLOPE AT DOOR FOR ADA COMPLIANT THRESHOLD AT DECK. (1/8"MAX FROM DECENT TO TOP OF THRESHOLD).
51. PULL-OUT TRASH DRAWER W/ GARBAGE & RECYCLING BINS
52. WALLMOUNT FLOATING SHELVES



UNIT PLAN - Q6 2

1/4" = 1'-0"



UNIT PLAN - Q5 1

1/4" = 1'-0"

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

HM HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

SHEET TITLE

SCALE As indicated

PROJ #. 2014 DRAWN BY XX

SHEET SIZE: 36 x 48

A4.04

2/16/2022 2:32:36 PM

GENERAL NOTES

A. UNIT PLAN DIMENSIONS ARE TO FACE OF STUD, TYPICAL U.O.N.

B. SEE A0.2X FOR ACCESSIBILITY & ADAPTABILITY REQUIREMENTS.

C. PROVIDE BLOCKING OR BACKING (AT METAL STUD FRAMING) FOR GRAB BARS AT ADAPTABLE BATHROOMS PER CBC 11A.

D. SEE 1/8" BUILDING PLANS FOR ADDITIONAL INFORMATION ON EXTERIOR, UNIT VARIATION ADJACENCIES, AND DEMISING WALL TYPES.

E. SEE SHEET A10.00 FOR WALL TYPE SCHEDULE.

F. COORDINATE WINDOW LOCATIONS AND SIZES WITH EXTERIOR ELEVATIONS, SEE ALSO A10.XX FOR WINDOW SCHEDULE.

G. DECKS TO SLOPE 1/4" PER FOOT. SHEET FLOW OVER DECK OR THROUGH SCUPPER WHERE OCCURS AT LOW WALL PER ELEVATIONS. DRAINAGE SLOPES NOTED ON PLANS ARE DIAGRAMMATIC - G.C. TO COORDINATE DECK AND CRICKET SLOPES IN ACCORDANCE WITH CODE AND INCLUDE HIGH BUILD-UP TRAFFIC TOPPING TO FEATHER DECK SLOPE AT DOOR THRESHOLDS AND AT SCUPPERS AS REQ'D TO MEET ACCESSIBILITY AND/OR SLOPE PERFORMANCE.

H. PROVIDE BRAIDED STAINLESS STEEL HOSES AT EACH W/D UNIT.

I. FINISHES IN CLOSETS TO MATCH ADJACENT ROOM.

J. ALL WET WALLS AND AROUND TUB/SHOWER UNITS TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD TYPE "X" WHERE REQUIRED BY WALL ASSEMBLY, SEE SPECS FOR ADDITIONAL INFORMATION.

K. ALL GARBAGE DISPOSAL UNITS TO HAVE RUBBER ISOLATED MOTORS AND FLEXIBLE CONNECTIONS AND COUNTER MOUNTED AIR PRESSURE SWITCH.

L. SAFETY GLAZING REQUIRED AT ALL DOORS CONTAINING GLAZING AND AT ALL LOCATIONS REQUIRED BY CBC.

M. 6" STUD WALL TO BE PROVIDED AT SHUT OFF VALVES AND METERS (COORDINATE WITH PLUMB.) TYP. AT ALL UNITS.

N. REFER TO SHEET A9.3x FOR TYP. CLOSET DETAILS.

O. REFER TO SHEET A10.6X SERIES FOR TYP. FLOOR FINISHES AND DETAILS.

P. **AT DECK DOOR THRESHOLD, BUILD UP EPOXY GROUT COMPOUND TO ACHIEVE 1/2" MIN. ELEVATION CHANGE BETWEEN TOP OF THRESHOLD AND TOP OF EXTERIOR FINISHED SURFACE. FEATHER AWAY FROM THRESHOLD AT 2% SLOPE.**

Q. CBC SECTION 1134A LISTS 12 ITEMS FOR BATHROOMS IN TWO POSSIBLE COMBINATIONS FOR ACCESSIBILITY COMPLIANCE. SHEET NOTES REFER TO ITEMS 1-12 OR ITEMS 8-12 LISTED BELOW:
   a. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4, FOR SUFICIENT MANEUVERING SPACE.
   b. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
   c. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
   d. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
   e. LAVATORIES, VANITIES, MIRRORS, AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
   f. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THEAPPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)
   g. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
   h. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
   i. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
   j. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
   k. SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
   l. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTION 1127A.4.

R. PROVIDE A MINIMUM 32" CLEAR OPENING AT ALL UNIT PASSAGE DOORS.

S. WALL BETWEEN BEDROOMS IN QUAD UNITS TO BE TREATED AS SOUND-RATED UNIT SEPARATION PER A9.11A

WALL TYPE NOTES

U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 AT TYPE1-A, B11.2 AT TYPE III-A (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

TYPICAL CONC. SHEAR WALLS TO BE TYPE A1, U.O.N.

TYPICAL CMU WALLS TO BE TYPE A2, U.O.N

TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE E1.1 AT TYPE I-A, C11.1 AT TYPE III-A, U.O.N.

TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT KITCHEN PLUMBING TO BE TYPE F11.3 OVER C11, U.O.N.

TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D11.1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL INTERIOR UNIT WALLS TO BE TYPE E11.1

TYPICAL BEDROOM SEPARATION WALLS TO BE TYPE C12.1

TYPICAL UNIT BATHROOM WALLS TO BE TYPE F13.1 & F13.2 AT STUDIO UNITS, F13.1 AT QUAD UNITS

TYPICAL 1-HR UNIT SEPARATION WALLS AT KITCHEN PLUMBING WALLS AT STAIR TO BE D11.2 (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE E12.2, U.O.N.

TYPICAL 3-HR FIREWALL TO BE TYPE D31

TYPICAL 2-HR SEPARATION WALL BETWEEN UNIT & ELECTRICAL ROOM TO BE E12.2

TYPICAL 1-HR SEPARATION WALL BETWEEN STORAGE & UNIT TO BE D11.1

TYPICAL 1-HR SEPARATION WALL BETWEEN UNIT & AMENITY ON FLOOR 3 & FLOOR 6 TO BE D11.1

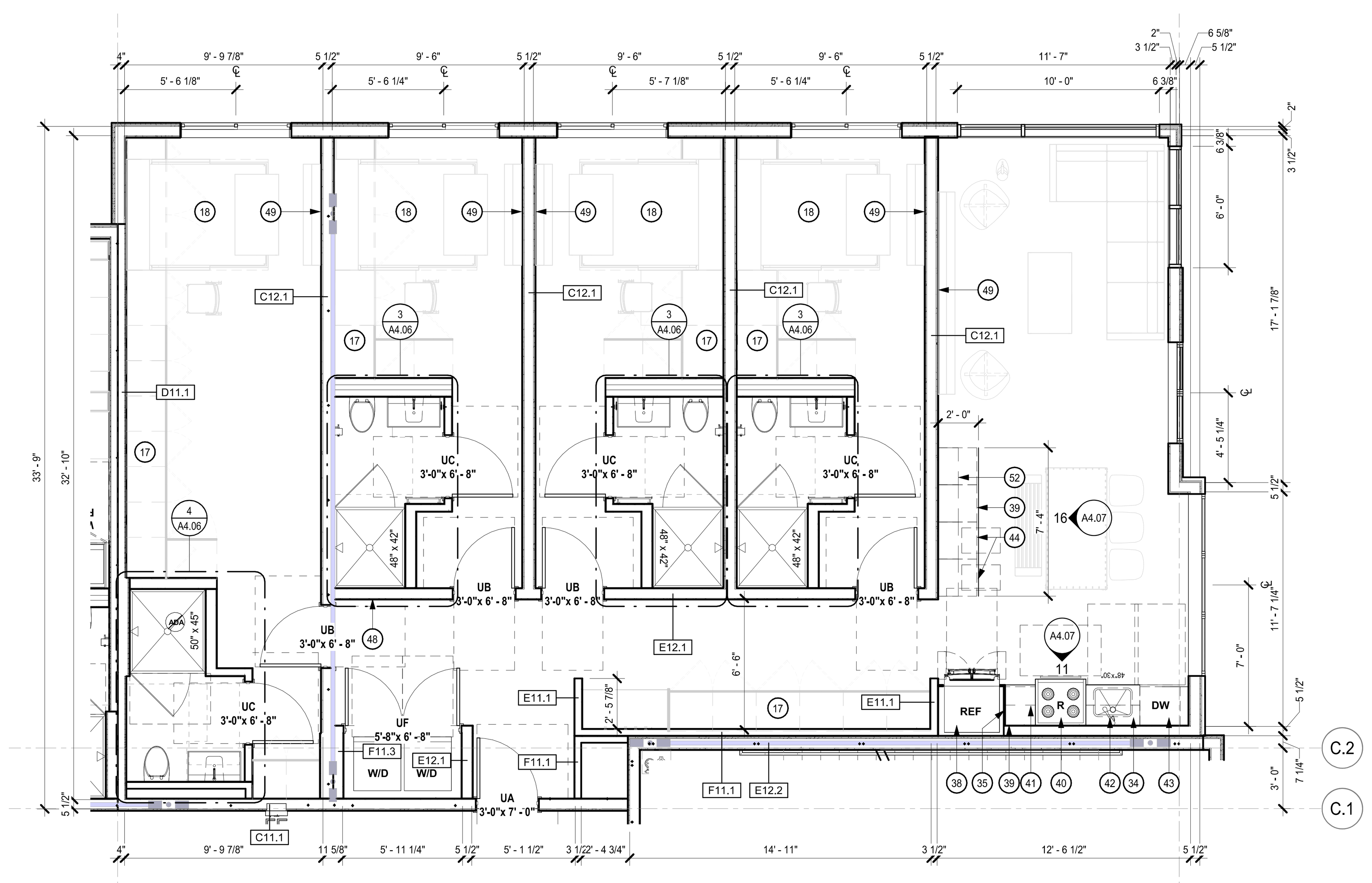
SHEET NOTES

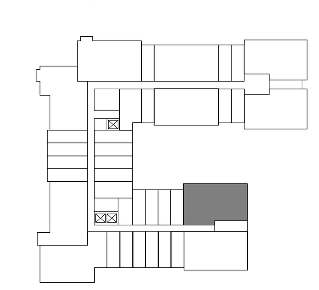
NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

FOR UNIT BATHROOMS WITH THE 1-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 1-12 LISTED BELOW. FOR THE 8-12 DESIGNATION, THE GC SHALL PROVIDE ITEMS 8-12 LISTED BELOW:

SHEET NOTES AND REQUIREMENTS FOR BATHROOMS AND KITCHENS ARE LOCATED ON THE INTERIOR ELEVATION SHEET

1. PER SECTION 1134A.4, PROVIDE A CLEAR MANEUVERING SPACE OUTSIDE OF THE SWING OF THE DOOR.
2. PER CBC 1134A.5, PROVIDE A CLEAR FLOOR SPACE 48" PARALLEL BY 30" PERPENDICULAR TO THE FOOT OF THE BATHTUB OR SHOWERS..
3. PER CBC 1134A.6, PROVIDE A CLEAR FLOOR SPACE OF AT LEAST 30"X48" LOCATED OUTSIDE OF THE SHOWER. 48" SHALL BE PARALLEL TO THE SHOWER ENCLOSURE AND FLUSH WITH THE CONTROL WALL.
4. PER CBC 1134A.7, A MINIMUM FLOOR SPACE AT A WATER CLOSET SHALL BE 48INCHES CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36". SEE CBC 1134A.7 FOR CONFIGURATION EXCEPTIONS. "EXCEPTION: THE 48-INCH (1219 MM) MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM) FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES (610 MM) IN DEPTH."
5. PER CBC 1134A.8, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MIN OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH CBC 1134A.8
8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. PER CBC 1132A.5, THE MANEUVERING CLEARANCES AT BATHROOM DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES (1067 MM) MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
10. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR.
11. PER CBC 1142A, ELECTRICAL RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR. WHEN THE OUTLETS ARE OVER AN OBSTRUCTION, THEY SHALL BE LOCATED NO MORE THAN 44" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET FROM THE LEVEL OF THE FINISHED FLOOR.
12. PER CBC 1134A.5, 1134A.6, 1134A.7, REINFORCE WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER, SEE 8, 9, 12, 17/A0.20. GRAB BARS SHALL COMPLY WITH CBC 1127A.4 AND 1127A.2.2 # 4. PER CBC 1134A.7 #2, WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE-WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED FOLDAWAY, OR SIMILAR ALTERNATIVE GRAB BARS, SEE 8/A0.20
13. WALL MOUNTED LAVATORY WITH SINK TRAP COVER. PROVIDE KNEE & TOE SPACE PER CBC 1134A.8.
14. MILL WORK LINEN CABINET, SEE I.D.
15. BUILT-IN INDUCTION COOKTOP W/30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH DISHWASHER BELOW AND HOOD ABOVE.
16. FIVE (5) SHELVES, PTD MDF
17. F.F.E. STORAGE, SEE I.D.
18. F.F.E. MURPHY BED, SEE I.D.
19. UPPER CABINET WITH MICROWAVE & ADJUSTABLE SHELVES
20. WALL HUNG TOILET W/ WALL MOUNT TOWEL SHELF ABOVE
21. TOILET PAPER HOLDER INSTALLED AT WALL, SEE FINISH/FIXTURE SPECS
22. MTL STUD & GWB SOFFIT @ TOP OF UPPER CABINET - DROPPED CEILING HEIGHTS VARY, SEE RCP FOR HEIGHTS.
23. WALL MOUNTED MEDICINE CABINET WITH MIRRORED DOOR W/ INTEGRAL LIGHTING. BOTTOM EDGE OF REFLECTIVE SURFACE TO BE 40" MAX. AFF., S.E.D., SEE ID DWGS
24. TOWEL BAR, SEE FINISH SPECS, TOP OF TOWEL BAR TO BE NO HIGHER THAN 40 INCHES ABOVE FLOOR PER CBC 1134A8.8
25. FULL HEIGHT CABINET FOR WASHER/ DRYER & REFRIGERATOR
26. FULL HEIGHT TILE AT SHOWERS, SEE I.D.
27. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 40"X64" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 36"X60" MIN. CLEAR INTERIOR DIMENSION
28. WALL BASE - CUT 4" TILE, MATCH FLOOR TILE AT BATHROOMS - 1/2"X4" PRIMED MDF IN OTHER ROOMS
29. ACCESSIBLE SHOWER COMPLYING WITH CBC 1134A.6 50"X45" SHOWER PAN WITH TILE SURROUND. GLASS ENCLOSURE & GLASS DOOR. PROVIDE 48"X42" MIN. CLEAR INTERIOR DIMENSION
30. SHOWER WITH 48"X42" SHOWER PAN WITH TILE SURROUND, GLASS ENCLOSURE & GLASS DOOR
31. TOWER RING
32. INTERIOR DOOR WITH MIN. 34" CLEAR DOOR OPENING WIDTH. PER CBC 1132A.5 EXCEPTION 1, THE MANEUVERING CLEARANCE DEPTH CAN BE REDUCED TO 39" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
33. DOTTED LINE INDICATES REQUIRED CLEARANCE AT FIXTURE FOR ACCESSIBILITY PER CBC 1133A & 1134A - 30"X48" CLEARANCE AT FIXTURES AND APPLIANCES. SEE A0.20 FOR ADDITIONAL INFORMATION.
34. AIR SWITCH, SED. SEE DETAIL
35. 3/4" SIDE PANEL. MATCH CABINET MILLWORK FINISH.
36. KITCHEN FIN WALL
37. PANTRY CABINET MILLWORK. MATCH KITCHEN MILLWORK W/ ADJUSTABLE SHELVES.
38. REFRIGERATOR W/ WATER HOOK UP, SEE FINISH/FIXTURE SPECS.
39. KITCHEN BASE CABINETS WITH QUARTZ COUNTER TOP & TILE BACKSPLASH, SEE ID FOR FINISHES
40. RANGE & OVEN W/ 30"X48" CLEAR FLOOR SPACE REQ. FOR A PARALLEL APPROACH PER CBC 1133A, WITH VENTED MICROWAVE HOOD COMBO ABOVE.
41. LINE OF UPPER CABINETS ABOVE, TYP.
42. SINK AND DISPOSAL WITH 30"X48" CLEAR FLOOR SPACE PER CBC 1133A. SEE 4/A0.21 FOR DETAILS.
43. DISHWASHER BELOW COUNTER, SEE FINISH/FIXTURE SPEC.
44. TWO (2) 15" PULL OUT BREAD BOARD PER CBC 1133A.3
45. 30" MIN. WIDE SWIVEL KITCHEN WORK SURFACE- 27" HIGH KNEE SPACE CLEARANCE, SEE I.D.
46. STACKED WASHER & DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
47. ROBE HOOK
48. ELECTRICAL PANEL, S.E.D.
49. PROVIDE 36" X 36" AREA OF WALL WITH SOLID BLOCKING WITH CENTERLINE AT 60" AFF FOR FUTURE WALL-MOUNTED TELEVISION. PROVIDE 2" DIA. CONDUIT FROM CENTER OF BLOCKED AREA DOWN THROUGH INTERIOR WALL CAVITY TO 6" ABOVE FIN FLOOR DIRECTLY BELOW. COVER CONDUIT OPENINGS WITH METAL COVER PLATE.
50. BUILT-UP EPOXY GROUT COMPOUND AS REQUIRED TO FEATHER SLOPE AT DOOR FOR ADA COMPLIANT THRESHOLD AT DECK. (1/8"MAX FROM DECENT TO TOP OF THRESHOLD).
51. PULL-OUT TRASH DRAWER W/ GARBAGE & RECYCLING BINS
52. WALLMOUNT FLOATING SHELVES





UNIT PLAN - Q7 1

1/4" = 1'-0"

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR®

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UNIT PLANS

Sheet Title

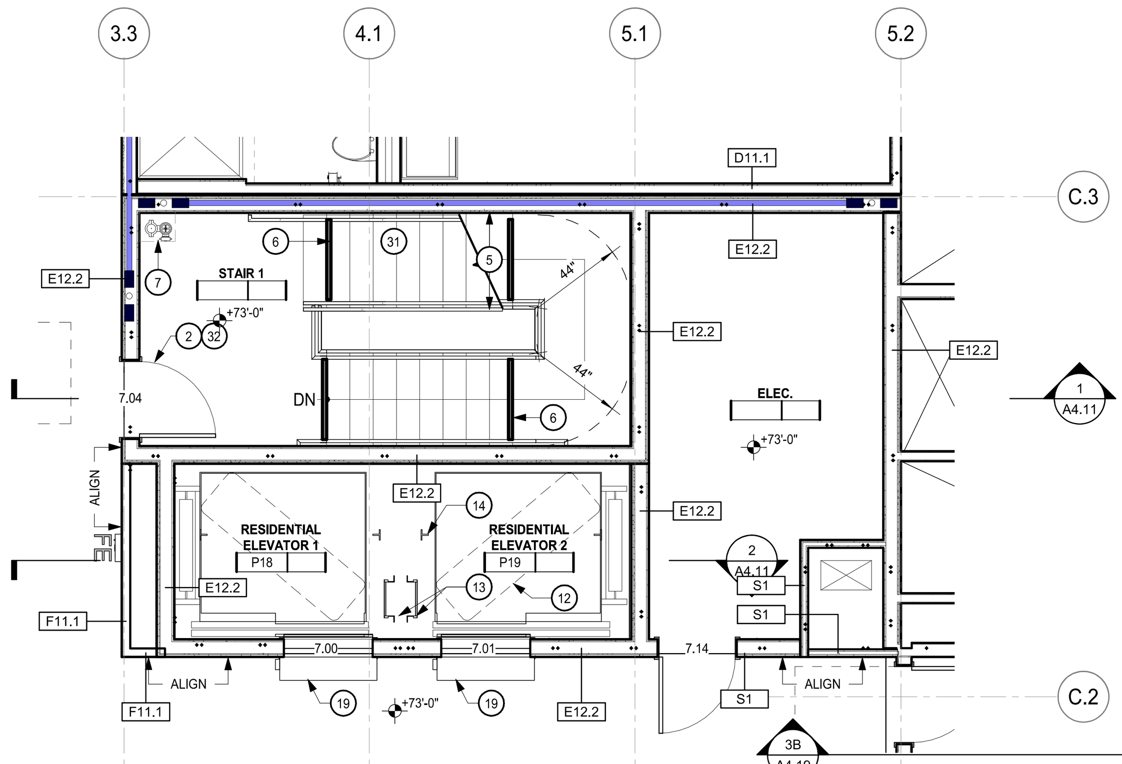
Scale: As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

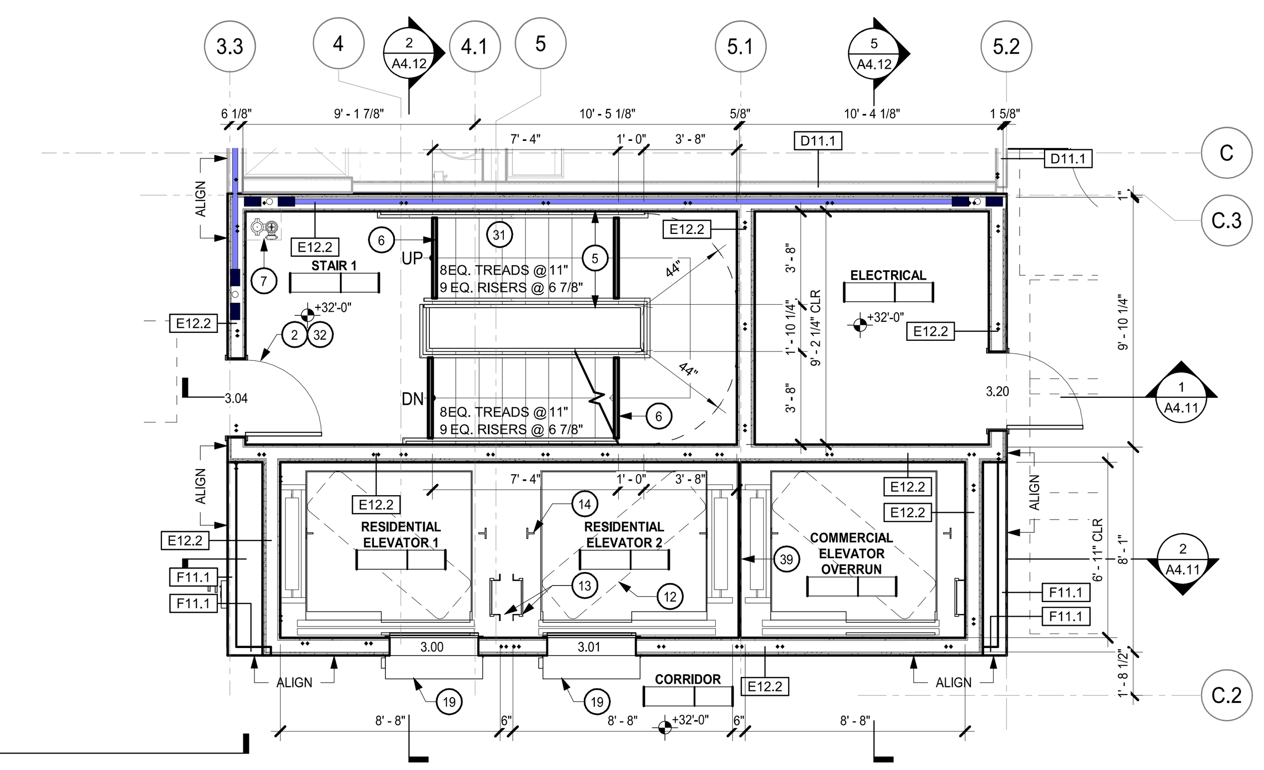
A4.05

2/16/2022 2:32:38 PM



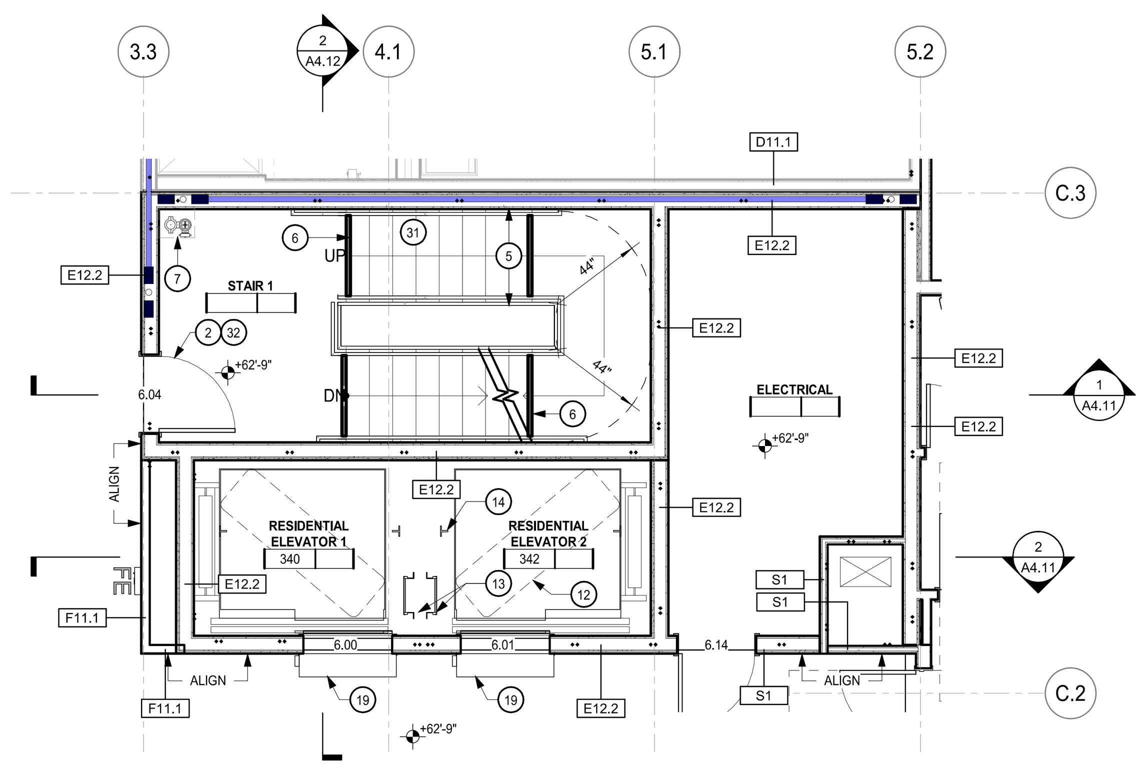
STAIR 1 - FLOOR 7 7

1/4" = 1'-0"



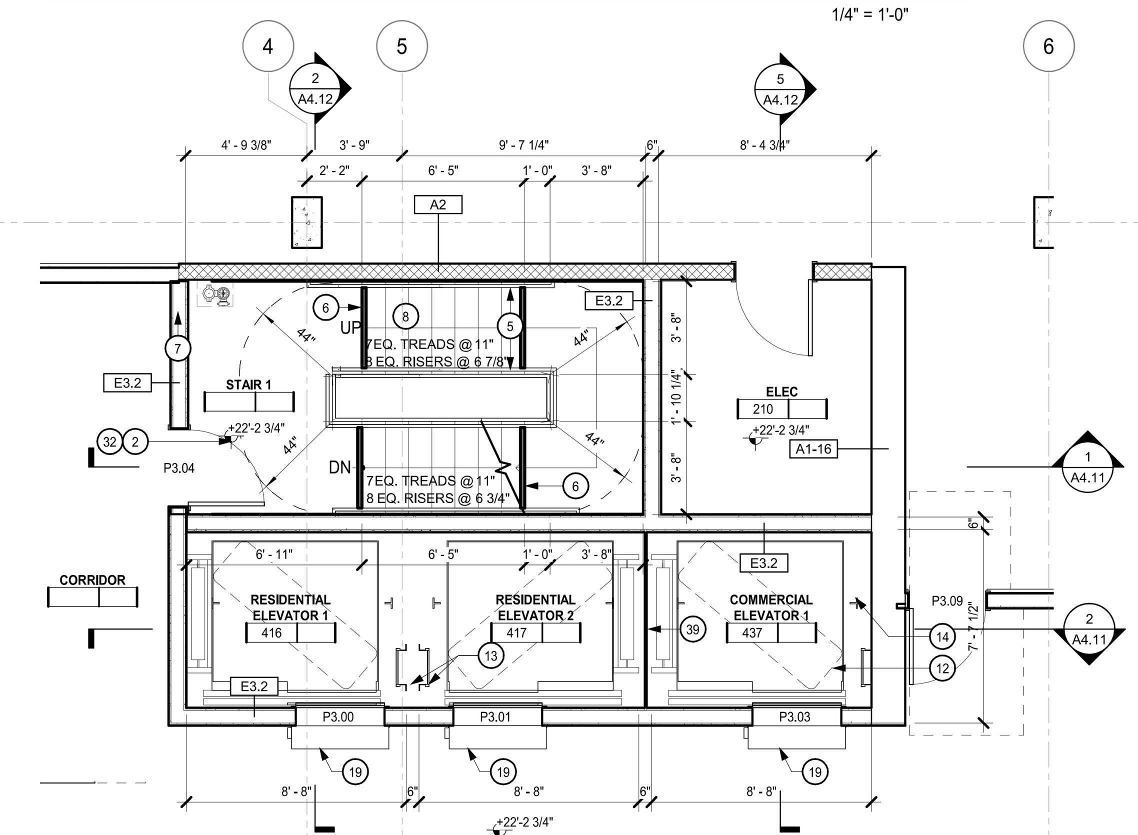
STAIR 1 - FLOOR 3 3

1/4" = 1'-0"



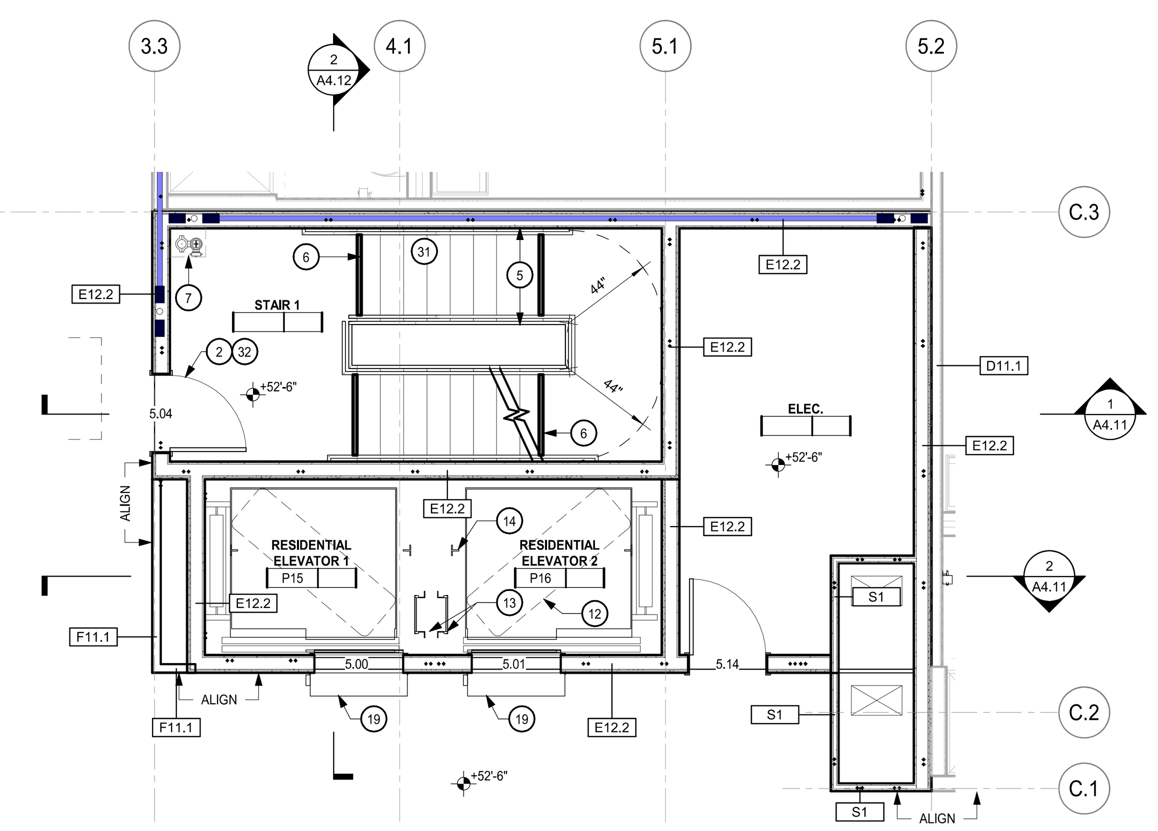
STAIR 1 - FLOOR 6 6

1/4" = 1'-0"



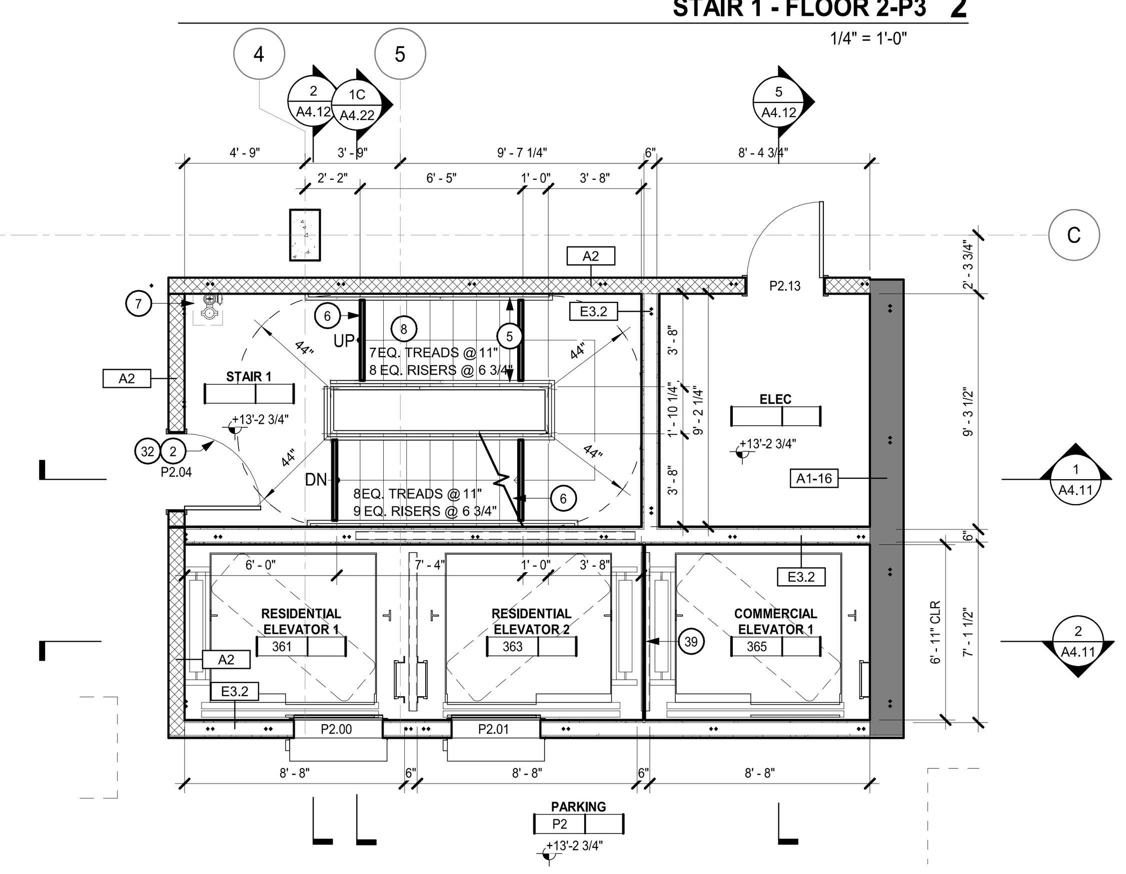
STAIR 1 - FLOOR 2-P3 2

1/4" = 1'-0"



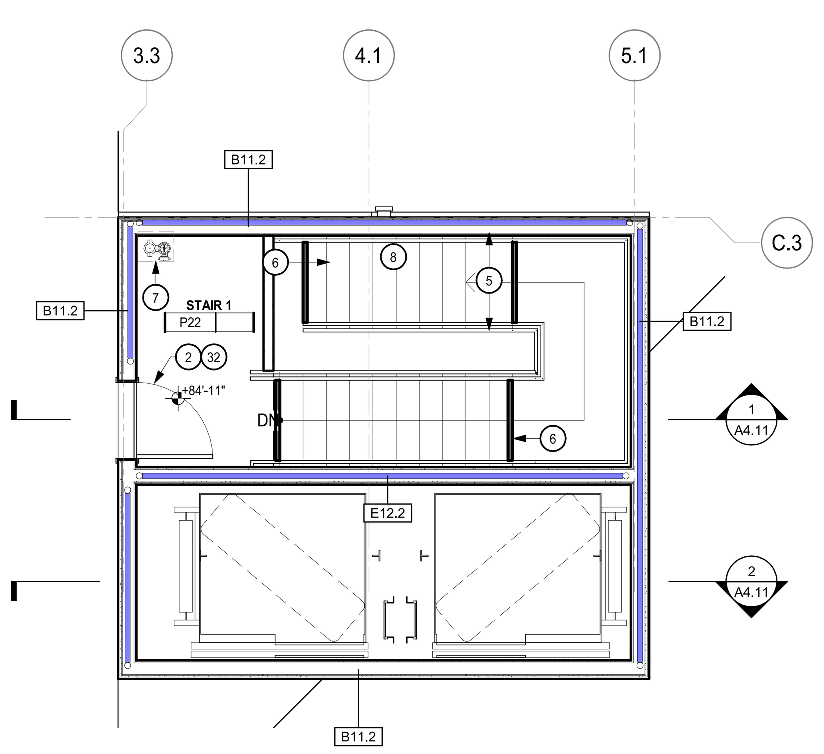
STAIR 1 - FLOOR 5 5

1/4" = 1'-0"



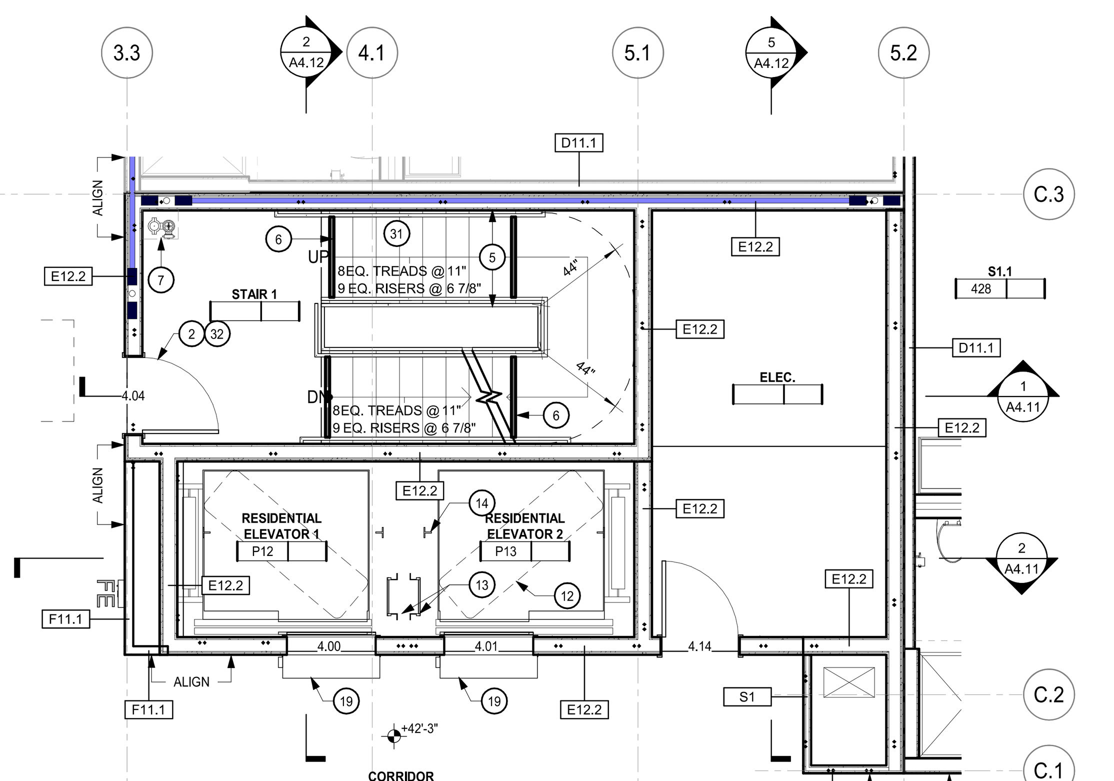
STAIR 1 - FLOOR 1.5-P2 1.5

1/4" = 1'-0"



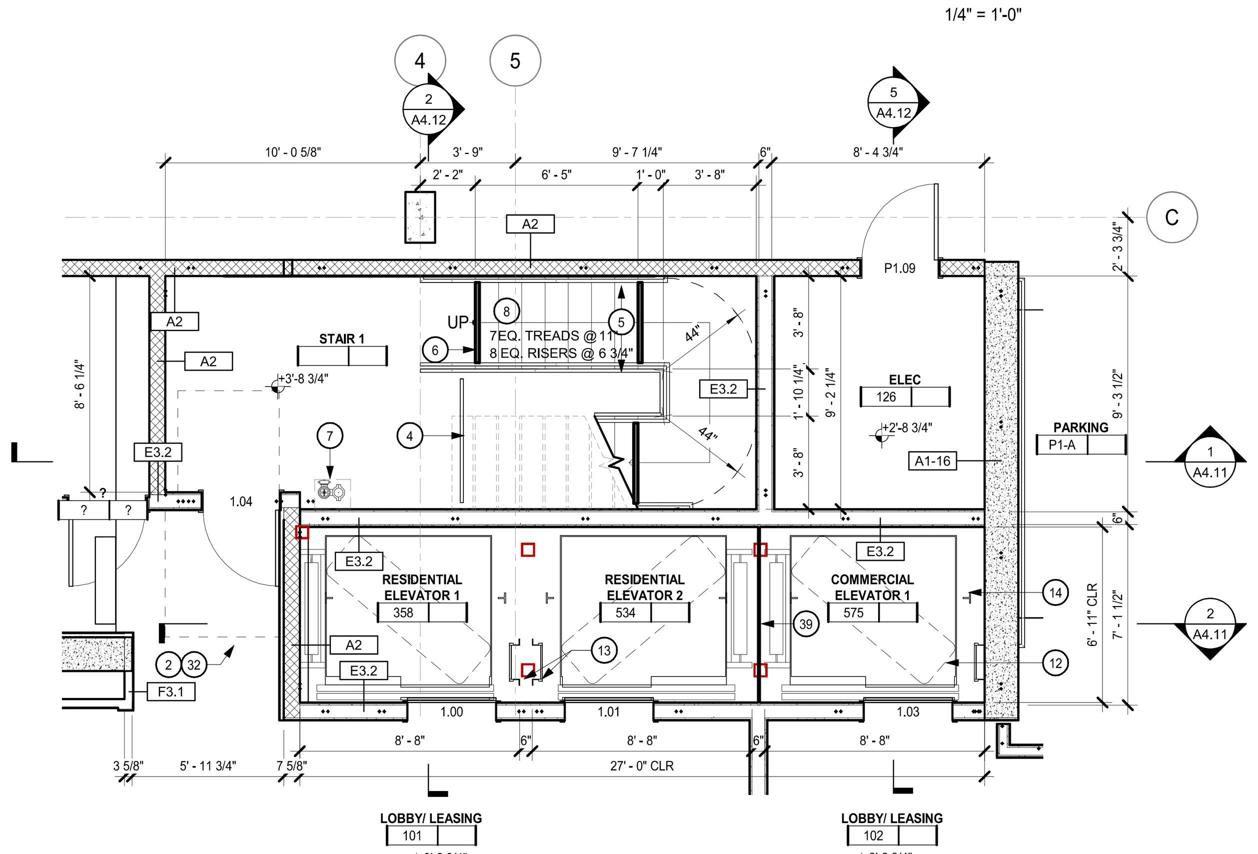
STAIR 1 - ROOF 9

1/4" = 1'-0"



STAIR 1 - FLOOR 4 4

1/4" = 1'-0"



STAIR 1 - FLOOR 1-P1 1

1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES.

I. ELEVATORS TO BE OTIS GEN2 WITH REMOTE CONTROL PANEL MOUNTED IN SEPARATE CONTROL ROOM - SEE PLANS FOR LOCATIONS. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SYSTEM.

J. ELEVATOR PIT NOTES:

1. LIGHT SWITCH TO BE 18"-36" ABOVE SILL ON PIT LADDER SIDE.
2. LIGHTING TO BE 5 FC AT FLOOR.
3. LIGHT ON EACH SIDE OF PIT TO HAVE A GUARD AND GROUND, IF METALLIC.
4. PIT LADDER TO BE 16" WIDE WITH A 4" TOE HOLD.
5. PIT SCREENS REQ'D 6' ABOVE TOP OF LADDER RUNG.
6. SPRINKLER NOT TO EXCEED 2 FT FROM PIT FLOOR AND HEAD GUARD.
7. GFI CONVENIENCE OUTLET REQ'D.
8. SIZE SUMP PER MNFR'S RECOMMENDATIONS.
9. GC TO VERIFY AND PROVIDE ALL ELECTRICAL SYSTEMS NEEDED TO PROVIDE A FULLY FUNCTIONING ELEVATOR.

K. HOISTWAY VENTILATION SHALL BE PER CBC 3004, AREA OF VENT SHALL NOT BE LESS THAN 3.5% OF HOISTWAY AREA NOR LESS THAN 3 SQ. FT. PER ELEVATOR CAR.

L. ALL DOORS AT STAIR ENCLOSURES AND ALL ELEVATOR DOORS TO BE 90-MIN RATED.

M. DOORS NOTED AS "AUTOMATIC FIRE DOORS" ON THIS SHEET AND/OR DOOR SCHEDULE ARE SMOKE ACTIVATED AUTOMATIC CLOSING FIRE DOORS.

N. ALL STAIRS: RISER HEIGHT TO BE 4" MIN, 7" MAX; TREAD DEPTH TO BE 11" MIN BETWEEN RISERS; INSIDE A RESIDENTIAL UNIT RISER HEIGHT TO BE 7-3/4" MAX AND TREAD DEPTH TO BE 10" MIN, PER EXCEPTION #5; CBC 1009.7.2; ALL RISERS AND TREADS TO BE EQUAL THROUGHOUT. ALL STAIRS ARE TO BE PAINTED.

O. PER CBC SECTION 1007.8, PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH ELEVATOR LANDING THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.

P. PER CBC 403.5.3.1 2-WAY COMMUNICATION SYSTEM W/ AUTO-DIALER.

Q. G.C. SHALL PROVIDE TACTILE AND STAIR SIGNAGE AS REQUIRED PER CBC SECTIONS 1003.2.8.6, 1003.3.3.13 AND
R. 13.1.; SIGNAGE TO BE A DEFERRED SUBMITTAL.

PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGNS THAT COMPLY WITH CBC 1117B.5.1.2, LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT EXIT DISCHARGE LEVEL THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME HEIGHT AS THE RAISED CHARACTERS. CBC 1133B.4.3

S. STAIR HEAD CLEARANCE TO BE 80" MIN., TYP.

T. SEE STRUCTURAL DRAWINGS FOR STAIR LANDING CONSTRUCTION.

U. TRIANGULAR OPENING FORMED BY RISER, TREAD AND THE BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE OF A MAX SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING; CBC 1013.3, ITEM #
V. 2

AT EXTERIOR STAIRS, PROVIDE A 2" WIDE, COLOR-CONTRASTING, STRIPING FOR VISUALLY IMPAIRED AT ALL
W. NOSING OF ALL STEPS.

AT INTERIOR STAIRS, PROVIDE A 2" WIDE CLEARLY COLOR-CONTRASTING STRIPING FOR THE VISUALLY IMPAIRED AT
X. THE NOSING OF THE UPPER APPROACH AND LOWER TREAD.

AT WEATHER EXPOSED EXTERIOR STAIRS AND THEIR APPROACHES,STAIRS SHALL BE CONSTRUCTED IN SUCH A
Y. WAY (I.E. 1/4" CROSS SLOPE AWAY FROM BLDG) THAT WATER WILL NOT ACCUMULATE ON THEIR SURFACES.

TREADS ARE 11" MIN AND SLIP RESISTANT WITH SMOOTH,
Z. ROUNDED OR CHAMFERED EXPOSED EDGES (NOT ABRUPT EDGES).

STAIR RISERS ARE SLOPED AND/OR THE UNDERSIDE OF
AA. STAIR NOSING SHALL HAVE AN ANGLE OF NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

GC TO INCLUDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT OR AS OTHERWISE REQUIRED PER
BB. ELEVATOR MANUFACTURER FOR FULL AND PROPER FUNCTION. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT.

PER CBC 713.14.1 AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR WHERE AN ELEVATOR SHAFT ENCLOSURE CONNECTS MORE THAN TWO STORIES IN GROUP A, E, H, I, L, R-1, R-2 AND R-2.1 OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, AND MORE THAN THREE STORIES FOR ALL OTHER OCCUPANCIES. THE LOBBY ENCLOSURE SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS. IN ADDITION TO THE REQUIREMENTS IN SECTION 708 FOR FIRE PARTITIONS, DOORS PRO-TECTING OPENINGS IN THE ELEVATOR LOBBY ENCLOSURE WALLS SHALL ALSO COMPLY WITH SECTION 716.5.3 AS REQUIRED FOR CORRIDOR WALLS AND PENETRATIONS OF THE ELEVATOR LOBBY ENCLOSURE BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED AS REQUIRED FOR CORRIDORS IN ACCORDANCE WITH SECTION 717.5.4.1. ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND OTHER PROVISIONS WITHIN THIS CODE.

EXCEPTION 1: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED AT THE LEVEL(S) OF EXIT DISCHARGE, PROVIDED THE LEVEL(S) OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

EXCEPTION 3: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE ADDITIONAL DOORS ARE PROVIDED AT THE HOISTWAY OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOORS SHALL COMPLY WITH THE SMOKE AND DRAFT CON-TROL DOOR ASSEMBLY REQUIREMENTS IN
CC. SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL.

ELEVATOR CARS TO ACCOMODATE AMBULANCE STRETCHER SHALL MEET THE FOLLOWING PROVISIONS:

A. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE OPEN HORIZONTAL POSITION.

B. A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80-INCHES BY 54-INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE HORIZONTAL, OPEN POSITION, AND MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51-INCHES WITH A 42-INCH SIDE SLIDE DOOR.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. CONCRETE SLAB, S.S.D
2. RATED DOOR, SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS; CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING. KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD MTL STAIR AND LANDING SYSTEM W/ CONC. PAN
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC, SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL, WITHIN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 18/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL, CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35. FIXED LADDER & ROOF HATCH
36. WALL MOUNTED HANDRAIL
37. FLOOR MOUNTED HANDRAIL W/ WHEEL GUARD
38. ELEVATOR DIVIDER SCREEN
39. STEEL POST & BEAM FOR GUIDE RAIL SUPPORT, S.S.D.
40. 2 HR RATED FLOOR ASSEMBLY

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

STAIR 1 & ELEVATOR PLANS

SHEET TITLE

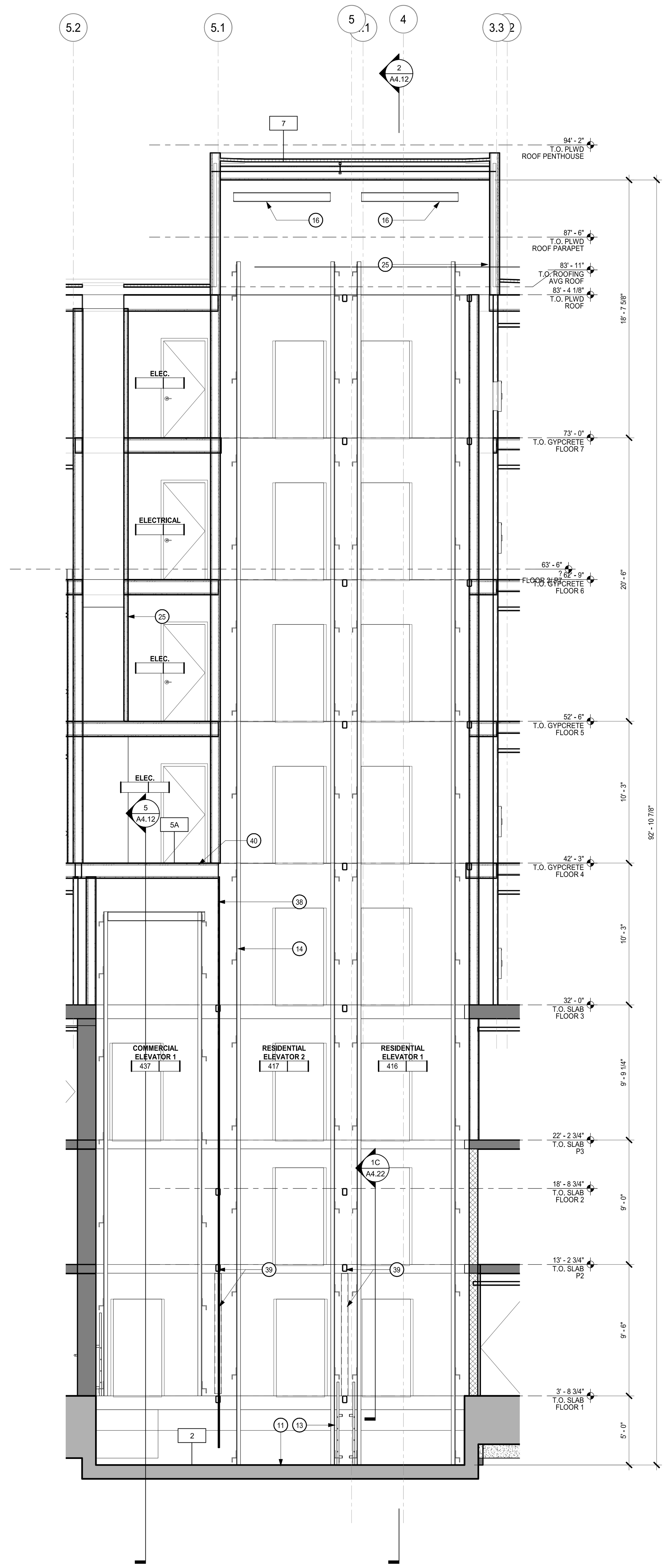
SCALE As indicated

PROJ #. 2014 DRAWN BY XX

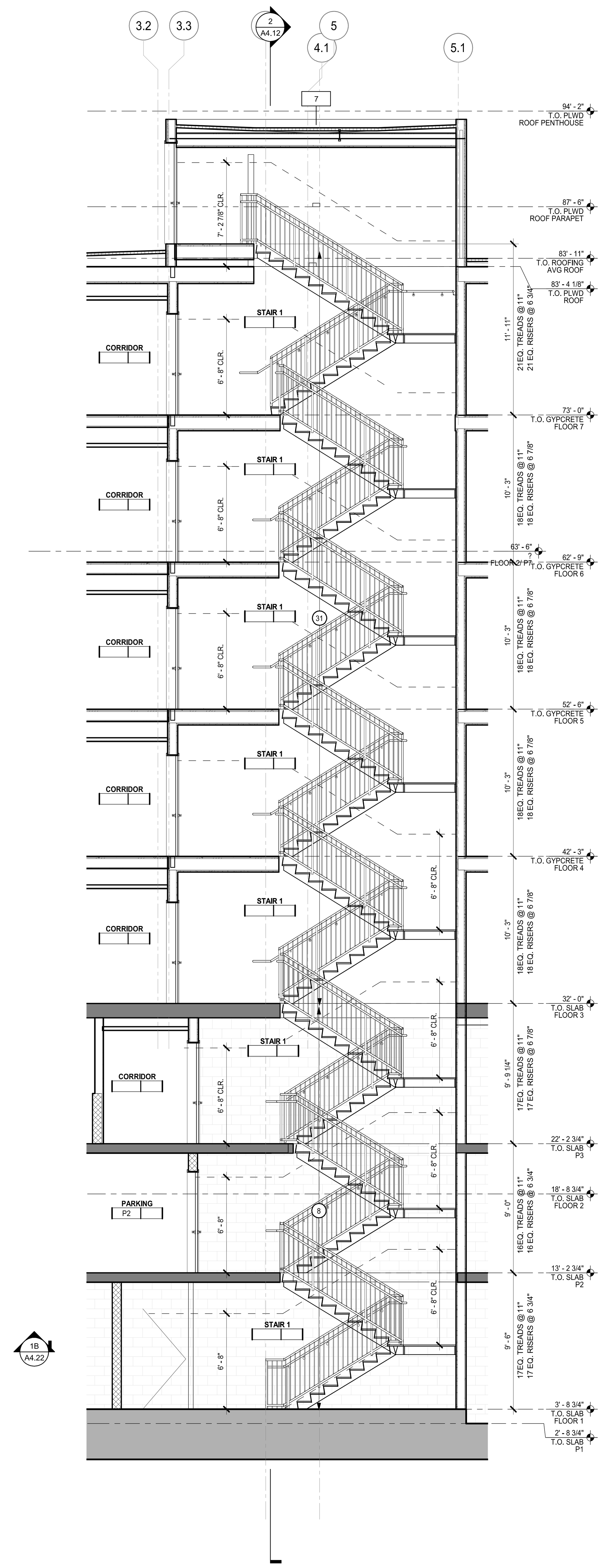
SHEET SIZE: 36 x 48

A4.10

2/16/2022 2:35:39 PM



ELEVATOR 2 - SECTION 2
1/4" = 1'-0"



STAIR 1 - SECTION 1
1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES.

I. ELEVATORS TO BE OTIS GEN2 WITH REMOTE CONTROL PANEL MOUNTED IN SEPARATE CONTROL ROOM - SEE PLANS FOR LOCATIONS. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SYSTEM.

J. ELEVATOR PIT NOTES:

1. LIGHT SWITCH TO BE 18"-36" ABOVE SILL ON PIT LADDER SIDE.
2. LIGHTING TO BE 5 FC AT FLOOR.
3. LIGHT ON EACH SIDE OF PIT TO HAVE A GUARD AND GROUND, IF METALLIC.
4. PIT LADDER TO BE 16" WIDE WITH A 4" TOE HOLD.
5. PIT SCREENS REQ'D 6' ABOVE TOP OF LADDER RUNG.
6. SPRINKLER NOT TO EXCEED 2 FT FROM PIT FLOOR AND HEAD GUARD.
7. GFI CONVENIENCE OUTLET REQ'D.
8. SIZE SUMP PER MNFR'S RECOMMENDATIONS.
9. GC TO VERIFY AND PROVIDE ALL ELECTRICAL SYSTEMS NEEDED TO PROVIDE A FULLY FUNCTIONING ELEVATOR.

K. HOISTWAY VENTILATION SHALL BE PER CBC 3004, AREA OF VENT SHALL NOT BE LESS THAN 3.5% OF HOISTWAY AREA NOR LESS THAN 3 SQ. FT. PER ELEVATOR CAR.

L. ALL DOORS AT STAIR ENCLOSURES AND ALL ELEVATOR DOORS TO BE 90-MIN RATED.

M. DOORS NOTED AS "AUTOMATIC FIRE DOORS" ON THIS SHEET AND/OR DOOR SCHEDULE ARE SMOKE ACTIVATED AUTOMATIC CLOSING FIRE DOORS.

N. ALL STAIRS: RISER HEIGHT TO BE 4" MIN, 7" MAX; TREAD DEPTH TO BE 11" MIN BETWEEN RISERS; INSIDE A RESIDENTIAL UNIT RISER HEIGHT TO BE 7-3/4" MAX AND TREAD DEPTH TO BE 10" MIN, PER EXCEPTION #5; CBC 1009.7.2; ALL RISERS AND TREADS TO BE EQUAL THROUGHOUT. ALL STAIRS ARE TO BE PAINTED.

O. PER CBC SECTION 1007.8, PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH ELEVATOR LANDING THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.

P. PER CBC 403.5.3.1 2-WAY COMMUNICATION SYSTEM W/ AUTO-DIALER.

Q. G.C. SHALL PROVIDE TACTILE AND STAIR SIGNAGE AS REQUIRED PER CBC SECTIONS 1003.2.8.6, 1003.3.3.13 AND

R. 13.1.; SIGNAGE TO BE A DEFERRED SUBMITTAL.

PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGNS THAT COMPLY WITH CBC 1117B.5.1.2, LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT EXIT DISCHARGE LEVEL THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME HEIGHT AS THE RAISED CHARACTERS. CBC 1133B.4.3

S. STAIR HEAD CLEARANCE TO BE 80" MIN., TYP.

T. SEE STRUCTURAL DRAWINGS FOR STAIR LANDING CONSTRUCTION.

U. TRIANGULAR OPENING FORMED BY RISER, TREAD AND THE BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE OF A MAX SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING; CBC 1013.3, ITEM #

V. 2

AT EXTERIOR STAIRS, PROVIDE A 2" WIDE, COLOR-CONTRASTING, STRIPING FOR VISUALLY IMPAIRED AT ALL

W. NOSING OF ALL STEPS.

AT INTERIOR STAIRS, PROVIDE A 2" WIDE CLEARLY COLOR-CONTRASTING STRIPING FOR THE VISUALLY IMPAIRED AT

X. THE NOSING OF THE UPPER APPROACH AND LOWER TREAD.

AT WEATHER EXPOSED EXTERIOR STAIRS AND THEIR APPROACHES,STAIRS SHALL BE CONSTRUCTED IN SUCH A

Y. WAY (I.E. 1/4" CROSS SLOPE AWAY FROM BLDG) THAT WATER WILL NOT ACCUMULATE ON THEIR SURFACES.

TREADS ARE 11" MIN AND SLIP RESISTANT WITH SMOOTH,

Z. ROUNDED OR CHAMFERED EXPOSED EDGES (NOT ABRUPT EDGES).

STAIR RISERS ARE SLOPED AND/OR THE UNDERSIDE OF

AA. STAIR NOSING SHALL HAVE AN ANGLE OF NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

GC TO INCLUDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT OR AS OTHERWISE REQUIRED PER

BB. ELEVATOR MANUFACTURER FOR FULL AND PROPER FUNCTION. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT.

PER CBC 713.14.1 AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR WHERE AN ELEVATOR SHAFT ENCLOSURE CONNECTS MORE THAN TWO STORIES IN GROUP A, E, H, I, L, R-1, R-2 AND R-2.1 OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, AND MORE THAN THREE STORIES FOR ALL OTHER OCCUPANCIES. THE LOBBY ENCLOSURE SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS. IN ADDITION TO THE REQUIREMENTS IN SECTION 708 FOR FIRE PARTITIONS, DOORS PRO-TECTING OPENINGS IN THE ELEVATOR LOBBY ENCLOSURE WALLS SHALL ALSO COMPLY WITH SECTION 716.5.3 AS REQUIRED FOR CORRIDOR WALLS AND PENETRATIONS OF THE ELEVATOR LOBBY ENCLOSURE BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED AS REQUIRED FOR CORRIDORS IN ACCORDANCE WITH SECTION 717.5.4.1. ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND OTHER PROVISIONS WITHIN THIS CODE.

EXCEPTION 1: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED AT THE LEVEL(S) OF EXIT DISCHARGE, PROVIDED THE LEVEL(S) OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

EXCEPTION 3: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE ADDITIONAL DOORS ARE PROVIDED AT THE HOISTWAY OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOORS SHALL COMPLY WITH THE SMOKE AND DRAFT CON-TROL DOOR ASSEMBLY REQUIREMENTS IN

CC. SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL.

ELEVATOR CARS TO ACCOMODATE AMBULANCE STRETCHER SHALL MEET THE FOLLOWING PROVISIONS:

A. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE OPEN HORIZONTAL POSITION.

B. A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80-INCHES BY 54-INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE HORIZONTAL, OPEN POSITION, AND MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51-INCHES WITH A 42-INCH SIDE SLIDE DOOR.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. CONCRETE SLAB, S.S.D
2. RATED DOOR, SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS; CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING. KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD MTL STAIR AND LANDING SYSTEM W/ CONC. PAN
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC, SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL, WITHIN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 18/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL, CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35. FIXED LADDER & ROOF HATCH
36. WALL MOUNTED HANDRAIL
37. FLOOR MOUNTED HANDRAIL W/ WHEEL GUARD
38. ELEVATOR DIVIDER SCREEN
39. STEEL POST & BEAM FOR GUIDE RAIL SUPPORT, S.S.D.
40. 2 HR RATED FLOOR ASSEMBLY

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

STAIR 1 & ELEVATOR SECTIONS

SHEET TITLE

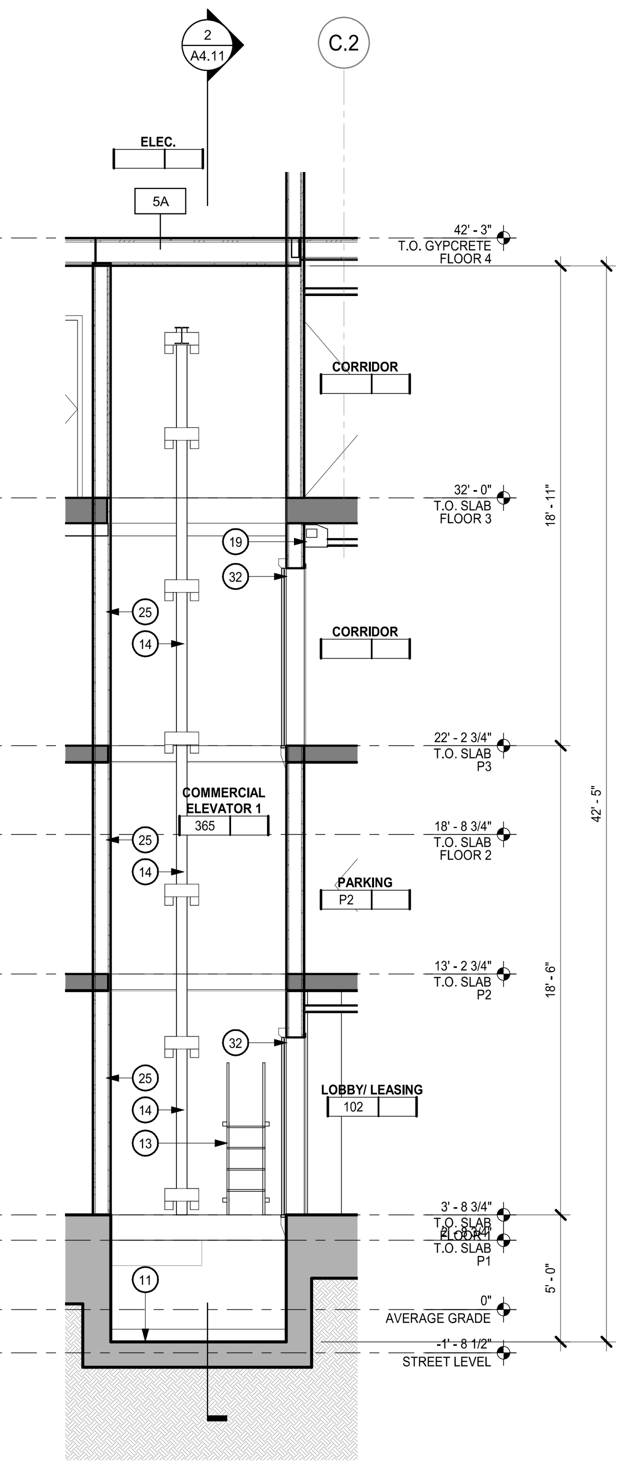
SCALE As indicated

PROJ #. 2014 DRAWN BY Author

SHEET SIZE: 36 x 48

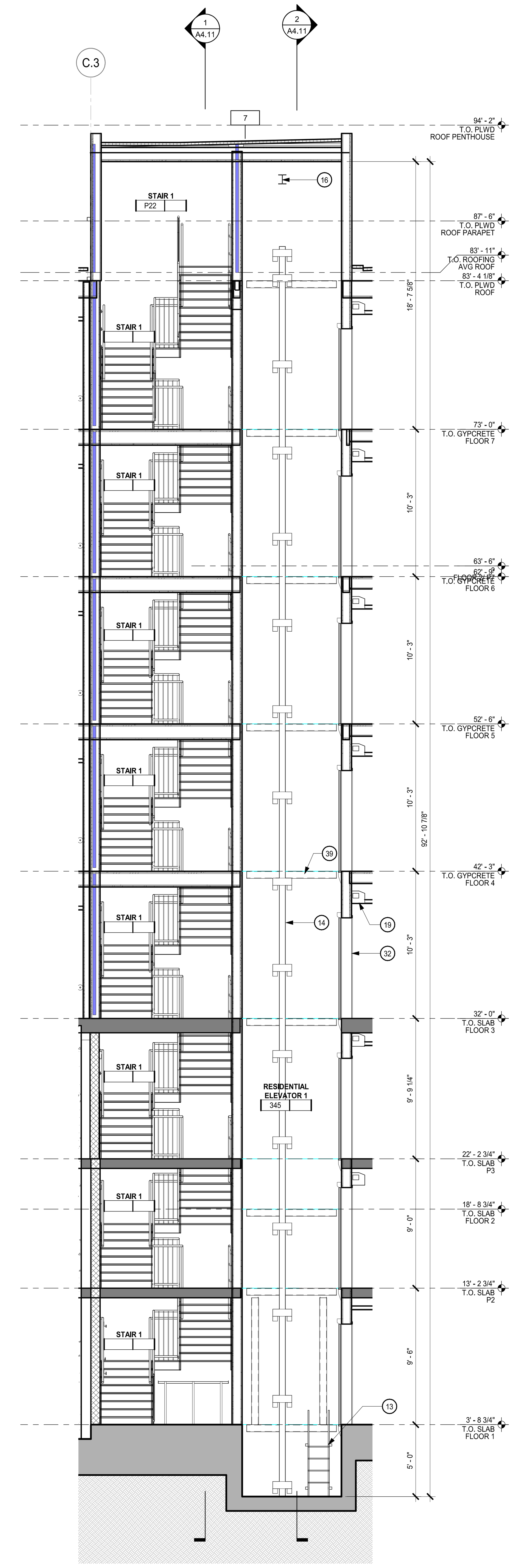
A4.11

2/16/2022 2:35:46 PM



ELEVATOR 4 - SECTION 5

1/4" = 1'-0"



ELEVATOR 2 - SECTION1 2

1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES.

I. ELEVATORS TO BE OTIS GEN2 WITH REMOTE CONTROL PANEL MOUNTED IN SEPARATE CONTROL ROOM - SEE PLANS FOR LOCATIONS. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SYSTEM.

J. ELEVATOR PIT NOTES:

1. LIGHT SWITCH TO BE 18"-36" ABOVE SILL ON PIT LADDER SIDE.
2. LIGHTING TO BE 5 FC AT FLOOR.
3. LIGHT ON EACH SIDE OF PIT TO HAVE A GUARD AND GROUND, IF METALLIC.
4. PIT LADDER TO BE 16" WIDE WITH A 4" TOE HOLD.
5. PIT SCREENS REQ'D 6' ABOVE TOP OF LADDER RUNG.
6. SPRINKLER NOT TO EXCEED 2 FT FROM PIT FLOOR AND HEAD GUARD.
7. GFI CONVENIENCE OUTLET REQ'D.
8. SIZE SUMP PER MNFR'S RECOMMENDATIONS.
9. GC TO VERIFY AND PROVIDE ALL ELECTRICAL SYSTEMS NEEDED TO PROVIDE A FULLY FUNCTIONING ELEVATOR.

K. HOISTWAY VENTILATION SHALL BE PER CBC 3004, AREA OF VENT SHALL NOT BE LESS THAN 3.5% OF HOISTWAY AREA NOR LESS THAN 3 SQ. FT. PER ELEVATOR CAR.

L. ALL DOORS AT STAIR ENCLOSURES AND ALL ELEVATOR DOORS TO BE 90-MIN RATED.

M. DOORS NOTED AS "AUTOMATIC FIRE DOORS" ON THIS SHEET AND/OR DOOR SCHEDULE ARE SMOKE ACTIVATED AUTOMATIC CLOSING FIRE DOORS.

N. ALL STAIRS: RISER HEIGHT TO BE 4" MIN, 7" MAX; TREAD DEPTH TO BE 11" MIN BETWEEN RISERS; INSIDE A RESIDENTIAL UNIT RISER HEIGHT TO BE 7-3/4" MAX AND TREAD DEPTH TO BE 10" MIN, PER EXCEPTION #5; CBC 1009.7.2; ALL RISERS AND TREADS TO BE EQUAL THROUGHOUT. ALL STAIRS ARE TO BE PAINTED.

O. PER CBC SECTION 1007.8, PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH ELEVATOR LANDING THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.

P. PER CBC 403.5.3.1 2-WAY COMMUNICATION SYSTEM W/ AUTO-DIALER.

Q. G.C. SHALL PROVIDE TACTILE AND STAIR SIGNAGE AS REQUIRED PER CBC SECTIONS 1003.2.8.6, 1003.3.3.13 AND

R. 13.1.; SIGNAGE TO BE A DEFERRED SUBMITTAL.

PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGNS THAT COMPLY WITH CBC 1117B.5.1.2, LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT EXIT DISCHARGE LEVEL THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME HEIGHT AS THE RAISED CHARACTERS. CBC 1133B.4.3

S. STAIR HEAD CLEARANCE TO BE 80" MIN., TYP.

T. SEE STRUCTURAL DRAWINGS FOR STAIR LANDING CONSTRUCTION.

U. TRIANGULAR OPENING FORMED BY RISER, TREAD AND THE BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE OF A MAX SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING; CBC 1013.3, ITEM #

V. 2

AT EXTERIOR STAIRS, PROVIDE A 2" WIDE, COLOR-CONTRASTING, STRIPING FOR VISUALLY IMPAIRED AT ALL

W. NOSING OF ALL STEPS.

AT INTERIOR STAIRS, PROVIDE A 2" WIDE CLEARLY COLOR-CONTRASTING STRIPING FOR THE VISUALLY IMPAIRED AT

X. THE NOSING OF THE UPPER APPROACH AND LOWER TREAD.

AT WEATHER EXPOSED EXTERIOR STAIRS AND THEIR APPROACHES,STAIRS SHALL BE CONSTRUCTED IN SUCH A

Y. WAY (I.E. 1/4" CROSS SLOPE AWAY FROM BLDG) THAT WATER WILL NOT ACCUMULATE ON THEIR SURFACES.

TREADS ARE 11" MIN AND SLIP RESISTANT WITH SMOOTH,

Z. ROUNDED OR CHAMFERED EXPOSED EDGES (NOT ABRUPT EDGES).

STAIR RISERS ARE SLOPED AND/OR THE UNDERSIDE OF

AA. STAIR NOSING SHALL HAVE AN ANGLE OF NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

GC TO INCLUDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT OR AS OTHERWISE REQUIRED PER

BB. ELEVATOR MANUFACTURER FOR FULL AND PROPER FUNCTION. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT.

PER CBC 713.14.1 AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR WHERE AN ELEVATOR SHAFT ENCLOSURE CONNECTS MORE THAN TWO STORIES IN GROUP A, E, H, I, L, R-1, R-2 AND R-2.1 OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, AND MORE THAN THREE STORIES FOR ALL OTHER OCCUPANCIES. THE LOBBY ENCLOSURE SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS. IN ADDITION TO THE REQUIREMENTS IN SECTION 708 FOR FIRE PARTITIONS, DOORS PRO-TECTING OPENINGS IN THE ELEVATOR LOBBY ENCLOSURE WALLS SHALL ALSO COMPLY WITH SECTION 716.5.3 AS REQUIRED FOR CORRIDOR WALLS AND PENETRATIONS OF THE ELEVATOR LOBBY ENCLOSURE BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED AS REQUIRED FOR CORRIDORS IN ACCORDANCE WITH SECTION 717.5.4.1. ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND OTHER PROVISIONS WITHIN THIS CODE.

EXCEPTION 1: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED AT THE LEVEL(S) OF EXIT DISCHARGE, PROVIDED THE LEVEL(S) OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

EXCEPTION 3: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE ADDITIONAL DOORS ARE PROVIDED AT THE HOISTWAY OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOORS SHALL COMPLY WITH THE SMOKE AND DRAFT CON-TROL DOOR ASSEMBLY REQUIREMENTS IN

CC. SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL.

ELEVATOR CARS TO ACCOMODATE AMBULANCE STRETCHER SHALL MEET THE FOLLOWING PROVISIONS:

A. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE OPEN HORIZONTAL POSITION.

B. A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80-INCHES BY 54-INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE HORIZONTAL, OPEN POSITION, AND MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51-INCHES WITH A 42-INCH SIDE SLIDE DOOR.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. CONCRETE SLAB, S.S.D
2. RATED DOOR, SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS; CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING. KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD MTL STAIR AND LANDING SYSTEM W/ CONC. PAN
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC, SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL, WITHIN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 18/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL, CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35. FIXED LADDER & ROOF HATCH
36. WALL MOUNTED HANDRAIL
37. FLOOR MOUNTED HANDRAIL W/ WHEEL GUARD
38. ELEVATOR DIVIDER SCREEN
39. STEEL POST & BEAM FOR GUIDE RAIL SUPPORT, S.S.D.
40. 2 HR RATED FLOOR ASSEMBLY

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

STAIR 1 & ELEVATOR SECTIONS

SHEET TITLE

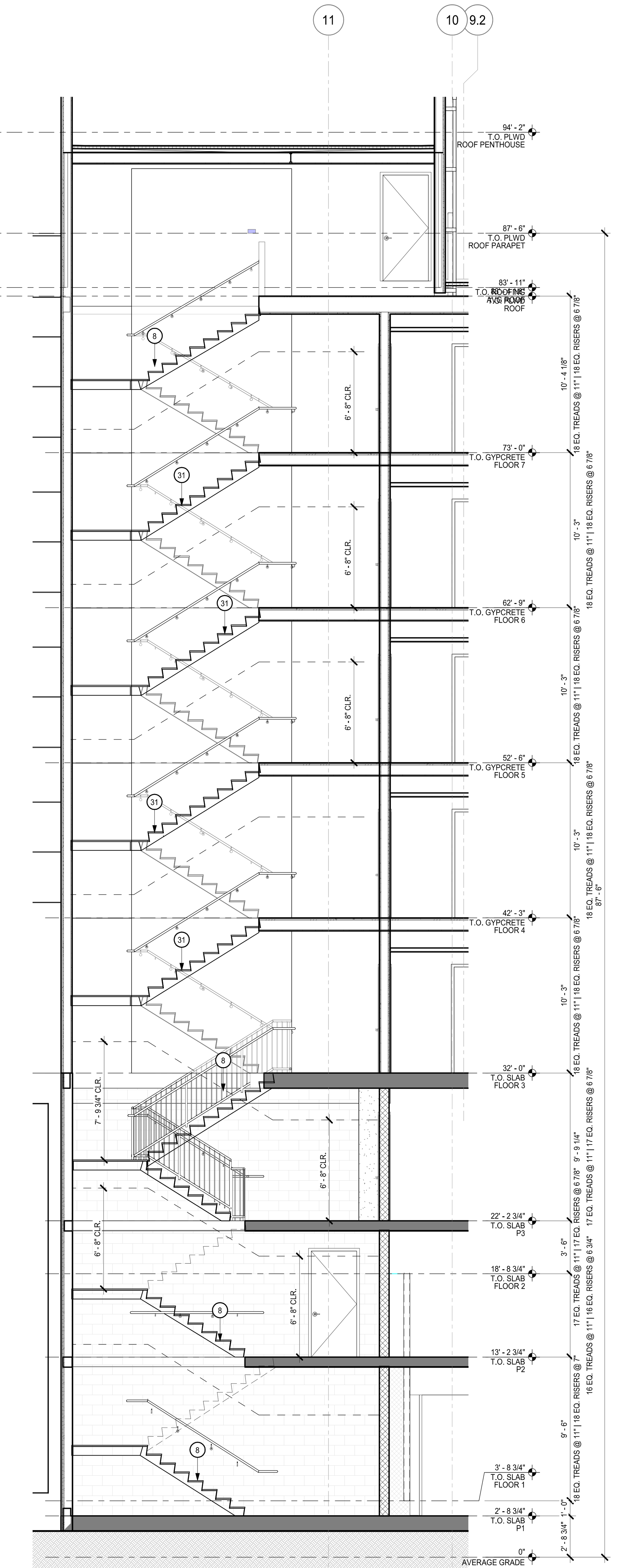
SCALE As indicated

PROJ #. 2014 DRAWN BY Author

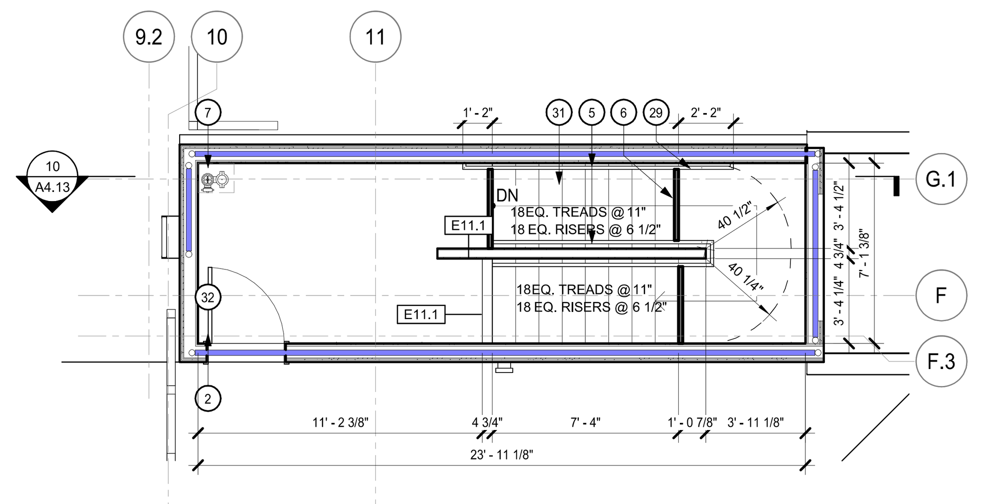
SHEET SIZE: 36 x 48

A4.12

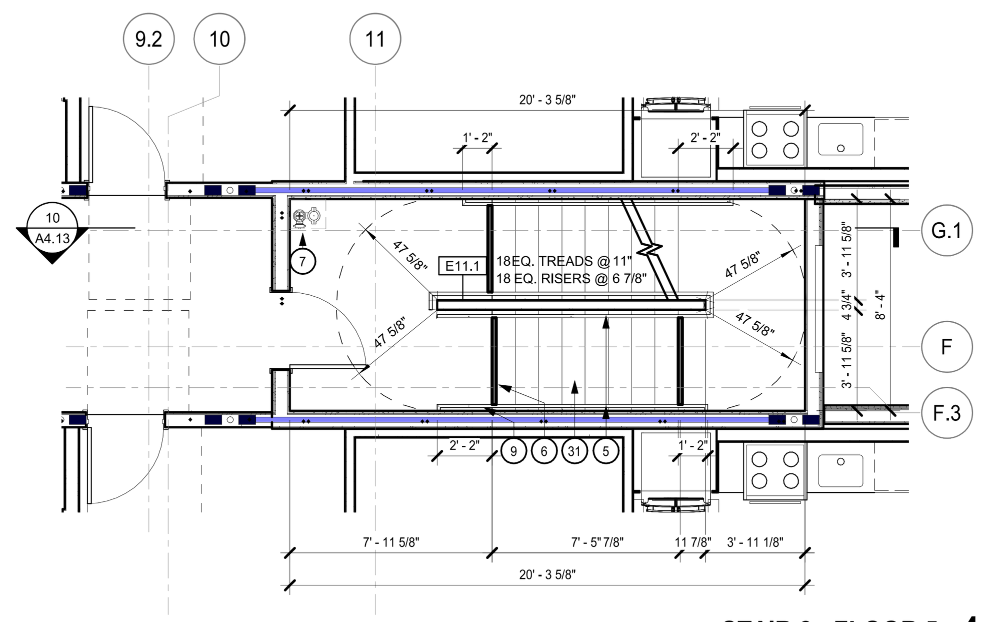
2/16/2022 2:35:50 PM



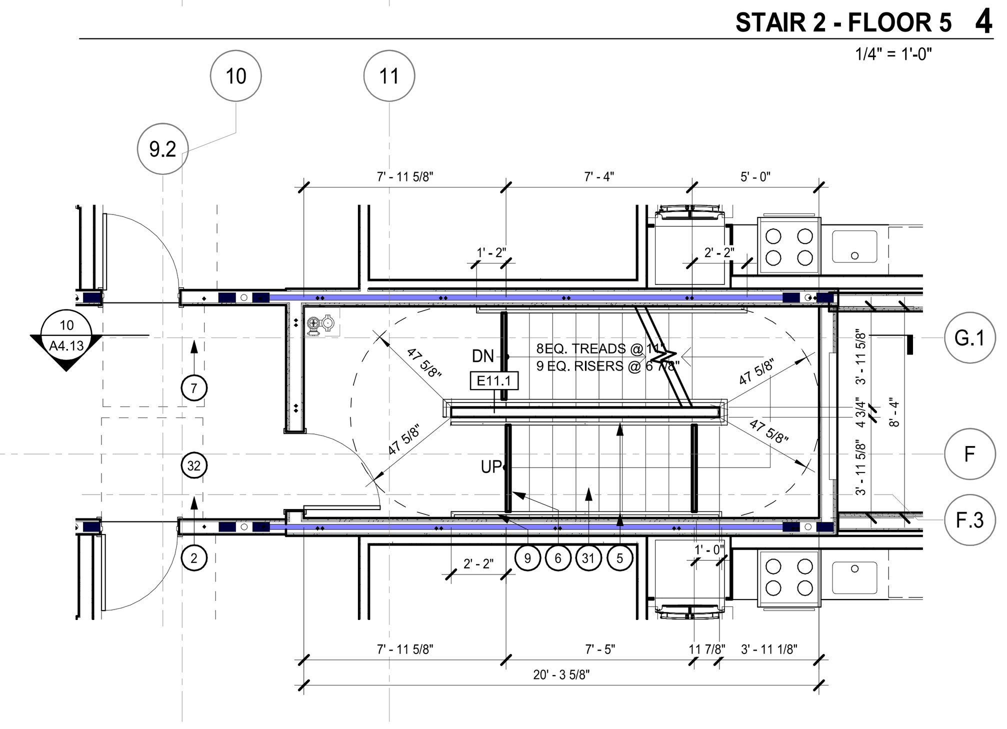
STAIR 2 - SECTION 10
1/4" = 1'-0"



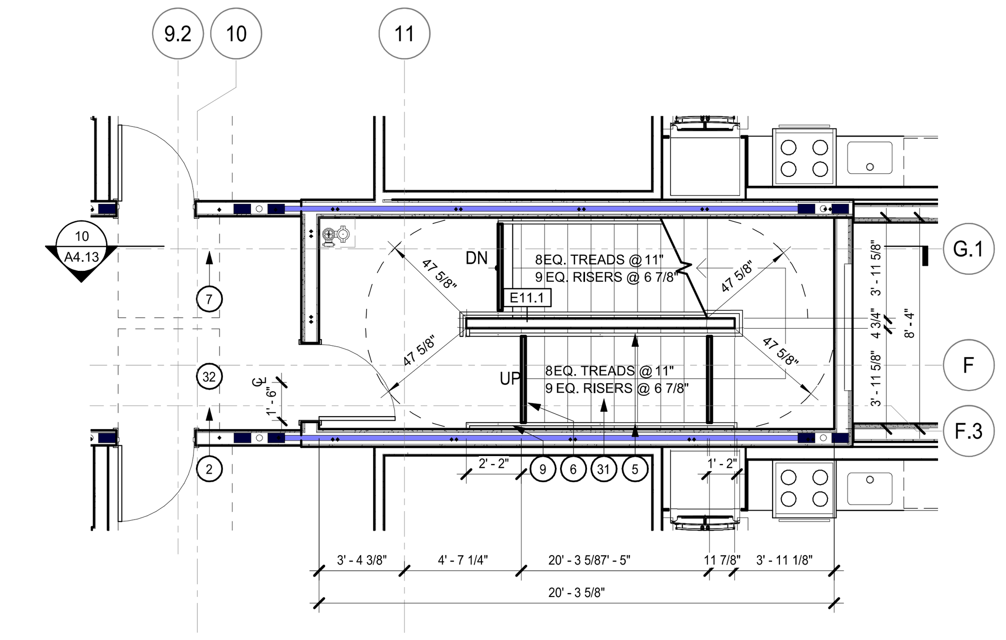
STAIR 2 - ROOF 7
1/4" = 1'-0"



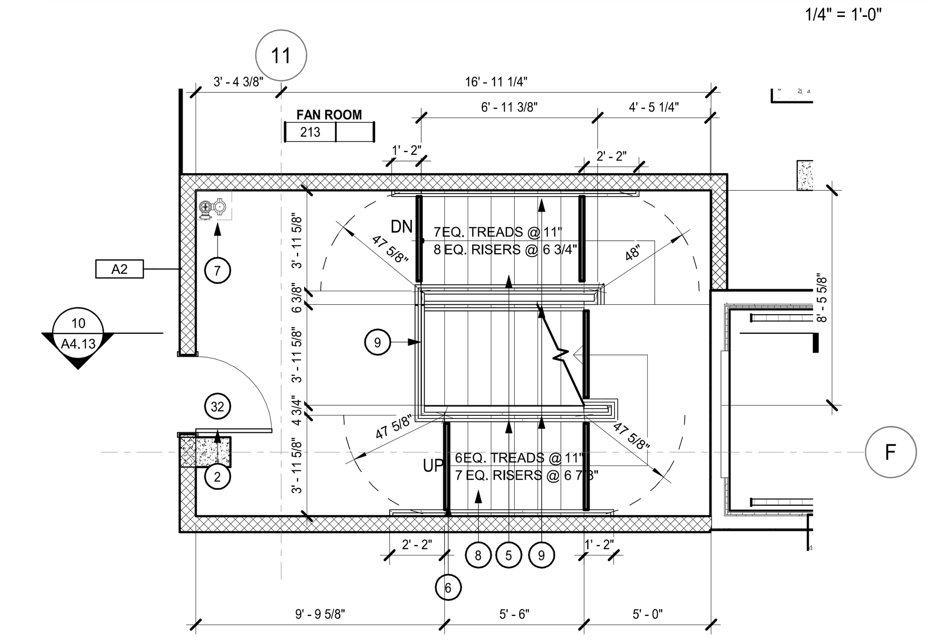
STAIR 2 - FLOOR 5 4
1/4" = 1'-0"



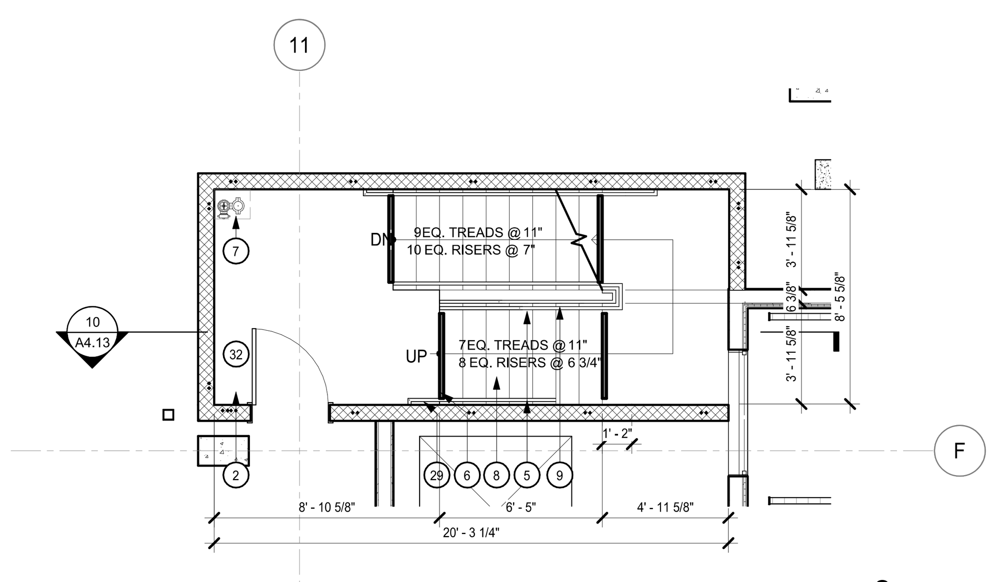
STAIR 2 - FLOOR 4 9
1/4" = 1'-0"



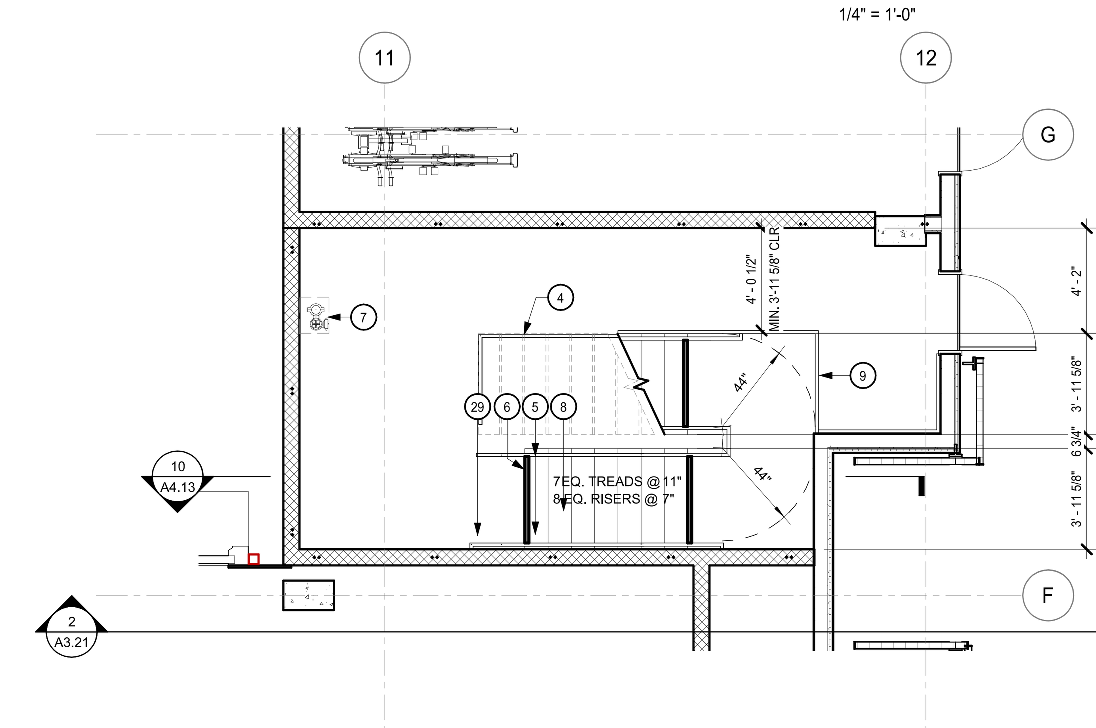
STAIR 2 - FLOOR 3 3
1/4" = 1'-0"



STAIR 2 - FLOOR P3 5
1/4" = 1'-0"



STAIR 2 - FLOOR P2 8
1/4" = 1'-0"



STAIR 2 - FLOOR 1 1
1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES.

I. ELEVATORS TO BE OTIS GEN2 WITH REMOTE CONTROL PANEL MOUNTED IN SEPARATE CONTROL ROOM - SEE PLANS FOR LOCATIONS. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SYSTEM.

J. ELEVATOR PIT NOTES:

1. LIGHT SWITCH TO BE 18"-36" ABOVE SILL ON PIT LADDER SIDE.
2. LIGHTING TO BE 5 FC AT FLOOR.
3. LIGHT ON EACH SIDE OF PIT TO HAVE A GUARD AND GROUND, IF METALLIC.
4. PIT LADDER TO BE 16" WIDE WITH A 4" TOE HOLD.
5. PIT SCREENS REQ'D 6' ABOVE TOP OF LADDER RUNG.
6. SPRINKLER NOT TO EXCEED 2 FT FROM PIT FLOOR AND HEAD GUARD.
7. GFI CONVENIENCE OUTLET REQ'D.
8. SIZE SUMP PER MNFR'S RECOMMENDATIONS.
9. GC TO VERIFY AND PROVIDE ALL ELECTRICAL SYSTEMS NEEDED TO PROVIDE A FULLY FUNCTIONING ELEVATOR.

K. HOISTWAY VENTILATION SHALL BE PER CBC 3004, AREA OF VENT SHALL NOT BE LESS THAN 3.5% OF HOISTWAY AREA NOR LESS THAN 3 SQ. FT. PER ELEVATOR CAR.

L. ALL DOORS AT STAIR ENCLOSURES AND ALL ELEVATOR DOORS TO BE 90-MIN RATED.

M. DOORS NOTED AS "AUTOMATIC FIRE DOORS" ON THIS SHEET AND/OR DOOR SCHEDULE ARE SMOKE ACTIVATED AUTOMATIC CLOSING FIRE DOORS.

N. ALL STAIRS: RISER HEIGHT TO BE 4" MIN, 7" MAX; TREAD DEPTH TO BE 11" MIN BETWEEN RISERS; INSIDE A RESIDENTIAL UNIT RISER HEIGHT TO BE 7-3/4" MAX AND TREAD DEPTH TO BE 10" MIN, PER EXCEPTION #5; CBC 1009.7.2; ALL RISERS AND TREADS TO BE EQUAL THROUGHOUT. ALL STAIRS ARE TO BE PAINTED.

O. PER CBC SECTION 1007.8, PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH ELEVATOR LANDING THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.

P. PER CBC 403.5.3.1 2-WAY COMMUNICATION SYSTEM W/ AUTO-DIALER.

Q. G.C. SHALL PROVIDE TACTILE AND STAIR SIGNAGE AS REQUIRED PER CBC SECTIONS 1003.2.8.6, 1003.3.3.13 AND

R. 13.1.; SIGNAGE TO BE A DEFERRED SUBMITTAL.

PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGNS THAT COMPLY WITH CBC 1117B.5.1.2, LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT EXIT DISCHARGE LEVEL THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME HEIGHT AS THE RAISED CHARACTERS. CBC 1133B.4.3

S. STAIR HEAD CLEARANCE TO BE 80" MIN., TYP.

T. SEE STRUCTURAL DRAWINGS FOR STAIR LANDING CONSTRUCTION.

U. TRIANGULAR OPENING FORMED BY RISER, TREAD AND THE BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE OF A MAX SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING; CBC 1013.3, ITEM #

V. 2

AT EXTERIOR STAIRS, PROVIDE A 2" WIDE, COLOR-CONTRASTING, STRIPING FOR VISUALLY IMPAIRED AT ALL

W. NOSING OF ALL STEPS.

AT INTERIOR STAIRS, PROVIDE A 2" WIDE CLEARLY COLOR-CONTRASTING STRIPING FOR THE VISUALLY IMPAIRED AT

X. THE NOSING OF THE UPPER APPROACH AND LOWER TREAD.

AT WEATHER EXPOSED EXTERIOR STAIRS AND THEIR APPROACHES,STAIRS SHALL BE CONSTRUCTED IN SUCH A

Y. WAY (I.E. 1/4" CROSS SLOPE AWAY FROM BLDG) THAT WATER WILL NOT ACCUMULATE ON THEIR SURFACES.

TREADS ARE 11" MIN AND SLIP RESISTANT WITH SMOOTH,

Z. ROUNDED OR CHAMFERED EXPOSED EDGES (NOT ABRUPT EDGES).

STAIR RISERS ARE SLOPED AND/OR THE UNDERSIDE OF

AA. STAIR NOSING SHALL HAVE AN ANGLE OF NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

GC TO INCLUDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT OR AS OTHERWISE REQUIRED PER

BB. ELEVATOR MANUFACTURER FOR FULL AND PROPER FUNCTION. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT.

PER CBC 713.14.1 AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR WHERE AN ELEVATOR SHAFT ENCLOSURE CONNECTS MORE THAN TWO STORIES IN GROUP A, E, H, I, L, R-1, R-2 AND R-2.1 OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, AND MORE THAN THREE STORIES FOR ALL OTHER OCCUPANCIES. THE LOBBY ENCLOSURE SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS. IN ADDITION TO THE REQUIREMENTS IN SECTION 708 FOR FIRE PARTITIONS, DOORS PRO-TECTING OPENINGS IN THE ELEVATOR LOBBY ENCLOSURE WALLS SHALL ALSO COMPLY WITH SECTION 716.5.3 AS REQUIRED FOR CORRIDOR WALLS AND PENETRATIONS OF THE ELEVATOR LOBBY ENCLOSURE BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED AS REQUIRED FOR CORRIDORS IN ACCORDANCE WITH SECTION 717.5.4.1. ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND OTHER PROVISIONS WITHIN THIS CODE.

EXCEPTION 1: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED AT THE LEVEL(S) OF EXIT DISCHARGE, PROVIDED THE LEVEL(S) OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

EXCEPTION 3: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE ADDITIONAL DOORS ARE PROVIDED AT THE HOISTWAY OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOORS SHALL COMPLY WITH THE SMOKE AND DRAFT CON-TROL DOOR ASSEMBLY REQUIREMENTS IN

CC. SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL.

ELEVATOR CARS TO ACCOMODATE AMBULANCE STRETCHER SHALL MEET THE FOLLOWING PROVISIONS:

A. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE OPEN HORIZONTAL POSITION.

B. A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80-INCHES BY 54-INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE HORIZONTAL, OPEN POSITION, AND MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51-INCHES WITH A 42-INCH SIDE SLIDE DOOR.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1 CONCRETE SLAB, S.S.D
2 RATED DOOR, SEE DOOR SCHEDULE.
3 HOLD OPEN RATED DOOR SYSTEM.
4 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS; CBC 1116A.2
5 PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING. KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6 PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7 FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8 DESIGN/BUILD MTL STAIR AND LANDING SYSTEM W/ CONC. PAN
9 43" TALL GUARD RAIL
10 SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11 ELEVATOR PIT SUMP WITH COVER.
12 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13 ELEVATOR PIT STEEL LADDER.
14 CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15 HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC, SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16 SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17 SOFFIT, ABOVE
18 ELEVATOR PENTHOUSE
19 SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20 AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL, WITHIN A 2-HOUR SHAFT.
21 TRASH CHUTE ACCESS, SEE 18/A9.11.
22 TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23 TRASH CHUTE VENT
24 BOLLARD
25 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26 PODIUM GATE, SEE DOOR SCHEDULE
27 HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28 HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29 PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30 PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31 DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32 DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL, CBC SECTION 713.14.1 EXCEPTION 3.
33 ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34 SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35 FIXED LADDER & ROOF HATCH
36 WALL MOUNTED HANDRAIL
37 FLOOR MOUNTED HANDRAIL W/ WHEEL GUARD
38 ELEVATOR DIVIDER SCREEN
39 STEEL POST & BEAM FOR GUIDE RAIL SUPPORT, S.S.D.
40 2 HR RATED FLOOR ASSEMBLY

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21

STAMP

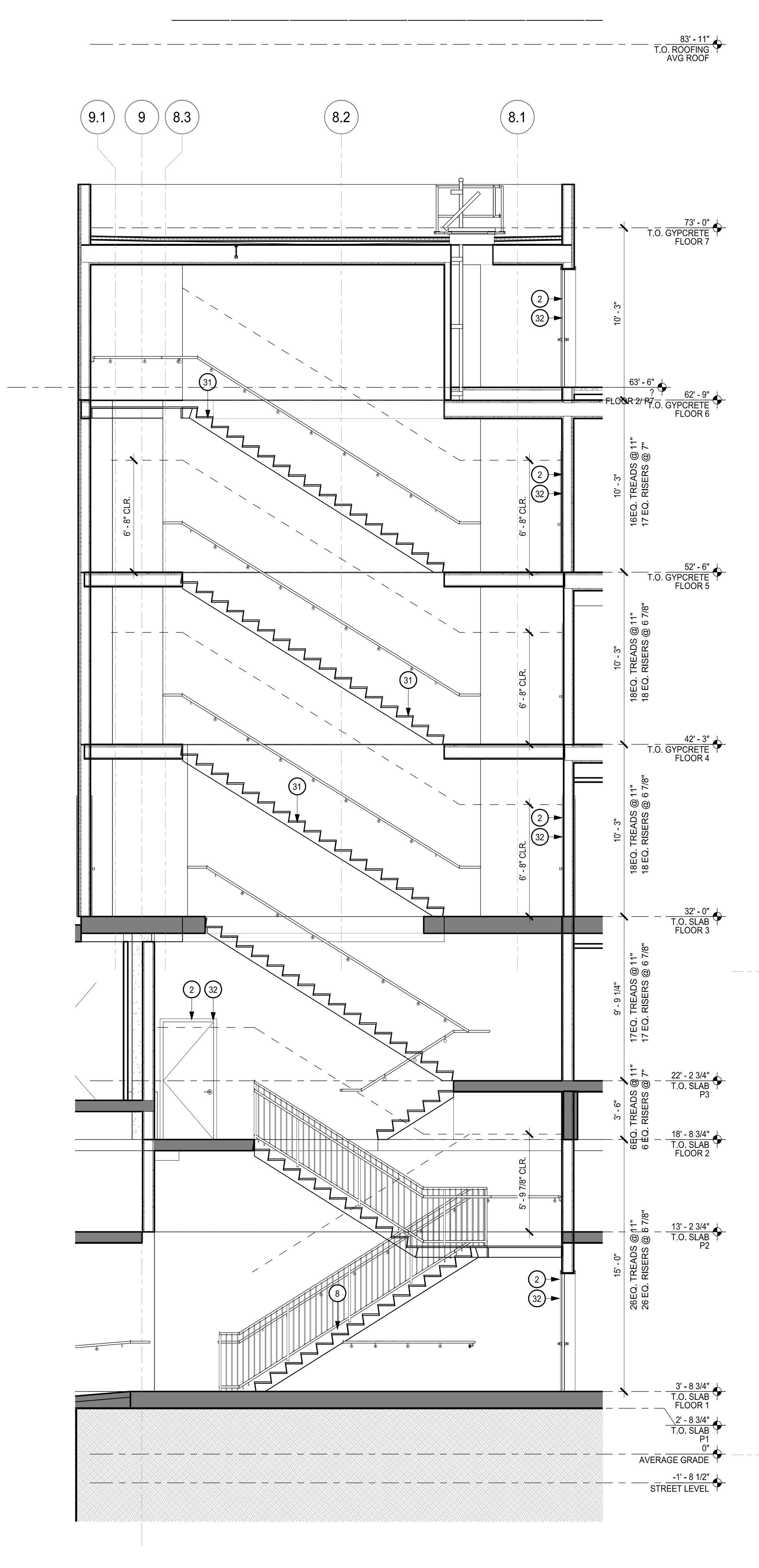
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

STAIR 2 PLANS AND SECTIONS

SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY XX
SHEET SIZE: 36 x 48

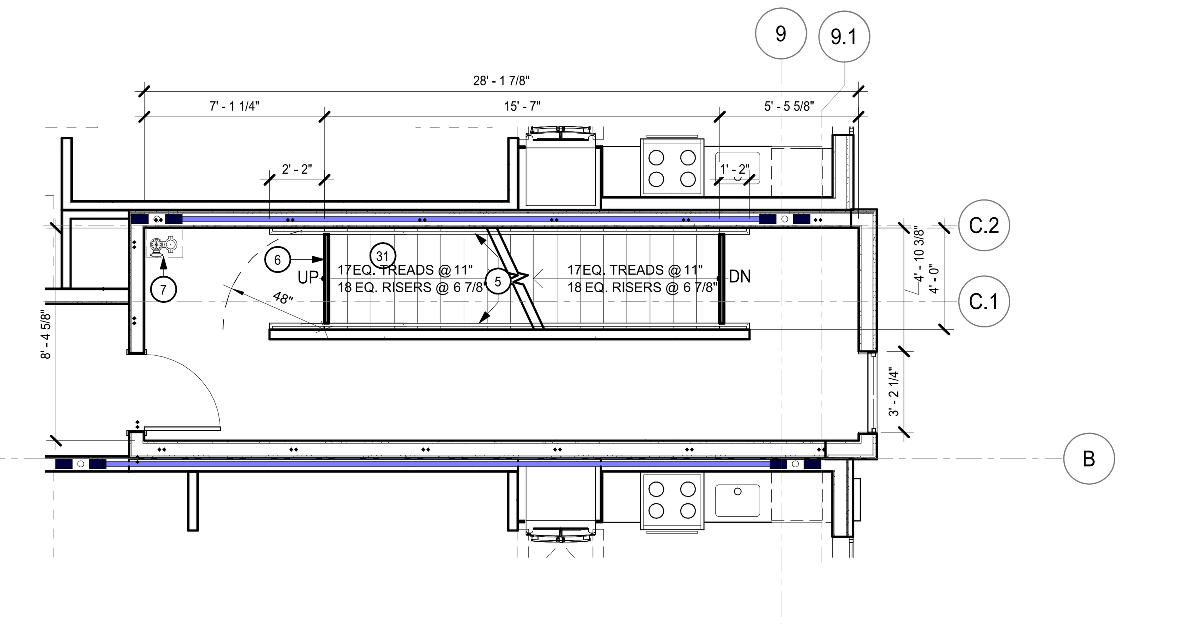
A4.13

2/16/2022 2:35:59 PM



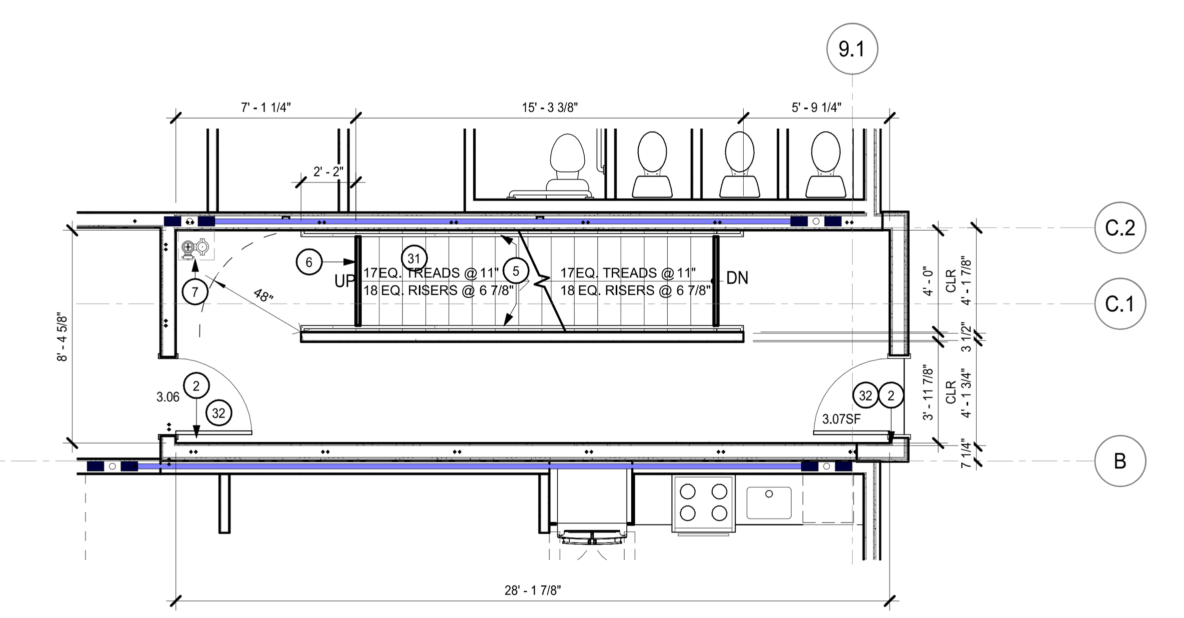
STAIR 3 - SECTION 9

1/4" = 1'-0"



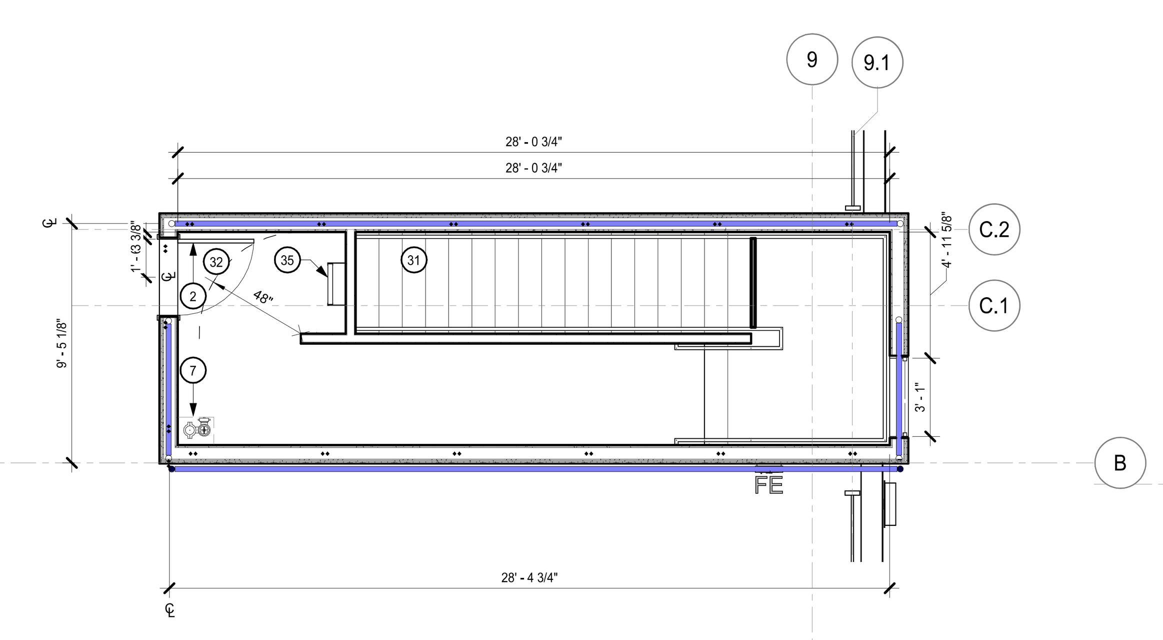
STAIR 3 - FLOOR 4 5

1/4" = 1'-0"



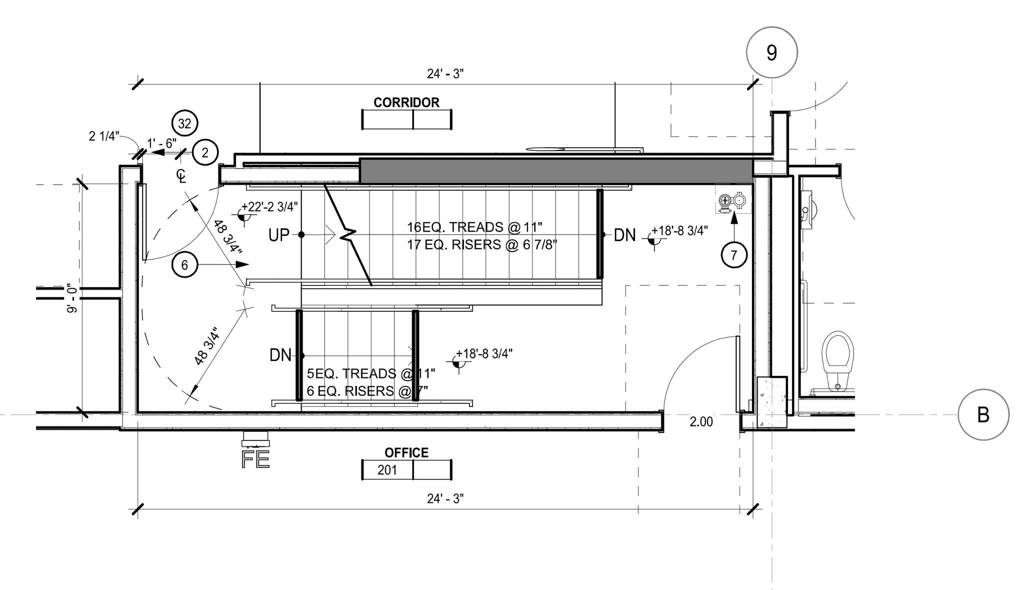
STAIR 3 - FLOOR 3 4

1/4" = 1'-0"



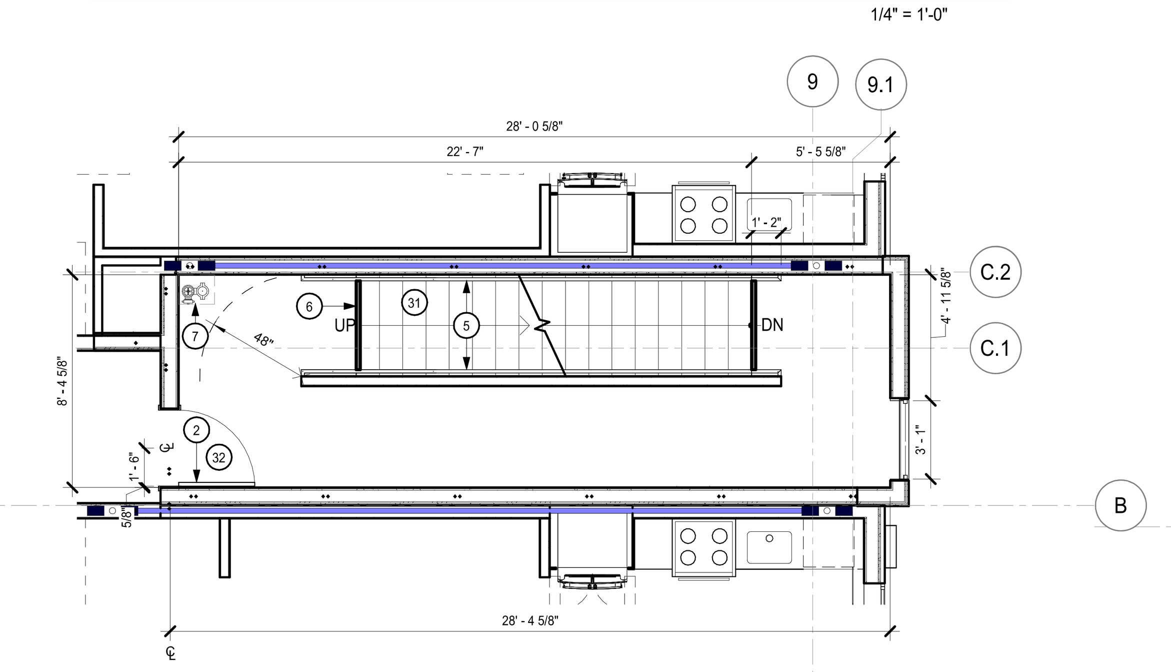
STAIR 3 - FLOOR 6 7

1/4" = 1'-0"



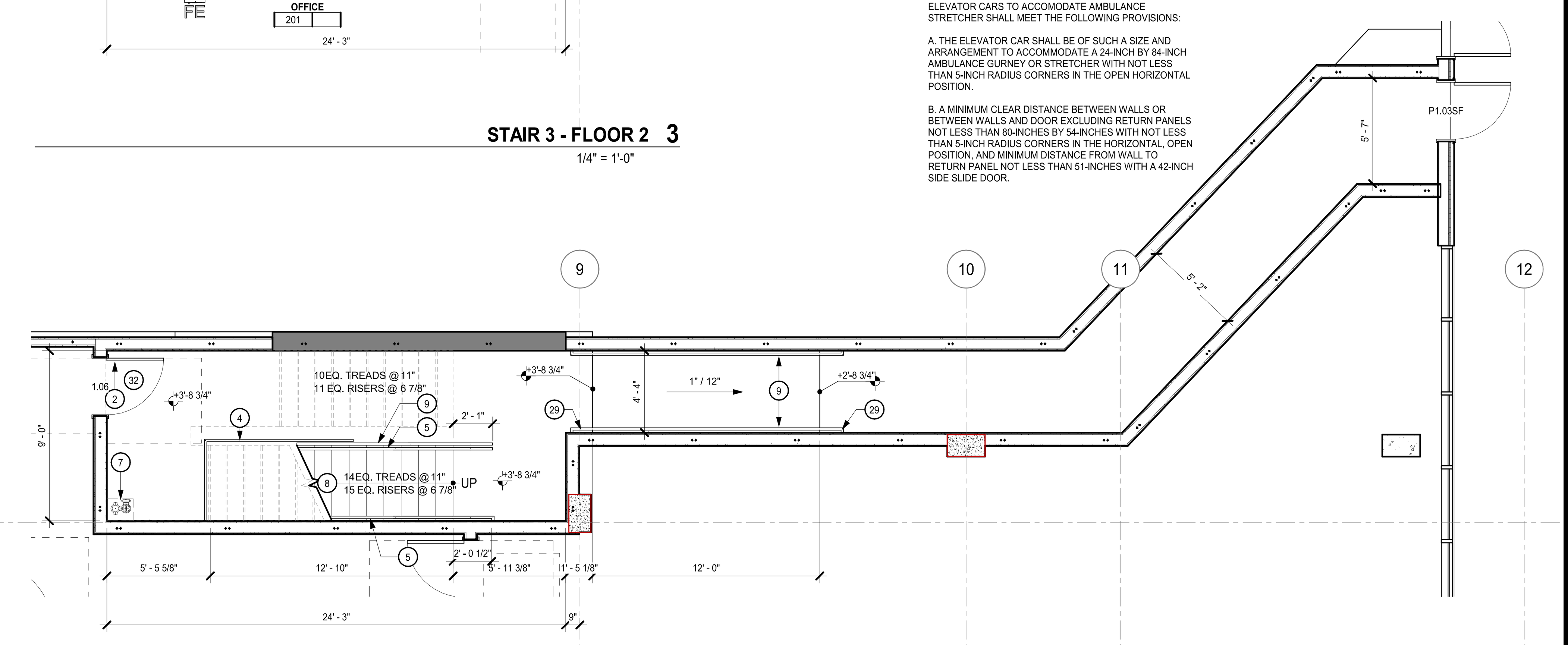
STAIR 3 - FLOOR 2 3

1/4" = 1'-0"



STAIR 3 - FLOOR 5 6

1/4" = 1'-0"



STAIR 3 - FLOOR 1 1

1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES.

I. ELEVATORS TO BE OTIS GEN2 WITH REMOTE CONTROL PANEL MOUNTED IN SEPARATE CONTROL ROOM - SEE PLANS FOR LOCATIONS. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SYSTEM.

J. ELEVATOR PIT NOTES:

1. LIGHT SWITCH TO BE 18"-36" ABOVE SILL ON PIT LADDER SIDE.
2. LIGHTING TO BE 5 FC AT FLOOR.
3. LIGHT ON EACH SIDE OF PIT TO HAVE A GUARD AND GROUND, IF METALLIC.
4. PIT LADDER TO BE 16" WIDE WITH A 4" TOE HOLD.
5. PIT SCREENS REQ'D 6' ABOVE TOP OF LADDER RUNG.
6. SPRINKLER NOT TO EXCEED 2 FT FROM PIT FLOOR AND HEAD GUARD.
7. GFI CONVENIENCE OUTLET REQ'D.
8. SIZE SUMP PER MNFR'S RECOMMENDATIONS.
9. GC TO VERIFY AND PROVIDE ALL ELECTRICAL SYSTEMS NEEDED TO PROVIDE A FULLY FUNCTIONING ELEVATOR.

K. HOISTWAY VENTILATION SHALL BE PER CBC 3004, AREA OF VENT SHALL NOT BE LESS THAN 3.5% OF HOISTWAY AREA NOR LESS THAN 3 SQ. FT. PER ELEVATOR CAR.

L. ALL DOORS AT STAIR ENCLOSURES AND ALL ELEVATOR DOORS TO BE 90-MIN RATED.

M. DOORS NOTED AS "AUTOMATIC FIRE DOORS" ON THIS SHEET AND/OR DOOR SCHEDULE ARE SMOKE ACTIVATED AUTOMATIC CLOSING FIRE DOORS.

N. ALL STAIRS: RISER HEIGHT TO BE 4" MIN, 7" MAX; TREAD DEPTH TO BE 11" MIN BETWEEN RISERS; INSIDE A RESIDENTIAL UNIT RISER HEIGHT TO BE 7-3/4" MAX AND TREAD DEPTH TO BE 10" MIN, PER EXCEPTION #5; CBC 1009.7.2; ALL RISERS AND TREADS TO BE EQUAL THROUGHOUT. ALL STAIRS ARE TO BE PAINTED.

O. PER CBC SECTION 1007.8, PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH ELEVATOR LANDING THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.

P. PER CBC 403.5.3.1 2-WAY COMMUNICATION SYSTEM W/ AUTO-DIALER.

Q. G.C. SHALL PROVIDE TACTILE AND STAIR SIGNAGE AS REQUIRED PER CBC SECTIONS 1003.2.8.6, 1003.3.3.13 AND 13.1.; SIGNAGE TO BE A DEFERRED SUBMITTAL.

R. PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGNS THAT COMPLY WITH CBC 1117B.5.1.2, LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT EXIT DISCHARGE LEVEL THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME HEIGHT AS THE RAISED CHARACTERS. CBC 1133B.4.3

S. STAIR HEAD CLEARANCE TO BE 80" MIN., TYP.

T. SEE STRUCTURAL DRAWINGS FOR STAIR LANDING CONSTRUCTION.

U. TRIANGULAR OPENING FORMED BY RISER, TREAD AND THE BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE OF A MAX SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING; CBC 1013.3, ITEM # 2

V. AT EXTERIOR STAIRS, PROVIDE A 2" WIDE, COLOR-CONTRASTING, STRIPING FOR VISUALLY IMPAIRED AT ALL NOSING OF ALL STEPS.

W. AT INTERIOR STAIRS, PROVIDE A 2" WIDE CLEARLY COLOR-CONTRASTING STRIPING FOR THE VISUALLY IMPAIRED AT THE NOSING OF THE UPPER APPROACH AND LOWER TREAD.

X. AT WEATHER EXPOSED EXTERIOR STAIRS AND THEIR APPROACHES,STAIRS SHALL BE CONSTRUCTED IN SUCH A WAY (I.E. 1/4" CROSS SLOPE AWAY FROM BLDG) THAT WATER WILL NOT ACCUMULATE ON THEIR SURFACES.

Y. TREADS ARE 11" MIN AND SLIP RESISTANT WITH SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES (NOT ABRUPT EDGES).

Z. STAIR RISERS ARE SLOPED AND/OR THE UNDERSIDE OF STAIR NOSING SHALL HAVE AN ANGLE OF NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

AA. GC TO INCLUDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT OR AS OTHERWISE REQUIRED PER ELEVATOR MANUFACTURER FOR FULL AND PROPER FUNCTION. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT.

BB. PER CBC 713.14.1 AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR WHERE AN ELEVATOR SHAFT ENCLOSURE CONNECTS MORE THAN TWO STORIES IN GROUP A, E, H, I, L, R-1, R-2 AND R-2.1 OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, AND MORE THAN THREE STORIES FOR ALL OTHER OCCUPANCIES. THE LOBBY ENCLOSURE SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS. IN ADDITION TO THE REQUIREMENTS IN SECTION 708 FOR FIRE PARTITIONS, DOORS PRO-TECTING OPENINGS IN THE ELEVATOR LOBBY ENCLOSURE WALLS SHALL ALSO COMPLY WITH SECTION 716.5.3 AS REQUIRED FOR CORRIDOR WALLS AND PENETRATIONS OF THE ELEVATOR LOBBY ENCLOSURE BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED AS REQUIRED FOR CORRIDORS IN ACCORDANCE WITH SECTION 717.5.4.1. ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND OTHER PROVISIONS WITHIN THIS CODE.

EXCEPTION 1: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED AT THE LEVEL(S) OF EXIT DISCHARGE, PROVIDED THE LEVEL(S) OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

CC. EXCEPTION 3: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE ADDITIONAL DOORS ARE PROVIDED AT THE HOISTWAY OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOORS SHALL COMPLY WITH THE SMOKE AND DRAFT CON-TROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL.

ELEVATOR CARS TO ACCOMODATE AMBULANCE STRETCHER SHALL MEET THE FOLLOWING PROVISIONS:

A. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE OPEN HORIZONTAL POSITION.

B. A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80-INCHES BY 54-INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE HORIZONTAL, OPEN POSITION, AND MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51-INCHES WITH A 42-INCH SIDE SLIDE DOOR.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. CONCRETE SLAB, S.S.D
2. RATED DOOR, SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS; CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING. KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD MTL STAIR AND LANDING SYSTEM W/ CONC. PAN
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC, SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL, WITHIN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 18/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL, CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35. FIXED LADDER & ROOF HATCH
36. WALL MOUNTED HANDRAIL
37. FLOOR MOUNTED HANDRAIL W/ WHEEL GUARD
38. ELEVATOR DIVIDER SCREEN
39. STEEL POST & BEAM FOR GUIDE RAIL SUPPORT, S.S.D.
40. 2 HR RATED FLOOR ASSEMBLY

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

STAIR 3 PLANS AND SECTIONS

SHEET TITLE

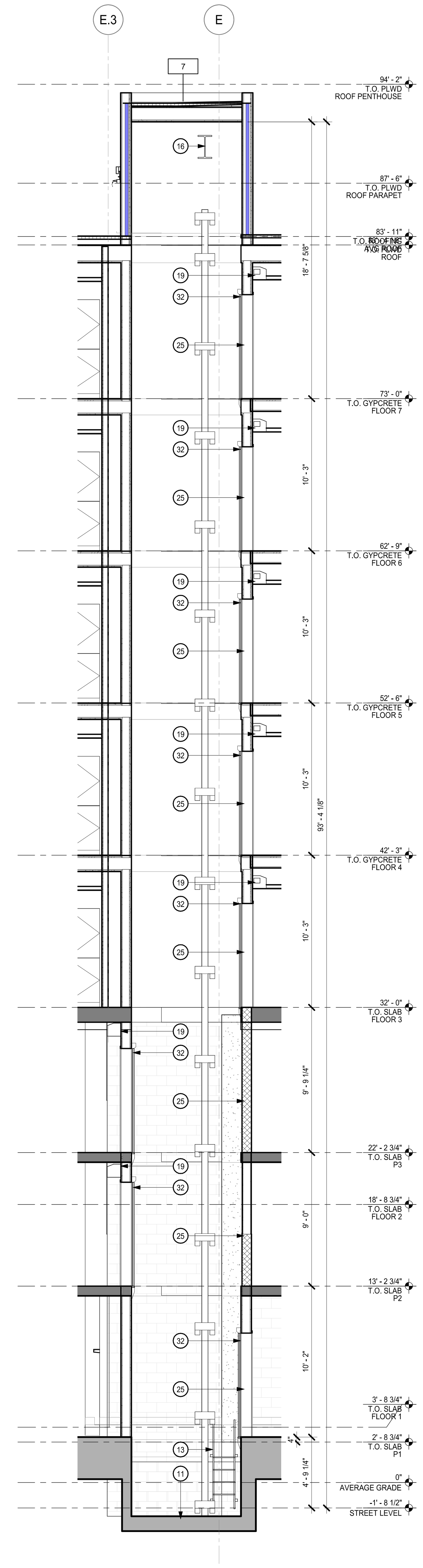
SCALE As indicated

PROJ #. 2014 DRAWN BY XX

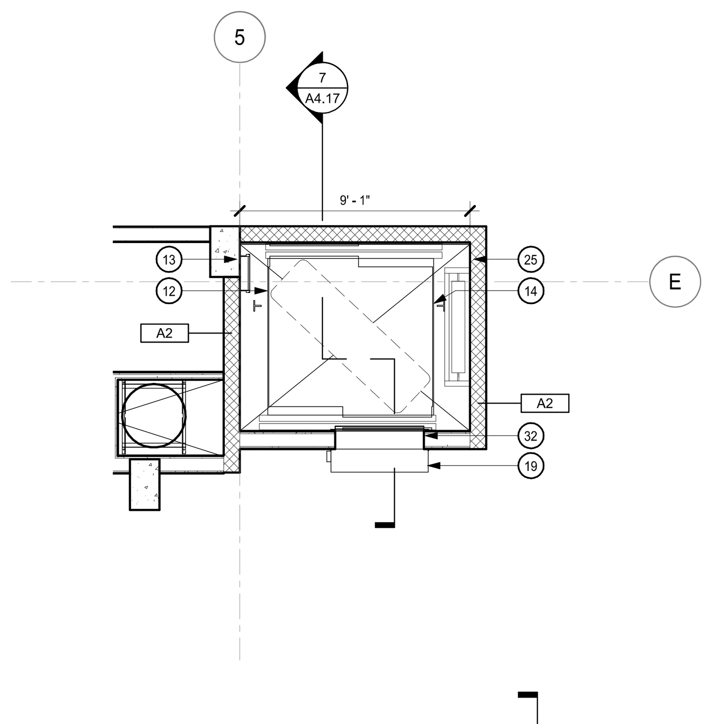
SHEET SIZE: 36 x 48

A4.14

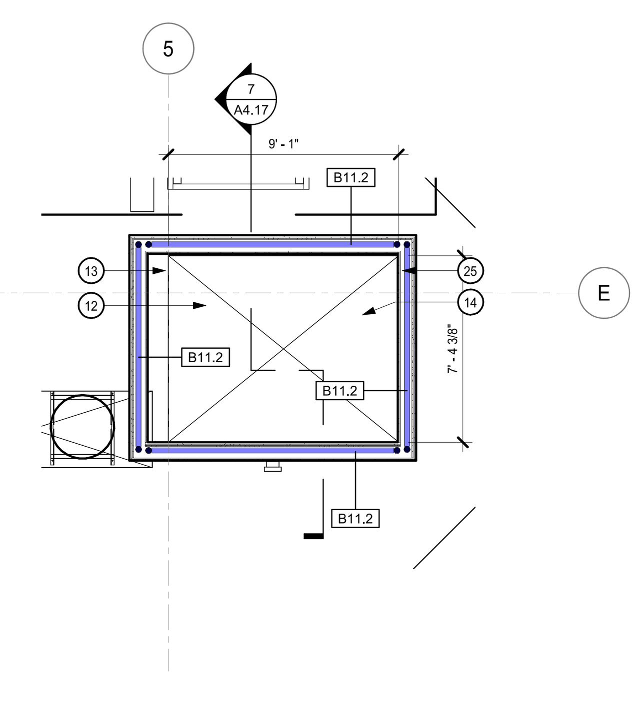
2/16/2022 2:36:06 PM



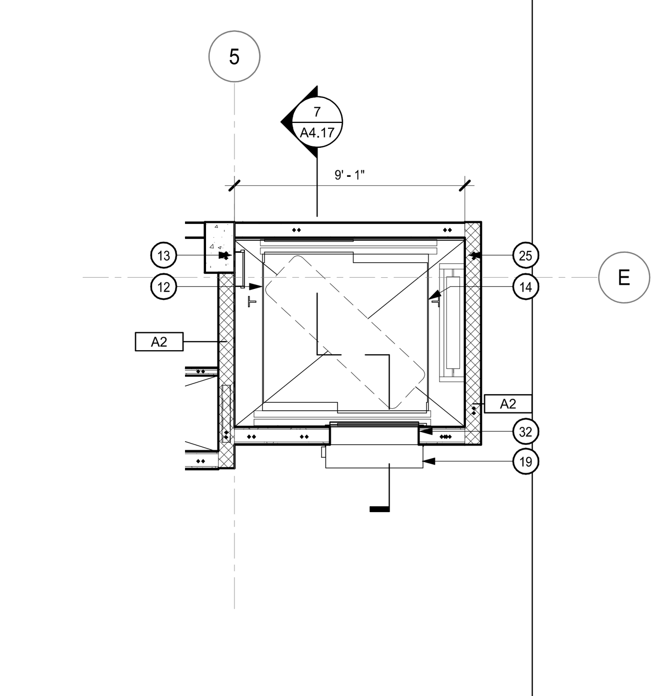
ELEVATOR 1 - SECTION 7
1/4" = 1'-0"



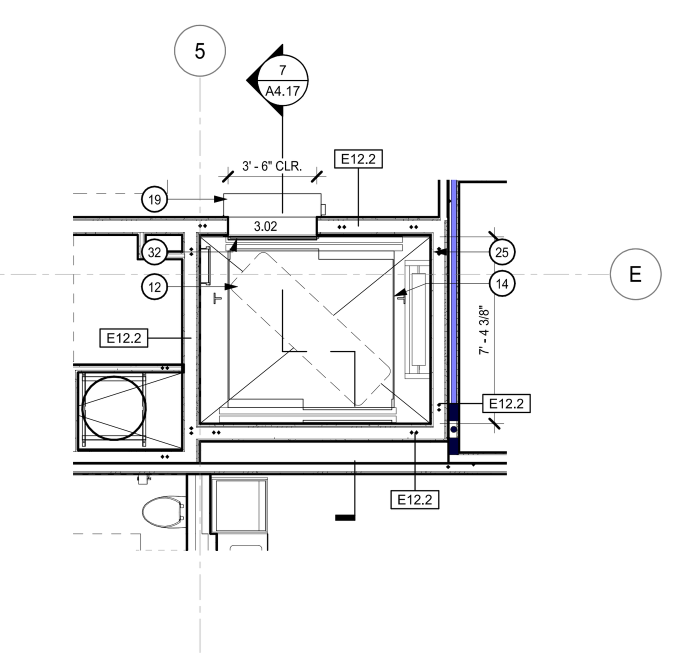
ELEVATOR 1 - FLOOR P3 10
1/4" = 1'-0"



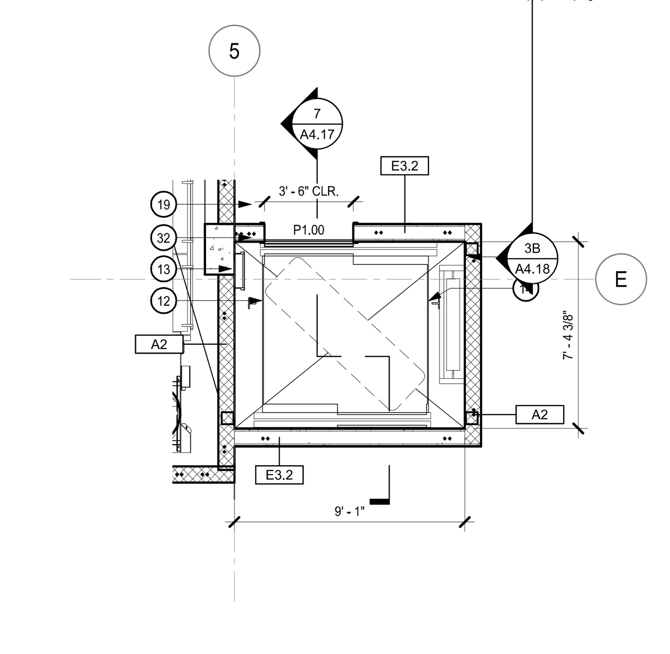
ELEVATOR 1 - ROOF 9
1/4" = 1'-0"



ELEVATOR 1 - FLOOR 1.5-P2 2
1/4" = 1'-0"



ELEVATOR 1 - FLOOR 3-7 4
1/4" = 1'-0"



ELEVATOR 1 - FLOOR 1 1
1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES.

I. ELEVATORS TO BE OTIS GEN2 WITH REMOTE CONTROL PANEL MOUNTED IN SEPARATE CONTROL ROOM - SEE PLANS FOR LOCATIONS. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISH SYSTEM.

J. ELEVATOR PIT NOTES:

1. LIGHT SWITCH TO BE 18"-36" ABOVE SILL ON PIT LADDER SIDE.
2. LIGHTING TO BE 5 FC AT FLOOR.
3. LIGHT ON EACH SIDE OF PIT TO HAVE A GUARD AND GROUND, IF METALLIC.
4. PIT LADDER TO BE 16" WIDE WITH A 4" TOE HOLD.
5. PIT SCREENS REQ'D 6' ABOVE TOP OF LADDER RUNG.
6. SPRINKLER NOT TO EXCEED 2 FT FROM PIT FLOOR AND HEAD GUARD.
7. GFI CONVENIENCE OUTLET REQ'D.
8. SIZE SUMP PER MNFR'S RECOMMENDATIONS.
9. GC TO VERIFY AND PROVIDE ALL ELECTRICAL SYSTEMS NEEDED TO PROVIDE A FULLY FUNCTIONING ELEVATOR.

K. HOISTWAY VENTILATION SHALL BE PER CBC 3004, AREA OF VENT SHALL NOT BE LESS THAN 3.5% OF HOISTWAY AREA NOR LESS THAN 3 SQ. FT. PER ELEVATOR CAR.

L. ALL DOORS AT STAIR ENCLOSURES AND ALL ELEVATOR DOORS TO BE 90-MIN RATED.

M. DOORS NOTED AS "AUTOMATIC FIRE DOORS" ON THIS SHEET AND/OR DOOR SCHEDULE ARE SMOKE ACTIVATED AUTOMATIC CLOSING FIRE DOORS.

N. ALL STAIRS: RISER HEIGHT TO BE 4" MIN, 7" MAX; TREAD DEPTH TO BE 11" MIN BETWEEN RISERS; INSIDE A RESIDENTIAL UNIT RISER HEIGHT TO BE 7-3/4" MAX AND TREAD DEPTH TO BE 10" MIN, PER EXCEPTION #5; CBC 1009.7.2; ALL RISERS AND TREADS TO BE EQUAL THROUGHOUT. ALL STAIRS ARE TO BE PAINTED.

O.

PER CBC SECTION 1007.8, PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH ELEVATOR LANDING THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.

P.

PER CBC 403.5.3.1 2-WAY COMMUNICATION SYSTEM W/ AUTO-DIALER.

Q.

G.C. SHALL PROVIDE TACTILE AND STAIR SIGNAGE AS REQUIRED PER CBC SECTIONS 1003.2.8.6, 1003.3.3.13 AND

R. 13.1.; SIGNAGE TO BE A DEFERRED SUBMITTAL.

PROVIDE TACTILE STAIR LEVEL IDENTIFICATION SIGNS THAT COMPLY WITH CBC 1117B.5.1.2, LOCATED AT EACH FLOOR LEVEL LANDING IN ALL ENCLOSED STAIRWAYS IN BUILDING TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT EXIT DISCHARGE LEVEL THE SIGN SHALL INCLUDE A RAISED FIVE-POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME HEIGHT AS THE RAISED CHARACTERS. CBC 1133B.4.3

S.

STAIR HEAD CLEARANCE TO BE 80" MIN., TYP.

T.

SEE STRUCTURAL DRAWINGS FOR STAIR LANDING CONSTRUCTION.

U.

TRIANGULAR OPENING FORMED BY RISER, TREAD AND THE BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE OF A MAX SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING; CBC 1013.3, ITEM #

V. 2

AT EXTERIOR STAIRS, PROVIDE A 2" WIDE, COLOR-CONTRASTING, STRIPING FOR VISUALLY IMPAIRED AT ALL

W. NOSING OF ALL STEPS.

AT INTERIOR STAIRS, PROVIDE A 2" WIDE CLEARLY COLOR-CONTRASTING STRIPING FOR THE VISUALLY IMPAIRED AT

X. THE NOSING OF THE UPPER APPROACH AND LOWER TREAD.

AT WEATHER EXPOSED EXTERIOR STAIRS AND THEIR APPROACHES,STAIRS SHALL BE CONSTRUCTED IN SUCH A

Y. WAY (I.E. 1/4" CROSS SLOPE AWAY FROM BLDG) THAT WATER WILL NOT ACCUMULATE ON THEIR SURFACES.

TREADS ARE 11" MIN AND SLIP RESISTANT WITH SMOOTH,

Z. ROUNDED OR CHAMFERED EXPOSED EDGES (NOT ABRUPT EDGES).

STAIR RISERS ARE SLOPED AND/OR THE UNDERSIDE OF

AA. STAIR NOSING SHALL HAVE AN ANGLE OF NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL.

GC TO INCLUDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT OR AS OTHERWISE REQUIRED PER

BB. ELEVATOR MANUFACTURER FOR FULL AND PROPER FUNCTION. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT.

PER CBC 713.14.1 AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR WHERE AN ELEVATOR SHAFT ENCLOSURE CONNECTS MORE THAN TWO STORIES IN GROUP A, E, H, I, L, R-1, R-2 AND R-2.1 OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, AND MORE THAN THREE STORIES FOR ALL OTHER OCCUPANCIES. THE LOBBY ENCLOSURE SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS. IN ADDITION TO THE REQUIREMENTS IN SECTION 708 FOR FIRE PARTITIONS, DOORS PRO-TECTING OPENINGS IN THE ELEVATOR LOBBY ENCLOSURE WALLS SHALL ALSO COMPLY WITH SECTION 716.5.3 AS REQUIRED FOR CORRIDOR WALLS AND PENETRATIONS OF THE ELEVATOR LOBBY ENCLOSURE BY DUCTS AND AIR TRANSFER OPENINGS SHALL BE PROTECTED AS REQUIRED FOR CORRIDORS IN ACCORDANCE WITH SECTION 717.5.4.1. ELEVATOR LOBBIES SHALL HAVE AT LEAST ONE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND OTHER PROVISIONS WITHIN THIS CODE.

EXCEPTION 1: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED AT THE LEVEL(S) OF EXIT DISCHARGE, PROVIDED THE LEVEL(S) OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

EXCEPTION 3: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE ADDITIONAL DOORS ARE PROVIDED AT THE HOISTWAY OPENING IN ACCORDANCE WITH SECTION 3002.6. SUCH DOORS SHALL COMPLY WITH THE SMOKE AND DRAFT CON-TROL DOOR ASSEMBLY REQUIREMENTS IN

CC. SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL.

ELEVATOR CARS TO ACCOMODATE AMBULANCE STRETCHER SHALL MEET THE FOLLOWING PROVISIONS:

A. THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE OPEN HORIZONTAL POSITION.

B. A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80-INCHES BY 54-INCHES WITH NOT LESS THAN 5-INCH RADIUS CORNERS IN THE HORIZONTAL, OPEN POSITION, AND MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51-INCHES WITH A 42-INCH SIDE SLIDE DOOR.

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. CONCRETE SLAB, S.S.D
2. RATED DOOR, SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS; CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING. KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD MTL STAIR AND LANDING SYSTEM W/ CONC. PAN
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC, SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL, WITHIN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 18/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL, CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35. FIXED LADDER & ROOF HATCH
36. WALL MOUNTED HANDRAIL
37. FLOOR MOUNTED HANDRAIL W/ WHEEL GUARD
38. ELEVATOR DIVIDER SCREEN
39. STEEL POST & BEAM FOR GUIDE RAIL SUPPORT, S.S.D.
40. 2 HR RATED FLOOR ASSEMBLY

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS):

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR®

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ELEVATOR 3 PLANS & SECTIONS

Sheet Title

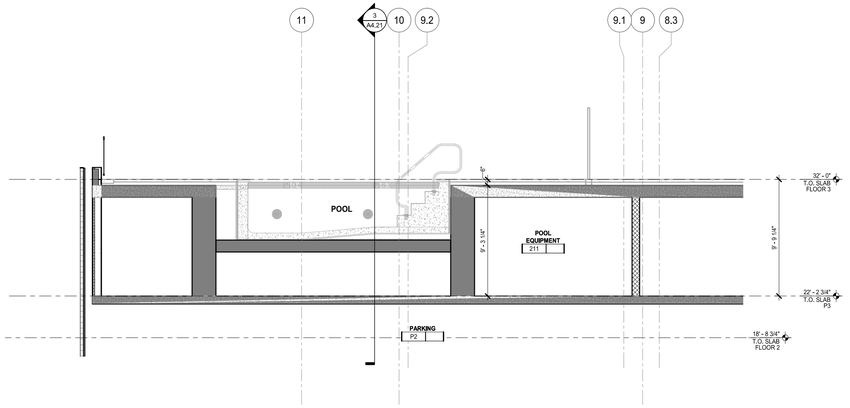
Scale: As indicated

Proj #. 2014 Drawn by: Author

Sheet Size: 36 x 48

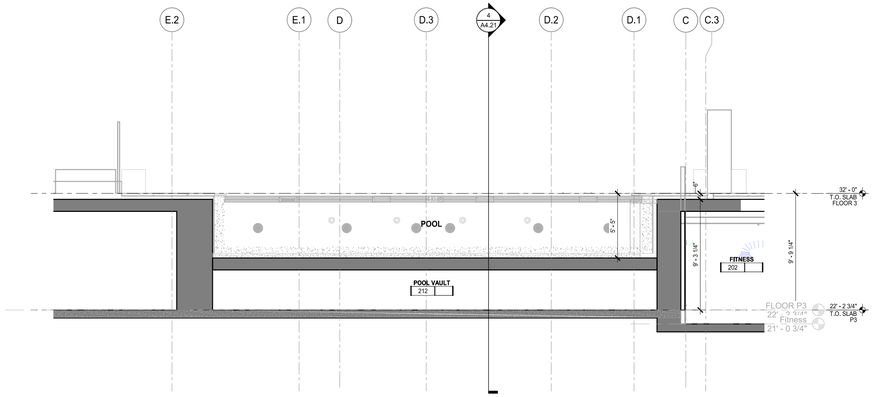
A4.17

2/16/2022 2:36:11 PM



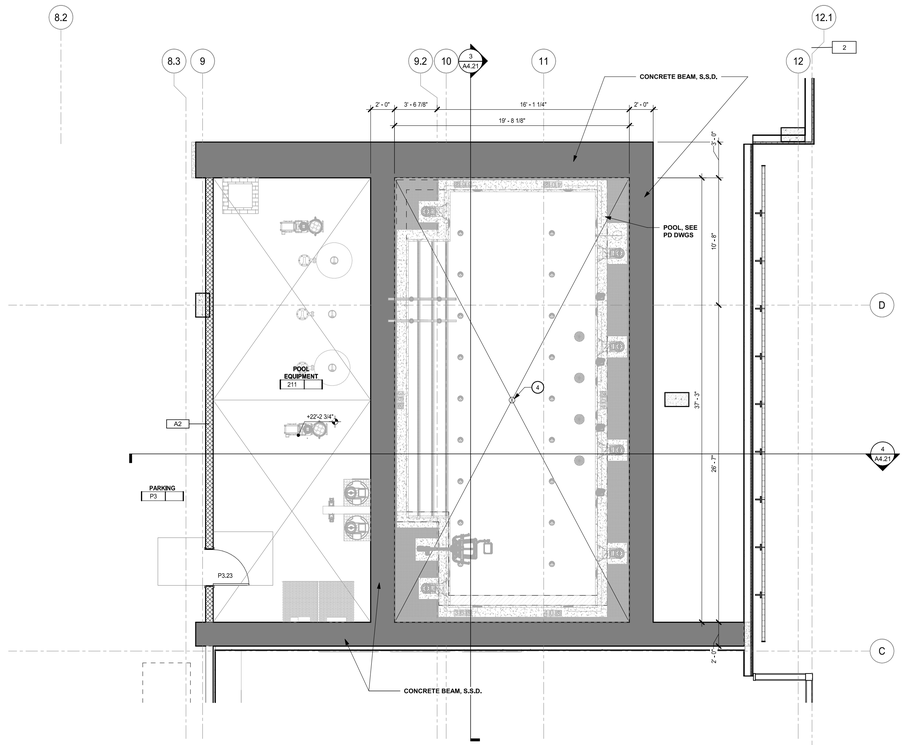
POOL SECTION B 4

1/4" = 1'-0"



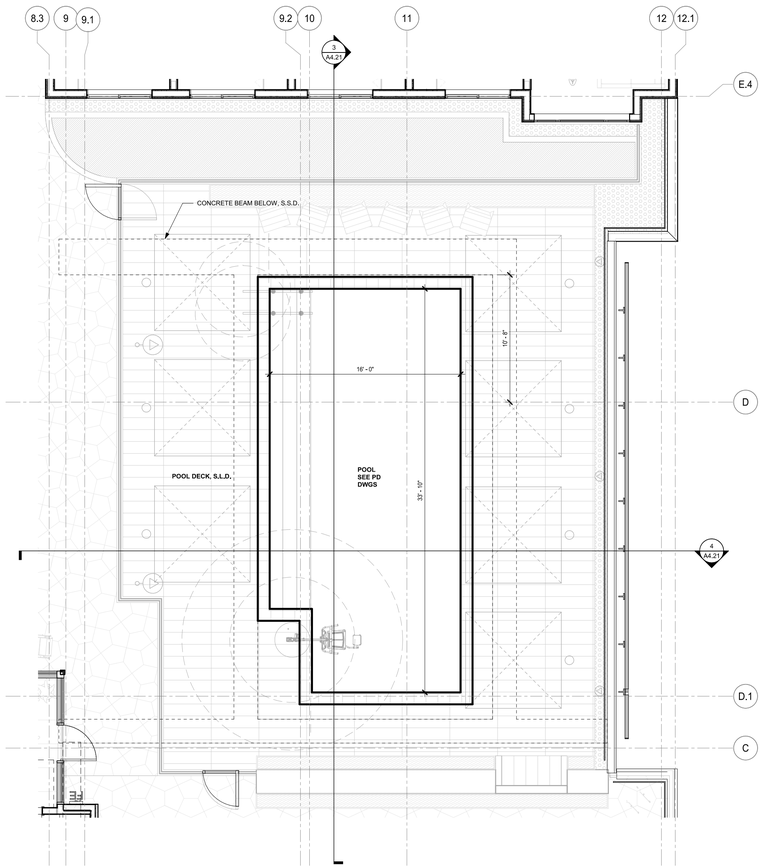
POOL SECTION A 3

1/4" = 1'-0"



ENLARGED POOL VAULT PLAN 2

1/4" = 1'-0"



ENLARGED FINISH PLAN 1

1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES. SIDE SLIDE DOOR.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. CONCRETE SLAB, S.S.D
2. RATED DOOR; SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS, CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING. KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD STAIR AND LANDING SYSTEM.
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2'-X 7'-GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC, SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL WITH A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 18/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL, CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35. FULL HEIGHT MILLWORK STORAGE WITH LOCKING MECHANISM
36. BASE CABINET WITH LOCKING MECHANISM W/ P-LAM COUNTERTOP
37. UPPER CABINET WITH LOCKING MECHANISM
38. DROP-IN SINK WITH 30" X 48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
39. MOP SINK
40. TOILET W/ GRAB BARS COMPLYING TO CBC 1127A. SEE 2/A0.21 FOR DETAILS
41. REFRIGERATOR
42. WASHER DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
43. PLUMBING & VENT HOOK-UP FOR WASHER DRYER TESTING
44. CART CHARGER
45. (5) ADJUSTABLE WALL SHELVES, 18" DEEP
46. HANDRAIL
47. 42" HIGH GUARDRAIL
48. WALL MOUNTED VERTICAL BICYCLE RACK, DERO SPACE SAVER
49. FLOOR MOUNTED BICYCLE RACK, DERO HOOP RACK
50. BICYCLE STACKER - DERO DECKER
51. FLOOR DRAIN, S.P.D.
52. LOUVER, SEE LOUVER SCHEDULE
53. MAIL BOXES
54. LOW CEILING ABOVE
55. STEEL POST, S.S.D.
56. TENANT STORAGE LOCKERS
57. ACCESSIBLE TENANT STORAGE LOCKERS W/ 5' TURNING RADIUS & DOOR W/32" MIN. CLEAR WIDTH
58. WALL MOUNT SINK W/30"X48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
59. TOILET PAPER DISPENSER

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ENLARGED POOL PLANS

Sheet Title

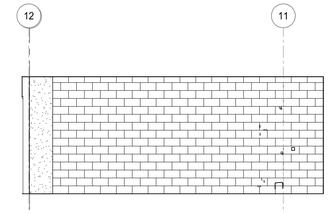
Scale As indicated

Proj #. 2014 Drawn by XX

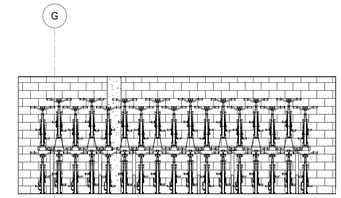
Sheet Size: 36 x 48

A4.21

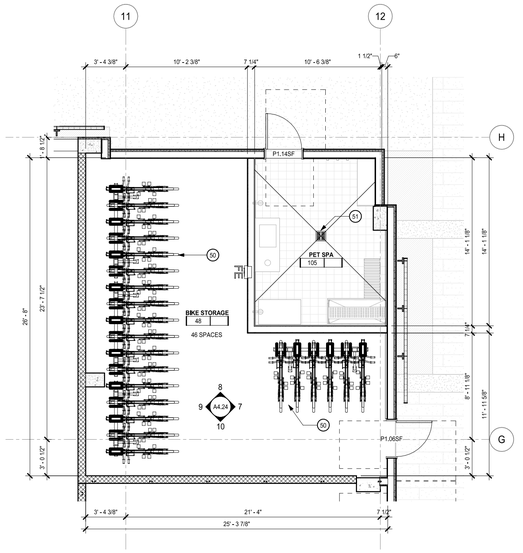
2/4/2022 2:52:30 PM



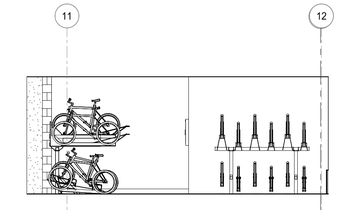
BIKE STORAGE 2 INTERIOR ELEVATION D 10
1/4" = 1'-0"



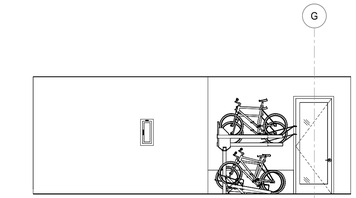
BIKE STORAGE 2 INTERIOR ELEVATION C 9
1/4" = 1'-0"



BIKE STORAGE 2 PLAN 6
1/4" = 1'-0"



BIKE STORAGE 2 INTERIOR ELEVATION B 8
1/4" = 1'-0"



BIKE STORAGE 2 INTERIOR ELEVATION A 7
1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST, SEE ANSI A17.1, SFPA, CBC AND NEC CODES. SIDE SLIDE DOOR.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

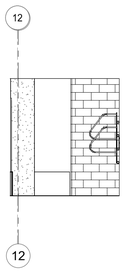
NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER (45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR)
- 2-HOUR FIRE BARRIER (90 MIN OPENING PROTECTION)
- 3-HOUR FIRE BARRIER

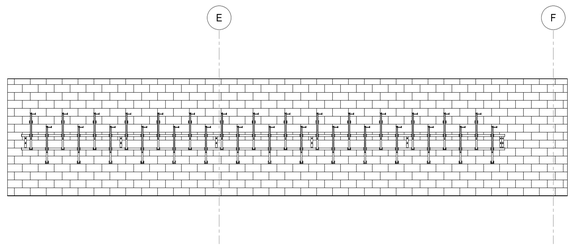
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

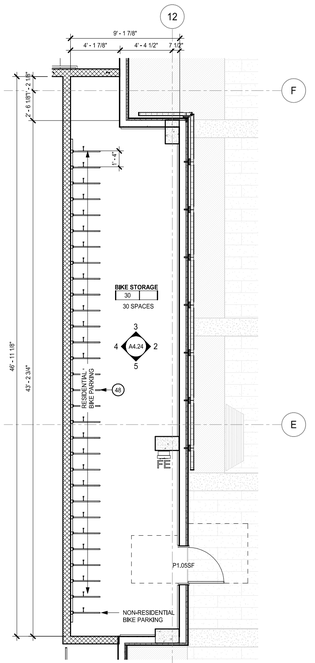
1. CONCRETE SLAB, S.S.D
2. RATED DOOR, SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS, CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING, KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD STAIR AND LANDING SYSTEM.
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2'-X 7'-GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC, SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL WITH IN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 16/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL. CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35. FULL HEIGHT MILLWORK STORAGE WITH LOCKING MECHANISM
36. BASE CABINET WITH LOCKING MECHANISM W/ P-LAM COUNTERTOP
37. UPPER CABINET WITH LOCKING MECHANISM
38. DROP-IN SINK WITH 30" X 48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
39. MOP SINK.
40. TOILET W/ GRAB BARS COMPLYING TO CBC 1127A, SEE 2/A0.21 FOR DETAILS
41. REFRIGERATOR
42. WASHER DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
43. PLUMBING & VENT HOOK-UP FOR WASHER DRYER TESTING
44. CART CHARGER
45. (5) ADJUSTABLE WALL SHELVES, 18" DEEP
46. HANDRAIL
47. 43" HIGH GUARDRAIL
48. WALL MOUNTED VERTICAL BICYCLE RACK, DERO SPACE SAVER.
49. FLOOR MOUNTED BICYCLE RACK, DERO HOOP RACK
50. BICYCLE STACKER - DERO DECKER
51. FLOOR DRAIN, S.P.D.
52. LOUVER, SEE LOUVER SCHEDULE
53. MAIL BOXES
54. LOW CEILING ABOVE
55. STEEL POST, S.S.D.
56. TENANT STORAGE LOCKERS
57. ACCESSIBLE TENANT STORAGE LOCKERS W/ 5' TURNING RADIUS & DOOR W/32" MIN. CLEAR WIDTH
58. WALL MOUNT SINK W/30"X48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
59. TOILET PAPER DISPENSER



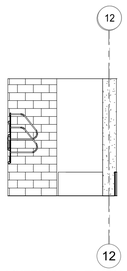
BIKE STORAGE 1 INTERIOR ELEVATION D 5
1/4" = 1'-0"



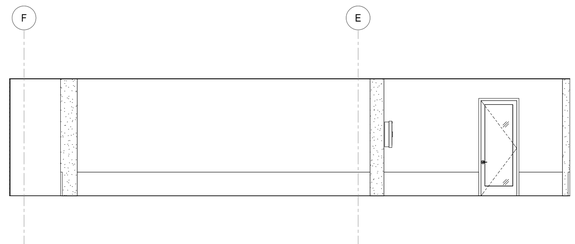
BIKE STORAGE 1 INTERIOR ELEVATION C 4
1/4" = 1'-0"



BIKE STORAGE 1 PLAN 1
1/4" = 1'-0"



BIKE STORAGE 1 INTERIOR ELEVATION B 3
1/4" = 1'-0"



BIKE STORAGE 1 INTERIOR ELEVATION A 2
1/4" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	DD1	12.10.20
2	DD 100%	01.28.21
3	CD1	04.22.21
4	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BIKE STORAGE PLANS & SECTIONS

Sheet Title

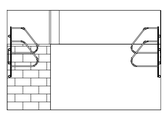
Scale: As indicated

Proj. #: 2014 Drawn by: XX

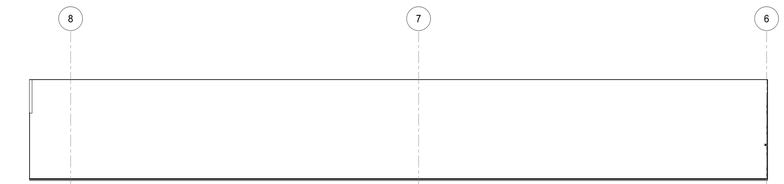
Sheet Size: 36 x 48

A4.24

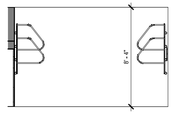
3/4/2022 8:30:54 PM



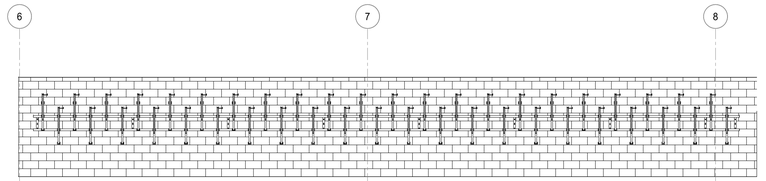
BIKE STORAGE 4 INTERIOR ELEVATION D 10
1/4" = 1'-0"



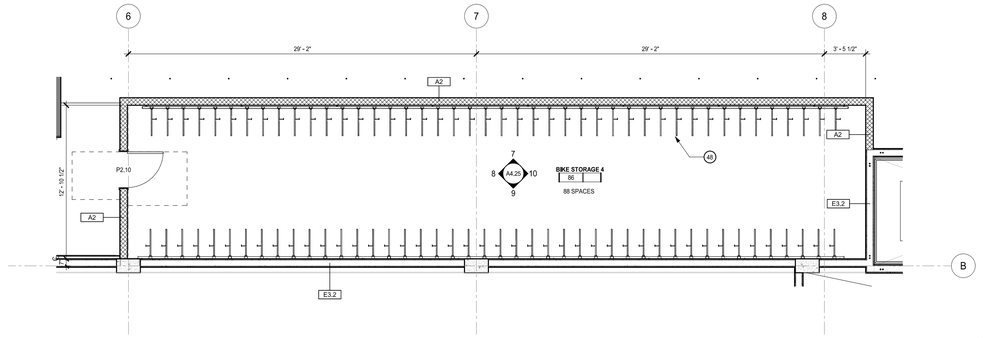
BIKE STORAGE 4 INTERIOR ELEVATION C 9
1/4" = 1'-0"



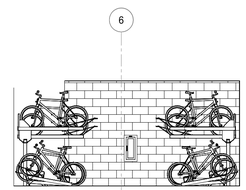
BIKE STORAGE 4 INTERIOR ELEVATION B 8
1/4" = 1'-0"



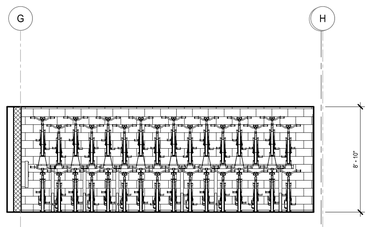
BIKE STORAGE 4 INTERIOR ELEVATION A 7
1/4" = 1'-0"



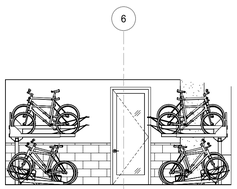
BIKE STORAGE 4 PLAN 6
1/4" = 1'-0"



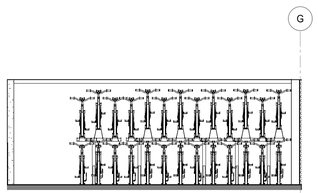
BIKE STORAGE 3 INTERIOR ELEVATION D 5
1/4" = 1'-0"



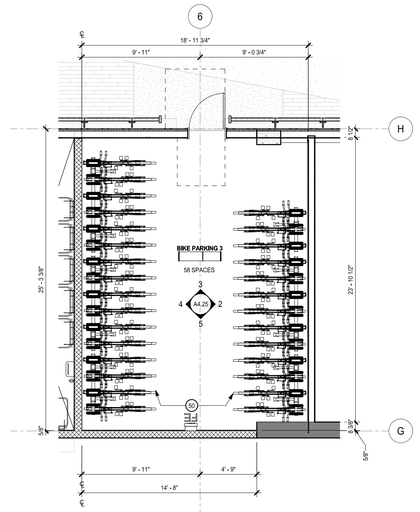
BIKE STORAGE 3 INTERIOR ELEVATION C 4
1/4" = 1'-0"



BIKE STORAGE 3 INTERIOR ELEVATION B 3
1/4" = 1'-0"



BIKE STORAGE 3 INTERIOR ELEVATION A 2
1/4" = 1'-0"



BIKE STORAGE 3 PLAN 1
1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 18" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES. SIDE SLIDE DOOR.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. CONCRETE SLAB, S.S.D
2. RATED DOOR; SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS, CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING, KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD STAIR AND LANDING SYSTEM.
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP. WITH COVER.
12. 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC. SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL WITHIN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 18/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL. CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS – PROVIDE HOT WATER CONNECTION.
35. FULL HEIGHT MILLWORK STORAGE WITH LOCKING MECHANISM
36. BASE CABINET WITH LOCKING MECHANISM W/ P-LAM COUNTERTOP
37. UPPER CABINET WITH LOCKING MECHANISM
38. DROP-IN SINK WITH 30" X 48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
39. MOP SINK
40. TOILET W/ GRAB BARS COMPLYING TO CBC 1127A. SEE 5/A0.21 FOR DETAILS
41. REFRIGERATOR
42. WASHER DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS. PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
43. PLUMBING & VENT HOOK-UP FOR WASHER DRYER TESTING
44. CART CHARGER
45. (5) ADJUSTABLE WALL SHELVES, 18" DEEP
46. HANDRAIL
47. 43" HIGH GUARDRAIL
48. WALL MOUNTED VERTICAL BICYCLE RACK, DERO SPACE SAVER.
49. FLOOR MOUNTED BICYCLE RACK, DERO HOOP RACK
50. BICYCLE STACKER - DERO DECKER
51. FLOOR DRAIN, S.P.D.
52. LOUVER, SEE LOUVER SCHEDULE
53. MAIL BOXES
54. LOW CEILING ABOVE
55. STEEL POST, S.S.D.
56. TENANT STORAGE LOCKERS
57. ACCESSIBLE TENANT STORAGE LOCKERS W/5' TURNING RADIUS & DOOR W/32" MIN. CLEAR WIDTH
58. WALL MOUNT SINK W/30"X48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
59. TOILET PAPER DISPENSER

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

BIKE STORAGE PLANS & SECTIONS

Sheet Title

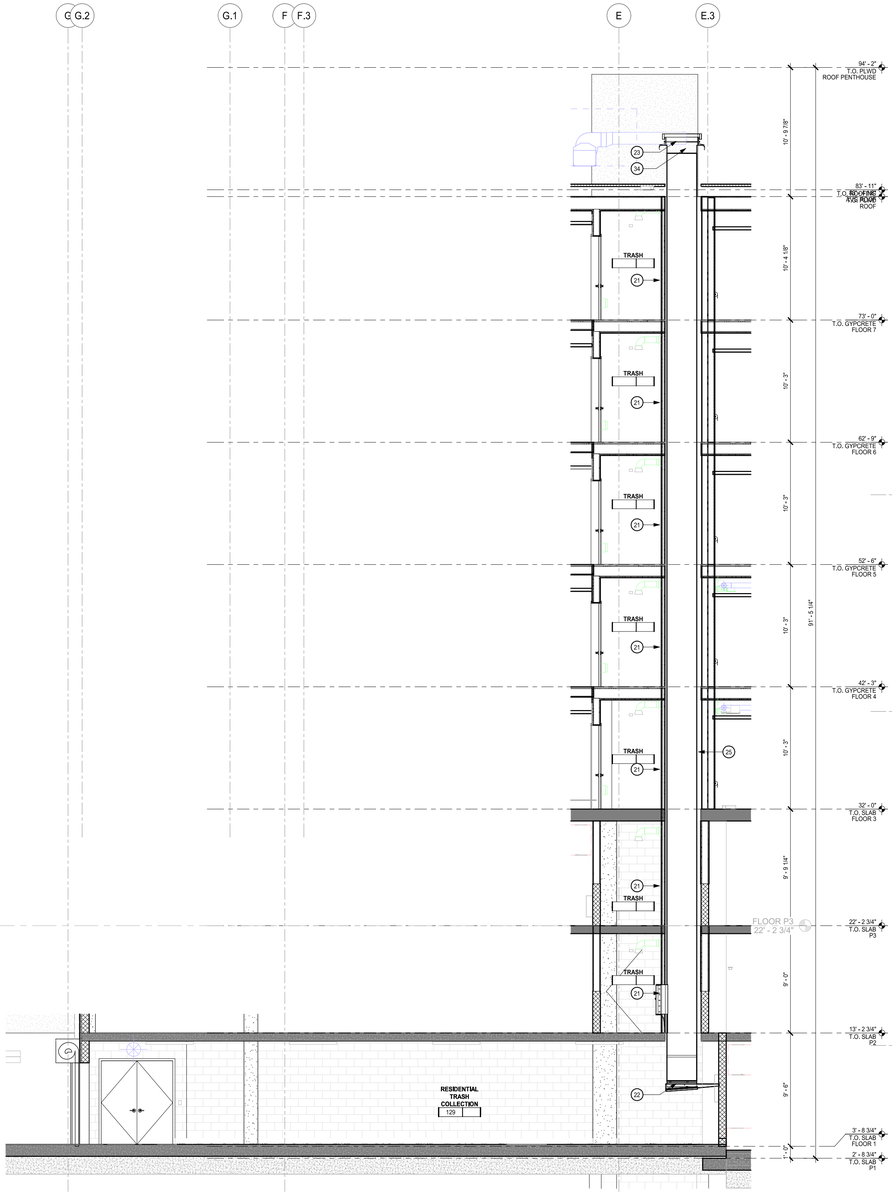
Scale As indicated

Proj #. 2014 **Drawn by** XX

Sheet Size: 36 x 48

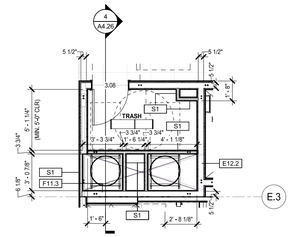
A4.25

3/4/2022 8:20:38 PM



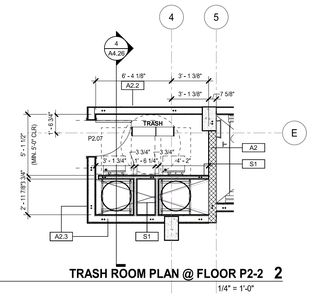
TRASH ROOM SECTION 4

1/4" = 1'-0"



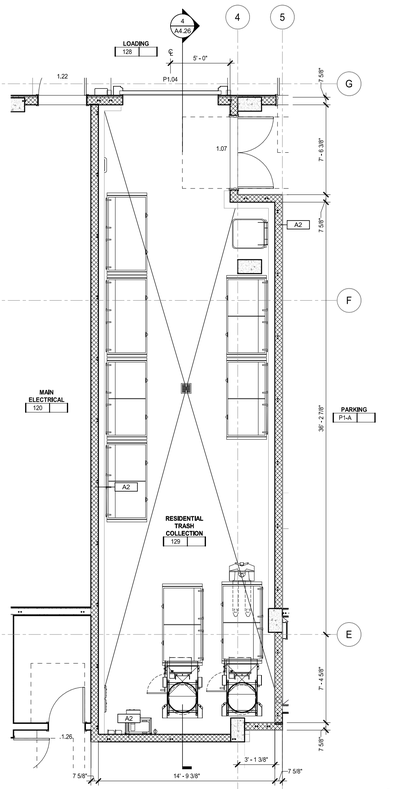
TRASH ROOM PLAN @ FLOOR 3-7 3

1/4" = 1'-0"



TRASH ROOM PLAN @ FLOOR P2-2 2

1/4" = 1'-0"



TRASH ROOM PLAN @ FLOOR 1 1

1/4" = 1'-0"

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 18" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES. SIDE SLIDE DOOR.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

1. CONCRETE SLAB, S.S.D
2. RATED DOOR; SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS, CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING, KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL; WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD STAIR AND LANDING SYSTEM.
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC, SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL, WITHIN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 16/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL. CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35. FULL HEIGHT MILLWORK STORAGE WITH LOCKING MECHANISM
36. BASE CABINET WITH LOCKING MECHANISM W/ PLAM COUNTERTOP
37. UPPER CABINET WITH LOCKING MECHANISM
38. DROP-IN SINK WITH 30" X 48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
39. MOP SINK
40. TOILET W/ GRAB BARS COMPLYING TO CBC 1127A, SEE 2/A0.21 FOR DETAILS
41. REFRIGERATOR
42. WASHER DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
43. PLUMBING & VENT HOOK-UP FOR WASHER DRYER TESTING
44. CART CHARGER
45. (5) ADJUSTABLE WALL SHELVES, 18" DEEP
46. HANDRAIL
47. 43" HIGH GUARDRAIL
48. WALL MOUNTED VERTICAL BICYCLE RACK, DERO SPACE SAVER.
49. FLOOR MOUNTED BICYCLE RACK, DERO HOOP RACK
50. BICYCLE STACKER - DERO DECKER
51. FLOOR DRAIN, S.P.D.
52. LOUVER, SEE LOUVER SCHEDULE
53. MAIL BOXES
54. LOW CEILING ABOVE
55. STEEL POST, S.S.D.
56. TENANT STORAGE LOCKERS
57. ACCESSIBLE TENANT STORAGE LOCKERS W/ 5' TURNING RADIUS & DOOR W/32" MIN. CLEAR WIDTH
58. WALL MOUNT SINK W/30"X48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
59. TOILET PAPER DISPENSER

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	DD1	12.10.20
2	DD 100%	01.28.21
3	CD1	04.22.21
4	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TRASH ROOM PLANS & SECTIONS

Sheet Title

Scale As indicated

Plot d.. 2014 Drawn by XX

Sheet Size: 36 x 48

A4.26

3/8/2022 8:20:21 PM

GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP.

B. SEE 1/8" PLANS FOR DOOR TYPES AND ADDITIONAL WALL TYPE TAGS.

C. SEE A0.20 FOR ACCESSIBILITY INFORMATION.

D. SEE A10.0 & A10.1 FOR WALL TYPES AND TYPICAL FLOOR/CEILING ASSEMBLIES.

E. SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON ENLARGED PLANS.

F. WHERE WALL FINISHES DO NOT ALIGN DUE TO CHANGE IN WALL TYPE, GC TO PROVIDE BACKING TO ENSURE A FLUSH FINISH TRANSITION.

G. ALL SHAFTS, STAIRS AND VESTIBULES TO BE 2HR RATED ASSEMBLIES.

H. ELEVATOR INSTALLATION, HOISTWAY, AND PIT CONSTRUCTION TO BE PER CA STATE INSPECTION CHECKLIST. SEE ANSI A17.1, SFPA, CBC AND NEC CODES. SIDE SLIDE DOOR.

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS)

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE S1, U.O.N.

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE D4, U.O.N.

LEGEND

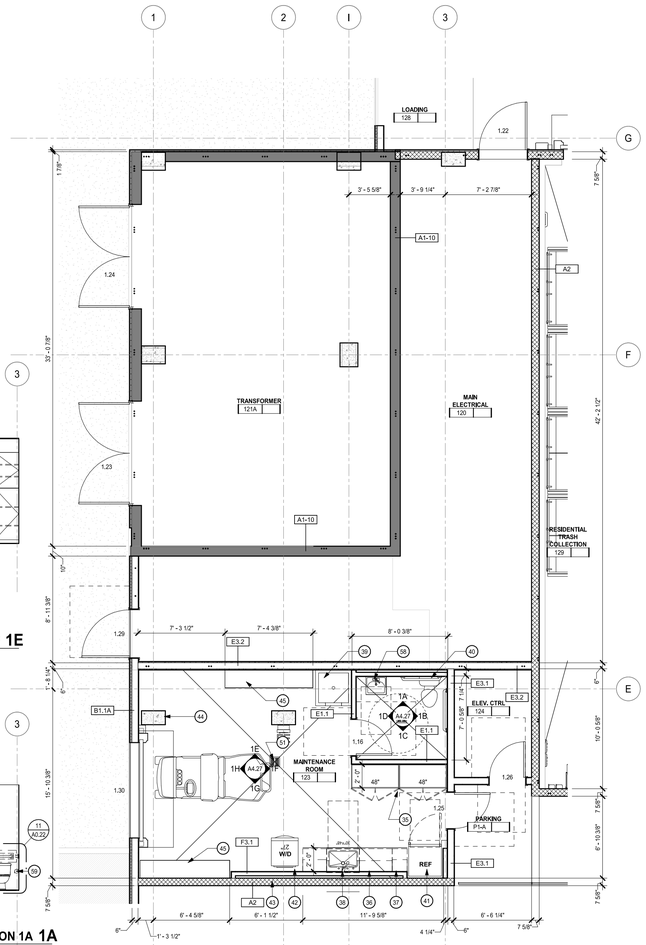
NOTE: SEE A10.00 FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- 1-HOUR FIRE BARRIER [45 MIN OPENING PROTECTION, EXCEPT FOR 20 MIN @ CORRIDOR]
- 2-HOUR FIRE BARRIER [90 MIN OPENING PROTECTION]
- 3-HOUR FIRE BARRIER

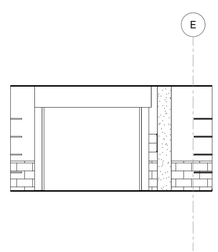
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET

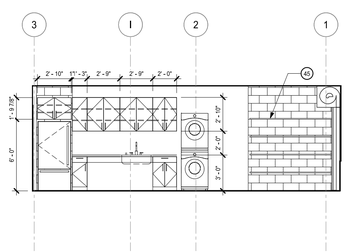
1. CONCRETE SLAB, S.S.D
2. RATED DOOR; SEE DOOR SCHEDULE.
3. HOLD OPEN RATED DOOR SYSTEM.
4. 27" MAX. GUARDRAIL FOR CANE DETECTION AREA WITH 80" MIN. CLEARANCE UNDER STAIRS; CBC 1116A.2
5. PTD STEEL HANDRAIL W/ 12" EXTENSION @ TOP LANDING & 24" EXTENSION @ BOTTOM LANDING. KEEP MIN 1-1/2" BETWEEN HANDRAIL AND WALL. WALL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. PROVIDE ONE HANDRAIL AT EA. SIDE OF THE STAIR. HAND RAILS TO BE RETURNED OR TERMINATE IN NEWEL POST OR SAFETY TERMINAL PER CBC 1133B.4.2.3.
6. PROVIDE CONTRASTING COLOR MATERIAL STRIP AT NOSING OF UPPER APPROACH AND LOWER TREAD.
7. FIRE STANDPIPE SYSTEM RISER, DESIGN/BUILD.
8. DESIGN/BUILD STAIR AND LANDING SYSTEM.
9. 43" TALL GUARD RAIL
10. SELF-CLOSING ONE-WAY GATE TO SWING IN THE DIRECTION OF EGRESS PER CBC.
11. ELEVATOR PIT SUMP WITH COVER.
12. 2' X 7' GURNEY SHOWN FOR ELEVATOR CAB DIMENSION COMPLIANCE VERIFICATION. (SEE GENERAL NOTE CC.)
13. ELEVATOR PIT STEEL LADDER.
14. CONTINUOUS VERTICAL SUPPORT FULL HEIGHT OF HOISTWAY FOR ELEVATOR GUIDE RAILS.
15. HOISTWAY VENTILATION TO OUTSIDE AIR PER CBC. SEE WORKSHEET CALCULATION FOR MIN. REQ'D.
16. SAFETY HOIST BEAM, G.C. TO INCLUDE INSTALLATION COST.
17. SOFFIT, ABOVE
18. ELEVATOR PENTHOUSE
19. SMOKE & DRAFT CONTROL CURTAIN ASSEMBLY.
20. AREA OF RESCUE WITH 2-WAY COMMUNICATION PANEL; THE VERTICAL WIRING WILL BE RUN WITHIN THE ELEVATOR WALL, WITHIN A 2-HOUR SHAFT.
21. TRASH CHUTE ACCESS, SEE 18/A9.11.
22. TRASH CHUTE DISCHARGE W/ FUSIBLE LINK
23. TRASH CHUTE VENT
24. BOLLARD
25. 2-HR SHAFT CONTINUOUS TO ROOF S.M.D.
26. PODIUM GATE, SEE DOOR SCHEDULE
27. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
28. HI-LOW DRINKING FOUNTAIN; SEE 7/A0.20 FOR MORE INFORMATION
29. PER CBC 1114A.2.3 HANDRAIL SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP AND BOTTOM OF THE RAMP.
30. PRE CAST CONCRETE TREADS AND RISERS ON STEEL FRAME, BY DESIGN-BUILD SUB.
31. DESIGN BUILD WOOD FRAMED STAIR SYSTEM W/ CARPET FLOORING.
32. DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 WITHOUT AN ARTIFICIAL BOTTOM SEAL; CBC SECTION 713.14.1 EXCEPTION 3.
33. ALTERNATING TREAD DEVICE WITH EXTENDABLE HANDHELD DEVICE.
34. SPRAY HEAD FOR WASHING CHUTE ABOVE TRASH CHUTE ACCESS - PROVIDE HOT WATER CONNECTION.
35. FULL HEIGHT MILLWORK STORAGE WITH LOCKING MECHANISM
36. BASE CABINET WITH LOCKING MECHANISM W/ P-LAM COUNTERTOP
37. UPPER CABINET WITH LOCKING MECHANISM
38. DROP-IN SINK WITH 30" X 48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
39. MOP SINK
40. TOILET W/ GRAB BARS COMPLYING TO CBC 1127A, SEE 2/A0.21 FOR DETAILS
41. REFRIGERATOR
42. WASHER DRYER, PROVIDE GUY GRAY BOX & DRYER BOX FOR HOOKUPS, PROVIDE GSM PAN AND SOLENOID VALVE FOR AUTO SHUT-OFF.
43. PLUMBING & VENT HOOK-UP FOR WASHER DRYER TESTING
44. CART CHARGER
45. (5) ADJUSTABLE WALL SHELVES, 18" DEEP
46. HANDRAIL
47. 43" HIGH GUARDRAIL
48. WALL MOUNTED VERTICAL BICYCLE RACK, DERO SPACE SAVER
49. FLOOR MOUNTED BICYCLE RACK, DERO HOOP RACK
50. BICYCLE STACKER - DERO DECKER
51. FLOOR DRAIN, S.P.D.
52. LOUVER, SEE LOUVER SCHEDULE
53. MAIL BOXES
54. LOW CEILING ABOVE
55. STEEL POST, S.S.D.
56. TENANT STORAGE LOCKERS
57. ACCESSIBLE TENANT STORAGE LOCKERS W/5' TURNING RADIUS & DOOR W/32" MIN. CLEAR WIDTH
58. WALL MOUNT SINK W/30"X48" CLEAR FLOOR AND KNEE & TOE SPACE PER CBC 1127A
59. TOILET PAPER DISPENSER



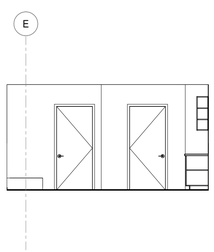
ENLARGED MAINTENANCE ROOM 1
1/4" = 1'-0"



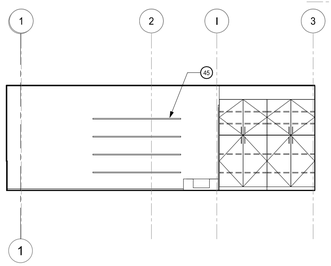
MAINTENANCE INTERIOR ELEVATION 1H 1H
1/4" = 1'-0"



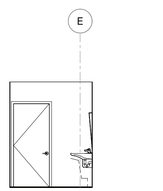
MAINTENANCE INTERIOR ELEVATION 1G 1G
1/4" = 1'-0"



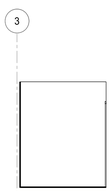
MAINTENANCE INTERIOR ELEVATION 1F 1F
1/4" = 1'-0"



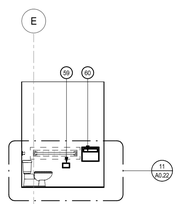
MAINTENANCE INTERIOR ELEVATION 1E 1E
1/4" = 1'-0"



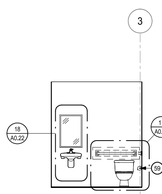
MAINTENANCE RESTROOM INTERIOR ELEVATION 1D 1D
1/4" = 1'-0"



MAINTENANCE RESTROOM INTERIOR ELEVATION 1C 1C
1/4" = 1'-0"



MAINTENANCE RESTROOM INTERIOR ELEVATION 1B 1B
1/4" = 1'-0"



MAINTENANCE RESTROOM INTERIOR ELEVATION 1A 1A
1/4" = 1'-0"

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	DD 100%	01.28.21
2	CD1	04.22.21
3	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ENLARGED MAINTENANCE ROOM

Sheet Title

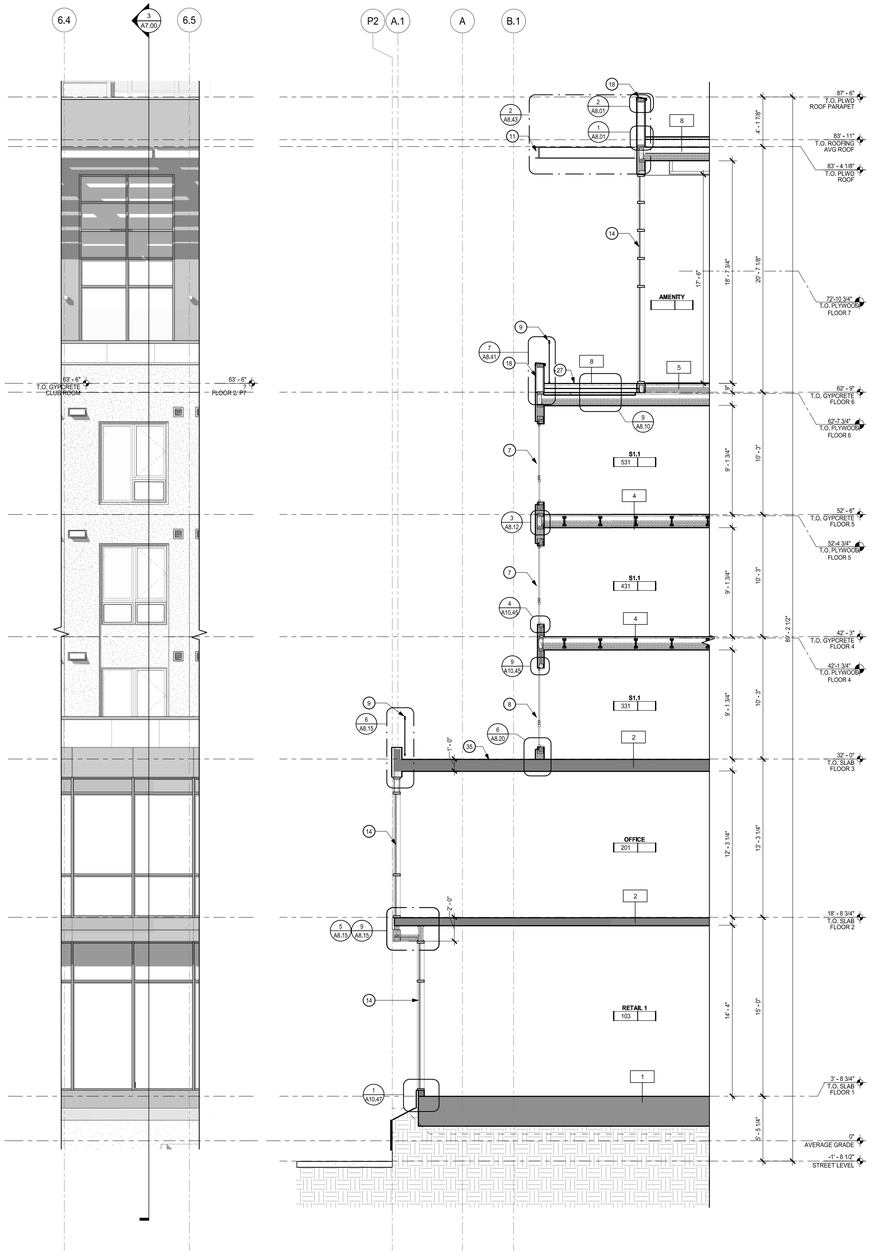
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

A4.27

2/4/2022 2:30:26 PM

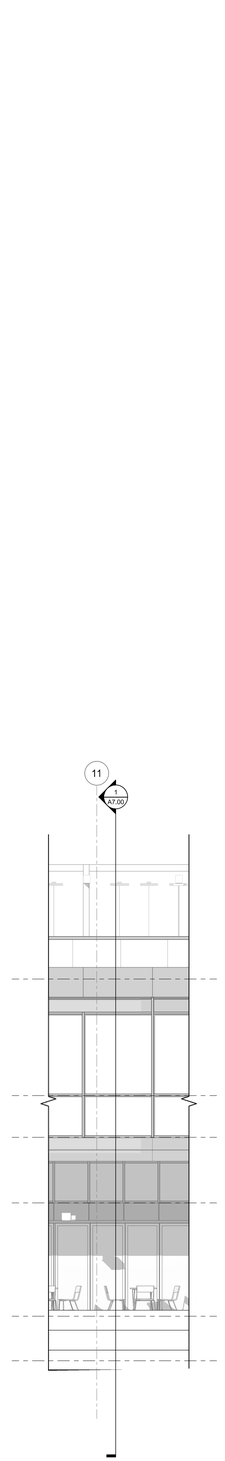


PARTIAL ELEVATION - 2 4

1/4" = 1'-0"

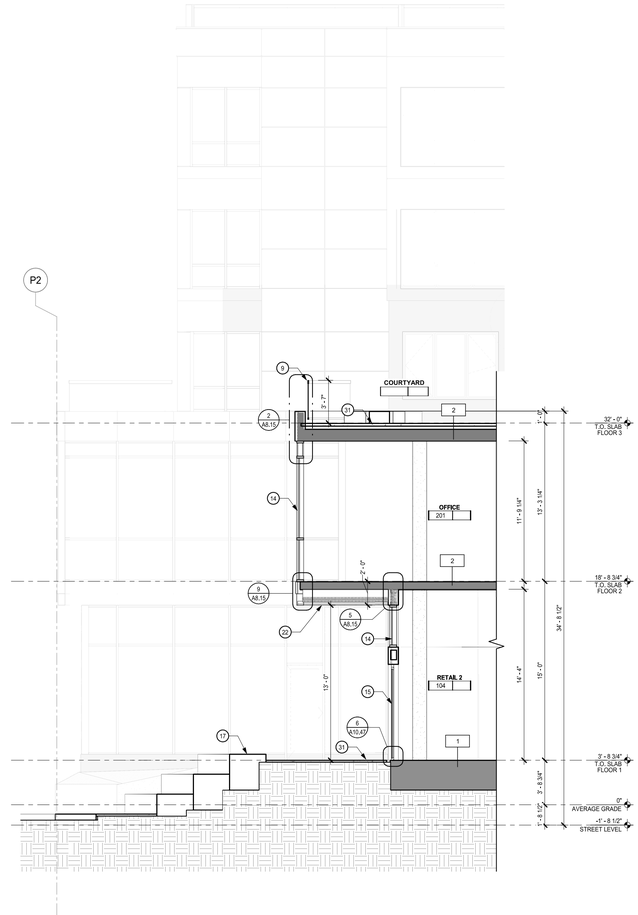
WALL SECTION - 2 3

1/4" = 1'-0"



PARTIAL ELEVATION - 1 2

1/4" = 1'-0"



WALL SECTION - 1 1

1/4" = 1'-0"

0' 4' 8'

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR, 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM, MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANEED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION, SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT, ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP. AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. LOUVER
39. RAMP

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title

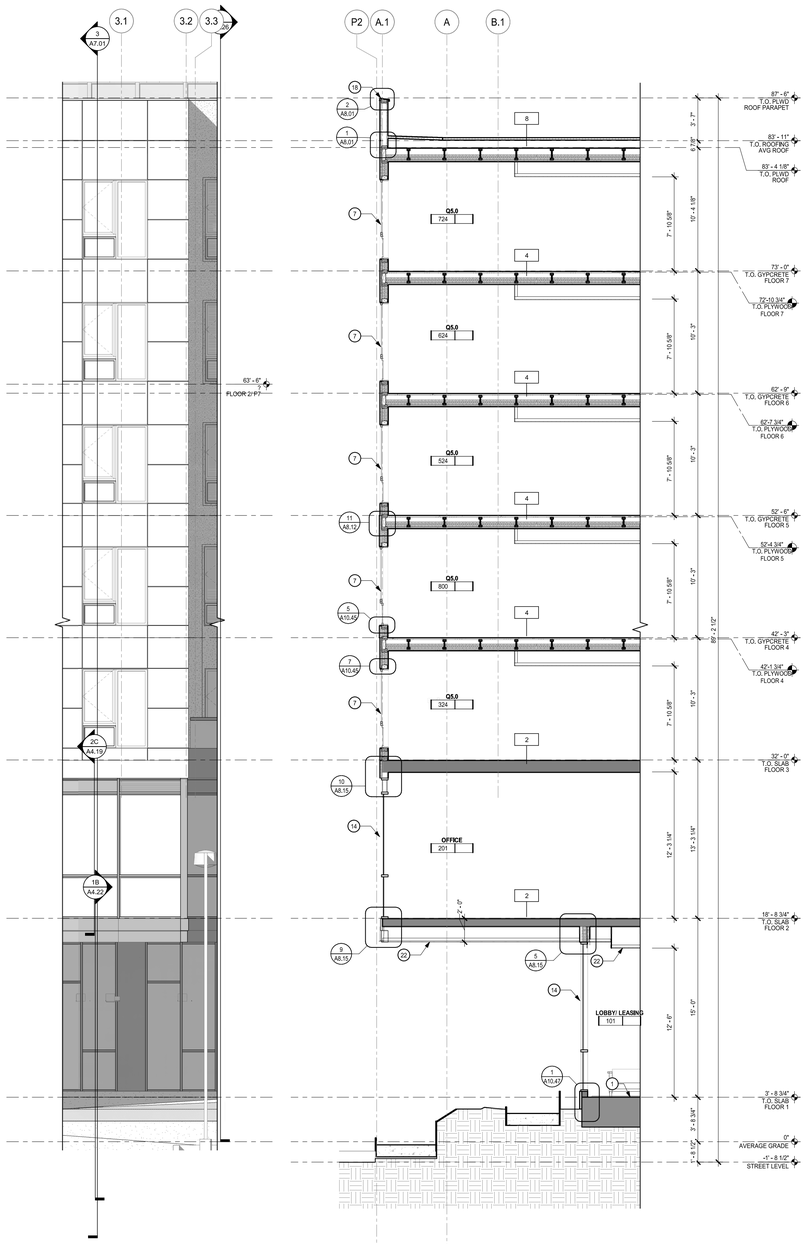
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size 36 x 48

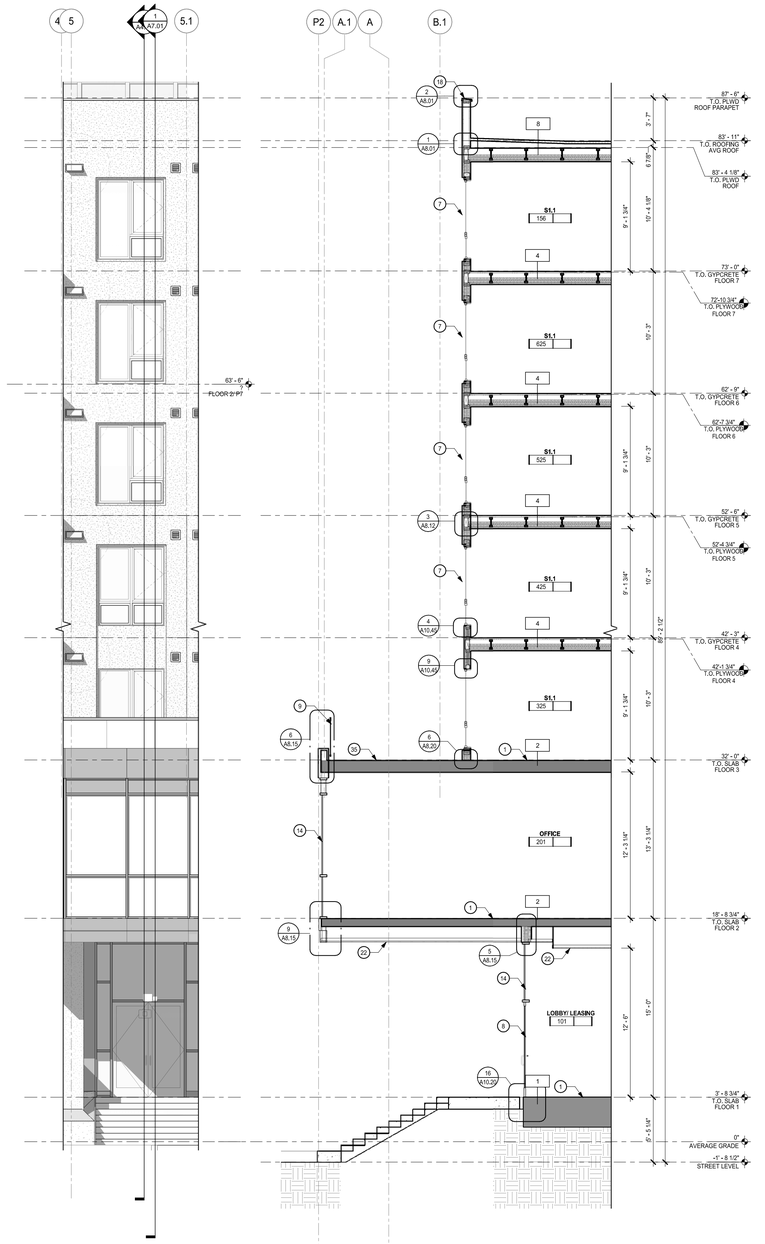
A7.00

4/7/2021 4:12:24 PM



PARTIAL ELEVATION - 4 **4**
1/4" = 1'-0"

WALL SECTION - 4 **3**
1/4" = 1'-0"



PARTIAL ELEVATION - 3 **2**
1/4" = 1'-0"

WALL SECTION - 3 **1**
1/4" = 1'-0"

0' 4' 8'

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR. 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM, MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION, SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT, ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP; AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. LOUVER
39. RAMP

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	CD1	04.22.21
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title

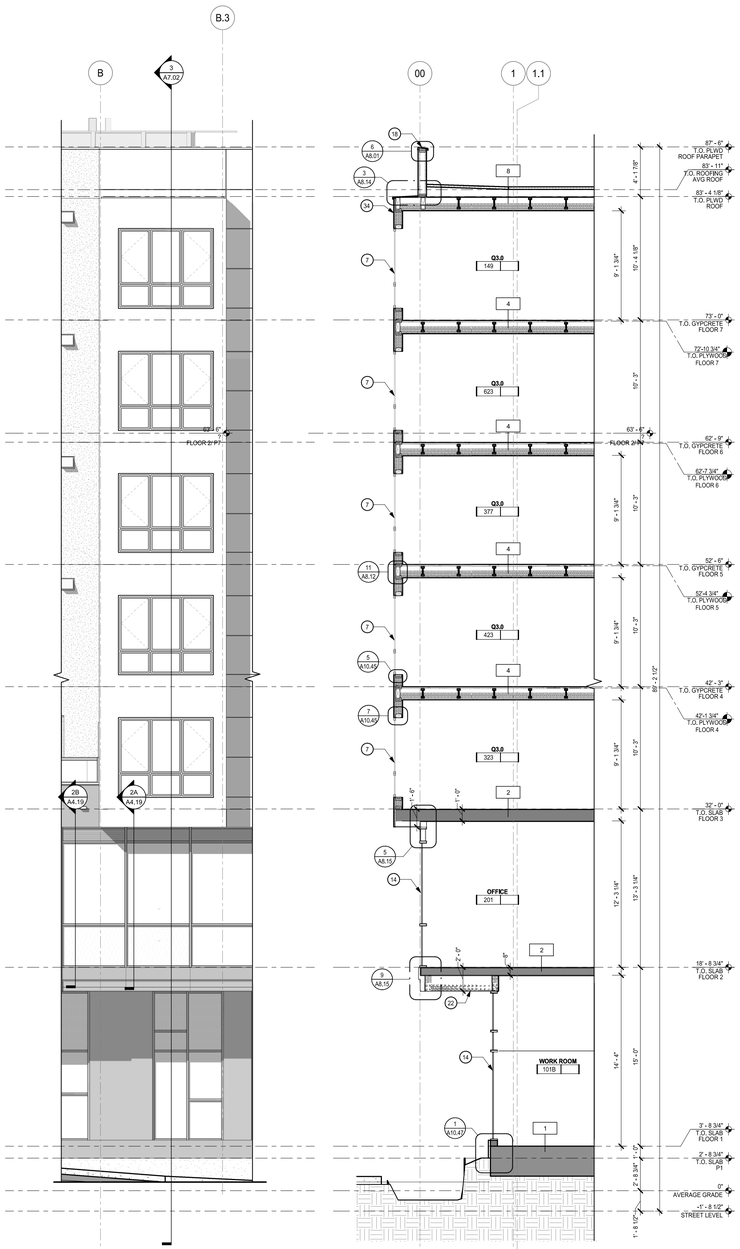
Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

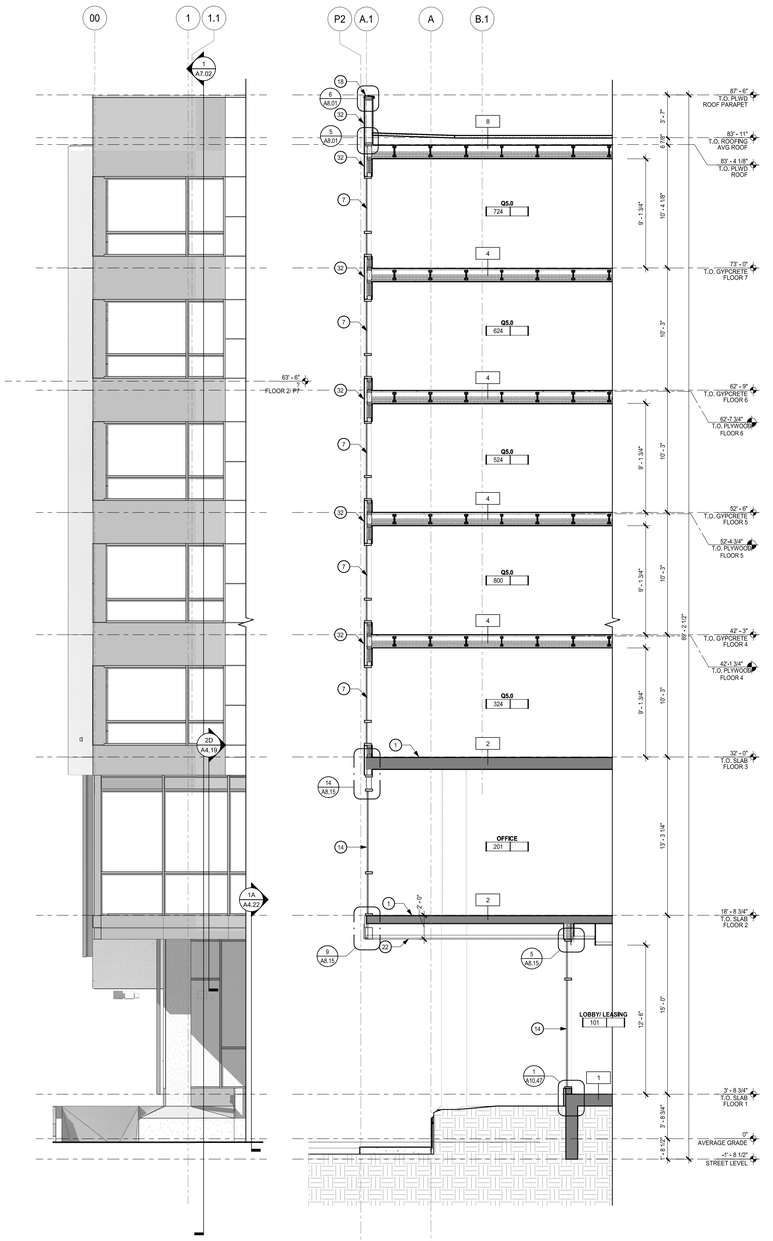
A7.01

20200824 2:43:31 PM



PARTIAL ELEVATION - 6 **4**
1/4" = 1'-0"

WALL SECTION - 6 **3**
1/4" = 1'-0"



PARTIAL ELEVATION - 5 **2**
1/4" = 1'-0"

WALL SECTION - 5 **1**
1/4" = 1'-0"

0' 4' 8'

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR. 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION, SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT, ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP; AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. LOUVER
39. RAMP

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	CDI	04.22.21
2	GMP	02.11.22

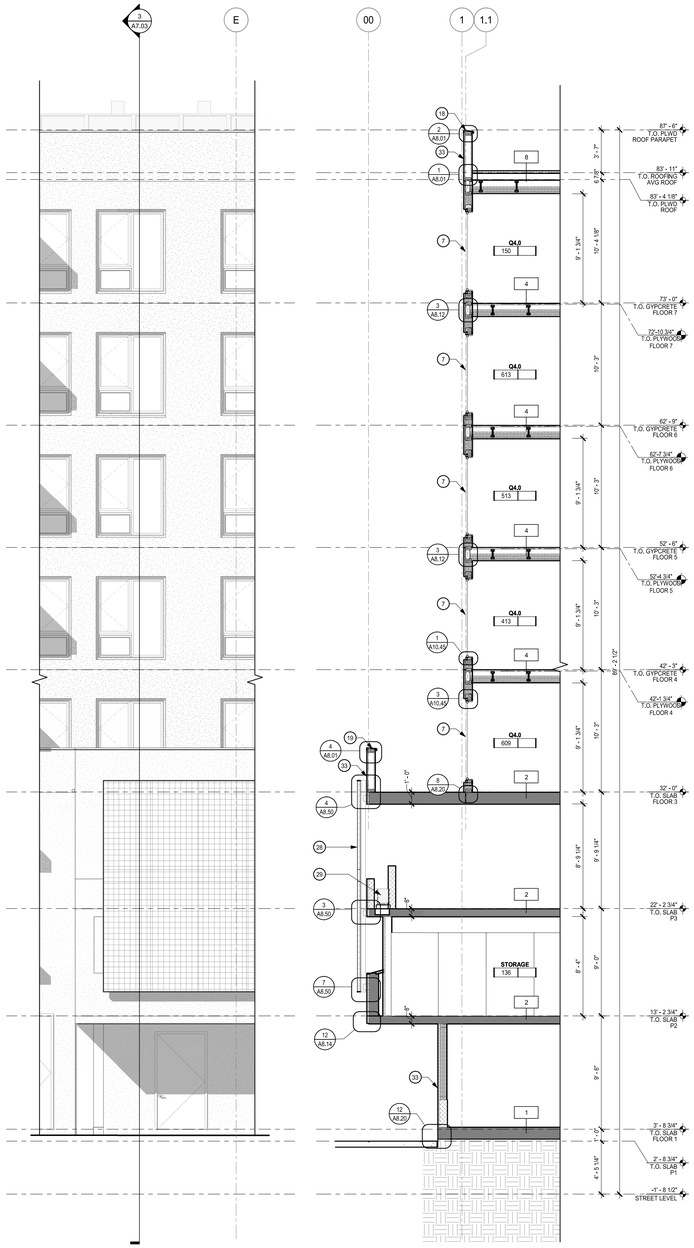
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by XX
Sheet Size: 36 x 48

A7.02

20200219 2:43:26 PM



PARTIAL ELEVATION - 8 4
1/4" = 1'-0"

WALL SECTION - 8A 3
1/4" = 1'-0"

PARTIAL ELEVATION - 7 2
1/4" = 1'-0"

WALL SECTION - 7A 1
1/4" = 1'-0"

0' 4' 8'

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR. 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM, MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION, SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT, ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP; AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. Llouver
39. RAMP

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	CD1	04.22.21
2	GMP	02.11.22

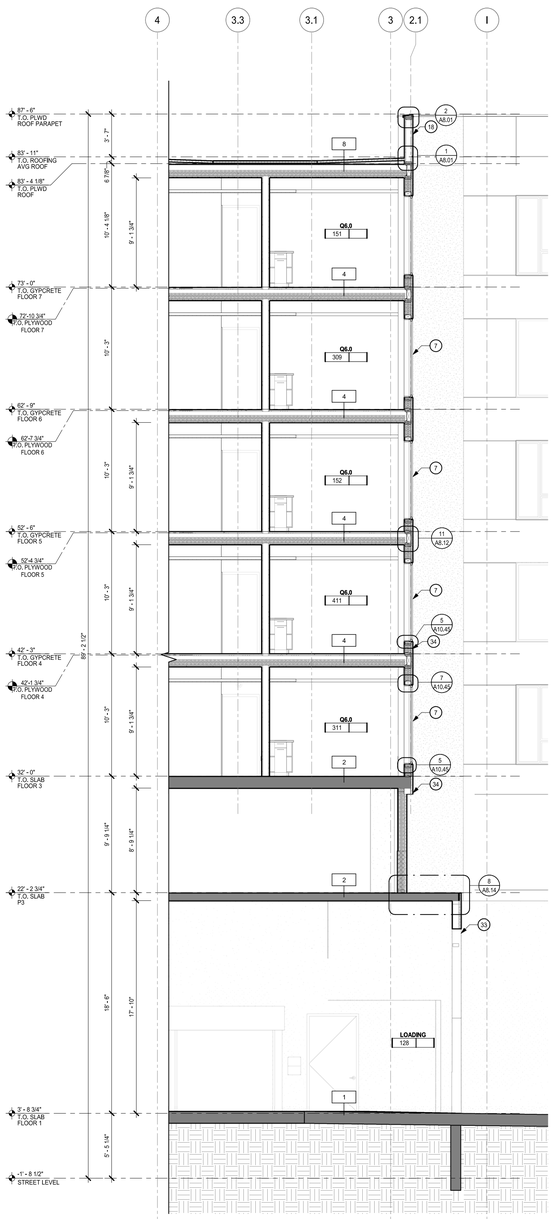
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by XX
Sheet Size: 36 x 48

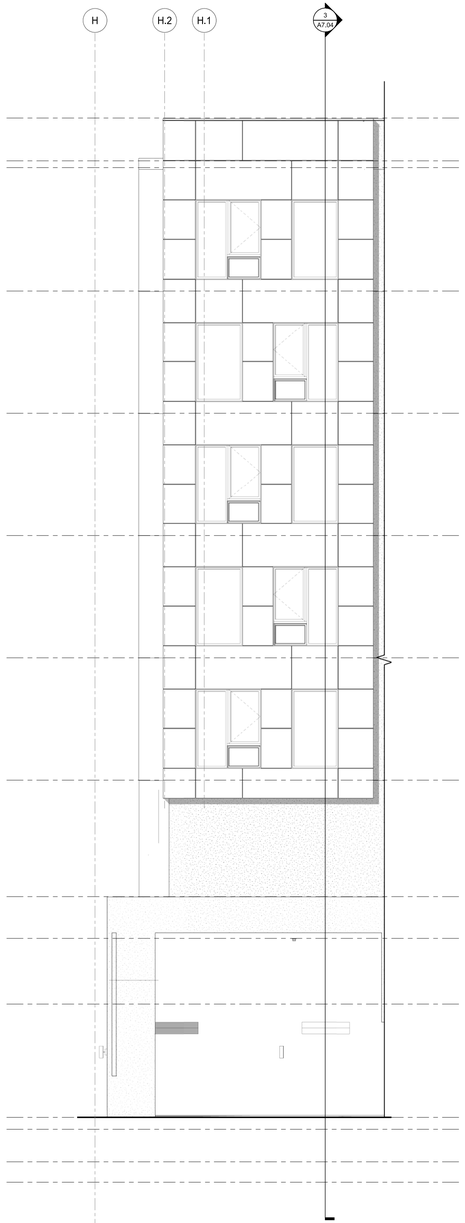
A7.03

2/4/2022 4:23:30 PM



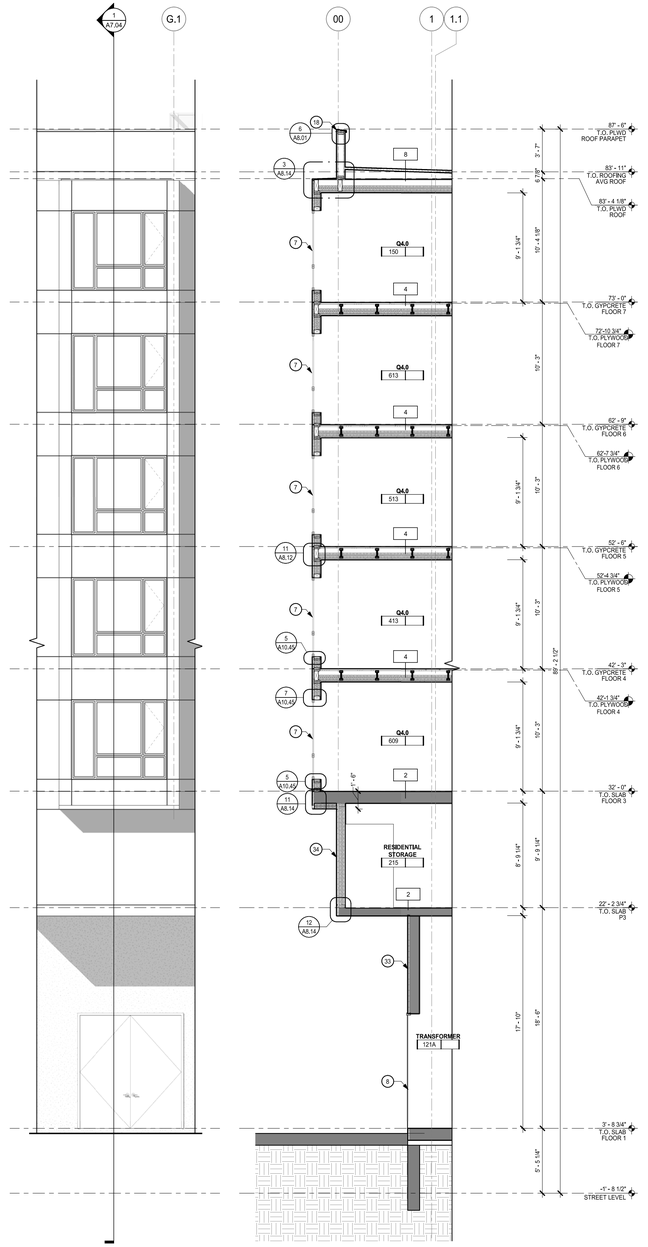
WALL SECTION - 10A 3

1/4" = 1'-0"



PARTIAL ELEVATION - 10 4

1/4" = 1'-0"



PARTIAL ELEVATION - 9 2

1/4" = 1'-0"

WALL SECTION - 9A 1

1/4" = 1'-0"

0' 4' 8'

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR. 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM, MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION, SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT, ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP; AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. LOUVER
39. RAMP

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	CD1	04.22.21

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title

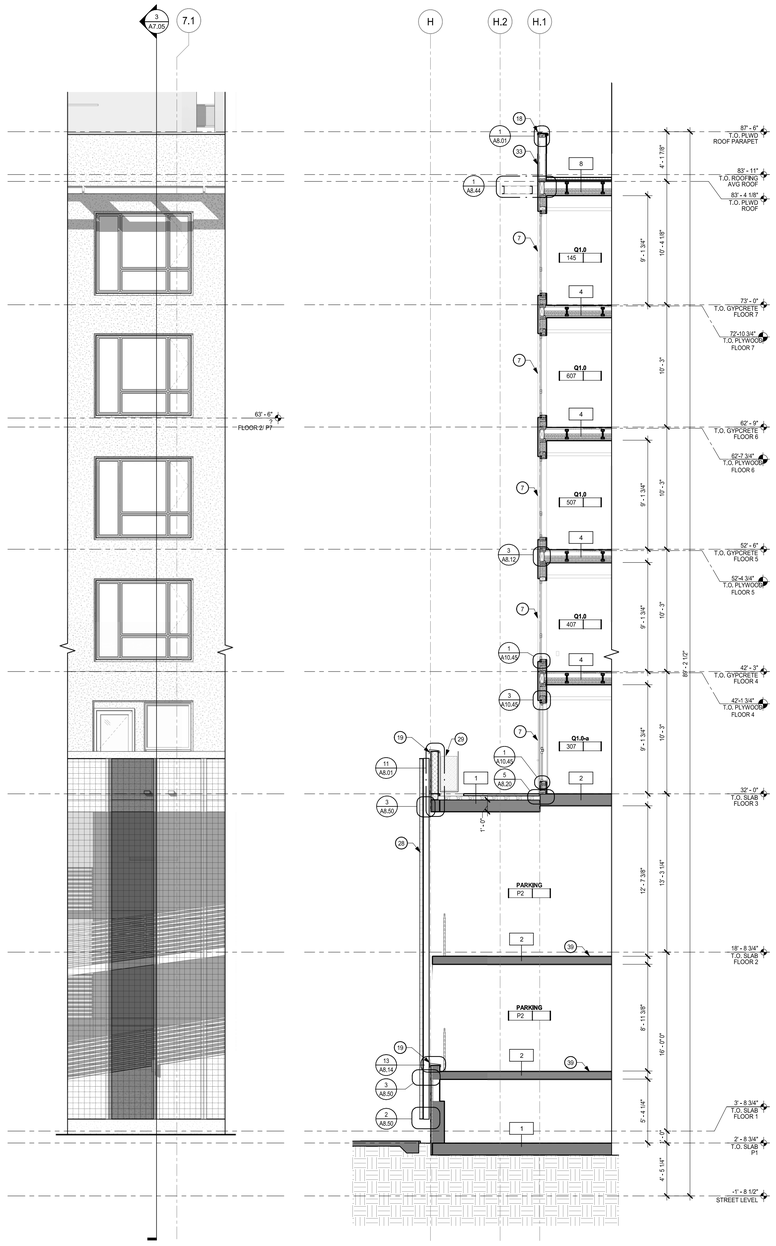
Scale As indicated

Proj. # 2014 Drawn by XX

Sheet Size: 36 x 48

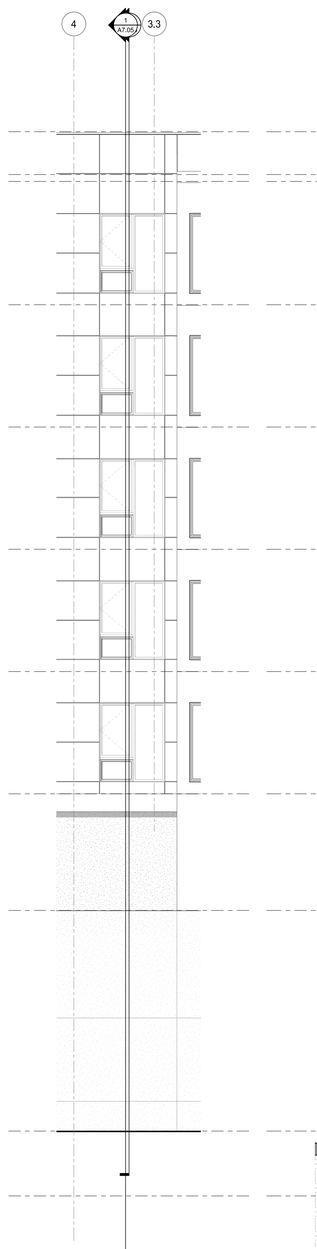
A7.04

3/4/2022 4:25:37 PM

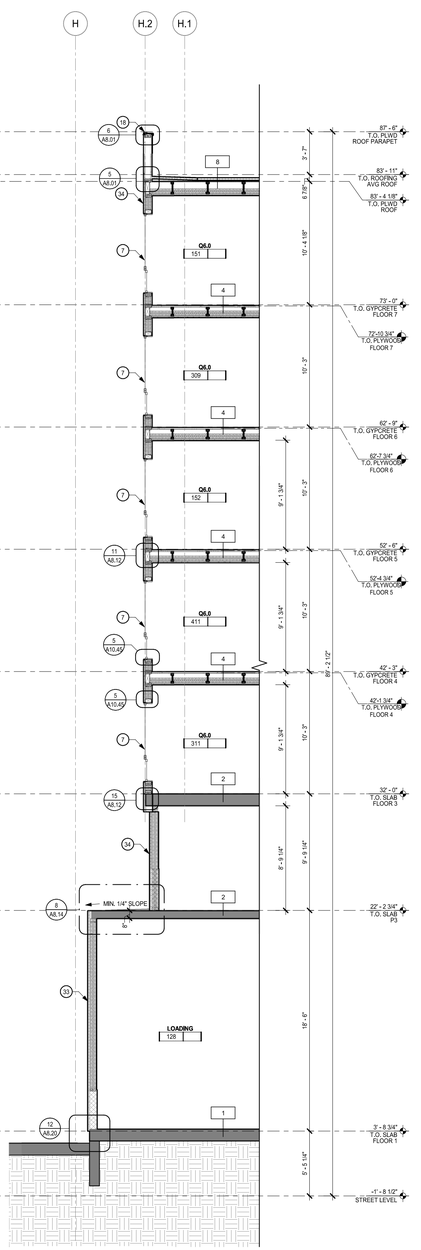


PARTIAL ELEVATION - 12 4
1/4" = 1'-0"

WALL SECTION - 12A 3
1/4" = 1'-0"



PARTIAL ELEVATION - 11 2
1/4" = 1'-0"



WALL SECTION - 11A 1
1/4" = 1'-0"

0' 4' 8'

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR. 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION. SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT, ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP; AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. LOUVER
39. RAMP

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	CD1	04.22.21

Stamp

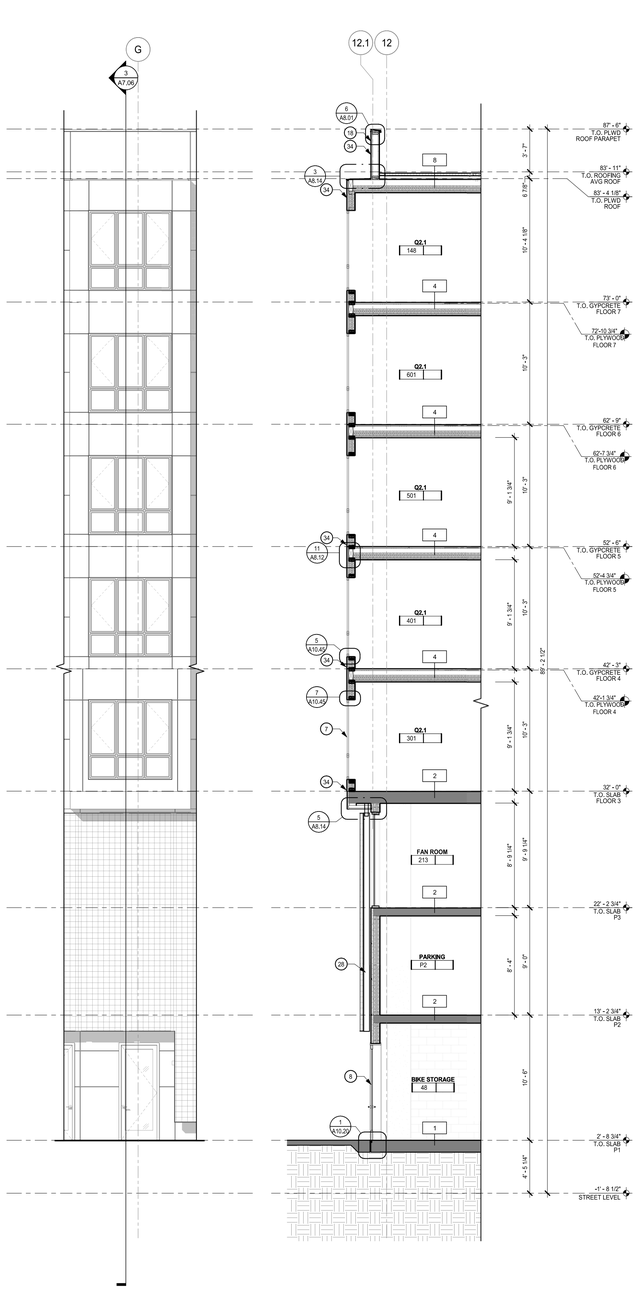
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by XX
Sheet Size: 36 x 48

A7.05

20200824 2:36:38 PM

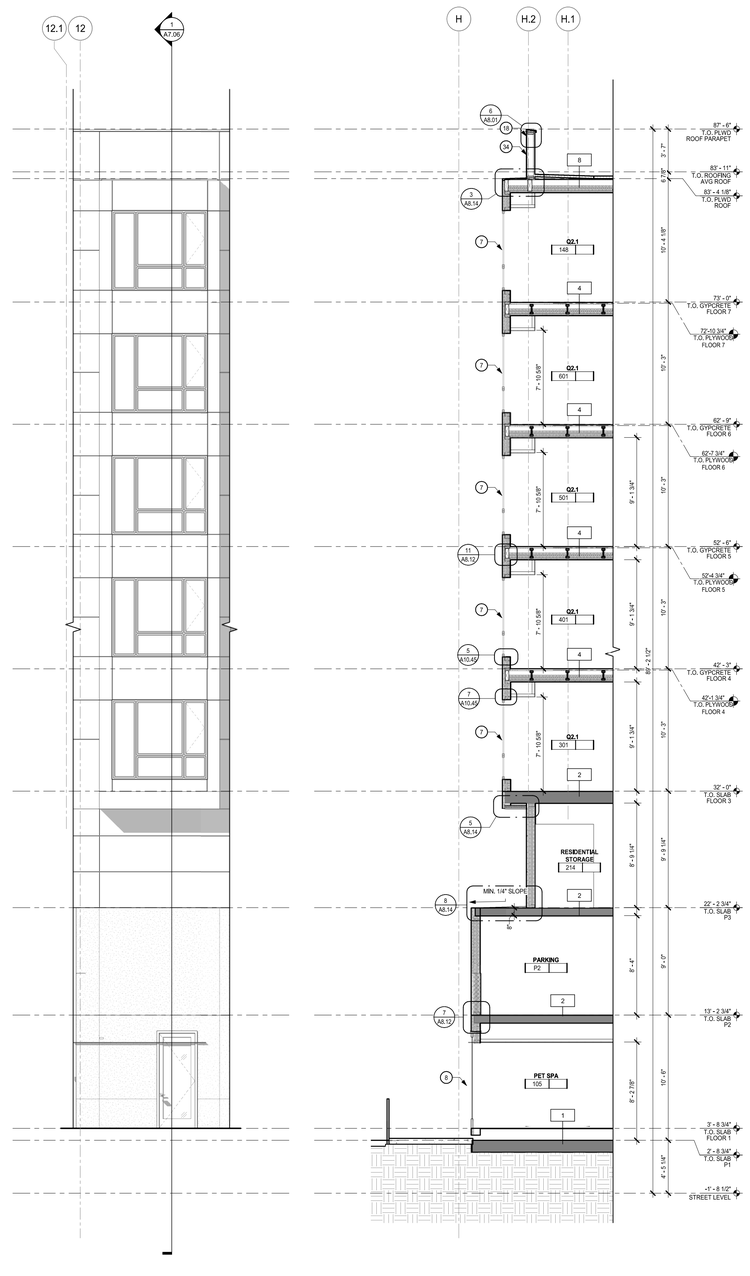


PARTIAL ELEVATION - 14 4

1/4" = 1'-0"

WALL SECTION - 14A 3

1/4" = 1'-0"



PARTIAL ELEVATION - 13 2

1/4" = 1'-0"

WALL SECTION - 13A 1

1/4" = 1'-0"

0' 4' 8'

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR. 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION, SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT; ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP; AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. LOUVER
39. RAMP

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
1	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title

Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

A7.06

4/20/2021 4:38:36 PM

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR. 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

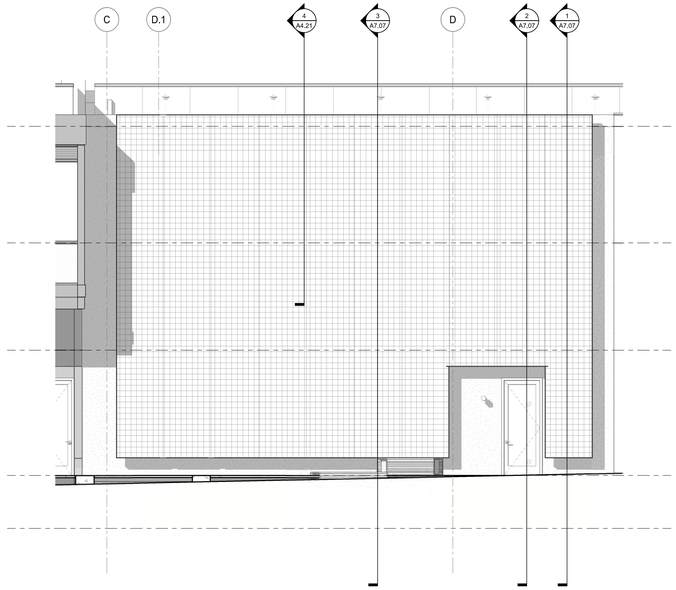
T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

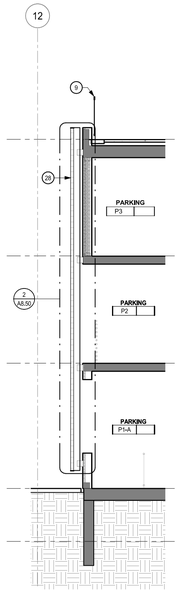
SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

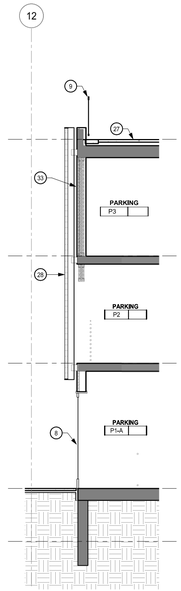
1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION, SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT, ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP. AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. LOUVER
39. RAMP



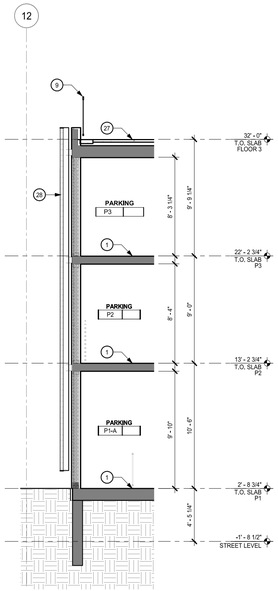
PARTIAL ELEVATION - 15 **4**
1/4" = 1'-0"



WALL SECTION - 15C **3**
1/4" = 1'-0"



WALL SECTION - 15B **2**
1/4" = 1'-0"



WALL SECTION - 15A **1**
1/4" = 1'-0"

0' 4' 8'

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR®

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
1	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title

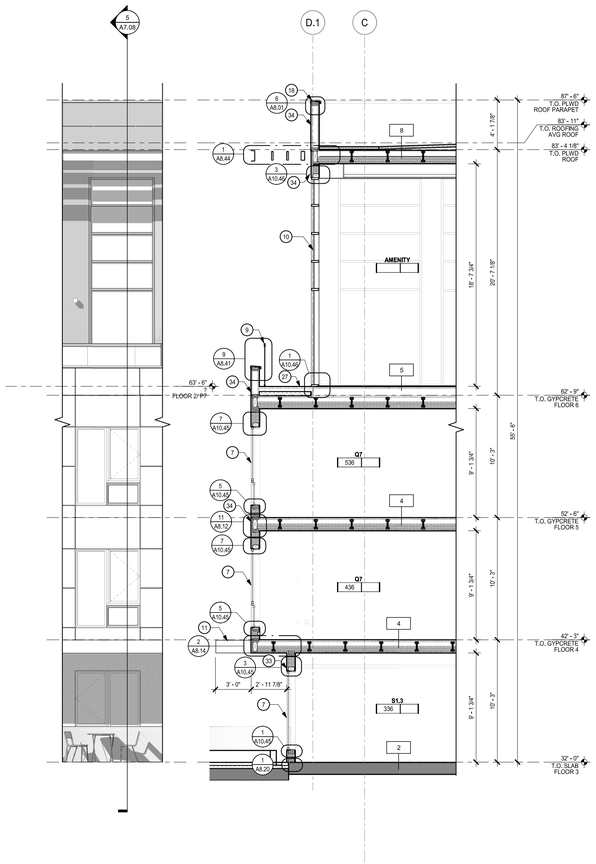
Scale As indicated

Proj #. 2014 **Drawn by** XX

Sheet Size: 36 x 48

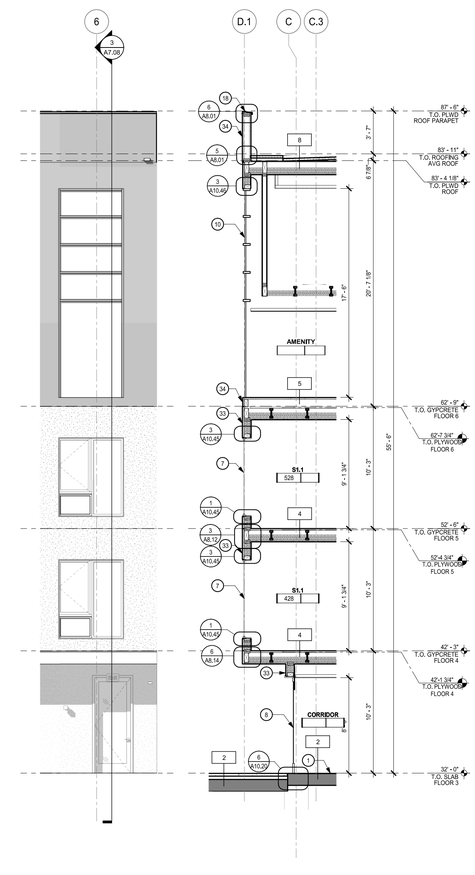
A7.07

04/22/21 4:29:04 PM



PARTIAL ELEVATION - 18 **6**

1/4" = 1'-0"

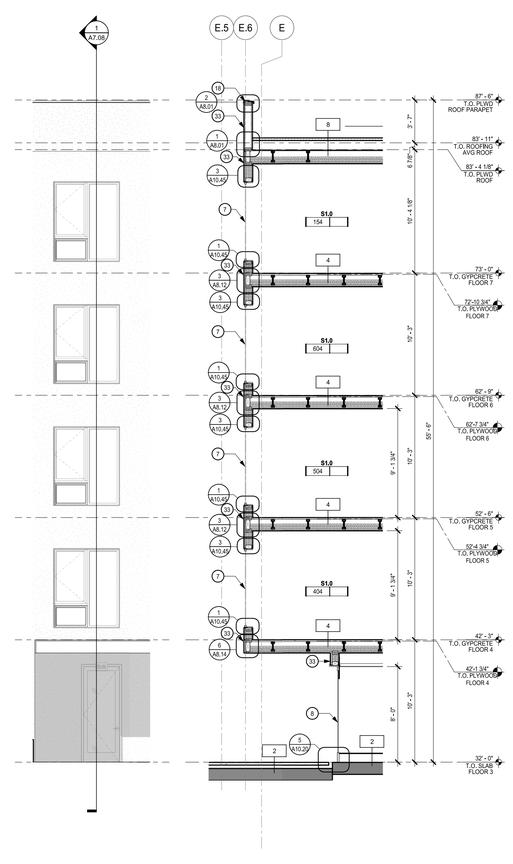


WALL SECTION - 18A **5**

1/4" = 1'-0"

PARTIAL ELEVATION - 17 **4**

1/4" = 1'-0"



WALL SECTION - 17A **3**

1/4" = 1'-0"

PARTIAL ELEVATION - 16 **2**

1/4" = 1'-0"

WALL SECTION - 16A **1**

1/4" = 1'-0"

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR. 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM. MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION, SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT, ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP; AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. LOUVER
39. RAMP

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title

Scale: As indicated

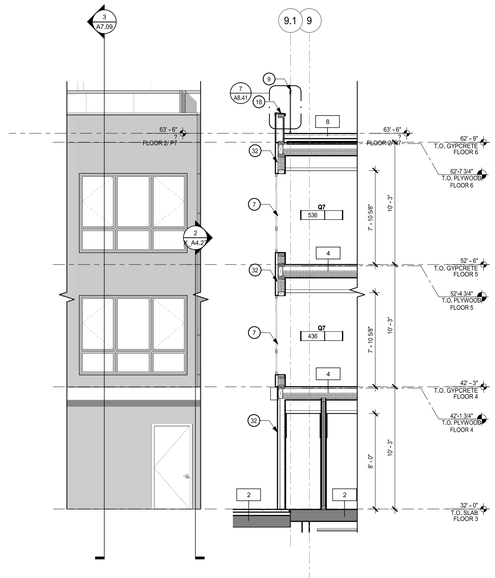
Proj #: 2014 Drawn by: XX

Sheet Size: 36 x 48

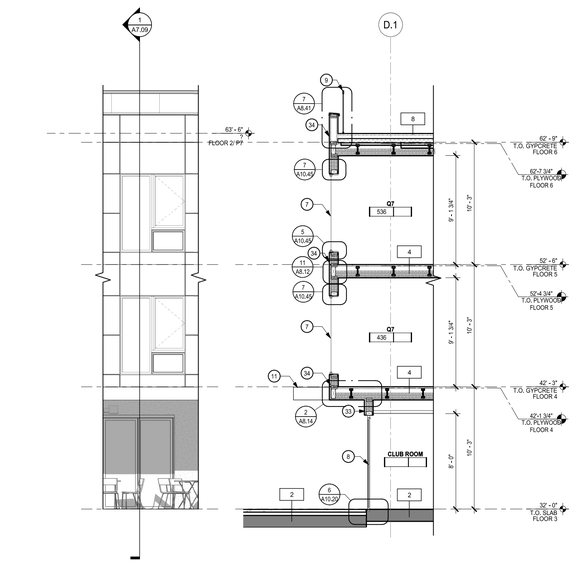
A7.08

0' 4' 8'

4/22/2021 4:29:23 PM



PARTIAL ELEVATION - 20 **4**
1/4" = 1'-0"



PARTIAL ELEVATION - 19 **2**
1/4" = 1'-0"

WALL SECTION - 20A **3**
1/4" = 1'-0"

WALL SECTION - 19A **1**
1/4" = 1'-0"

GENERAL NOTES

A. SITE ELEVATION HEIGHT OF XXX-XX" = 0'-0".

B. G.C. SHALL COORDINATE EXTERIOR FINISHES WITH EXTERIOR ELEVATIONS.

C. SEE SHEETS A10.00 & A10.01 FOR WALL TYPE SCHEDULE AND FLOOR/ROOF ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

E. GC TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

F. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS. NOT EVERY OCCURANCE OF GSM FLASHING IS SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS.

G. SOLDERED TRANSITION FLASHING (STF) SHOWN ARE TYPICAL. NOT ALL LOCATIONS ARE INDICATED. STF'S SHALL BE REQUIRED AT ALL 3-DIMENSIONAL TRANSITIONS OF PLANES OR MATERIALS. PROVIDE SHOP DRAWINGS THAT FULLY DEPICT ALL REQUIRED STF'S FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

H. SEE ROOF PLANS AND ELEVATIONS FOR PARAPET HEIGHTS.

I. ROOF SLOPES NOTED ARE MINIMUMS. GC TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE IN ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

J. GC SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

K. NOT EVERY OCCURANCE OF SEALANTS ARE SHOWN. CONTRACT DOCUMENTS SHOW DESIGN INTENT. GC SHALL INCLUDE SEALANTS AS REQ. AT ALL MATERIAL TRANSITIONS.

L. THRESHOLDS SHALL BE COMPLIANT AT ALL DOORS INTERIOR AND EXTERIOR, 1/2" MAX HEIGHT.

M. CONCRETE LEVELING COMPOUND AT DECKS, SHOWERS OR OTHERWISE TO PROVIDE FLUSH LEVEL AND COMPLIANT TRANSITIONS AT DOOR THRESHOLDS TO DECKS AND TO SHOWERS

N. GC SHALL INCLUDE , WHETHER SPECIFIED OR NOT, ANY AND ALL ACCESSORIES, COMPONENTS OR OTHER REQUIREMENTS TO PROVIDE A FULLY WARRANTED SYSTEM, MEANING THE GC SHALL RETAIN SUBCONTRACTORS THAT ARE SPECIALISTS IN THEIR FIELD.

O. THE GC SHALL INCLUDE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

P. ACOUSTIC SEALANT SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE SPECS, DRAWINGS, AND IN THE ACOUSTICAL REPORTS.

Q. NOT EVERY ASPECT OF EVERY FIRE STOPPING DETAIL IS INDICATED IN THE CDS, THE GC SHALL INCLUDE ALL FIRE STOPPING , SAFING THAT WILL BE REQUIRED TO COMPLETE THE PROJECT AND RECEIVE APPROVAL FROM LOCAL INSPECTORS.

R. PROVIDE REQUIRED EXTENSION OF THE ONE-HOUR OR TWO EXTERIOR WALL CONSTRUCTION THROUGH ATTIC, USE DOUBLE BLOCKING AND OR RATED GWB TO UNDERSIDE OF ROOF SHEATHING.

S. DRAFT STOPS REQUIRED PER CBC 718.3 SHALL BE 1/2" SHEATHING TO UNDERSIDE OF ROOF OR APPROVED EQUAL.

T. GC TO COORDINATE MECHANICAL AND PLUMBING VENTS AS PERMITTED BY CODES TO MINIMIZE ROOF PENETRATIONS.

U. ALL GUARDRAILS SHALL BE 43" AFF

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. CONCRETE SLAB, S.S.D
2. CONCRETE FOOTING, S.S.D.
3. NOT USED
4. VAPOR BARRIER
5. DRAIN MAT O/ BELOW GRADE WATERPROOFING SYSTEM (SEE B.E. DRAWINGS)
6. CONCRETE CURB, SEE SLAB PLAND AND S.S.D.
7. VINYL WINDOW, SEE WINDOW SCHEDULE
8. DOOR, SEE PLAN AND DOOR SCHEDULE
9. DESIGN/BUILD GLASS AND METAL RAILING AND GUARDRAIL
10. STOREFRONT
11. DESIGN/BUILD STEEL FRAME PROJECTING AWNING; HOT DIP GALVANIZED, FINISH PAINT IN FIELD
12. DESIGN/BUILD GLASS & STEEL TUBE FRAME PROJECTING AWNING; HOT DIP GALVANIZED; SHOP PRIMED, FINISH PAINT IN FIELD
13. INSULATION, SEE TITLE 24 & ACOUSTICAL REPORT
14. CURTAIN WALL
15. NANAWALL
16. VEHICLE RESTRAINT DEVICE
17. STEP SEATING, S.L.D.
18. BALLOON FRAMED PARAPET WALL, S.S.D.
19. GSM COPING PTD., TYP.
20. ROOF DRAIN W/ OVERFLOW, S.P.D.
21. THROUGH WALL GSM SCUPPER, PTD
22. SOFFIT, OCCURS AS NECESSARY TO COVER MECHANICAL EQUIPMENT AND SPRINKLERS
23. ALL EXTERIOR RECESSES TO BE SPRINKLERED
24. RECESSED LIGHT, ALIGN CENTERED W/ SPRINKLER HEAD
25. CONDENSER UNIT CURB & WALL SYSTEM
26. EXPANSION JOINT AT TOP, BOTTOM AND SIDE OF ALL WINDOWS/ STOREFRONTS, TYP; AND AT ALL FLOOR LINES TYP U.O.N.
27. PAVER O/ PEDESTAL SYSTEM, S.L.D.
28. GREEN WALL
29. PLANTER, S.L.D.
30. FENCE, S.L.D.
31. PAVERS, S.L.D.
32. ALUMINUM COMPOSITE METAL PANEL
33. STUCCO, 3-COAT, PAINTED
34. FIBER CEMENT PANEL
35. TRAFFIC TOPPING OVER DECK, SLOPE PER PLANS
36. OVERHEAD GARAGE DOOR
37. PERFORATED METAL SCREEN
38. LOUVER
39. RAMP

0' 4' 8'

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	CD1	04.22.21

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WALL SECTIONS

Sheet Title

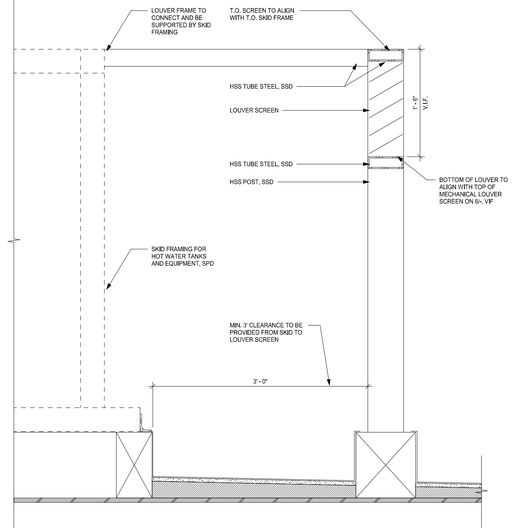
Scale As indicated

Proj #. 2014 Drawn by XX

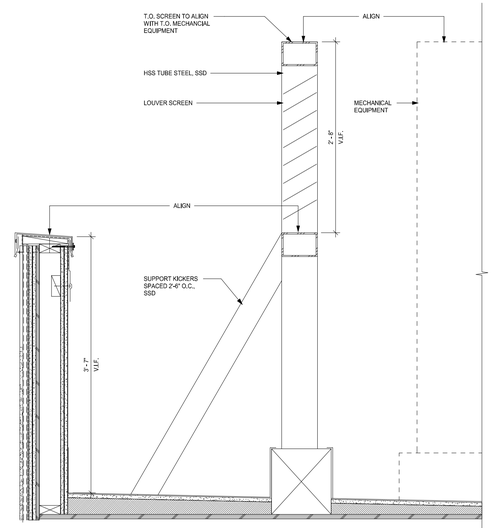
Sheet Size: 36 x 48

A7.09

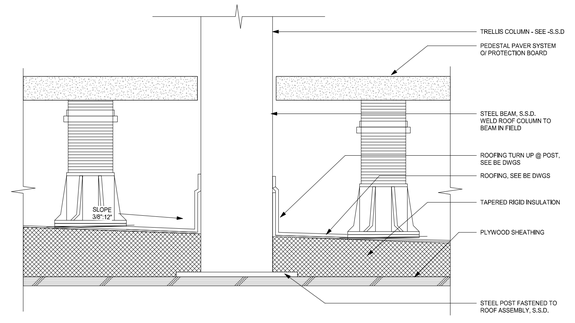
4/22/2021 2:29:31 PM



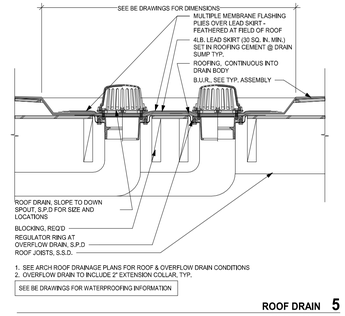
ROOFTOP SCREEN 7
1 1/2" = 1'-0"



ROOFTOP SCREEN 6
1 1/2" = 1'-0"



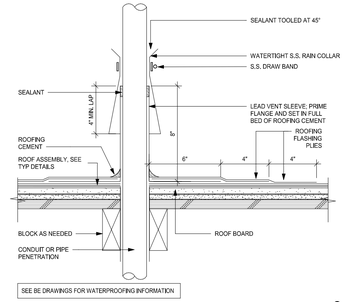
ROOFTOP TRELLIS COLUMN 3
3" = 1'-0"



1. SEE ARCH ROOF DRAINAGE PLANS FOR ROOF & OVERFLOW DRAIN CONDITIONS
2. OVERFLOW DRAIN TO INCLUDE 2" EXTENSION COLLAR, TYP.

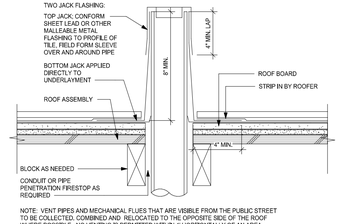
SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

ROOF DRAIN 5
1 1/2" = 1'-0"



SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

TYPICAL ROOF PENETRATION 2
3" = 1'-0"



NOTE: VENT PIPES AND MECHANICAL FLUES THAT ARE VISIBLE FROM THE PUBLIC STREET TO BE COLLECTED, COMBINED AND RELOCATED TO THE OPPOSITE SIDE OF THE ROOF WHERE POSSIBLE. NO VENTING IS PERMITTED WITHIN 4' HORIZONTALLY OF AN AREA SEPARATION WALL.

SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

VENT PIPE PENETRATION THROUGH ROOF 1
3" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Entitlement Architect

HELLER MANUS ARCHITECTS

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	DD 100%	01.28.21
	CD1	04.22.21

Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ROOF EQUIP & PENETRATION DETAILS

Sheet Title

Scale

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

A8.00

Plotted: 4/22/2021 3:47:06 PM

DESIGN-BUILD METALWORK GENERAL NOTES:

A. THE MISCELLANEOUS METALWORK, INCLUDING BUT NOT LIMITED TO THE HANDRAILS, GUARDRAILS, GATES, AWNINGS, AND SUNSHADES, SHALL BE DELIVERED ON A DESIGN-BUILD BASIS BY THE GENERAL CONTRACTOR. THE ARCHITECT'S DRAWINGS SHALL BE USED AS A DESIGN GUIDELINE FROM WHICH THE DESIGN-BUILD SUBCONTRACTOR CAN PREPARE A DESIGN-BUILD SUBMITTAL. THE DESIGN-BUILD SUBMITTAL SHALL INCLUDE 1) STRUCTURAL CALCULATIONS BY A LICENSED STRUCTURAL ENGINEER AND 2) A DETAILED SHOP DRAWING INCLUDING THE REQUIRED STEEL SECTIONS AND SHAPES (WALL THICKNESS) FOR STRUCTURAL INTEGRITY OF THE ITEM AND IN KEEPING WITH THE OVERALL DESIGN INTENT. THE ARCHITECT AND ENGINEER OF RECORD ARE RESPONSIBLE TO PROVIDE THE REQUIRED ENGINEERING FOR CONNECTING THE DESIGN BUILD ITEMS TO THE BUILDING AND FOR REVIEWING THE DESIGN-BUILD SUBMITTAL FOR COMPLIANCE WITH THE DESIGN INTENT AND FOR THE STRUCTURAL CONNECTION TO THE BUILDING.

B. STEEL SIZES CALLED OUT ON DRAWINGS ARE TO BE USE FOR DESIGN INTENT ONLY. STEEL SIZES HAVE NOT BE REVIEWED BY THE STRUCTURAL ENGINEER. STRUCTURAL CALCULATIONS SHALL BE PROVIDED TO CONFIRM THAT THE RAIL WILL RESIST A LOAD OF 50-PLF APPLIED IN ANY DIRECTION AT THE TOP RAIL, AND TO TRANSFER THE LOAD TO THE STRUCTURE PER SECTION 1607.8.1. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ASLO COMPLY WITH SECTION 2407. HANDRAILS AND GUARDS SHALL ALSO BE CONSTRUCTED TO RESIST A SINGLE CONCENTRATED LOAD OF 200-LBS, APPLIED AT ANY POINT ALONG THE TOP RAIL PER SECTION 1607.8.1.1. INTERMEDIATE RAILS, BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 50-PLF PER SECTION 1607.8.1.2

C. METALWORK COMPONENTS TO BE HOT-DIPPED, GALVANIZED STEEL AND PAINTED; NO FIELD WELDING WILL BE ACCEPTED; MECHANICAL CONNECTIONS ONLY.

D. VERIFY CLEARANCES & DIMENSIONS IN FIELD PRIOR TO FABRICATION & INSTALLATION.

E. UNLESS OTHERWISE NOTED, GENERAL CONTRACTOR SHALL INCLUDE PRICING FOR SIMILAR DETAILING AT ALL FENCES, GATES, AND ACCESSORIES THAT REQUIRE STEEL FABRICATION AS INDICATED IN LANDSCAPE DRAWINGS OR IN OTHER CONSULTANT DRAWINGS.

F. CAP ALL EXPOSED OPEN ENDS OF TUBE STEEL.

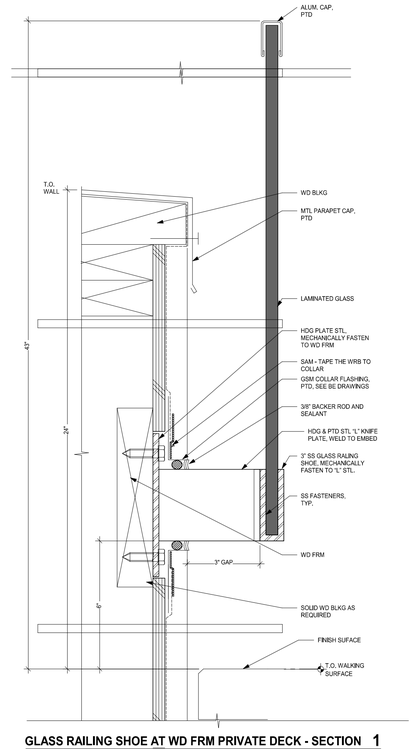
G. GRIND WELD JOINTS SMOOTH. ALL JOINTS AND CAPS TO BE FULLY WELDED.

H. USE ARCHITECTURAL DRAWINGS FOR DIMENSIONS REQUIRED FOR CONNECTION TO BUILDING STRUCTURES. GENERAL CONTRACTOR TO COORDINATE WITH OWNER FOR FINISHES AND COLORS.

I. NO SPACE BETWEEN RAILS SHALL BE OVER 3-3/4" WIDE. A SPHERE 4" IN DIAMETER SHALL NOT BE ABLE TO PASS THROUGH.

J. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BEFORE SUBMITTING DRAWINGS AND CALCULATIONS.

K.FOR WATERPROOFING DETAILS REFER TO ARCHITECTURAL & BE DRAWINGS.



GLASS RAILING SHOE AT WD FRM PRIVATE DECK - SECTION 1

6" = 1'-0"

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

CLIENT

GREYSTAR®

ENTITLEMENT ARCHITECT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
1	DD 100%	01.28.21
2	CD1	04.22.21

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT B DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BALCONY GLASS RAIL DETAILS

SHEET TITLE

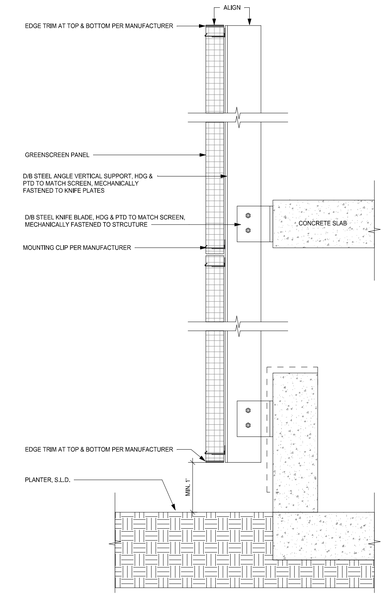
SCALE As indicated

PROJ #. 2014 DRAWN BY XX

SHEET SIZE: 36 x 48

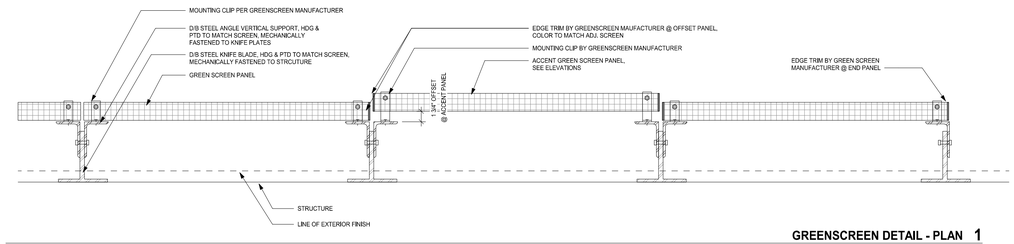
A8.40

04/02/21 8:24 PM



GREENSCREEN DETAIL - SECTION 2

1 1/2" = 1'-0"



GREENSCREEN DETAIL - PLAN 1

1 1/2" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR®

Entitlement Architect

HM HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV. ISSUE DATE

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

GREENSCREEN DETAIL

Sheet Title

Scale 1 1/2" = 1'-0"

Proj. #. 2014 Drawn by: [illegible]

Sheet Size: 36 x 48

A8.52

1/9/2022 8:57:21 PM

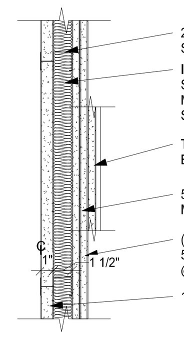
FLOOR AND CEILING RUNNERS — "J"-SHAPED RUNNERS, 2 1/2 IN. WIDE WITH UNEQUAL LEGS OF 1 IN. AND 2 1/2 IN., FABRICATED FROM 25 MSG GALV STEEL. RUNNERS POSITIONED WITH SHORT LEG TOWARD FINISHED SIDE OF WALL. RUNNERS ATTACHED TO STRUCTURAL SUPPORTS WITH STEEL FASTENERS LOCATED NOT MORE THAN 2 IN. FROM ENDS AND NOT MORE THAT 24 IN. O.C.

STEEL STUDS — "C-T" OR "C-H" SHAPED STUDS 1-5/8" WIDE BY 2-1/2 IN. DEEP, FABRICATED FROM 25 MSG GALV STEEL. CUT TO LENGTHS 3/4 IN. LESS THAN FLOOR TO CEILING HEIGHT AND SPACED 24 IN. O.C.

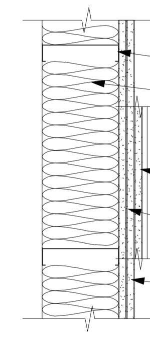
GYPSUM BOARD — 1 IN. THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOM. 24 IN. WIDTHS. PANELS CUT 1 IN. LESS IN LENGTH THAN THE FLOOR TO CEILING HEIGHT. VERTICAL EDGES OF THE PANELS INSERTED INTO "T" SHAPED SECTION OF C-T STUDS OR THE "H" SECTION OF THE C-H STUDS. FREE EDGE OF END PANELS SECURED TO LONG LEG OF J RUNNER WITH TABS IN RUNNER OR 1-5/8 IN. LONG TYPE S SELF-TAPPING BUGLE HEAD STEEL SCREWS SPACED NOT MORE THAN 12 IN. O.C.

GYPSUM BOARD — 1/2 OR 5/8 IN. THICK, 4FT WIDE, APPLIED IN TWO LAYERS. BASE LAYER ATTACHED AT RIGHT ANGLES TO STUDS AND SIDE "J" RUNNERS WITH 1 IN. LONG TYPE S SELF-TAPPING STEEL SCREWS STARTING AT 2 IN. FROM THE FLOOR AND CEILING RUNNERS AND SPACED A MAXIMUM 24 IN. O.C. ALONG THE VERTICAL EDGES AND IN THE FIELD OF THE BOARDS.
FACE LAYER ORIENTED PARALLEL TO STUDS AND SIDE "J" RUNNERS AND ATTACHED WITH 1-5/8 IN. LONG TYPE S SELF-TAPPING STEEL SCREWS, STARTING AT 3 IN. FROM THE FLOOR AND CEILING RUNNERS AND SPACED A MAXIMUM 12 IN. O.C. ALONG THE VERTICAL EDGES AND IN THE FIELD OF THE BOARDS. FACE LAYER JOINTS COVERED WITH PAPER TAPE AND TWO COATS OF JOINT COMPOUND, EXPOSED SCREW HEADS COVERED WITH TWO COATS OF JOINT COMPOUND.

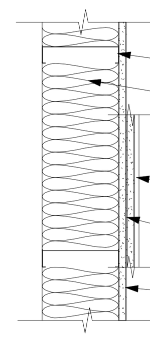
BATTS AND BLANKETS — MINERAL WOOL OR GLASS FIBER BATTS PARTIALLY OR COMPLETELY FILLING STUD CAVITY. ANY MINERAL WOOL OR GLASS FIBER BATT MATERIAL BEARING THE UL CLASSIFICATION MARKING AS TO FIRE RESISTANCE.



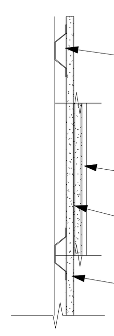
UL U428	FIRE RATING: 2 HOUR	STC RATING: 45	NON-BEARING	S1 2 1/2" C-H STUD SHAFT WALL



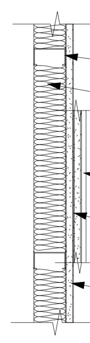
	NOT RATED	STC RATING: N/A		F6.2 6" METAL STUDS WITH 2 LAYERS GWB



	NOT RATED	STC RATING: N/A		F6.1 6" METAL STUDS WITH 1 LAYER GWB



	NOT RATED	STC RATING: N/A		F2.2 7/8" METAL STUDS WITH 1 LAYER GWB



	NOT RATED	STC RATING: N/A		F2.1 2 1/2" METAL STUDS WITH 1 LAYER GWB

0.018" (NO. 25 CARBON SHEET STEEL GAGE) CHANNEL-SHAPED STUDS 24 IN. O.C. WITH TWO FULL-LENGTH LAYERS OF 5/8 IN. TYPE 'X' GYPSUM WALLBOARD APPLIED VERTICALLY EACH SIDE. FIRST LAYER ATTACHED WITH 1"-LONG. NO. 6 DRYWALL SCREWS, 8" ON CENTER AROUND THE PERIMETER AND 12" ON CENTER ON THE INTERMEDIATE STUD. SECOND LAYER APPLIED WITH VERTICAL JOINTS OFFSET ONE STUD SPACE FROM FIRST LAYER USING 1 5/8" LONG, NO. 6 DRYWALL SCREWS SPACED 9" ON CENTER ALONG VERTICAL JOINTS, 12" ON CENTER AT INTERMEDIATE STUDS AND 24" ON CENTER ALONG TOP AND BOTTOM RUNNERS.

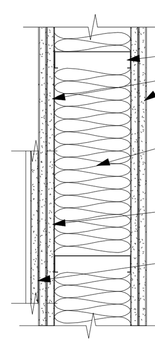


TABLE 721.1(2) 13-1.2	FIRE RATING: 2 HOUR	STC RATING: 45	BEARING AND NONBEARING	E3.2 2 HOUR 6" METAL STUDS

0.018" (NO. 25 CARBON SHEET STEEL GAGE) CHANNEL-SHAPED STUDS 24 IN. O.C. WITH ONE FULL-LENGTH LAYER OF 5/8 IN. TYPE 'X' GYPSUM WALLBOARD APPLIED VERTICALLY ATTACHED WITH 1" LONG NO. 6 DRYWALL SCREWS TO EACH STUD. SCREWS ARE 8 IN. O.C. AROUND THE PERIMETER AND 12 IN. O.C. ON THE INTERMEDIATE STUD. SCREWS FOR THE HORIZONTAL APPLICATION SHALL BE 8 IN. O.C. AT VERTICAL EDGES AND 12 IN. O.C. AT INTERMEDIATE STUDS.

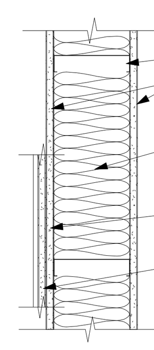


TABLE 721.1(2) 13-1.1	FIRE RATING:1 HOUR	STC RATING: 41	BEARING AND NONBEARING	E3.1 1 HOUR 6" METAL STUDS

0.018" (NO. 25 CARBON SHEET STEEL GAGE) CHANNEL-SHAPED STUDS 24 IN. O.C. WITH TWO FULL-LENGTH LAYERS OF 5/8 IN. TYPE 'X' GYPSUM WALLBOARD APPLIED VERTICALLY EACH SIDE. FIRST LAYER ATTACHED WITH 1"-LONG. NO. 6 DRYWALL SCREWS, 8" ON CENTER AROUND THE PERIMETER AND 12" ON CENTER ON THE INTERMEDIATE STUD. SECOND LAYER APPLIED WITH VERTICAL JOINTS OFFSET ONE STUD SPACE FROM FIRST LAYER USING 1 5/8" LONG, NO. 6 DRYWALL SCREWS SPACED 9" ON CENTER ALONG VERTICAL JOINTS, 12" ON CENTER AT INTERMEDIATE STUDS AND 24" ON CENTER ALONG TOP AND BOTTOM RUNNERS.

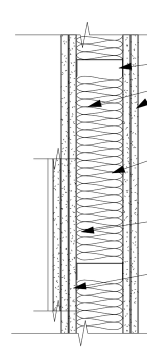


TABLE 721.1(2) 13-1.2	FIRE RATING: 2 HOUR	STC RATING: 45	BEARING AND NONBEARING	E1.2 2 HOUR 3 5/8" METAL STUDS

0.018" (NO. 25 CARBON SHEET STEEL GAGE) CHANNEL-SHAPED STUDS 24 IN. O.C. WITH ONE FULL-LENGTH LAYER OF 5/8 IN. TYPE 'X' GYPSUM WALLBOARD APPLIED VERTICALLY ATTACHED WITH 1" LONG NO. 6 DRYWALL SCREWS TO EACH STUD. SCREWS ARE 8 IN. O.C. AROUND THE PERIMETER AND 12 IN. O.C. ON THE INTERMEDIATE STUD. SCREWS FOR THE HORIZONTAL APPLICATION SHALL BE 8 IN. O.C. AT VERTICAL EDGES AND 12 IN. O.C. AT INTERMEDIATE STUDS.

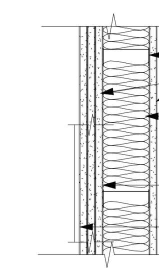


TABLE 721.1(2) 13-1.1	FIRE RATING:1 HOUR	STC RATING: 38	BEARING AND NONBEARING	E1.3 1 HOUR 3 5/8" METAL STUDS

0.018" (NO. 25 CARBON SHEET STEEL GAGE) CHANNEL-SHAPED STUDS 24 IN. O.C. WITH ONE FULL-LENGTH LAYER OF 5/8 IN. TYPE 'X' GYPSUM WALLBOARD APPLIED VERTICALLY ATTACHED WITH 1" LONG NO. 6 DRYWALL SCREWS TO EACH STUD. SCREWS ARE 8 IN. O.C. AROUND THE PERIMETER AND 12 IN. O.C. ON THE INTERMEDIATE STUD. SCREWS FOR THE HORIZONTAL APPLICATION SHALL BE 8 IN. O.C. AT VERTICAL EDGES AND 12 IN. O.C. AT INTERMEDIATE STUDS.

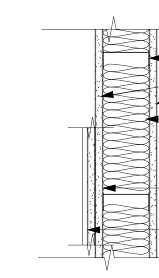


TABLE 721.1(2) 13-1.1	FIRE RATING:1 HOUR	STC RATING: 38	BEARING AND NONBEARING	E1.1 1 HOUR 3 5/8" METAL STUDS

FLOOR AND CEILING RUNNERS — CHANNEL SHAPED, ATTACHED TO FLOOR AND CEILING IN TWO ROWS, A MIN 1 IN. APART, WITH STEEL FASTENERS SPACED 24 IN. OC. RUNNERS FABRICATED FROM MIN NO. 20 MSG GALV STEEL, 1-1/4 IN. DEEP AND 2-1/2 IN. WIDE.

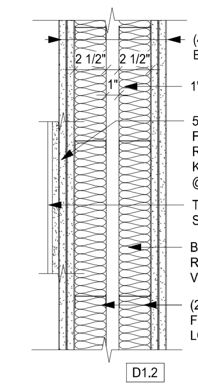
STEEL STUDS — CHANNEL SHAPED, SUPPLIED WITH CUTOUTS, FRICTION -FITTED INTO FLOOR AND CEILING RUNNERS AND SPACED A MAX 16 IN. OC. STUDS CUT 1/2 IN. LESS THAN ASSEMBLY HEIGHT AND EVENLY STAGGERED BETWEEN THE TWO ROWS OF FLOOR AND CEILING RUNNERS. STUDS FABRICATED FROM MIN NO. 18 MSG GALV STEEL, MIN 3-5/8 IN. WIDE BY 1-5/8 IN. DEEP WITH 3/8 IN. FOLDED BACK RETURN FLANGE LEGS.

LATERAL BRACING — CHANNEL SHAPED, FABRICATED FROM MIN 18 MSG GALV STEEL, 1/2 IN. DEEP AND 3/4 IN. WIDE. WELDED TO STUDS AT CUTOUTS AT HORIZONTAL THIRD-POINTS

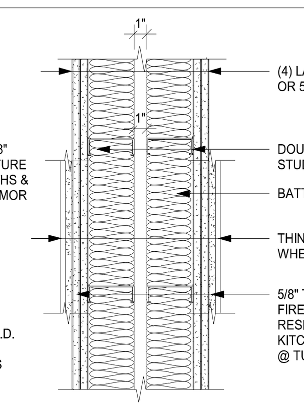
BATTS AND BLANKETS — GLASS FIBER BATTS, NOM 3-1/2 IN. THICK, NOM DENSITY 0.5 PCF, FRICTION-FITTED TO COMPLETELY FILL THE STUD CAVITIES ON ONE SIDE OF WALL ASSEMBLY.

GYPSUM BOARD — NOM 5/8 IN. THICK, GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYERS (2-HR SYSTEM) STAGGERED ONE STUD CAVITY. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS NEED NOT BE BACKED BY FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (2-HR SYSTEM) STAGGERED A MINIMUM OF 6 IN. FOR THE SINGLE LAYER SYSTEM: PANELS ATTACHED TO STEEL STUDS AND FLOOR RUNNER WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 8 IN. OC WHEN APPLIED HORIZONTALLY, OR 8 IN. OC ALONG VERTICAL AND BOTTOM EDGES AND 12 IN. OC IN THE FIELD WHEN APPLIED VERTICALLY. FOR THE DOUBLE LAYER SYSTEM: BASE LAYER PANELS ATTACHED TO STEEL STUDS AND FLOOR RUNNER WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 16 IN., FACE LAYER PANELS ATTACHED TO STEEL STUDS AND FLOOR RUNNER WITH 1-5/8 IN. LONG TYPE S STEEL SCREWS SPACED 12 IN.

JOINT TAPE AND COMPOUND — OUTER LAYER JOINTS COVERED WITH JOINT COMPOUND AND PAPER OR MESH TAPE. SCREW HEADS COVERED WITH JOINT COMPOUND.



D1.2



UL U493	FIRE RATING:1 HOUR	STC RATING: 55	BEARING	D1.1 ACOUSTICALLY ENHANCED DOUBLE METAL STUD WALL

STUDS — CHANNEL-SHAPED, MIN 3-5/8". WIDE BY 1-1/4 IN. DEEP WITH 5/16 IN. FOLDED BACK RETURN FLANGE LEGS. FABRICATED FROM NO. 25 MSG GALV STEEL. MAX STUD SPACING 24 IN. OC. STUDS TO BE CUT 1 IN. LESS THAN ASSEMBLY HEIGHT.

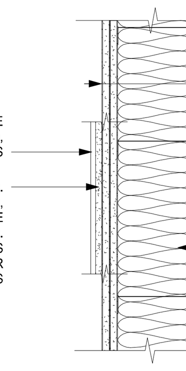
FLOOR AND CEILING RUNNERS — CHANNEL-SHAPED RUNNERS, MIN 3-5/8". WIDE BY 1-1/4 IN. DEEP, FABRICATED FROM NO. 25 MSG GALV STEEL. ATTACHED TO FLOOR AND CEILING WITH FASTENERS, 24 IN. OC, MAX.

BATTS AND BLANKETS — PLACED IN STUD CAVITY, TO MATCH STUD WIDTH.

GYPSUM BOARD —5/8 IN. THICK, 4 FT WIDE. SCREW ATTACHED ONE SIDE TO RESILIENT OR FURRING CHANNELS WITH 1 IN. LONG, TYPE S STEEL SCREWS SPACED 12 IN. OC. GYPSUM BOARD ON DIRECT ATTACHED SIDE SECURED TO STUDS WITH 1 IN. LONG TYPE S-12 STEEL SCREWS SPACED 12 IN. GYPSUM BOARD JOINTS ORIENTED VERTICALLY, LOCATED OVER STUDS AND OFFSET BETWEEN LAYERS.

JOINT TAPE AND COMPOUND — VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED TO JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

CAULKING AND SEALANTS — BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

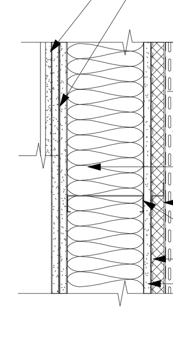


UL U407	FIRE RATING:1 HOUR	STC RATING: 55	BEARING	C1.1 ACOUSTICALLY ENHANCED METAL STUD WALL - TYPICAL

EXTERIOR SIDE — ONE LAYER 5/8" PROPRIETARY TYPE X GLASS MAT GYPSUM SUBSTRATE (SHEATHING) APPLIED PARALLEL OR AT RIGHT ANGLES TO 3-5/8", 18 MIL STEEL STUDS 24" O.C. WITH 1" TYPE S CORROSION RESISTANT SCREWS 8" O.C. AT VERTICAL STUDS AND 12" O.C. AT PERIMETER RUNNERS.

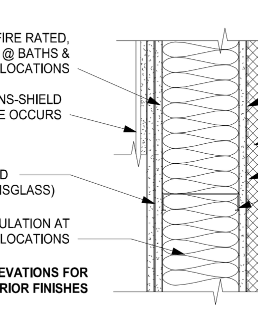
JOINTS CAULKED WITH FLEXIBLE, NON-HARDENING BUILDING SEALANT OR COVERED WITH WEATHER EXPOSED CLADDING OR FINISH SYSTEM

INTERIOR SIDE — ONE LAYER 5/8" PROPRIETARY TYPE X GLASS MAT GYPSUM SUBSTRATE, GLASS MAT WATER-RESISTANT GYPSUM BACKING BOARD, GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 1" TYPE S SCREWS 8" O.C. AT STUDS AND 12" O.C. AT FLOOR AND CEILING RUNNERS.



SEE ELEVATIONS FOR EXTERIOR FINISHES

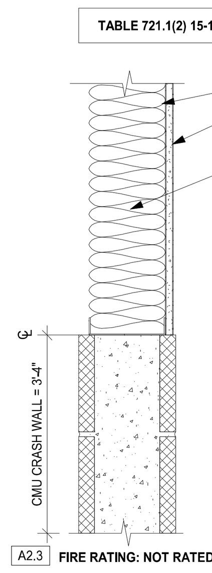
GA WP 8005	FIRE RATING: 1 HOUR	STC RATING: 45	NONBEARING	B1.1B TYPICAL EXTERIOR WALL



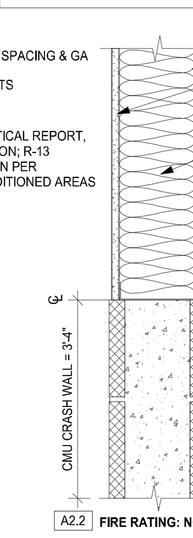
SEE ELEVATIONS FOR EXTERIOR FINISHES

MIN. 3-5/8" NO. 16 GAGE NONCOMBUSTIBLE STUDS 16" ON CENTER WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF THE STUDS) ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR, NONBEARING, NONCOMBUSTIBLE STUD PARTITIONS. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

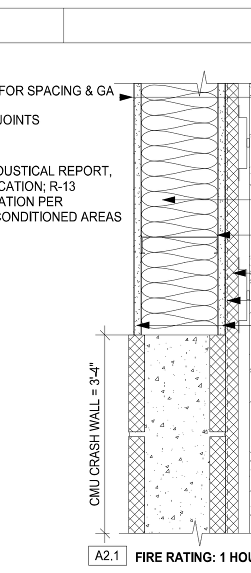
TABLE 721.1(2) 15-1.4	FIRE RATING: 1 HOUR	STC RATING: 45	NONBEARING	B1.1A TYPICAL EXTERIOR WALL



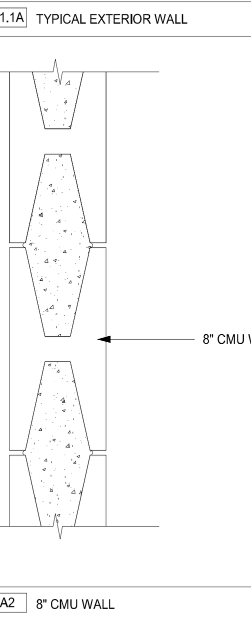
A2.3 FIRE RATING: NOT RATED



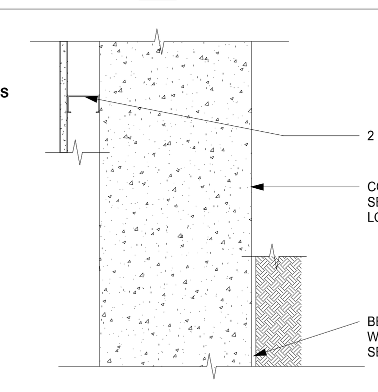
A2.2 FIRE RATING: NOT RATED



A2.1 FIRE RATING: 1 HOUR



UL# U904	FIRE RATING: 2 HOUR	STC RATING: N/A		A2 8" CMU WALL



SOLID CONCRETE

NOTE:
A. SEE GEOTECHNICAL REPORT FOR SUBGRADE CONSTRUCTION.
B. SEE "A8.30" SERIES AND "BE" SERIES DRAWINGS FOR WATERPROOFING DETAILS.
C. SEE STRUCTURAL PLANS FOR CONCRETE WALL THICKNESS.
D. SACK AND PATCH CONCRETE WALLS EXPOSED AT INTERIOR AND EXTERIOR.

TABLE 721.1(2) 4-1.1	FIRE RATING: 2 HOUR	STC RATING: N/A		A1 CONCRETE WALL

GENERAL NOTES

A. ALL GYP. BD. TO BE TYPE 'X' UNLESS OTHERWISE NOTED.
B. WALL TYPES ARE IDENTIFIED ON THE A2 AND A4 PLANS.
C. ALL FRAMED WALLS > 10'-0" TALL TO HAVE VERTICAL AND HORIZONTAL FIRE BLOCKING AT 5'-0" ABOVE SUBFLOOR, MINIMUM.
D. METAL STUD ASSEMBLIES DESIGNATED ACOUSTICALLY SENSITIVE CONSTRUCTION SHALL BE INSTALLED WITH ACOUSTICAL INSULATION AS INDICATED, HOLD GYP. BD. BACK 1/4" FROM BOTH FLOOR AND CEILING STRUCTURE AND PROVIDE CONTINUOUS AIRTIGHT ACOUSTICAL FIRE REATED SEALANT FOR ASSEMBLIES DESIGNATED WITH 1 HOUR RATING OR GREATER. USE ACOUSTICAL SEALANT AT ALL NON-RATED ASSEMBLIES.
E. FOR ACOUSTICALLY SENSITIVE CMU WALLS, CELLS SHALL BE FILLED 100% SOLID WITH GROUT. REFER TO SPECIFICATION SECTION FOR MORTAR AND GROUT MATERIALS
F. SEE PROJECT MANUAL FOR ADDITIONAL INFORMATION RELATED TO FINISH SYSTEMS, MATERIALS, AND ACOUSTICAL REPORT. SEE ALSO STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION.
G. UL# REFERS TO CLASSIFICATION NUMBERS FROM THE UNDERWRITERS LABORATORIES FIRE RESISTANCE DIRECTORY, WP# REFERS TO GYPSUM ASSOCIATION MANUAL.
H. ITEM # REFERS TO ITEM LISTED IN THE CBC, TABLE 721.1 (2) FOR WALLS AND PARTITIONS AND TABLE 721.1 (3) FOR FLOOR AND ROOF SYSTEMS.
I. WALLS AT THE CORRIDOR SIDE OF THE UNITS MUST BE 25 GA TO MEET THE STC RATING LISTED.
J. REFER TO A3 ELEVATION SHEETS FOR EXTERIOR FINISHES, LOCATION AND TYPE.
K. REFER TO A4 SHEETS FOR WET WALL LOCATIONS.
L. SIZE PLUMBING WALLS TO ACHIEVE A MINIMUM CLEARANCE OF ONE INCH BETWEEN PIPES AND GYPSUM BOARD AT NON-FIXTURE SIDES OF PLUMBING WALLS.
M. AVOID LOCATING RISERS ADJACENT TO BEDROOMS. WHERE THIS CAN NOT BE AVOIDED, PROVIDE AN EXTRA LAYER OF GYP. BD. AT THE WALL ON THE BEDROOM SIDE.
N. PROVIDE CONCRETE CURB FOR TERMINATION OF FLOOR WATERPROOFING, TRAFFIC COAT FINISHES AND AS INDICATED IN DRAWINGS.
O. FIRE RATED SHAFT WALL ASSEMBLIES SHALL MAINTAIN CONTINUITY OF FIRE RATING BOTH VERTICALLY AND HORIZONTALLY AS THE SHAFT TRANSITIONS FLOOR TO FLOOR THROUGHOUT THE BUILDING.
P. CONTROL JOINT REQUIREMENTS (APPLICABLE TO ENTIRE PROJECT):
   a. WHERE PARTITION DRYWALL SURFACES ARE CONTINUOUS FOR 30 FEET IN HEIGHT OR LENGTH, PROVIDE CONTROL JOINTS AT 30 FEET ON CENTER.
   b. WHERE CEILING SURFACES ARE CONTINUOUS AND PROVIDED WITH PERIMETER RELIEF, PROVIDE CONTROL JOINTS AT 50 FEET ON CENTER.
   c. WHERE CEILING SURFACES ARE CONTINUOUS AND NOT PROVIDED WITH PERIMETER RELIEF, PROVIDE CONTROL JOINTS AT 30 FEET ON CENTER.
   d. PROVIDE CONTROL JOINT AT FLOOR LINE OF ALL STAIRWELL WALLS AND WHERE EXPOSED GYPSUM WALL BOARD WALL SURFACES SPAN CONTINUOUSLY OVER FLOOR SLAB EDGES.
Q. THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION; SEAL ALL PENETRATIONS IN EXTERIOR WALLS & ATTIC BYPASSES PRIOR TO INSTALLATION. PROVIDE ALL CODE REQUIRED AIR SEALING MEASURES.
   REFER TO A9 SERIES FOR THE FOLLOWING:
   a. ACOUSTICAL TREATMENT OF PIPES IN WALLS
   b. PLUMBING SOUND CONTROL
   c. TYPICAL HEAD AND BASE DETAILS AT 1-HR DEMISING WALLS AND FIRE WALLS.
   d. RESILIENT CHANNEL DETAIL AT FLOOR/PARTITION / CEILING INTERSECTION
   e. STORM WASTE PIPE RISER ISOLATION DETAILS AT DEMISING WALLS
   f. TYPICAL RECESSED PANEL / FIXTURE
   g. JUNCTION BOX OFFSET PENETRATIONS AT DEMISING WALL
   h. ATTACHMENT OF PLUMBING PIPES > 1-1/4" DIAMETER
   i. CONDUIT PENETRATION THROUGH SOUND RATED ASSEMBLIES AND FIRE RATED WALLS
R. IN DEMISING WALLS, NO SERVICE, WIRE OR CONDUIT SHALL BE INSTALLED IN THE AIR SPACE BETWEEN THE STUDS.
S. G.C. SHALL INCLUDE FULL COST OF FULLY CONCEALED SIDEWALL AND OR CEILING SPRINKLER HEADS AT ALL RESIDENTIAL AND COMMON AREAS. SPRINKLER HEADS TO BE FULLY CONCEALED WITH CAPS PAINTED TO MATCH ADJACENT WALL.
T. G.C. SHALL PROVIDE ALL INTERIOR AND EXTERIOR COLD-FORMED METAL FRAMING ON A DESIGN/BUILD BASIS. G.C. TO ADJUST FOR AND INCLUDE COST OF CHANGED STUD SPACING AND THICKER METAL GAUGE TO ACCOMMODATE HEIGHT AND STRUCTURAL LOADS AS REQUIRED.
U. EXTERIOR GRADE PLYWOOD TO BE USED AT ALL WATERPROOFED/WET WALLS - EXTERIOR, INTERIOR WET WALLS AND ROOFS.
V. OSB ALLOWED ONLY AT INTERIOR DRY WALLS.
W. ALL CORRIDORS SHALL BE 1-HR RATED PER CBC 2013 SECTION 1018. SEE WALL CEILING ASSEMBLIES ON A10.XX.
X. SEE A9.XX FOR ADDITIONAL HEAD/SILL WALL DETAILS.
Y. WHERE STUCCO OCCURS AT METAL FRAMED EXTERIOR WALLS, EACH SCREW SHALL BE SEALED AT THE EXTERIOR TO WRB AND AT THE METAL FRAMING PENETRATION ON THE INTERIOR. IF ANY SCREW IS REMOVED, SEAL THE ENTIRE DEPTH OF THE SCREW HOLE TO PREVENT LEAKS. SCAFFOLD MUST BE WALKED BY WATERPROOFING CONSULTANT AND EVERY SCREW TO BE INSPECTED AND SEALED.
Z. ATTIC DRAFT STOPS NOT REQUIRED IF SPRINKLERED PER CBC 718.4.2 EXCEPTION 2. HOWEVER, IF THE SPRINKLER DESIGN REQUIRES ANY TYPE OF DRAFT STOP/DRAFT CURTAIN OR ANY SIMILAR MATERIAL, THE G.C. SHALL PROVIDE SUCH DRAFT STOPPING OR SIMILAR.

ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	DD 100%	01.28.21
	CD1	04.22.21

STAMP

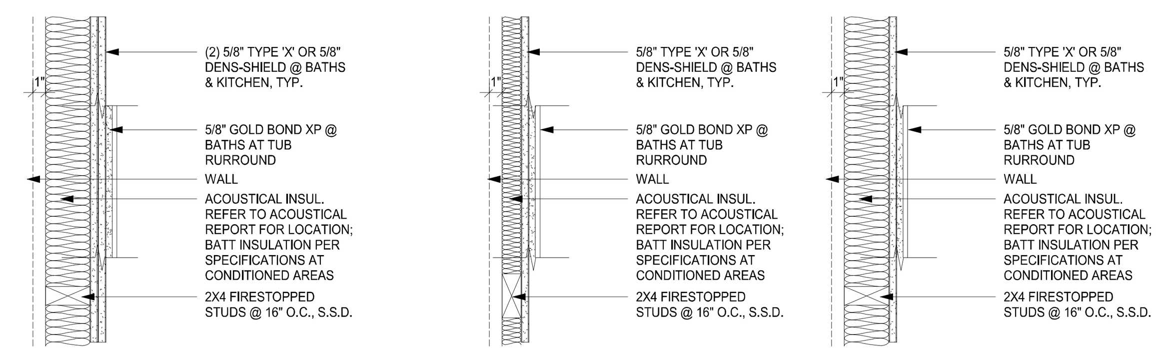
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TYPE IA WALL SEEMBLIES

SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY Author
SHEET SIZE: 36 x 48

A10.00

1/5/2022 2:06:44 PM

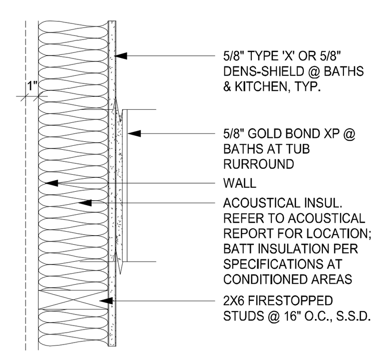


NOT RATED — F12.1 — FURRED INT 2X4 WALL

NOT RATED — F11.2

NOT RATED — F11.1 — FURRED INT 2X4 WALL

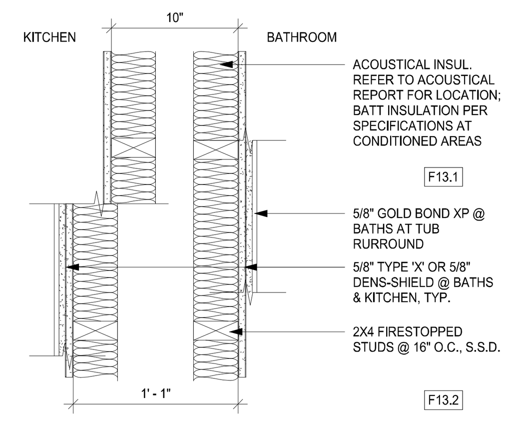
FURRED INT PLUMBING 2X4 WALL 11
1 1/2" = 1'-0"



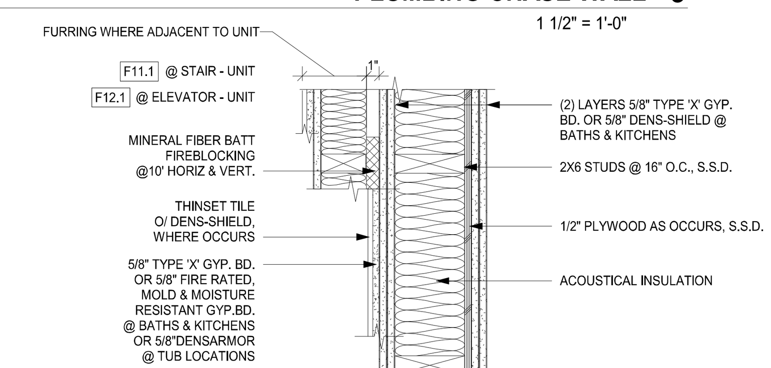
NOT RATED

F11.3 — FURRED INT 2X6 WALL

FURRED INT PLUMBING 2X6 WALL 10
1 1/2" = 1'-0"



PLUMBING CHASE WALL 9
1 1/2" = 1'-0"

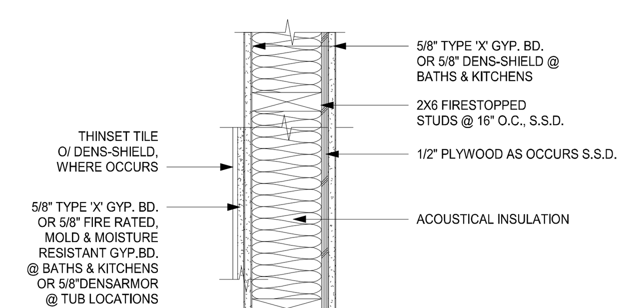


2" X 6" WOOD STUDS 16" ON CENTER WITH TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD EACH SIDE. BASE LAYERS APPLIED VERTICALLY AND NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 9" ON CENTER. FACE LAYER APPLIED VERTICALLY OR HORIZONTALLY AND NAILED WITH 8D COOLER OR WALLBOARD NAILS AT 7" ON CENTER. FOR NAIL-ADHESIVE APPLICATION, BASE LAYERS ARE NAILED 6" ON CENTER. FACE LAYERS APPLIED WITH COATING OF APPROVED WALLBOARD ADHESIVE AND NAILED 12" ON CENTER.

2 HR RATED
CBC TABLE 721.1(2) 14-1.5

E12.2

INTERIOR 2 HOUR 2X6 WALL 8
1 1/2" = 1'-0"

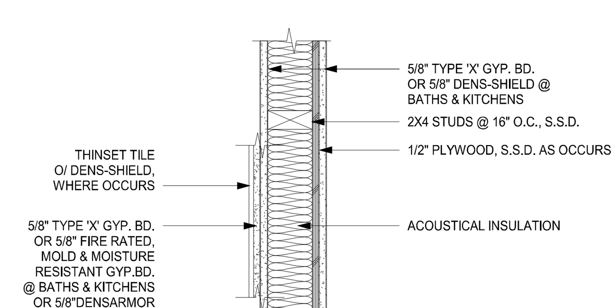


2" X 6" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARDAPPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.

1 HR RATED
CBC TABLE 721.1(2) 14-1.3

E12.1

INTERIOR 1HOUR 2X6 WALL 7
1 1/2" = 1'-0"



2" X 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARDAPPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.

1 HR RATED
CBC TABLE 721.1(2) 14-1.3

E11.1

INTERIOR 1 HOUR 2X4 WALL 6
1 1/2" = 1'-0"

FIRE DESIGN

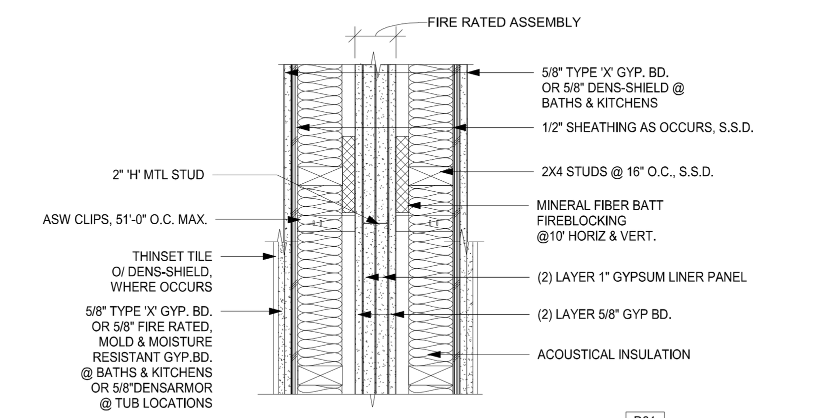
TWO LAYERS 1" X 24" PROPRIETARY TYPE X GYPSUM PANELS INSERTED BETWEEN 2" FLOOR AND CEILING RUNNER WITH 2" STEEL H STUDS BETWEEN ADJACENT PAIRS OF GYPSUM PANELS.

ONE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLESTO EACH SIDE WITH 1" TYPE S SCREWS 16" O.C. (NLB)

SOUND DESIGN

TWO SOUND TESTED WITH 2X4 WOOD STUDS SPACED 16" O.C. FACED WITH 5/8" PROPRIETARY TYPE X FACTORY-LAMINATED GYPSUM PANEL PRODUCT EACH SIDE OF SYSTEM AND 3-1/2" GLASS FIBER INSULATION IN STUD SPACE ON BOTH SIDES.
HEIGHT LIMITATION 70 FEET

3 HR RATED
STC 65
GA # ASW 2000



D31

3 HOUR FIRE WALL 5
1 1/2" = 1'-0"

FLOOR AND CEILING RUNNERS — CHANNEL SHAPED, ATTACHED TO FLOOR AND CEILING IN TWO ROWS, A MIN 1 IN. APART, WITH STEEL FASTENERS SPACED 24 IN. OC. RUNNERS FABRICATED FROM MIN NO. 25 MSG GALV STEEL, 1-1/4 IN. WIDE AND 2 1/2 IN. DEEP.

STEEL STUDS — CHANNEL SHAPED, SUPPLIED WITH CUTOUTS, FRICTION -FITTED INTO FLOOR AND CEILING RUNNERS AND SPACED A MAX 24 IN. OC. STUDS CUT 1/2 IN. LESS THAN ASSEMBLY HEIGHT AND EVENLY STAGGERED BETWEEN THE TWO ROWS OF FLOOR AND CEILING RUNNERS. STUDS FABRICATED FROM MIN NO. 25 MSG GALV STEEL, MIN 2 1/2 IN. DEEP BY 1-5/8 IN. WIDE WITH 3/8 IN. FOLDED BACK RETURN FLANGE LEGS.

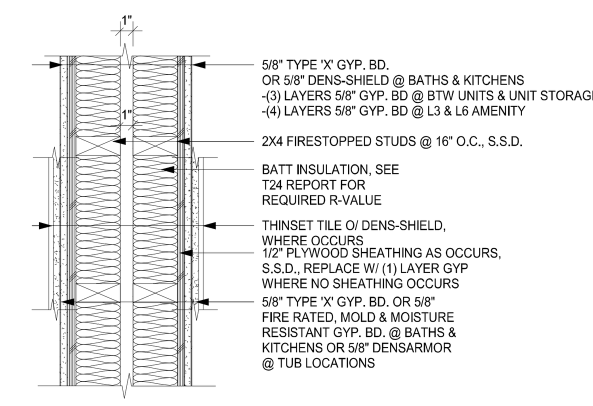
LATERAL BRACING — THE BRACING SHALL BE IN ACCORDANCE WITH THE SSMA TECHNICAL NOTE DATED MARCH 2000 REFERENCING UNSHEATHED FLANGE BRACING.

BATTS AND BLANKETS — GLASS FIBER BATTS ARE TO BE FRICTION-FITTED TO COMPLETELY FILL THE STUD CAVITIES ON BOTH ROWS OF STUDS.

GYPSUM BOARD — NOM 5/8 IN. THICK, 4 FT. WIDE, GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. SINGLE LAYER INSTALLED ON EACH SIDE OF THE STEEL STUDS FOR THE 1-HR SYSTEM, TWO LAYERS INSTALLED ON EACH SIDE OF THE STUDS FOR THE 2-HR SYSTEM. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN ADJACENT LAYERS (2-HR SYSTEM) STAGGERED ONE STUD CAVITY. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS NEED NOT BE BACKED BY FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS IN ADJACENT LAYERS (2-HR SYSTEM) STAGGERED A MINIMUM OF 6 IN. FOR THE SINGLE LAYER SYSTEM: PANELS ATTACHED TO STEEL STUDS AND FLOOR RUNNER WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 8 IN. OC WHEN APPLIED HORIZONTALLY, OR 8 IN. OC ALONG VERTICAL AND BOTTOM EDGES AND 12 IN. OC IN THE FIELD WHEN APPLIED VERTICALLY. FOR THE DOUBLE LAYER SYSTEM: BASE LAYER PANELS ATTACHED TO STEEL STUDS AND FLOOR RUNNER WITH 1 IN. LONG TYPE S STEEL SCREWS SPACED 16 IN., FACE LAYER PANELS ATTACHED TO STEEL STUDS AND FLOOR RUNNER WITH 1-5/8 IN. LONG TYPE S STEEL SCREWS SPACED 12 IN. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS TO BE INSTALLED HORIZONTALLY.

JOINT TAPE AND COMPOUND — OUTER LAYER JOINTS COVERED WITH JOINT COMPOUND AND PAPER OR MESH TAPE. SCREW HEADS COVERED WITH JOINT COMPOUND. PAPER TAPE AND JOINT COMPOUND MAY BE OMITTED WHEN GYPSUM BOARDS ARE SUPPLIED WITH SQUARE EDGES.

STC 55
1 HR RATED
UL #U493



D11.1

UNIT/CLUB ROOM DEMISING WALL - DOUBLE 2X4 WOOD STUDS 4
1 1/2" = 1'-0"

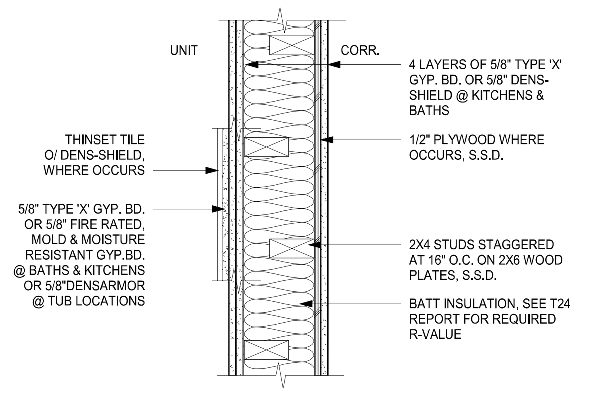
WOOD STUDS — NOM 2 BY 4 IN. ALTERNATING ON OPPOSITE SIDES OF NOM 2 BY 6 IN. WOOD PLATES. SPACED 24 IN. OC MAX ON EACH SIDE OF WOOD PLATES, STAGGERED 12 IN. OC (OR STAGGERED EQUALLY IF LESS THAN 24 IN. OC) ON OPPOSITE SIDE.

GYPSUM BOARD — 5/8 IN. THICK GYPSUM BOARD, PAPER OR VINYL FACED WITH BEVELED, SQUARE, TAPERED OR ROUNDED EDGES. GYPSUM BOARD NAILED TO EACH STUD 7 IN. OC WITH 6D CEMENT COATED NAILS, 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 1/4 IN. DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8 IN. LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENT COATED NAILS. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM BOARD TO BE INSTALLED HORIZONTALLY.

JOINTS AND NAILHEADS — GYPSUM BOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADSCOVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

BATTS AND BLANKETS — GLASS OR MINERAL FIBER BATT INSULATION FRICTION-FIT INTO STUD CAVITIES, THICKNESS TO MATCH STUD WIDTH.

STC 50
1 HR RATED
UL #U340



C12.1

BEDROOM DEMISING WALL - STAGGERED STUD 3
1 1/2" = 1'-0"

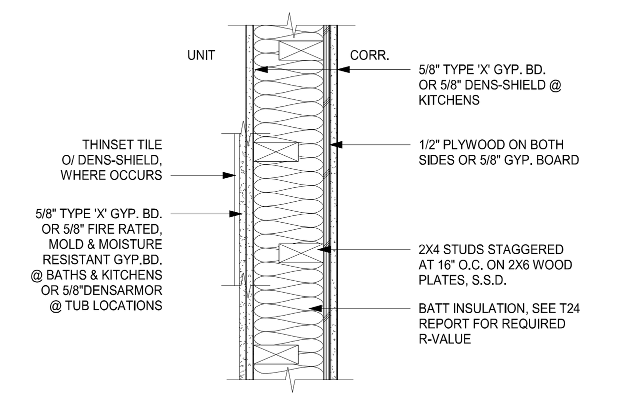
WOOD STUDS — NOM 2 BY 4 IN. ALTERNATING ON OPPOSITE SIDES OF NOM 2 BY 6 IN. WOOD PLATES. SPACED 24 IN. OC MAX ON EACH SIDE OF WOOD PLATES, STAGGERED 12 IN. OC (OR STAGGERED EQUALLY IF LESS THAN 24 IN. OC) ON OPPOSITE SIDE.

GYPSUM BOARD — 5/8 IN. THICK GYPSUM BOARD, PAPER OR VINYL FACED WITH BEVELED, SQUARE, TAPERED OR ROUNDED EDGES. GYPSUM BOARD NAILED TO EACH STUD 7 IN. OC WITH 6D CEMENT COATED NAILS, 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 1/4 IN. DIAM HEAD. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8 IN. LONG, MAY BE SUBSTITUTED FOR THE 6D CEMENT COATED NAILS. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM BOARD TO BE INSTALLED HORIZONTALLY.

JOINTS AND NAILHEADS — GYPSUM BOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADSCOVERED WITH JOINT COMPOUND. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

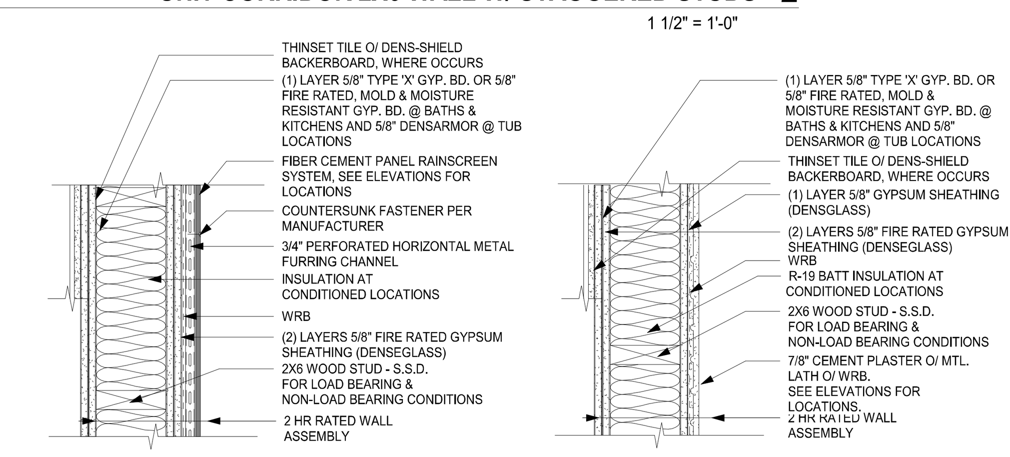
BATTS AND BLANKETS — GLASS OR MINERAL FIBER BATT INSULATION FRICTION-FIT INTO STUD CAVITIES, THICKNESS TO MATCH STUD WIDTH.

STC 50
1 HR RATED
UL #U340



C11.1

UNIT CORRIDOR 2X6 WALL W/ STAGGERED STUDS 2
1 1/2" = 1'-0"



2" X 6" FIRE-RETARDANT-TREATED WOOD STUDS AT 16" ON CENTER. INTERIOR FACE HAS TWO LAYERS OF 5/8" TYPE X GYPSUM WITH THE BASE LAYER PLACED VERTICALLY AND ATTACHED WITH 6D BOX NAILS 12" ON CENTER. THE FACE LAYER IS PLACED HORIZONTALLY AND ATTACHED WITH 8D BOX NAILS 8" ON CENTER AT JOINTS AND 12" ON CENTER ELSEWHERE. THE EXTERIOR FACE HAS A BASE LAYER OF 5/8" TYPE X GYPSUM SHEATHING PLACED VERTICALLY WITH 6D BOX NAILS 8" ON CENTER AT JOINTS AND 12" ON CENTER ELSEWHERE. AN APPROVED BUILDING PAPER IS NEXT APPLIED, FOLLOWED BY SELF-FURRED EXTERIOR LATH ATTACHED WITH 2-1/2", NO. 12 GAGE GALVANIZED ROOFING NAILS WITH A 3/8" DIAMETER HEAD AND SPACED 6" ON CENTER ALONG EACH STUD. CEMENT PLASTER CONSISTING OF A 1/2" BROWN COAT IS THEN APPLIED. THE SCRATCH COAT IS MIXED IN THE PROPORTION OF 1:3 BY WEIGHT, CEMENT TO SAND WITH 10 POUNDS OF HYDRATED LIME AND 3 POUNDS OF APPROVED ADDITIVES OR ADMIXTURES PER SACK OF CEMENT. THE BROWN COAT IS MIXED IN THE PROPORTION OF 1:4 BY WEIGHT, CEMENT TO SAND WITH THE SAME AMOUNTS OF HYDRATED LIME AND APPROVED ADDITIVES OR ADMIXTURES USED IN THE SCRATCH COAT.

USE FRT WOOD FRAMING & SHEATHING AT TYPE IIIA BUILDING

2 HR RATED
CBC TABLE 721.1 (2) 15-1.6

(2) LAYERS 5/8" EXTERIOR GYPSUM SHEATHING (DENSGLASS) REQUIRED AT RAINSCREEN AND SIDING

SEE ELEVATIONS FOR EXTERIOR FINISHES

B11.2

EXTERIOR 2X6 2-HOUR WALL 1
1 1/2" = 1'-0"

GENERAL NOTES

A. ALL GYP. BD. TO BE TYPE 'X' UNLESS OTHERWISE NOTED.

B. WALL TYPES ARE IDENTIFIED ON THE A2 AND A4 PLANS.

C. ALL FRAMED WALLS > 10'-0" TALL TO HAVE VERTICAL AND HORIZONTAL FIRE BLOCKING AT 5'-0" ABOVE SUBFLOOR, MINIMUM.

D. METAL STUD ASSEMBLIES DESIGNATED ACOUSTICALLY SENSITIVE CONSTRUCTION SHALL BE INSTALLED WITH ACOUSTICAL INSULATION AS INDICATED, HOLD GYP. BD. BACK 1/4" FROM BOTH FLOOR AND CEILING STRUCTURE AND PROVIDE CONTINUOUS AIRTIGHT ACOUSTICAL FIRE REATED SEALANT FOR ASSEMBLIES DESIGNATED WITH 1 HOUR RATING OR GREATER. USE ACOUSTICAL SEALANT AT ALL NON-RATED ASSEMBLIES.

E. FOR ACOUSTICALLY SENSITIVE CMU WALLS, CELLS SHALL BE FILLED 100% SOLID WITH GROUT. REFER TO SPECIFICATION SECTION FOR MORTAR AND GROUT MATERIALS

F. SEE PROJECT MANUAL FOR ADDITIONAL INFORMATION RELATED TO FINISH SYSTEMS, MATERIALS, AND ACOUSTICAL REPORT. SEE ALSO STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION.

G. UL# REFERS TO CLASSIFICATION NUMBERS FROM THE UNDERWRITERS LABORATORIES FIRE RESISTANCE DIRECTORY, WP# REFERS TO GYPSUM ASSOCIATION MANUAL.

H. ITEM # REFERS TO ITEM LISTED IN THE CBC, TABLE 721.1 (2) FOR WALLS AND PARTITIONS AND TABLE 721.1 (3) FOR FLOOR AND ROOF SYSTEMS.

I. WALLS AT THE CORRIDOR SIDE OF THE UNITS MUST BE 25 GA TO MEET THE STC RATING LISTED.

J. REFER TO A3 ELEVATION SHEETS FOR EXTERIOR FINISHES, LOCATION AND TYPE.

K. REFER TO A4 SHEETS FOR WET WALL LOCATIONS.

L. SIZE PLUMBING WALLS TO ACHIEVE A MINIMUM CLEARANCE OF ONE INCH BETWEEN PIPES AND GYPSUM BOARD AT NON-FIXTURE SIDES OF PLUMBING WALLS.

M. AVOID LOCATING RISERS ADJACENT TO BEDROOMS. WHERE THIS CAN NOT BE AVOIDED, PROVIDE AN EXTRA LAYER OF GYP. BD. AT THE WALL ON THE BEDROOM SIDE.

N. PROVIDE CONCRETE CURB FOR TERMINATION OF FLOOR WATERPROOFING, TRAFFIC COAT FINISHES AND AS INDICATED IN DRAWINGS.

O. FIRE RATED SHAFT WALL ASSEMBLIES SHALL MAINTAIN CONTINUITY OF FIRE RATING BOTH VERTICALLY AND HORIZONTALLY AS THE SHAFT TRANSITIONS FLOOR TO FLOOR THROUGHOUT THE BUILDING.

P. CONTROL JOINT REQUIREMENTS (APPLICABLE TO ENTIRE PROJECT):
   a. WHERE PARTITION DRYWALL SURFACES ARE CONTINUOUS FOR 30 FEET IN HEIGHT OR LENGTH, PROVIDE CONTROL JOINTS AT 30 FEET ON CENTER.
   b. WHERE CEILING SURFACES ARE CONTINUOUS AND PROVIDED WITH PERIMETER RELIEF, PROVIDE CONTROL JOINTS AT 50 FEET ON CENTER.
   c. WHERE CEILING SURFACES ARE CONTINUOUS AND NOT PROVIDED WITH PERIMETER RELIEF, PROVIDE CONTROL JOINTS AT 30 FEET ON CENTER.
   d. PROVIDE CONTROL JOINT AT FLOOR LINE OF ALL STAIRWELL WALLS AND WHERE EXPOSED GYPSUM WALL BOARD WALL SURFACES SPAN CONTINUOUSLY OVER FLOOR SLAB EDGES.

Q. THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT INFILTRATION; SEAL ALL PENETRATIONS IN EXTERIOR WALLS & ATTIC BYPASSES PRIOR TO INSTALLATION. PROVIDE ALL CODE REQUIRED AIR SEALING MEASURES.
   REFER TO A9 SERIES FOR THE FOLLOWING:
   a. ACOUSTICAL TREATMENT OF PIPES IN WALLS
   b. PLUMBING SOUND CONTROL
   c. TYPICAL HEAD AND BASE DETAILS AT 1-HR DEMISING WALLS AND FIRE WALLS.
   d. RESILIENT CHANNEL DETAIL AT FLOOR/PARTITION / CEILING INTERSECTION
   e. STORM WASTE PIPE RISER ISOLATION DETAILS AT DEMISING WALLS
   f. TYPICAL RECESSED PANEL / FIXTURE
   g. JUNCTION BOX OFFSET PENETRATIONS AT DEMISING WALL
   h. ATTACHMENT OF PLUMBING PIPES > 1-1/4" DIAMETER
   i. CONDUIT PENETRATION THROUGH SOUND RATED ASSEMBLIES AND FIRE RATED WALLS

R. IN DEMISING WALLS, NO SERVICE, WIRE OR CONDUIT SHALL BE INSTALLED IN THE AIR SPACE BETWEEN THE STUDS.

S. G.C. SHALL INCLUDE FULL COST OF FULLY CONCEALED SIDEWALL AND OR CEILING SPRINKLER HEADS AT ALL RESIDENTIAL AND COMMON AREAS. SPRINKLER HEADS TO BE FULLY CONCEALED WITH CAPS PAINTED TO MATCH ADJACENT WALL.

T. G.C. SHALL PROVIDE ALL INTERIOR AND EXTERIOR COLD-FORMED METAL FRAMING ON A DESIGN/BUILD BASIS. G.C. TO ADJUST FOR AND INCLUDE COST OF CHANGED STUD SPACING AND THICKER METAL GAUGE TO ACCOMMODATE HEIGHT AND STRUCTURAL LOADS AS REQUIRED.

U. EXTERIOR GRADE PLYWOOD TO BE USED AT ALL WATERPROOFED/WET WALLS - EXTERIOR, INTERIOR WET WALLS AND ROOFS.

V. OSB ALLOWED ONLY AT INTERIOR DRY WALLS.

W. ALL CORRIDORS SHALL BE 1-HR RATED PER CBC 2013 SECTION 1018. SEE WALL CEILING ASSEMBLIES ON A10.XX.

X. SEE A9.XX FOR ADDITIONAL HEAD/SILL WALL DETAILS.

Y. WHERE STUCCO OCCURS AT METAL FRAMED EXTERIOR WALLS, EACH SCREW SHALL BE SEALED AT THE EXTERIOR TO WRB AND AT THE METAL FRAMING PENETRATION ON THE INTERIOR. IF ANY SCREW IS REMOVED, SEAL THE ENTIRE DEPTH OF THE SCREW HOLE TO PREVENT LEAKS. SCAFFOLD MUST BE WALKED BY WATERPROOFING CONSULTANT AND EVERY SCREW TO BE INSPECTED AND SEALED.

Z. ATTIC DRAFT STOPS NOT REQUIRED IF SPRINKLERED PER CBC 718.4.2 EXCEPTION 2. HOWEVER, IF THE SPRINKLER DESIGN REQUIRES ANY TYPE OF DRAFT STOP/DRAFT CURTAIN OR ANY SIMILAR MATERIAL, THE G.C. SHALL PROVIDE SUCH DRAFT STOPPING OR SIMILAR.

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT
GREYSTAR®

ENTITLEMENT ARCHITECT
HM HELLER MANUS ARCHITECTS

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	DD 100%	01.28.21
	CD1	04.22.21

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TYPE IIIA WALL ASSEMBLIES

SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY Author
SHEET SIZE: 36 x 48

A10.01

1/5/2022 2:06:47 PM

JOISTS — WOOD I-JOISTS AT 16" O.C., S.S.D.

FLOOR AND CEILING RUNNERS — CHANNEL-SHAPED RUNNERS, MIN 2-1/2 IN. WIDE BY 1-1/4 IN. DEEP, FABRICATED FROM NO. 20 MSG GALV STEEL. ATTACHED TO FLOOR AND CEILING WITH FASTENERS, 24 IN. OC, MAX.

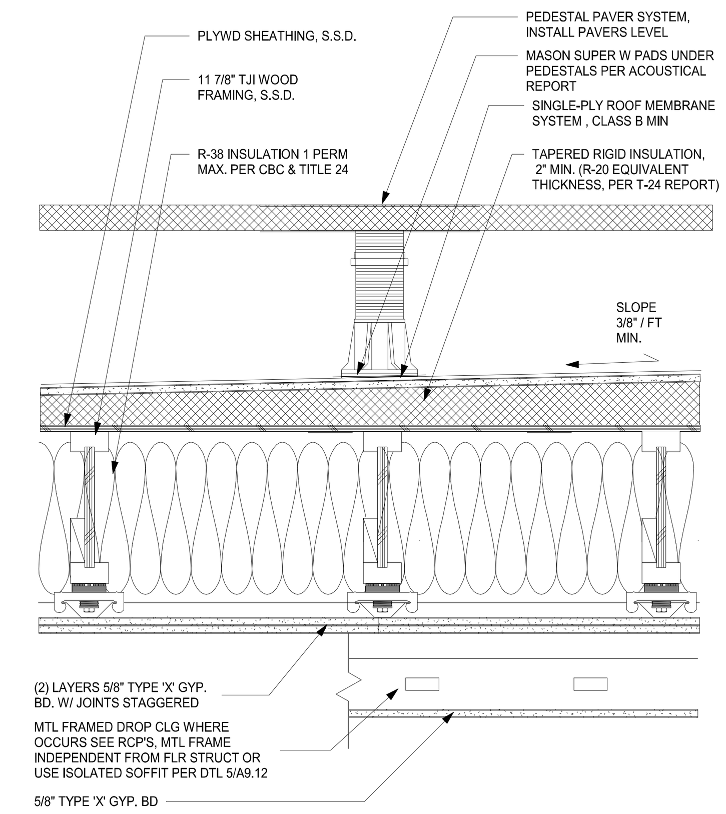
RESILIENT CHANNEL — RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO I-JOISTS 24" O.C. WITH 1 3/4" TYPE W DRYWALL SCREWS.

BATTS AND BLANKETS — GLASS BATT, LOOSE FILL OR MINERAL WOOD INSULATOIN ALLOWED WHEN APPLIED DIRECTLY OVER GYPSUM BOARD.

GYPSUM BOARD — BASE LAYER - 5/8 IN. TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 12" O.C. WITH 1" TYPE S DRYWALL SCREWS AT 12" O.C. BASE LAYER END JOINTS LOCATED MIDWAY BETWEEN CHANNELS TO ATTACHED TO ADDITIONAL PIECES OF CHANNEL 48" LONG WITH 1" LONG TYPE S DRYWALL SCREWS. FACE LAYER - 5/8" TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS WITH 1 5/8" TYPE S DRYWALL SCREWS AT 8" O.C. AT END JOINTS AND 12" O.C. AT INTERMEDIATE CHANNELS. EDGE JOINTS OFFSET 24" FROM BASE LAYER EDGE JOINTS.

JOINT TAPE AND COMPOUND — VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED TO JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

CAULKING AND SEALANTS — A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

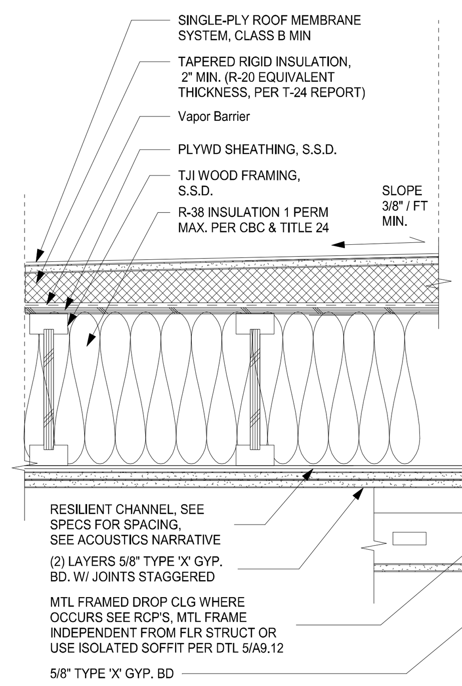


1 HR RATED
GA #FC 5504

8

ROOF / CEILING @ ROOF DECK ABOVE DWELLING UNITS - PAVER SYSTEM - SOUND ISOLATION CLIPS 8

1 1/2" = 1'-0"



1 HR RATED
GA #FC 5504

7

TYPICAL ROOF / CEILING 7

1 1/2" = 1'-0"

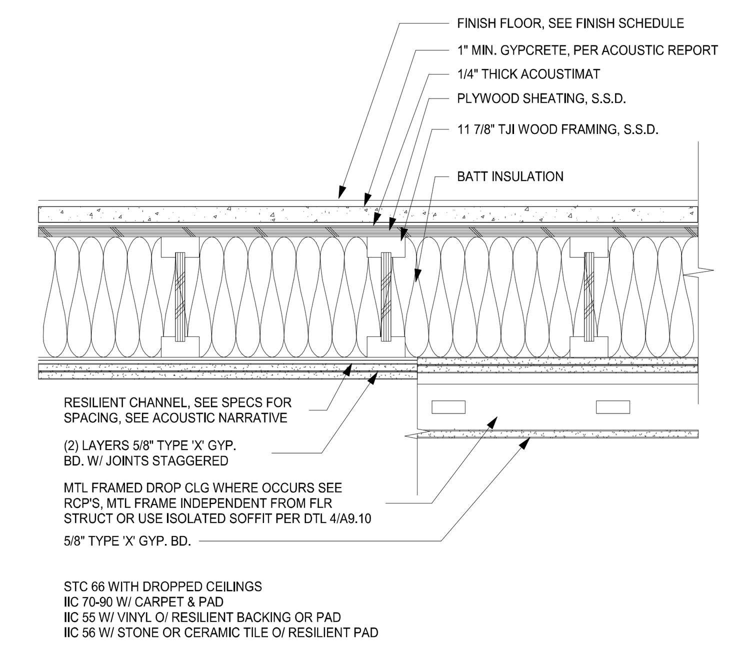
JOISTS — WOOD JOISTS AT 16" O.C., S.S.D.

BATTS AND BLANKETS — GLASS BATT, LOOSE FILL OR MINERAL WOOD INSULATOIN ALLWED WHEN APPLIED DIRECTLY OVER GYPSUM BOARD.

GYPSUM BOARD — BASE LAYER - 5/8 IN. TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 24" O.C. WITH 1 1/4" TYPE S OR TYPE W DRYWALL SCREWS AT 12" O.C. BASE LAYER END JOINTS LOCATED MIDWAY BETWEEN CHANNELS TO ATTACHED TO ADDITIONAL PIECES OF CHANNEL 48" LONG WITH 1" LONG TYPE S DRYWALL SCREWS. FACE LAYER - 5/8" TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLES TO WITH 1 7/8" TYPE S DRYWALL SCREWS AT 12" O.C.

JOINT TAPE AND COMPOUND — VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED TO JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE,
NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

CAULKING AND SEALANTS — A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.



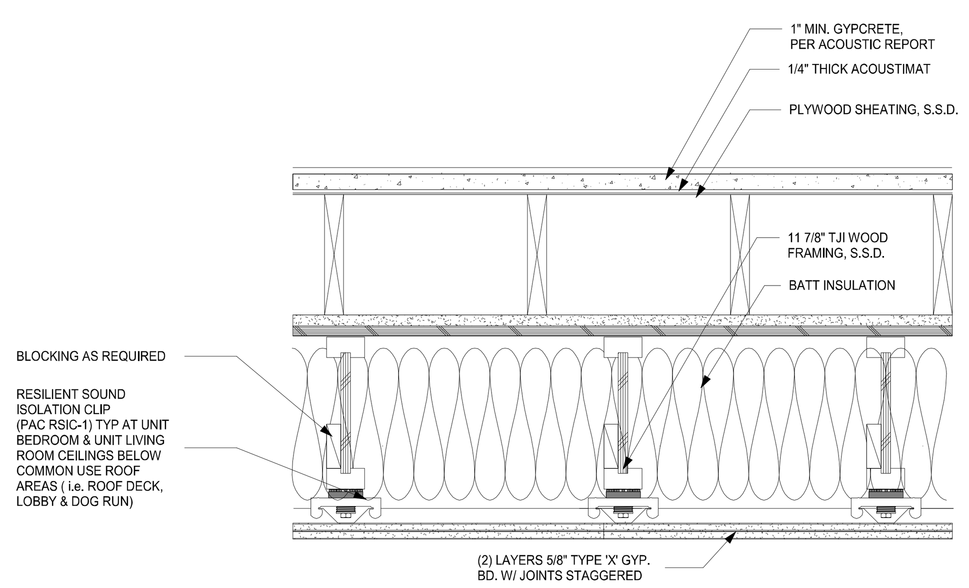
STC 66 WITH DROPPED CEILINGS
IIC 70-90 W/ CARPET & PAD
IIC 55 W/ VINYL O/ RESILIENT BACKING OR PAD
IIC 56 W/ STONE OR CERAMIC TILE O/ RESILIENT PAD

1 HR RATED
CBC TABLE-721.1(3) 21-1.1

4

TYPICAL RESIDENTIAL FLOOR / CEILING 4

1 1/2" = 1'-0"



1 HR RATED
GA #FC 5504

5

FLOOR / CEILING @ FLOOR 6 CLUB ROOM 3

1 1/2" = 1'-0"

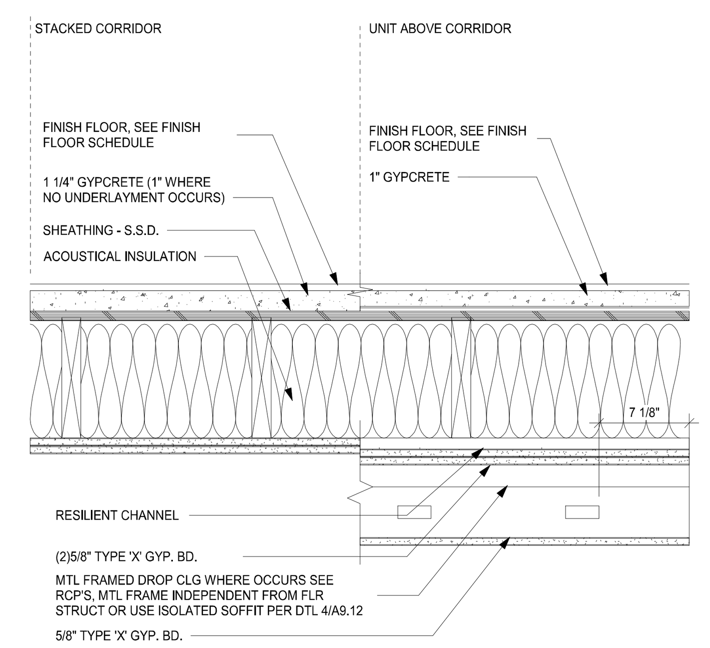
JOISTS — WOOD JOISTS AT 16" O.C., S.S.D.

BATTS AND BLANKETS — GLASS BATT, LOOSE FILL OR MINERAL WOOD INSULATOIN ALLWED WHEN APPLIED DIRECTLY OVER GYPSUM BOARD.

GYPSUM BOARD — BASE LAYER - 5/8 IN. TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLES TO WITH 1 1/4" TYPE S OR TYPE W DRYWALL SCREWS AT 12" O.C. BASE LAYER END JOINTS LOCATED MIDWAY BETWEEN CHANNELS TO ATTACHED TO ADDITIONAL PIECES OF CHANNEL 48" LONG WITH 1" LONG TYPE S DRYWALL SCREWS. FACE LAYER - 5/8" TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLES TO JOISTS WITH 1 7/8" TYPE S DRYWALL SCREWS AT 12" O.C.

JOINT TAPE AND COMPOUND — VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED TO JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

CAULKING AND SEALANTS — A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

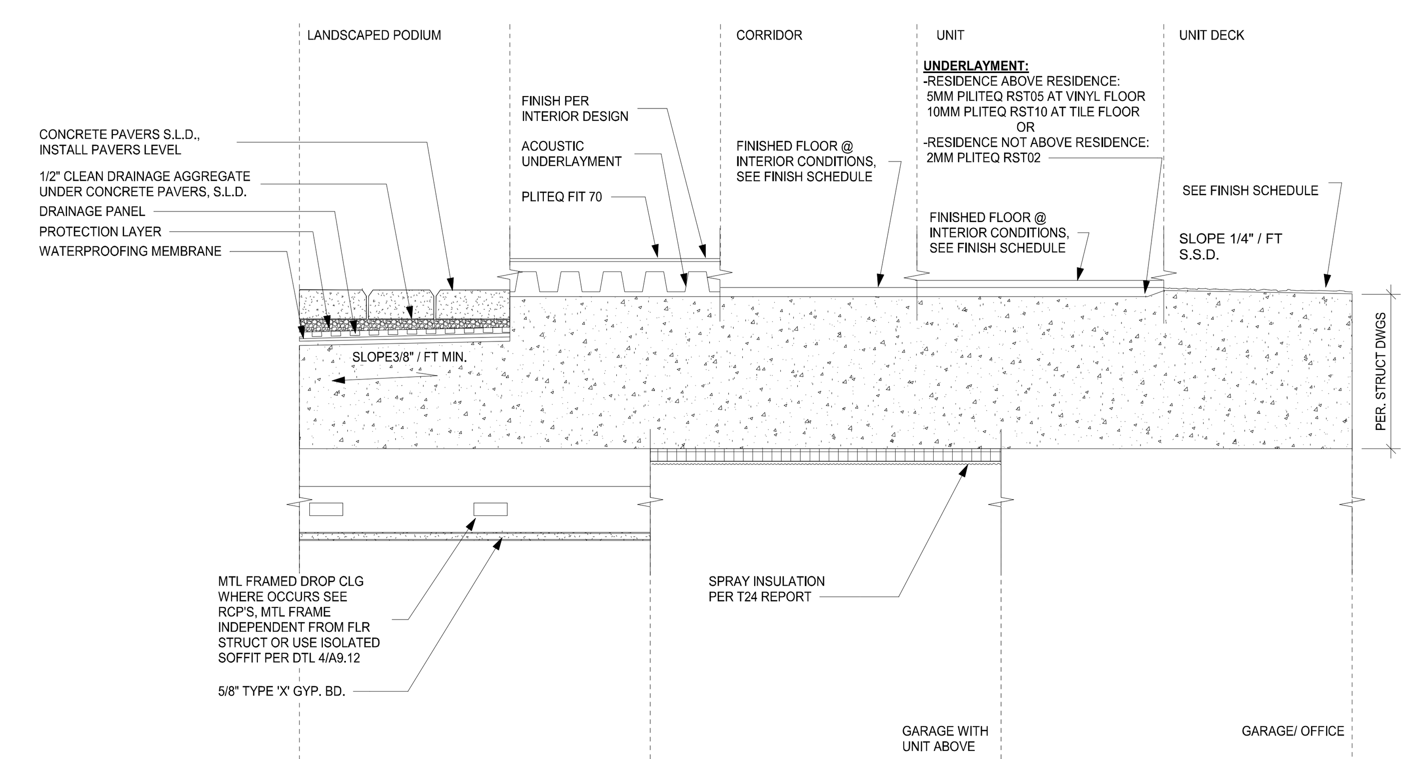


1 HR RATED
CBC TABLE-721.1(3) 21-1.1

6

TYPICAL CORRIDORS FLOOR / CEILING 6

1 1/2" = 1'-0"

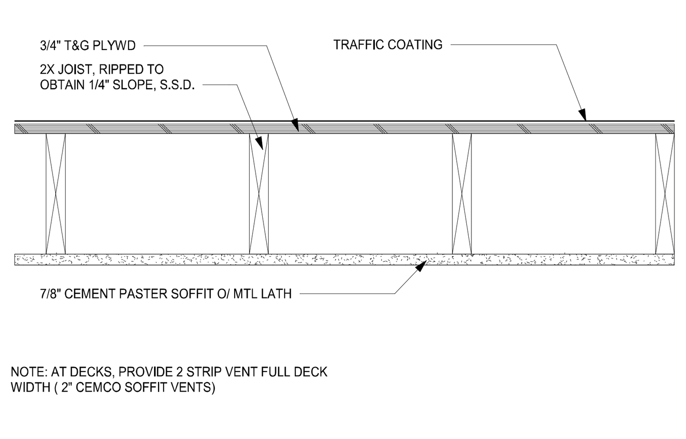


3 HR RATED
CBC TABLE 721.1(3) 1.1-1

2

CONCRETE SLAB 2

1 1/2" = 1'-0"



NOTE: AT DECKS, PROVIDE 2 STRIP VENT FULL DECK WIDTH (2" CEMCO SOFFIT VENTS)

NOT RATED

9

CORNER DECK 9

1 1/2" = 1'-0"

JOISTS — WOOD I-JOISTS AT 16" O.C., S.S.D.

FLOOR AND CEILING RUNNERS — CHANNEL-SHAPED RUNNERS, MIN 2-1/2 IN. WIDE BY 1-1/4 IN. DEEP, FABRICATED FROM NO. 20 MSG GALV STEEL. ATTACHED TO FLOOR AND CEILING WITH FASTENERS, 24 IN. OC, MAX.

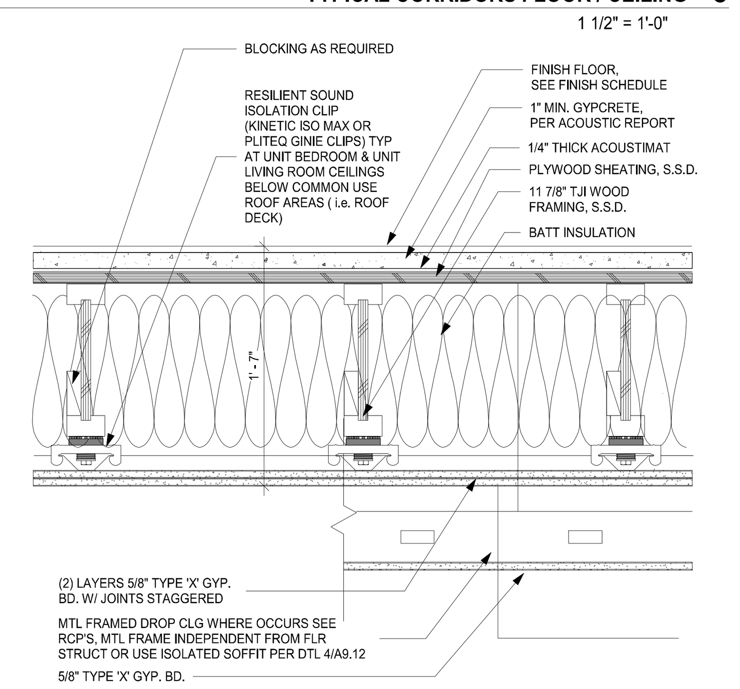
RESILIENT CHANNEL — RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO I-JOISTS 24" O.C. WITH 1 3/4" TYPE W DRYWALL SCREWS.

BATTS AND BLANKETS — GLASS BATT, LOOSE FILL OR MINERAL WOOD INSULATOIN ALLOWED WHEN APPLIED DIRECTLY OVER GYPSUM BOARD.

GYPSUM BOARD — BASE LAYER - 5/8 IN. TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 12" O.C. WITH 1" TYPE S DRYWALL SCREWS AT 12" O.C. BASE LAYER END JOINTS LOCATED MIDWAY BETWEEN CHANNELS TO ATTACHED TO ADDITIONAL PIECES OF CHANNEL 48" LONG WITH 1" LONG TYPE S DRYWALL SCREWS. FACE LAYER - 5/8" TYPE 'X' GYPSUM BOARD APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS WITH 1 5/8" TYPE S DRYWALL SCREWS AT 8" O.C. AT END JOINTS AND 12" O.C. AT INTERMEDIATE CHANNELS. EDGE JOINTS OFFSET 24" FROM BASE LAYER EDGE JOINTS.

JOINT TAPE AND COMPOUND — VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED TO JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.

CAULKING AND SEALANTS — A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.

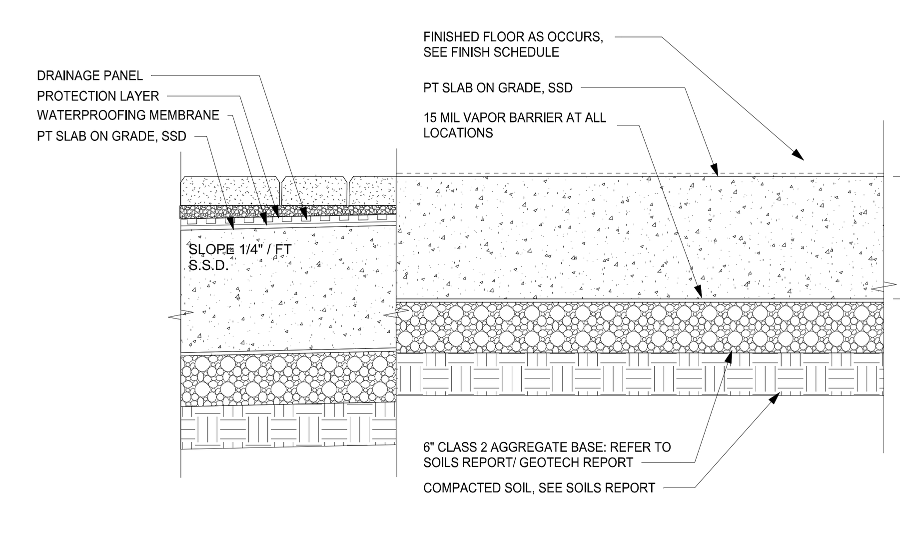


1 HR RATED
GA #FC 5504

5

ROOF / CEILING @ FLOOR 3 CLUB ROOM - SOUND ISOLATION CLIPS 5

1 1/2" = 1'-0"



NOTE:

COORDINATE ALL SLAB ON GRADE WORK WITH SOILS REPORT / GEOTECHNICAL REPORT RECOMMENDATIONS

3 HR RATED
CBC TABLE 721.1(3) 1.1-1

1

CONCRETE SLAB ON GRADE 1

1 1/2" = 1'-0"

1/5/2022 2:06:50 PM

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

ENTITLEMENT ARCHITECT

HM HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	DD 100%	01.28.21
	CD1	04.22.21

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

FLOOR & CEILING ASSEMBLIES

SHEET TITLE

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

PROJ #. 2014 DRAWN BY Author

SHEET SIZE: 36 x 48

A10.02

GENERAL NOTES

A. DIMENSIONS NOTED ARE NOMINAL SIZES; CONTRACTOR TO PREPARE SHOP DRAWINGS WITH ROUGH OPENING, FRAME AND JAMB, SILL AND HEAD DETAILS AT FULL SCALE FOR REVIEW AND APPROVAL.

B. GC TO COORDINATE WINDOW SUBMITTAL & FIELD VERIFY ROUGH OPENING SIZES PRIOR TO PURCHASE.

C. MINIMUM STC RATING SHALL BE 28, UNLESS OTHERWISE NOTED. SEE REQUIRED STC RATINGS ON SHEET A0.12 FOR STC RATING LOCATIONS. STC RATING IS FOR FULL WINDOW ASSEMBLIES (GLASS AND FRAME)–NOT GLASS EXCLUSIVELY.

D. GC SHALL PROVIDE "WINDOW HANDING," QUANTITY AND LOCATION OF ALL OPERABLE WINDOWS PER THE ELEVATIONS.

E. SASHES NOTED AS EGRESS, EMERGENCY ESCAPE AND RESCUE OPENINGS, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". OPENING SHALL HAVE THE FINISHED SILL HEIGHT NOT GREATER THAN 44" ABOVE FINISHED FLOOR.

F. USE TEMPERED GLAZING AT PANELS: (1) WITHIN A 24 INCH ARC OF AN ADJACENT DOOR AND WHERE THE BOTTOM EDGE OF THE PANEL IS LESS THAN 60 INCHES THE WALKING SURFACE, (2) WHERE AN INDIVIDUAL PANE IS GREATER THAN 9 SQ FT IN AREA, WITH A BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING SHALL BE SAFETY GLAZED (I.E. TEMPERED) PER CBC 2406. TEMPERED PANES SHOWN IN THE SCHEDULE ARE NOT MEANT TO DESIGNATE EVERY CONDITION REQUIRING TEMPERED GLAZING. CONTRACTOR TO COORDINATE AND IDENTIFY IN SHOP DRAWINGS ALL LOCATIONS REQUIRING TEMPERED GLAZING.

G. SAFETY GLAZING REQUIRED AT LOCATIONS WHERE BOTTOM EDGE OF WINDOW IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET IN A BUILDING WALL WHICH ENCLOSES A TUB OR SHOWER PER CBC 2406.4.5.

H. GLASS SUBJECT TO HUMAN IMPACT, UNEVEN HEATING, AND IN HEAVY TRAFFIC AREAS, SHALL BE OF SAFETY GLAZING MATERIAL (LAMINATED, UNLESS OTHERWISE NOTED) WHERE REQUIRED AND SHALL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS SUBJECT TO CBC SECTION 2406.

I. GLASS IN GLAZED STOREFRONTS, GLAZED CURTAIN WALLS AND GLAZED PARTITIONS SHALL MEET THE SEISMIC REQTS OF ASCE 7, SECTION13.5.9 CBC 2404.

J. SEE SPECIFICATIONS AND ENERGY COMPLIANCE REPORTS FOR MINIMUM U-VALUES AND SOLAR HEAT GAIN COEFFICIENTS. SEE SPECIFICATIONS FOR OTHER INFORMATION, INCLUDING GLAZING AND WINDOW STC REQUIREMENTS.

K. BACKSTOP ALL GLAZING AND PANELS.

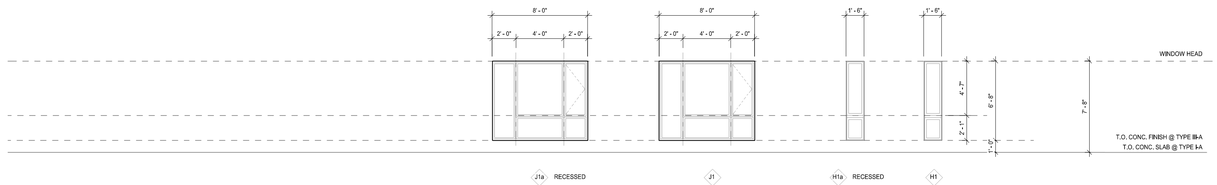
SHEET NOTES

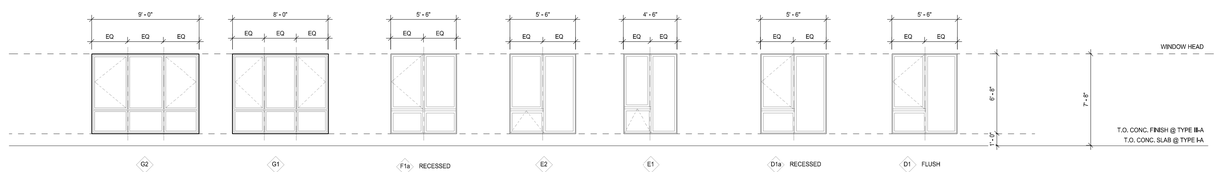
1. OPERABLE WINDOW
2. ALUMINUM WINDOW
3. STOREFRONT WINDOW SYSTEM
4. ALUMINUM WINDOW WALL SYSTEM
5. DOOR, SEE DOOR SCHEDULE
6. OFFSET GLAZING AT STOREFRONT WINDOW
7. COMPOSITE ALUMINUM METAL PANEL, SEE WINDOW DETAILS
8. VINYL WINDOW

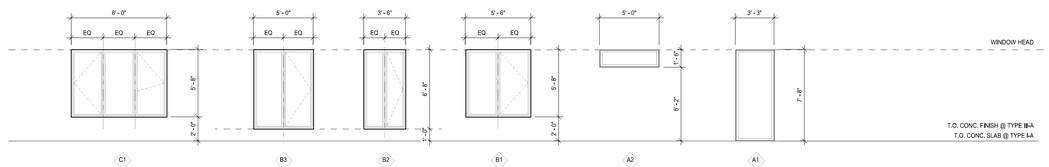
TE DENOTES TEMPERED GLAZING

E DENOTES EGRESS WINDOW

SP SPANDREL PANEL







BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

CONSULTANT

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.26.21
	CD1	04.22.21

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

WINDOW SCHEDULE

SHEET TITLE

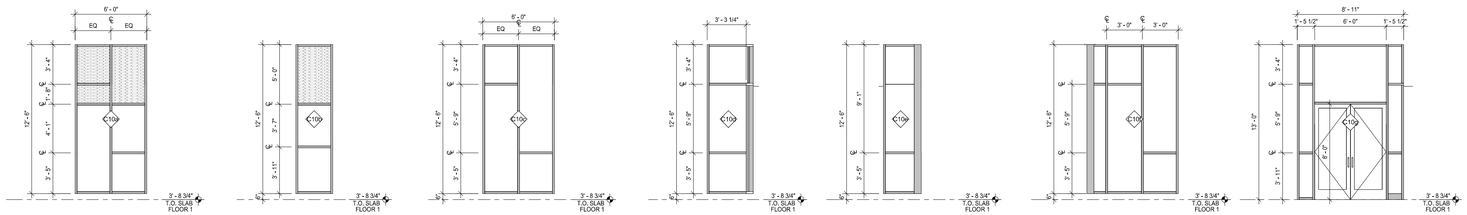
SCALE As indicated

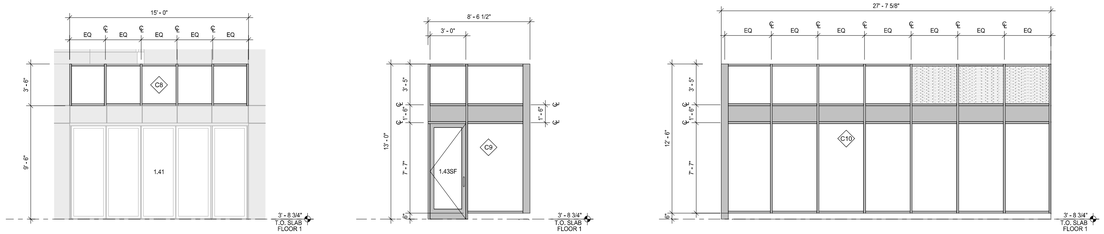
PROJ #. 2014 DRAWN BY XX

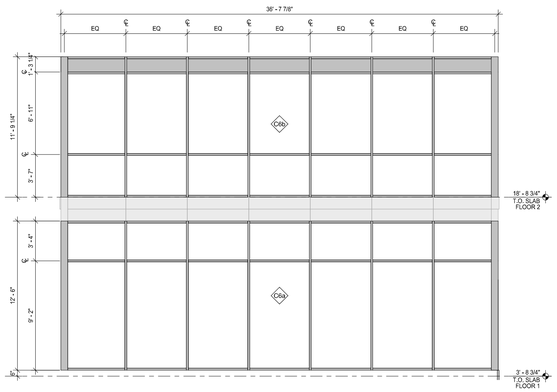
SHEET SIZE: 36 x 48

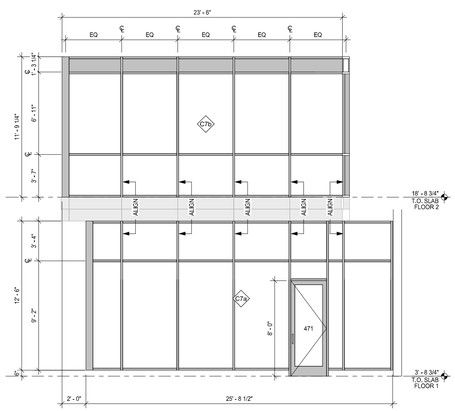
A10.40

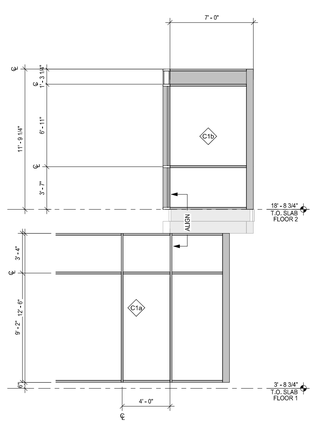
1/6/2022 4:06:53 PM

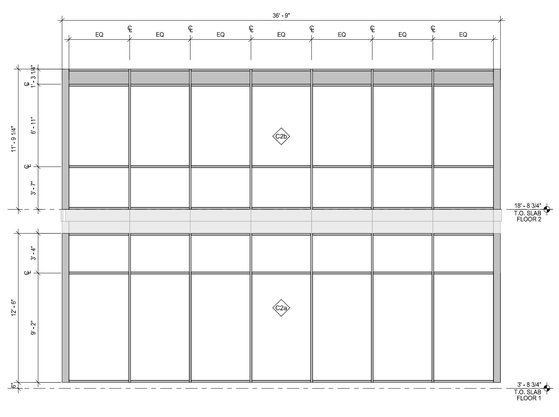


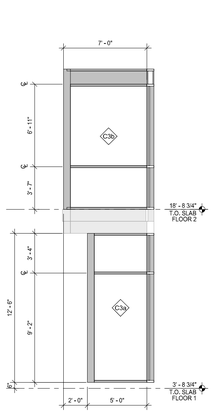


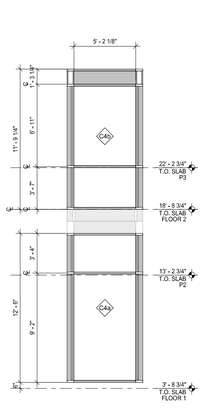


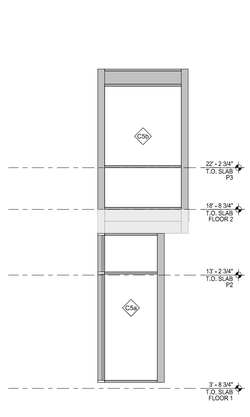












0' 4' 8'

GENERAL NOTES

A. DIMENSIONS NOTED ARE NOMINAL SIZES; CONTRACTOR TO PREPARE SHOP DRAWINGS WITH ROUGH OPENING, FRAME AND JAMB, SILL AND HEAD DETAILS AT FULL SCALE FOR REVIEW AND APPROVAL.

B. GC TO COORDINATE WINDOW SUBMITTAL & FIELD VERIFY ROUGH OPENING SIZES PRIOR TO PURCHASE.

C. MINIMUM STC RATING SHALL BE 28, UNLESS OTHERWISE NOTED. SEE REQUIRED STC RATINGS ON SHEET A0.12 FOR STC RATING LOCATIONS. STC RATING IS FOR FULL WINDOW ASSEMBLIES (GLASS AND FRAME)--NOT GLASS EXCLUSIVELY.

D. GC SHALL PROVIDE "WINDOW HANDING," QUANTITY AND LOCATION OF ALL OPERABLE WINDOWS PER THE ELEVATIONS.

E. SASHES NOTED AS EGRESS, EMERGENCY ESCAPE AND RESCUE OPENINGS, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". OPENING SHALL HAVE THE FINISHED SILL HEIGHT NOT GREATER THAN 44" ABOVE FINISHED FLOOR.

F. USE TEMPERED GLAZING AT PANELS: (1) WITHIN A 24 INCH ARC OF AN ADJACENT DOOR AND WHERE THE BOTTOM EDGE OF THE PANEL IS LESS THAN 60 INCHES THE WALKING SURFACE; (2) WHERE AN INDIVIDUAL PANE IS GREATER THAN 9 SQ FT IN AREA, WITH A BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING SHALL BE SAFETY GLAZED (I.E. TEMPERED) PER CBC 2406. TEMPERED PANES SHOWN IN THE SCHEDULE ARE NOT MEANT TO DESIGNATE EVERY CONDITION REQUIRING TEMPERED GLAZING. CONTRACTOR TO COORDINATE AND IDENTIFY IN SHOP DRAWINGS ALL LOCATIONS REQUIRING TEMPERED GLAZING.

G. SAFETY GLAZING REQUIRED AT LOCATIONS WHERE BOTTOM EDGE OF WINDOW IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET IN A BUILDING WALL WHICH ENCLOSES A TUB OR SHOWER PER CBC 2406.4.5.

H. GLASS SUBJECT TO HUMAN IMPACT, UNEVEN HEATING, AND IN HEAVY TRAFFIC AREAS, SHALL BE OF SAFETY GLAZING MATERIAL (LAMINATED, UNLESS OTHERWISE NOTED) WHERE REQUIRED AND SHALL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS SUBJECT TO CBC SECTION 2406.

I. GLASS IN GLAZED STOREFRONTS, GLAZED CURTAIN WALLS AND GLAZED PARTITIONS SHALL MEET THE SEISMIC REQTS OF ASCE 7, SECTION13.5.9 CBC 2404.

J. SEE SPECIFICATIONS AND ENERGY COMPLIANCE REPORTS FOR MINIMUM U-VALUES AND SOLAR HEAT GAIN COEFFICIENTS. SEE SPECIFICATIONS FOR OTHER INFORMATION, INCLUDING GLAZING AND WINDOW STC REQUIREMENTS.

K. BACKSTOP ALL GLAZING AND PANELS.

SHEET NOTES

1. OPERABLE WINDOW
2. ALUMINUM WINDOW
3. STOREFRONT WINDOW SYSTEM
4. ALUMINUM WINDOW WALL SYSTEM
5. DOOR, SEE DOOR SCHEDULE
6. OFFSET GLAZING AT STOREFRONT WINDOW
7. COMPOSITE ALUMINUM METAL PANEL, SEE WINDOW DETAILS
8. VINYL WINDOW

(TE) DENOTES TEMPERED GLAZING

(E) DENOTES EGRESS WINDOW

(SP) SPANDREL PANEL

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev.	Issue	Date
1	DD 100%	01.28.21
	CD1	04.22.21

Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CURTAIN WALL SCHEDULE

Sheet Title

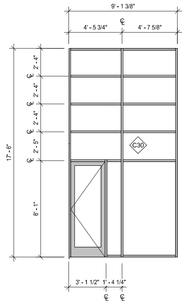
Scale As indicated

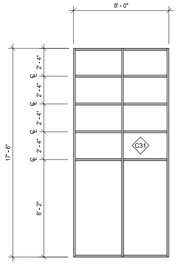
Proj #. 2014 Drawn by XX

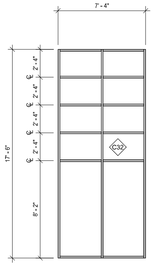
Sheet Size: 36 x 48

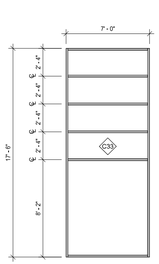
A10.41

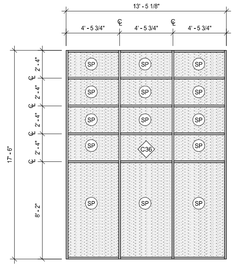
©2020 BDE ARCHITECTURE

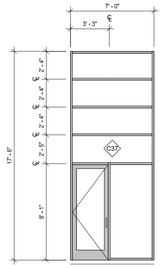


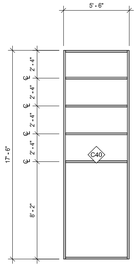


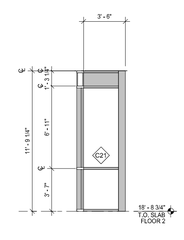


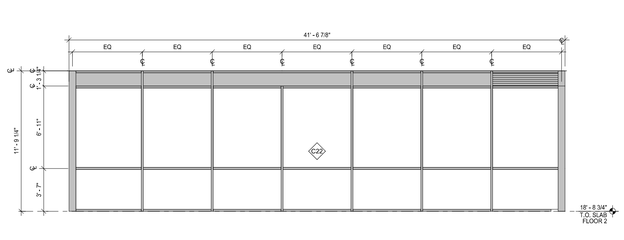


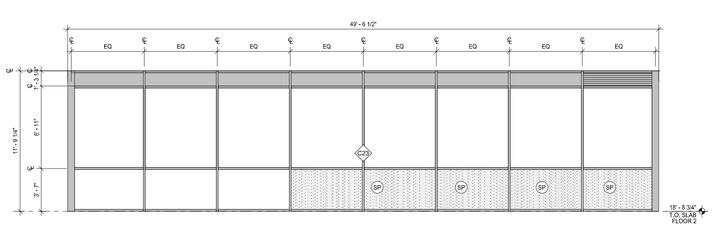


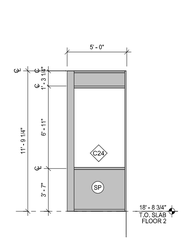


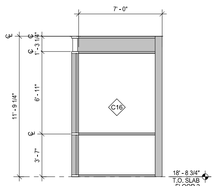


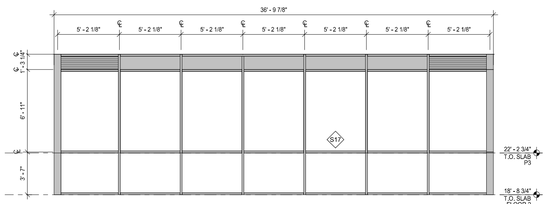


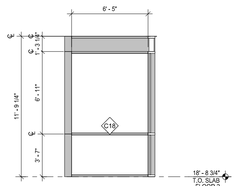


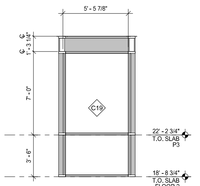


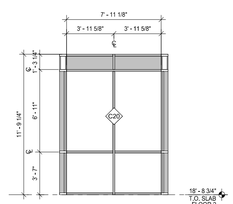


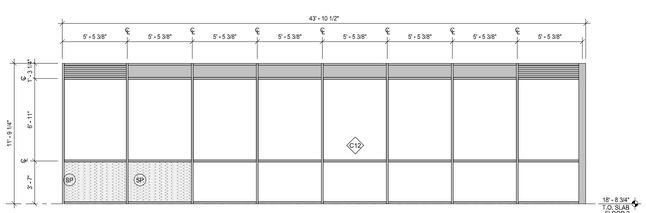


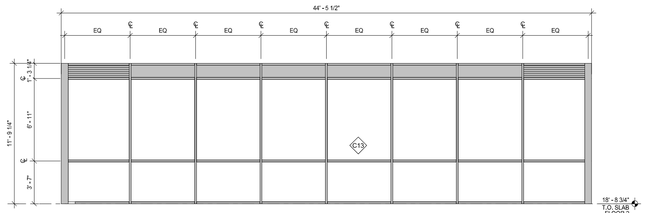


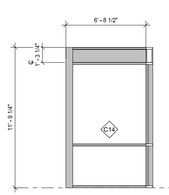


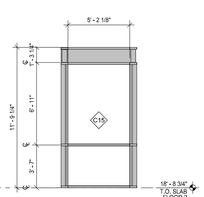












GENERAL NOTES

A. DIMENSIONS NOTED ARE NOMINAL SIZES; CONTRACTOR TO PREPARE SHOP DRAWINGS WITH ROUGH OPENING, FRAME AND JAMB, SILL AND HEAD DETAILS AT FULL SCALE FOR REVIEW AND APPROVAL.

B. GC TO COORDINATE WINDOW SUBMITTAL & FIELD VERIFY ROUGH OPENING SIZES PRIOR TO PURCHASE.

C. MINIMUM STC RATING SHALL BE 28, UNLESS OTHERWISE NOTED. SEE REQUIRED STC RATINGS ON SHEET A0.12 FOR STC RATING LOCATIONS. STC RATING IS FOR FULL WINDOW ASSEMBLIES (GLASS AND FRAME)–NOT GLASS EXCLUSIVELY.

D. GC SHALL PROVIDE "WINDOW HANDING," QUANTITY AND LOCATION OF ALL OPERABLE WINDOWS PER THE ELEVATIONS.

E. SASHES NOTED AS EGRESS, EMERGENCY ESCAPE AND RESCUE OPENINGS, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". OPENING SHALL HAVE THE FINISHED SILL HEIGHT NOT GREATER THAN 44" ABOVE FINISHED FLOOR.

F. USE TEMPERED GLAZING AT PANELS: (1) WITHIN A 24 INCH ARC OF AN ADJACENT DOOR AND WHERE THE BOTTOM EDGE OF THE PANEL IS LESS THAN 60 INCHES THE WALKING SURFACE; (2) WHERE AN INDIVIDUAL PANE IS GREATER THAN 9 SQ FT IN AREA, WITH A BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING SHALL BE SAFETY GLAZED (I.E. TEMPERED) PER CBC 2406. TEMPERED PANES SHOWN IN THE SCHEDULE ARE NOT MEANT TO DESIGNATE EVERY CONDITION REQUIRING TEMPERED GLAZING. CONTRACTOR TO COORDINATE AND IDENTIFY IN SHOP DRAWINGS ALL LOCATIONS REQUIRING TEMPERED GLAZING.

G. SAFETY GLAZING REQUIRED AT LOCATIONS WHERE BOTTOM EDGE OF WINDOW IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET IN A BUILDING WALL WHICH ENCLOSES A TUB OR SHOWER PER CBC 2406.4.5.

H. GLASS SUBJECT TO HUMAN IMPACT, UNEVEN HEATING, AND IN HEAVY TRAFFIC AREAS, SHALL BE OF SAFETY GLAZING MATERIAL (LAMINATED, UNLESS OTHERWISE NOTED) WHERE REQUIRED AND SHALL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS SUBJECT TO CBC SECTION 2406.

I. GLASS IN GLAZED STOREFRONTS, GLAZED CURTAIN WALLS AND GLAZED PARTITIONS SHALL MEET THE SEISMIC REQTS OF ASCE 7, SECTION13.5.9 CBC 2404.

J. SEE SPECIFICATIONS AND ENERGY COMPLIANCE REPORTS FOR MINIMUM U-VALUES AND SOLAR HEAT GAIN COEFFICIENTS. SEE SPECIFICATIONS FOR OTHER INFORMATION, INCLUDING GLAZING AND WINDOW STC REQUIREMENTS.

K. BACKSTOP ALL GLAZING AND PANELS.

SHEET NOTES

1. OPERABLE WINDOW
2. ALUMINUM WINDOW
3. STOREFRONT WINDOW SYSTEM
4. ALUMINUM WINDOW WALL SYSTEM
5. DOOR, SEE DOOR SCHEDULE
6. OFFSET GLAZING AT STOREFRONT WINDOW
7. COMPOSITE ALUMINUM METAL PANEL, SEE WINDOW DETAILS
8. VINYL WINDOW

TE DENOTES TEMPERED GLAZING

E DENOTES EGRESS WINDOW

SP SPANDREL PANEL

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
1	DD 100%	01.26.21
	CD1	04.22.21

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CURTAIN WALL SCHEDULE

Sheet Title

Scale As indicated

Proj #. 2014 drawn by XX

Sheet Size: 36 x 48

A10.42

0' 4' 8'

1/2/2020 2:40:01 PM

GENERAL NOTES

A. DIMENSIONS NOTED ARE NOMINAL SIZES; CONTRACTOR TO PREPARE SHOP DRAWINGS WITH ROUGH OPENING, FRAME AND JAMB, SILL AND HEAD DETAILS AT FULL SCALE FOR REVIEW AND APPROVAL.

B. GC TO COORDINATE WINDOW SUBMITTAL & FIELD VERIFY ROUGH OPENING SIZES PRIOR TO PURCHASE.

C. MINIMUM STC RATING SHALL BE 28, UNLESS OTHERWISE NOTED. SEE REQUIRED STC RATINGS ON SHEET A0.12 FOR STC RATING LOCATIONS. STC RATING IS FOR FULL WINDOW ASSEMBLIES (GLASS AND FRAME)–NOT GLASS EXCLUSIVELY.

D. GC SHALL PROVIDE "WINDOW HANDING," QUANTITY AND LOCATION OF ALL OPERABLE WINDOWS PER THE ELEVATIONS.

E. SASHES NOTED AS EGRESS, EMERGENCY ESCAPE AND RESCUE OPENINGS, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". OPENING SHALL HAVE THE FINISHED SILL HEIGHT NOT GREATER THAN 44" ABOVE FINISHED FLOOR.

F. USE TEMPERED GLAZING AT PANELS: (1) WITHIN A 24 INCH ARC OF AN ADJACENT DOOR AND WHERE THE BOTTOM EDGE OF THE PANEL IS LESS THAN 60 INCHES THE WALKING SURFACE; (2) WHERE AN INDIVIDUAL PANE IS GREATER THAN 9 SQ FT IN AREA, WITH A BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING SHALL BE SAFETY GLAZED (I.E. TEMPERED) PER CBC 2406. TEMPERED PANES SHOWN IN THE SCHEDULE ARE NOT MEANT TO DESIGNATE EVERY CONDITION REQUIRING TEMPERED GLAZING. CONTRACTOR TO COORDINATE AND IDENTIFY IN SHOP DRAWINGS ALL LOCATIONS REQUIRING TEMPERED GLAZING.

G. SAFETY GLAZING REQUIRED AT LOCATIONS WHERE BOTTOM EDGE OF WINDOW IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET IN A BUILDING WALL WHICH ENCLOSES A TUB OR SHOWER PER CBC 2406.4.5.

H. GLASS SUBJECT TO HUMAN IMPACT, UNEVEN HEATING, AND IN HEAVY TRAFFIC AREAS, SHALL BE OF SAFETY GLAZING MATERIAL (LAMINATED, UNLESS OTHERWISE NOTED) WHERE REQUIRED AND SHALL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS SUBJECT TO CBC SECTION 2406.

I. GLASS IN GLAZED STOREFRONTS, GLAZED CURTAIN WALLS AND GLAZED PARTITIONS SHALL MEET THE SEISMIC REQTS OF ASCE 7, SECTION13.5.9 CBC 2404.

J. SEE SPECIFICATIONS AND ENERGY COMPLIANCE REPORTS FOR MINIMUM U-VALUES AND SOLAR HEAT GAIN COEFFICIENTS. SEE SPECIFICATIONS FOR OTHER INFORMATION, INCLUDING GLAZING AND WINDOW STC REQUIREMENTS.

K. BACKSTOP ALL GLAZING AND PANELS.

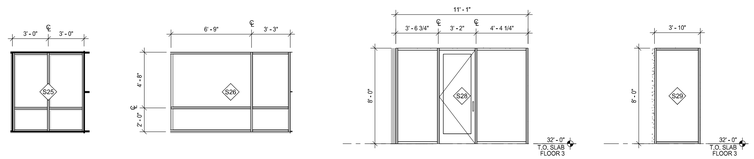
SHEET NOTES

1. OPERABLE WINDOW
2. ALUMINUM WINDOW
3. STOREFRONT WINDOW SYSTEM
4. ALUMINUM WINDOW WALL SYSTEM
5. DOOR, SEE DOOR SCHEDULE
6. OFFSET GLAZING AT STOREFRONT WINDOW
7. COMPOSITE ALUMINUM METAL PANEL, SEE WINDOW DETAILS
8. VINYL WINDOW

TE DENOTES TEMPERED GLAZING

E DENOTES EGRESS WINDOW

SP SPANDREL PANEL



0' 4' 8'

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
1	DD 100%	01.28.21
2	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

STOREFRONT SCHEDULE

Sheet Title

Scale As indicated

Proj #. 2014 Drawn by XX

Sheet Size: 36 x 48

A10.43

04/22/21 2:01:14 PM

Legend:

Non-Heritage tree to be removed

Heritage tree to be removed

Non-Heritage tree to be preserved and protected

Heritage tree to be preserved and protected

HERITAGE TREE REPLACEMENT CITY ORDINANCE SUMMARY

THE CITY OF MENLO PARK REQUIRES A 2:1 REPLACEMENT RATIO WITH MINIMUM 15 GALLON TREES WITH SPECIES THAT MEET CITY REQUIREMENTS FOR HERITAGE TREE REPLACEMENT.

CITY OF MENLO PARK REQUIRES THAT REPLACEMENT TREES BE FROM THEIR APPROVED LIST AND/OR COMPLY WITH THE FOLLOWING:

1. THE OVERALL GOAL OF THE HERITAGE TREE ORDINANCE'S REPLACEMENT REQUIREMENT IS TO ENSURE CONTINUED CANOPY COVER IS MAINTAINED OR INCREASED. IDEALLY, THE REPLACEMENT TREE(S) SHOULD:
2. REPLACE THE REMOVED CANOPY COVER IN A PERIOD OF APPROXIMATELY 15 TO 20 YEARS;
3. REACH A MATURE HEIGHT OF AT LEAST 35 FEET; AND
4. BE A CALIFORNIA NATIVE.

CITY HERITAGE TREE REPLACEMNT SPECIES ALSO INCLUDE THE FOLLOWING

DECIDUOUS TREE
ACCOLADE ELM (ULMUS 'MORTON')
BLACK OAK (QUERCUS KELLOGII)
BLACK WALNUT (JUGLANS HINDSII)
BLUE OAK (QUERCUS DOUGLASII
CALIFORNIA SYCAMORE (PLATANUS RACEMOSE)
CHINESE FLAME (KOELREUTERIA BIPINNATA)
CHINESE PISTACHE (PISTACIA CHINENSIS)
CHINESE TALLOW (TRIADICA SEBIFERUM)
ENGELMANN OAK (QUERCUS ENGELMANNII)
FOREST GREEN OAK/HUNGARIAN OAK (QUERCUS FRAINETTO 'FOREST GREEN')
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')
JAPANESE PAGODA (STYPHNOLOBIUM JAPONICUM)
KENTUCKY COFFEE (GYMNOCLADUS DIOICUS 'ESPRESSO', 'PRAIRIE TITAN')
PECAN (CARYA ILLINOINENSIS)
ROTUNDILOBA SWEETGUM (LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA')
SHADEMASTER LOCUST (GLEDITSIA TRIANCANTHOS VAR. INERMIS 'SHADEMASTER')
SILVER LINDEN (TILIA TOMENTOSA)
TEXAS RED OAK (QUERCUS BUCKLEYI)
VALLEY OAK (QUERCUS LOBATA)
WESTERN CATALPA (CATALPA SPECIOSA)

EVERGREEN TREES
AFRICAN FERN PINE (AFROCARPUS GRACILIOR)
ARIZONA CYPRESS (HESPEROCYPARIS ARIZONICA)
ATLAS CEDAR (CEDRUS ATLANTICA)
AVOCADO TREE (PERSEA AMERICANA)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
CAJEPUT TREE (MELALUCA QUINQUENERVIA)
CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)
CAMPHOR TREE (CINNAMOMUM CAMPHORA)
CANARY ISLAND PINE (PINUS CANARIENSIS)
CAROB TREE (CERATONIA SILIQUA)
CATALINA IRONWOOD (LYONOTHAMNUS FLORIBUNDUS)
COAST LIVE OAK (QUERCUS AGRIFOLIA)
CORK OAK (QUERCUS SUBER)
DEODAR CEDAR (CEDRUS DEODARA)
INCENSE CEDAR (CALOCEDRUS DECURRENS)
ISLAND OAK (QUERCUS TOMENTELLA)
LEMON-SCENTED GUM (CORYMBIA CITRIODORA)
PERUVIAN PEPPER (SCHINUS MOLLE)
RED FLOWERING GUM (CORYMBIA FICIFOLIA)
SARATOGA LAUREL (LAURUS NOBILIS 'SARATOGA')
SILK OAK (GREVILLEA ROBUSTA)
SILVER LEAF OAK (QUERCUS HYPOLEUCOIDES)
SPOTTED GUM (CORYMBIA MACULATA)
TORREY PINE (PINUS TORREYANA)

HERITAGE TREE REPLACEMENT COMPLIANCE SUMMARY FOR MENLO FLATS PROJECT

10 TREES WILL BE REMOVED FROM THE PROJECT AREA DUE TO ELEVATING THE SITE GRADES FOR FLOOD CONTROL COMPLAINCE.

OF THOSE TREES AND PER PROJECT ARBORIST REPORT, 2 HERITAGE TREES WILL BE REMOVED FROM THE PROJECT, AND 4 TREES ARE REQUIRED FOR REPLACEMENT.

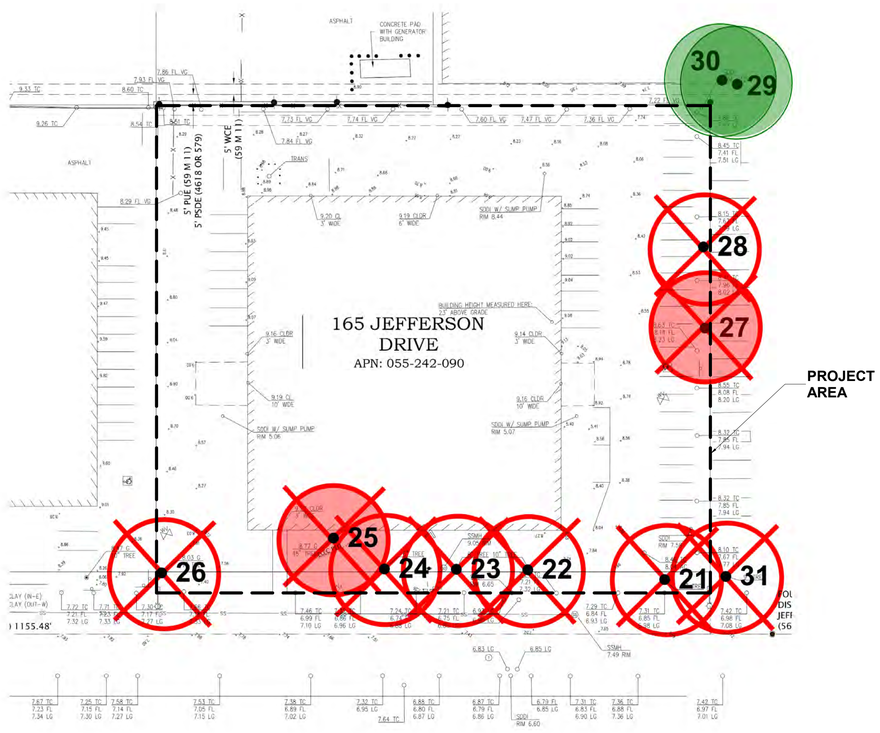
THE FOLLOWING ARE THE QUANITY OF EACH HERITAGE REPLACEMENT TREE SPECIES:
8 GYMNOCLADUS DIOCA (KENTUCKY COFFEE TREE)
11 LOPHOSTEMON CONFERTUS (BRISBANE BOX)
10 QUERCUS FRAINETTO 'FOREST GREEN' (FOREST GREEN OAK)

TREE LIST OFF SITE (STREETSCAPE)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MENLO PARK HERITAGE TREE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
TREE										
GyDi	8	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	36" BOX	YES	25'-0"	LOW	Yes	No	NO

TREE LIST ON-SITE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MENLO PARK HERITAGE TREE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
TREE										
TrCo	10	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	YES	AS SHOWN	MODERATE	No	No	NO
PhRo	12	PHOENIX ROEBELENII	PIGMY DATE PALM	36" BOX	NO	AS SHOWN	LOW	Yes	No	NO
QuFg	10	QUERCUS FRANETTO 'FOREST GREEN'	FOREST GREEN OAK	36" BOX	YES	AS SHOWN	LOW	Yes	No	NO
SyRo	6	SYAGRUS ROMANZOFFIANA	QUEEN PALM	20' OA	NO	AS SHOWN	LOW	Yes	No	NO



Tree Assessment

Menlo Flats
165 Jefferson Dr., Menlo Park
Menlo Park, CA
Mar. 2020

HORT SCIENCE BARTLETT CONSULTING
Founded on Trees, Expert Company

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage Tree?	Comments
21	Purpleleaf plum	8	2	Low	No	Multiple attachments at 6'; good form; twig dieback throughout upper
22	Purpleleaf plum	8	3	Low	No	Multiple attachments at 7'; good form; twig dieback throughout crown.
23	Purpleleaf plum	7	2	Low	No	Multiple attachments at 6'; good form; twig dieback throughout upper crown.
24	Purpleleaf plum	7	2	Low	No	Multiple attachments at 6'; sunscald on trunk; twig dieback throughout upper crown.
25	African fern-pine	17,17	4	Moderate	Yes	Codominant trunks at 3'; dense crown; base 12" from building; leans away from building.
26	Purpleleaf plum	7	2	Low	No	Multiple attachments at 6'; good form; twig dieback throughout upper crown.
27	Coast live oak	5,4,1	3	Moderate	Yes	No tag; multiple attachments at base; crowded by surrounding shrubs.
28	Photinia	9	3	Moderate	No	No tag; fair form and structure; dense crown.
29	Coast redwood	41	3	Moderate	Yes	Off site; topped for overhead utilities; dense crown; browning foliage.
30	Coast redwood	23	3	Moderate	Yes	Off site; topped; slightly thin crown.

BDE ARCHITECTURE
924 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

No.	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TREE REMOVAL PLAN

Sheet Title

Scale

Plot F. 2014 Drawn by EM

Sheet Size: 30 x 42

TRUE NORTH PROJECT NORTH

L1.1

3/2/2022 10:52:29 AM

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
464 17th Street, Oakland, CA 94612

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, PUBLISHED OR CHANGED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

CONTEXT PLAN

Sheet Title

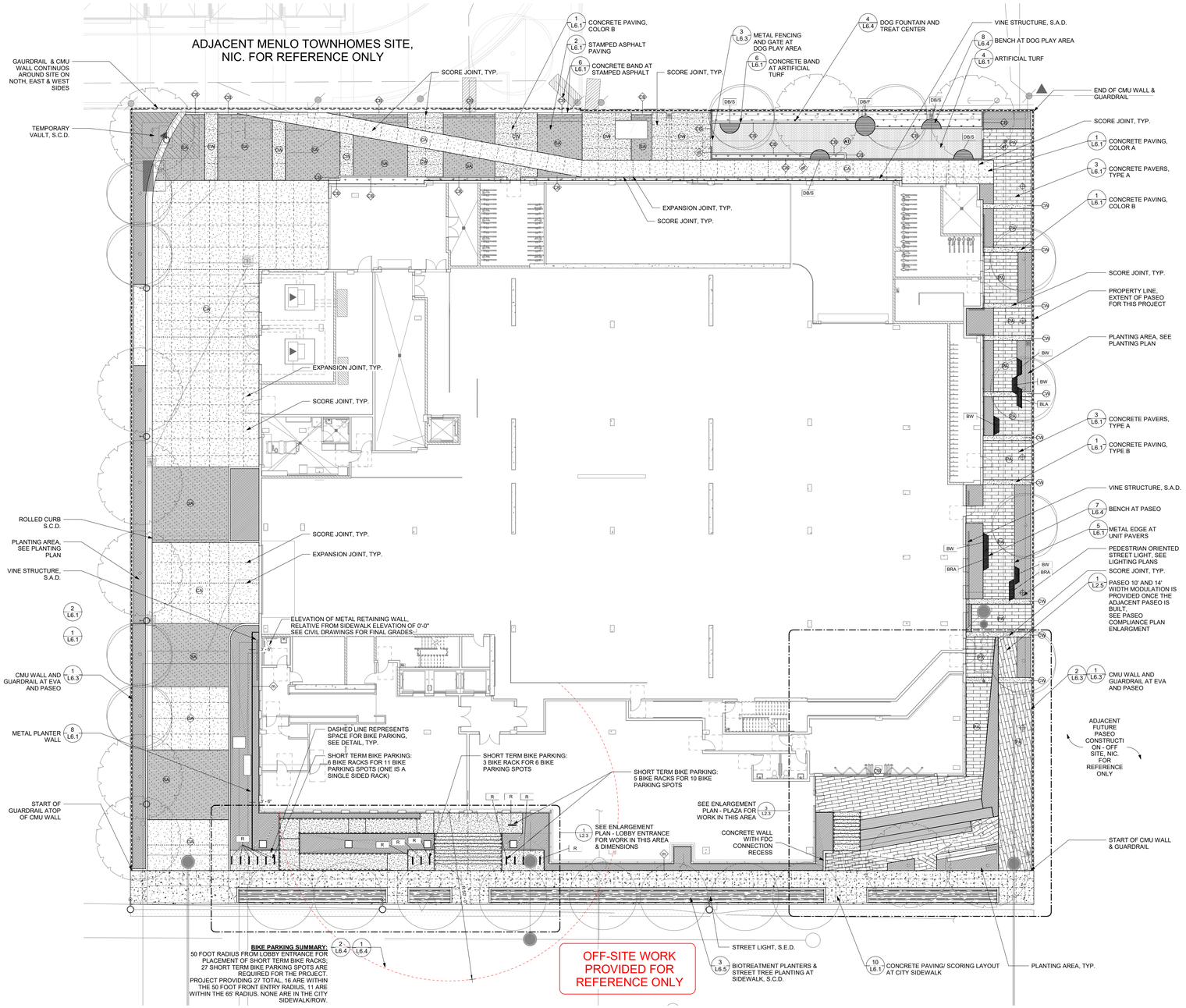
Scale 1" = 20'-0"

Proj # 2014 Drawn BY EM

Sheet Size: 36 x 48

L1.2

3/2/2022 10:59:29 AM



LANDSCAPE MATERIAL LEGEND

- CONCRETE, COLOR A — 1 L6.1
- CONCRETE, COLOR B — 1 L6.1
- CONCRETE SIDEWALK, PLAIN GRAY — 1 L6.1
- ASPHALT - STAMPED — 2 L6.1
- CONCRETE PAVERS, TYPE A — 3 L6.1
- ARTIFICIAL TURF — 4 L6.1
- PLANTING AREA, SEE PLANTING PLAN
- SOD AREA, SEE PLANTING PLAN
- BIOTRETMENT AREA, S.C.D.
- METAL RETAINING WALL — 8 L6.1
- 6" WIDE CONCRETE BAND — 6 L6.1
- METAL FENCING & GATE AT DOG RUN — 3 L6.3
- 1.5' WIDE CONCRETE BAND
- DB/F BENCH AT DOG RUN-FULL CIRCLE — 8 L6.4
- DB/S BENCH AT DOG RUN-SEMI-CIRCLE — 6 L6.4
- BLA BENCH AT PASEO-WEDGE SHAPE — 7 L6.4
- BRA BENCH AT PASEO-RIGHT ANGLE — 7 L6.4
- BW BENCH AT PASEO-LEFT ANGLE — 7 L6.4
- R BIKE RACK — 1 L6.4

LANDSCAPE GENERAL NOTES

1. EXISTING SITE INFORMATION IS PROVIDED BY OTHERS. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR COMPLETENESS OR ACCURACY OF PLANS PROVIDED BY OTHERS.
2. 'TYP' OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED 'TYP' ONLY ONCE WHEN THEY FIRST OCCUR.
3. NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
4. BECOME ACQUAINTED WITH SUBGRADE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FORM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
5. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS, UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
6. UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
7. REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
8. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO CONSTRUCTION. AT TIME OF FIRST SITE VISIT AND BEFORE ANY MAJOR EXCAVATION, THE GENERAL LAYOUT OF SITE ELEMENTS SHOULD BE CONFIRMED. IN A SEPARATE SITE VISIT, LANDSCAPE ARCHITECT TO CONFIRM LAYOUT OF FORMS.
9. VERIFY THAT CONDUITS AND SLEEVES ARE PLACED PRIOR TO POURING CONCRETE PAVING.
10. LOCATE ELECTRICAL JUNCTION BOXES FOR LIGHTS IN PLANTING AREAS UNLESS SHOWN OTHERWISE. LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO TRENCHING.
11. CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SANDBED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS. COORDINATE WITH OTHER TRADES TO INSTALL IRRIGATION PIPE, SLEEVE, SANDBEDDING, OR CONDUIT. SHOULD CONFLICTS ARISE REVIEW WITH OWNER'S REPRESENTATIVE FOR RESOLUTION.
12. QUANTITIES PROVIDED ARE FOR INFORMATION ONLY, VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.
13. VERIFY PROPERTY BOUNDARIES AND LOT LINES PRIOR TO COMMENCEMENT OF WORK.

GENERAL SYMBOLS & ABBREVIATIONS

- PROPERTY LINE
- POINT OF BEGINNING
- CENTERLINE

EQ.	EQUAL
O.C.	ON CENTER
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
TYP.	TYPICAL
QTY.	QUANTITY
V.I.F.	VERIFY IN FIELD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.L.D.	SEE LIGHTING DRAWINGS

- 1 / A101 — DETAIL CALLOUT
- 1 / A101 — SECTION CALLOUT

0' 10' 20' — TRUE NORTH — PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966
Client
GREYSTAR
Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

△	Rev. Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

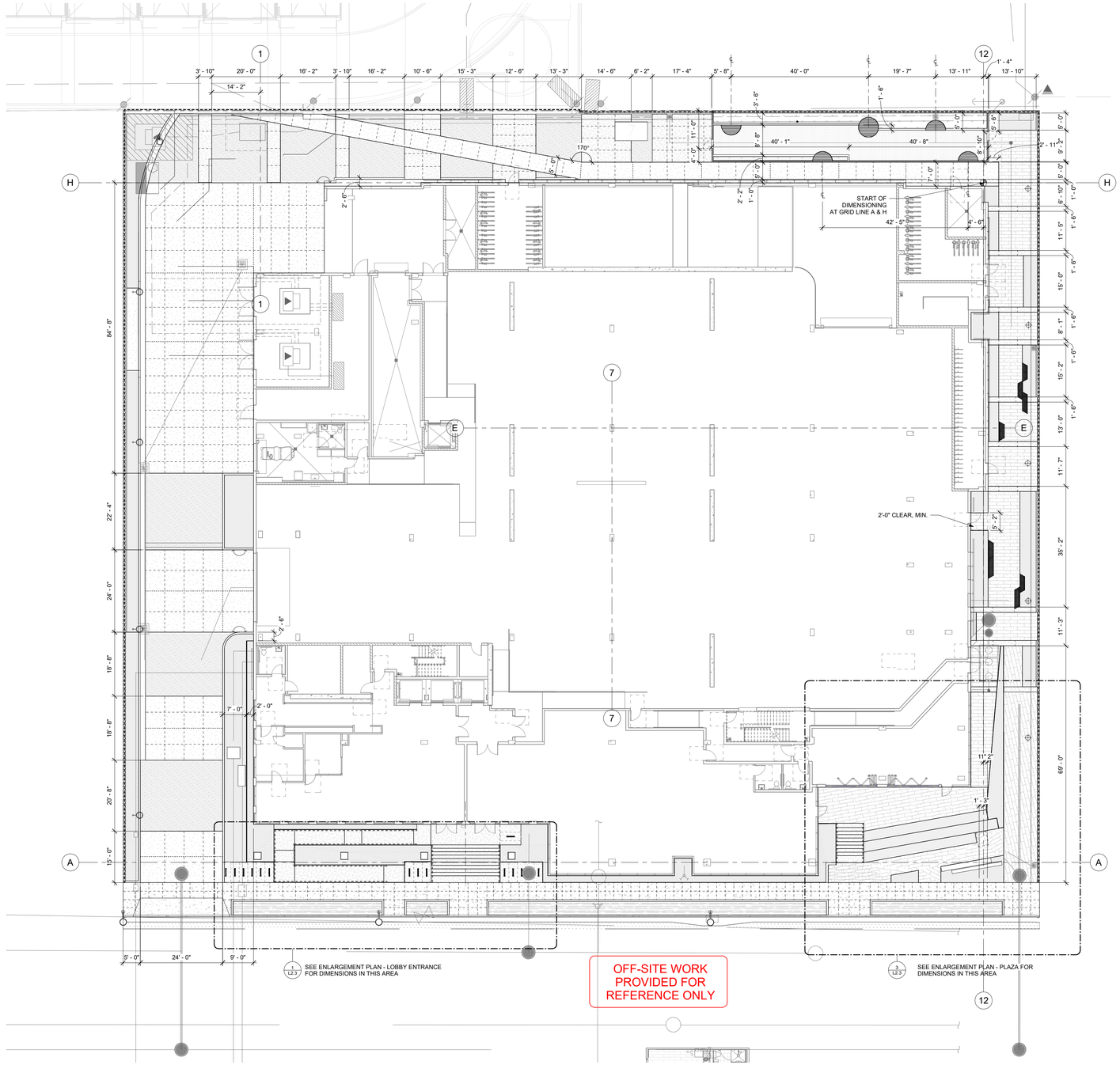
Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE MATERIALS PLAN-STREET LEVEL

Sheet Title
Scale As indicated
Proj. # 2014 Drawn BM
Sheet Size 36 x 48

L2.1

2022.4.8 9:7 AM



BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 ext PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev. Issue	Date
SD 100%	09.17.20
DD1	12.10.20
DD 100%	01.28.21
CD1	04.21.21
SB330	01.14.22
GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE LAYOUT PLAN-STREET LEVEL

Sheet Title

Scale 1" = 10'-0"

Proj #. 2014 Drawn by

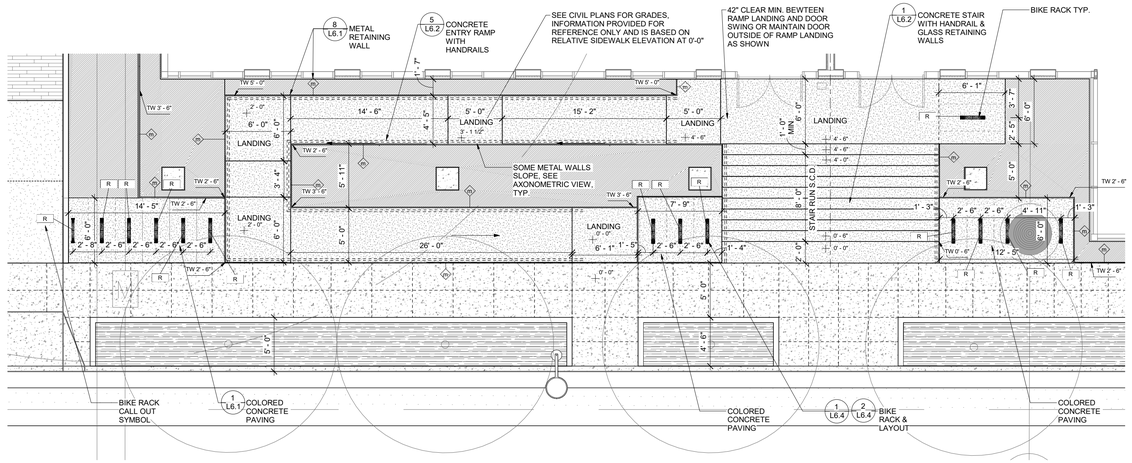
Sheet Size: 36 x 48

TRUE NORTH
PROJECT NORTH

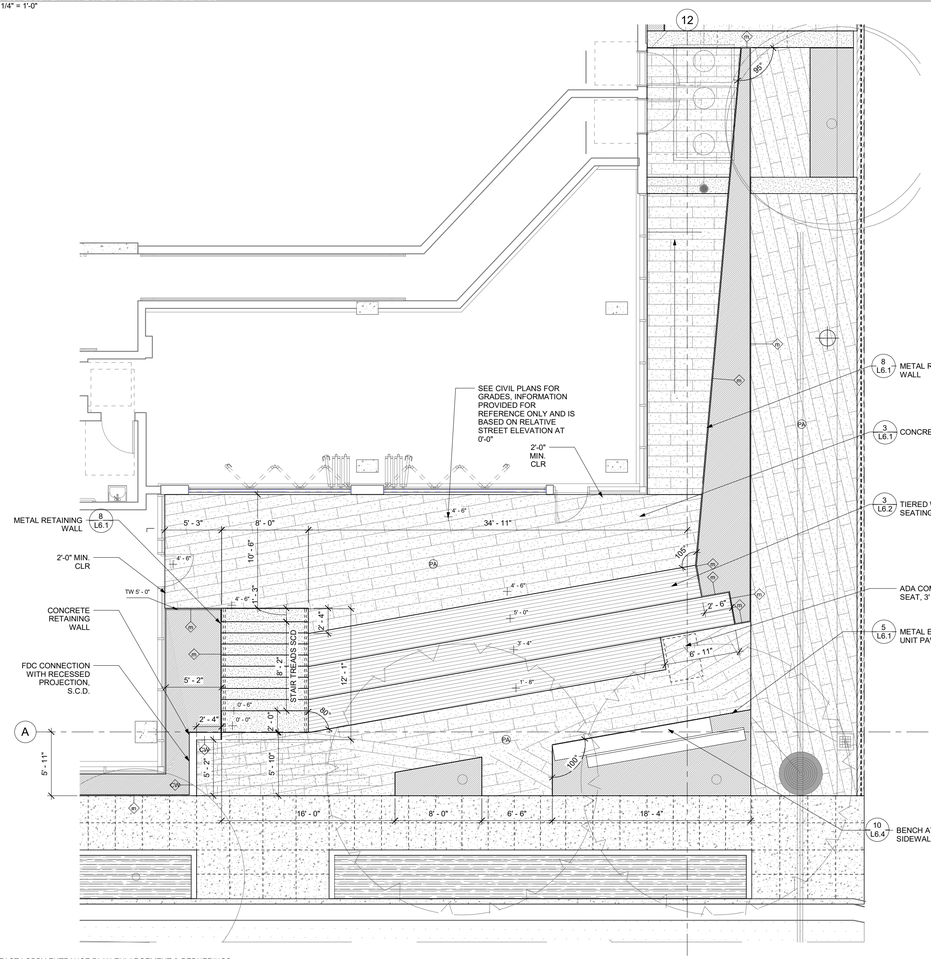
0' 10' 20'

L2.2

10/2022 10:03:34 AM



1 L2.3 WEST LOBBY ENTRY PLAN ENLARGEMENT & RENDERINGS
1/4" = 1'-0"



3 L2.3 EAST LOBBY ENTRANCE PLAN ENLARGEMENT & REDNERINGS
1/4" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
464 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

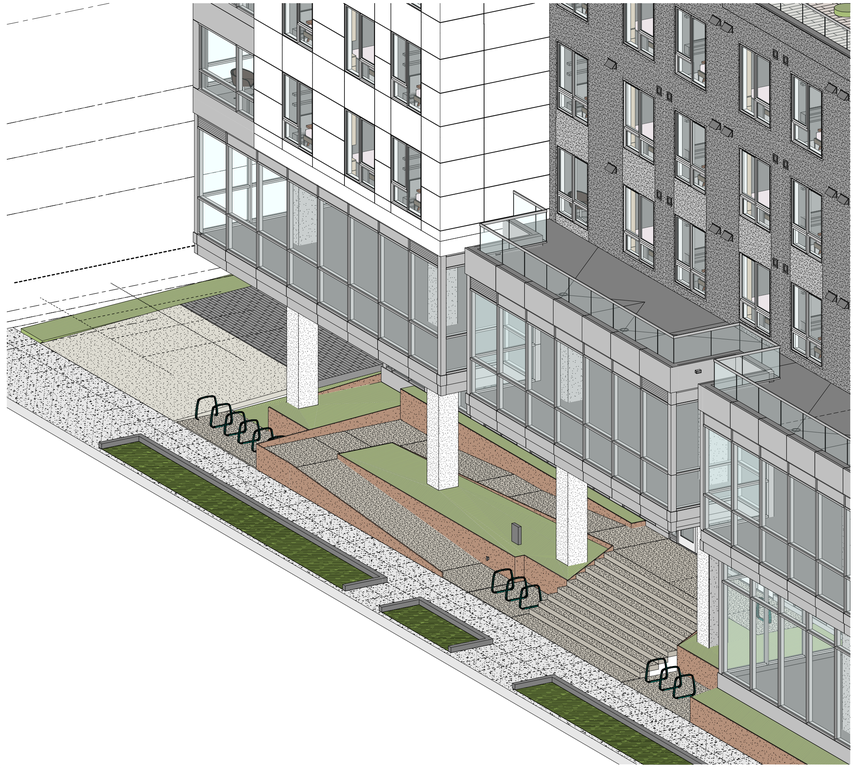
Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

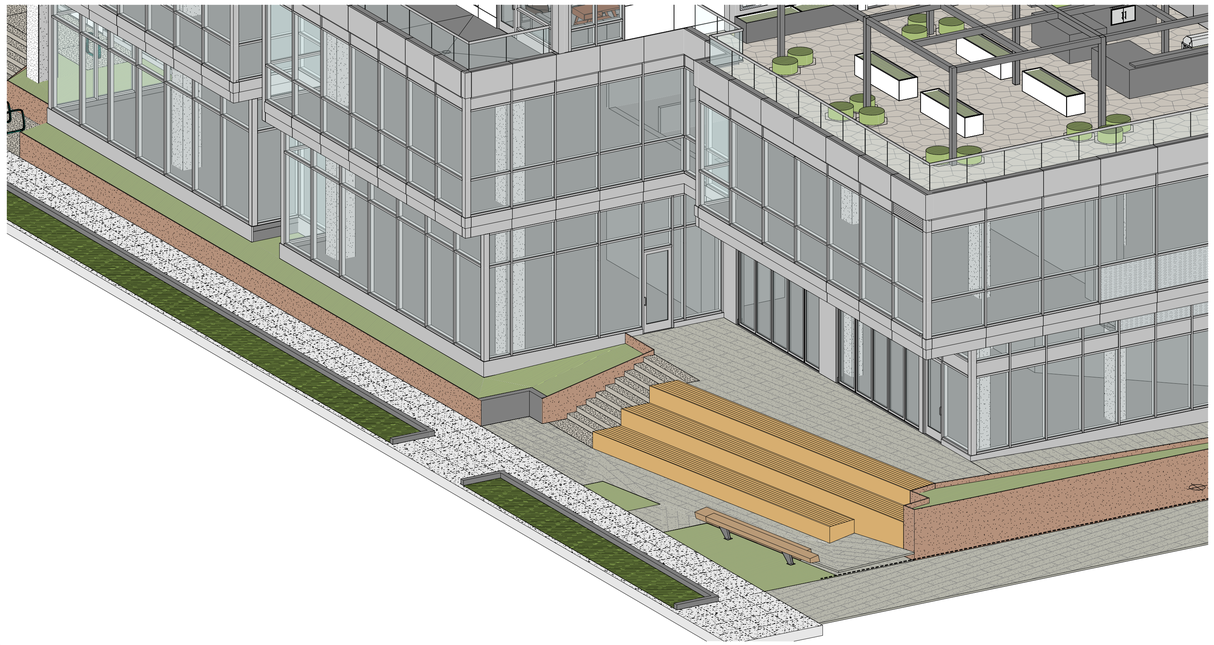
LANDSCAPE ENLARGEMENT PLANS-STREET LEVEL

Sheet Title
Scale As indicated
Proj # 2014 Drawn by EM
Sheet Size 36 x 48

L2.3



1 L2.4 AXONOMETRIC - WEST ENTRY STREET LEVEL



2 L2.4 AXONOMETRIC - EAST ENTRY STREET LEVEL

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign

LANDSCAPE ARCHITECTS

tel 510 465 1284 ext PGAdesign.com

444 17th Street, Oakland, CA 94612

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

LANDSCAPE AXONOMETRIC VIEW OF FRONT ENTRIES

Sheet Title

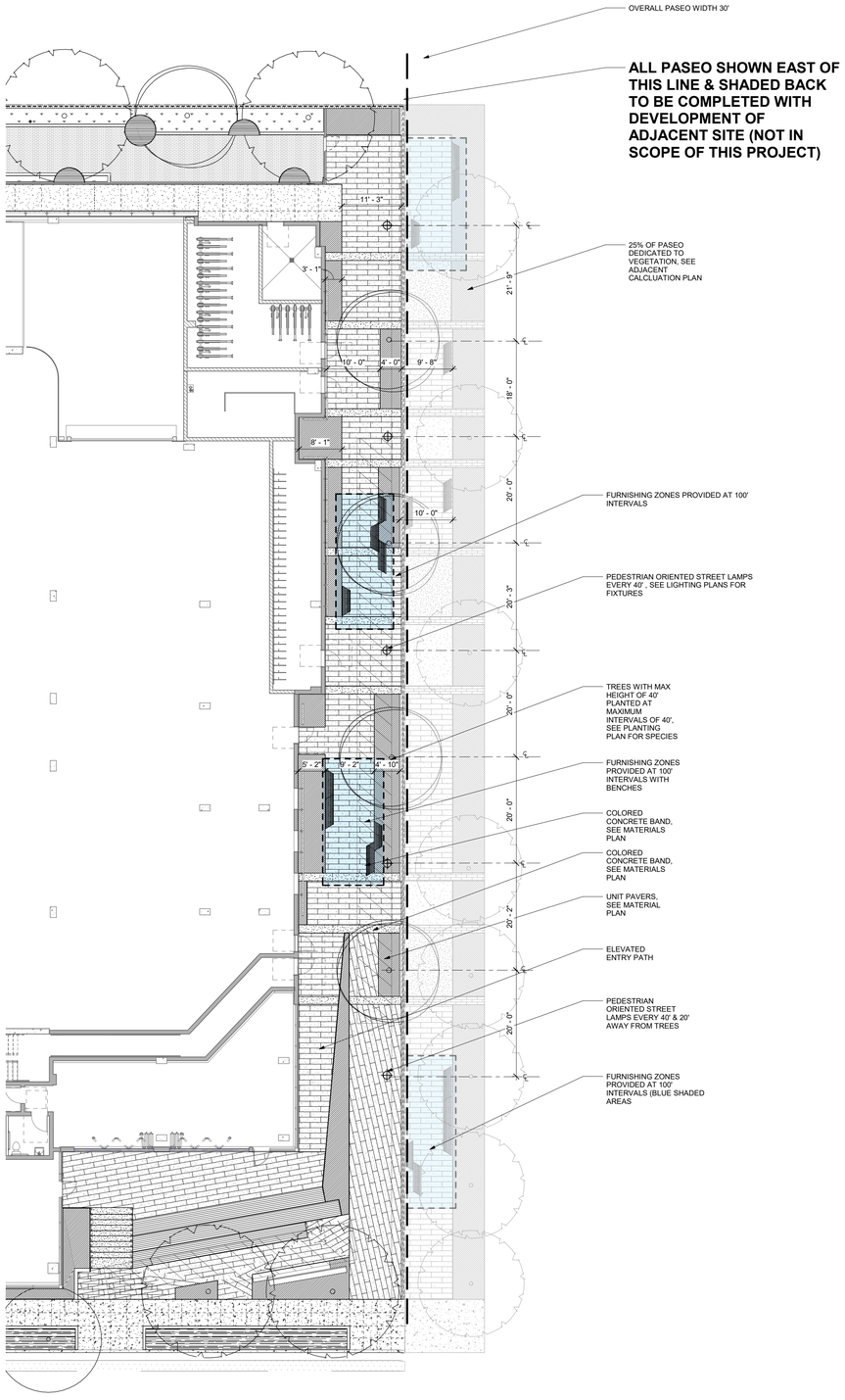
Scale

Proj #. 2014 Drawn by

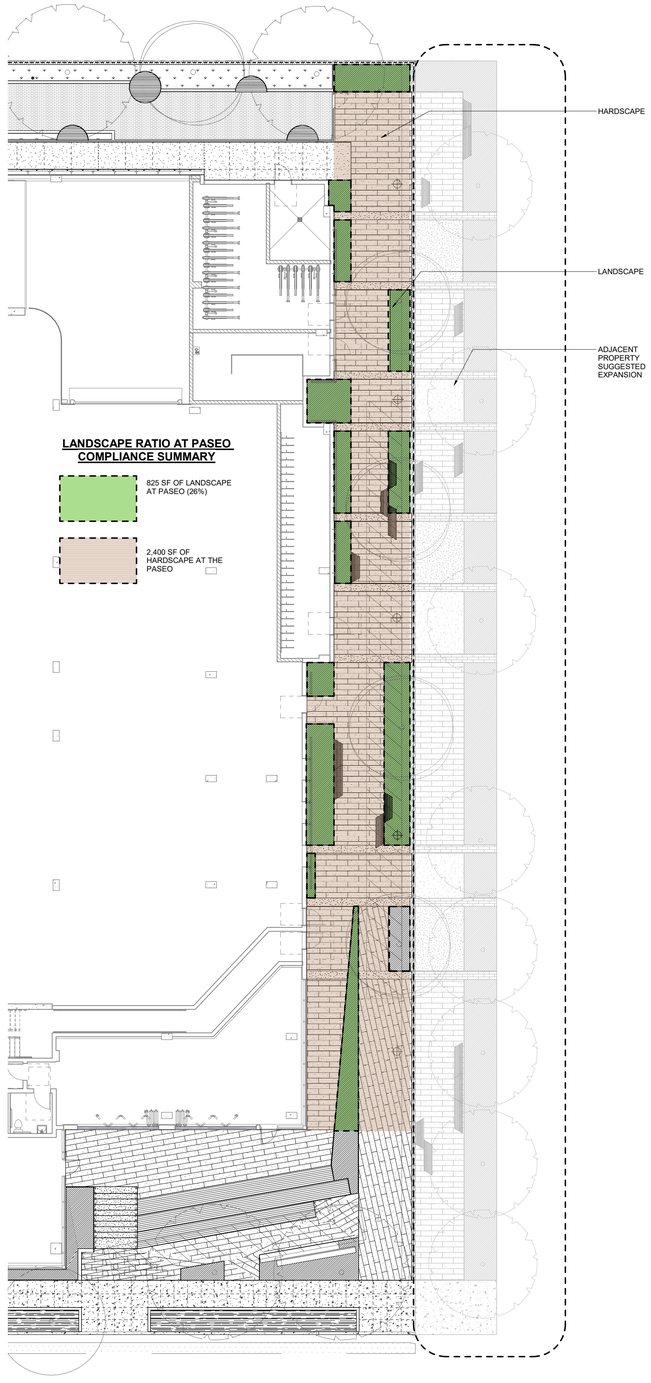
Sheet Size: 36 x 48

L2.4

3/2/2022 10:53:59 AM



1 L2.5 PASEO ENLARGEMENT - DEMONSTRATING PASEO COMPLIANCE
1/8" = 1'-0"



2 L2.5 PASEO ENLARGEMENT - SQUARE FEET COMPLIANCE
1/8" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1264 url PGAdesign.com
464 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE PLAN ENLARGEMENT-STREET LEVEL PASEO PLANNING COMPLIANCE

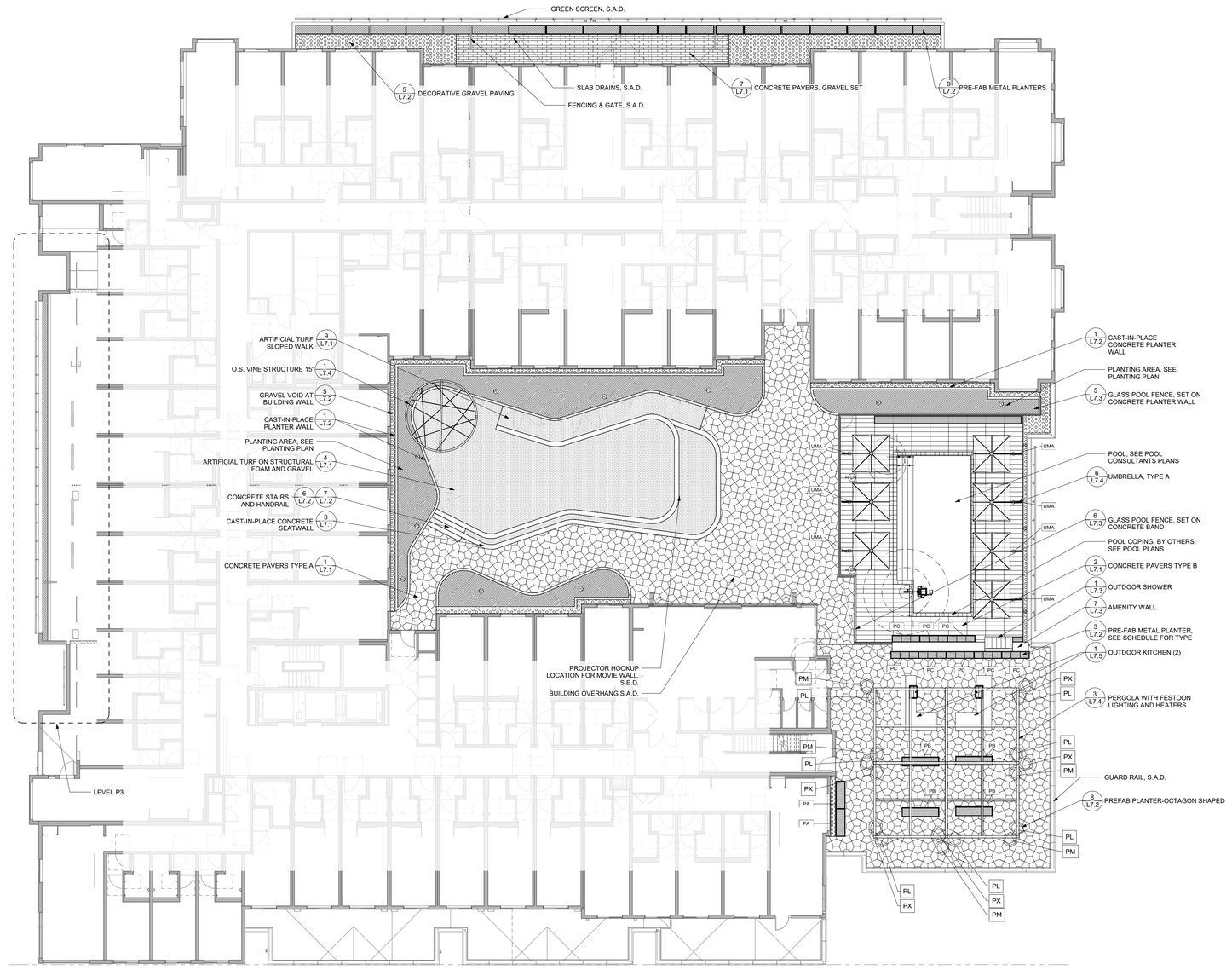
Sheet Title
Scale 1/8" = 1'-0"
Proj #. 2014 Drawn by JHor
Sheet Size: 36 x 48

TRUE NORTH PROJECT NORTH

0' 8' 16'

L2.5

©2021 BDE Architecture



1 L3.1 LANDSCAPE MATERIALS PLAN - LEVEL 3 & LEVEL P3
1/8" = 1'-0"

LANDSCAPE MATERIAL LEGEND LEVEL 3 & 6

- CONCRETE PAVERS, TYPE A — 1 L7.1
- CONCRETE PAVERS, TYPE B/ LARGE SCALE CONCRETE PAVERS — 5 L7.1
- DECORATIVE GRAVEL
- ARTIFICIAL TURF
- PLANTING AREA

OCTAGON SHAPED PRE-FAB PLANTER SCHEDULE LEVEL 3 & 6

8 L7.2

- PM — BLOC_C-MED
- PL — BLOC_C-LG
- PX — BLOC_C-XL

RECTANGULAR SHAPED PRE-FAB PLANTER SCHEDULE LEVEL 3, 6 & 7

3 L7.2 4 L7.2

72"L X 24" W X 24" H, WILLSHIRE

- PB — 96"L X 24" W X 24" H, WILLSHIRE
- PC — 72"L X 24" W X 30" H
- PD — 72"L X 12" W X 18" H
- PE

BUILDING A & B LEVELS 1,3 & 7 PRE-FAB METAL PLANTER SCHEDULE

VERIFY SIZES AS SHOWN ON PLAN PRIOR TO FABRICATION, PLAN SIZE TAKES PRECIDENCE. MODELS SHOWN ARE FROM TOURNESOL SITEWORKS
ALL PLANTERS TO BE ORDERED FROM ONE MANUFACTURER
ALL PLANTERS ABUTTING EACH OTHER TO HAVE SCOOPED SIDES

MATERIALS: STEEL

COLORS OF RECTANGULAR PRE-FAB PLANTERS

LEVEL 3
PRE-FAB & CUSTOM METAL PLANTERS:
TOURNESOL COLOR: BLACK MATT - OR-
FORM AND FIBER COLOR:PITCH SEMI-GLOSS

LEVEL 6
PRE-FAB & CUSTOM METAL PLANTERS:
TOURNESOL COLOR: PUDDLE SEMI-GLOSS -OR-
FORM AND FIBER COLOR:BARK BRONZE MATT

LANDSCAPE LAYOUT NOTES - ON STRUCTURE

1. THESE NOTES SUPPLEMENT STREET LEVEL LAYOUT NOTES AND GENERAL NOTES.
2. BECOME AQUAINTED WITH UTILITIES, PIPES AND STRUCTURES INCLUDING THOSE IN ABOVE THE STRUCTURAL SLAB. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING THE WORK, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE ARISING FROM OPERATIONS SUBSEQUENT TO DISCOVER OF SUCH UTILITIES.
3. REFER TO PLUMBING AND UTILITY PLANS AND DRAWINGS BY ARCHITECTS AND ENGINEERS FOR DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF STRUCTURAL FOAM, WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
4. REFER TO GRADING PLANS FOR PODIUM SURFACE GRADES. ENSURE SUFFICIENT CLEARANCE FOR UTILITIES, DRAINAGE AND IRRIGATION ELEMENTS BENEATH PAVEMENT MATERIALS. SHOULD CONFLICTS ARISE REVIEW WITH OWNER'S REPRESENTATIVE.
5. OWNER'S REPRESENTATIVE TO APPROVE ALL LAYOUT PRIOR TO CONSTRUCTION. AT TIME OF SITE VISIT, ALIGNMENT OF MAJOR LANDSCAPE ELEMENTS TO BE CLEARLY AND COMPLETELY STAKED.
6. PROVIDE VERTICAL SCORE JOINTS IN PLANTING WALLS AND SEATWALLS APPROXIMATELY 8'-0" O.C. AND VERTICAL EXPANSION JOINTS 30'-0" O.C. ALIGN VERTICAL SCORE JOINTS WITH PAVEMENT JOINTS WHERE FEASIBLE. ALIGN VERTICAL EXPANSION JOINTS WITH PAVEMENT EXPANSION JOINTS WHERE FEASIBLE.
7. FOR HARDWARE REQUIREMENTS OF FENCES AND GATES, COORDINATE WITH ORNAMENTAL METAL, HANDRAILS AND RAILINGS SPECIFICATIONS RESPECTIVELY, S.A.D.
8. FOR LOCATION AND ORIENTATION OF DRAIN INLETS IN PAVEMENT/DECKING, AND/OR PLANTING AREAS, SEE LANDSCAPE GRADING PLANS.
9. FOR IRRIGATION CONDUIT AND SLEEVES, SEE IRRIGATION PLANS AND NOTES.
10. PLANTER WALLS ADJACENT TO BUILDING WALLS TO BE PARALLEL TO BUILDING WALLS; FACE OF PLANTER WALL TO BE 1'-0" FROM FACE OF FINISHED WALL SURFACE, TYP. S.A.D.
11. FOR PLANTER WALL CONNECTIONS AND WATERPROOFING, S.A.D.
12. ENSURE ALL PLANTER BOTTOMS HAVE SUFFICIENT SLOPE AND SURFACE OPENINGS AT WATERPROOFING SYSTEM TO ALLOW PROPER DRAINAGE OF SOIL MASS. DO NOT OVER POUR CONCRETE WITHIN PLANTERS.
13. WHERE POTS ARE LOCATED ON GRANULAR MATERIALS, PROVIDE LEVELING BLOCKS BENEATH. TOP OF LEVELING BLOCK TO BE 1" BELOW FINISH SURFACE, AND NOT VISIBLE.
14. DO NOT INSTALL ANY WORK ON-STRUCTURE PRIOR TO REVIEW OF AND COMPLETION OF WORK SHOWN ON THE WATERPROOFING DRAWINGS.
15. SEE STRUCTURAL DRAWINGS FOR ON-STRUCTURE FOOTINGS AND ATTACHMENTS. SEE WATERPROOFING DETAILS FOR ALL IMBEDS INTO STRUCTURAL DETAILS.
16. SEE STRUCTURAL AND WATERPROOFING DRAWINGS FOR WATERPROOFING SYSTEM, DRAINAGE LAYERS, PROTECTION SLAB, SLAB PENETRATIONS AND ALL DRAIN CONNECTIONS. SEE PLUMBING DRAWINGS FOR DRAIN SPECIFICATIONS.
17. FOR POOL, POOL COPING, SPA AND SPA COPING, SEE POOL/SPA CONSULTANT'S DRAWINGS.

0' 8' 16'

TRUE NORTH / PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1264 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

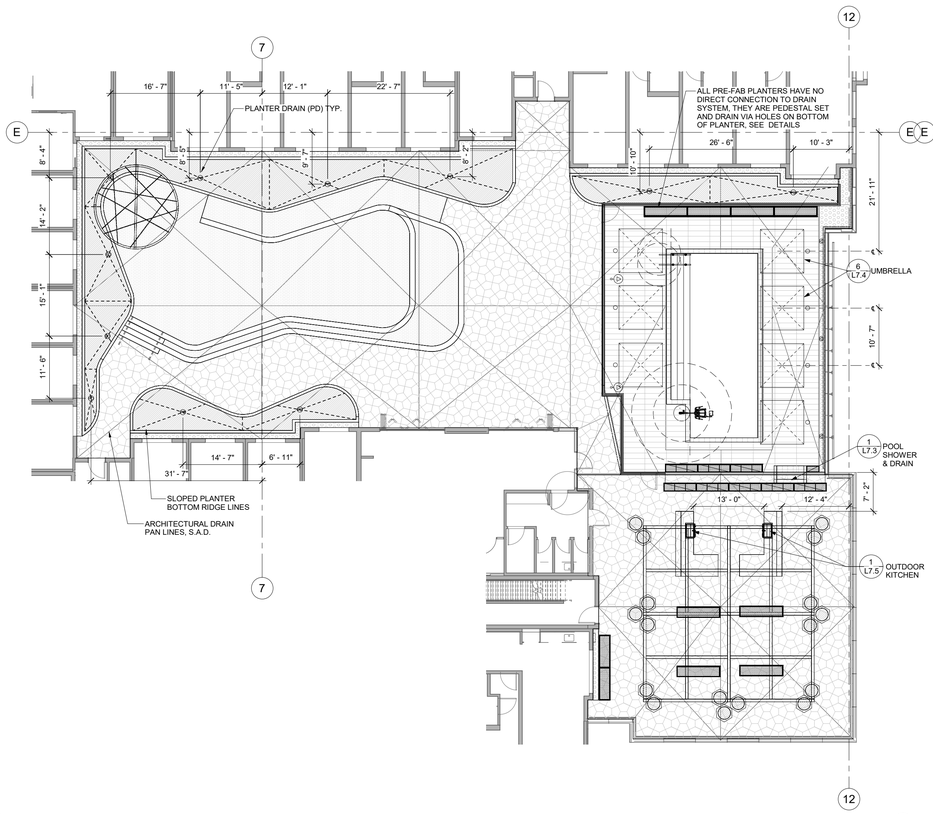
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE MATERIALS & LAYOUT PLAN-LEVEL 3

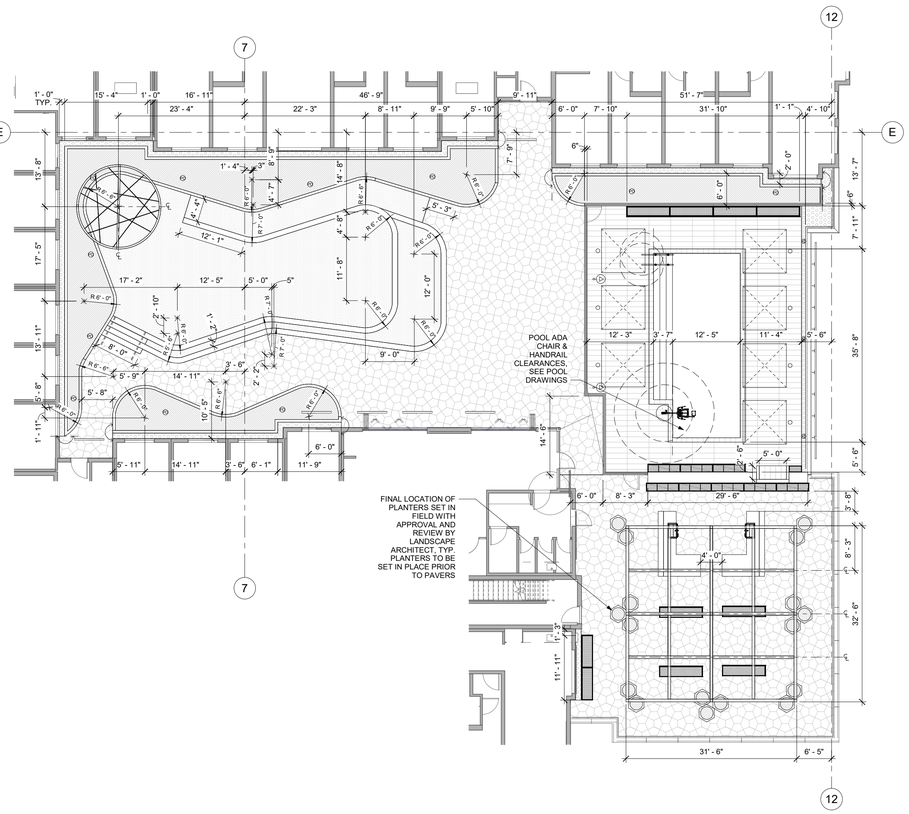
Sheet Title
Scale 1/8" = 1'-0"
Proj #. 2014 Drawn by EM
Sheet Size: 36 x 48

L3.1

3/2/2022 10:54:5 PM



1 L3.2 PLANTER DRAINS, DRAINS, & UMBRELLAS - LAYOUT
1/8" = 1'-0"



2 L3.2 LANDSCAPE LAYOUT PLAN - LEVEL 3
1/8" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
464 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND SHALL NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE LAYOUT AND PLANTER DRAIN LAYOUT PLANS

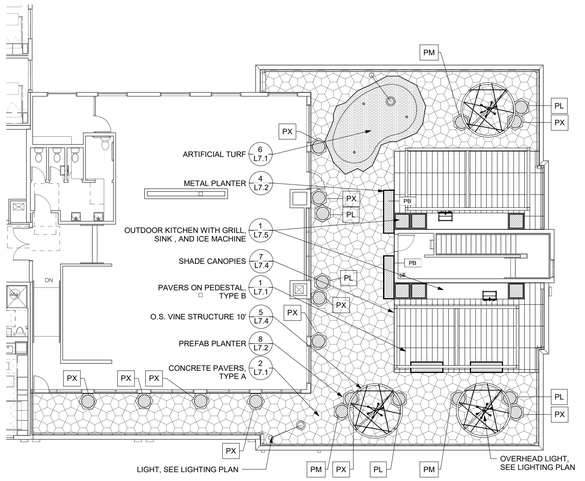
SHEET TITLE
SCALE 1/8" = 1'-0"
PROJ #. 2014 DRAWN BY hor
SHEET SIZE: 30 x 42

0' 8' 16'

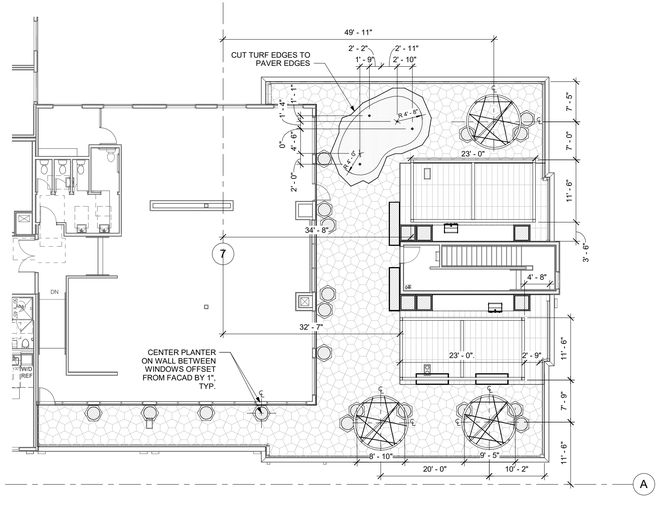
TRUE NORTH PROJECT NORTH

L3.2

9/2/2022 12:54:21 AM



5 LEVEL 6 MATERIALS PLAN
L4.1 1/8" = 1'-0"



2 LEVEL 6 LAYOUT PLAN
L4.1 1/8" = 1'-0"

FOR LEGEND SEE SHEET L3.1

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1264 url PGAdesign.com
464 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT B DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

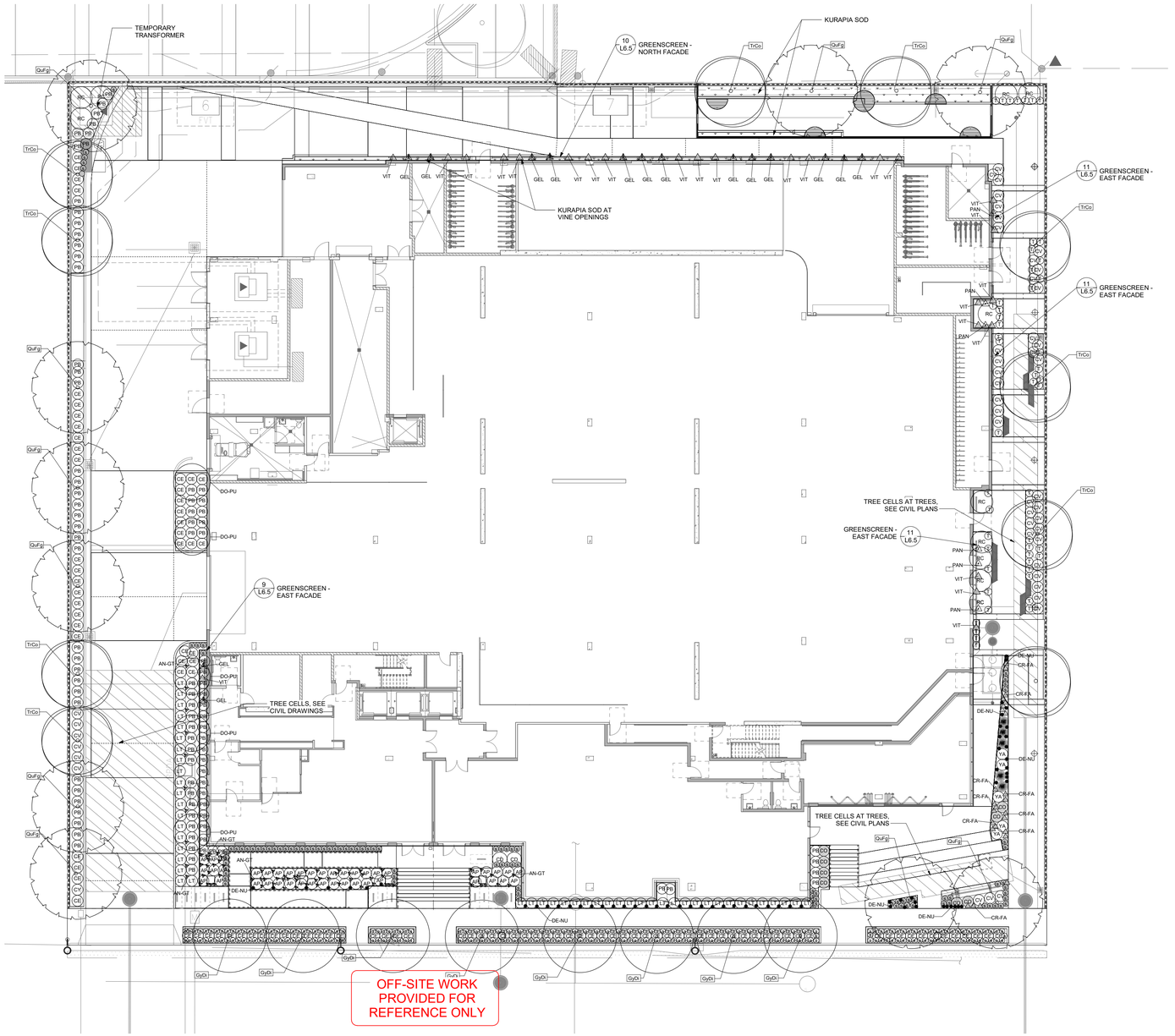
LANDSCAPE MATERIALS & LAYOUT PLAN - LEVEL 6

Sheet Title
Scale 1/8" = 1'-0"
Proj #. 2014 Drawn by EM
Sheet Size: 36 x 48

0' 8' 16'
TRUE NORTH
PROJECT NORTH

L4.1

2/2/2022 9:10:42 PM



PLANT TYPE LEGEND

PROPOSED TREE AND SPECIES ABBREVIATION, SEE PLANT LIST FOR SPECIES

SHRUB OR GROUNDCOVER, SEE PLANT SCHEDULE FOR SPECIES

KURAPIA SOD (PHYLA NODIFLORA) AS AVAILABLE FROM: DELTA BLUEGRASS, 111 N ZUCKERMAN RD, STOCKTON, CA 95206, TELEPHONE:800-637-8873, WEBSITE: HTTPS://WWW.DELTABLUEGRASS.COM/

PLANTING NOTES

1. VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
2. KEEP PLANTING CLEAN AND FREE FROM ALL CONCRETE, ASPHALTIC WASTE, LUMBER AND OTHER SUCH MATERIALS AND SHOULD BE REMOVED BY EXCAVATION OF THE SOIL AND REPLACED WITH CLEAN NATIVE TOP SOIL.
3. CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION.
4. DO NOT WORK SOIL WHEN WET TO AVOID COMPACTION.
5. NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. SAME GENUS DIFFERENT SPECIES SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THE VARIETY IS SIMILAR IN GROWTH HABIT AND SIZE TO THE SPECIFIED PLANT AND WATER USE IS THE SAME. EXAMPLE: ESCALLONIA 'TERRY' COULD SUB FOR 'RED ELF.' RHAPHIOLEPSIS CAN NOT SUBSTITUTE FOR ESCALLONIA AS THEY HAVE DIFFERENT WATER USE REQUIREMENTS. CERTIFICATES OF COMPLIANCE WILL NOT BE COMPLETED FOR PROJECTS WHICH EXCEED THE WATER USE OF SPECIFIED PLANT MATERIALS UNTIL CONFORMANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS IS ACHIEVED.
6. CONTRACT GROW PLANTS AS REQUIRED. CONTRACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
7. ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
8. NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
9. SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS. GROUND COVER KEY INDICATIONS ARE SHOWN IN LEGEND. HOLD GROUND COVER BACK IN 18 IN. FROM THE EDGE OF NEW SHRUB PLANTS UNLESS OTHERWISE. PLANT GROUND COVER WHERE SHRUBS ARE PLANTED 2 1/2 FT. APART OR MORE.
10. PLANT QUANTITIES ARE FOR INFORMATIONAL PURPOSES AND CONSTRUCTION DOCUMENT WATER USE CALCULATIONS ONLY. CONTRACTER TO VERIFY THE QUANTITY AND USE THE GRAPHIC PLANS AS A BASIS FOR QUANTITY OF PLANTS.
11. SEE DETAILS AND SPECIFICATIONS FOR PROCEDURES, MATERIALS AND INSTALLATION REQUIREMENTS.
12. PROVIDE SOILS REPORTS FOR ALL IMPORTED SOILS, PER SPECIFICATIONS AND WELO CONFORMANCE. SUBMIT REPORTS TO OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
13. KEEP ADJACENT STREETS, SIDEWALKS AND OTHER AREAS FREE OF MUD, DIRT OR SIMILAR NUISANCES RESULTING FROM EARTHWORK OPERATIONS.
14. REPLACE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE ANY DAMAGED OR DESTROYED LANDSCAPING.
15. FOR BEST RESULTS, NATIVE PLANT MATERIALS SHOULD NOT HAVE THEIR ROOTS DISTURBED. FOR PLASTIC CANS, REMOVE BOTTOM OF CAN. PLACE IN PLANT PIT AND CUT SIDES TO REMOVE. CUT METAL CANS IN THREE PLACES MINIMUM AND CAREFULLY SLIDE ROOT BALL INTO PLANT PIT. FOR LARGE MATERIAL, USE BOTTOM SUPPORT AS NECESSARY.

STATEMENT OF COMPLIANCE TO MWELO FOR DESIGN PLANS

I HAVE COMPLIED WITH THE CRITERIA OF ARTICLE 19 OF THE ZONING CODE, INCLUDING ALL DESIGN STANDARDS OF SECTION 4-1908, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Karen Kristensen — 1/14/2022

LANDSCAPE ARCHITECTURE SIGNATURE — DATE

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

LANDSCAPE PLANTING PLAN - STREET LEVEL

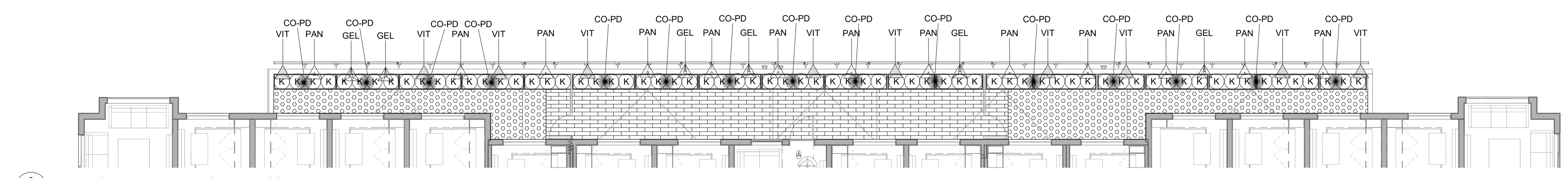
Sheet Title
Scale 1" = 10'-0"
Proj #. 2014 Drawn/Chkd
Sheet Size: 36 x 48

0' 10' 20'

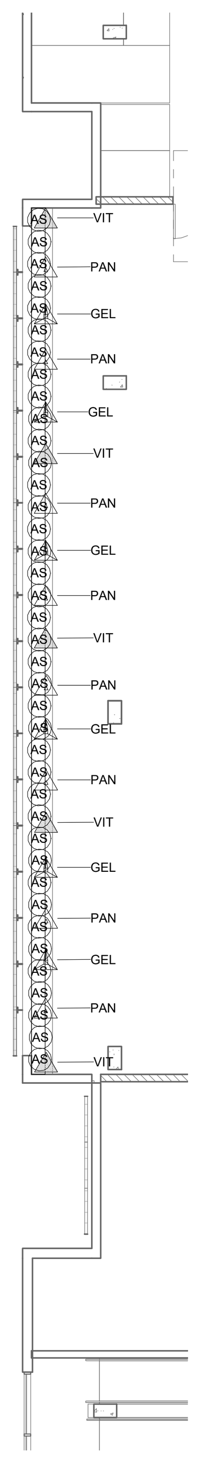
TRUE NORTH — PROJECT NORTH

L5.1

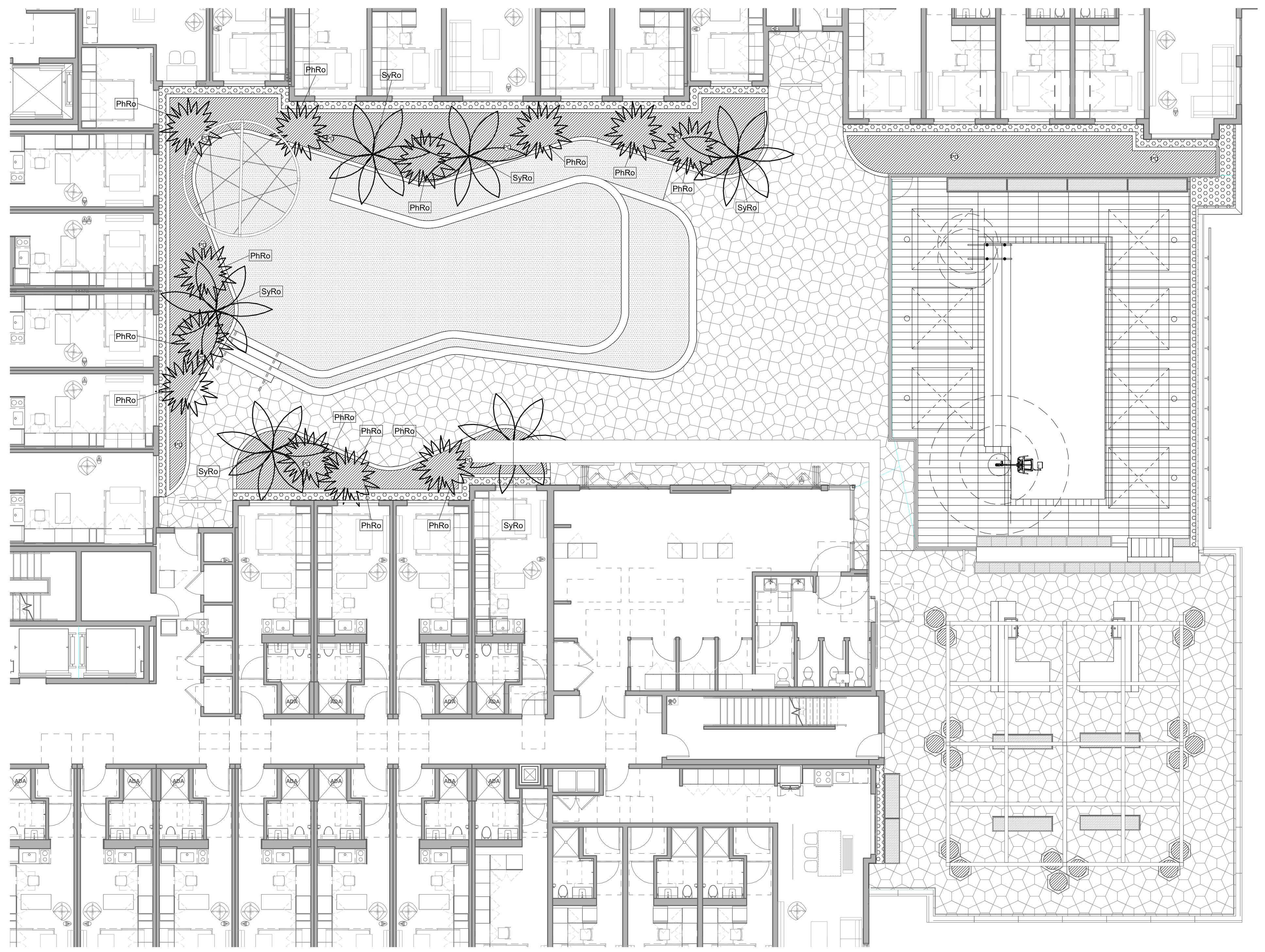
2/9/2022 10:16:26 AM



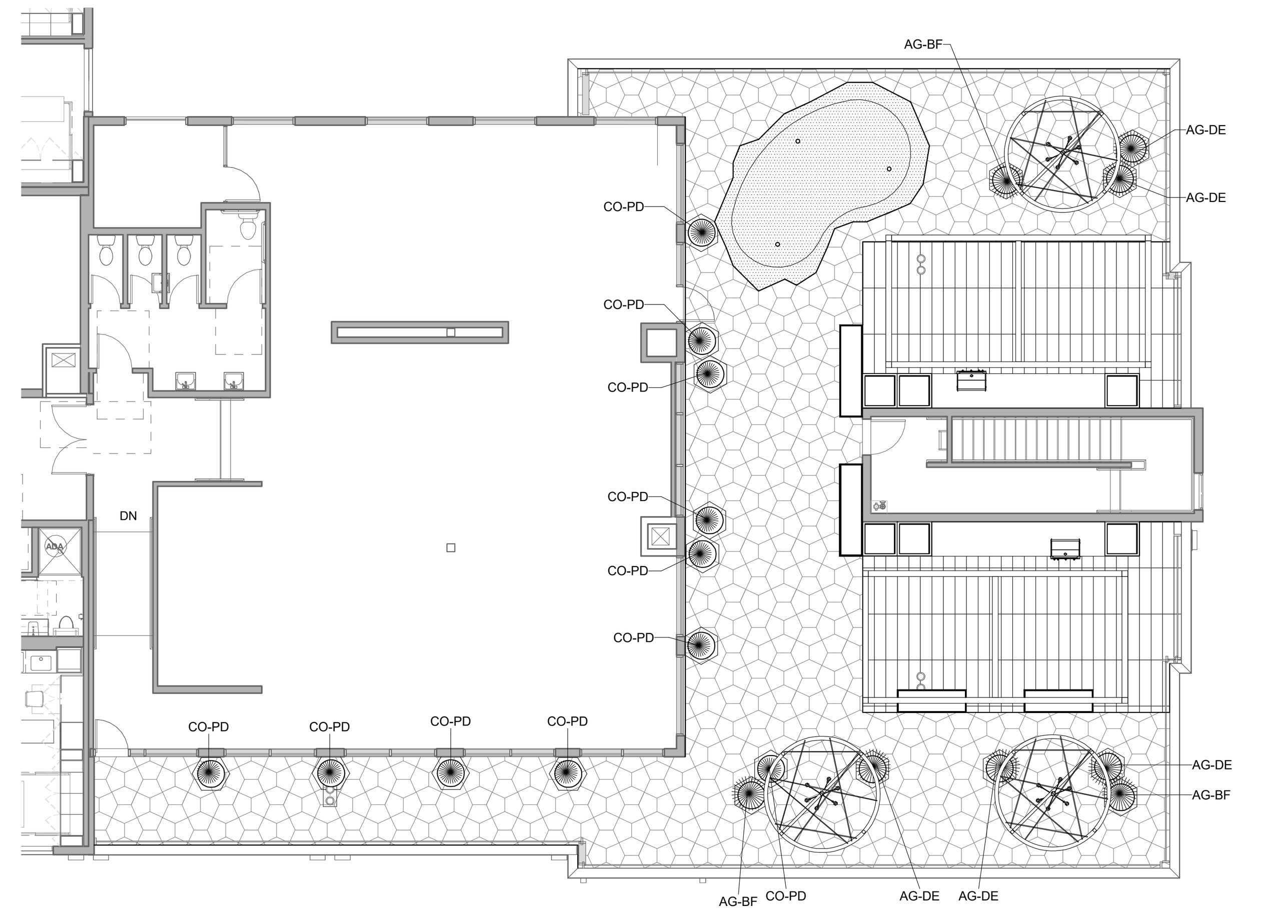
3 PLANTING PLAN - LEVEL 3 - NORTH PATIOS
L5.2 1/8" = 1'-0"



5 PLANTING PLAN - LEVEL P3
L5.2 1/8" = 1'-0"



1 PLANTING PLAN - LEVEL 3 - COURTYARD
L5.2 1/8" = 1'-0"



2 PLANTING PLAN - LEVEL 6
L5.2 1/8" = 1'-0"

TREE LIST ON-SITE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MENLO PARK HERITAGE TREE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
TREE										
TrCo	10	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	YES	AS SHOWN	MODERATE	No	No	NO
PhRo	12	PHOENIX ROEBELENII	PIGMY DATE PALM	36" BOX	NO	AS SHOWN	LOW	Yes	No	NO
QuFg	10	QUERCUS FRANETTO 'FOREST GREEN'	FOREST GREEN OAK	36" BOX	YES	AS SHOWN	LOW	Yes	No	NO
SyRo	6	SYAGRUS ROMANZOFFIANA	QUEEN PALM	20' OA	NO	AS SHOWN	LOW	Yes	No	NO

TREE LIST OFF SITE (STREETSCAPE)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MENLO PARK HERITAGE TREE	SPACING	WATER USE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
TREE										
GyDi	8	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	36" BOX	YES	25'-0"	LOW	Yes	No	NO

SHRUB & GROUNDCOVER LIST OFF SITE (STREETSCAPE)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
GROUNDCOVER										
a	261	BOUTELOUA GRACILIS 'BLONDE AMBITION'	MOSQUITO GRASS	1 GAL	1'-6"	LOW	WUCOLS	Yes	Yes	NO
CE	64	CEANOTHUS GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	8'-0"	LOW	WUCOLS	Yes	Yes	NO

SHRUB & GROUNDCOVER LIST ON-SITE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	WATER USE SOURCE	DROUGHT TOLERANT	CA NATIVE	INVASIVE
VINE										
AS	39	ASPARAGUS SETACEUS	ASPARAGUS FERN	1 GAL	2' 0"	LOW	WUCOLS	Yes	No	No
GEL	27	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	15 GAL	3'-0"	MODERATE	WUCOLS	No	No	No
PAN	27	PANDOREA JASMINOIDES 'LADY DI'	BOWER VINE	15 GAL	3'-0"	MODERATE	WUCOLS	No	No	No
VIT	40	VITIS 'ROGER'S RED'	ROGER'S CALIFORNIA GRAPE	15 GAL	3'-0"	LOW	WUCOLS	Yes	Yes	No
SHRUB										
AG-BF	3	AGAVE 'BLUE FLAME'	AGAVE BLUE FLAME	15 GAL	30"	LOW	WUCOLS	Yes	No	No
AG-DE	5	AGAVE DESMETIANA	SMOOTH AGAVE	15 GAL	30"	LOW	WUCOLS	Yes	No	No
AT	5	ALOE TENUIOR	FENCE ALOE	1 GAL	3'-0"	LOW	WUCOLS	Yes	No	No
CV	46	CALLISTEMON VIMINALIS 'BETTER JOHN'	DWARF BOTTLEBRUSH 'BETTER JOHN'	5 GAL	5'-0"	LOW	WUCOLS	Yes	No	No
CD	2	CEANOTHUS 'DARK STAR'	DARK STAR CEANOTHUS	15 GAL	4'-0"	LOW	WUCOLS	Yes	Yes	No
DO-PU	5	DODONAEA VISCOSA PURPUREA	PURPLE HOPSEED BUSH	15 GAL	AS SHOWN	LOW	WUCOLS	Yes	Yes	No
PB	92	PHORMIUM 'BLACK RAGE'	NEW ZEALAND FLAX	5 GAL	3'-0"	LOW	WUCOLS	Yes	No	No
T	50	PHORMIUM 'TONY TIGER'	DWARF VERIGATED NEW ZELAND FLAX	5 GAL	2' 0"	LOW	WUCOLS	Yes	No	No
RC	11	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	6'-0"	LOW	WUCOLS	Yes	Yes	No
YA	5	YUCCA ALOIFOLIA 'MAGENTA MAGIC'	DWARF YUCCA MAGENTA MAGIC	1 GAL	3'-0"	LOW	WUCOLS	Yes	No	No
GROUNDCOVER										
AN-GT	76	ANIGOZANTHOS 'GOLDEN TANGO'	GOLD YANGO KANGAROO PAW	1 GAL	AS SHOWN	LOW	WUCOLS	Yes	No	No
AP	42	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	3'-0"	LOW	WUCOLS	Yes	Yes	No
CE	40	CEANOTHUS GRISEUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL	8'-0"	LOW	WUCOLS	Yes	Yes	No
CY	1	CEANOTHUS GRISEUS 'YANKEE POINT' 2	YANKEE POINT CEANOTHUS	1 GAL	8'-0"	LOW	WUCOLS	Yes	Yes	No
CO	8	CORDYLINE 'CHA CHA'	CORDYLINE 'CHA CHA'	5 GAL	3'-0"	LOW	WUCOLS	Yes	No	No
CO-PD	26	CORDYLINE 'PURPLE DAZZLER'	BLACK CORDYLINE	5 GAL	AS SHOWN	LOW	WUCOLS	Yes	No	No
CR-FA	25	CRASSULA FAICATA 'AIRPLANE PLANT'	AIRPLANE PLANT	4" CONT	AS SHOWN	LOW	WUCOLS	Yes	No	No
DE-NU	64	DELOSPERMA NUBIGENUM	HARDY ICEPLANT	4" CONT	AS SHOWN	LOW	WUCOLS	Yes	Yes	No
K	75	LOMANDRA LONGIFOLIA 'KATRINUS DELUXE'	KATRINUS DELUXE MAT RUSH	1 GAL	2' 0"	LOW	WUCOLS	Yes	No	No
s	97	LOMANDRA LONGIFOLIA 'STEELY SLIM'	NYALLA MAT RUSH	1 GAL	3'-0"	LOW	WUCOLS	Yes	No	No
LT	47	LOMONDRA 'LIME TUFF'	LOMONDRA LIME TUFF	1 GAL	3'-0"	LOW	WUCOLS	Yes	No	No

NOTE: PLANTING ON LEVELS 3 & 6 TO HAVE SIMILAR PLANT SPACING AND QUANTITIES TO WHAT IS SHOWN ON STREET LEVEL, PLANTING PLAN IS NOT YET COMPLETE.

0' 8' 16'

TRUE NORTH PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT
GREYSTAR

CONSULTANT
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

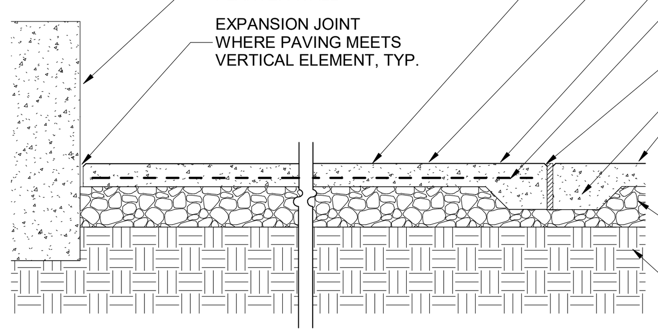
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE PLANTING PLAN-LEVEL 3 & 6 & PLANT LIST

SHEET TITLE
SCALE 1/8" = 1'-0"
PROJ #. 2014 DRAWN BY EM
SHEET SIZE: 36 x 48

L5.2

3/2/2022 10:54:42 AM



SECTION

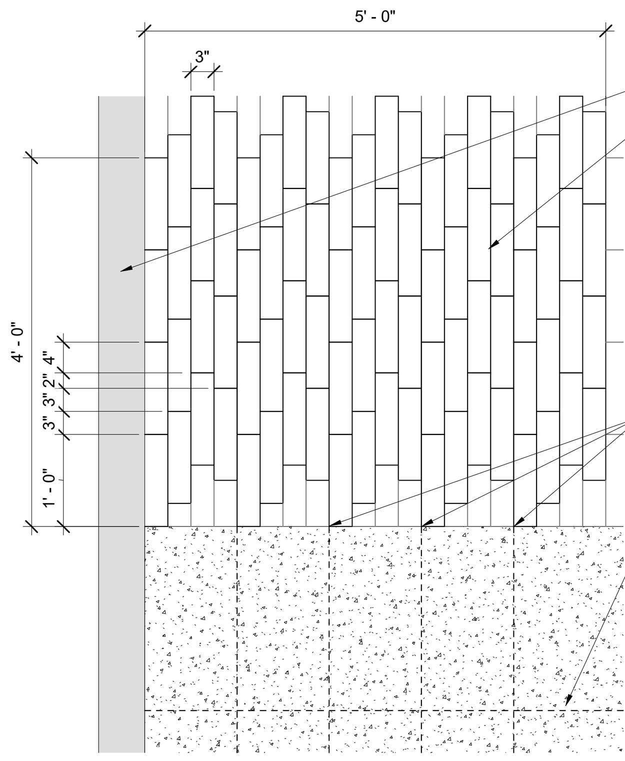
SCORELINE SCHEDULE (UNLESS OTHERWISE NOTED)		
PATH WIDTH	SCORE JOINT SPACING	EXPANSION JOINT SPACING
4'-0"	4' O.C.	16' O.C.
5'-0"	5' O.C.	20' O.C.
6' OR GREATER	12' O.C.	24' O.C.
PROVIDE SCORE JOINTS IN CONCRETE AT RIGHT ANGLES TO THE PAVING SPACING ACCORDING TO TABLE ABOVE UNLESS OTHERWISE SHOWN		

NOTES:
1. INSTALL EXPANSION JOINT IN PAVING AS SHOWN AND WHERE PAVING CHANGES COLOR OR TYPE, ABUTS WALLS, BUILDINGS, AND STAIRS.
2. CAULK/SEALANT TO MATCH COLOR OF ADJACENT PAVING, TOOL THE SEALANT.
3. DEPTH AND REINFORCEMENT, SUBGRADE PREPARATION, AND THICKENED EDGE PER GEOTECHNICAL REPORT.
4. INTEGRAL COLORED CONCRETE FROM DAVIS COLOR ADMIXTURES.

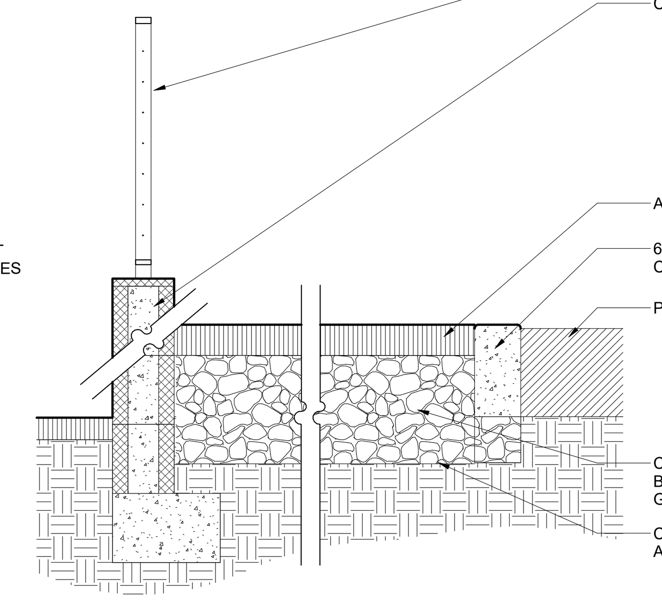
COLOR & FINISHING NOTES
INTEGRAL COLORED CONCRETE COLORS FROM DAVIS COLORS- INCLUDES COLORS FOR STAIRS:
COLOR A: LIGHT GREY 8084* (SRI .15)
COLOR B: DARK GREY 8084* (SRI .12)

CONCRETE FINISH LIQUID SANDBLAST BY SCOFIELD SIKA:
COLOR A: LITHOCAST SURFACE RETARDER 05 (COURSE SAND TEXTURE)
COLOR B: LITHOCAST SURFACE RETARDER 03 (MEDIUM SAND TEXTURE)

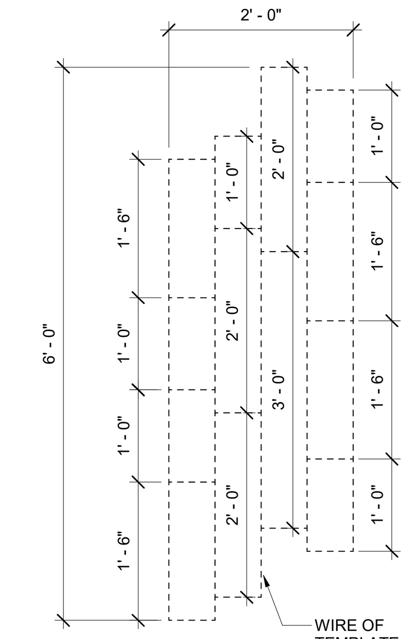
1 L6.1 COLORED CONCRETE PAVING FINISH
3/4" = 1'-0"



PLAN



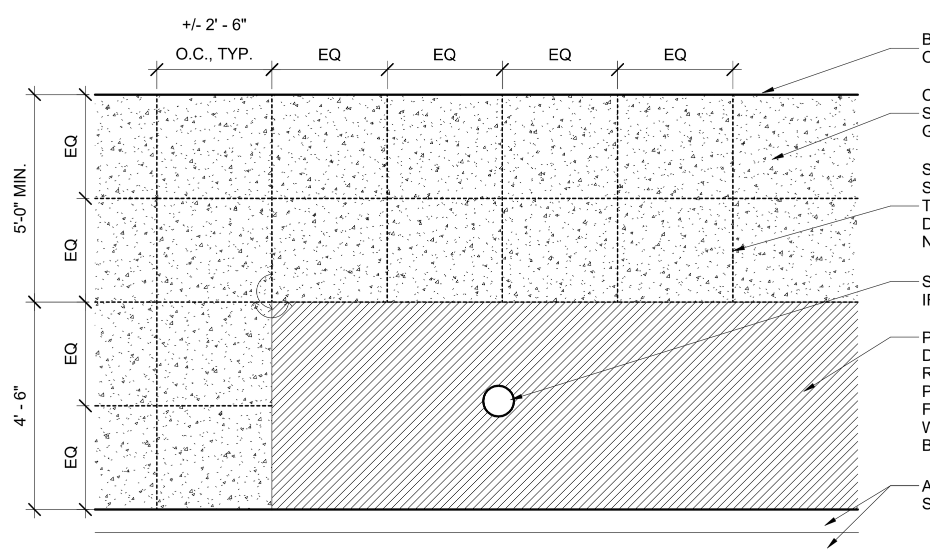
SECTION



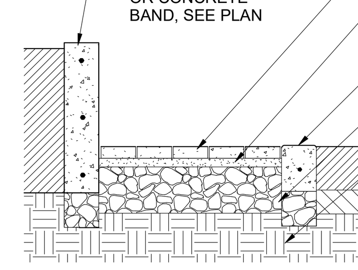
STAMP TEMPLATE

NOTES:
1. INSTALL ASPHALT PAVING AS SHOWN IN CIVIL DRAWINGS.
2. STAMP ASPHALT WITH CUSTOM ASPHALT STAMPING TEMPLATE AS SHOWN ABOVE. APPLY STREET BOND SR COLOR OVERLAY FOR SOLAR REFLECTIVE COATING FOR ASPHALT, (4) COATS. TEMPLATE SUPPLIED BY ENNIS-FLINT, WWW.ENNISFLINTAMERICAS.COM, 1-800-331-8118. INSTALLATION BY QUALIFIED APPLICATOR, ASPHALT IMPRESSIONS OR APPROVED EQUIVALENT. WWW.ACSTAMP.COM, 916-383-0441
3. COLOR: STREETBOND SR SLATE (SRI .34)
4. WHEN PLANTING AREA WOULD BE LESS THAN 12" EXTEND CONCRETE BAND TO MEET BUILDING WALL.

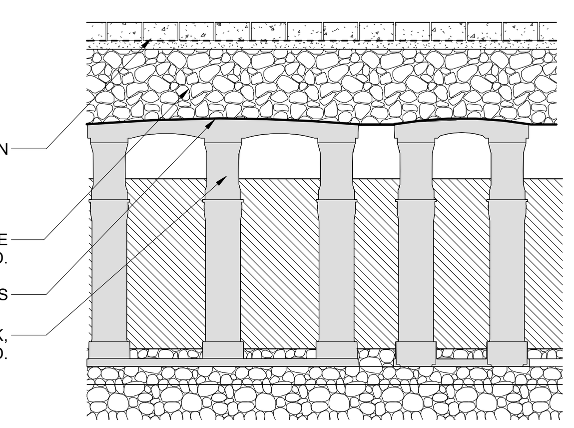
2 L6.1 STAMPED ASPHALT & CONCRETE PAVING AT EVA LANE
1" = 1'-0"



10 L6.1 SCORING LAYOUT AT CITY SIDEWALK
1/2" = 1'-0"



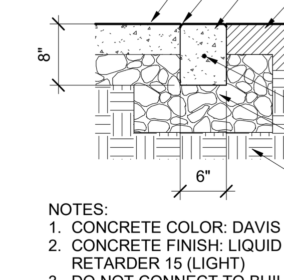
SECTION WHERE FULLY BOUND BY CONCRETE PAVING, BANDS OR WALLS



PAVERS ATOP SILVA CELLS

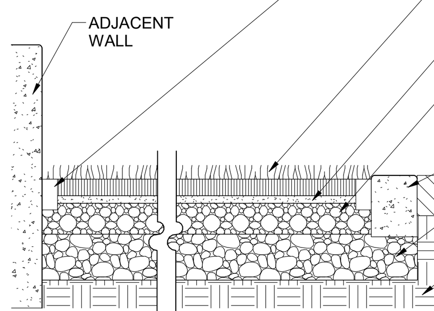
NOTES:
1. CONCRETE UNIT PAVERS: WAUSAU TILE ARCH.ITECTURAL PAVERS H-SERIES FRONTIER LINE, 6"W X 18" L X 2" THICK,
2. COLOR: 50% HFT 10 AND 50% HFT 30
3. MANUFACTURER OF PAVERS: WAUSAU TILES, TELEPHONE: 707-507-9610, WEB SITE: HTTP://WWW.WAUSAUTILE.COM, REPRESENTATIVE: PETE JANDA, PJANDA@JANDA-ASSOCIATES.COM
4. SAND SETTING BED: QUIKRETE BASE SAND NO. 1150-49, OR APPROVED EQUIVALENT
5. SAND JOINTING MATERIAL: HARDSCAPES BY QUIKRETE PLOYMERIC JOINUING SAND, OR APPROVED EQUIVALENT.
6. WHERE A BRICK PAVER LESS THAN 30% OF A FULLSIZE BRICK WOULD BE REQUIRED TO END A LINE OF BRICKS IN THE RUNNING BOND, PUT THE END TWO BRICKS IN THE LINE WITH NEITHER BRICK BEING LESS THAN 30%. END WITH A FULL SIZE UNCUT PAVER AT PLANTER WALLS WHERE POSSIBLE
7. DEPTH AND SUB DRAINAGE PER GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT

3 L6.1 UNIT PAVERS ON GRADE
3/4" = 1'-0"



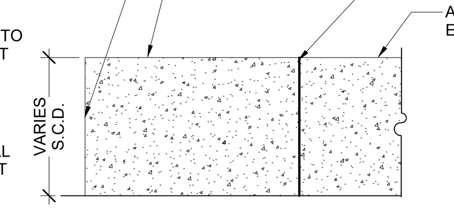
NOTES:
1. CONCRETE COLOR: DAVIS COBBLESTONE 860
2. CONCRETE FINISH: LIQUID SANDBLAST FINISH LITHOCAST SURFACE RETARDER 15 (LIGHT)
3. DO NOT CONNECT TO BUILDING FACADE, S.B.E.D.

6 L6.1 CONCRETE BAND
1" = 1'-0"

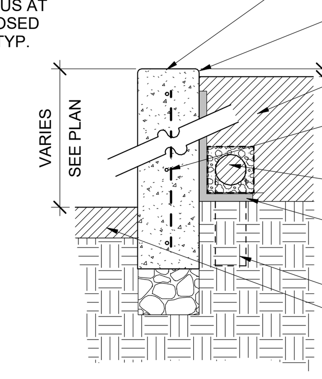


NOTES:
1. ARTIFICIAL TURF: SYNFESCUE 343 WITH ZEOFILL INFILL.
2. MANUFACTURER: SYNLAWN, REPRESENTATIVE: SYN LAWN BAY AREA, 603 S. 8TH STREET, RICHMOND, CA 94804, TELEPHONE: 510-215-2000, WEB SITE: HTTP://WWW.SYNLAWN.COM
3. VERIFY SET DOWN OF TURF TO ADJACENT SURFACING PRIOR TO INSTALLATION.
4. TURF THICKNESS IS ESTIMATED TO BE 1.5" THICK.
5. DEPTH AND SUB DRAINAGE PER GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT

4 L6.1 ARTIFICIAL TURF AT DOG RUN
1" = 1'-0"



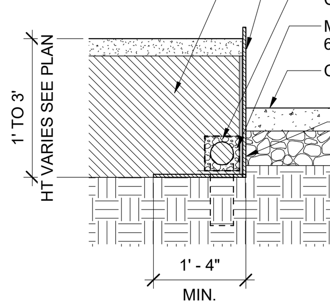
ELEVATION



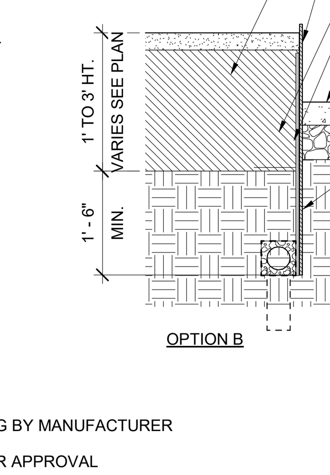
SECTION

NOTES:
1. EXTEND FINISH TO 3" BELOW FINISH GRADE AT PLANTING AREAS.
2. PROVIDE EXPANSION JOINT AT BASE OF WALL WHERE THERE IS CONCRETE PAVING ADJACENT.
3. WALLS ARE INTEGRAL COLORED CONCRETE WITH MEDIUM LIQUID SANDBLAST FINISH (LITHOCAST SURFACE RETARDER 03)
4. COLOR OF WALL: DAVIS COLORS MESQUITE 677
5. PROVIDE MOCKUP OF COLOR AND FINISH FOR FINAL APPROVAL.

7 L6.1 CONCRETE WALL AT EAST ENTRY
1" = 1'-0"



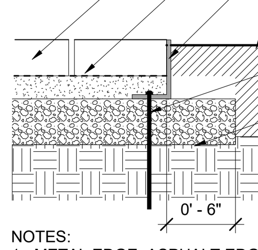
OPTION A



OPTION B

NOTES:
1. PRODUCT: FRAME RETAINING SERIES PLANTER WALLS.
2. COAT INSIDE OF PLANTER WALLS WITH WATERPROOF COATING BY MANUFACTURER
3. MATERIAL: CORTEN STEEL
4. FINISH: PRE-WEATHERED, PROVIDE SAMPLE AND MOCK-UP FOR APPROVAL
5. PROVIDE FIELD MEASURED SHOP DRAWING FOR APPROVAL
6. FACTORY WELDED CORNERS, PROVIDE MOCK-UP FOR APPROVAL
7. PROVIDE DRAINAGE BEHIND PLANTER WALLS AS REQURIED BY GEOTECH AND PROJECT CIVIL ENGINEER
8. MANUFACTURER: FORM AND FIBER, WEBSITE: WWW.FORMANDFIBER.COM, SALES REPRESENTATIVE: BRIAN LUFFE 510-292-1155, BRIAN@CHAPARRAL-INC.COM, WEB: HTTPS://CHAPARRAL-INC.COM/#/
9. ALTERNATE MANUFACTURER: TOURNESOL, WEBSITE: WWW.TOURNESOLSITEWORKS.COM, WEB: HTTPS://WWW.TOURNESOL.COM/PRODUCTS/PRODUCT/KITSAP-COLLECTION-RETAINING-WALL-SYSTEM.

8 L6.1 METAL RETAINING WALLS
3/4" = 1'-0"



NOTES:
1. METAL EDGE: ASPHALT EDGE ALUMINUM ASPHALT RESTRAINT 3" X 3"; COLOR: BLACK.
2. MANUFACTURED BY PERMALOC CORPORATION, PHONE 800-356-9660; WEB: WWW.PERMALOC.COM.

5 L6.1 METAL EDGE AT UNIT PAVERS
1 1/2" = 1'-0"

3/2/2022 10:54:43 AM

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT
GREYSTAR®

CONSULTANT
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

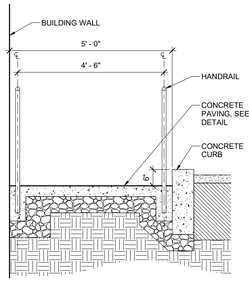
REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

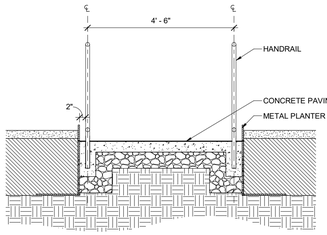
LANDSCAPE STREETSCAPE DETAILS-PAVING & EDGES

SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY Author
SHEET SIZE: 36 x 48

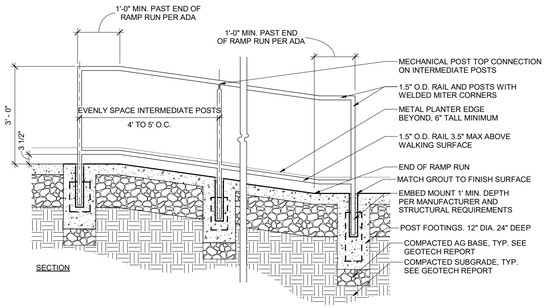
L6.1



CROSS SECTION AT RAMP AT EAST LOBBY ENTRY



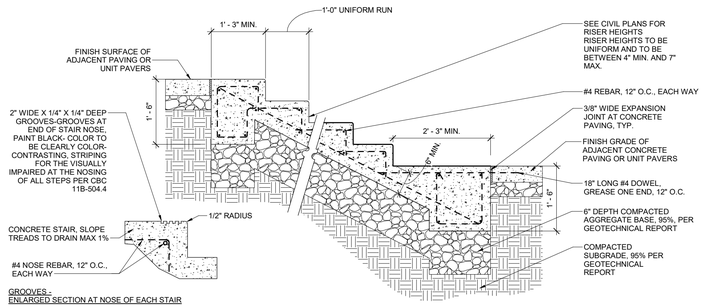
CROSS SECTION AT RAMP



SECTION

NOTES:
1. FOR GRADES AND SLOPES AT RAMPS S.C.D.
2. CONTRACTOR TO VERIFY HANDRAIL AND RAMPS SATISFY ACCESSIBILITY CODES. COMPLIANCE WITH CODES TAKES PRECEDENCE.
3. HANDRAIL:LUMENRAIL LPM-1SS-EMB-MPT-MEG2-4LS, WITHOUT LIGHTS.
4. MATERIAL: 316 STAINLESS STEEL, FINISH: 4 SATIN, LONGITUDINAL BRUSHED
5. MANUFACTURER: WAGNER ARCHITECTURAL SYSTEMS, 10600 WEST BROWN DEER ROAD, MILWAUKEE, WI 53224, TELEPHONE: 414-214-0444, WEBSITE: WWW.WAGNERCOMPANIES.COM
6. PROVIDE FIELD MEASURED SHOP DRAWINGS SHOWING EVENLY SPACED INTERMEDIATE POSTS.
7. OWNERS REPRESENTATIVE TO REVIEW AND APPROVE SAMPLE OF FABRICATED HANDRAIL PRIOR TO INSTALLATION.
8. ALL HANDRAILS TO BE DESIGN-BUILD CONSTRUCTED.
9. ALL HANDRAILS TO COMPLY WITH CBC 11B- 505 HANDRAILS
10. PROVIDE HANDRAILS ON BOTH SIDES OF RAMPS.

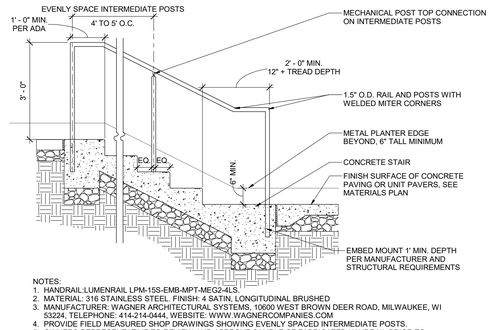
5 / L6.2 CONCRETE RAMP WITH HANDRAIL
3/4" = 1'-0"



GROOVES -
ENLARGED SECTION AT NOSE OF EACH STAIR

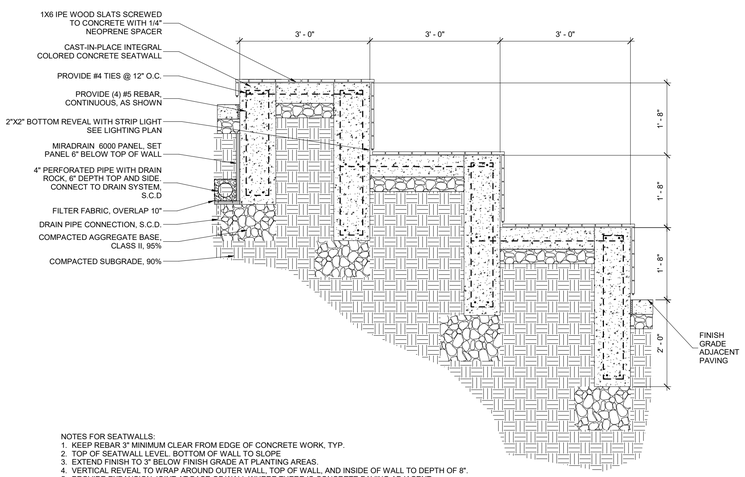
NOTES:
1. FOR HANDRAIL SEE DETAIL
2. CONCRETE TO BE INTEGRAL COLORED; COLOR AS NOTED ON PLANS AND CONCRETE PAVING DETAIL.
3. 3" MINIMUM CLEARANCE FROM EDGE OF CONCRETE FOR ALL REINFORCEMENT.
4. ENSURE 2" LEADING EDGE OF STAIR TREAD HAS VISUAL CONTRASTS OF DARK ON LIGHT OR LIGHT ON DARK FOR ALL TREADS AS REQUIRED TO COMPLY WITH CBC 11B-504.4

1 / L6.2 CONCRETE STAIR AT FRONT ENTRY AND NEIGHBORHOOD AMENITY ENTRANCE
1" = 1'-0"



NOTES:
1. HANDRAIL:LUMENRAIL LPM-1SS-EMB-MPT-MEG2-4LS.
2. MATERIAL: 316 STAINLESS STEEL, FINISH: 4 SATIN, LONGITUDINAL BRUSHED
3. MANUFACTURER: WAGNER ARCHITECTURAL SYSTEMS, 10600 WEST BROWN DEER ROAD, MILWAUKEE, WI 53224, TELEPHONE: 414-214-0444, WEBSITE: WWW.WAGNERCOMPANIES.COM
4. PROVIDE FIELD MEASURED SHOP DRAWINGS SHOWING EVENLY SPACED INTERMEDIATE POSTS.
5. OWNERS REPRESENTATIVE TO REVIEW AND APPROVE SAMPLE OF FABRICATED HANDRAIL PRIOR TO INSTALLATION.
6. ALL HANDRAILS TO BE DESIGN-BUILD CONSTRUCTED.
7. ALL HANDRAILS TO COMPLY WITH CBC 11B- 505 HANDRAILS
8. PROVIDE HANDRAILS ON BOTH SIDES OF STAIRS.

2 / L6.2 HANDRAIL AT CONCRETE STAIR
3/4" = 1'-0"



NOTES FOR SEATWALLS:
1. KEEP REBAR 3" MINIMUM CLEAR FROM EDGE OF CONCRETE WORK, TYP.
2. TOP OF SEATWALL LEVEL, BOTTOM OF WALL TO SLOPE
3. EXTEND FINISH TO 3" BELOW FINISH GRADE AT PLANTING AREAS.
4. VERTICAL REVEAL TO WRAP AROUND OUTER WALL, TOP OF WALL, AND INSIDE OF WALL TO DEPTH OF 8".
5. PROVIDE EXPANSION JOINT AT BASE OF WALL WHERE THERE IS CONCRETE PAVING ADJACENT.
6. SEATWALL ARE INTEGRAL COLORED CONCRETE WITH MEDIUM LIQUID SANDBLAST FINISH (LITHOCAST SURFACE RETARDER 03)
7. COLOR OF SEAT WALL: DAVIS COLORS COBBLESTONE 860
8. PROVIDE MOCKUP OF COLOR AND FINISH FOR FINAL APPROVAL.

3 / L6.2 TIERED SEATING AT PLAZA
1" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
464 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

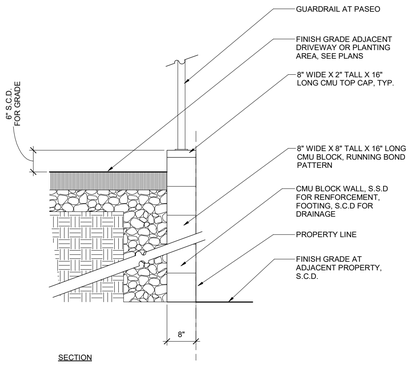
LANDSCAPE
STREETSCAPE
DETAILS-STAIRS
& RAMPS

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by
Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

L6.2

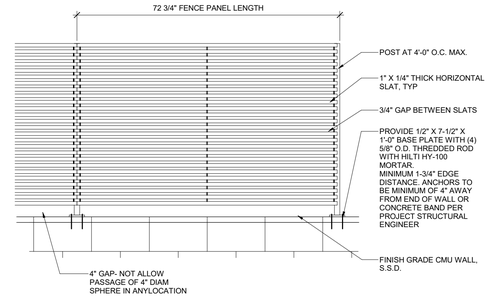
©2022 BDE Architecture



SECTION

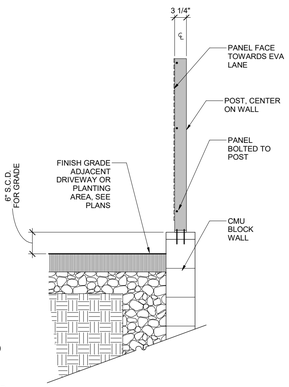
NOTES:
1. CMU BLOCKS
   A. OPTION A:
      a. CMU BLOCKS: SMOOTH FACE, COLOR: 625 (GREY); FROM MANUFACTURER'S STANDARD PALLETTE. MANUFACTURER: BASALITE CONCRETE PRODUCTS, WWW.BASALITE-CMU.COM, (707) 678-1901.
      b. CMU CAPS: CMU PRECISION COLLECTION, FINISH: SMOOTH FACE, COLOR: 625 (GREY); FROM MANUFACTURER'S STANDARD PALLETTE. MANUFACTURER: BASALITE CONCRETE PRODUCTS, WWW.BASALITE-CMU.COM, (707) 678-1901.
   B. OPTION B
      a. CONCRETE MASONRY UNITS, BY CALSTONE, 5787 OBATA WAY, GILROY, CA 95020, 408-984-8800, CALSTONE.COM
      b. COLOR: 600 GREY, SMOOTH FACE
2. MORTAR: TO MATCH COLOR OF BLOCKS AND FROM BLOCK MANUFACTURER.
3. SEE WATERPROOFING PLANS FOR WATERPROOFING AND DRAINAGE AT CMU WALL
4. BACK STRIPE CMU GROUT AND PROVIDE PARGE COATING SURFACE IN PREPARATION FOR WATERPROOFING.

1 L6.3 CMU WALL AT EVA & PASEO
1" = 1'-0"

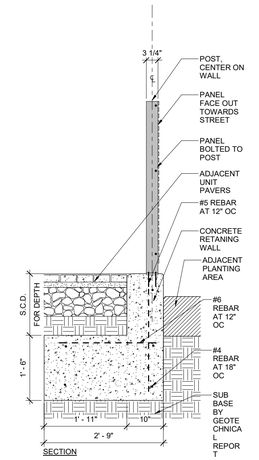


ELEVATION

NOTES:
1. MANUFACTURER: LANDSCAPE FORMS, LINE PANELS, PRODUCT REP: REBECCA CASEY, LANDSCAPE FORMS, TELEPHONE: (269) 337-1313, EMAIL: REBECCAC@LANDSCAPEFORMS.COM, WEBSITE: WWW.LANDSCAPEFORMS.COM.
2. FENCE MODEL: LINES FENCING SYSTEM "ONE-INCH TALL SLAT", MODEL NUMBER: DRAWING NUMBER - BX0403
3. GATE MODEL: LINES FENCING SYSTEM "ONE-INCH TALL SLAT", MODEL BX301-01
4. ALL METAL IS ALUMINUM, FULLY WELDED.
5. FINISH OF METAL: PRIMER: RUST INHIBITOR. TOPCOAT: PANGARD II THERMOSETTING POLYESTER POWDERCOAT. UV, CHIP AND FLAKE RESISTANT.
6. COLOR: OBSIDIAN ARCHITECTURAL SERIES
7. CONTRACTOR TO PROVIDE FIELD MEASURED SHOP DRAWINGS FOR APPROVAL.
8. SURFACE MOUNTING INSTALLATION: 1" X 3" ANCHOR PLATE, SURFACE MOUNT WITH ANCHORS TO CONCRETE WALL USING MANUFACTURER SUPPLIED ATTACHMENT - OR - PROVIDE 1/2" X 7-1/2" X 1'-0" BASE PLATE WITH (4) 5/8" O.D. THREADED ROD WITH HILTI HY-100 MORTAR. MINIMUM 1-3/4" EDGE DISTANCE.
9. ANCHORS TO BE MINIMUM OF 4" AWAY FROM END OF WALL OR CONCRETE BAND PER PROJECT STRUCTURAL ENGINEER
10. SEE CIVIL DRAWINGS FOR DEPTH OF WALL AND DRAINAGE. SEE ARCHITECT'S PLANS FOR WATERPROOFING.
11. TOP OF FENCE IS LEVEL.
12. STEP DOWN OF FENCE IS ALLOWED TO ACCOMODATE GRADE. STEP DOWN LOCATIONS TO BE AGREED UPON WITH LANDSCAPE ARCHITECT.
13. KEEP TOP OF FENCE LEVEL, STEP DOWN AT 6" MAXIMUM AS DETERMINED IS FIELD VERIFICATIONS. MINIMIZE STEP DOWNS.

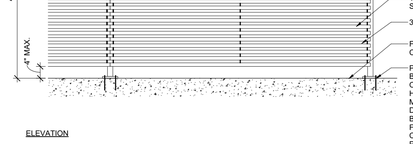


SECTION

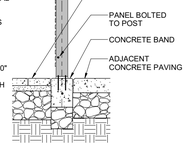


SECTION

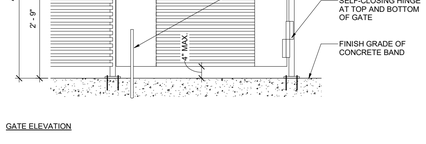
2 L6.3 GUARDRAIL AT PASEO & EVA LANE
1" = 1'-0"



ELEVATION



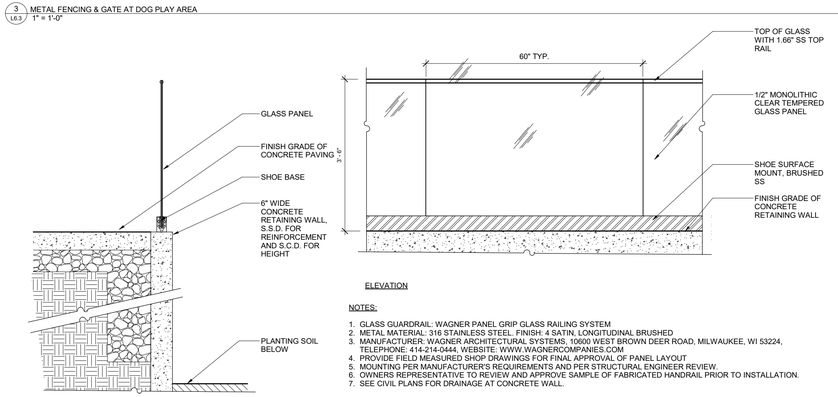
SECTION



GATE ELEVATION

NOTES:
1. FENCE MODEL: LINE FENCING SYSTEM "ONE-INCH HORIZONTAL SLAT" PANEL, MODEL NUMBER: DRAWING NUMBER - BX0403, SURFACE MOUNTED.
2. GATE MODEL: LINE FENCING SYSTEM "ONE-INCH HORIZONTAL SLAT" PANEL, MODEL BX301-01
3. HEIGHT: 4'-0" TALL
4. POSTS LOCATIONS ARE CLOSER THAN MANUFACTURER'S RECOMMENDATION PER PROJECT STRUCTURAL ENGINEER.
5. METAL: EXTRUDED AND FABRICATED ALUMINUM.
6. FINISH OF METAL: PRIMER: RUST INHIBITOR. TOPCOAT: PANGARD II THERMOSETTING POLYESTER POWDERCOAT. UV, CHIP AND FLAKE RESISTANT FACTOR APPLIED BY SUPPLIER.
7. METAL COLOR: OBSIDIAN ARCHITECTURAL SERIES LOW SHEEN
8. SELF-CLOSING HINGE: COMPACT 180 DEGREE HYDRAULIC GATE CLOSURE AND HINGE FOR GATES UP TO 165 LBS, MODEL: TIGER, COLOR: SILVER, MANUFACTURER: LOCINOX, TELEPHONE: 1-877-LOCINOX, WEBSITE: WWW.LOCINOXUSA.COM.
9. DROPBOLT: SURFACE MOUNTED DROPBOLT WITH ALUMINUM BOLT, MANUFACTURER: LOCINOX, TELEPHONE: 1-877-LOCINOX, WEBSITE: WWW.LOCINOXUSA.COM.
10. CONTRACTOR TO PROVIDE FIELD MEASURED SHOP DRAWINGS FOR APPROVAL.
11. FENCE AND GATE MANUFACTURER: LANDSCAPE FORMS, PRODUCT REP: REBECCA CASEY, TELEPHONE: (269) 337-1313, EMAIL: REBECCAC@LANDSCAPEFORMS.COM, WEBSITE: WWW.LANDSCAPEFORMS.COM.
12. IF MANUFACTURER PROVIDED BASE PLATE TO BE USED, PROVIDE PROJECT STRUCUTRAL ENGINEER CLACLUATIONS FROM MANUFACTURER FOR REVIEW

3 L6.3 METAL FENCING & GATE AT DOG PLAY AREA
1" = 1'-0"



ELEVATION

SECTION

NOTES:
1. GLASS GUARDRAIL: WAGNER PANEL GRIP GLASS RAILING SYSTEM
2. METAL MATERIAL: 316 STAINLESS STEEL. FINISH: 4 SATIN, LONGITUDINAL BRUSHED
3. MANUFACTURER: WAGNER ARCHITECTURAL SYSTEMS, 10600 WEST BROWN DEER ROAD, MILWAUKEE, WI 53224, TELEPHONE: 414-214-0444, WEBSITE: WWW.WAGNERCOMPANIES.COM
4. PROVIDE FIELD MEASURED SHOP DRAWINGS FOR FINAL APPROVAL OF PANEL LAYOUT
5. MOUNTING PER MANUFACTURER'S REQUIREMENTS AND PER STRUCTURAL ENGINEER REVIEW.
6. OWNERS REPRESENTATIVE TO REVIEW AND APPROVE SAMPLE OF FABRICATED HANDRAIL PRIOR TO INSTALLATION.
7. SEE CIVIL PLANS FOR DRAINAGE AT CONCRETE WALL.

4 L6.3 GLASS GUARDRAIL & CONCRETE WALL AT PUBLIC NEIGBORHOOD ENTRY
1" = 1'-0"

W:\2020\20-04\L6.3.dwg

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev.	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

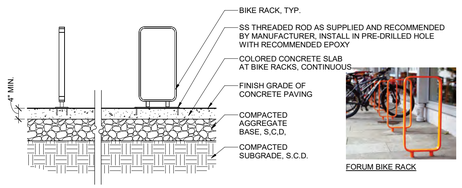
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE STREETSCAPE DETAILS - FENCING

Sheet Title
Scale 1" = 1'-0"
Proj. # 2014 Drawn Author
Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

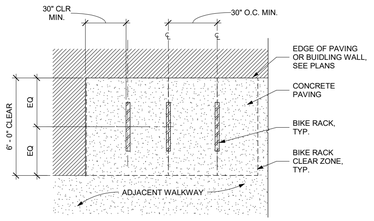
L6.3



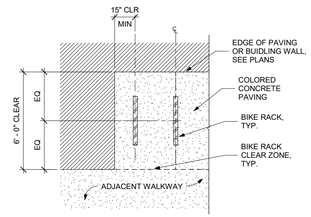
FORUM BIKE RACK

NOTES:
1. PRODUCT: FORUM BIKE RACK, MODEL NO. 2586-904A, LARGE
2. MANUFACTURER: VESTRE, INC., WEB SITE: HTTPS://VESTRE.COM, TELEPHONE: 212 634 9658
3. FINISH: POWDERCOATED METAL; COLOR: RAL 7001 SILVER GREY
4. MOUNT: EMBEDDED SURFACE MOUNT
5. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS .

1 L6.4 BIKE RACK
3/4" = 1'-0"



BIKE LAYOUT FOR DOUBLE SIDED USE RACKS



BIKE LAYOUT SINGLE SIDED RACK

NOTES:
1. PLACE BIKE RACKS 30" CLEAR MINIMUM ON ALL SIDES FROM OBSTRUCTIONS.
2. MAINTAIN 5' WIDE CLEAR ZONE IN FRONT OF RACKS TO ACCESS RACKS.

2 L6.4 BIKE RACK LAYOUT
3/8" = 1'-0"

1. MODEL: FIXIT STAND WITH PUMP.
2. COLOR: FLAT BLACK
3. MOUNT: SURFACE MOUNT
4. MANUFACTURER: DERO
5. WEB SITE: HTTPS://WWW.DERO.COM/
6. TELEPHONE: (888) 337-6729

3 L6.4 BIKE REPAIR STATION STREET LEVEL
1" = 1'-0"

NOTES:
1. BENCH: TRAPECIO WOOD BENCH, MODEL NO.: ..... .
2. METAL: GALVANISED STEEL.
3. COLOR: TBD
4. MOUNT: SURFACE MOUNT; HARDWARE PER MANUFACTURER'S RECOMMENDATIONS FOR MOUNTING TO UNIT PAVERS.
5. MANUFACTURER: LANDSCAPE FORMS., WEB SITE: HTTPS://WWW.LANDSCAPEFORMS.COM, TELEPHONE: 800-430-6209; REPRESENTATIVE CONTACT: REBECCA CASEY, REBECCAC@LANDSCAPEFORMS.COM.

10 L6.4 BENCH AT SIDEWALK
1" = 1'-0"

NOTES:
1. BENCH MODEL: PARALLEL 42,
   A. BW: WEDGE 42" LONG
   B. BRA: RIGHT ANGLE 42" LONG
   C. BLA: LEFT ANGLE 42" LONG
2. METAL: POWDER COAT STEEL.
3. COLOR: TBD.
4. MOUNT: SURFACE MOUNT; HARDWARE PER MANUFACTURER'S RECOMMENDATIONS FOR MOUNTING TO UNIT PAVERS. LEVEL BENCH
5. MANUFACTURER: LANDSCAPE FORMS., WEB SITE: HTTPS://WWW.LANDSCAPEFORMS.COM, TELEPHONE: 800-430-6209; REPRESENTATIVE CONTACT: REBECCA CASEY, REBECCAC@LANDSCAPEFORMS.COM.

7 L6.4 BENCH AT PASEO
1" = 1'-0"

NOTES:
1. BENCH:
   DB-F: STRIPES CIRCLE BENCH LARGE, MODEL NO.: 36
   DB-S: STRIPES BENCH SEMICIRCLE CLOSED, MODEL NO.: 3617-900.
1. METAL: HOT-DIP GALVANISED AND POWDER COAT STEEL.
2. WOOD: OAK
3. COLOR: TBD
4. MOUNT: SURFACE MOUNT; HARDWARE PER MANUFACTURER'S RECOMMENDATIONS.
5. MANUFACTURER: VESTRE, INC., WEB SITE: HTTPS://VESTRE.COM, TELEPHONE: 212 634 9658

8 L6.4 BENCH AT DOG PLAY AREA
1" = 1'-0"

NOTES:
1. MODEL: 7229 DREAM FOUNTAIN
2. FINISH: RAL 5009 AZURBLU
3. MANUFACTURER: DOG ON IT PARKS., WEBSITE: WWW.DOG-ON-IT-PARKS.COM, TELPHONE: 877-348-3647
4. EMBEDDED MOUNT

4 L6.4 DOG FOUNTAIN & TREAT CENTER
1" = 1'-0"

NOTES:
1. RECYCLING RECEPTACLE: DIALOG RECYCLE, 3x55 LITRES, MODEL NO.: 1448.
2. METAL: HOT-DIP GALVANISED AND POWDER COAT STEEL.
3. COLOR: RAL 6012 SCHWARSGRUN
4. MOUNT: MOUNT: SURFACE MOUNT WITH COLLAR; HARDWARE PER MANUFACTURER'S RECOMMENDATIONS FOR MOUNTING TO UNIT PAVERS.
5. MANUFACTURER: VESTRE, INC., WEB SITE: HTTPS://VESTRE.COM, TELEPHONE: 212 634 9658

5 L6.4 RECYCLING & COMPOST RECEPTACLE
1" = 1'-0"

NOTES:
1. TRASH RECEPTACLE: BLOC LITTER BIN WITH BLOC STEEL COLLAR, MODEL NO.: 1542-900, 1580-900, AND 1544.
2. METAL: HOT-DIP GALVANISED AND POWDER COAT STEEL.
3. COLOR: RAL 6012 SCHWARSGRUN
4. MOUNT: SURFACE MOUNT WITH COLLAR; HARDWARE PER MANUFACTURER'S RECOMMENDATIONS FOR MOUNTING.
5. MANUFACTURER: VESTRE, INC., WEB SITE: HTTPS://VESTRE.COM, TELEPHONE: 212 634 9658

6 L6.4 TRASH RECEPTACLE
1" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev.	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT B DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE
STREETSCAPE
DETAILS-SITE
FURNISHINGS

Sheet Title

Scale As indicated

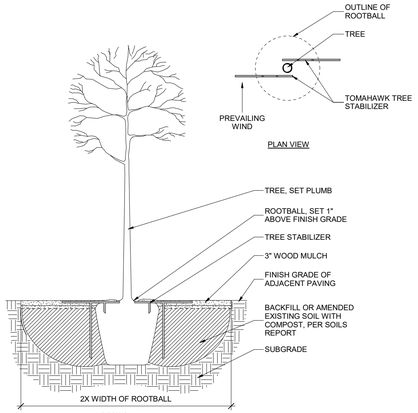
Proj. #: 2014 Drawn: ahor

Sheet Size: 36 x 48

TRUE NORTH
PROJECT NORTH

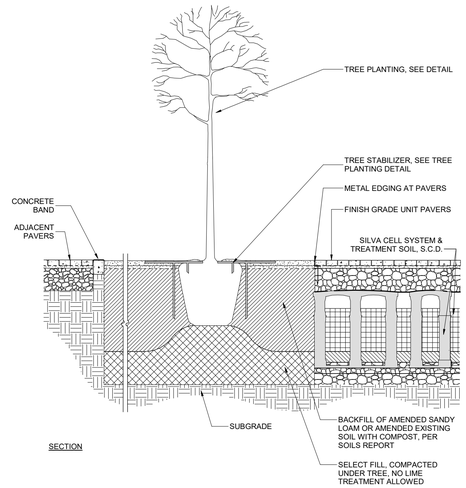
L6.4

3/2/2022 10:26:48 AM

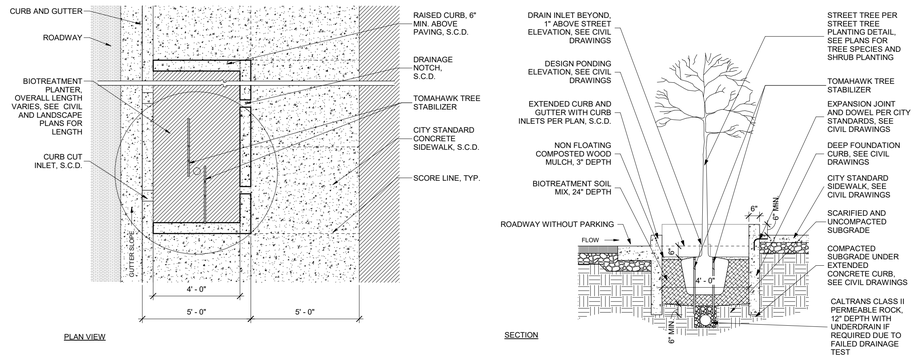


NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.
2. TREE STABILIZER: TOMAHAWK TREESTABILIZER, 32", SUPPLIED BY BORDER CONCEPTS, INC., PHONE: (800) 845-3343, WEB: WWW.BORDERCONCEPTS.COM.

1 L6.5 TREE PLANTING ON GRADE
1/2" = 1'-0"



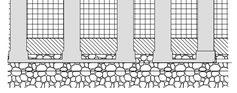
2 L6.5 TREE PLANTING ON GRADE AT SILVA CELLS
1/2" = 1'-0"



3 L6.5 BIOTREATMENT PLANTER & STREET TREE PLANTING AT SIDEWALK
1/2" = 1'-0"

NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

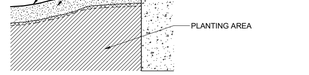
4 L6.5 SHRUB PLANTING ON GRADE
3/4" = 1'-0"



5 L6.5 SHRUB PLANTING ON GRADE AT SILVA CELLS
3/4" = 1'-0"

NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

6 L6.5 GROUNDCOVER PLANTING ON GRADE
3/4" = 1'-0"

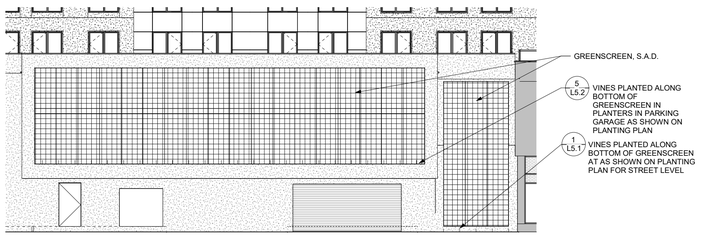


NOTES:
1. SET DRIP IRRIGATION TUBING 4" BELOW FINISH GRADE OF SOIL, NOTE THIS DEPTH DOES NOT INCLUDE MULCH DEPTH, SEE IRRIGATION PLANS.

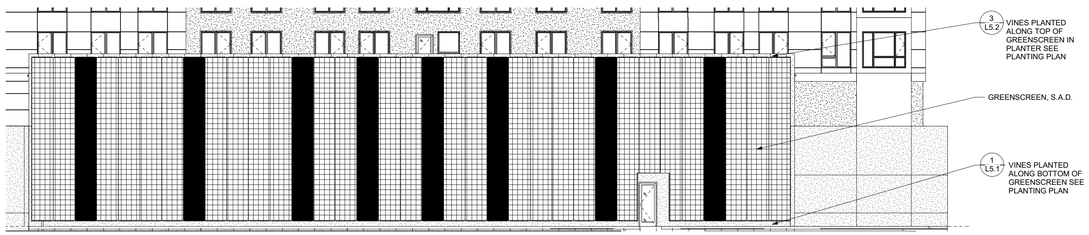
7 L6.5 MULCH AT EDGE ON GRADE
1 1/2" = 1'-0"

NOTES:
1. SOIL SHOULD BE DUG OUT AND REPLACED AT BUILDING FACADE TO DEPTH OF 1'-0" BY 3'-0" LONG x 1'-0" WIDE.

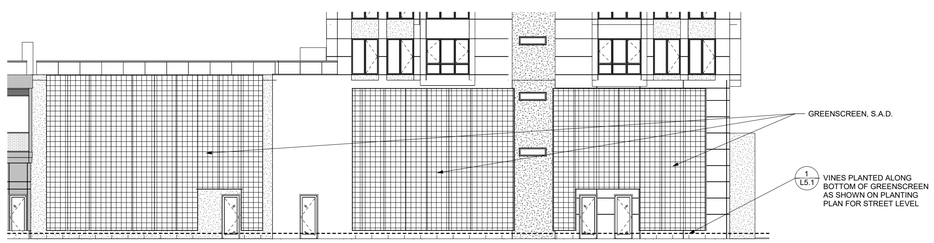
8 L6.5 VINE PLANTING
3/4" = 1'-0"



9 L6.5 Greenscreen - West Facade
1/8" = 1'-0"



10 L6.5 Greenscreen - North Facade
1/8" = 1'-0"



11 L6.5 Greenscreen - East Facade
1/8" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
464 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

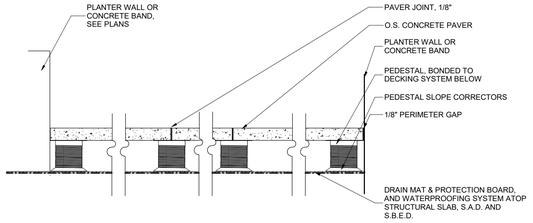
Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

LANDSCAPE STREETSCAPE DETAILS-PLANTING

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by
Sheet Size: 36 x 48

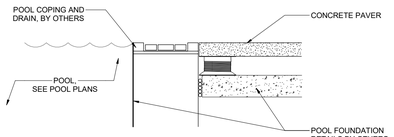
L6.5

©2020 BDE ARCH

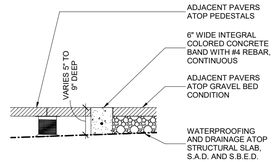


SECTION

2 / L7.1 O.S. CONCRETE PAVERS SECTION TYPE A & B-LEVEL 3
1 1/2" = 1'-0"

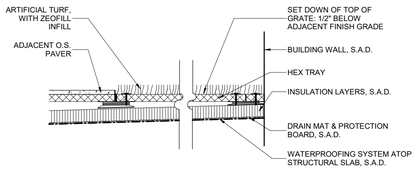


SECTION AT POOL



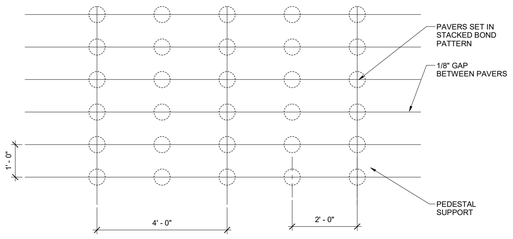
NOTES:
1. TOP OF BAND IS LEVEL.
2. LIQUID SANDBLAST FINISH: LITHOCAST SURFACE RETARDER 15 (LIGHT)
3. PROVIDE CONTROL JOINT AT 12 FEET O.C. MAX.
4. COLOR: DAVIS COLORS COBBLESTONE 860

3 / L7.1 O.S. CONCRETE BAND
1" = 1'-0"



NOTES:
1. ARTIFICIAL TURF & INFILL: SYNFESCUE 354 AND ZEOFILL, AS MANUFACTURED BY: SYNLAWN, REPRESENTATIVE: SYN LAWN BAY AREA, 603 S. 8TH STREET, RICHMOND, CA 94804, TELEPHONE: 510-215-2000, WEB SITE: http://www.synlawn.com/
2. VERIFY SET DOWN OF TURF TO ADJACENT SURFACING PRIOR TO INSTALLATION.
3. PEDESTAL SYSTEM: TILE TECH PAVERS - STAK-CAP PEDESTAL SYSTEM; MANUFACTURED BY: TILE TECH PAVERS, TELEPHONE: 888-380-5575, WEB SITE: www.tiletechpavers.com.
4. HEX TRAY SYSTEM: TILE TECH PAVERS - HEX TRAY SNOW MELT SYSTEM; MANUFACTURED BY: TILE TECH PAVERS, TELEPHONE: 888-380-5575, WEB SITE: www.tiletechpavers.com., DO NOT INSTALL SNOW MELT TUBING.
5. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS AND TO ACCOMMODATE BASIC WIND SPEED OF 110 M.P.H. AND EXPOSURES, AND 43 P.S.F. WIND UPLIFT. FOLLOW INSTALLATION SPECIAL DETAILS IN MANUFACTURER PROVIDED WIND STUDY REPORT INCLUDING "BRACING ACCESSORIES". THIS INCLUDES S.STAINLESS STEEL SCREWS/WASHERS IN EACH PEDESTAL DISC AND METAL ANGLE AROUND PERIMETER PER WISS, JANNEY, ELSTNER ASSOCIATES, INC. REVIEW AND RECOMMENDATIONS.
6. PROVIDE SHOP DRAWINGS OF PEDESTAL PAVER LAYOUT & INSTALLATION FOR REVIEW.
7. MANUFACTURER TO PROVIDE STRUCTURAL SIGN-OFF ON PEDESTAL PAVER SYSTEM, WIND STUDY, & FIRE RATING.

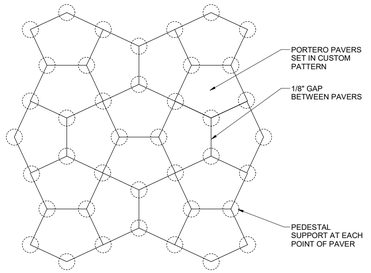
6 / L7.1 O.S. ARTIFICIAL TURF ON PEDESTAL- LEVEL 6
1 1/2" = 1'-0"



PLAN VIEW

NOTES:
1. LARGE SCALE PEDESTAL PAVERS: WAUSAU TILE ARCHITECTURAL PAVERS H-SERIES ESTATE LINE, 12"W X 48"L X 2-3/4" THICK
2. COLORS:
   A. CP-1: BUILDING A: WAUSUA TILE HRT-15
   B. CP-1: BUILDING B: WAUSUA TILE HRT-32
   C. CP-2: BUILDING B: WAUSUA TILE HRT-30
3. MANUFACTURER OF PAVERS: WAUSAU TILES, TELEPHONE: 707-507-9610, WEB SITE: HTTP://WWW.WAUSAUTILE.COM, REPRESENTATIVE: PETE JANDA, PJANDA@JANDA-ASSOCIATES.COM
4. PEDESTAL SYSTEM: SCREWJACK PEDESTAL; MANUFACTURED BY: BISON INNNOVATIVE PRODUCTS: 800-333-4234, WEB SITE: WWW.BISONIP.COM
5. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
6. PROVIDE SHOP DRAWINGS OF PEDESTAL PAVER LAYOUT AND INSTALLATION DETAILS FOR REVIEW.
7. MANUFACTURER TO PROVIDE STRUCTURAL SIGN-OFF ON PEDESTAL PAVER SYSTEM.

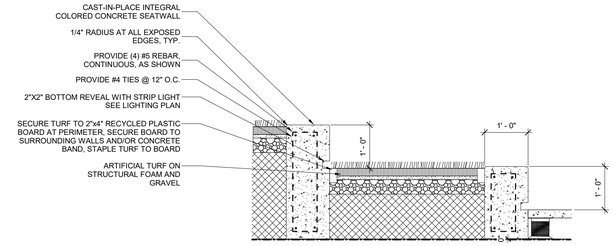
5 / L7.1 O.S. LARGE SCALE CONCRETE PAVERS ON PEDESTAL LAYOUT - LEVEL 3
3/4" = 1'-0"



PLAN VIEW

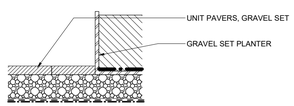
NOTES:
1. PEDESTAL PAVERS: FLATWORX PORTERO AGORA PAVER, 14 9/16"W X 14 9/16"L X 2-1/4" THICK
2. COLORS: T.B.D.
3. MANUFACTURER OF PAVERS: QCP, TELEPHONE: 866-703-3434, WEB SITE: HTTP://HTTPS://QCP-CORP.COM/FLATWORX, REPRESENTATIVE: NEIL ELENZWEIG, NEIL@QCP-CORP.COM
4. PEDESTAL SYSTEM: SCREWJACK PEDESTAL; MANUFACTURED BY: BISON INNNOVATIVE PRODUCTS: 800-333-4234, WEB SITE: WWW.BISONIP.COM.
5. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
6. PROVIDE SHOP DRAWINGS OF PEDESTAL PAVER LAYOUT AND INSTALLATION DETAILS FOR REVIEW.
7. MANUFACTURER TO PROVIDE STRUCTURAL SIGN-OFF ON PEDESTAL PAVER SYSTEM.

1 / L7.1 O.S. CONCRETE PAVERS TYPE A LEVEL 3-LAYOUT
3/4" = 1'-0"

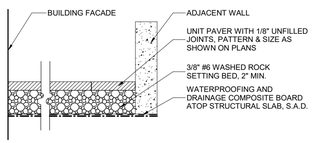


NOTES FOR SEATWALLS:
1. KEEP REBAR 3" MINIMUM CLEAR FROM EDGE OF CONCRETE WORK, TYP.
2. TOP OF SEATWALL LEVEL, BOTTOM OF WALL TO SLOPE
3. EXTEND FINISH TO 3" BELOW FINISH GRADE AT PLANTING AREAS.
4. VERTICAL REVEAL TO WRAP AROUND OUTER WALL, TOP OF WALL, AND INSIDE OF WALL TO DEPTH OF 8".
5. PROVIDE EXPANSION JOINT AT BASE OF WALL WHERE THERE IS CONCRETE PAVING ADJACENT.
6. SEATWALL ARE INTEGRAL COLORED CONCRETE WITH MEDIUM LIQUID SANDBLAST FINISH (LITHOCAST SURFACE RETARDER 03)
7. COLOR OF SEAT WALL: DAVIS COLORS COBBLESTONE 860
8. PROVIDE MOCKUP OF COLOR AND FINISH FOR FINAL APPROVAL.

8 / L7.1 O.S. CONCRETE SEAT WALL AND ARTIFICIAL TURF
1" = 1'-0"



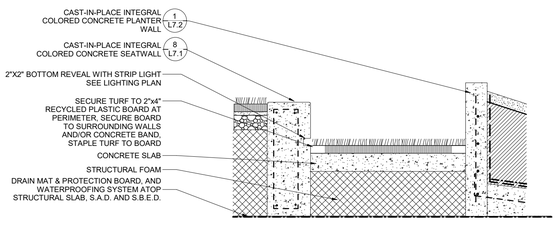
SECTION AT PEDESTAL SET PLANTERS



SECTION

NOTES:
1. UP 1: UNIT PAVER TYPE 1 - AT PRIVATE PATIOS: MODEL: WAUSAU TILE ARCHITECTURAL PAVERS H-SERIES FRONTIER,SIZE: 3"W X 12" L X 2" THICK, COLOR: BUILDING A & B: HBL-745.
2. PATTERN: RUNNING BOND.
3. MANUFACTURER OF PAVERS: WAUSAU TILES, TELEPHONE: 707-507-9610, WEB SITE: HTTP://WWW.WAUSAUTILE.COM, REPRESENTATIVE: PETE JANDA, PJANDA@JANDA-ASSOCIATES.COM
4. METAL EDGE: GEOEDGE ALUMINUM GREEN BUILDING EDGING, 8.5" X 7.5" X .25" THICK, COLOR: MILL FINISH, MANUFACTURER OF METAL EDGING: PERMALOC CORPORATION, PHONE 800-356-9660; WEB. WWW.PERMALOC.COM.
5. WHERE A PAVER LESS THAN 50% OF A FULL SIZE PAVER WOULD BE REQUIRED TO END A LINE OF PAVERS IN THE RUNNING BOND, PUT THE END TWO PAVERS IN THE LINE WITH NEITHER PAVER BEING LESS THAN 50% END WITH A FULL SIZE UNCUT PAVER AT PLANTER WALLS WHERE POSSIBLE.

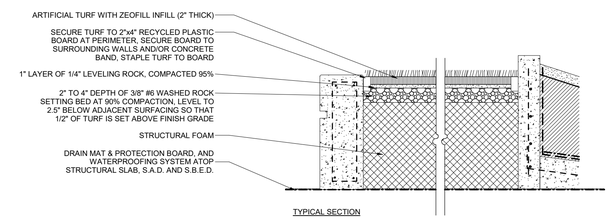
7 / L7.1 O.S. GRAVEL SET UNIT PAVERS - LEVEL 3
1" = 1'-0"



TYPICAL SECTION

NOTES FOR TURF:
1. ARTIFICIAL TURF: SYNFESCUE 343 WITH ZEOFILL INFILL.
2. MANUFACTURER: SYNLAWN, REPRESENTATIVE: SYN LAWN BAY AREA, 603 S. 8TH STREET, RICHMOND, CA 94804, TELEPHONE: 510-215-2000, WEB SITE: HTTP://WWW.SYNLAWN.COM
3. VERIFY SET DOWN OF TURF TO ADJACENT SURFACING PRIOR TO INSTALLATION.
4. TURF THICKNESS IS ESTIMATED TO BE 1.5" THICK.
5. DEPTH AND SUB DRAINAGE PER GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT

9 / L7.1 O.S. ARTIFICIAL TURF ON SLOPED CONCRETE WALK
1" = 1'-0"



TYPICAL SECTION

NOTES FOR TURF:
1. ARTIFICIAL TURF: SYNFESCUE 343 WITH ZEOFILL INFILL.
2. MANUFACTURER: SYNLAWN, REPRESENTATIVE: SYN LAWN BAY AREA, 603 S. 8TH STREET, RICHMOND, CA 94804, TELEPHONE: 510-215-2000, WEB SITE: HTTP://WWW.SYNLAWN.COM
3. VERIFY SET DOWN OF TURF TO ADJACENT SURFACING PRIOR TO INSTALLATION.
4. TURF THICKNESS IS ESTIMATED TO BE 1.5" THICK.
5. DEPTH AND SUB DRAINAGE PER GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT

4 / L7.1 O.S. ARTIFICIAL TURF ON STRUCTURAL FOAM AND GRAVEL
1" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR

CONSULTANT

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
464 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

△ REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

STAMP

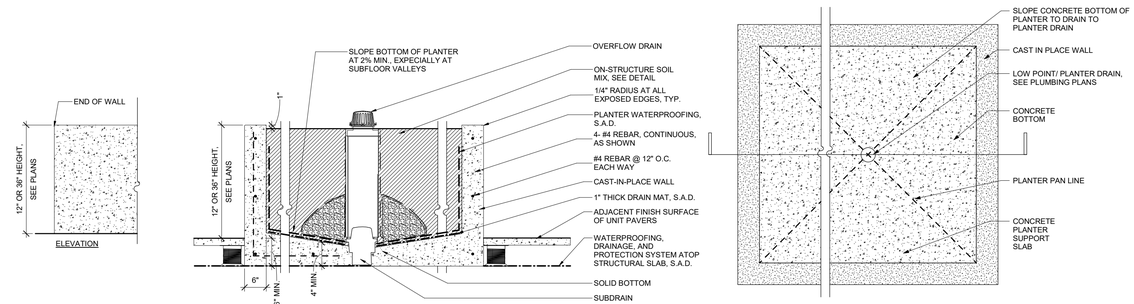
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE O.S. DETAILS-PAVING

SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY NOR
SHEET SIZE: 36 x 48

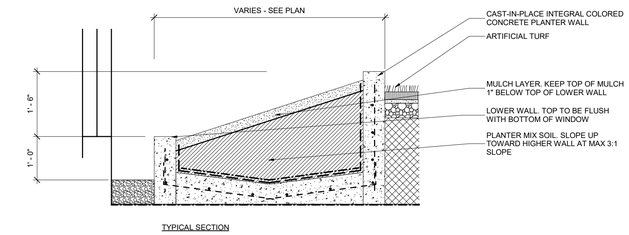
L7.1

©2020 BDE Architecture

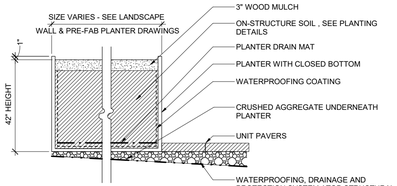


NOTES:
1. TOP OF WALL IS LEVEL.
2. SANDBLAST FINISH TOP AND SIDES AND INSIDE TO DEPTH OF 8" OF WALL
3. PLANTER WALL, 1/4" RADIUS AT VERTICAL AND HORIZONTAL EDGES, TYP. S.S.D. FOR REINFORCEMENT.
4. KEEP REBAR 3" CLEAR FROM EDGE OF CONCRETE WORK.
5. BOARD FORM FINISH SIDES AND EXTEND FINISH TO 3" BELOW FINISH GRADE AT PLANTING AREAS. SMOOTH TROWEL FINISH TOP OF WALLS.
6. PLANTER WALL, 1/4" RADIUS AT VERTICAL AND HORIZONTAL EDGES, TYP.
7. 3" MINIMUM THICKNESS OF CONCRETE AT BOTTOM OF PLANTER.
8. SEE LANDSCAPE PLANTER DRAIN PLAN FOR PLANTER DRAIN LOCATIONS.
9. SEE BUILDING ENVELOPE DRAWINGS FOR WATERPROOFING, FLASHING, AND TERMINATIONS.
10. DRAIN MAT: JDRAIN-GRS GREEN ROOF DRINAGE SYSTEM MAT, HOLDS 1.1 GAL WATER OVER 10 SQUARE FEET, 1" THICK. AS MANUFACTURERD BY: JDR ENTERPRISES, INC., 292 S. MAIN STREET, SUITE 200, ALPHARETTA, GA 30009, TELEPHONE: 800-843-7569, WEB SITE: WWW.J-DRAIN.COM.

1 / L7.2 O.S. CAST IN PLACE CONCRETE PLANTER WALL - LEVEL 3
1" = 1'-0"

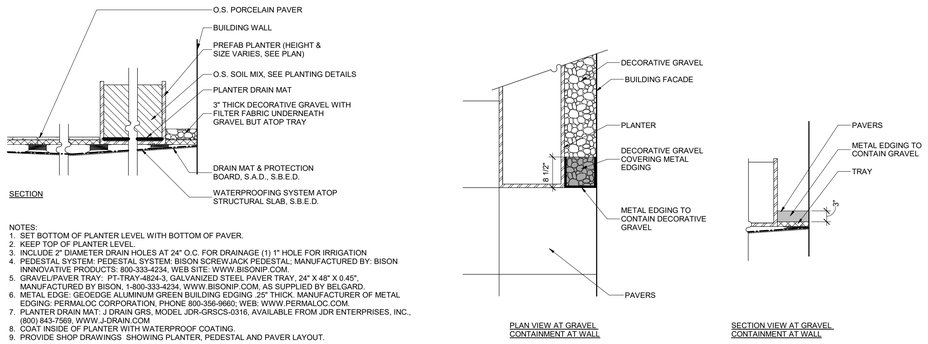


2 / L7.2 O.S. SLOPED PLANTER SECTION - LEVEL 3
1" = 1'-0"



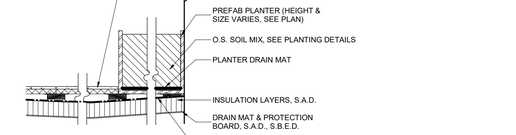
NOTES:
1. METAL PLANTER WALL: 12 GUAGE REINFORCED PLANTER WALLS, SABINE FRAME SYSTEM OR APPROVED EQUIVALENT.
2. COLOR: POWDERCOAT PAINTED STEEL
3. MANUFACTURER: TOURNESOL, WEBSITE: WWW.TOURNESOLSITEWORKS.COM, SALES REPRESENTATIVE: TROY NOTTINGHAM 510-432-9000, TNOTTINGHAM@TOURNESOL.COM, WEB: HTTPS://WWW.TOURNESOL.COM/PRODUCTS/PRODUCT/KITSAP-COLLECTION-RETAINING-WALL-SYSTEM.
4. ALTERNATE MANUFACTURER: FORM AND FIBER, WEBSITE: WWW.FORMANDFIBER.COM, SALES REPRESENTATIVE: BRIAN LUFFE 510-292-1155, BRIAN@CHAPARRAL-INC.COM, WEB: HTTPS://CHAPARRAL-INC.COM/#/
5. ALL PLANTERS TO BE ORDERED FROM ONE MANUFACTURER
6. PROVIDE HOLES IN BOTTOM OF PLANTER AT 24" O.C. BOTH WAYS FOR DRIANAGE.
7. INSTALL PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
8. PLANTER DRAIN MAT: J DRAIN GRS, MODEL JDR-GRSCS-0316, AVAILABLE FROM JDR ENTERPRISES, INC., (800) 843-7569, WWW.J-DRAIN.COM
9. COAT INSIDE OF PLANTER WITH WATERPROOFING COATING:
   A. TOURNESOL: TOURNESEAL COATING, PER MANUFACTURER'S RECOMMENDATIONS.
   B. FORM AND FIBER: EPOXY PRIMER WATERPROOF COATING PER MANUFACTURER'S RECOMMENDATIONS.
10. PROVIDE FIELD CONFIRMED SHOP DRAWINGS SHOWING LAYOUT WITH CONTEXT OF SURROUNDING ELEMENTS, CONFIRMING PLANTERS WILL FIT INTO PROPOSED LOCATIONS.

9 / O.S. METAL PLANTER - CUSTOM SIZE & PRE-FAB - LEVEL 3
1" = 1'-0"



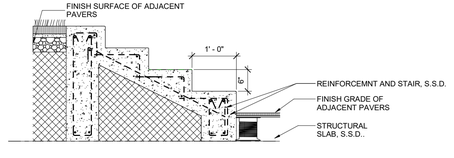
NOTES:
1. SET BOTTOM OF PLANTER LEVEL WITH BOTTOM OF PAVER.
2. KEEP TOP OF PLANTER LEVEL.
3. INCLUDE 2" DIAMETER DRAIN HOLES AT 24" O.C. FOR DRAINAGE (1) 1" HOLE FOR IRRIGATION
4. PEDESTAL SYSTEM: PEDESTAL SYSTEM: BISON SCREWJACK PEDESTAL; MANUFACTURED BY: BISON INNNOVATIVE PRODUCTS: 800-333-4234, WEB SITE: WWW.BISONIP.COM.
5. GRAVEL/PAVER TRAY: PT-TRAY-4824-3, GALVANIZED STEEL PAVER TRAY, 24" X 48" X 0.45", MANUFACTURED BY BISON, 1-800-333-4234, WWW.BISONIP.COM, AS SUPPLIED BY BELGARD.
6. METAL EDGE: GEOEDGE ALUMINUM GREEN BUILDING EDGING .25" THICK. MANUFACTURER OF METAL EDGING: PERMALOC CORPORATION, PHONE 800-356-9660; WEB: WWW.PERMALOC.COM.
7. PLANTER DRAIN MAT: J DRAIN GRS, MODEL JDR-GRSCS-0316, AVAILABLE FROM JDR ENTERPRISES, INC., (800) 843-7569, WWW.J-DRAIN.COM
8. COAT INSIDE OF PLANTER WITH WATERPROOF COATING.
9. PROVIDE SHOP DRAWINGS SHOWING PLANTER, PEDESTAL AND PAVER LAYOUT.

3 / L7.2 O.S. PREFAB PLANTER PEDESTAL SET AND DECORATIVE GRAVEL - LEVEL 3
1" = 1'-0"



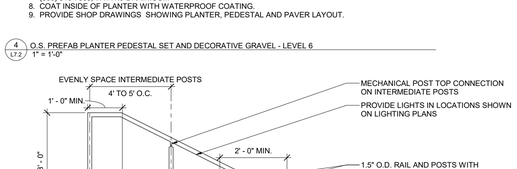
NOTES:
1. SET BOTTOM OF PLANTER LEVEL WITH BOTTOM OF PAVER.
2. KEEP TOP OF PLANTER LEVEL.
3. INCLUDE 2" DIAMETER DRAIN HOLES AT 24" O.C. FOR DRAINAGE (1) 1" HOLE FOR IRRIGATION
4. PEDESTAL SYSTEM: PEDESTAL SYSTEM: BISON SCREWJACK PEDESTAL; MANUFACTURED BY: BISON INNNOVATIVE PRODUCTS: 800-333-4234, WEB SITE: WWW.BISONIP.COM.
5. GRAVEL/PAVER TRAY: PT-TRAY-4824-3, GALVANIZED STEEL PAVER TRAY, 24" X 48" X 0.45", MANUFACTURED BY BISON, 1-800-333-4234, WWW.BISONIP.COM, AS SUPPLIED BY BELGARD.
6. METAL EDGE: GEOEDGE ALUMINUM GREEN BUILDING EDGING .25" THICK. MANUFACTURER OF METAL EDGING: PERMALOC CORPORATION, PHONE 800-356-9660; WEB: WWW.PERMALOC.COM.
7. PLANTER DRAIN MAT: J DRAIN GRS, MODEL JDR-GRSCS-0316, AVAILABLE FROM JDR ENTERPRISES, INC., (800) 843-7569, WWW.J-DRAIN.COM
8. COAT INSIDE OF PLANTER WITH WATERPROOF COATING.
9. PROVIDE SHOP DRAWINGS SHOWING PLANTER, PEDESTAL AND PAVER LAYOUT.

4 / L7.2 O.S. PREFAB PLANTER PEDESTAL SET AND DECORATIVE GRAVEL - LEVEL 6
1" = 1'-0"



NOTES:
1. METAL EDGE: GEOEDGE ALUMINUM GREEN BUILDING EDGING, 8.5" X 7.5" X .25" THICK, COLOR: MILL FINISH, MANUFACTURER OF METAL EDGING: PERMALOC CORPORATION, PHONE 800-356-9660; WEB: WWW.PERMALOC.COM
2. FORM CORNERS BY BENDING METAL PER MANUFACTURER'S INSTRUCTIONS.
3. DECORATIVE GRAVEL: 13/4" DESERT GOLD GRANITE CRUSHED ROCK, SUPPLIER LYNGSO, 345 SHOREWAY ROAD, SAN CARLOS, CA 94070, TELEPHONE: 650-364-1730, WEBSITE: LYNGSOGARDEN.COM
4. DO NOT ATTACH METAL EDGE TO BUILDING OR STRUCTURAL SLAB, ATTACH TO PEDESTAL IF STABILIZATION IS NECESSARY.

5 / L7.2 O.S. STONE VOID AT BUILDING WALL - LEVEL 3
1" = 1'-0"



NOTES:
1. HANDRAIL:LUMENRAIL LPM-15S-EMB-MPT-MEG2-4LS.
2. MATERIAL: 316 STAINLESS STEEL. FINISH: 4 SATIN, LONGITUDINAL BRUSHED
3. MANUFACTURER: WAGNER ARCHITECTURAL SYSTEMS, 10600 WEST BROWN DEER ROAD, MILWAUKEE, WI 53224, TELEPHONE: 414-214-0444, WEBSITE: WWW.WAGNERCOMPANIES.COM
4. PROVIDE FIELD MEASURED SHOP DRAWINGS SHOWING EVENLY SPACED INTERMEDIATE POSTS.
5. OWNERS REPRESENTATIVE TO REVIEW AND APPROVE SAMPLE OF FABRICATED HANDRAIL PRIOR TO INSTALLATION.
6. SOME HANDRAILS HAVE INTEGRATED LIGHTS, SEE ELECTRICAL AND LIGHTING PLANS.

7 / L7.2 O.S. HANDRAIL AT STAIR
3/4" = 1'-0"

NOTES:
1. INTEGRAL CONCRETE COLOR: TBD
2. PROVIDE SHOP DRAWINGS OF PAVER LAYOUT AND INSTALLATION DETAILS FOR REVIEW.

6 / L7.2 O.S. CONCRETE STAIR - LEVEL 3
1" = 1'-0"

NOTES:
1. PLANTER MODEL: BLOC METAL
   KEY NOTES ON PLAN:
   PM: BLOC_C-MED
   PL: BLOC_C-LG
   PXL: BLOC_C-XL
1. METAL: CORTEN STEEL.
2. FINISH: PRE-WEATHERED.
3. INCLUDE STANDARD 2" DRAIN HOLES.
4. MANUFACTURER: FORMANDFIBER. WEB SITE: HTTPS://HTTPS://WWW.FORMANDFIBER.COM/BLOC-METAL.HTML/, TELEPHONE: 888-314-8852.

8 / L7.2 O.S. PRE-FAB METAL PLANTER OCTAGON SHAPE - LEVEL 3 & 6
1" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

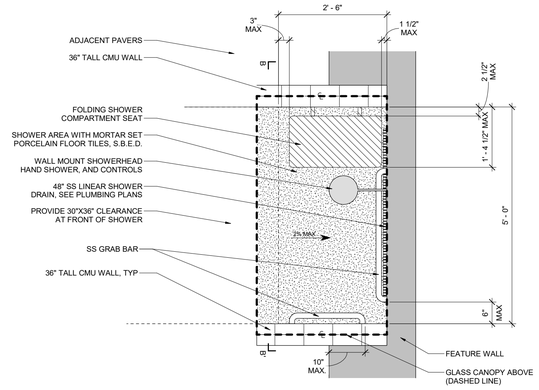
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, PUBLISHED, OR CHANGED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE O.S. DETAILS- PLANTERS

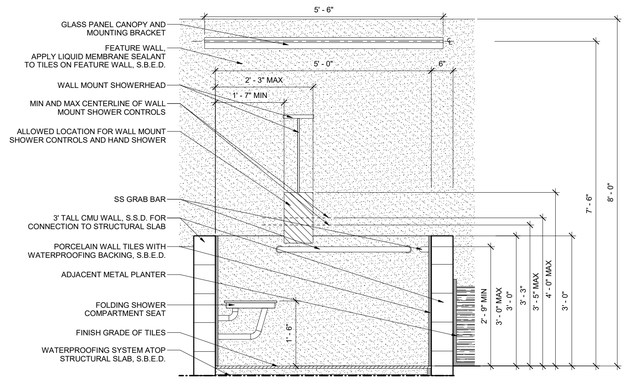
Sheet Title
Scale As indicated
Proj #. 2014 Drawn by
Sheet Size: 36 x 48

L7.2

©2020 BDE ARCHITECTURE



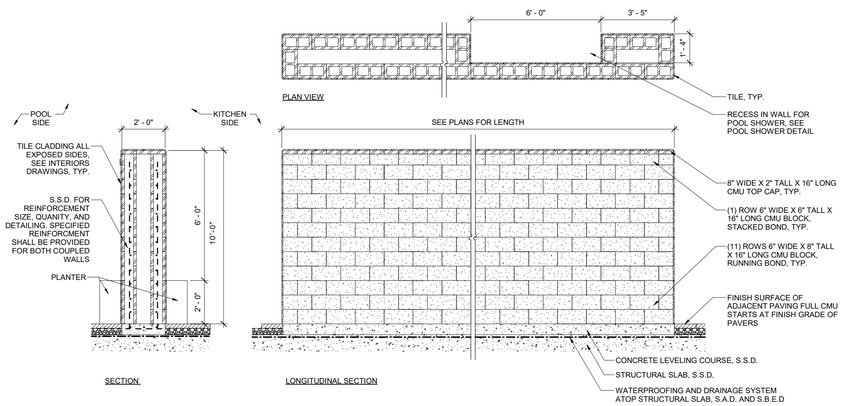
ENLARGED PLAN B: POOL SHOWER



SECTION B-B': POOL SHOWER

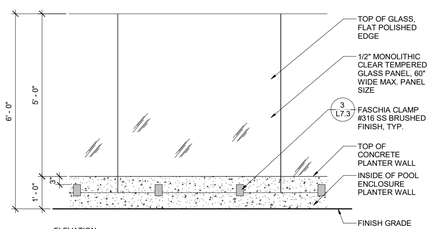
NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
2. PROVIDE SHOWER TO MEET ADA COMPLIANCE.
3. PRODUCT INFORMATION:
   A. FOLDING SHOWER COMPARTMENT SEAT: PRODUCT NAME: RECTANGLE WALL BRACKET SHOWER SEAT, MATERIAL: PHENOLIC SLATTED TOP, COLOR: WHITE, SIZE: 26"X15", WEBSITE:HTTPS://WWW.CSIBATHWARE.COM/, TELE: 704-843-9292.
   B. GRAB BAR: PRODUCT NAME: STRAIGHT GRAB BAR WITH 1.25" OUTER DIAMETER, MODEL NO.: BAR-SBXX-TW-125-XX, MATERIAL: 304 STAINLESS STEEL, COLOR & FINISH: BRUSHED SATIN STAINLESS STEEL, SIZE 22" & 38". WEBSITE:HTTPS://WWW.CSIBATHWARE.COM/, TELE: 704-843-9292.
   C. SHOWERHEAD: PRODUCT NAME: SHAS-528-9-A-S, MODEL NO.: 1660.528 WATER-SAVING SHOWERHEAD, MATERIAL: CHROME PLATED BRASS, FINISH: BRUSHED SATIN STAINLESS STEEL, WEBSITE: HTTPS://WWW.OUTDOORSHOWERCO.COM/, TELE: 866-746-9371.
   D. GLASS CANOPY BRACKET: PRODUCT NAME: LA PENSILINA CANOPY, MODEL NO.: K.CAN.PENS.1000.SS, MATERIAL: ALUMINUM, PAINT COLOR: BENJAMIN MOORE MIDNIGHT OIL, 1631, WEBSITE:HTTPS://WWW.GLASSPARTS.IE/PENSILINA-CANOPY-SYSTEM-1000MM-SSL-EFFECT-FOR-17-52MM-GLASS
   E. GLASS PANEL FOR CANOPY: TOUGHENED LAMINATE COMBINATION, THICKNESS: 0.69", POLISH EDGES.
   F. BUILDING A: FLOOR AND SIDE WALL TILES: COBBLESTONE POLISHED MOTLEY MOSAIC TILE WITH SANDED FRENCH GRAY GROUT, 9MM THICKNESS, TILES TO MEET ADA SLIP RESISTANCE, AS PROVIDED BY: TILE BAR, TELEPHONE: WEBSITE: WWW.TILEBAR.COM.
   G. BUILDING B: FLOOR AND SIDE WALL TILES: NATURE OVAL PEBBLE ALOR BLACK MOSAIC WITH SANDED FRENCH GRAY GROUT, 9MM THICKNESS, TILES TO MEET ADA SLIP RESISTANCE, AS PROVIDED BY: TILE BAR, TELEPHONE: WEBSITE: WWW.TILEBAR.COM.
4. CONTRACTOR TO PROVIDE FIELD MEASURED SHOP DRAWINGS FOR APPROVAL.
5. SEE BUILDING ENVELOPE DRAWINGS FOR ATTACHMENTS OF HARDWARE TO WALLS, TYP., SHEET BE9.

1 / L7.3 O.S. POOL SHOWER - LEVEL 3
1" = 1'-0"



NOTES:
1. DECORATIVE TILES: CMU WALL TO BE COVERED WITH DECORATIVE PORCELAIN TILES, SEE INTERIORS DRAWINGS FOR TYPE AND SIZE.
2. CMU BLOCKS ARE MODEL: TRENDSTONE, MANUFACTURER: ESCHELON MASONRY/ OLD CASTLE ARCHITECTURAL, WEB SITE: HTTPS://WWW.ECHELONMASONRY.COM, SALES REPRESENTATIVE: JOHN CICCIARELLI, OLDCASTLE APG, 111 MORGAN LE FAY, LEWISVILLE, TX 75056.
3. PROVIDE MEASURED SHOP DRAWINGS FOR REVIEW.

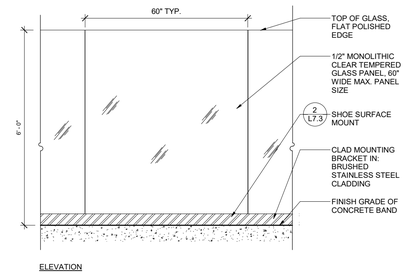
7 / L7.3 O.S. FEATURE WALL BETWEEN KITCHEN AND POOL AREA - LEVEL 3
1/2" = 1'-0"



ELEVATION

NOTES:
1. GLASS FENCE: FULLY FRAMELESS SYSTEM, 5' TALL, MANUFACTURED BY AQUAVIEW FENCING, TEL: (877) 229-7034, EMAIL: SALES@AQUAVIEWFENCING.COM, WEB: WWW.AQUAVIEWFENCING.COM.
2. INSTALL PER MANUFACTURER'S REQUIRMENTS AND PER STRUCTURAL ENGINEER REVIEW
3. PROVIDE FIELD MEASURED SHOP DRAWINGS FOR REVIEW.

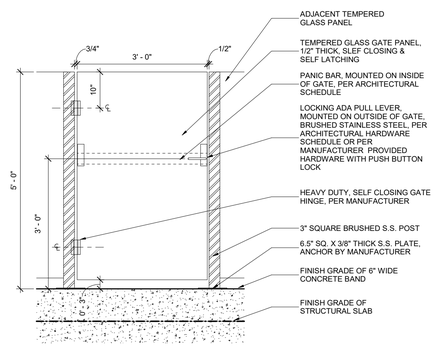
5 / L7.3 O.S. GLASS POOL FENCE - FACE OF WALL MOUNT- LEVEL 3
3/4" = 1'-0"



ELEVATION

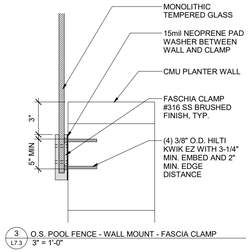
NOTES:
1. GLASS FENCE: FULLY FRAMELESS SYSTEM COMMERICAL GRADE, 6' TALL, MANUFACTURED BY AQUAVIEW FENCING, TEL: (877) 229-7034, EMAIL: SALES@AQUAVIEWFENCING.COM, WEB: WWW.AQUAVIEWFENCING.COM.
2. MOUNTING PER MANUFACTURER'S REQUIRMENTS AND PER STRUCTURAL ENGINEER REVIEW
3. PROVIDE FIELD MEASURED SHOP DRAWING OF LAYOUT FOR APPROVAL.
4. FENCE TO BE NON-CLIMABLE PER POOL SAFETY REQUIREMENTS.

6 / L7.3 O.S. GLASS POOL FENCE - ON CONCRETE BAND - LEVEL 3
3/4" = 1'-0"

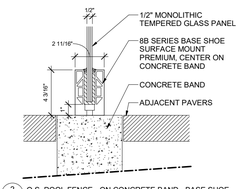


NOTES:
1. COMMERICAL GATE SYSTEM, SS: MANUFACTURER: MANUFACTURED BY AQUAVIEW FENCING, TEL: (877) 229-7034, EMAIL: SALES@AQUAVIEWFENCING.COM, WEB: WWW.AQUAVIEWFENCING.COM.
2. GATE TO MEET ADA REQUIREMENTS AND POOL EXITING REQUIREMENTS. SEE POOL PLANS FOR FURTHER REQUIREMENTS AND SIGNAGE.

4 / L7.3 O.S. POOL GATE - LEVEL 3
1" = 1'-0"



3 / L7.3 O.S. POOL FENCE - WALL MOUNT - FASCIA CLAMP
3" = 1'-0"



2 / L7.3 O.S. POOL FENCE - ON CONCRETE BAND - BASE SHOE
3" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

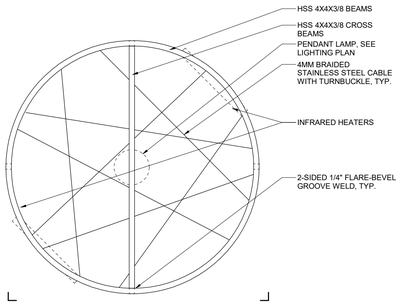
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT B DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE O.S. DETAILS- POOL & FEATURE WALL

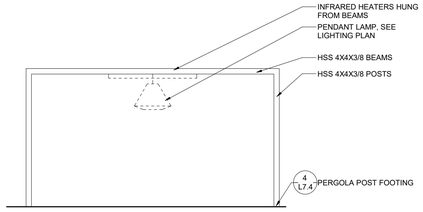
SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY Author
SHEET SIZE: 36 X 48

L7.3

1/20/22 8:12:47 AM



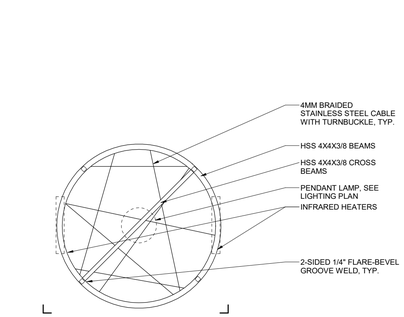
PLAN



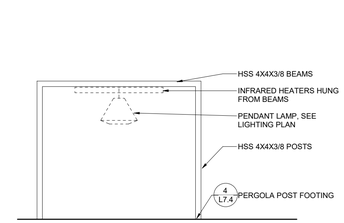
ELEVATION B

NOTES:
1. ALL STEEL COMPONENTS TO BE POWDERCOAT COLOR: TBD
2. ELECTRICAL LINES FOR HEATERS AND LIGHTING TO BE HOUSED WITHIN POSTS AND BEAMS TO POINT OF CONNECTION.
3. ELECTRIC HEATERS TO BE ZIRO SERIES, MODEL: SOLAIRA ZIRO Z4 3.2 KW/240V MODEL Z4-32240B, COLOR: T.B.D.; MANUFACTURER: SOLAIRA HEATERS, PHONE: 866.321.8373, WEB: SOLAIRAHEATERS.COM, info@solairaheaters.com.
4. CONTROLS FOR LIGHTING AND HEATER TO BE VIA REMOTE CONTROL AND MOUNTED TO POSTS AT ACCESSIBLE HEIGHT PER ADA STANDARDS, S.E.D.
5. PAINT PERGOLA AND HEATERS SAME COLOR.
6. PAINT TO BE POLYESTER POWDERCOAT.
7. COLOR: RAL 7026 GRANITGRAU OR RAL 7024 GRAPHITGRAU OR RAL 7016ANTHRAZITGRAU, SUBMIT METAL COLOR SAMPLES FOR FINAL APPROVAL

1 L7.4 O.S. VINE STRUCTURE 15'
3/8" = 1'-0"



PLAN

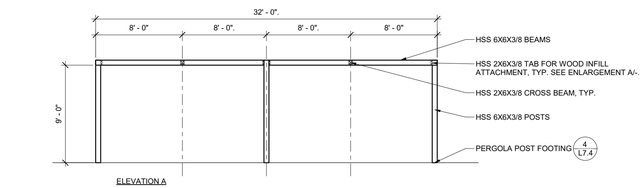


ELEVATION B

NOTES:
1. ALL STEEL COMPONENTS TO BE POWDERCOAT COLOR: TBD
2. ELECTRICAL LINES FOR HEATERS AND LIGHTING TO BE HOUSED WITHIN POSTS AND BEAMS TO POINT OF CONNECTION.
3. ELECTRIC HEATERS TO BE ZIRO SERIES, MODEL: SOLAIRA ZIRO Z4 3.2 KW/240V MODEL Z4-32240B, COLOR: T.B.D.; MANUFACTURER: SOLAIRA HEATERS, PHONE: 866.321.8373, WEB: SOLAIRAHEATERS.COM, info@solairaheaters.com.
4. CONTROLS FOR LIGHTING AND HEATER TO BE VIA REMOTE CONTROL AND MOUNTED TO POSTS AT ACCESSIBLE HEIGHT PER ADA STANDARDS, S.E.D.
5. PAINT PERGOLA AND HEATERS SAME COLOR.
6. PAINT TO BE POLYESTER POWDERCOAT.
7. COLOR: RAL 7026 GRANITGRAU OR RAL 7016ANTHRAZITGRAU, SUBMIT METAL COLOR SAMPLES FOR FINAL APPROVAL

5 L7.4 O.S. VINE STRUCTURE 10'
3/8" = 1'-0"

PLAN



ELEVATION A

SLAT INFILL LAYOUT B

SLAT INFILL LAYOUT C

ENLARGEMENT A - WOOD INFILL CONNECTION NTS

3 L7.4 O.S. PERGOLA - LEVEL 3
1/4" = 1'-0"

NOTES:
1. ALL STEEL COMPONENTS TO BE POWDERCOAT COLOR: TBD
2. ALL WOOD SLATS TO BE 2X6 S4S FINE-GRAINED WOOD, TYPE TBD.
3. ELECTRICAL LINES FOR HEATERS AND LIGHTING TO BE HOUSED WITHIN POSTS AND BEAMS TO POINT OF CONNECTION.
4. ELECTRIC HEATERS TO BE ZIRO SERIES, MODEL: SOLAIRA ZIRO Z4 3.2 KW/240V MODEL Z4-32240B, COLOR: T.B.D.; MANUFACTURER: SOLAIRA HEATERS, PHONE: 866.321.8373, WEB: SOLAIRAHEATERS.COM, info@solairaheaters.com.
5. CONTROLS FOR LIGHTING AND HEATER TO BE VIA REMOTE CONTROL AND MOUNTED TO POSTS AT ACCESSIBLE HEIGHT PER ADA STANDARDS, S.E.D.
6. PAINT PERGOLA AND HEATERS SAME COLOR.
7. PAINT TO BE POLYESTER POWDERCOAT.
8. COLOR: RAL 7026 GRANITGRAU OR RAL 7024 GRAPHITGRAU OR RAL 7016ANTHRAZITGRAU, SUBMIT METAL COLOR SAMPLES FOR FINAL APPROVAL

UMBRELLA BASE LEVEL 3

UMBRELLA BASE LEVEL 7

NOTES:
1. SINGLE CANTILEVER UMBRELLA: OCEAN MASTER MAX 10' SQUARE; "MARKET CUT" CANOPY EDGE; "EASY DRIVE" CRANK LIFT WITH TELESCOPING MAST; LED LIGHTS; (2) HEATERS.
2. MANUFACTURER: TUUCI. TELEPHONE: 305.634.5116. WEBSITE: HTTPS://TUUCI.COM.
3. PRODUCT URL: HTTPS://WWW.TUUCI.COM/COLLECTIONS/PARASOLS/OCEAN-MASTER-MAX-SINGLE-CANTILEVER/

COLOR NOTES:
LEVEL 3 BUILIDNG A & B
COLOR OF FABRIC OUTSIDE: CADET GRET 4630
COLOR OF FABRIC INISDE: NATURAL 4604
COLOR OF POST: GLACIER WHITE POWDERCOAT
COLOR OF HEATING ELEMENT: GLACIER WHITE POWDERCOAT

LEVEL 7:
COLOR OF FABRIC OUTSIDE: SLATE 4684
COLOR OF FABRIC INSIDE: NATURAL 4604
COLOR OF POST: JAVA PLANTATION ALUMA-TEAK
COLOR OF HEATING ELEMENT: GLACIER WHITE POWDERCOAT

6 L7.4 O.S. SINGLE CANTILEVER UMBRELLA
1 1/2" = 1'-0"

CANOPIES (2 TOTAL)

S1500 – SINGLE UNIT, 4 POSTS
11'-6"W X 23'L X 9'H

COMPONENTS
1. LED-GUTTER DOWN-WHITE DIMMABLE (ALONG INNER PERIMETER)
2. LED LOUVER LIGHTING (EVERY 4TH LOUVER)
3. LED CONTROL BOX (2 PER WHITE LED)
4. LED CONTROL BOX RGB
5. WIND SENSOR
6. RAIN SENSOR
7. CANDELXL 1.5 KW, 208-240V, LOW LIGHT INFRARED HEATER (2 TOTAL)

NOTES:
1. MANUFACTURER: SHELTER OUTDOOR, PHONE: 855.768.4450, WEB: WWW.SHELTEROUTDOOR.COM, INFO@SHELTEROUTDOOR.COM
2. FRAME COLOR: WHITE
3. SUBMIT SHOP DRAWINGS AND STRUCTURAL CALCULATIONS.
4. HEATER PAINT COLOR TO MATCH STRUCTURE

7 L7.4 O.S. SHADE CANOPIES - LEVEL 6
1" = 1'-0"

2 L7.4 O.S. SHADE CANOPY POST
1 1/2" = 1'-0"

4 L7.4 O.S. PERGOLA POST FOOTING - LEVEL 3
1 1/2" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1264 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

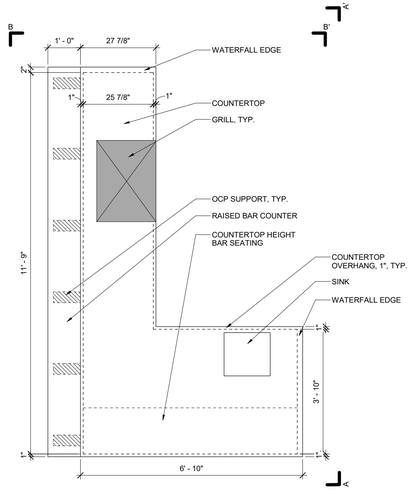
Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT E DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE O.S. DETAILS-SHELTERS

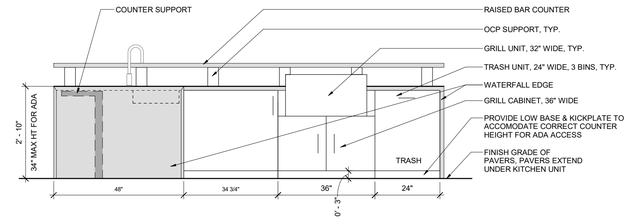
Sheet Title
Scale As indicated
Proj. # 2014 Drawn by Author
Sheet Size 36 x 48

L7.4

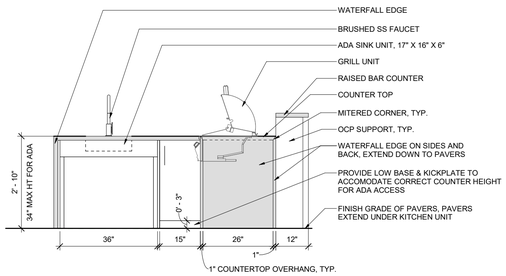
20220 4.4.5 8.AM



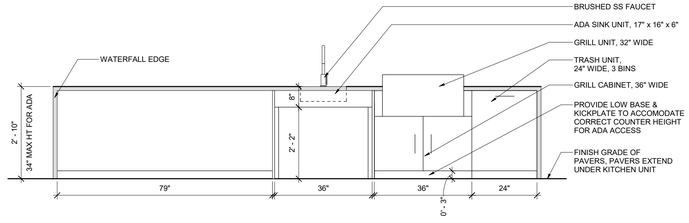
PLAN - LEVEL 3 - WEST



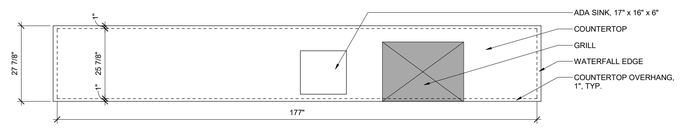
ELEVATION A-A' - LEVEL 3 - WEST LEG OF KITCHEN



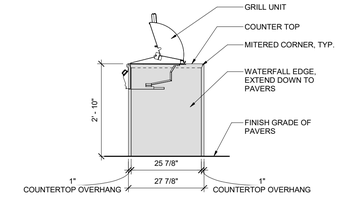
ELEVATION B-B' - LEVEL 3 - SOUTH LEG OF KITCHEN



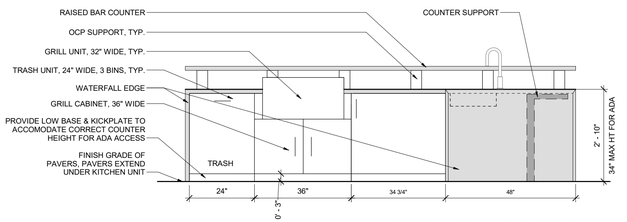
ELEVATION - LEVEL 6



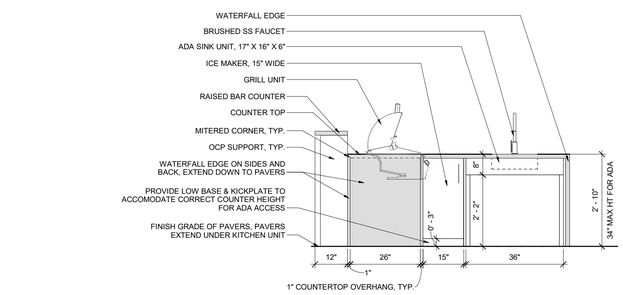
PLAN - LEVEL 6



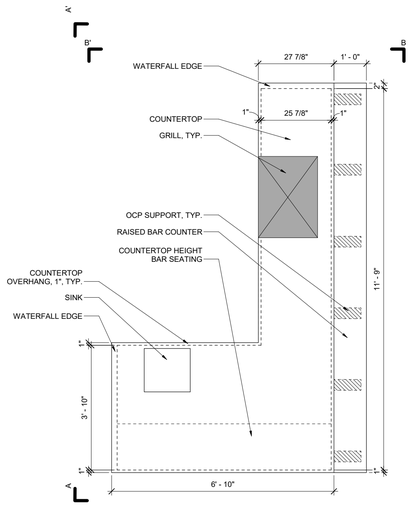
SIDE ELEVATION - LEVEL 6



ELEVATION A-A' - LEVEL 3 - EAST LEG OF KITCHEN



ELEVATION B-B' - LEVEL 3 - SOUTH LEG OF KITCHEN



PLAN - LEVEL 3 - EAST

COLORS & CABINET FRONTS FOR OUTDOOR KITCHENS:

LEVEL 3:
COUNTERS: DEKTON, COLOR TBD
CABINET FRONTS: TBD
CABINETS METAL COLOR: TBD
DRAWER PULLS: TBD

LEVEL 6:
COUNTERS: DEKTON, COLOR TBD
CABINET FRONTS: TBD
CABINETS METAL COLOR: TBD
DRAWER PULLS: TBD

NOTES FOR OUTDOOR KITCHEN:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
2. COUNTER TOP: 3cm THICK DEKTON BY COSENTINO, MANUFACTURER: COSENTINO, TELEPHONE: 877-532-6394, WEB SITE: WWW.COSENTINO.COM
3. ELECTRIC GRILL UNIT: RUBY SERIES - 32 INCH, MODEL: 4400-EC-448, MANUFACTURED BY: ELECTRICHEF, TELEPHONE: 800-442-7207, WEB SITE: WWW.ELECTRI-CHEF.COM; BY OWNER.
4. REFRIGERATOR: UNDERCOUNTER SOLID DOOR REFRIGERATOR, 24" WIDE UNIT, 1 DOOR, MODEL: TUC-24-HC~SPEC3, MANUFACTURER: TRUE MANUFACTURING CO., INC., TELEPHONE: 800-325-6152, WEB SITE: WWW.TRUEMFG.COM.
5. ICE MAKER: SELF-CONTAINED CUBER WITH BUILT-IN STORAGE BIN, ADA COMPLIANT, 14X22X31 MODEL: AM-50BAJ-AD, MANUFACTURER: HOSHIZAKI, 800-438-6087, WWW.HOSHIZAKIAMERICA.COM.
6. SUPPLIER TO PROVIDE OUTDOOR KITCHEN WITH ACCESSIBLE COUNTER AND SINK UNITS COMPLYING WITH C.B.C.

KITCHEN BASE UNITS NOTES:

1. ALL CABINETS AND METAL WORK TO BE 316-L WEATHERPROOF STAINLESS STEEL, PAINTED WITH POWDER COAT, COLOR SEASHELL WHITE, 203.269.2300, UNEXPOSED SIDES TO BE STAINLESS STEEL FINISH WITHOUT PAINT.
2. SINK CABINET TO BE ADA COMPLIANT.
3. GRILL UNIT CONTROLS ARE TO BE ON FRONT OF GRILL AND MEET TO MEET ADA REACH CODE: KNOBS CAN BE OPERATED WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST WITH A MAXIMUM FORCE OF 5 LBS TO MEET ADA CODE.
4. GRILL CABINET: 36" WIDEGRILL BASE CABINET, WITH 2 DOORS FOR 32" WIDE GRILL, MODEL: OGB3602, GAS; OPTIONAL: 36" GRILL CABINET WITH SINGLE LOCKING FRONT PANEL.
5. SINK CABINET FOR ADA COUNTER TOP ACCESS: SINK BASE CABINET WITHOUT DOORS, MODEL OBS3600ADA, MANUFACTURED BY DANVER STAINLESS OUTDOOR KITCHENS, WALLINGFORD, CT, TELEPHONE: 203-269-2300, WEB SITE: WWW.DANVER.COM
6. MANUFACTURED BY DANVER STAINLESS OUTDOOR KITCHENS, WALLINGFORD, CT, TELEPHONE: 203-269-2300, WEB SITE: WWW.DANVER.COM, REP CONTACT: PETER ROSS:

   a. OBS3900 ADA 39"W X 27"D SINK BASE/WORKSTATION, NO DOORS. ADA COMPLIANT.
   b. OBP39 ADA 39" BACK PANEL (FOR OBS3900 ADA)
   c. OGB3602 36"W X 27"D GRILL BASE, 2 DOORS FOR 30" GRILL (SPECIFY); OPTIONAL: 36" GRILL CABINET WITH SINGLE LOCKING FRONT PANEL
   d. OBPV36 36" BACK PANEL WITH VENTS (ORDER 1 FOR A 36" GRILL CABINET)
   e. OGTK PGS 30/36 FACTORY INSTALLED TRIM KIT - 30" PGS S27T LEGACY NEWPORT / 36" CABINET
   f. OBT2400 24"W X 27"D BASE - FULL HEIGHT DOOR, PULL-OUT TRASH ATTACHED TO DOOR (2 TRASH CANS) - UPGRADED WITH 3 COLOR CODED BINS TRASH/RECYCLING/COMPOST
   g. OBP24 24" BACK PANEL (ORDER 1 FOR A 24" CABINET OR 2 FOR A 48" CABINET)
   h. OFEGF27 GALVANIZED FILLER PANEL - FITS INSIDE THE SIDE OF A 27" BASE CABINET.
   i. OSP ADA 27.88L ADA LEFT SIDE PANEL - 27-7/8" W X 32"H X 3/4" THICK FOR 27"D ADA SINK BASE WITH NO DOORS
   j. OBPVGF36 GALVANIZED 36" FILLER BACK PANEL WITH VENTS (ORDER 1 FOR A 36"CABINET)
   k. OBT2400L 24"W X 27"D BASE - FULL HEIGHT DOOR, PULL-OUT TRASH ATTACHED TO DOOR (2 LARGE TRASH CANS, 51 QUART)
   l. OBPVGF24 GALVANIZED 24" FILLER BACK PANEL WITH VENTS (ORDER 2 FOR A 48" GRILL CABINET)
   m. OFEGF27 GALVANIZED FILLER PANEL - FITS INSIDE THE SIDE OF A 27" BASE CABINET
   n. ORS24.25 VENTED REFRIGERATOR SPACER WITH BRACKET - 24 1/4"WOBSS3900 ADA 39"W X 27"D SINK BASE/WORKSTATION, NO DOORS. ADA COMPLIANT.
   o. OTK2 BLACK TOE KICK LENGTH WITH 8 SCREWS - 2"H X 84"L (CUT TO LENGTH ON SITE)
   p. OTK2 CORNER 90 2"H BLACK ADA 90 DEGREE TOEKICK CORNER PIECE. CAN BE USED AS AN INSIDE OR OUTSIDE CORNER BY BENDING TOP AND BOTTOM TABS ACCORDINGLY
   q. OTK2 SPLICE 2"H ADA STRAIGHT SPLICE FOR CONTINUOUS RUN OF BLACK TOE KICK

1 / L7.5 OUTDOOR KITCHEN - LEVEL 3 & 6
3/4" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

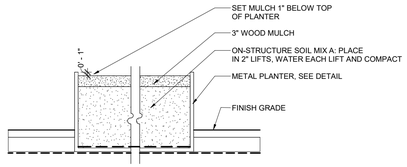
Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT B DUPLICATED, PUBLISHED OR CHANGED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE 0.S. DETAILS- KITCHENS

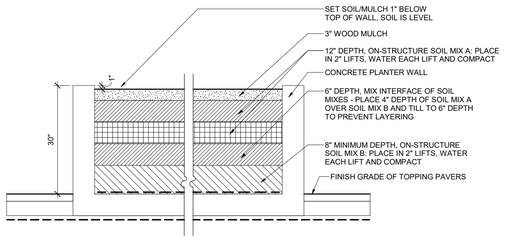
Sheet Title
Scale 3/4" = 1'-0"
Proj #. 2014 Drawn Author
Sheet Size: 36 x 48

L7.5

©2020 BDE Pty Ltd

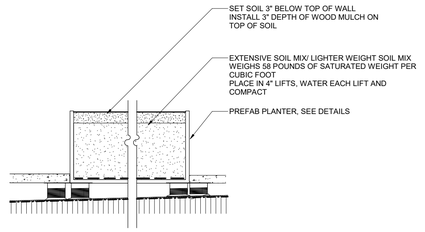


SECTION AT PLANTER HEIGHT: 24" HEIGHT



SECTION AT PLANTER HEIGHT: 30" OR TALLER

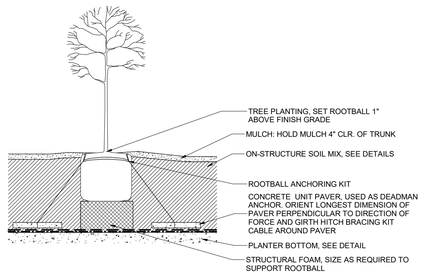
1 / L7.6 O.S. PLANTER MIX SOIL INSTALLATION - LEVEL 3
1" = 1'-0"



PLANTER SECTION

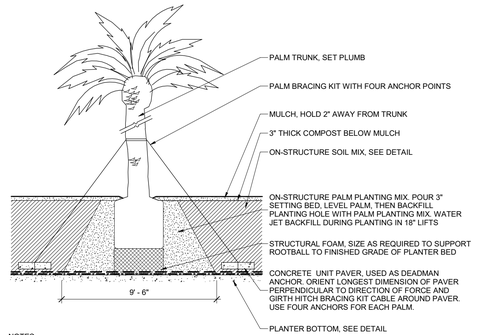
NOTES:
1. PROVIDE DRAINAGE HOLES PER PLANTER DETAIL.

2 / L7.6 O.S. PLANTER MIX SOIL INSTALLATION - LEVEL 6
1" = 1'-0"



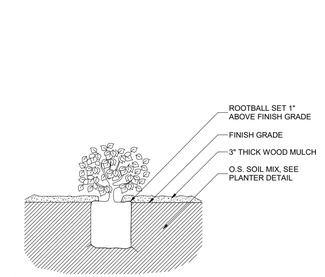
NOTES:
1. ROOTBALL ANCHORING KIT: DMK3 KIT WITH THREE ANCHOR POINTS AVAILABLE FROM GRIPPLE INC: WWW.GRIPPLE.COM. USE CONCRETE PAVERS AS DEADMAN ANCHORS.
2. CONCRETE UNIT PAVER: MODEL: WAUSAU TILE ARCHITECTURAL PAVERS H-SERIES FRONTIER LINE, SIZE: 6"W X 18" L X 2" THICK, COLOR: ANY COLOR, FINISH: ANY FINISH

7 / L7.6 O.S.-TREE PLANTING - LEVEL 3
3/4" = 1'-0"

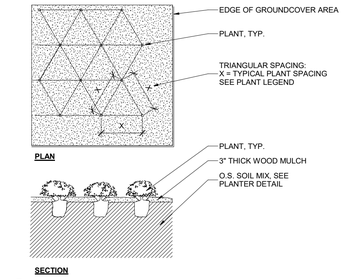


NOTES:
1. PROVIDE SUFFICIENT PALM PLANTING MIX AROUND AND BELOW EACH PALM TREE TO SUPPORT AND LEVEL PALMS. ENSURE THAT A MINIMUM 3" SETTING BED IS AVAILABLE BELOW EACH PALM TREE FOR THIS PURPOSE.
2. PALM BRACING KIT: PBK3 KIT WITH FOUR ANCHOR POINTS AVAILABLE FROM GRIPPLE INC: WWW.GRIPPLE.COM. USE CONCRETE PAVERS AS DEADMAN ANCHORS INSTEAD OF DUCKBILL EARTH ANCHORS.
3. CONCRETE UNIT PAVER: MODEL: WAUSAU TILE ARCHITECTURAL PAVERS H-SERIES FRONTIER LINE,SIZE: 6"W X 18" L X 2" THICK, COLOR: ANY COLOR, FINISH: ANY FINISH

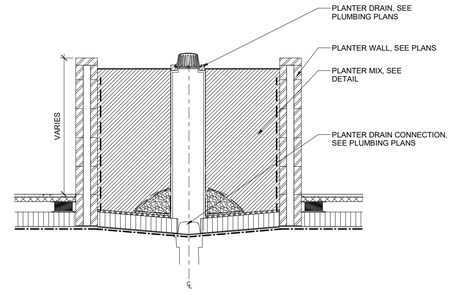
3 / L7.6 O.S. PALM PLANTING - LEVEL 3
3/8" = 1'-0"



5 / L7.6 O.S. SHRUB PLANTING - LEVELS 3 & 6
3/4" = 1'-0"



4 / L7.6 O.S. GROUNDCOVER PLANTING - LEVELS 3 & 6
3/4" = 1'-0"



6 / L7.6 O.S. CLEANOUT & OVERFLOW DRAIN AT PLANTERS - LEVEL 3
1" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1264 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev.	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

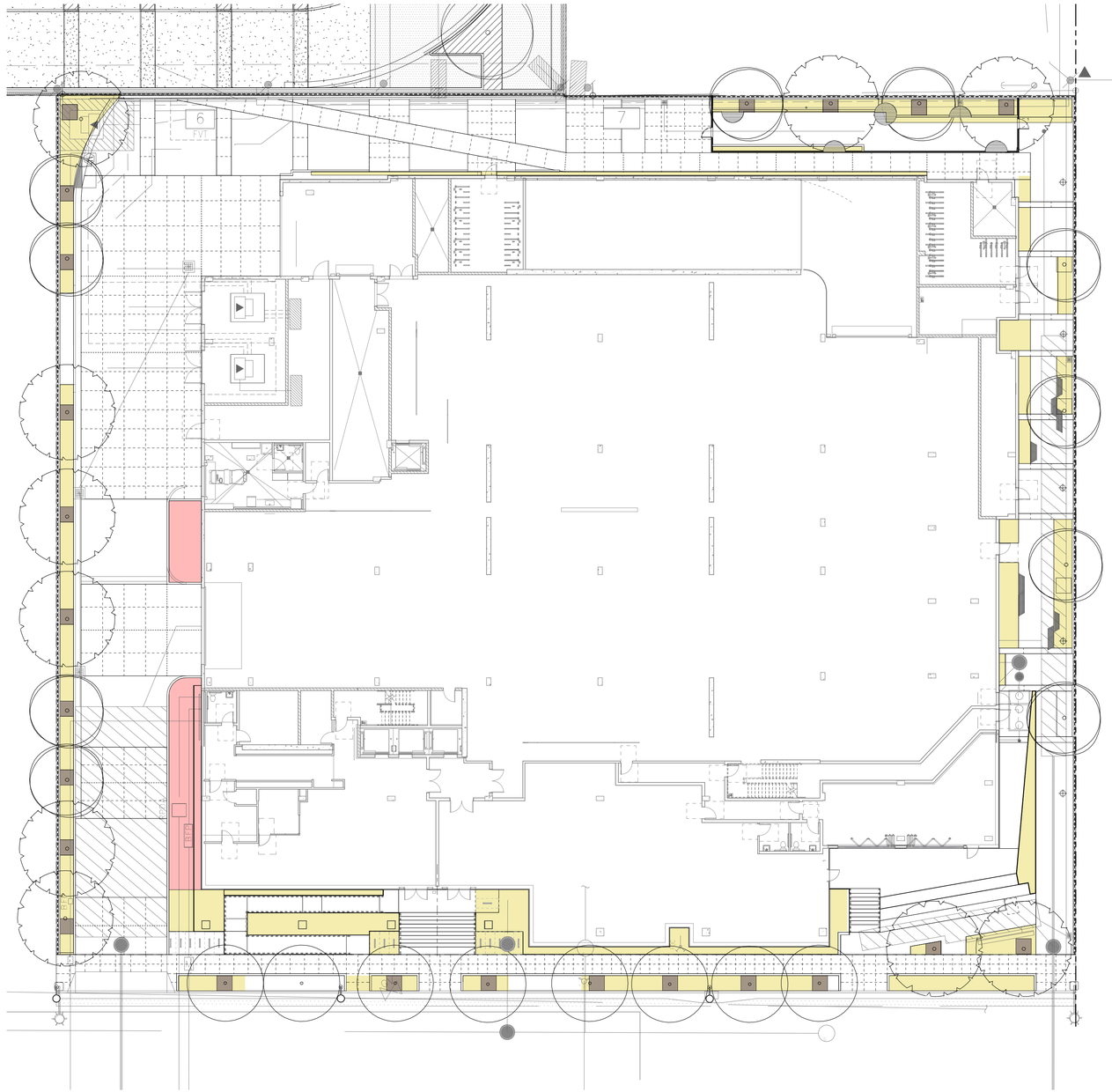
Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LANDSCAPE
O.S. DETAILS-
PLANTING

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by
Sheet Size: 36 x 48

L7.6

2/2/2022 10:55:01 AM



2 HYDROZONE PLAN - STREET LEVEL
I1.1 1" = 10'-0"

WATER USE CALCULATIONS AND SQUARE FEET FOR HYDROZONES TO BE PROVIDED WITH IRRIGATION PLANS

IRRIGATION HYDROZONES

HYDROZONE A (LEVEL 1 - TREES)

HYDROZONE B (LEVEL 1 - FULL SUN, LOW WATER USE PLANTING)

HYDROZONE C (LEVEL 1 - PART SHADE, LOW WATER USE PLANTING)

IRRIGATION NOTES

1. IRRIGATION SYSTEM DEMAND IS 25 GPM AT 80 PSI MINIMUM STATIC PRESSURE AT EACH POINT OF CONNECTION. CONFIRM STATIC PRESSURE PRIOR TO START OF WORK. NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN STATED DEMAND. IF STATIC PRESSURE IS HIGHER THAN 100 PSI, INSTALL A WILKINS #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER. ADJUST OUTLET PRESSURE TO 80 PSI.

2. MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF BACKFLOW PREVENTERS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

3. INSTALL IRRIGATION CONTROLLERS WHERE INDICATED ON PLAN. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOBSITE BY OWNER'S REPRESENTATIVE. 120 VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTIONS. USE EMT METAL CONDUIT FOR INDOOR INSTALLATIONS, AND LIQUID-TITE CONDUIT FOR OUTDOOR INSTALLATIONS. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO APPLICABLE LOCAL CODES.

4. INSTALL FLOW SENSOR CABLE IN PVC CONDUIT FROM SENSOR TO CONTROLLER CABINET. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ADDITIONAL INFORMATION ON CABLE TYPE AND INSTALLATION REQUIREMENTS.

5. THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND EQUIPMENT WITHIN PLANTING AREAS UNLESS OTHERWISE SHOWN ON PLANS.

6. LOCATE VALVE BOXES IN SHRUB AREAS WHERE SHOWN ON PLAN. STAKE EXACT LOCATIONS OF ALL VALVE BOXES AND OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

7. INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.

8. INSTALL PIPE AND WIRE UNDER PAVING IN PVC SCH. 40 SLEEVE WHERE INDICATED ON PLAN. ELSEWHERE UNDER PAVING, INSTALL PIPE IN BED OF CLEAN SAND SURROUNDING PIPE 6" ON ALL SIDES.

9. INSTALL EMITTER TUBING AS REQUIRED TO PROVIDE IRRIGATION TO ALL NEW PLANTS AS SHOWN ON PLANTING PLAN.

10. LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. OPEN LINE ENDS AND FLUSH THOROUGHLY BEFORE INSTALLATION OF SPECIFIED END FLUSH CAPS AT ENDS OF ALL 1/2" LINES. ALL LINES MUST BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF EMITTERS.

11. STAKE EMITTER TUBING IN PLACE AND BURY AS NOTED IN SPECIFICATIONS.

WELO COMPLIANCE STATEMENT

IRRIGATION SYSTEM COMPLIES WITH REQUIREMENTS OF THE CALIFORNIA MWELO AS WELL AS REQUIREMENTS OF THE CITY OF MENLO PARK. THE PROJECT USES THE WATER BUDGET METHOD, APPLYING A MAXIMUM ET ADJUSTMENT FACTOR (ETAF) OF 0.55 FOR MULTI-FAMILY RESIDENTIAL.

LANDSCAPE APPLICATION CHECKLIST ITEMS ARE ADDRESSED AS FOLLOWS:

TURF: THE PROJECT INCLUDES ONE LAWN AREA FOR RECREATIONAL USE BY RESIDENTS. THIS IS DESIGNATED A SPECIAL LANDSCAPE AREA BY WELO DEFINITION. NO TURF IS SPECIFIED IN ANY AREA LESS THAN 10 FEET WIDE ON ON A SLOPE OF 25% OR MORE.
HYDROZONES: IN COORDINATION WITH THE PLANTING PLAN, THE IRRIGATION PLAN SEPARATES ZONES BASED ON THE WATER USE CLASSIFICATION OF PLANTS. ADDITIONAL SEPARATION IS DETERMINED BY SUN/SHADE EXPOSURE AND LIGHTER WEIGHT SOIL TYPES USED FOR STORMWATER TREATMENT AREAS AND ON-STRUCTURE PLANTERS.
COMPOST: AT LEAST 4 CUBIC YARDS PER 1,000 SQUARE FEET, INCORPORATED TO A DEPTH OF 6 INCHES.
MULCH: AT LEAST 3 INCHES ON EXPOSED SOIL SURFACES.
CONTROLLER: CONTROL OF THE SYSTEM IS VIA 'SMART' CONTROLLER UTILIZING ON-SITE SOIL MOISTURE SENSORS. A RAIN/FREEZE SWITCH IS INCLUDED. THE CONTROLLER FEATURES NON-VOLATILE MEMORY THAT RETAINS PROGRAMMING INFO IN THE EVENT OF A POWER LOSS.
PRESSURE REGULATION: THE IRRIGATION SYSTEM UTILIZES VARIOUS PRESSURE REGULATING DEVICES AS REQUIRED TO ENSURE THAT ALL WATER EMISSION DEVICES OPERATE WITHIN MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
MANUAL SHUT-OFF VALVES: ARE LOCATED AT THE POINT OF CONNECTION, AS WELL AS VARIOUS PLACES ALONG THE IRRIGATION MAINLINE TO FACILITATE ISOLATING PORTIONS OF THE SYSTEM FOR NECESSARY REPAIRS.
SPRINKLERS: SPRINKLERS USED ARE HIGH EFFICIENCY COMMERCIAL SPRINKLERS, WITH A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR GREATER.
NARROW AREAS: ANY LANDSCAPE AREAS 10 FEET WIDE OR LESS ARE IRRIGATED USING SUBSURFACE OR OTHER FORM OF DRIP IRRIGATION. NO SPRINKLERS ARE USED IN THESE AREAS.
METERING: THE IRRIGATION SYSTEM USES A DEDICATED METER BY MENLO PARK WATER DEPARTMENT.
WATER FEATURES: NO SWIMMING POOLS, FOUNTAINS OR OTHER WATER FEATURES ARE INCLUDED IN THIS PROJECT.

THE IRRIGATION PLAN IS PART OF THE LANDSCAPE APPLICATION PACKAGE, ALSO INCLUDING:

- PROJECT INFORMATION
- PLANTING PLAN WITH WUCOLS DESIGNATIONS
- GRADING DESIGN PLAN
- SOIL MANAGEMENT REPORT
- WATER BUDGET CALCULATION
- LANDSCAPE APPLICATION CHECKLIST
- LANDSCAPE AUDIT REPORT (TO BE COMPLETED AFTER CONSTRUCTION)
- CERTIFICATE OF COMPLETION (TO BE COMPLETED AFTER CONSTRUCTION)

Kim Kobwin JANUARY 14, 2022

LANDSCAPE ARCHITECT SIGNATURE AND DATE

0' 10' 20'

TRUE NORTH / PROJECT NORTH

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 url PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev.	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

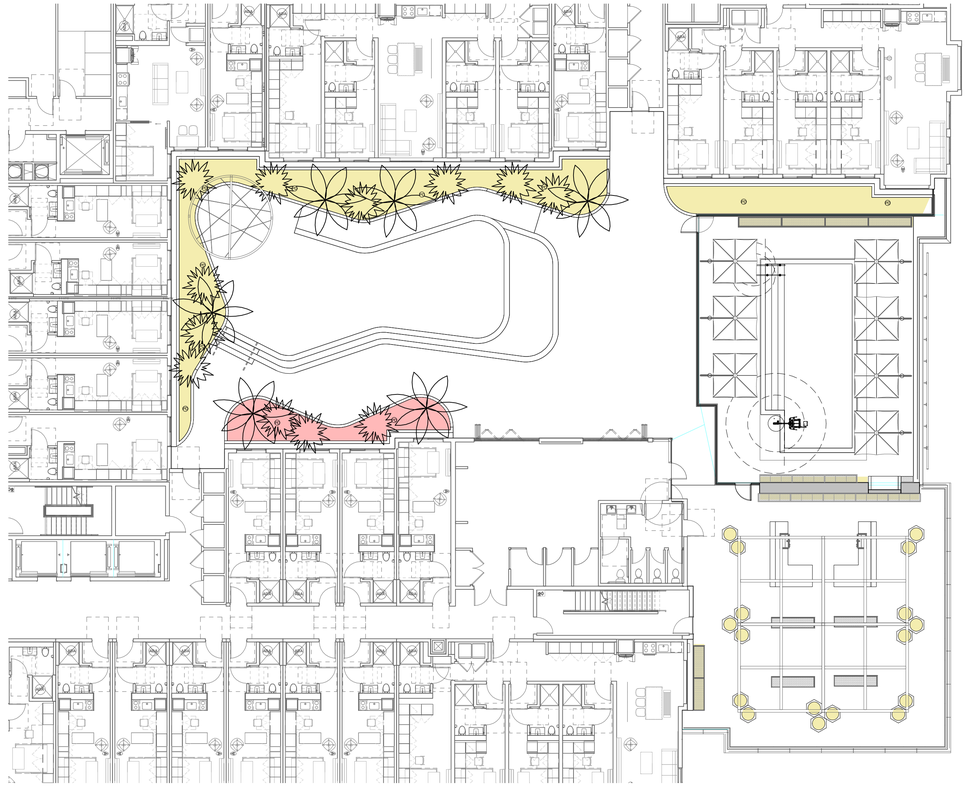
STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

HYDROZONE PLAN-STREET LEVEL

Sheet Title
Scale As indicated
Proj #. 2014 Drawn by EM
Sheet Size: 36 x 48

I1.1

2020 8:03:00 AM



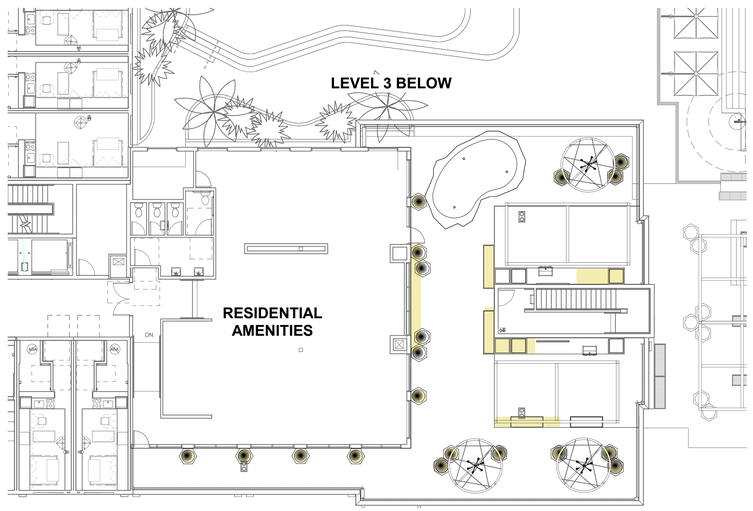
1 / I1.2 HYDROZONE PLAN - LEVEL 3
1/8" = 1'-0"

WATER USE CALCULATIONS AND SQUARE FEET FOR HYDROZONES TO BE PROVIDED WITH IRRIGATION PLANS

IRRIGATION HYDROZONES

HYDROZONE A (LEVEL 3 - FULL SUN, LOW WATER USE PLANTING):

HYDROZONE B (LEVEL 3 - PART SHADE, LOW WATER USE PLANTING):



2 / I1.2 HYDROZONE PLAN - LEVEL 6
1/8" = 1'-0"

WATER USE CALCULATIONS AND SQUARE FEET FOR HYDROZONES TO BE PROVIDED WITH IRRIGATION PLANS

IRRIGATION HYDROZONES

HYDROZONE A (LEVEL 6 - FULL SUN, LOW WATER USE PLANTING):

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

PGAdesign
LANDSCAPE ARCHITECTS
tel 510 465 1284 unit PGAdesign.com
444 17th Street, Oakland, CA 94612

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	SB330	01.14.22
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

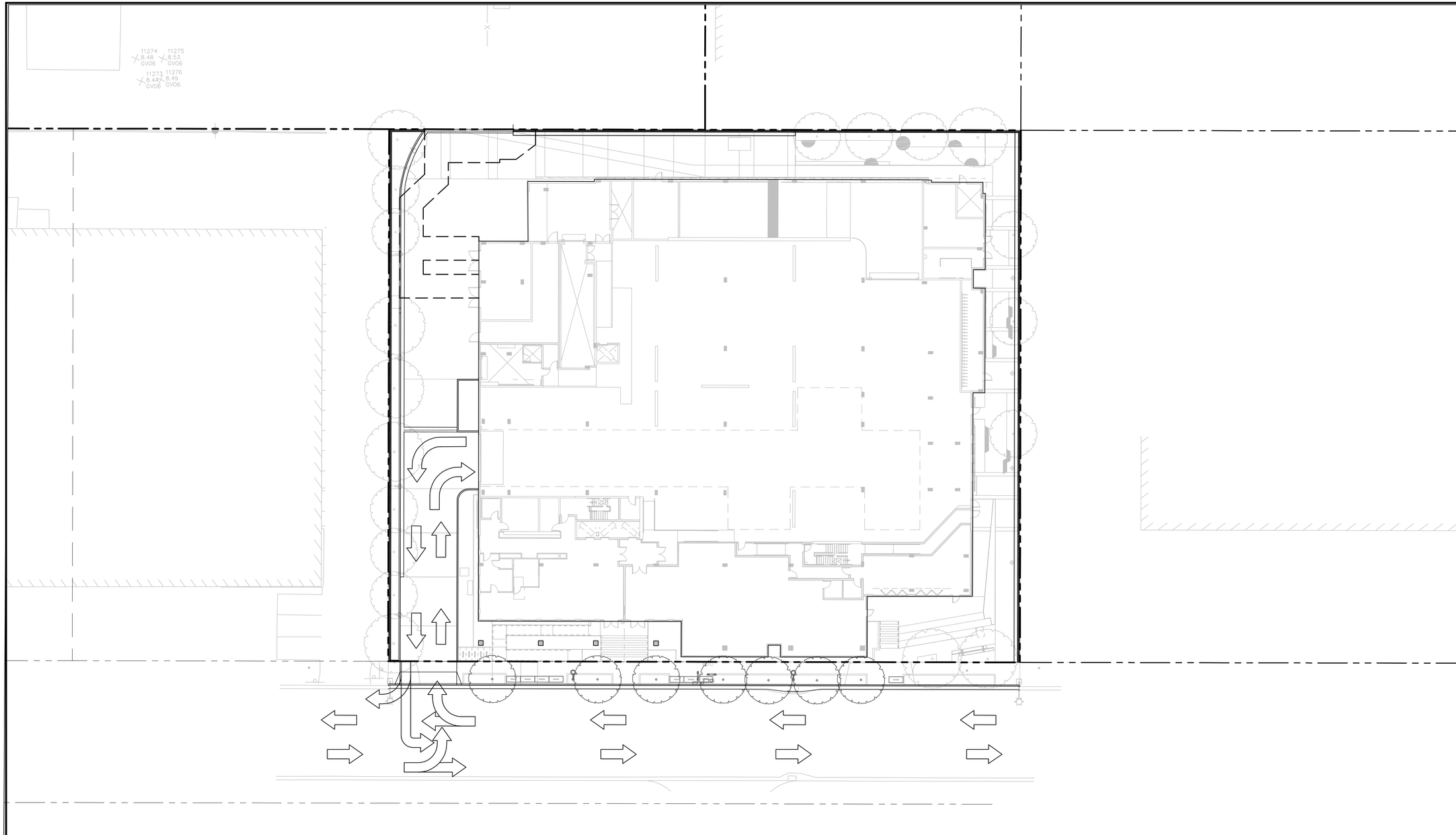
HYDROZONE PLAN-LEVEL 3 & 6

Sheet Title
Scale As indicated
Proj. #. 2014 Drawn By EM
Sheet Size: 36 x 48

I1.2

3/2/2022 10:53:17 AM

© BKF ENGINEERS



LEGEND

——— — — ———	PROPERTY LINE
——— — — ———	ADJACENT PROPERTY LINE
⇦ ⇦	VEHICULAR MOVEMENT

ABBREVIATIONS

(N)	NEW
STD	STANDARD

NOTES

1– SIGHT DISTANCE IS IN PROGRESS AND IS TO BE COORDINATED WITH THE CITY OF MENLO PARK.

GRAPHIC SCALE

20 0 20 40

BKF
ENGINEERS / SURVEYORS / PLANNERS
1730 N. FIRST ST.
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

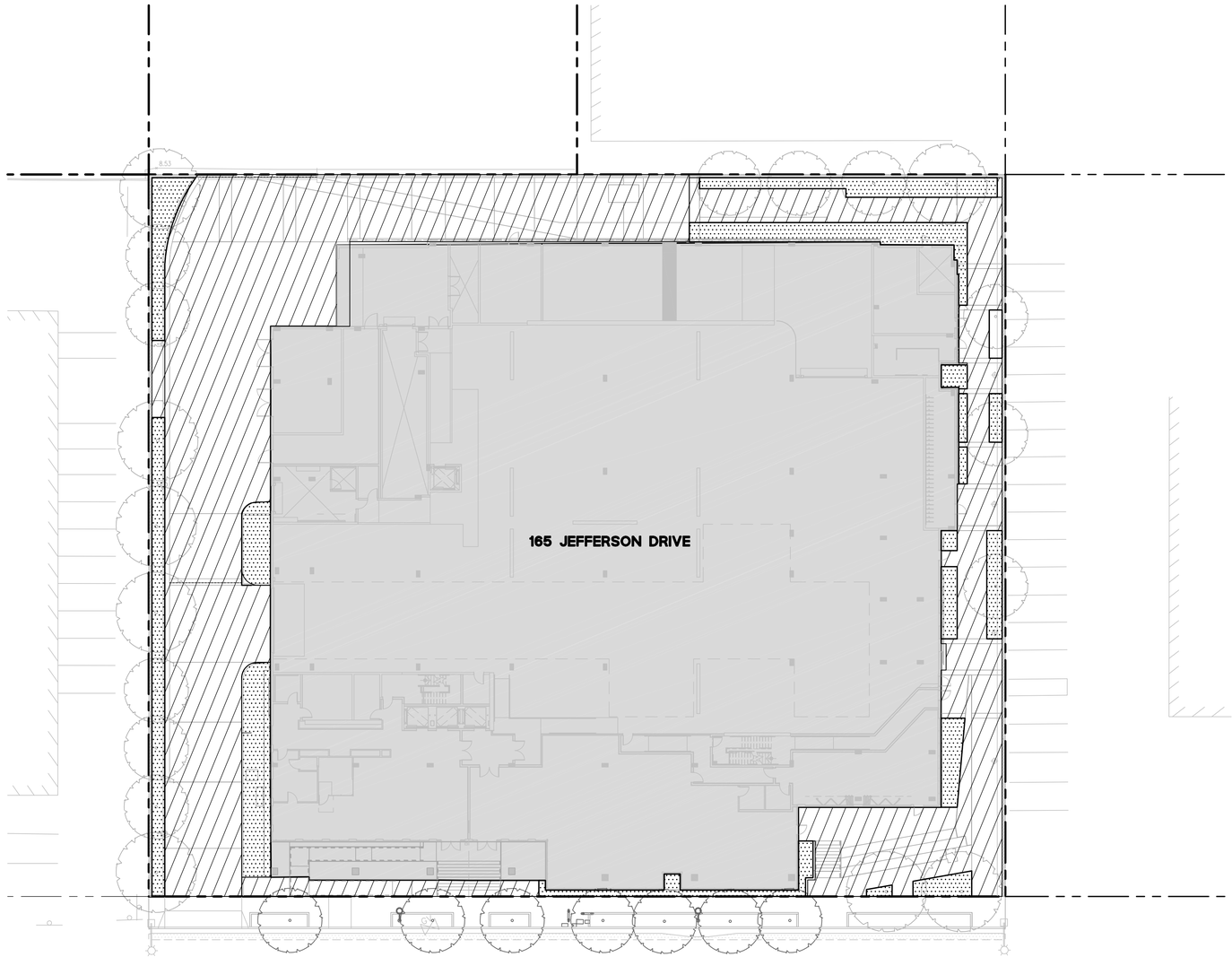
MENLO FLATS
165 JEFFERSON DRIVE
VEHICULAR CIRCULATION

MENLO PARK SAN MATEO COUNTY CALIFORNIA

No.	Revisions

Date: 01/14/2022
Scale: 1"=20'
Design: RC
Drawn: RC
Approved: RC
Job No: 20181722

Drawing Number:
VC-1
1 OF 1



SITE ANALYSIS		
ZONING: R-MU-B		
LOT AREA:	60,075	
	RESIDENTIAL (SF)	NON-RESIDENTIAL (SF)
ALLOWABLE FLOOR AREA:	155,738	15,019
ALLOWABLE FLOOR AREA (TOTAL):	170,757	
PROPOPSED FLOOR AREA:	153,964	14,626
PROPOSED FLOOR AREA (TOTAL):	168,590	
PROPOSED FIRST FLOOR AREA:	7,197	5,287
PROPOSED P2 FLOOR AREA:	3,042	0
PROPOSED SECOND FLOOR AREA:	6,227	9,339
PROPOSED THIRD FLOOR AREA:	29,032	0
PROPOSED FOURTH FLOOR AREA:	29,356	0
PROPOSED FIFTH FLOOR AREA:	29,338	0
PROPOSED SIXTH FLOOR AREA:	26,072	0
PROPOSED SEVENTH FLOOR AREA:	23,273	0
PROPOSED ROOF AREA:	427	0
Total:	153,964	14,626
TOTAL PROPOSED FLOOR AREA:	168,590	
LAND COVERED BY STRUCTURES:	71%	42,762
LANDSCAPING:	7%	4,275
PAVED SURFACES:	22%	13,038
PARKING SPACES:	0 UNCOVERED	

LEGEND

- PROPERTY LINE
- LAND COVERED BY STRUCTURE
- LANDSCAPING
- PAVED SURFACES

NORTH

GRAPHIC SCALE

20 0 20 40

GREYSTAR | HELLER MANUS ARCHITECTS | BKF 100+ YEARS | PGAdesign LANDSCAPE ARCHITECTS

MENLO FLATS
165 JEFFERSON DRIVE MENLO PARK, CA
07.21.2020 (UPDATED 01/14/22)

NOT FOR CONSTRUCTION

SITE COVERAGE EXHIBIT

SC-1

ON-SITE IMPROVEMENTS GRADING AND DRAINAGE PLAN
(MIXED-USE RESIDENTIAL)

165 JEFFERSON DRIVE
MENLO PARK, CALIFORNIA 94025

BASIS OF BEARING

THE BEARING OF NORTH 67°17' WEST ALONG THE MONUMENT LINE OF JEFFERSON DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO 4" FILED FOR RECORD ON MARCH 2, 1962, IN BOOK 56 OF MAPS AT PAGE 5, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE SITE BENCHMARK IS A MAG NAIL SET IN THE ASPHALT ON CONSTITUTION AVENUE (SEE LOCATION ABOVE). ELEVATION= 7.37'

UTILITY NOTE

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

GENERAL

DEVELOPER:

MENLO PARK FLATS VENTUIRE, LLC (GREYSTAR)
450 SANSOME STREET, SUITE 500
SAN FRANCISCO CA 94111
TEL.: (925) 818-2814
ATTN.: ANDREW MORCOS

CIVIL ENGINEER:

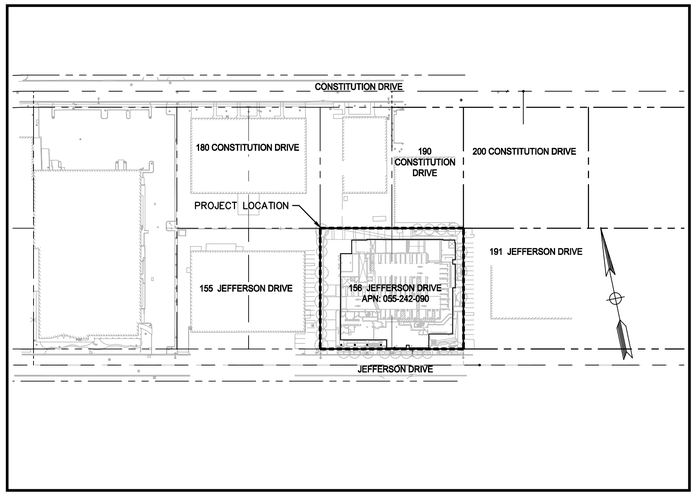
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
TEL.: (408) 467-9100
ATTN.: REUEL CHAN

LANDSCAPE ARCHITECT:

PGA DESIGN
444 17TH STREET
OAKLAND, CA 94612
TEL.: (510) 550-8858
ATTN.: KAREN KROLEWSKI

ABBREVIATIONS

AC	ASPHALT CONCRETE	LAT	LATERAL
AD	AREA DRAIN	LF	LINEAL FEET
BC	BACK OF CURB	LG	LIP OF GUTTER
BFP	BACKFLOW PREVENTOR	LOW	LIMIT OF WORK
BLDG	BUILDING	LS	LANDSCAPE STRIP
BOT	BOTTOM	MH	MANHOLE
BW	BACK OF WALK	N	NORTH
BOW	BOTTOM OF WALL	(N)	NEW
CB	CATCH BASIN	NTS	NOT TO SCALE
CIP	CAST IRON PIPE	O.D.	OUTSIDE DIMENSION
C&G	CURB AND GUTTER	(P)	PROPOSED
℄, CL	CENTERLINE	P.A.E	PUBLIC ACCESS EASMENT
CO	CLEANOUT/CURB OPENING	PL	PROPERTY LINE
CONC	CONCRETE	PCC	PORTLAND CEMENT CONCRETE
CONST	CONSTRUCTION	P.U.E.	PUBLIC UTILITY EASEMENT
DET/DTL	DETAIL	PV	PAVEMENT
DI	DROP INLET	PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE	R	RIGHT/RADIUS
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
DWG	DRAWING	RPPA	REDUCED PRESSURE ASSEMBLY
E	EAST	R/W	RIGHT-OF-WAY
(E),EX	EXISTING	S	SLOPE/SOUTH
ELEC	ELECTRIC	SD	STORM DRAIN
ELEV/EL	ELEVATION	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	SHT	SHEET
		SL	STREET LIGHT
FC	FACE OF CURB	SLB	STREET LIGHT BOX
FF	FINISH FLOOR	SLD	SEE LANDSCAPE DRAWINGS
FDC	FIRE DEPT. CONNECTION	SS	SANITARY SEWER
FG	FINISH GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOWLINE	ST	STREET
FT	FEET	STD	STANDARD
FOB	FACE OF BUILDING	SV	STRATA VAULT
FOC	FACE OF CURB	SW	SIDEWALK
FS	FINISH SURFACE	T, TEL	TELEPHONE
G	GAS	TC	TOP OF CURB
GB	GRADE BREAK	TOB	TOP OF BASIN
GR	GRATE	TSW	TOP OF SCREEN WALL
G	GAS	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
GR	GRATE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	W	WATER/WEST
HT	HEIGHT	WM	WATER METER
INV	INVERT (ELEVATION)	WV	WATER VALVE
IRR	IRRIGATION		
JP	JOINT UTILITY POLE		
JT	JOINT UTILITY TRENCH		
L	LEFT/LENGTH		
LAG	LOWEST ADJACENT GRADE		



SITE MAP
N.T.S.

VICINITY MAP
N.T.S.

INDEX OF SHEETS

CIVIL PLANS

SHEET NO.	SHEET TITLE
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	SITE PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	STORMWATER MANAGEMENT PLAN
C6.0A	IMPERVIOUS/PERVIOUS PLAN EXHIBIT
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

REUEL CHAN, P.E. — DATE
PROJECT MANAGER
BKF ENGINEERS

ISAAC KONTOROVSKY — DATE
VICE PRESIDENT
BKF ENGINEERS

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	100% DD	02/01/2021
	50% CD	04/22/2021
	GMP	02/11/2022
	sb330	02/25/2022
	sb330	03/11/2022

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF THE ARCHITECT

TITLE SHEET

SHEET TITLE
SCALE: AS SHOWN
PROJ #: DRAWN BY
SHEET SIZE: 36 x 48

C1.0

LANDS OF
DMR PROPERTIES
(APN: 055-242-040)
(LOT 18)
(59 MAP 11)

LANDS OF
BOHANNON JEFFERSON ASSOCS LP
(APN: 055-242-050)
(LOT 17)
(59 MAP 11)

EX. 3 - 5' PUE (56 M 23) TO BE ABANDONED BY SEPARTE INSTRUMENT

EX. 3 - 5' WCE (56 M 23) TO BE ABANDONED BY SEPARTE INSTRUMENT

EX. NO.4 5' WCE (59 M 11)

EX. NO.5 5' PSDE (4618 OR 579)

5' PUE (59 M 11)

44.0' BLDG COR TO PL

44.1' BLDG COR TO PL

44.2' BLDG COR TO PL

44.0' BLDG COR TO PL

N67°17'00"W 267.00'

S67°17'00"E 267.00'

71.7' BLDG COR TO PL

71.9' BLDG COR TO PL

6.4' PL-FC

1.2' PL-EP

6.4' PL-FC

(LOT 12)
(56 MAP 28)

(DN 2011-019234)
(APN: 055-242-090)
(LOT 13)
(56 MAP 23)
BUILDING SQUARE FOOTAGE:
24,322 SQ.FT.±

LANDS OF
BOHANNON JEFFERSON ASSOCS LP
(APN: 055-242-080)

(PARCEL 2)
(30 PM 20)

JEFFERSON DRIVE

ASPHALT

CONCRETE

LANDSCAPING

BUILDING HEIGHT MEASURED HERE:
23' ABOVE GRADE

TRANS

HVAC

VG

FDC

ELEC PED

PIV

WALL WITH HANDRAIL

WALL WITH HAND RAIL

GMTR

CO (3)

SDDI W/ SUMP PUMP
RIM 8.44

SDDI W/ SUMP PUMP
RIM 5.06

SDDI W/ SUMP PUMP
RIM 5.07

SDDI
RIM 6.60

SDDI
RIM 7.58

(E) SSMH
RIM 9.053

(E) SSMH
(PER SURVEY)
RIM 7.49
8" INV IN 4.27 (E)
8" INV OUT 4.23 (W)

(E) SDCB
(PER SURVEY) 6.93 LG
GR 6.65
12" INV IN 1.81 (N)
18" INV OUT 1.73 (S)

(E) SDCB
(PER SURVEY)
GR 6.60
18" INV IN 0.12 (N)
24" INV IN 0.26 (S)
24" INV IN 0.45 (E)
30" INV OUT 0.08 (W)

(E) 12 SD
(PER SURVEY)
S=0.045

(E) 24 SD
(PER AS-BUILT)
S=0.0035

(E) 30" SD (PER AS-BUILT) S=0.0015

12" W (PER ASBUILTS)

(E) STREET LIGHT
TO BE REMOVED

9.20 CL
3' WIDE

9.19 CLDR
6' WIDE

9.16 CLDR
3' WIDE

9.19 CL
10' WIDE

9.16 CLDR
10' WIDE

9.14 CLDR
3' WIDE

9.22 CLDR
3' WIDE

8.29 FL VG

7.93 FL VG

7.86 FL VG

7.84 FL VG

7.73 FL VG

7.74 FL VG

7.60 FL VG

7.47 FL VG

7.36 FL VG

7.22 FL VG

8.47 G
10" TREE

8.03 G
7" TREE

8.77 G
48" TREE

6" TREE

8" TREE

10" TREE

9" TREE

7.86 TC
7.42 LG

8.45 TC
7.41 FL
7.51 LG

8.15 TC
7.67 FL
7.79 LG

8.63 TC
8.14 FL
8.23 LG

8.55 TC
8.08 FL
8.20 LG

8.32 TC
7.85 FL
7.94 LG

8.32 TC
7.85 FL
7.94 LG

8.46 TC
8.04 AC

8.10 TC
7.67 FL
7.77 LG

7.72 TC
7.21 FL
7.32 LG

7.71 TC
7.23 FL
7.33 LG

7.30 TC
7.17 FL
7.27 LG

7.66 TC
7.18 FL
7.33 LG

7.46 TC
6.99 FL
7.10 LG

7.32 TC
6.86 FL
6.98 LG

7.24 TC
6.74 FL
6.88 LG

7.21 TC
6.75 FL
6.86 LG

7.24 TC
7.21 FL
7.32 LG

7.29 TC
6.84 FL
6.93 LG

7.31 TC
6.85 FL
6.98 LG

7.42 TC
6.98 FL
7.08 LG

7.67 TC
7.23 FL
7.34 LG

7.25 TC
7.15 FL
7.30 LG

7.58 TC
7.14 FL
N27 LG

7.53 TC
7.05 FL
7.16 LG

7.38 TC
6.89 FL
7.02 LG

7.32 TC
6.95 LG

7.64 TC

6.28 TC
6.80 FL
6.87 LG

7.31 TC
6.83 FL
6.90 LG

7.36 TC
6.88 FL
7.36 LG

7.42 TC
6.97 FL
7.01 LG

6.90 LG

6.83 LG

6.85 LG

6.79 FL
6.85 LG

LANDSCAPING

20.1' BLDG COR TO PL

20.0' BLDG COR TO PL

60.00

30.00

7.52'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING LINE
- WATER LINE
- GAS LINE
- STORMDRAIN LINE
- SANITARY SEWER LINE
- FENCE LINE
- MONUMENT / CENTER LINE
- EASEMENT LINE
- BOLLARD
- CLEANOUT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FOUND MONUMENT AS NOTED
- GAS METER
- HOSE BIBB
- JOINT POLE
- POST INDICATOR VALVE
- SIGN
- SITE BENCHMARK
- STREET LIGHT
- SANITARY SEWER MANHOLE
- STORM DRAIN AREA DRAIN
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- WATER VALVE
- WATER BACKFLOW PREVENTER

BENCHMARK STATEMENT

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE SITE BENCHMARK IS A MAG NAIL SET IN THE ASPHALT ON CONSTITUTION AVENUE (SEE LOCATION ABOVE). ELEVATION= 7.37'

BASIS OF BEARING

THE BEARING OF NORTH 67°17' WEST ALONG THE MONUMENT LINE OF JEFFERSON DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO 4" FILED FOR RECORD ON MARCH 2, 1962, IN BOOK 56 OF MAPS, AT PAGE 5, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

UTILITY NOTE

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

ABBREVIATIONS

AC	ASPHALT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTOR
C	CONCRETE
CL	CENTERLINE
CO	CLEAN OUT
DI	DROP INLET
DWY	DRIVEWAY
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOWLINE
G	GROUND SPOT ELEVATION
GMTR	GAS METER
GR	GRATE
HCR	HANDICAP RAMP
INV	INVERT
JP	JOINT POLE
LG	LIP OF GUTTER
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TRAN	TRANSFORMER
VG	VALLEY GUTTER
WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER

GRAPHIC SCALE
10 0 10 20

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	100% DD	02/01/2021
2	50% CD	04/22/2021
	GMP	02/11/2022
	sb330	02/25/2022
	sb330	03/11/2022

REUEL CHAN
C 70636
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

EXISTING CONDITIONS

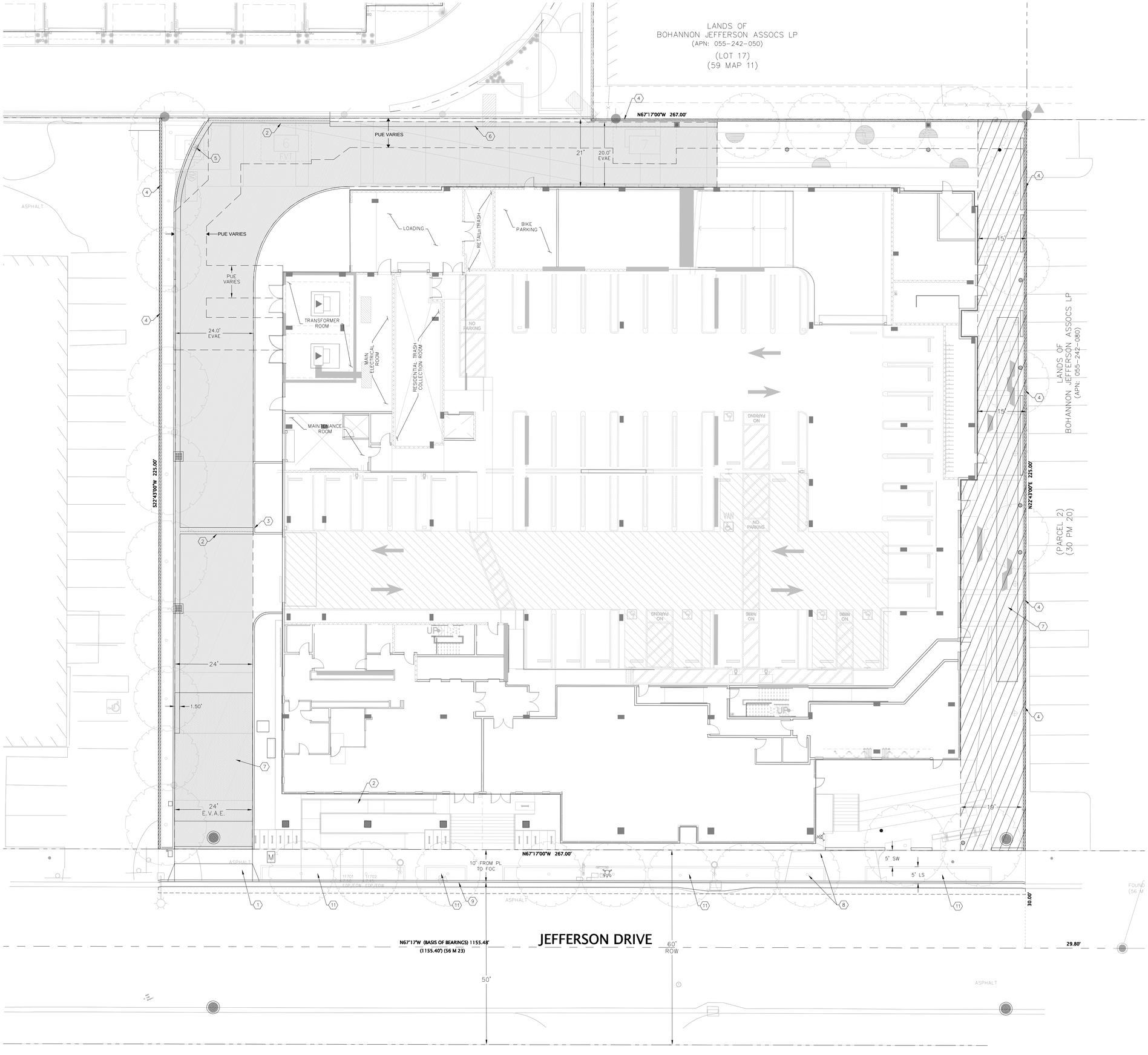
SHEET TITLE

SCALE: AS SHOWN

PROJ #: DRAWN BY

SHEET SIZE: 36 X 48

C2.0



LEGEND

- PROPERTY LINE
- VERTICAL CURB
- VERTICAL CURB AND GUTTER
- ROLLED CURB
- RETAINING WALL
- EASEMENT
- STRATA VAULT PER DETAIL 14 ON SHEET C7.0
- E.V.A.E.
- P.A.E. (LIMITS SHOWN ARE APPROX. ONLY)
- STORM DRAIN INLET
- STORM DRAIN MANHOLE

KEYNOTES

1. INSTALL DRIVEWAY PER CITY STD CG-13 ON SHEET C7.1
2. INSTALL ROLLED CURB, VEHICLE ACCESS BEYOND THIS POINT RESTRICTED TO EVA, TRASH AND PG&E ONLY
3. TRANSITION TO FLUSH CURB PER DETAIL 3 ON SHEET C7.0
4. INSTALL RETAINING WALL
5. TEMPORARY ELECTRICAL EQUIPMENT. SEE JOINT TRENCH PLANS
6. INSTALL VALLEY GUTTER PER DETAIL 1 ON SHEET C7.0
7. INSTALL STRATA VAULT PER DETAIL 14 ON SHEET C7.0
8. INSTALL SIDEWALK, STREET TREES AND STREET LIGHTS PER CITY STD CG-1 ON SHEET C7.1
9. INSTALL VERTICAL CURB AND GUTTER PER CITY STD CG-2 ON SHEET C7.1
10. CONCRETE ADA ACCESS RAMP
11. PLANTING STRIP IN THE PUBLIC RIGHT-OF-WAY IS A BIORETENTION SYSTEM (GREEN INFRASTRUCTURE) FINAL LOCATION (TBD)

NOTES

1. SEE LANDSCAPE PLANS FOR SCORING OF DRIVEWAYS, PAVERS, ENTRIES AND WALKWAYS.
2. DIMENSIONS SHOWN FOR BUILDING LOCATIONS ARE TO FACE OF BUILDING.
3. PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR MATERIALS ONSITE, PROVIDE FIRE ACCESS DRIVES AND OPERATION ONSITE FIRE PROTECTION SYSTEMS (FIRE HYDRANTS).
4. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE ASPHALT, CONCRETE OR ANOTHER APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 POUNDS.
5. THIS PROJECT IS IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 11' PER FLOOD INSURANCE RATE MAP (FIRM) No. 06081C0306F (CITY OF MENLO PARK), PANEL 0306 SUFIX F, EFFECTIVE DATE OF APRIL 5, 2019 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). PER THE CITY OF MENLO PARK'S SEA LEVEL RISE MITIGATION REQUIREMENTS, THE FINISHED FLOOR ELEVATION FOR THE PROPOSED PROJECT NEEDS TO BE A MINIMUM OF 12" ABOVE THE BASE FLOOD ELEVATION.
6. THE PROJECT IS IN FLOOD ZONE AE AND WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH CURRENT FEMA REGULATIONS, THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, AND THE MPMC 16.45.130(4) (HAZARD MITIGATION AND SEA LEVEL RISE RESILIENCY).

ABBREVIATIONS

BLDG	BUILDING
C&G	CURB AND GUTTER
(E)	EXISTING
E.V.A.E.	EMERGENCY VEHICULAR ACCESS EASEMENT
FL	FLOW LINE
(N)	NEW
PV	PAVEMENT
SL	STREET LIGHT
SW	SIDEWALK
P.A.E.	PUBLIC ACCESS EASEMENT
P.U.A.	PUBLIC UTILITY EASEMENT

GRAPHIC SCALE
10 0 10 20

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	100% DD	02/01/2021
	50% CD	04/22/2021
	GMP	02/11/2022
	sb330	02/25/2022
	sb330	03/11/2022

REUEL CHAN
C 70636
CIVIL
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SITE PLAN

Sheet Title
Scale: as shown
Proj #: Drawn by
Sheet Size: 36 x 48

C3.0

LANDS OF
BOHANNON JEFFERSON ASSOCS LP
(APN: 055-242-050)
(LOT 17)
(59 MAP 11)

LANDS OF BOHANNON JEFFERSON ASSOCS LP (APN: 055-242-080)

(PARCEL 2) (30 PM 20)

JEFFERSON DRIVE

N67°17'W (BASIS OF BEARINGS) 1155.48'
(1155.40') (56 M 23)

N67°17'00"W 267.00'

N22°43'00"E 225.00'

S22°43'00"W 225.00'

FF = 12.17

FF = 12.00

FF = 12.00

GARAGE
FF = 11.00

RESIDENTIAL AMENITIES
FF = 12.00

RESIDENTIAL AMENITIES
FF = 12.00

RESIDENTIAL AMENITIES
FF = 12.00

TRANSFORMER ROOM

MAIN ELECTRICAL ROOM

RESIDENTIAL TRASH COLLECTION ROOM

MAINTENANCE ROOM

LOADING

RETAIL TRASH

BIKE PARKING

NO PARKING

VAN

STRATA VAULT

(8) 6.5" RISERS

(N) FENCE

GARAGE ENTRY
FF = 11.00

ASPHALT

CONFROM TC 7.41 (FL 6.91±)

(E) SDCB RIM/FL/LP 6.61

(N) SDMH RIM 7.09±

(N) SDMH RIM 6.95±

LEGEND

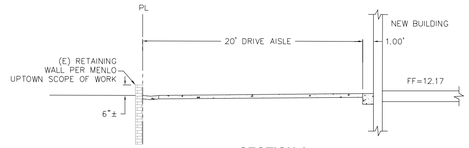
- PROPERTY LINE
- VERTICAL CURB
- VERTICAL CURB AND GUTTER
- ROLLED CURB
- RETAINING WALL
- STRATA VAULT PER DETAIL 14 ON SHEET C7.0
- GRADE BREAK
- SLOPE TO DRAIN (HARDSCAPE)
- SLOPE TO DRAIN (LANDSCAPE
- EXISTING ELEVATION
- EXISTING ELEVATION TO REMAIN
- PROPOSED ELEVATION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE

NOTES

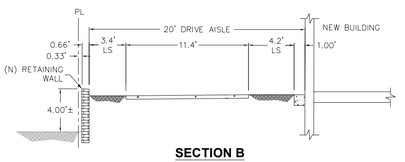
1. ALL GRADING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION BY ROCKRIDGE GEOTECHNICAL DATED 12/19/2018.
2. FINISHED GRADES AROUND THE PERIMETER OF BUILDING SHOULD BE COMPACTED AND SLOPED AT A MIN 5% GRADIENT AWAY FROM FOUNDATION FOR LANDSCAPE AND A MIN OF 2% FOR HARDSCAPE.
3. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.
4. ADJUSTMENTS TO BUILDING PAD ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.

ABBREVIATIONS

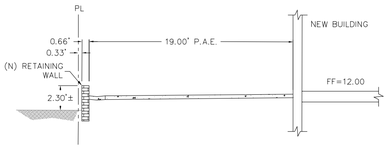
BS	BOTTOM OF STAIR
BW	BACK OF WALK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
PV	PAVEMENT
SW	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STAIR
TW	TOP OF WALL



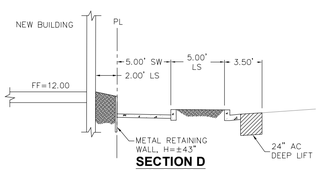
SECTION A
SCALE: N.T.S



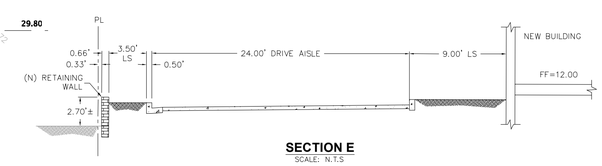
SECTION B
SCALE: N.T.S



SECTION C
SCALE: N.T.S



SECTION D
SCALE: N.T.S



SECTION E
SCALE: N.T.S

GRAPHIC SCALE
10 0 10 20

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	100% DD	02/01/2021
2	50% CD	04/22/2021
	GMP	02/11/2022
	sb330	02/25/2022
	sb330	03/11/2022

REUEL CHAN
C 70636
CIVIL
STATE OF CALIFORNIA
PROFESSIONAL ENGINEER

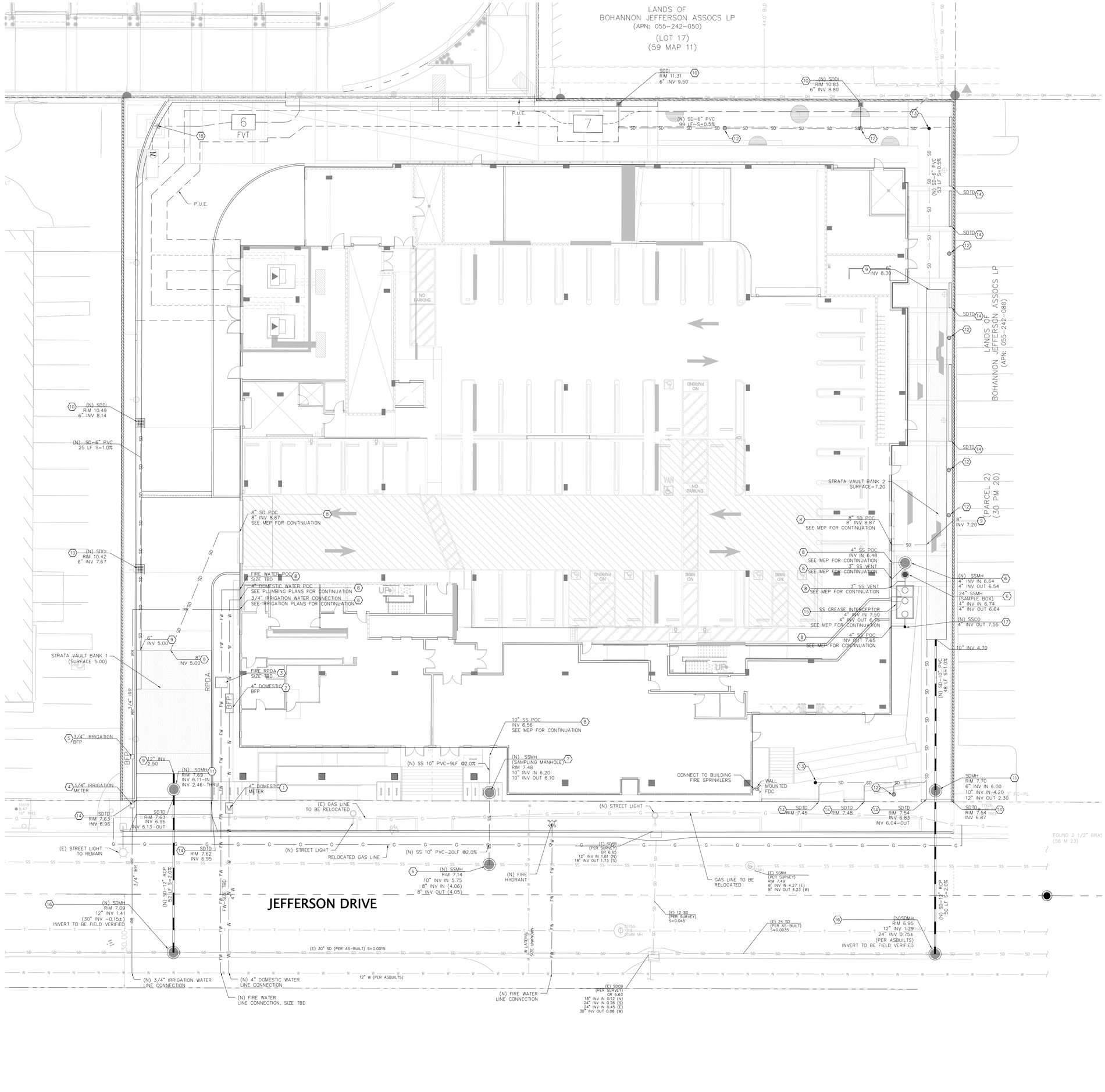
Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED, DISCLOSED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

GRADING AND DRAINAGE PLAN

SHEET TITLE
SCALES AS SHOWN
PROJ #. DRAWN BY
SHEET SIZE: 36 x 48

C4.0



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- STRATA VAULT, SEE DETAIL 14 ON SHEET C7.0
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) TREATED STORM DRAIN LINE
- (N) UNTREATED STORM DRAIN LINE
- (N) STORM DRAIN PERFORATED PIPE
- (E) STORM DRAIN LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (N) FIRE WATER LINE
- (N) IRRIGATION LINE
- (N) GAS LINE
- (E) GAS LINE
- (N) SANITARY SEWER MANHOLE
- (E) SANITARY SEWER MANHOLE
- (E) SANITARY SEWER CLEANOUT
- (N) SANITARY SEWER CLEANOUT
- (N) STORM DRAIN CLEANOUT
- (N) STORM DRAIN AREA DRAIN
- (N) STORM DRAIN MANHOLE
- (E) STORM DRAIN MANHOLE
- (N) STORM DRAIN DROP INLET
- BFP — (N) BACKFLOW PREVENTER
- RPDA — (N) REDUCED PRESSURE DETECTOR ASSEMBLY
- FDC — (N) FIRE DEPARTMENT CONNECTION (FDC)
- (E) WATER VALVE
- (E) FIRE HYDRANT
- M — (N) WATER METER

KEY NOTES

1. INSTALL 4" WATER METER PER COMP. STD. DETAIL WA-22 ON SHEET C7.1
2. INSTALL 4" DOMESTIC BACKFLOW PREVENTER PER COMP. STD. DETAIL WA-22 ON SHEET C7.1
3. INSTALL FIRE WATER REDUCED PRESSURE DETECTOR ASSEMBLY PER COMP. STD. DETAIL WA-6 ON SHEET C7.1
4. INSTALL 3/4" IRRIGATION METER PER
5. INSTALL 3/4" IRRIGATION BACKFLOW
6. INSTALL SANITARY SEWER MANHOLE PER DETAIL 12 ON SHEET C7.0
7. INSTALL SANITARY SEWER SAMPLING MANHOLE PER DETAIL 13 ON SHEET C7.0 (PER WBSD)
8. UTILITY POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION
9. STRATA VAULT SYSTEM POINT OF CONNECTION. SEE DETAIL 14 ON SHEET C7.0
10. INSTALL STORM DRAIN INLET PER DETAIL 11 ON SHEET C7.0
11. INSTALL STORM DRAIN MANHOLE PER DETAIL 12 ON SHEET C7.0
12. INSTALL STORM DRAIN AREA DRAIN PER DETAIL 9 ON SHEET C7.0
13. INSTALL STORM DRAIN CLEANOUT PER DETAIL 4 ON SHEET C7.0
14. INSTALL TRENCH DRAIN PER DETAIL 6 ON SHEET C7.0
15. INSTALL GREASE INTERCEPTOR. SEE PLUMBING PLANS
16. INSTALL STORMWATER MANHOLE PER CMP STD. DETAIL DR-1 ON SHEET C7.1 (SEE OFF-SITE PERMIT)
17. INSTALL SANITARY SEWER CLEANOUT PER DETAIL 4 ON SHEET C7.0
18. TEMPORARY ELECTRICAL EQUIPMENT. PER JOINT TRENCH PLANS

GENERAL NOTES

1. ALL PROPOSED UTILITIES SHOWN BEYOND THE LIMIT OF WORK WILL BE CONSTRUCTED UNDER A SEPARATE PERMIT PACKAGE, ARE SCHEMATIC, AND ARE SHOWN FOR REFERENCE ONLY.
2. CONTRACTOR SHALL MAINTAIN 12" VERTICAL CLEARANCE ABOVE OR BELOW EXISTING AND NEW UTILITIES CROSSING. CONTRACTOR SHALL PROVIDE A CONCRETE SADDLE FOR ANY CROSSING BETWEEN 6" AND 12".
3. HORIZONTAL DIMENSIONS ARE TAKEN FROM THE CENTER OF THE PIPE.
4. PROVIDE 5' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND STORM DRAIN AND 10' MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND SANITARY SEWER.
5. ALL EXISTING ON-SITE UTILITIES ARE TO BE REMOVED.
6. JOINT TRENCH AND STREET LIGHT LINES AND STRUCTURES ARE SHOWN FOR COORDINATION PURPOSED ONLY. SEE JOINT TRECH PLANS FOR INFORMATION.
7. SEE LANDSCAPE PLANS FOR IRRIGTAION LINES AND STRUCTURES LAYOUT.
8. ALL LIDS FOR UTILITY STRUCTURES WITHIN VEHICULAR AREAS MUST BE TRAFFIC RATED.
9. POTABLE WATER SYSTEM SHALL BE DISINFECTED PRIOR TO UTILIZATION PER 2016 CALIFORNIA PLUMBING CODE.
10. SANITARY SEWER AND STORM DRAIN SHALL BE CONSTRUCTED FROM THE DOWNSTREAM UP.
11. STORM DRAIN SYSTEM: USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
12. ALL AREA DRAINS, DROP INLETS, JUNCTION BOXES, AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS, BE HEEL PROOF AND BE NON-SKID.
13. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL IBERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION, AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOT TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
14. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
15. ALL FIRE SPRINKLER TEST AND DRAINS NEED TO BE DISCHARGED INTO SANITARY SEWERAGE LINES.
16. CONTRACTOR SHALL BRING ALL BUILDING POC CLEAN OUT RISERS UP TO GRADE.

GRAPHIC SCALE
10 0 10 20

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	100% DD	02/01/2021
2	50% CD	04/22/2021
3	GMP	02/11/2022
4	sb330	02/25/2022
5	sb330	03/11/2022

REGISTERED PROFESSIONAL ENGINEER
REUEL CHAN
C 70636
CIVIL
STATE OF CALIFORNIA

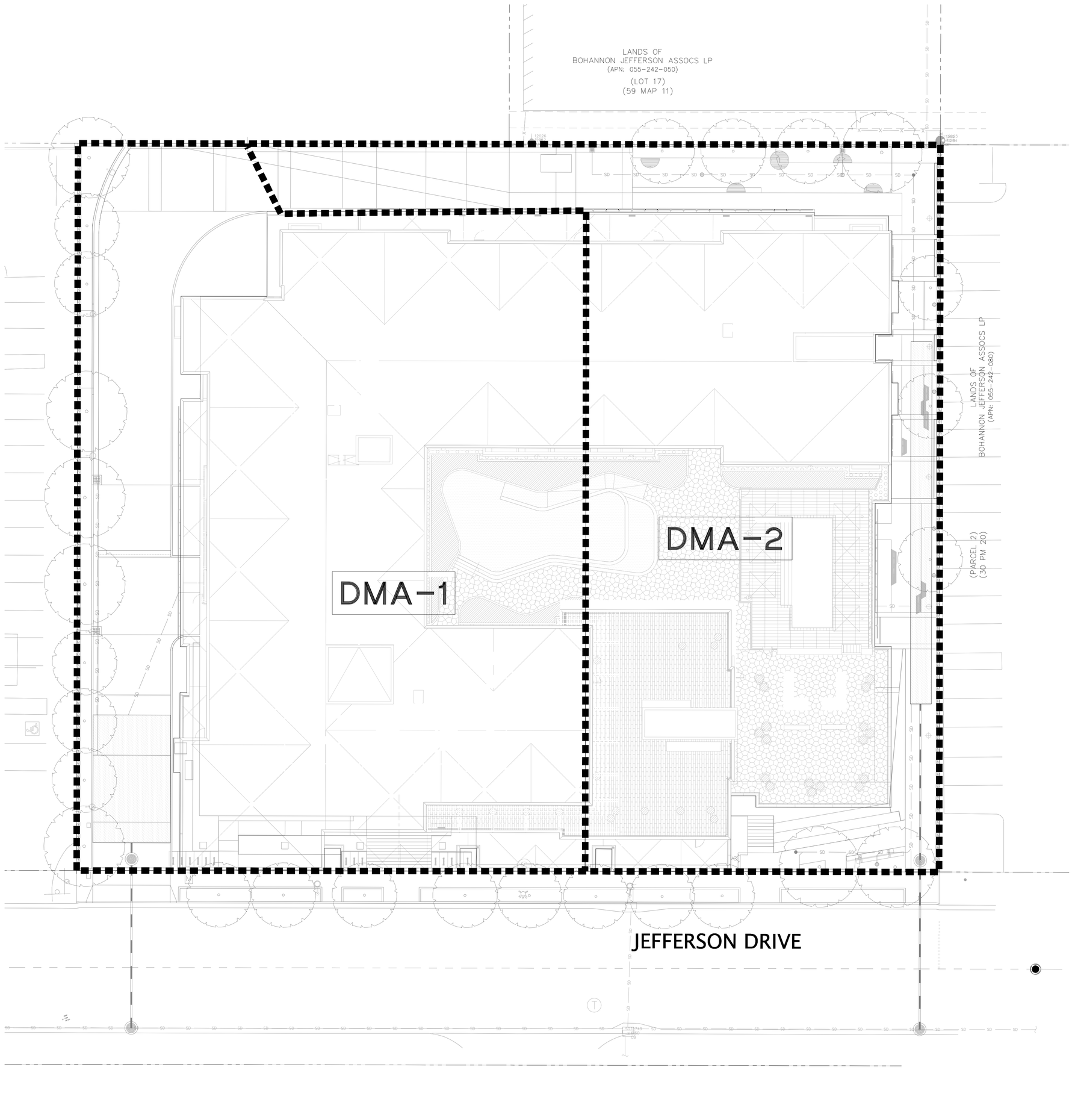
Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

UTILITY PLAN

Sheet Title
Scale: As Shown
Proj #. Drawn By
Sheet Size: 36 x 48

C5.0



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STRATA VAULT PER DETAIL 14 ON SHEET C7.0
- TRIBUTARY AREA
- STORM DRAIN LINE (TREATED)
- SD — SD — STORM DRAIN LINE (UNTREATED)
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM DRAIN CLEAN OUT
- OVERLAND RELEASE

STORMWATER CALCULATIONS

DMA	Impervious Area (SF)	Pervious Area (SF)	Total Area (SF)	Effective Impervious Area (SF)	BMP	Sizing Method	Treatement Area Required	Treatement Area Provided
1	30,878	2,240	33,118	31,102	Strata Vault A	Combo Flow and Volume	933	941
2	24,440	2,517	26,957	24,692	Strata Vault B	Combo Flow and Volume	682	688
Total	55,318	4,757	60,075	55,794				

*CALCULATIONS SUBJECT TO CHANGE (PRELIMINARY)

GRAPHIC SCALE
10 0 10 20

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
BKF
1730 N. First Street
Suite 600
San Jose, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	100% DD	02/01/2021
2	50% CD	04/22/2021
3	GMP	02/11/2022
4	sb330	02/25/2022
5	sb330	03/11/2022

REUEL CHAN
C 70636
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

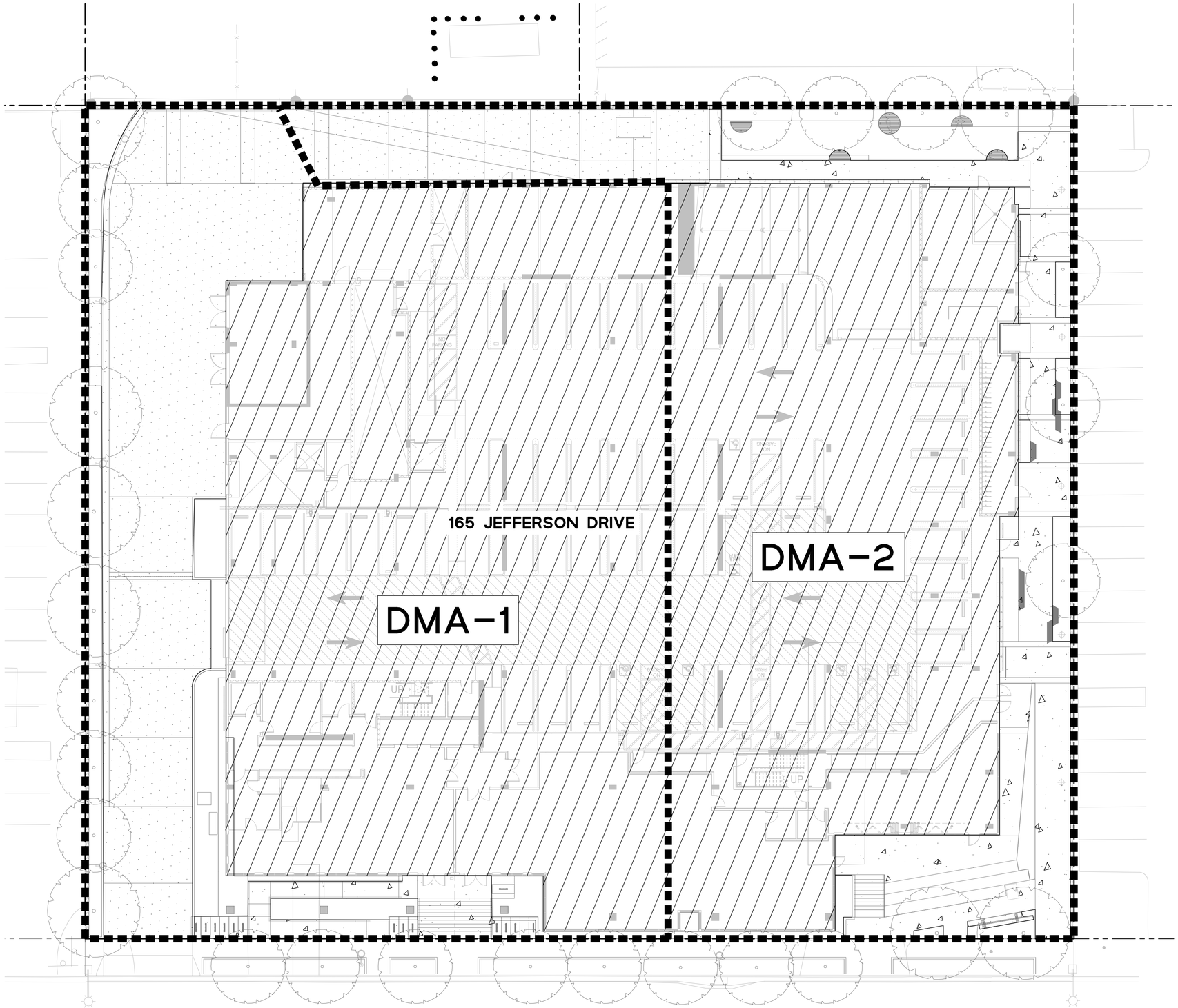
Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

STORMWATER MANAGEMENT PLAN

Sheet Title
Scales as shown
Proj #. Drawn by
Sheet Size: 36 x 48

C6.0



LEGEND

	PROPOSED
ROOF AREA	
CONCRETE	
ASPHALTIC CONCRETE	
LANDSCAPE	

DMA	Impervious Area (SF)	Pervious Area (SF)	Total Area (SF)	Effective Impervious Area (SF)
1	30,878	2,240	33,118	31,102
2	24,440	2,517	26,957	24,692
Total	55,318	4,757	60,075	55,794

*CALCULATIONS SUBJECT TO CHANGE (PRELIMINARY)

GRAPHIC SCALE
10 0 10 20

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT
GREYSTAR

CONSULTANT
BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	100% DD	02/01/2021
	50% CD	04/22/2021
	BMP	02/11/2022
	ss330	02/25/2022
	sb330	03/11/2022

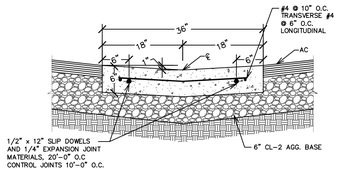
REUEL CHAN
C 70636
CIVIL
STATE OF CALIFORNIA

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

IMPERVIOUS/ PERVIOUS PLAN EXHIBIT

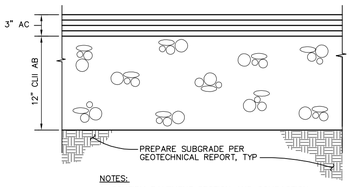
SHEET TITLE
SCALE: AS SHOWN
PROJ #: DRAWN BY
SHEET SIZE: 36 X 48

C6.0A



1 VALLEY GUTTER

SCALE: NTS

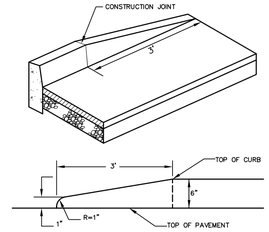


NOTES:

1. CONFIRM PAVEMENT SECTION AND COMPACTION REQUIREMENTS WITH GEOTECHNICAL RECOMMENDATIONS.
2. IMPORTED SUBGRADE SOIL SHALL BE NON-EXPANSIVE SELECT FILL, PER GEOTECHNICAL RECOMMENDATION.

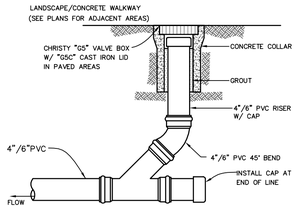
2 ASPHALT SECTION

SCALE: NTS



3 CURB TAPER

SCALE: NTS

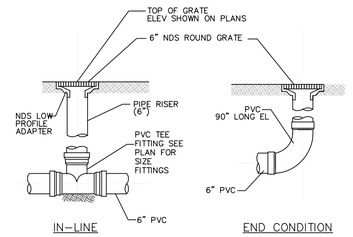


NOTES:

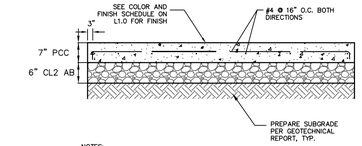
1. ALL PVC PIPE TO BE SDR 35.
2. LIDS SHALL BE MARKED "STORM" FOR STORM DRAIN.

4 CLEANOUT

SCALE: NTS



HARDSCAPE AREA DRAIN

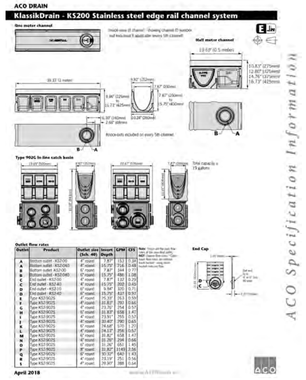


NOTES:

1. PORTLAND CEMENT CONCRETE MUST MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
2. MINIMUM 6" CLASS 2 AB, COMPACTED TO 95% AT NOT LESS THAN OPTIMUM MOISTURE.
3. SEE LANDSCAPE PLAN FOR LOCATION OF SCORING AND EXPANSION JOINTS.
4. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED AT NOT LESS THAN OPTIMUM MOISTURE TO 95% RELATIVE AND PER CALTRANS STANDARDS.
5. EXPANSION AND CONTROL JOINTS PER CITY STANDARDS.
6. IMPORTED SUBGRADE SOIL SHALL BE NON-EXPANSIVE SELECT FILL, PER GEOTECHNICAL RECOMMENDATION.

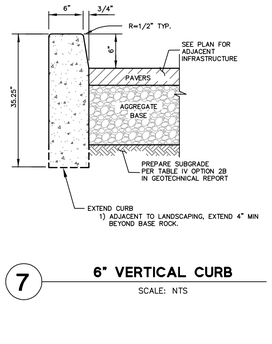
5 TRAFFIC RATED CONCRETE SECTION

SCALE: NTS



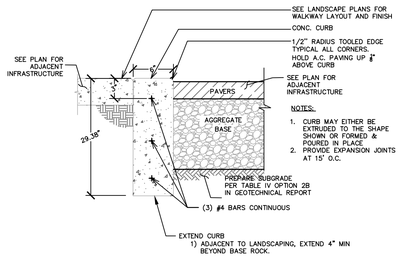
6 TRENCH DRAIN (H20 TRAFFIC RATED)

SCALE: NTS



7 6" VERTICAL CURB

SCALE: NTS

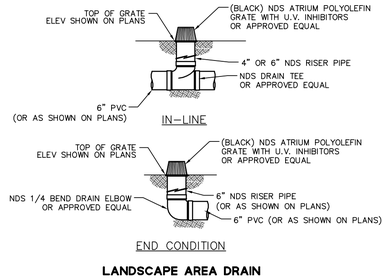


NOTES:

1. CURB MAY EITHER BE EXTRUDED TO THE SHAPE SHOWN OR FORMED & POURED IN PLACE.
2. PROVIDE EXPANSION JOINTS AT 15' O.C.

8 FLUSH CURB

SCALE: NTS



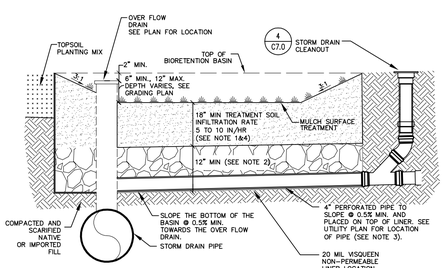
LANDSCAPE AREA DRAIN

9 AREA DRAIN

SCALE: NTS

BIORETENTION DETAIL (TRANSVERSE)

(NTS)



BIORETENTION SECTION (LONGITUDINAL)

(NTS)

NOTES

1. SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK DATED 2016 IN APPENDIX C.

2. PERMEABLE MATERIAL SHALL BE CLASS II PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.

3. PERFORATED PIPE SHALL BE PVC SDR 35, WITH ¼" PERFORATIONS ON THE BOTTOM. THE PERFORATIONS SHALL BE FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.

4. THE BIOTREATMENT SOIL MIX USED IN ALL BIORETENTION AREAS SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE R9OCB MUNICIPAL REGIONAL PERMIT. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS INCLUDED ON SCVURPPP'S "BIOTREATMENT SOIL MIX SUPPLIER LIST" (SUPPLIER LIST), A BIOTREATMENT SOIL MIX SUPPLIER CERTIFICATION STATEMENT (CERTIFICATION STATEMENT) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY OF MOUNTAIN VIEW/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS NOT INCLUDED ON THE SUPPLIER LIST, A BIOTREATMENT SOILS MIX VERIFICATION CHECKLIST (VERIFICATION CHECKLIST) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY OF MOUNTAIN VIEW/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. COPIES OF THE SUPPLIER LIST, CERTIFICATION STATEMENT AND VERIFICATION CHECKLIST CAN BE DOWNLOADED FROM THE COUNTYWIDE PROGRAM'S WEBSITE AT HTTP://WWW.SCVURPPP-W2K.COM/ND_WP.SHTML

10 BIORETENTION BASIN

SCALE: NTS

DROP INLET/JUNCTION BOX TABLE

MODEL*	A	B	C
P12	12"	12"	4"
P18	18"	18"	5"
P24	24"	24"	6"

*INLET SHALL BE CENTRAL PRECAST DROP INLET, OR EQUIVALENT.

NOTE:

1. CATCH BASIN: FRAMES AND GRATES SHALL BE HEAVY DESIGNATED FOR H20 HIGHWAY LOADING.
2. JUNCTION BOX: FRAME AND GRATE SHALL BE HEAVY DESIGN FOR H20 HIGHWAY LOADING. GRATE TO BE GALV. STEEL GRATE.
3. ON ALL STORM DRAIN INLETS, STENCIL THE WORDS "NO DUMPING, FLOWS TO BAY"

11 STANDARD 24" CATCH BASIN

SCALE: NTS

12 STANDARD 48" MANHOLE

SCALE: NTS

13 SAMPLING MANHOLE

SCALE: NTS

14 STRATA VAULT SECTION

SCALE: NTS

ARCHITECTURE

934 HOWARD STREET
SAN FRANCISCO
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	100% DD	02/01/2021
2	50% CD	04/22/2021
3	GMP	02/11/2022
4	sb330	02/25/2022
5	sb330	03/11/2022

RELIEL CHAN
C 70636
CIVIL
STATE OF CALIFORNIA
Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CONSTRUCTION DETAILS

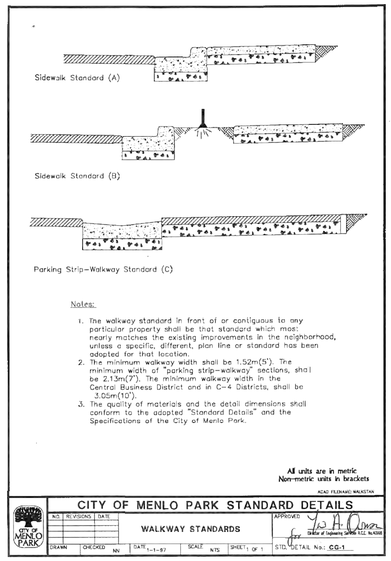
SHEET TITLE

SCALED AS SHOWN

PROJ #. DRAWN BY

SHEET SIZE: 36 x 48

C7.0



Notes:

1. The walkway standard in front of or contiguous to any particular property shall be that standard which most nearly matches the existing improvements in the neighborhood, unless a specific, different, plan line or standard has been adopted for that location.
2. The minimum walkway width shall be 1.52m(5'). The minimum width of "parking strip-walkway" sections, shall be 2.13m(7'). The minimum walkway width in the Central Business District and in C-4 Districts, shall be 3.05m(10').
3. The quality of materials and the detail dimensions shall conform to the adopted "Standard Details" and the Specifications of the City of Menlo Park.

All units are in metric
Non-metric units in brackets

ACAD FILENAME: WALKSTAN

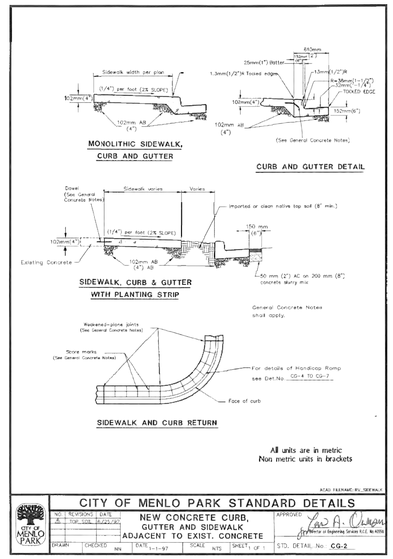
CITY OF MENLO PARK STANDARD DETAILS

WALKWAY STANDARDS

NO.	REVISIONS	DATE

APPROVED: Jesse M. Quinn, Director of Engineering Services R.C.E. No.43288

DRAWN: | CHECKED: NN | DATE: 1-1-97 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL No.: CG-1



All units are in metric
Non metric units in brackets

ACAD FILENAME: RC_SIDEWALK

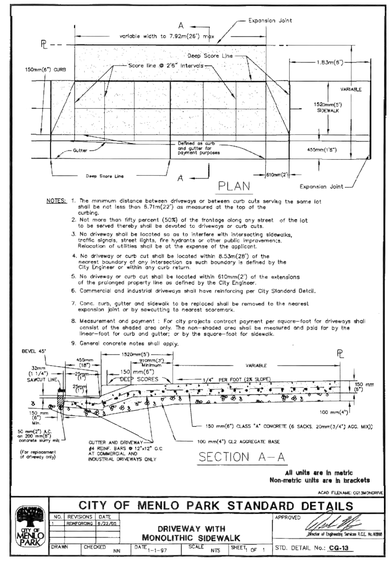
CITY OF MENLO PARK STANDARD DETAILS

NEW CONCRETE CURB, GUTTER AND SIDEWALK ADJACENT TO EXIST. CONCRETE

NO.	REVISIONS	DATE
1	TOP SIDE SLOPES 25%/25%	10/97

APPROVED: Jesse M. Quinn, Director of Engineering Services R.C.E. No.43288

DRAWN: | CHECKED: NN | DATE: 1-1-97 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL No.: CG-2



NOTES:

1. The minimum distance between driveways or between curb cuts serving the same lot shall be not less than 6.71m(22') as measured at the top of the curbing.
2. Not more than fifty percent (50%) of the frontage along any street of the lot to be served thereby shall be devoted to driveways or curb cuts.
3. No driveway shall be located so as to interfere with intersecting sidewalks, traffic signals, street lights, fire hydrants or other public improvements. Relocation of utilities shall be at the expense of the applicant.
4. No driveway or curb cut shall be located within 8.53m(28') of the nearest boundary of any intersection as such boundary is defined by the City Engineer or within any curb return.
5. No driveway or curb cut shall be located within 610mm(2') of the extensions of the prolonged property line as defined by the City Engineer.
6. Commercial and industrial driveways shall have reinforcing per City Standard Detail.
7. Conc. curb, gutter and sidewalk to be replaced shall be removed to the nearest expansion joint or by sawcutting to nearest scorelines.
8. Measurement and payment : For city projects contract payment per square-foot for driveways shall consist of the shaded area only. The non-shaded area shall be measured and paid for by the linear-foot for curb and gutter; or by the square-foot for sidewalk.
9. General concrete notes shall apply.

All units are in metric
Non-metric units are in brackets

ACAD FILENAME: CGDRIVEWAY

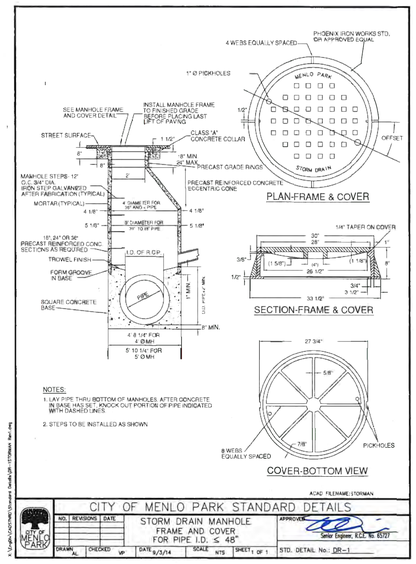
CITY OF MENLO PARK STANDARD DETAILS

DRIVEWAY WITH MONOLITHIC SIDEWALK

NO.	REVISIONS	DATE
	REVISIONS INCLUDE:	

APPROVED: Director of Engineering Services R.C.E. No.43288

DRAWN: | CHECKED: NN | DATE: 1-1-97 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL No.: CG-13



NOTES:

1. I.A.W. PIPE THRU BOTTOM OF MANHOLES. AFTER CONCRETE IN BASE HAS SET, KNOCK OUT PORTION OF PIPE INDICATED WITH DASHED LINES.
2. STEPS TO BE INSTALLED AS SHOWN.

ACAD FILENAME: STORMMH

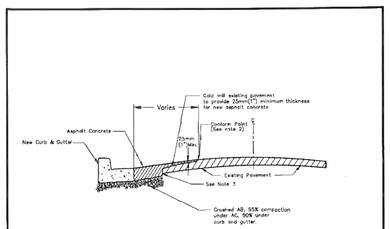
CITY OF MENLO PARK STANDARD DETAILS

STORM DRAIN MANHOLE FRAME AND COVER FOR PIPE I.D. ≤ 48"

NO.	REVISIONS	DATE
1	NOTES	7/14/11

APPROVED: Senior Engineer, R.C.E. No. 63127

DRAWN: AL | CHECKED: VP | DATE: 8/13/14 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL No.: DR-1



NOTES:

1. Tie-in pavement section shall be approved by the City Engineer.
2. Conform point shall be determined by the City Engineer and may occur anywhere between the edge of pavement and the centerline.
3. Tie-in asphalt concrete shall extend to at least the bottom of of existing asphalt concrete unless otherwise approved by the City Engineer.
4. Cross section slopes shall be per plans and specifications.
5. AC mix shall be per plans and specifications.

All units are in metric
Non-metric units in brackets

ACAD FILENAME: ST-1

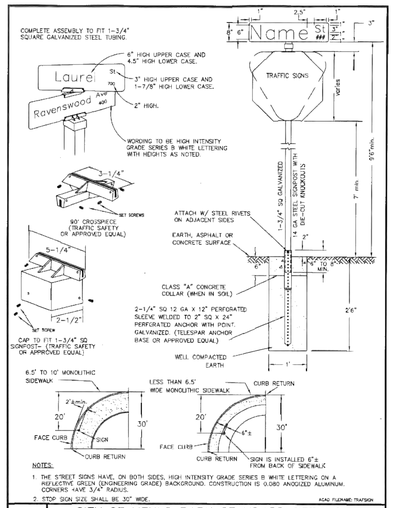
CITY OF MENLO PARK STANDARD DETAILS

PAVEMENT TIE-IN

NO.	REVISIONS	DATE

APPROVED: Director of Engineering Services R.C.E. No.43288

DRAWN: | CHECKED: NN | DATE: 1-1-97 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL No.: ST-1



NOTES:

1. THE STREET SIGNS HAVE, ON BOTH SIDES, HIGH INTENSITY GRADE SERIES B WHITE LETTERING ON A REFLECTIVE GREEN (ENGINEERING GRADE) BACKGROUND. CONSTRUCTION IS 0.080 ANODIZED ALUMINUM. CORNERS HAVE 3/4" RADIUS.
2. STOP SIGN SIZE SHALL BE 30" WIDE.

ACAD FILENAME: TRAFFSIGN

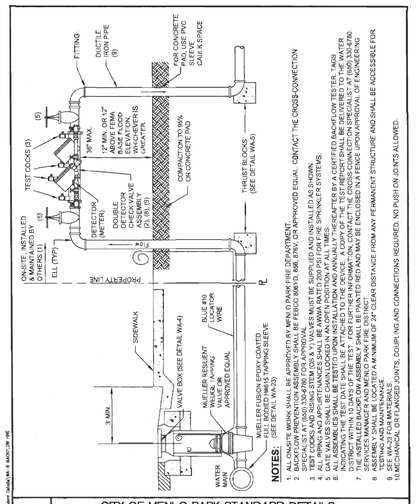
CITY OF MENLO PARK STANDARD DETAILS

TRAFFIC AND STREET SIGNS

NO.	REVISIONS	DATE
1	ANCHOR	5/03

APPROVED: Proposed

DRAWN: | CHECKED: NN | DATE: 1-1-97 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL No.: ST-12



NOTES:

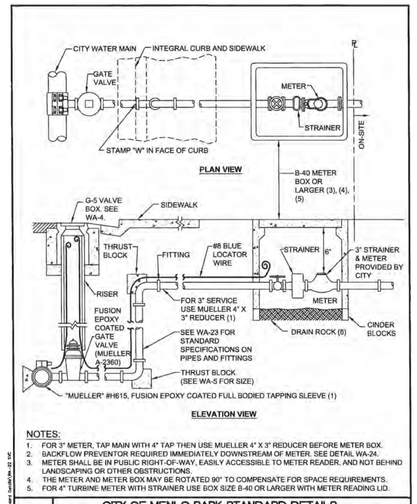
1. ALL ONSITE WORK SHALL BE APPROVED BY MENLO PARK FIRE DEPARTMENT.
2. ALL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY USC FOUNDATION FOR CROSS-CONNECTION SPECIALIST AT (800) 330-8783 FOR APPROVAL.
3. ALL BACKFLOW PREVENTION DEVICES MUST BE SUPPLIED AND INSTALLED AS SHOWN.
4. ALL PIPING AND APPURTENANCES SHALL BE AWWA RATED 200 PSI FOR FIRE SPRINKLER SYSTEMS.
5. 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 RESULTS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT WITHIN 10 DAYS OF THE TEST. THE TESTING CONTRACTOR SPECIALIST AT (800) 330-8783.
6. THE INSTALLED BACKFLOW ASSEMBLY SHALL BE PAINTED RED AND MAY BE ENCLOSED IN A FENCE UPON APPROVAL OF ENGINEERING AND FIRE DEPARTMENT. NO SHRUBS ALLOWED.
7. THE BACKFLOW ASSEMBLY SHALL BE LOCATED A MINIMUM OF 24" CLEAR DISTANCE FROM ANY PERMANENT STRUCTURE AND SHALL BE ACCESSIBLE FOR TESTING AND MAINTENANCE.
8. SEE WA-23 FOR MATERIALS.
9. MECHANICAL OR FLARED JOINTS. SOLDER, NO AND CONNECTIONS REQUIRED. NO PUSH ON JOINTS ALLOWED.

CITY OF MENLO PARK STANDARD DETAILS

BACKFLOW PREVENTION INSTALLATION FOR ON-SITE FIRE SERVICE

APPROVED: Director of Engineering Services Manager, R.C.E. No.70778

DRAWN: EJE | CHECKED: VP | DATE: 2/14/12 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL No.: WA-5



NOTES:

1. FOR 3" METER, TAP MAIN WITH 4" TAP THEN USE MUELLER 4" X 3" REDUCER BEFORE METER BOX.
2. BACKFLOW PREVENTOR REQUIRED IMMEDIATELY DOWNSTREAM OF METER. SEE DETAIL WA-24.
3. METER SHALL BE IN PUBLIC RIGHT-OF-WAY, EASILY ACCESSIBLE TO METER READER, AND NOT BEHIND LANDSCAPING OR OTHER OBSTRUCTIONS.
4. THE METER AND METER BOX MAY BE ROTATED 90° TO COMPENSATE FOR SPACE REQUIREMENTS.
5. FOR 4" TURBINE METER WITH STRAINER USE BOX SIZE B-40 OR LARGER WITH METER READING LID.

CITY OF MENLO PARK STANDARD DETAILS

3" AND 4" STANDARD WATER SERVICE

NO.	REVISIONS	DATE
1	NOTES	7/14/11

APPROVED: Engineering Services Manager, R.C.E. No.70778

DRAWN: EJE | CHECKED: VP | DATE: 2/14/12 | SCALE: NTS | SHEET: 1 OF 1 | STD. DETAIL No.: WA-22

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	100% DD	02/01/2021
	50% CD	04/22/2021
	GMP	02/11/2022
	sb330	02/25/2022
	sb330	03/11/2022

RELIEL CHAN
C 70638
CIVIL
STATE OF CALIFORNIA

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CONSTRUCTION DETAILS

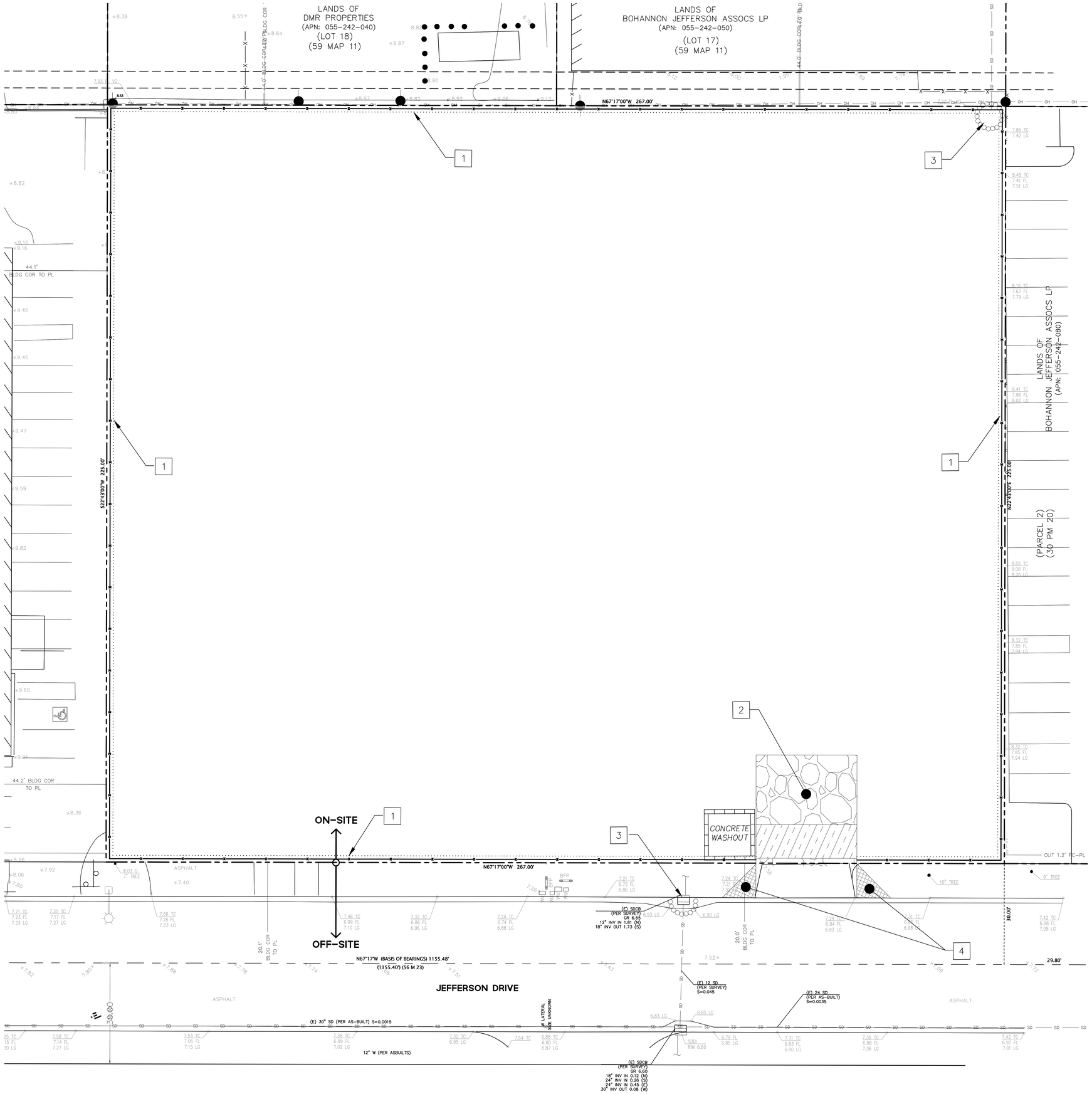
SHEET TITLE

SCALE: AS SHOWN

PROJ #: DRAWN BY

SHEET SIZE: 36 x 48

C7.1



LEGEND

- PROPERTY LINE
- FIBER ROLL
- TEMPORARY 6' CONSTRUCTION FENCE
- STORM DRAIN INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- ENTRANCE/EXIT TIRE WASH. (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)
- CONCRETE WASHOUT — CONCRETE, WASTE MANAGEMENT CONTRACTOR TO SUBMIT CONCRETE WASHOUT CONTAINER FOR APPROVAL. (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)

KEYNOTES

1. GREEN SCREEN SHALL BE INSTALLED WITH PERIMETER FENCING.
2. EXACT PLACEMENT OF CONSTRUCTION ENTRANCE, VEHICLE AND EQUIPMENT CLEARING, FUELING AND MAINTENANCE AREA, STOCKPILE AREA, SANITARY FACILITIES, VEHICLE WASHOUT, AND CONCRETE WASHOUT FACILITY IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. PROVIDE INLET PROTECTION FOR STORM DRAIN STRUCTURE.
4. 10'X10' SIGHT TRIANGLES SHALL BE CLEAR OF OBSTRUCTION, AND CONSTRUCTION FENCING AT ALL TIMES.

GRAPHIC SCALE
10 0 10 20

BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
1	100% DD	02/01/2021
2	50% CD	04/22/2021
3	GMP	02/11/2022
4	sb330	02/25/2022

REUEL CHAN
C 70636
CIVIL
STATE OF CALIFORNIA
Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

EROSION CONTROL PLAN

SHEET TITLE
SCALE: AS SHOWN
PROJ #: DRAWN BY
SHEET SIZE: 36 x 48

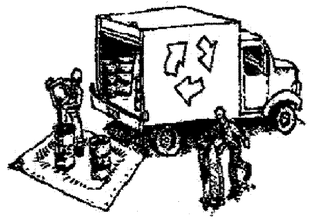
C8.0

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- ❑ 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

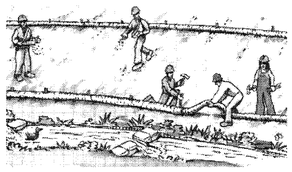
Maintenance and Parking

- ❑ 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.

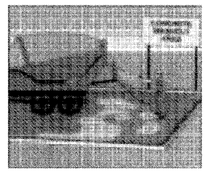
Paving/Asphalt Work

- ❑ 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

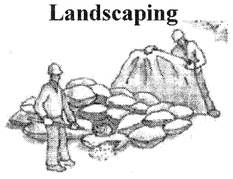
- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work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

Concrete, Grout & Mortar Application



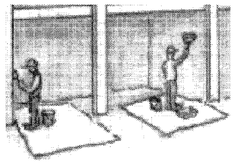
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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!

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966
Client
GREYSTAR
Consultant
BKF
1730 N. First Street
Suite 600
San Jose, CA 95112
(408) 467-9100
www.bkf.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
△	100% DD	02/01/2021
	50% CD	04/22/2021
	GMP	02/11/2022
	sb330	02/25/2022

REUEL CHAN
C 70636
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

BEST MANAGEMENT PRACTICES

Sheet Title
Scale: AS SHOWN
Proj #. Drawn By
Sheet Size: 36 x 48

C8.1

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

RESIDENTIAL TRASH ROOM
SEE SHEET TR0.1

RETAIL TRASH ROOM
SEE SHEET TR0.1

JEFFERSON DRIVE

KEY PLAN
LEVEL 1

SCALE: 3/32" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR®

Consultant
HELLER MANUS ARCHITECTS

Consultant
AMERICAN TRASH MANAGEMENT
AMERICAN TRASH MANAGEMENT, INC.
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
www.trashmanage.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	GMP	02.11.22

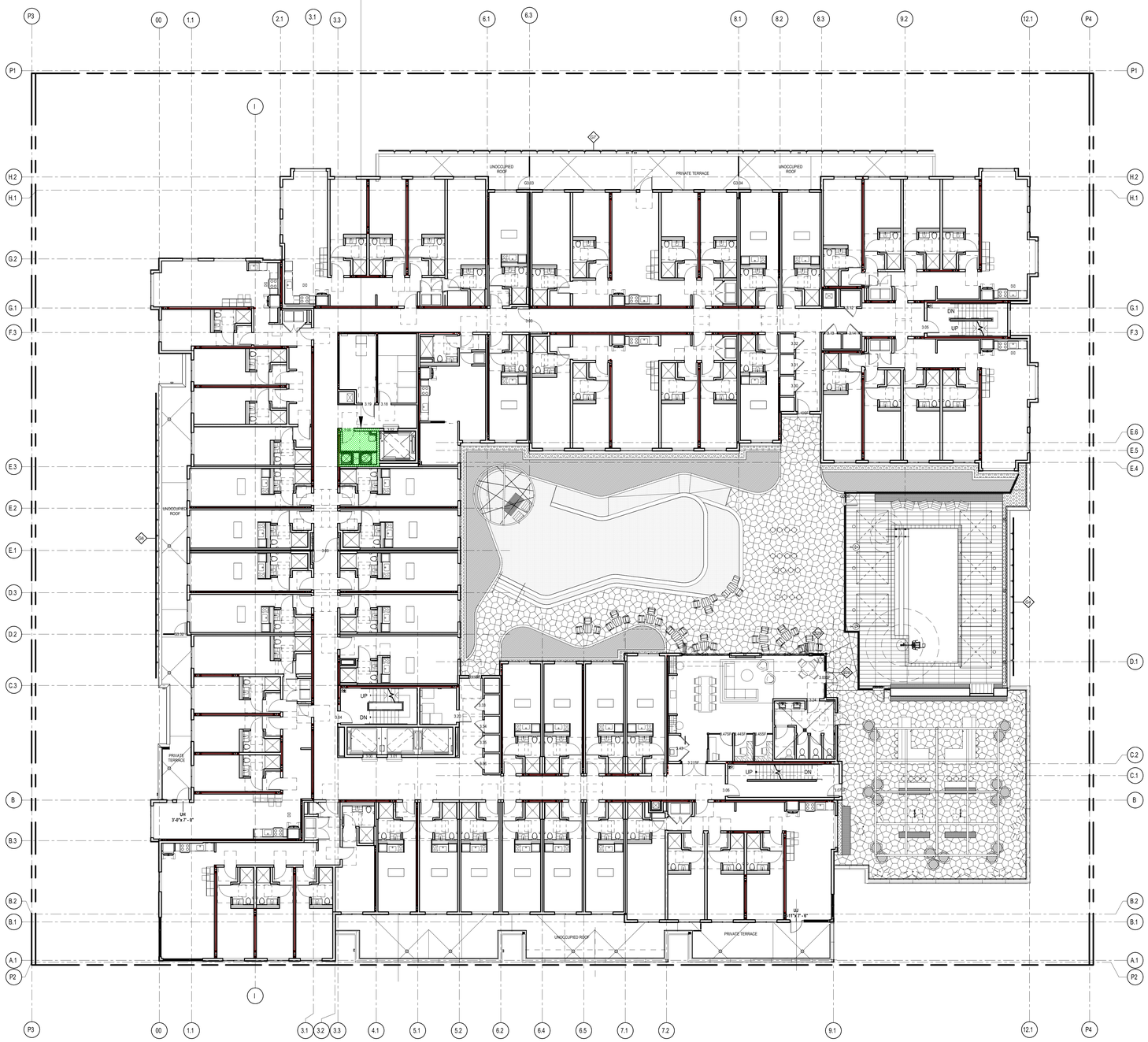
Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

KEY PLAN LEVEL 1

Sheet Title
Scale: As indicated
Proj #. 2014 drawn by CM
Sheet Size: 36 x 48

TR0.0



KEY PLAN

SIMILAR AT UPPER LEVELS

SCALE: 1/32" = 1'-0"

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

Consultant

AMERICAN TRASH MANAGEMENT

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

KEY PLAN SIM AT UPPER LEVELS

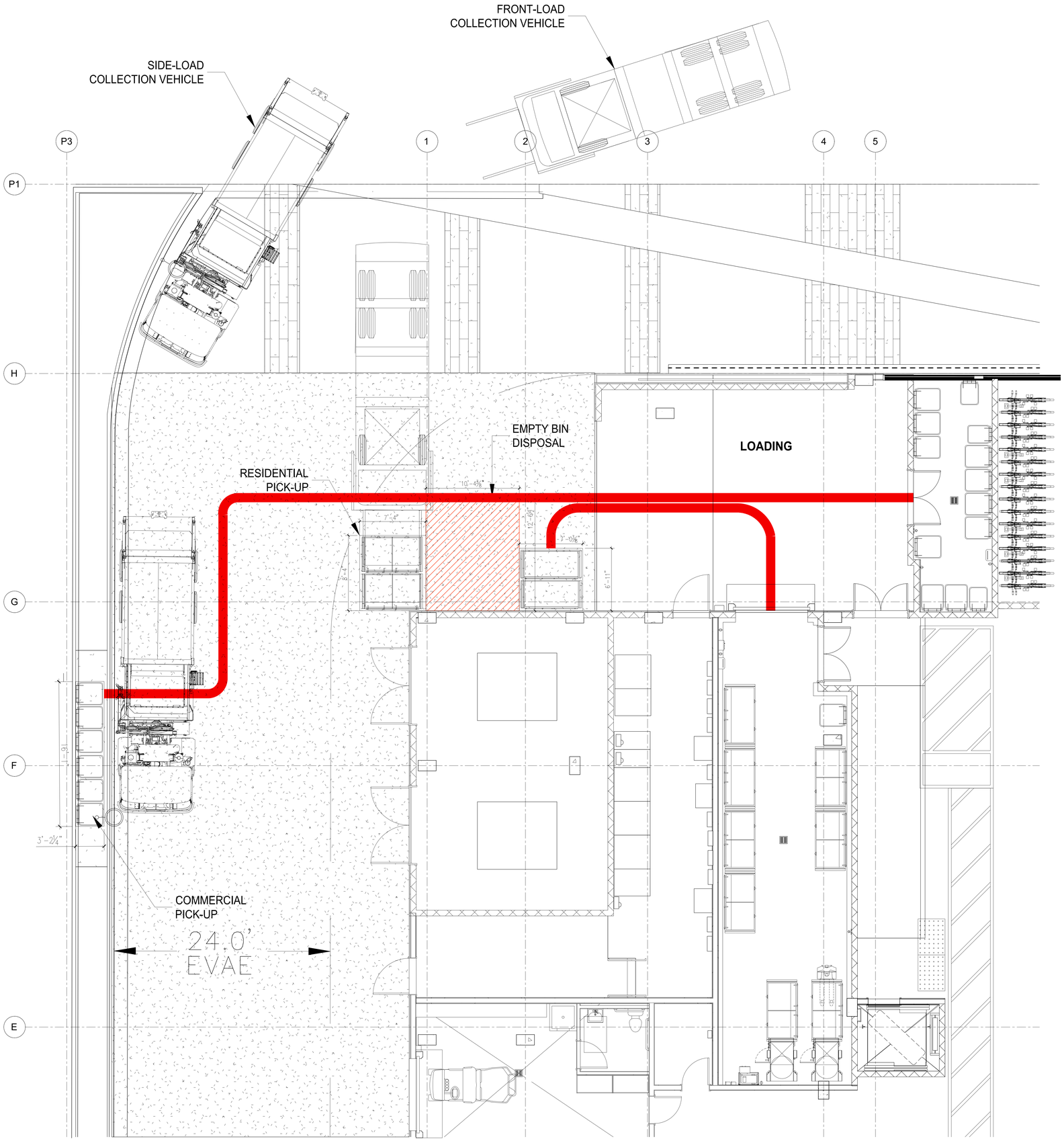
Sheet Title

Scale As indicated

Proj #. 2014 drawn by CM

Sheet Size: 36 x 48

TR0.00



RESIDENTIAL TRASH ROOM PLAN

LEVEL 1 / P1

SCALE: 3/32" = 1'-0"

SHEET NOTES.

TRASH ROUTE / STAGING PLAN. LEVEL 1.

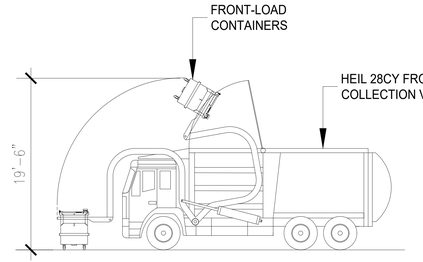
1. NOTE THAT TOTER CARTS WILL BE SERVICED BY SIDE-LOAD COLLECTION VEHICLE AND CONTAINERS WILL BE SERVICED BY FRONT-LOAD COLLECTION VEHICLE. STAFF SHALL STAGE TOTER CARTS AND CONTAINERS ON SEPARATE DAYS.
2. CONTAINERS SHALL BE TRANSFERRED WITH ELECTRIC PALLET TRUCK. 4000LB CAPACITY WITH 45.5" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

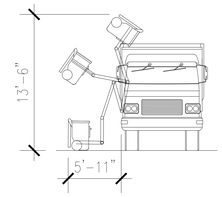
LEGEND.

STAFF TRASH ROUTE FROM TRASH ROOMS AT LEVEL 1 TO STAGING AREA AT LEVEL 1.



FRONT-LOAD COLLECTION VEHICLE

SHOWN LOADING CONTAINERS (NTS)



SIDE-LOAD COLLECTION VEHICLE

SHOWN LOADING TOTER CARTS (NTS)

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 2CY FL COMPACTED		2			2		4
RECYCLING - 2CY FL COMPACTED	2			2		2	6
COMPOST - 2CY FL LOOSE		2			2		4

PROJECTED COLLECTION SCHEDULE: OFFICE TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 96G TOTER		1			1		2
RECYCLING - 96G TOTER	2			2			4
COMPOST - 64G TOTER					1		1

PROJECTED COLLECTION SCHEDULE: RETAIL TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 96G TOTER		1			2		3
RECYCLING - 96G TOTER	2			1			3
COMPOST - 64G TOTER					1		1

PROJECTED COLLECTION SCHEDULE: CAFE TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 96G TOTER		1			1		2
RECYCLING - 96G TOTER	2			3		2	7
COMPOST - 64G TOTER		1			1		2

PROJECTED COLLECTION SCHEDULE: COMBINED RETAIL TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 96G TOTER		3			4		7
RECYCLING - 96G TOTER	6			6		2	14
COMPOST - 64G TOTER		1			3		4

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

Consultant

AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT, INC.
2010 FOOTHILL BLVD.
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5401
www.trashmanage.com

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TRASH ROUTE / STAGING PLAN

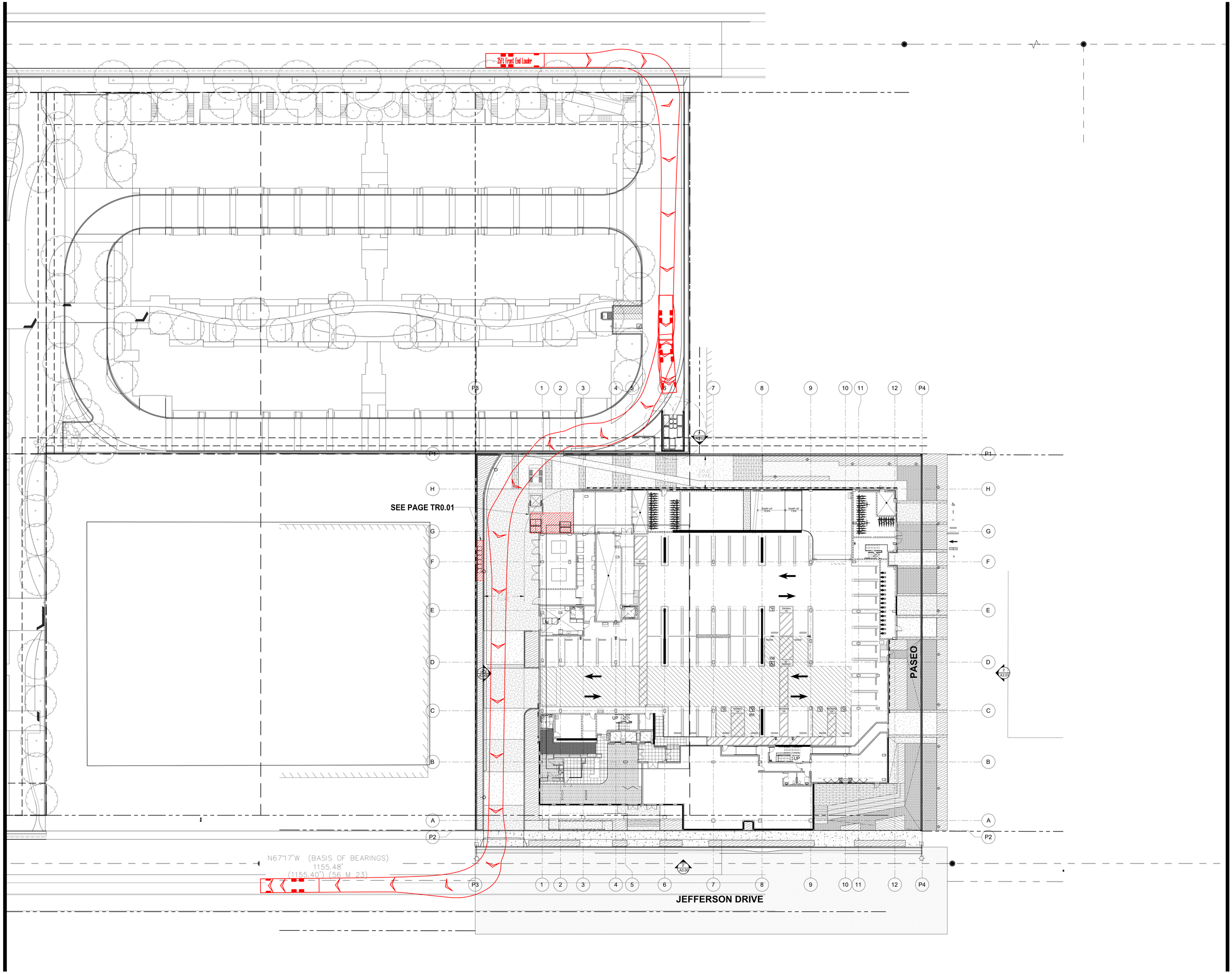
Sheet Title

Scale: As indicated

Proj #: 2014 drawn by CM

Sheet Size: 36 x 48

TR0.01



BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

Consultant

AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT, INC.
1600 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5410
F: 415.292.5410
www.trashmanage.com

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

TRASH ROUTE / NORTH PROJECT CONNECTION

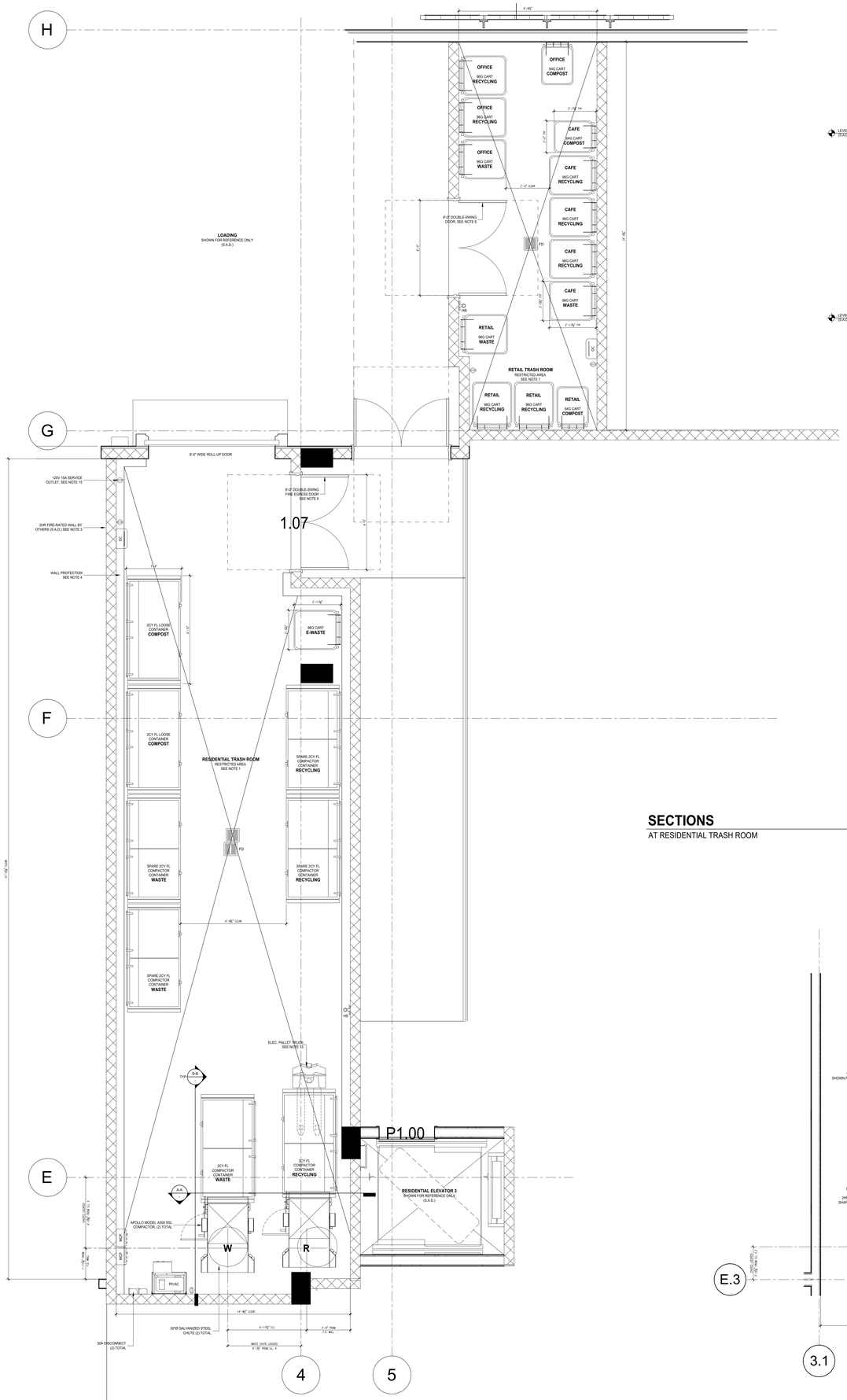
Sheet Title

Scale As indicated

Proj #. 2014 drawn by CM

Sheet Size: 36 x 48

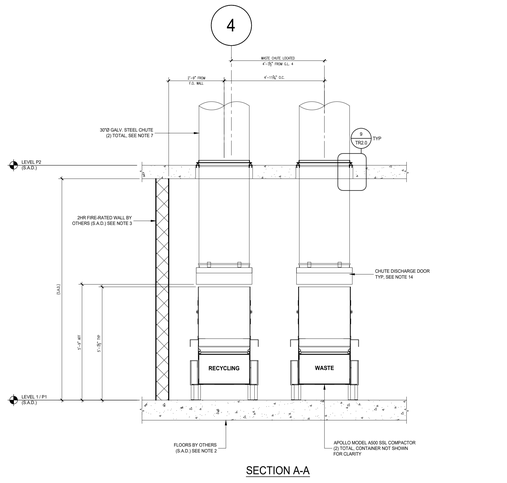
TR0.02



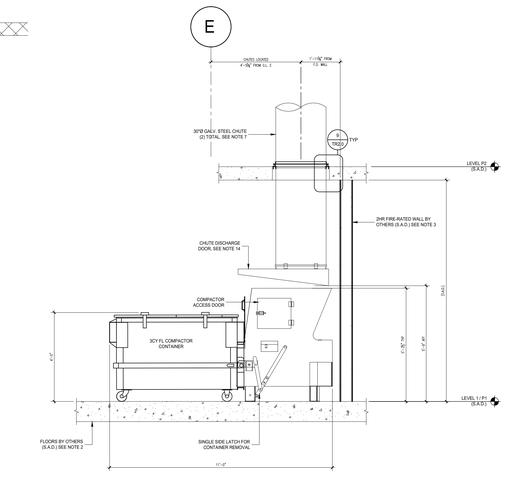
RESIDENTIAL TRASH ROOM PLAN

LEVEL 1 / P1

SCALE: ¾" = 1'-0"



SECTION A-A

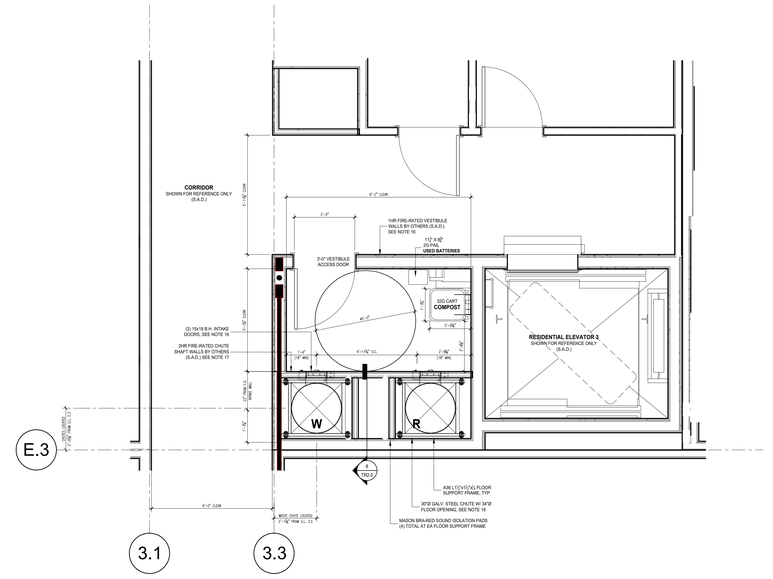


SECTION B-B

SECTIONS

AT RESIDENTIAL TRASH ROOM

SCALE: ¾" = 1'-0"



CHUTE INTAKE VESTIBULES

SIMILAR AT UPPER LEVELS

SCALE: ¾" = 1'-0"

SHEET NOTES.

RESIDENTIAL TRASH ROOM. LEVEL 1 / P1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 10"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2019 CBC.
6. 8'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 6'-0" WIDE NFPA COMPLIANT DOUBLE-SWING DOOR WITH FLOOR SWEEPS AND HOLD-OPENS. DO NOT INSTALL THRESHOLD.
7. (2) 30"Ø GALVANIZED STEEL CHUTES WITH APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS AND 2CY FL COMPACTOR CONTAINERS FOR DISPOSAL. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF. NOTE THAT THE AIR-COMPRESSOR WILL BE STACKED ABOVE POWER PACKS.
9. MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES.
10. AC: 2HP CHUTE AIR COMPRESSOR SHALL BE WALL-MOUNTED STACKED ABOVE POWER PACKS. 120V 15A SERVICE OUTLETS REQUIRED.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000LB CAPACITY WITH 45.5" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
14. CHUTE DISCHARGE DOORS: TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE- RATED, HORIZONTALLY INSULATED SLIDING-STEEL FIRE ENCLOSURE DOORS, HELD OPEN BY 165°F FUSIBLE LINK.
15. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES. SIMILAR AT UPPER LEVELS.

16. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 45 MINUTE FIRE- RATED ACCESS DOORS. 5'-0" MIN CLEAR REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (2) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOORS FOR WASTE AND RECYCLING AT EACH FLOOR. SEE DETAIL 2/TR2.0.
17. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 2CY FL COMPACTED		2			2		4
RECYCLING - 2CY FL COMPACTED	2			2		2	6
COMPOST - 2CY FL LOOSE		2			2		4

PROJECTED COLLECTION SCHEDULE: OFFICE TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 96G TOTER		1			1		2
RECYCLING - 96G TOTER	2			2			4
COMPOST - 64G TOTER					1		1
PROJECTED COLLECTION SCHEDULE: RETAIL TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 96G TOTER		1			2		3
RECYCLING - 96G TOTER	2			1			3
COMPOST - 64G TOTER					1		1
PROJECTED COLLECTION SCHEDULE: CAFE TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 96G TOTER		1			1		2
RECYCLING - 96G TOTER	2			3		2	7
COMPOST - 64G TOTER		1			1		2

PROJECTED COLLECTION SCHEDULE: COMBINED RETAIL TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	TOTAL
WASTE - 96G TOTER		3			4		7
RECYCLING - 96G TOTER	6			6		2	14
COMPOST - 64G TOTER		1			3		4

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
HELLER MANUS ARCHITECTS

Consultant
AMERICAN TRASH MANAGEMENT
AMERICAN TRASH MANAGEMENT, INC.
1850 GATEWAY BLVD, SUITE 235
CONCORD, CALIFORNIA 94520
P: 415.292.5400
F: 415.292.5401
www.kaptrashmanage.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.21.21
	GMP	02.11.22

Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

RESIDENTIAL / RETAIL TRASH ROOM PLANS

Sheet Title

Scale: As indicated

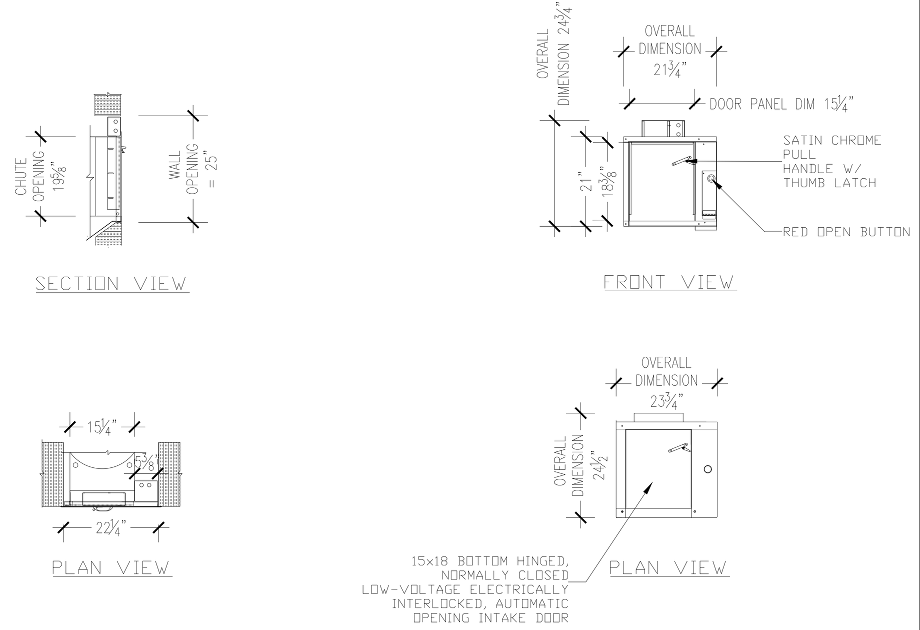
Proj #: 2014 drawn by CM

Sheet Size: 36 x 48

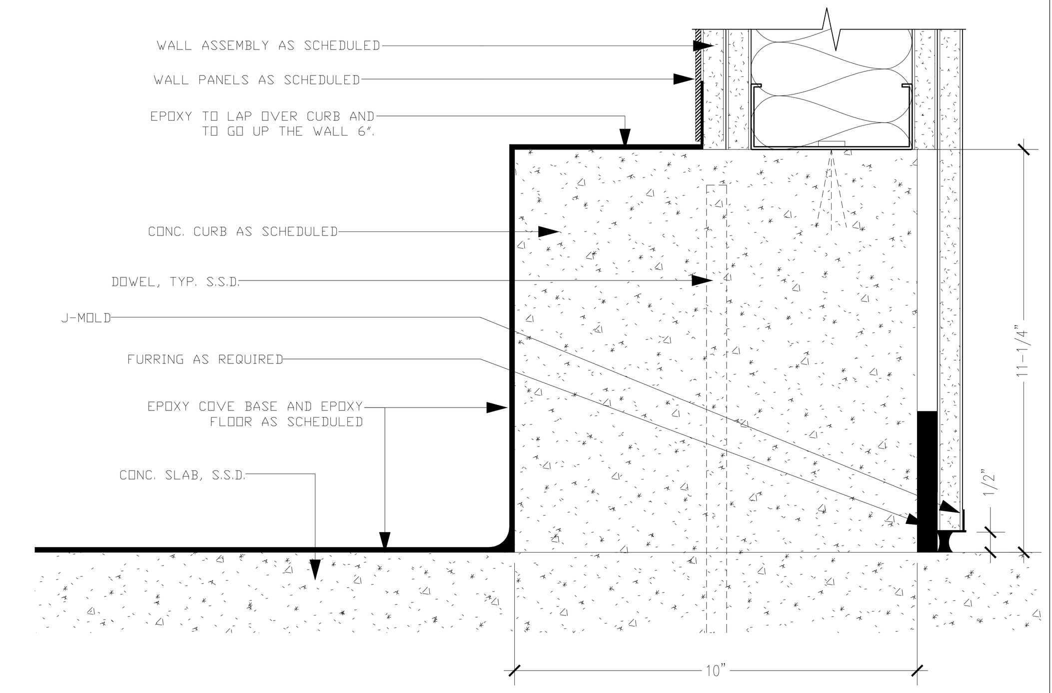
TR0.1

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 11B-308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

- **18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.**
- **ATM WILL NEVER DESIGN A 24X24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.**

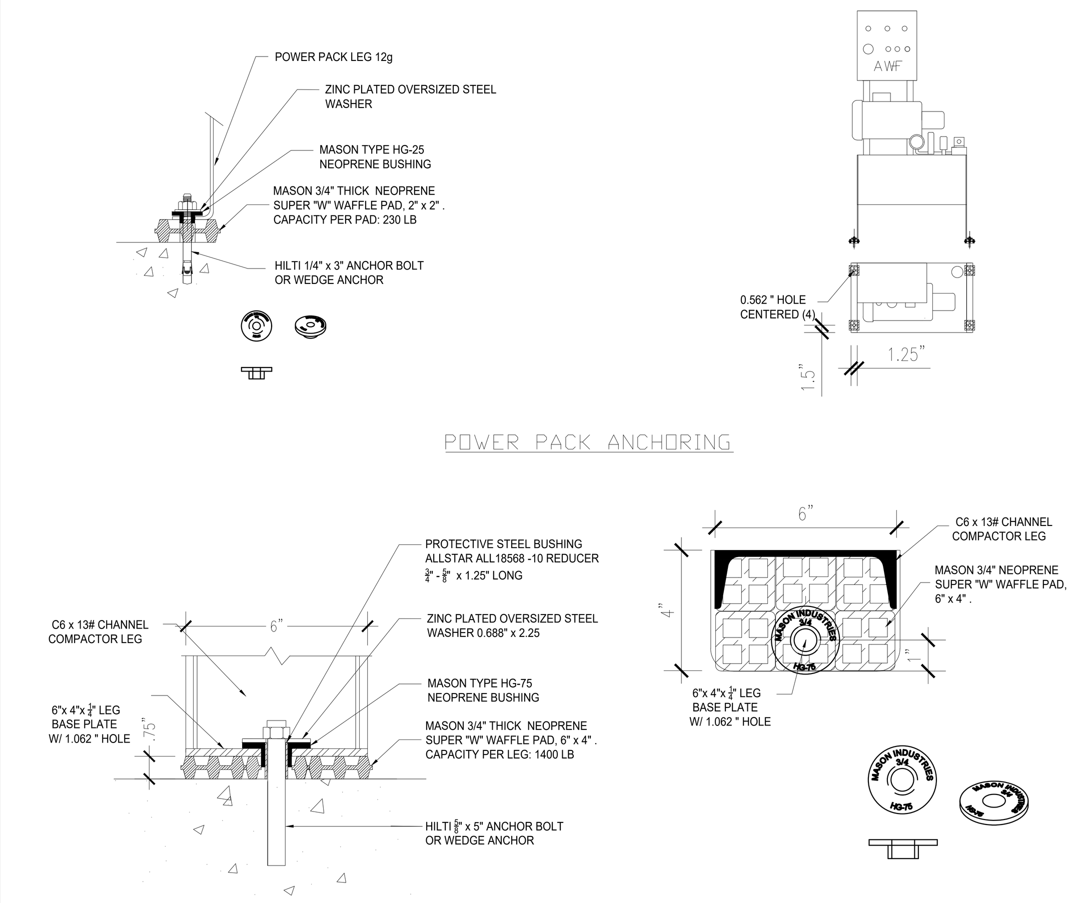


1 CHUTE INTAKE DOOR



3 WALL PROTECTION CONCRETE CURB

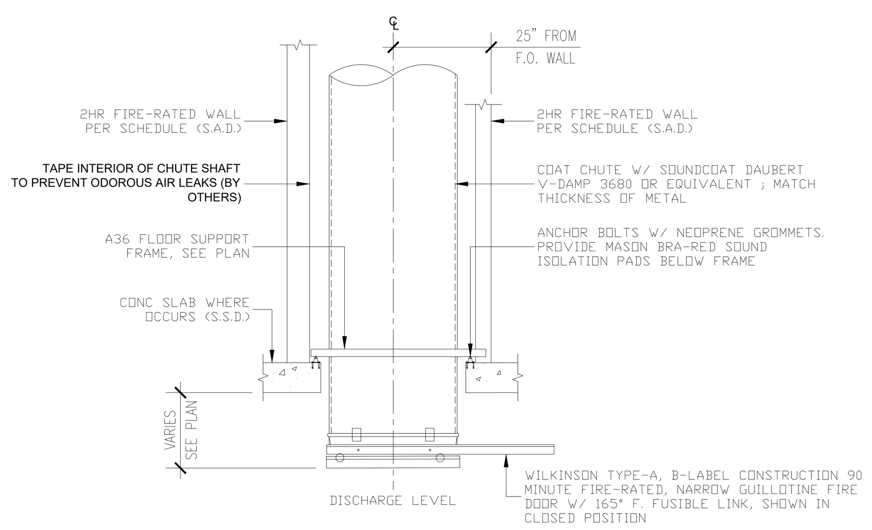
SCALE: ⅜" = 1'-0"



4 COMPACTOR & POWER PACK ANCHORING DETAILS

SCALE: ⅜" = 1'-0"

NOTES:
1. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



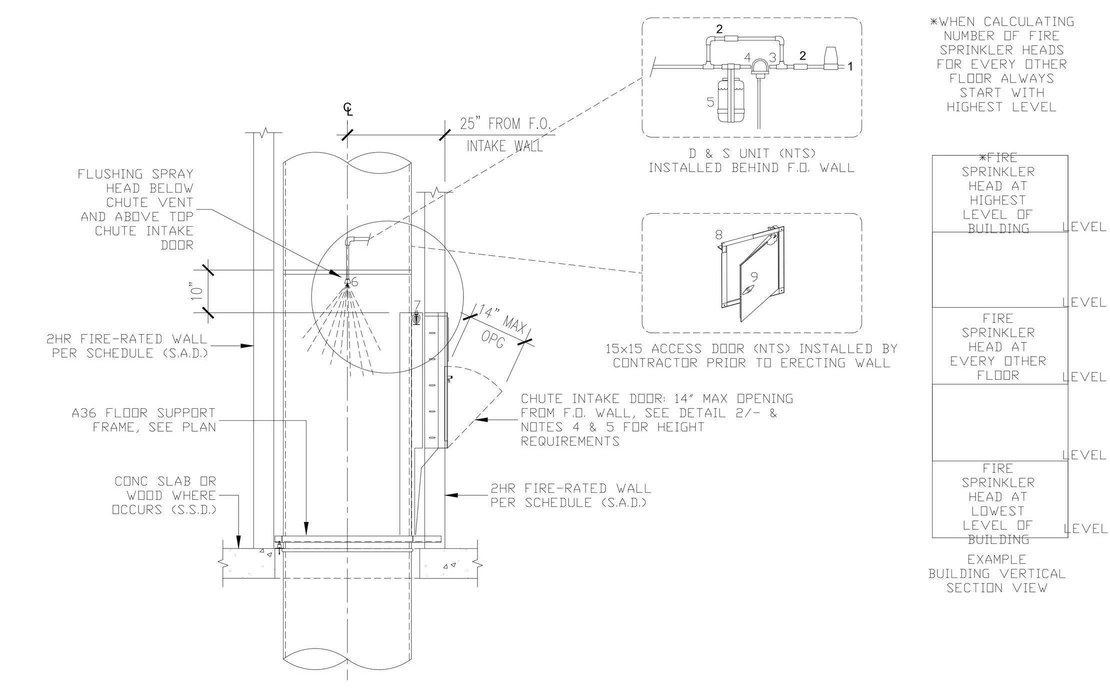
5 CHUTE AIR AND SOUND ISOLATION

SCALE: ½" = 1'-0"

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50-GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE. (1) D & S UNIT PER CHUTE.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 44 INCHES AND NO LOWER THAN 34 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY CHUTE VENDOR - INSTALLED BY PLUMBER.

PLUMBING SCHEMATIC LEGEND:

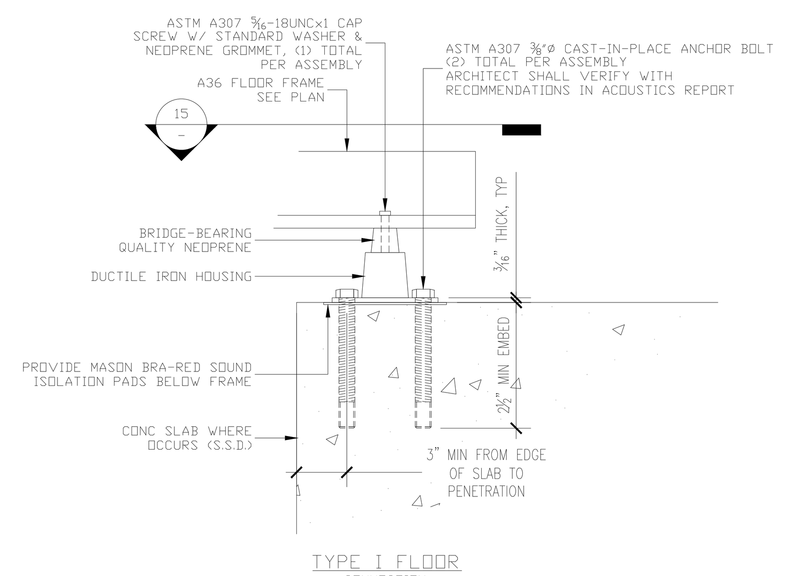
1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE)**
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
7. FIRE SPRINKLER HEAD AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN, TO BE STARTED FROM HIGHEST INTAKE - CONNECTION BY OTHERS. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY FIRE SPRINKLER SUBCONTRACTOR)**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC)**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE)**

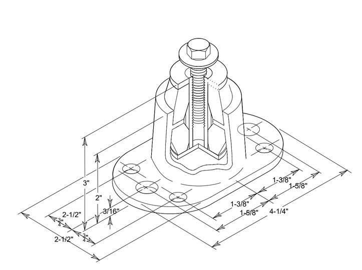


7 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT
AT HIGHEST INTAKE

SCALE: ½" = 1'-0"

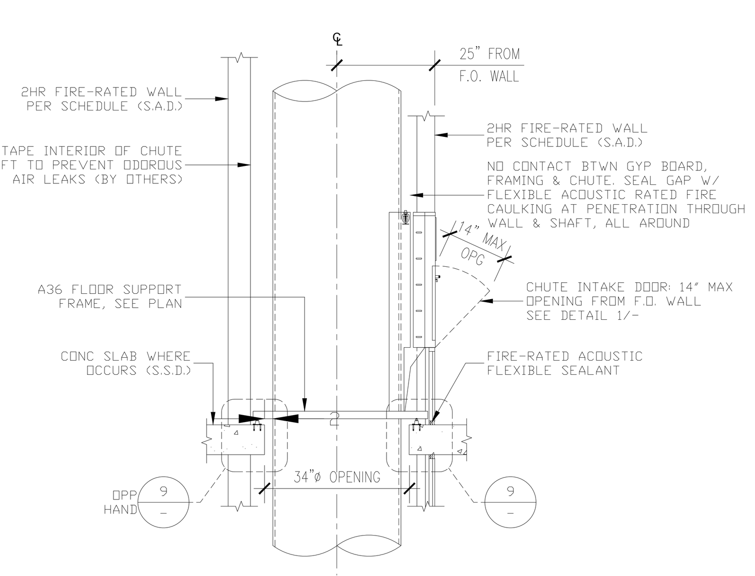
NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.





9 FLOOR SUPPORT FRAME ANCHORING
SECTION VIEWS

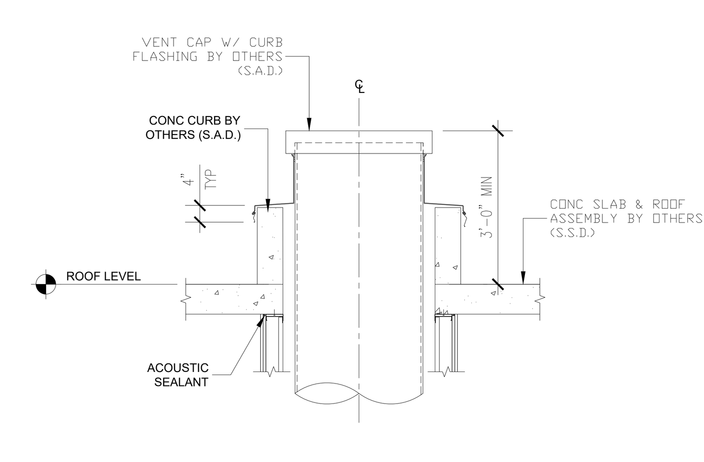
SCALE: 6" = 1'-0"



10 CHUTE SHAFT AT INTAKE

SCALE: ½" = 1'-0"

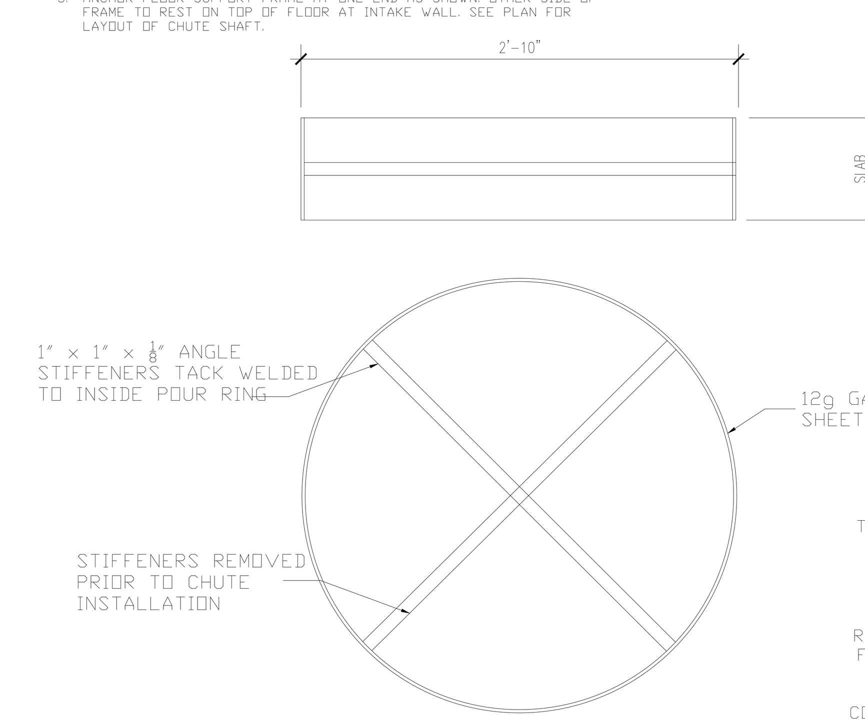
NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.

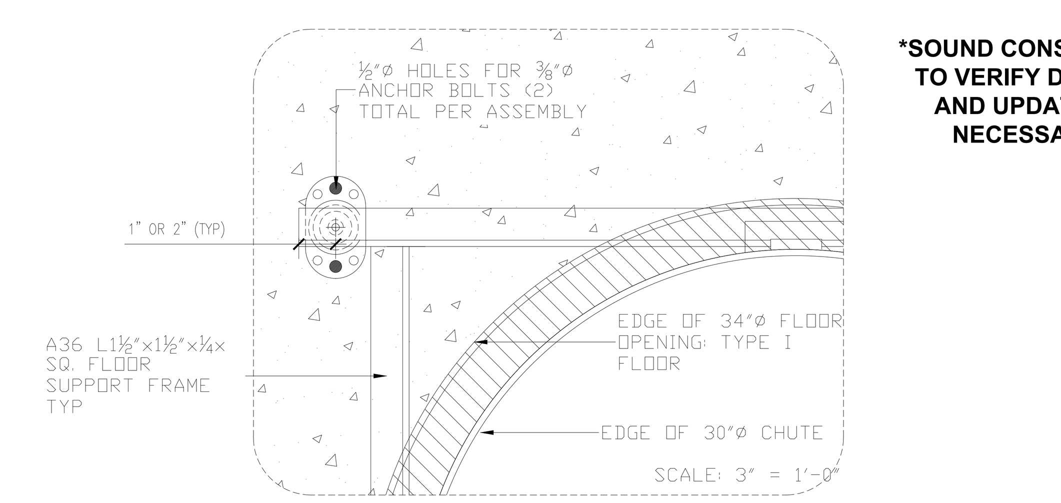


11 CHUTE VENT
AT ROOF LEVEL

SCALE: ½" = 1'-0"

NOTES:
1. SEE DETAIL 1/- FOR CHUTE INTAKE DOOR INFORMATION.
2. SEE DETAIL 9/- FOR ADDITIONAL FLOOR SUPPORT FRAME ANCHORING INFORMATION.
3. ANCHOR FLOOR SUPPORT FRAME AT ONE END AS SHOWN. OTHER SIDE OF FRAME TO REST ON TOP OF FLOOR AT INTAKE WALL. SEE PLAN FOR LAYOUT OF CHUTE SHAFT.

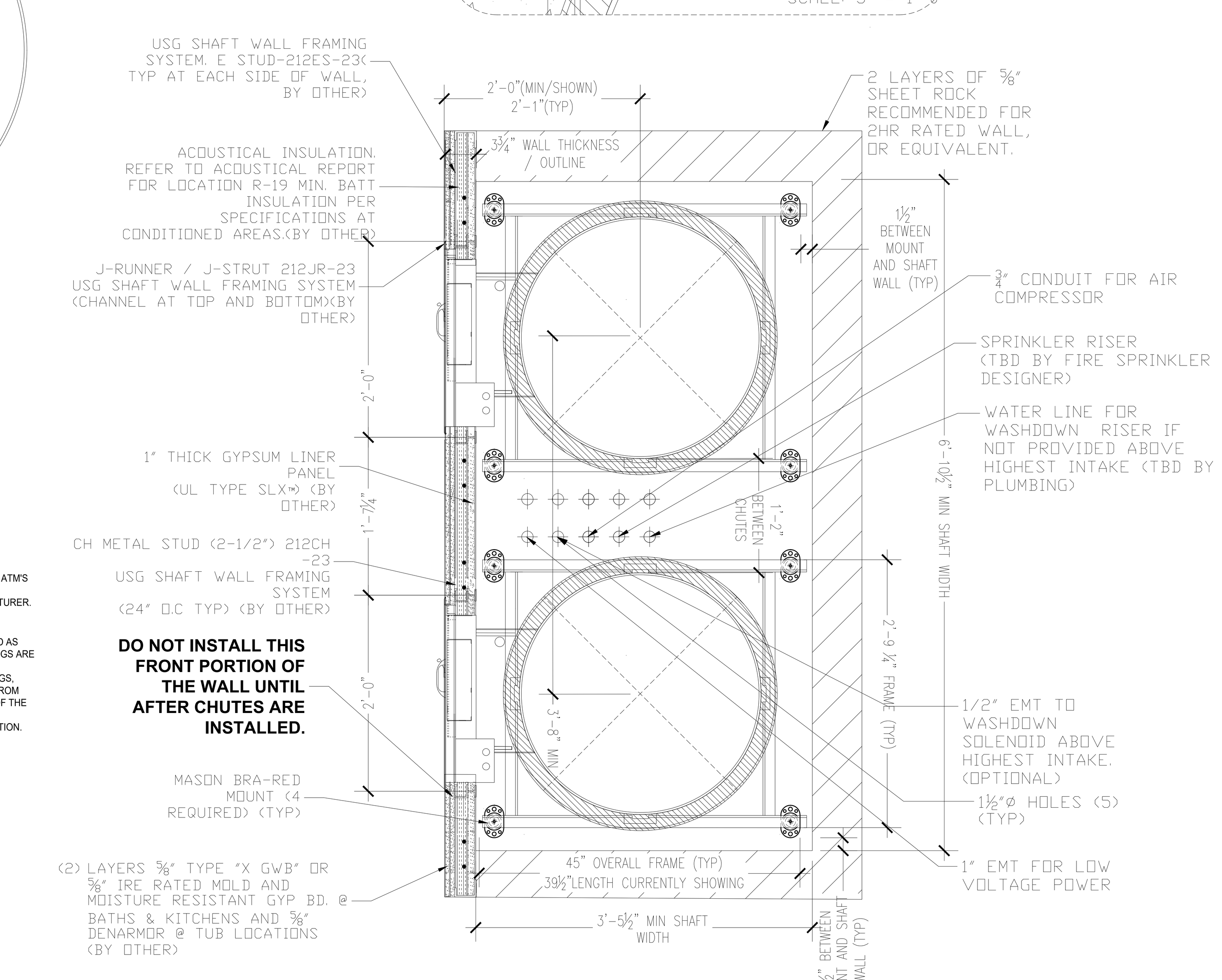




SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY

SHEET NOTES: 30"Ø CHUTE DETAILS
1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16G STEEL
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.



12 FLOOR SUPPORT FRAME ANCHORING
PLAN VIEWS

SCALE: 1½" = 1'-0"

3DE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO
CA 94103
P. (415) 677-0966

CLIENT
GREYSTAR®

CONSULTANT
HM HELLER MANUS ARCHITECTS

CONSULTANT
AMERICAN TRASH MANAGEMENT
AMERICAN TRASH MANAGEMENT, INC.
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
www.trashmanage.com

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV ISSUE	DATE
SD 100%	09.17.20
DD1	12.10.20
DD 100%	01.28.21
CD1	04.21.21
GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CHUTE DETAILS 30"Ø

SHEET TITLE
SCALE As indicated
PROJ #. 2014 DRAWN BY CM
SHEET SIZE: 36 x 48

TR2.0

d. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S and Canadian CSA 0121, CSA 0151 , CSA 0153 and CSA 0325 standards.
e. Other methods acceptable to the enforcing agency. (4.504.5.1)

28. Building material with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufactures' drying recommendations prior to enclosure. At least three random moisture readings shall be performed per CALGreen section 4.505.3 on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. (4.505.3)
29. Each bathroom shall be mechanically ventilated and shall comply with the following:
   a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
   b. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
      i. Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment
      ii. A humidity control may be a separate component to the exhaust fan. (4.506.1)
30. The size and layout of the heating and air-conditioning systems shall be sized, designed and have their equipment selected in using the following methods:
   a. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J–2016 (*Residential Load Calculation*), ASHRAE handbook or other equivalent design software or methods.
   b. Duct systems are designed according to ANSI/ACCA 1 Manual D–2016 (*Residential Duct Systems*), ASHRAE handbook or other equivalent design software or methods.
   c. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S–2014 (*Residential Equipment Selection*) or other equivalent design software or methods. (4.507.2)

TABLE 4.504.3 / 5.504.4.3 — VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

(In grams per liter of coating, less water and less exempt compounds)

Coating Category	VOC Limit
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof Coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450

Coating Category	VOC Limit
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment was primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventive coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers, and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1 Grams of VOC per liter of coating, including water and including exempt compounds.
2 The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3 Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resource Board.

MANDATORY REQUIREMENTS CHECKLIST

NEWLY-CONSTRUCTED RESIDENTIAL BUILDINGS

Project Address: 165 Jefferson Street Menlo Park, CA 94025 Date: 2/10/2022

Code Section	Requirement	Reference Sheet (Sheet No. or N/A)	Comments (Note or Detail No.)
Planning And Design			
4.106.2	Storm water drainage and retention during construction (<1 acre disturbance)	C4.0	SWPPP
4.106.3	Grading and Paving	C2.0	Grading & Drainage Plan
4.106.4.2	Future EV – Multi-Family Calculation	A0.01; E2.01-P1P; E2.01-P2P; E2.02P; GRN.1	Floor 1-2 Electrical Power Plans; Form 14 Note 1
4.106.4.2.1	Future EV – location, dimensions, slope	EXX; PK5.01	Parking Signage
4.106.4.2.3-4	Future EV – raceway and panel capacity	EXX	Provide EV Panel
4.106.4.5	Future EV - identification	EXX	Provide EV Panel
Energy Efficiency			
4.201.1	Comply with CEC	MXX; EXX	Title 24 Energy Report
Water Efficiency & Conservation			
4.303.1	Water conserving plumbing fixtures	PXX	Schedule
4.303.1.1	Water closets	GRN.1	Form 14 Note 2
4.303.1.2	Urinals	GRN.1	Form 14 Note 3
4.303.1.3	Showerheads	GRN.1	Form 14 Note 4
4.303.1.3.2	Multiple showerheads serving one shower	GRN.1	Form 14 Note 5
4.303.1.4.1	Residential lavatory faucets	GRN.1	Form 14 Note 6
4.303.1.4.2	Lavatory faucets in common and public areas	GRN.1	Form 14 Note 7
4.303.1.4.3	Metering faucets	GRN.1	Form 14 Note 8
4.303.1.4.4	Kitchen faucets	GRN.1	Form 14 Note 9
4.303.2	Plumbing Fixtures and Fittings	GRN.1	Form 14 Note 10
4.304.1	Outdoor potable water use in landscaped areas	L3.1	Not Designed
4.305.1	Recycled water supply systems	N/A; GRN.1	Not designed; Form 14 Note 1
Material Conservation & Resource Efficiency			
4.406.1	Joints and openings	GRN.1	Form 14 Note 12
4.408.1	Construction waste reduction of at least 65%	GRN.1	Form 14 Note 13
4.408.5	Documentation	GRN.1	Form 14 Note 14
4.410.1	Operation and maintenance manual	GRN.1	Form 14 Note 15
Environmental Quality			
4.503.1	Fireplaces and woodstoves	N/A	Not designed
4.504.1	Covering of duct openings and protection of mechanical equipment during construction	GRN.1	Form 14 Note 17

GREEN BUILDING CODE PLAN CHECK NOTES

NEWLY-CONSTRUCTED RESIDENTIAL BUILDINGS

1. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1.1)
2. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. (4.303.1.1)
3. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. (4.303.1.2)
4. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. (4.303.1.3.1)
5. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. A hand-held shower shall be considered a showerhead. (4.303.1.3.2)
6. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. (4.303.1.4.1)
7. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. (4.303.1.4.2)
8. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. (4.303.1.4.3)
9. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. (4.303.1.4.4)
10. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*. (4.303.2)
11. Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems. See Chapter 15 of the *California Plumbing Code*. (4.305.1)
12. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1)
13. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Excavated soil and land-clearing debris are exempt. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. (4.408.1)
14. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. (4.408.5)
15. At the time of final inspection, a manual, compact disc or web-based reference or other media acceptable to the enforcing agency containing all of the items listed in CALGreen section 4.410.1 shall be placed in the building. (4.410.1)
16. Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with applicable local ordinances. (4.503.1)

Code Section	Requirement	Reference Sheet (Sheet No. or N/A)	Comments (Note or Detail No.)
4.504.2	Finish material pollutant control	GRN.1	Form 14 Note 18-21
4.504.2.1	Adhesives, sealants, caulks	GRN.1	Form 14 Note 18
4.504.2.2	Paints and coatings	GRN.1	Form 14 Note 19
4.504.2.3	Aerosol Paints and Coatings	GRN.1	Form 14 Note 20
4.504.2.4	Verification	GRN.1	Form 14 Note 21
4.504.3	Carpet systems	GRN.1	Form 14 Note 22
4.504.3.1	Carpet cushion	GRN.1	Form 14 Note 23
4.504.3.2	Carpet adhesives	GRN.1	Form 14 Note 24
4.504.4	Resilient flooring systems	GRN.1	Form 14 Note 25
4.504.5	Composite wood products	GRN.1	Form 14 Note 26
4.504.5.1	Verification	GRN.1	Form 14 Note 27
4.505.2.1	Capillary break	A2-S.00	P1 Slab
4.505.3	Moisture content of building materials	GRN.1	Form 14 Note 28
4.506.1	Bathroom exhaust fans	M500; GRN.1	Mechanical Schedule; Form 14 Note 29
4.507.2	Heating and air-conditioning system design	GRN.1	Form 14 Note 30

17. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system. (4.504.1)
18. Architectural paints and coatings, adhesives, caulks and sealants used on the project shall comply meet the requirements of CALGreen Sections 4.504.2.1 - 4.504.2.3, 4.504.3.2 and the Volatile Organic Compound (VOC) limits listed in CALGreen Tables 4.504.1 – 4.504.3.
19. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:
   a. Adhesives, adhesive bonding primers, sealants, sealant primers, and caulks shall comply with local and regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
   b. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507. (4.504.2.1)
20. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. (4.504.2.3)
21. Verification of compliance with Section 4.504.2 shall be provided at the request of the enforcing agency. Documentation may include but is not limited to:
   a. Manufacturer's product specifications.
   b. Field verification of on-site product containers. (4.504.2.4)
22. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:
   a. Carpet and Rug Institute's Green Label Plus Program
   b. California Department of Public Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Champers" Version 1.1, February 2010 (also known as Specification 01350.)
   c. NSF/ANSI 140 at Gold level
   d. Scientific Certifications Systems Indoor Advantage™ Gold (4.504.3)
23. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. (4.504.3.1)
24. All carpet adhesive shall meet the requirements of Table 4.504.1. (4.504.3.2)
25. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with one or more of the following:
   a. Products compliant with the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
   b. Products certified under UL GREENGUARD Gold (formerly Greenguard Children & Schools program).
   c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
   d. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). (4.504.4)
26. Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the formaldehyde as specified in ARB's Air Toxics Control Measures for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections as shown in Table 4.504.5. (4.504.5)
27. Verification of compliance with Section 4.504.5.1 shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
   a. Product certifications and specifications.
   b. Chain of custody certifications.
   c. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.)

VOC AND FORMALDEHYDE LIMITS

TABLES 4.504.1 / 5.504.4.1 — ADHESIVE VOC CONTENT LIMIT [1,2]

(In grams per liter of coating, less water and less exempt compounds)

Architectural Applications	VOC Limit
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
Specialty Applications	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood flooring adhesives	30
Fiberglass	80

1 If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2 For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLES 4.504.2 / 5.504.4.2 — SEALANT VOC LIMIT

(In grams per liter of coating, less water and less exempt compounds)

Sealant	VOC Limit
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLES 4.504.5 / 5.504.4.5 — FORMALDEHYDE LIMITS [1]

(Maximum Formaldehyde Emissions in Parts per Million)

Product	Limit
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1 Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96 (2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2 Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 millimeters).

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

VCA Green
1845 W. Orangewood Ave., Suite 220
Orange, CA 92868
Tele: 714.363.4700, Fax: 714.363.4747
www.vca-green.com
© 2022 VCA Green

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CALGREEN RESIDENTIAL MEASURES

SHEET TITLE

SCALE

PROJ #. 2014 DRAWN BY

SHEET SIZE: 36 x 48

GRN.1

2/10/2022 3:52:41 PM

VCA Green

2019 CALGreen Building Code

FORM VCA 15

34. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49. (5.504.4.3.1)
35. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
    a. Manufacturer's product specifications
    b. Field verification of on-site product containers. (5.504.4.3.2)
36. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
    a. Carpet and Rug Institute's Green Label Plus Program;
    b. Compliant with the VOC-emission limit and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers Version 1.1, February 2010 (also known as CDPH Standard Method or Specification 01350);
    c. NSF/ANSI 140 at Gold level of higher;
    d. Scientific Certifications Systems Sustainable Choice; OR
    e. Compliant with the California Collaborative for Higher Performance Schools (CA-CHPS) Criteria Interpretation for EQ 2.2 dated July 2012 and listed in the CHPS High Performance Products Database. (5.504.4.4)
37. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. (5.504.4.4.1)
38. All carpet adhesive shall meet the requirements of Table 5.504.1 (5.504.4.4.2)
39. New hardwood plywood, particle board, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde limits shown in Table 5.504.4.5. (5.504.4.5)
40. For 80% floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:
    a. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
    b. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
    c. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database; or
    d. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program). (5.504.4.6)
41. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits. (5.504.4.6.1)
42. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operations and maintenance manual. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating. (5.504.5.3)
43. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations or as enforced ordinances. When ordinances are not in place, post signage to inform building occupants of the prohibitions. (5.504.7)
44. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2 Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code. (5.505.1)
45. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirement of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8. (5.506.1)
46. The HVAC, refrigeration and fire suppression equipment shall not contain Chlorofluorocarbons (CFCs) or Halons. (5.508.1.1 - 5.508.1.2)

VCA Green

2019 CALGreen Building Code

FORM VCA 11

TABLE 4.504.3 / 5.504.4.3 — VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

(In grams per liter of coating, less water and less exempt compounds)

Coating Category	VOC Limit
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof Coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450

Coating Category	VOC Limit
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment was primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventive coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers, and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1 Grams of VOC per liter of coating, including water and including exempt compounds.
2 The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3 Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resource Board.

VCA Green

2019 CALGreen Building Code

FORM VCA 5

MANDATORY REQUIREMENTS CHECKLIST
NEWLY-CONSTRUCTED NON-RESIDENTIAL BUILDINGS

Project Address: 165 Jefferson Street Menlo Park, CA 94025 Date: 2/10/2022

Code Section	Requirement	Reference Sheet (Sheet No. or N/A)	Comments (Note or Detail No.)
Planning and Design			
5.106.1	Storm water pollution prevention for <1 acre of land disturbance	N/A	> 1 acre
5.106.2	Storm water pollution prevention for ≥1 acre of land disturbance	C4.0	SWPPP
5.106.4.1.1	Short-term bicycle parking [BSC]	A0.01;A4.24;A4.25	Project Info./Bike Storage Plan
5.106.4.1.2	Long-term bicycle parking [BSC]	A0.01;A4.24;A4.25	Project Info./Bike Storage Plan
5.106.5.2	Designated parking - Calculation	A2.01-P1-P3	Building Plan Floor 1-3
5.106.5.2.1	Designated parking - Parking stall marking	AXX; GRN.2	Detail; Form 15 Note 1
5.106.5.3.2-3	Future EV - Calculation [N]	A0.01; E2.01-P1P; E2.01-P2P; E2.02P	Electrical Site Plan
5.106.5.3.4	Future EV - Identification [N]	EXX; GRN.2	Panels; Form 15 Note 2
5.106.8	Light pollution reduction [N]	EXX; GRN.2	Schedule; Form 15 Note 3
5.106.10	Grading and Paving	C2.0	Grading & Drainage Plan
Energy Efficiency			
5.201.1	Comply with CEC	MXX; EXX	Title 24 Energy Report
Water Efficiency and Conservation			
5.303.1.1	New buildings or additions in excess of 50,000 square feet/submeter	N/A	< 50,000 sf
5.303.1.2	Excess consumption	N/A	< 1,000 gal
5.303.3	Water conserving plumbing fixtures and fittings	PXX	Schedule
5.303.3.1	Water closets	PXX; GRN.2	Form 15 Note 4
5.303.3.2	Urinals	PXX; GRN.2	Form 15 Note 5
5.303.3.3.1	Single showerhead	PXX; GRN.2	Form 15 Note 6
5.303.3.3.2	Multiple showerheads serving one shower	PXX; GRN.2	Form 15 Note 7
5.303.3.4.1	Nonresidential lavatory faucets	PXX; GRN.2	Form 15 Note 8
5.303.3.4.2	Kitchen faucets	PXX; GRN.2	Form 15 Note 9
5.303.3.4.3	Wash fountains	PXX; GRN.2	Form 15 Note 10
5.303.3.4.4	Metering faucets	PXX; GRN.2	Form 15 Note 11
5.303.4	Commercial kitchen equipment	PXX; GRN.2	Schedule; Form 15 Note 12
5.303.6	Standards for plumbing fixtures and fittings	PXX; GRN.2	Form 15 Note 13
5.304.1	Outdoor potable water use in landscape areas	N/A; GRN.2	MWELO Calcs
5.305.1.1	Outdoor recycled water supply systems	N/A; GRN.2	Not Designed; Form 15 Note 14
Material Conservation & Resource Efficiency			
5.407.1	Weather protection	A3.00-A3.05; GRN.2	Stucco Detail; Form 15 Note 15
5.407.2.1	Sprinklers	GRN.2	Form 15 Note 16
5.407.2.2.1	Exterior door protection	A2.01-P1-3	Floor Plans; Form 15 Note 17
5.407.2.2.2	Flashing	A8.00; A8.14; A10.20	Flashing details
5.408.1	Construction waste management	GRN.2	Form 15 Note 18

VCA Green

2019 CALGreen Building Code

FORM VCA 17

NON-RESIDENTIAL PLUMBING FIXTURE STANDARDS

TABLE 5.303.2
WATER REDUCTION FIXTURE FLOW RATES

Fixture Type	Maximum Flow Rate Allowed
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @60psi [1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi [1,3]
Kitchen faucets	1.5 gpm @ 60 psi [2,4,5]
Wash Fountains	1.8 gpm for every 20 in. of rim space @60 psi
Metering faucets	0.20 gallons/cycle
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 psi
Gravity tank-type water closets	1.28 gallons/flush[6]
Flushometer tank water closets	1.28 gallons/flush[6]
Flushometer valve water closets	1.28 gallons/flush[6]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

1 Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
2 Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
3 Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4 Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have waterclosets with a maximum flush rate of 1.06 gallons/flush installed throughout
5 This requirement does not apply to faucets in commercial kitchens.
6 Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

VCA Green

2019 CALGreen Building Code

FORM VCA 15

GREEN BUILDING CODE PLAN CHECK NOTES
NON-RESIDENTIAL BUILDINGS

1. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked car: "CLEAN AIR / VANPOOL / EV." (CALGreen 5.106.5.2.1)
2. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE." (5.106.5.3.4)
3. State on plans that the outdoor lighting systems shall be designed and installed to comply with all of the following:
    a. The minimum requirements in California Energy Code for Lighting Zones 0-4.
    b. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11.
    c. Allowable BUG ratings not exceeding those shown in on Table 5.106.8. (5.106.8)
4. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. (5.303.3.1)
5. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume for floor-mounted urinals shall not exceed 0.5 gallons per flush. (5.303.3.2)
6. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. (5.303.3.3.1)
7. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. A hand-held shower shall be considered a showerhead. (5.303.3.3.2)
8. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi. (5.303.3.4.1)
9. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. (5.303.3.4.2)
10. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi]. (5.303.3.4.3)
11. Metering faucets shall not deliver more than 0.20 gallons per cycle. (5.303.3.4.4)
12. Food waste disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8gpm of water. (5.303.4)
13. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code. (5.303.6)
14. Recycled water supply systems shall be installed in accordance with Sections 5.305.1.1, 5.305.1.2, and the *California Plumbing Code*. (5.305.1)
15. Provide a weather-resistant exterior wall and foundation envelope as required by *California Building Code* Section 1402.2 (Weather Protection) and *California Energy Code* Section 150, (Mandatory Features and Devices), and manufacturer's installation instructions, whichever is more stringent. (5.407.1)
16. Design and maintain landscape irrigation system to prevent spray on structures. (5.407.2.1)
17. Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to foot traffic. (5.407.2.2.1)
18. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3. (5.408.1)
19. Documentation shall be provided to the enforcing agency which demonstrates the compliance with CALGreen Sections 5.408.1.1 through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency. (5.408.1.4)
20. 100% of non-contaminated trees, stumps, rocks and associated vegetation and soils resulting primarily from land-clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. (5.408.3)

VCA Green

2019 CALGreen Building Code

FORM VCA 5

Code Section	Requirement	Reference Sheet (Sheet No. or N/A)	Comments (Note or Detail No.)
5.408.1.4	Construction waste management documentation	GRN.2	Form 15 Note 19
5.408.3	Excavated soil and land clearing debris [BSC]	GRN.2	Form 15 Note 20
5.410.1	Recycling by occupants	TR0.1-TR2.0	Trash Site Plans
5.410.2	Commissioning [N]		
5.410.2.1	Owner's Project Requirements (OPR) [N]	See OPR	
5.410.2.2	Basis of Design (BOD) [N]	See BOD	
5.410.2.3	Commissioning plan [N]	See Cx Plan	
5.410.2.4	Functional performance testing [N]	GRN.2	Form 15 Note 21
5.410.2.5.1	Systems manual [N]	GRN.2	Form 15 Note 22
5.410.2.5.2	Systems operations training [N]	GRN.2	Form 15 Note 23
5.410.2.6	Commissioning report [N]	GRN.2	Form 15 Note 24
5.410.4	Testing, adjusting and balancing		
5.410.4.2	Systems	N/A	< 10,000
5.410.4.3	Procedures	N/A	< 10,000
5.410.4.3.1	HVAC balancing	N/A	< 10,000
5.410.4.4	Reporting	N/A	< 10,000
5.410.4.5	Operation and maintenance manual	N/A	< 10,000
5.410.4.5.1	Inspections and reports	N/A	< 10,000
Environmental Quality			
5.503.1	Fireplace and woodstove	N/A	Not Designed
5.504.1	Temporary ventilation	GRN.2	Form 15 Note 31
5.504.3	Covering of duct openings and protection of mechanical equipment during construction	GRN.2	Form 15 Note 32
5.504.4	Finish material pollutant control	GRN.2	Form 15 Note 33
5.504.4.1	Adhesives, sealants, and caulks	GRN.2	Form 15 Note 33
5.504.4.3	Paints and coatings	GRN.2	Form 15 Note 33
5.504.4.3.1	Aerosol Paints and Coatings	GRN.2	Form 15 Note 34
5.504.4.3.2	Verification	GRN.2	Form 15 Note 35
5.504.4.4	Carpet systems	GRN.2	Form 15 Note 36
5.504.4.4.1	Carpet cushion	GRN.2	Form 15 Note 37
5.504.4.4.2	Carpet adhesive	GRN.2	Form 15 Note 4038
5.504.4.5	Composite wood products	GRN.2	Form 15 Note 39
5.504.4.6	Resilient flooring systems	GRN.2	Form 15 Note 40
5.504.4.6.1	Verification of compliance	GRN.2	Form 15 Note 41
5.504.5.3	Filters	M601; GRN.2	Schedule; Form 15 Note 42
5.504.7	Environmental tobacco smoke (ETS) control	GRN.2	Form 15 Note 43
5.505.1	Indoor moisture control	GRN.2	Form 15 Note 44
5.506.1	Outside air delivery	GRN.2	Form 15 Note 45
5.506.2	Carbon dioxide (CO_2) monitoring	N/A	Not Designed
5.507.4.1-2	Exterior noise transmission	N/A	< 65 CNEL
5.507.4.3	Interior sound transmission	A10.00-A10.01	Wall Assemblies
5.508.1	Ozone depletion and global warming reductions	GRN.2	Form 15 Note 46

VCA Green

2019 CALGreen Building Code

FORM VCA 15

21. Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized and include any readings and adjustments made. After functional performance tests are concluded, they shall be readily available to the field inspector prior to final approval. (5.410.2.4)
22. Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The system manual shall include the following:
    a. Site information, including facility description, history and current requirements
    b. Site contact information
    c. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events logs
    d. Major systems
    e. Site equipment inventory and maintenance notes
    f. A copy of verifications required by the enforcing agency or this code
    g. Other resources and documentation, if applicable (5.410.2.5.1)
23. A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
    a. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces)
    b. Review and demonstration of servicing/preventive maintenance
    c. Review of the information in the systems manual
    d. Review of the record drawings on the system/equipment (5.410.2.5.2)

    The training schedule shall be readily available to the field inspector prior to final approval.
24. A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative. (5.410.2.6)
25. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system. (5.410.4.3)
26. In addition to testing and adjusting, before new space-conditioning systems serving a building or space is operated for normal use, balance the system in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency. (5.410.4.3.1)
27. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. (5.410.4.4)
28. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guarantees/warranties for each system. O&M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142 and other related regulations. (5.410.4.5)
29. Include a copy of all inspection verifications and reports required by the enforcing agency. (5.410.4.5.1)
30. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove or pellet stove and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. Woodstove and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. (5.503.1)
31. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace filters immediately prior to occupancy. (5.504.1)
32. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system. (5.504.3)
33. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits in Tables 5.504.4.1 through 5.504.4.3. (5.504.4.1 - 5.504.4.3)

VCA Green

2019 CALGreen Building Code

FORM VCA 11

VOC AND FORMALDEHYDE LIMITS

TABLES 4.504.1 / 5.504.4.1 — ADHESIVE VOC CONTENT LIMIT [1,2]

(In grams per liter of coating, less water and less exempt compounds)

Architectural Applications	VOC Limit
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
Specialty Applications	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood flooring adhesives	30
Fiberglass	80

1 If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2 For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLES 4.504.2 / 5.504.4.2 — SEALANT VOC LIMIT

(In grams per liter of coating, less water and less exempt compounds)

Sealant	VOC Limit
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLES 4.504.5 / 5.504.4.5 — FORMALDEHYDE LIMITS [1]

(Maximum Formaldehyde Emissions in Parts per Million)

Product	Limit
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1 Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96 (2002). For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2 Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 millimeters).

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR®

Consultant
VCA Green
1845 W. Orangewood Ave., Suite 220 Orange, CA 92868 Tele: 714.363.4700, Fax: 714.363.4747 www.vca-green.com © 2022 VCA Green

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CALGREEN NONRESIDENTIAL MEASURES
Sheet Title
Scale
Proj #. 2014 Drawn by
Sheet Size: 36 x 48

GRN.2

2/10/2022 3:52:41 PM

STATE OF CALIFORNIA

QII - INSULATION INSTALLATION

CEC-CF3R-ENV-22-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION		CF3R-ENV-22-H
Quality Insulation Installation (QII) - Insulation Installation		(Page 2 of 6)
Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

D. Wall Adjacent to Unconditioned Space		
01	Insulation quality was verified prior to the installation of the interior air barrier (typically gypsum board).	
02	Loose-fill and batt insulation is in contact with all six sides of wall cavities (top, bottom, back, left, right, front [to be installed later]) with no gaps, voids or compression. Exception: Where framing depth is greater than minimum required insulation thickness (e.g., R-19 batts in 2x10 walls).	
03	Insulation fits snuggly around obstructions (e.g., electrical boxes, plumbing and wiring) with no gaps, voids or compression.	
04	Structural metal tie-downs and shear panels are insulated between exterior air barrier and metal.	
05	Hard to access wall stud cavities, such as corner channels or wall intersections, are insulated to the proper R-value prior to the installation of exterior sheathing or exterior stucco lathe.	
06	Insulation and interior air barrier are installed behind tub, shower, fireplace enclosures and stairwells to the R-value listed on the Certificate of Compliance when located against exterior walls.	
07	All single-member window and door headers shall be insulated to a minimum of R-3 for a 2x4 framing, or equivalent width, and a minimum of R-5 for all other assemblies. If continuous exterior rigid insulation equal to or greater than R-2 is used, an insulated header is not required.	
08	After insulation is installed: All insulated walls have interior and exterior air barriers, including kneewalls and walls of skylight wells. Exception: Rim joists. Interior air barrier (typically gypsum board) is sealed to top plate.	
09	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
10	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

E. Ceiling Adjacent to Unconditioned Space		
01	Insulation extends to the outside surface of the exterior wall.	
02	Insulation is in direct contact with the ceiling air barrier so there are no gaps, voids or compression.	
03	Chimneys and flues (except zero clearance) have a sheet metal collar at the ceiling level to prevent contact with the insulation. The collar is at least as tall as the depth of the insulation. There is a minimum 1" clearance between the collar and the chimney/flue for double wall vent, and 6" for single wall vent, unless manufacturer's instructions require otherwise. The collar is sealed to the ceiling with high temperature sealant to prevent air leakage. The insulation is in contact with the sheet metal collar.	
04	Recessed can lights penetrating the ceiling air barrier are covered with insulation to the depth needed to meet the ceiling R-value specified on the Certificate of Compliance.	
05	External surfaces of steel studs, steel-framed kneewalls, skylight shafts, and gable ends are covered with insulation.	
06	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
07	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

CERTIFICATE OF VERIFICATION - USER INSTRUCTIONS	CF3R-ENV-21-E
Quality Insulation Installation (QII) –Air Infiltration Sealing - Framing Stage	(Page 1 of 2)

CF3R-ENV-21 User Instructions

Quality Insulation Installation (QII) applies to the entire building (roof/ceiling, walls, and floor) for new construction and requires field verification by a third-party HERS Rater. For Alterations to existing buildings, compliance credit can only be taken when the "existing, plus addition, plus alteration" approach is used, but credit will only apply to the new surfaces in the new zone.

A. Air Barrier Materials

2. Method of Compliance: Using the drop down menu, indicate which method is being used to comply with the continuous air barrier requirements [e.g., Method 1 (Individual Materials), Method 2 (Assemblies of Materials), Method 3 (Complete Building)].
3. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
4. Correction Notes: Rater must enter the reason for failure.

B. Raised Floor Adjacent to Unconditioned Space or Separate Dwelling Unit

5. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
6. Correction Notes: Rater must enter the reason for failure.

C. Walls Adjacent to Unconditioned Space

10. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
11. Correction Notes: Rater must enter the reason for failure.

D. Ceiling Air Barrier Adjacent to Unconditioned Space

11. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
12. Correction Notes: Rater must enter the reason for failure.

E. Roof Air Barrier – Unvented Attics Adjacent to Unconditioned Space

4. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
5. Correction Notes: Rater must enter the reason for failure.

F. Conditioned Space Above or Adjacent to Garage Air Barrier

3. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
4. Correction Notes: Rater must enter the reason for failure.

STATE OF CALIFORNIA

QII - AIR INFILTRATION SEALING – FRAMING STAGE

CEC-CF3R-ENV-21-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION		CF3R-ENV-21-H
Quality Insulation Installation (QII) –Air Infiltration Sealing - Framing Stage		(Page 3 of 5)
Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

E. Roof Air Barrier – Unvented Attics Adjacent to Unconditioned Space		
01	There is a continuous air barrier at the roof deck and gable ends.	
02	Chimneys and flues require sheet metal flashing at the roof deck. The flashing is sealed to the chimney/flue with fire rated caulk. The flashing is sealed to the surrounding framing.	
03	All penetrations in the roof deck and gable ends for plumbing, electrical, etc. are sealed.	
04	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
05	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

F. Conditioned Space Above or Adjacent to Garage Air Barrier		
01	All penetrations in the subfloor above the garage into conditioned space must follow the raised floor air barrier requirements.	
02	Infiltration between the space above the garage and the subfloor is prevented by one of the following methods: • Seal all edges of the garage ceiling (typically drywall) at the perimeter of the garage to create a continuous air tight surface between the garage and adjacent conditioned envelope. Seal all plumbing, electrical, and mechanical penetrations between the garage and adjacent conditioned space. For an open-web truss, airtight blocking is added on all four sides of the garage perimeter. Insulation can be placed on the garage ceiling. • Seal the band joist above the wall at the garage to conditioned space transition. Seal all subfloor seams and penetrations between the garage and adjacent conditioned space. Insulation must be placed in contact with the subfloor below the conditioned space.	
03	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
04	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

G. Cantilevered Floor Air Barrier		
01	Airtight blocking is installed between joists where the wall rim joist would have been located in the absence of a cantilever.	
02	Exterior sheathing is installed to the bottom of the cantilever so that there is a continuous air and weather barrier for the cantilever. The cantilevered joist must be insulated to the same R-value as would be required for the subfloor prior to closing.	
03	Any gaps, cracks or penetrations in the air barrier of the cantilever are sealed. Recessed can lights in the cantilever are IC and AT and properly sealed to the sheathing.	
04	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
05	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

VCA Green

Date: February 2, 2022

To: All Installing Contractors – Menlo Flats

From: Glen Folland, Rater

Subject: LEED Homes v4 Prerequisites for Quality Insulation Installation (QII)

IMPORTANT NOTICE:

The LEED program under which the project referenced is being certified requires the project to be constructed using Quality Insulation Installation (QII. The QII inspection checklists (attached) are checklists used by HERS Raters to verify that thermal bypass (movement of heat through insulation) has been addressed during construction. Completion of the checklist requires the cooperation of all installing trades including but not limited to: insulator, framer, drywall installing contractor, plumbing installing contractor, mechanical installing contractor and electrical installing contractors.

- The checklist requires that an air barrier be in contact with all six sides of insulation (five sides at the attic). An air barrier is defined as any material that prevents the flow of air across insulation. Qualifying air barriers are wood framing members, sheathing, drywall, etc.
- The QII checklists requires that all penetrations from the conditioned unit to unconditioned space (including unconditioned corridors and the exterior) and between units be sealed and air tight.
- Gaps between bottom and top plates and gaps between adjacent wood members greater than 1/8" should be caulked, filled using expanding foam, or otherwise sealed.
- Insulation between the unit and exterior (including corridors) must be installed such that compressions and gaps are minimized. Exterior insulation must be split around wires and form fit around pipes, electrical boxes and blocking.

Visual assessments will be performed by the HERS rater, and corrective action may be necessary.

After drywall is installed, units are required to pass a blower door test. Inadequacies in sealing will cause failures which can only be repaired by removing the drywall.

T: (714) 363-4700 | F: (714) 363-4747 | www.vca-green.com | 2200 W. Orangewood Ave., Ste. 155 | Orange, CA 92868

LEED BD+C: Multifamily Midrise v4 - LEED v4

165 Jefferson Drive Scorecard

Integrative Process		Preliminary Y	2 of 2	Verified	0
IPc	Integrative Process		2 of 2		
Location and Transportation		Preliminary Y	11 of 15	Verified	10
LTp	Floodplain Avoidance		Required		Not Verified
Performance Path					
LTc	LEED for Neighborhood Development		0 of 15		
Prescriptive Path					
LTc	Site Selection		7 of 8		6
LTc	Compact Development		3 of 3		3
LTc	Community Resources		1 of 2		1
LTc	Access to Transit		0 of 2		
Sustainable Sites		Preliminary Y	5 of 7	Verified	0
SSp	Construction Activity Pollution Prevention		Required		Not Verified
SSp	No Invasive Plants		Required		Not Verified
SSc	Heat Island Reduction		0 of 2		
SSc	Rainwater Management		3 of 3		
SSc	Nontoxic Pest Control		2 of 2		
Water Efficiency		Preliminary Y	6 of 12	Verified	0
WEp	Water Metering		Required		Not Verified
Performance Path					
WEc	Total Water Use		0 of 12		
Prescriptive Path					
WEc	Indoor Water Use		2 of 6		
WEc	Outdoor Water Use		4 of 4		

STATE OF CALIFORNIA

QII - INSULATION INSTALLATION

CEC-CF3R-ENV-22-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION		CF3R-ENV-22-H
Quality Insulation Installation (QII) - Insulation Installation		(Page 3 of 6)
Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

F. Ceiling Insulation in Vented Attics		
01	Required eave ventilation shall not be obstructed. The net-free ventilation area of the eave vent is maintained.	
02	Eave vent baffles and dams are installed to prevent air movement under or into the ceiling insulation.	
03	Attic access is insulated to the same R-value required by the Certificate of Compliance for ceiling insulation and the insulation is permanently attached using adhesive or mechanical fasteners.	
04	Attic access must have a dam around the access to at least the same depth as the insulation.	
05	Attic rulers specified to the installed loose-fill material (brand and type) are installed and evenly distributed throughout the attic to verify depth (one ruler for every 250 ft²). The rulers are clearly readable and scaled to read inches of insulation and the R-value installed.	
06	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
07	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

G. Insulation in Unvented Attics		
01	The roof sheathing is the air barrier and is sealed to prevent air movement to the outside.	
02	Insulation is in full contact with the air barrier (roof sheathing).	
03	If insulated using air permeable insulation, gable end walls are sealed and insulated the same as exterior walls, including interior air barrier.	
04	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
05	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

H. Insulation in Vented Attics (High Performance Vented Attics)		
01	Insulation is in full contact with roof sheathing and firmly supported to prevent sagging.	
02	Batt insulation between roof trusses is acceptable with minimal gaps and voids caused by roof truss members.	
03	Insulation is not required on gable end walls.	
04	Required roof deck insulation over any conditioned space, or HVAC ducts, is installed on the entire attic roof deck; even over unconditioned spaces (e.g., garage, covered porch). Roof deck of attic over unconditioned space without HVAC ducts and separated from other attics by a sealed air barrier do not need to be insulated.	
05	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
06	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

CERTIFICATE OF VERIFICATION - USER INSTRUCTIONS	CF3R-ENV-21-E
Quality Insulation Installation (QII) –Air Infiltration Sealing - Framing Stage	(Page 2 of 2)

G. Cantilevered Floor Air Barrier

4. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
5. Correction Notes: Rater must enter the reason for failure.

H. Walls for Attached Porch, Attic, Double Wall Air Barrier

3. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
4. Correction Notes: Rater must enter the reason for failure.

I. Air Barrier in Multifamily Dwellings

6. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
7. Correction Notes: Rater must enter the reason for failure.

J. Special Requirements for SIPs

3. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
4. Correction Notes: Rater must enter the reason for failure.

K. Special Requirements for ICF

3. Verification Status: HERS Rater to select from list:
   a. Pass – all applicable requirements are met.
   b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
   c. All N/A – This entire table is not applicable.
4. Correction Notes: Rater must enter the reason for failure.

STATE OF CALIFORNIA

QII - AIR INFILTRATION SEALING – FRAMING STAGE

CEC-CF3R-ENV-21-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION		CF3R-ENV-21-H
Quality Insulation Installation (QII) –Air Infiltration Sealing - Framing Stage		(Page 4 of 5)
Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

H. Walls for Attached Porch, Attic, Double Wall Air Barrier		
01	An exterior wall air barrier is required at the intersection of the porch and exterior wall when there is conditioned space on the other side. The exterior wall includes an air barrier where the attic attaches to the conditioned space.	
02	Truss framing blocking is used at the top and bottom of each wall/roof section.	
03	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
04	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

I. Air Barriers in Multifamily Dwellings		
01	Each dwelling unit must be sealed to stop air movement between dwelling units. Treat adjacent dwelling units as unconditioned space for air sealing.	
02	All penetrations through the floor and ceiling of each dwelling unit are sealed, including electric and gas utilities, water pipes, drain pipes, fire protection service pipes, and communication wiring.	
03	Elevator penthouse, mechanical penthouse, stairwell doors, roof access hatches, and plumbing stacks that separate conditioned and unconditioned space are all sealed.	
04	Vertical chases for garbage chutes, elevator shafts, HVAC ducting and plumbing shall be treated as unconditioned space for sealing.	
05	Common hallways shall be treated as unconditioned space for sealing.	
06	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
07	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

J. Special Requirements for SIPs		
01	SIPs are considered an air barrier when properly sealed at top, bottom, sides and all penetrations.	
02	Air barrier is continuous across all surfaces, including between SIPs and non-SIP sections.	
03	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
04	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

K. Special Requirements for ICF		
01	ICF sections are considered an air barrier when properly sealed at top, bottom, sides and all penetrations.	
02	Air barrier is continuous across all surfaces, including between ICF and non-ICF sections.	
03	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
04	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

L. Determination of HERS Verification Compliance	
All applicable sections of this document shall indicate compliance with the specified verification protocol requirements in order for this Certificate of Verification as a whole to be determined to be in compliance.	
01	

STATE OF CALIFORNIA

QII - AIR INFILTRATION SEALING – FRAMING STAGE

CEC-CF3R-ENV-21-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION		CF3R-ENV-21-H
Quality Insulation Installation (QII) –Air Infiltration Sealing - Framing Stage		(Page 1 of 5)
Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

A. Air Barrier Materials		
01	A continuous sealed exterior air barrier is required in all thermal envelope assemblies to limit air movement between unconditioned/outside spaces and conditioned/inside spaces, and must comply using one of the following methods: 1. Using individual materials that have an air permeance not exceeding 0.004 cfm/ft² under a pressure differential of 0.3 in. w.g. (1.57 pcf) (0.02 L/s.m² at 75 pa) when tested in accordance with ASTM E2178; or 2. Using assemblies of materials and components that have an average air leakage not to exceed 0.04 cfm/ft² under a pressure differential of 0.3 in. w.g. (1.57 pcf) (0.2 L/s.m² at 75 pa) when tested in accordance with ASTM E2357, ASTM E1677, ASTM E1680, or ASTM E283; or 3. Testing the complete building and demonstrating that the air leakage rate of the building envelope does not exceed 0.40 cfm/ft² at a pressure differential of 0.3 in. w.g. (1.57 pcf) (2.0 L/s.m² at 75 pa) in accordance with ASTM E779 or an equivalent approved method.	
02	Method of Compliance	
03	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
04	Correction Notes	
Note: SPF insulation is an acceptable air barrier and sealant when installed to a minimum thickness of 2 inches for closed cell and 5.5 inches for open cell, except where not allowed by manufacturer (e.g., flues, vents, can lights, etc.).		
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

B. Raised Floor Adjacent to Unconditioned Space or Separate Dwelling Units		
01	All gaps in the raised floor are sealed.	
02	All chases are sealed at floor level using a sealed hard cover.	
03	All holes (e.g., for plumbing and electrical wires) that penetrate the floor or bottom plates of walls are sealed.	
04	Subfloor sheathing is glued or sealed at all panel edges to create a continuous air tight subfloor air barrier.	
05	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
06	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

Energy and Atmosphere		Preliminary Y	19 of 37	Verified	0
EAp	Minimum Energy Performance		Required		Not Verified
EAp	Energy Metering		Required		Not Verified
EAp	Education of the Homeowner, Tenant or Building Manager		Required		Not Verified
EAc	Annual Energy Use		15 of 30		
EAc	Efficient Hot Water Distribution System		2 of 5		
EAc	Advanced Utility Tracking		2 of 2		
Materials and Resources		Preliminary Y	6 of 9	Verified	0
MRp	Certified Tropical Wood		Required		Not Verified
MRp	Durability Management		Required		Not Verified
MRc	Durability Management Verification		1 of 1		
MRc	Environmentally Preferable Products		3 of 5		
MRc	Construction Waste Management		2 of 3		
Indoor Environmental Quality		Preliminary Y	9.5 of 18	Verified	0
EQp	Ventilation		Required		Not Verified
EQp	Combustion Venting		Required		Not Verified
EQp	Garage Pollutant Protection		Required		Not Verified
EQp	Radon-Resistant Construction		Required		Not Verified
EQp	Air Filtering		Required		Not Verified
EQp	Environmental Tobacco Smoke		Required		Not Verified
EQp	Compartmentalization		Required		Not Verified
EQc	Enhanced Ventilation		1 of 3		
EQc	Contaminant Control		0.5 of 2		
EQc	Balancing of Heating and Cooling Distribution Systems		1 of 3		
EQc	Enhanced Compartmentalization		0 of 3		
EQc	Combustion Venting		2 of 2		
EQc	Enhanced Garage Pollutant Protection		1 of 1		
EQc	Low-Emitting Products		3 of 3		
EQc	No Environmental Tobacco Smoke		1 of 1		

STATE OF CALIFORNIA

QII - INSULATION INSTALLATION

CEC-CF3R-ENV-22-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION		CF3R-ENV-22-H
Quality Insulation Installation (QII) - Insulation Installation		(Page 4 of 6)
Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

I. Special Requirements for Skylight Shafts and Attic Knee Walls		
01	Insulation must meet all the requirements for walls and insulation is in contact with the air barrier on all six sides unless SPF is used.	
02	Insulation shall be in full contact with the interior wall finish. Batt insulation must be cut to fit around 2x4's that are laid flat.	
03	Skylight shafts and attic knee walls shall be completely enclosed by vertical and horizontal framing, including horizontal plates at the top and bottom of the insulation.	
04	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
05	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

J. Special Requirements for Floors Above Garages		
01	If the air barrier is at the perimeter of the garage below the conditioned subfloor, then the insulation may be placed on the garage ceiling. The perimeter of the subfloor must also be insulated.	
02	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
03	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

K. Special Requirements for Cantilevered Floors		
01	Sealed blocking shall be installed between joists where the wall rim joist would have been located in the absence of a cantilever. Insulation shall be placed on both sides of the block.	
02	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
03	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

L. Special Requirements for Attached Porches		
01	Exterior wall at the intersection of the porch roof is fully insulated above, below and behind the roof line.	
02	Where truss framing is used, airtight blocking is used at the top and bottom of each wall/roof section and is insulated.	
03	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
04	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

STATE OF CALIFORNIA

QII - INSULATION INSTALLATION

CEC-CF3R-ENV-22-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION		CF3R-ENV-22-H
Quality Insulation Installation (QII) - Insulation Installation		(Page 1 of 6)
Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

A. Insulation Materials Installed		
01	Roof Deck Insulation Material Installed	
02	Ceiling Insulation Material Installed	
03	Exterior Wall Insulation Material Installed	
04	Raised Floor Insulation Material Installed	
05	Slab Edge Insulation Material Installed	
06	Verification Status	
07	Correction Notes	

B. All Surfaces		
01	Air barrier installation and preparation for insulation was done and verified prior to insulation being installed.	
02	All surfaces between conditioned and unconditioned space are sealed and insulated to meet or exceed the levels specified on the Certificate of Compliance.	
03	All structural framing areas shall be insulated in a manner that resists thermal bridging through the assembly separating conditioned from unconditioned space. Structural bracing, tie-downs, and framing of steel, or specialized framing used to meet structural requirements of the CBC are allowed and must be insulated. These areas shall be called out on the building plans with diagrams and/or specified design drawings indicating the R-value of insulation and fastening method to be used.	
04	All insulation was installed according to the manufacturer's installation instructions.	
05	Labels or specification/data sheets for each insulation material shall be provided to the HERS rater. Loose-fill material includes insulation material bag labels or coverage charts.	
06	Loose-fill insulation – The installed depth and density of insulation is verified in at least 6 random locations to ensure that the minimum thickness and installed density meet the R-value specified on the Certificate of Compliance, and are consistent with the manufacturer's coverage chart.	
07	If kraft paper faced insulation is used, paper is installed on the conditioned (warm in winter) side of surface. Paper must be in contact with air barrier to within 2" framing (stud, joists, etc.).	
08	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
09	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

C. Raised Floor Adjacent to Unconditioned Space		
01	Insulation is in full contact with the subfloor.	
02	Insulation hangers are spaced at 18 inches or less. Insulation hangers do not compress insulation.	
03	Netting, or mesh, can be used if the cavity under the floor is filled and in contact with the subfloor.	
04	When daylight basements are adjacent to crawlspaces, if the basement is conditioned the walls adjacent to the crawlspace are insulated to the R-value listed on the Certificate of Compliance. This includes framed stem walls, and vertical concrete retaining walls.	
05	If access to the crawlspace is from the conditioned area the raised floor includes an airtight insulated access hatch. Where possible locate crawl space access on the exterior.	
06	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
07	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

STATE OF CALIFORNIA

QII - AIR INFILTRATION SEALING – FRAMING STAGE

CEC-CF3R-ENV-21-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION		CF3R-ENV-21-H
Quality Insulation Installation (QII) –Air Infiltration Sealing - Framing Stage		(Page 5 of 5)
Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this certificate of verification documentation is accurate and complete.	
Documentation Author Name:	Documentation Author Signature:
Company:	Date Signed:
Address:	CEA/HERS Certification Information (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Verification is true and correct. 2. I am the certified HERS Rater who performed the verification identified and reported on this Certificate of Verification (responsible rater). 3. The installed features, materials, components, manufactured devices, or system performance diagnostic results that require HERS verification identified on this Certificate of Verification comply with the applicable requirements in Reference Appendices RA2, RA3, and the requirements specified on the Certificate of Compliance for the building approved by the enforcement agency. 4. The information reported on applicable sections of the Certificate(s) of Installation (CF2R) signed and submitted by the person(s) responsible for the construction or installation conforms to the requirements specified on the Certificate(s) of Compliance (CF1R) approved by the enforcement agency. 5. I will ensure that a registered copy of this Certificate of Verification shall be posted, or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Verification is required to be included with the documentation the builder provides to the building owner at occupancy.	
BUILDER OR INSTALLER INFORMATION AS SHOWN ON THE CERTIFICATE OF INSTALLATION	
Company Name (Installing Subcontractor, General Contractor, or Builder/Owner):	
Responsible Builder or Installer Name:	CSLB License:
HERS PROVIDER DATA REGISTRY INFORMATION	
Sample Group Number (if applicable):	Dwelling Test Status in Sample Group (if applicable):
HERS RATER INFORMATION	
HERS Rater Company Name:	
Responsible Rater Name:	Responsible Rater Signature:
Responsible Rater Certification Number w/ this HERS Provider:	Date Signed:

STATE OF CALIFORNIA

QII - AIR INFILTRATION SEALING – FRAMING STAGE

CEC-CF3R-ENV-21-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION		CF3R-ENV-21-H
Quality Insulation Installation (QII) –Air Infiltration Sealing - Framing Stage		(Page 2 of 5)
Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

C. Walls Adjacent to Unconditioned Space		
01	All penetrations through the exterior wall air barrier are sealed to provide an air tight envelope to unconditioned spaces such as the outdoors, attic, garage, and crawlspace.	
02	Exterior wall air barrier is sealed to the top plate and bottom plate in each stud bay.	
03	All electrical boxes, including knockouts, that penetrate the air barrier to unconditioned space are sealed.	
04	All openings in the top and bottom plate, including all interior and exterior walls, to unconditioned space are sealed; such as holes drilled for electrical and plumbing.	
05	Exterior bottom plates (all stories) are sealed to the floor.	
06	All gaps around windows and doors are sealed. The sealant used follows manufacturer specifications.	
07	Rim joist gaps and openings are fully sealed.	
08	Fan exhaust duct outlet/damper at the exterior wall are sealed.	
09	Knee walls have solid and sealed blocking at the bottom, top, left and right sides to prevent air movement into insulation.	
10	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
11	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

D. Ceiling Air Barrier Adjacent to Unconditioned Space		
01	There is a continuous air barrier at the ceiling level. All openings into walls, drops, chases or double walls are sealed.	
02	All penetrations through the top plate of interior and exterior walls are sealed.	
03	Fire sprinklers penetrating a ceiling air barrier shall be sealed to prevent air movement according to the manufacturer's instructions.	
04	All fixtures cut into ceiling air barrier (e.g., HVAC registers, electrical boxes, fire alarm boxes, exhaust fan housing, and recessed lighting fixtures) are sealed to the surrounding dry wall. If it is not possible to seal the fixture directly, a secondary air barrier shall be created around the fixture.	
05	All installed recessed lighting fixtures that penetrate the ceiling to unconditioned space are rated to be Insulation Contact and Airtight (IC and AT) which allow direct contact with insulation.	
06	All dropped ceiling areas are covered with hard covers that are sealed to the framing, or else the bottom and sides of dropped ceiling areas are all insulated and sealed as ceilings and walls as required on the Certificate of Compliance.	
07	All vertical chases (e.g., HVAC ducts and plumbing) and soffits are sealed at the ceiling level.	
08	Chimneys and flues require sheet metal flashing at the ceiling level. The flashing shall be sealed to the chimney/flue with fire rated caulk. The flashing shall be sealed to the surrounding framing.	
09	Framing locations where air may move down into the walls from the attic (e.g., double walls, pocket doors, architectural bump-outs, etc.) have a sealed hard cover to prevent air movement.	
10	Attic access forms an airtight seal between the conditioned space and unconditioned space. Vertical attic access requires mechanical compression using screws or latches.	
11	Verification Status	Pass - all applicable requirements are met; or Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or All N/A - This entire table is not applicable.
12	Correction Notes	
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.		

Innovation		Preliminary Y	2.5 of 6	Verified	0
INp	Preliminary Rating		Required		Not Verified
INc	Innovation		1.5 of 5		
INc	LEED Accredited Professional		1 of 1		
Regional Priority		Preliminary Y	2 of 4	Verified	0
RPc	Regional Priority		2 of 4		

Point Floors	
The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	Yes
The project earned at least 3 points in Water Efficiency	No
The project earned at least 3 points in Indoor Environmental Quality	No
Total Preliminary Y 63 of 110	Verified 10

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

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

CLIENT

GREYSTAR®

CONSULTANT

VCA Green
1845 W. Orangewood Ave., Suite 220
Orange, CA 92868
Tele: 714.363.4700, Fax: 714.363.4747
www.vca-green.com
© 2022 VCA Green

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22
	GMP #2	02.24.22

STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LEED MEASURES

SHEET TITLE

SCALE

PROJ #. 2014 DRAWN BY

SHEET SIZE: 36 x 48

GRN.3

2/10/2022 3:52:41 PM

CERTIFICATE OF VERIFICATION – USER INSTRUCTIONS | CF3R-ENV-22-H
Quality Insulation Installation (QII) – Insulation - ENV-22 | (Page 3 of 3)

F. Ceiling Insulation in Vented Attics

6. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
7. Correction Notes: Rater must enter the reason for failure.

G. Insulation in Unvented Attics

5. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
6. Correction Notes: Rater must enter the reason for failure.

H. Insulation in Vented Attics (High Performance Vented Attics)

5. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
6. Correction Notes: Rater must enter the reason for failure.

I. Special Requirements for Skylight Shafts and Attic Knee Walls

4. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
5. Correction Notes: Rater must enter the reason for failure.

J. Special Requirements for Floors Above Garage

2. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
3. Correction Notes: Rater must enter the reason for failure.

K. Special Requirements for Cantilevered Floors

2. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
3. Correction Notes: Rater must enter the reason for failure.

L. Special Requirements for Attached Porches

3. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.

STATE OF CALIFORNIA
QII - INSULATION INSTALLATION
CEC-CF3R-ENV-22-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION | CF3R-ENV-22-H
Quality Insulation Installation (QII) - Insulation Installation | (Page 5 of 6)

Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City:	Zip Code

M. Special Requirements for SPF Insulation		
01	Installed product meets the claimed R-value per inch. Non-standard values are supported by an ICC Evaluation Service Report (ESR) number (e.g., ESR-xxxx) and documented on the CF2R-ENV-03. Non-standard values are anything greater than R-5.8/inch for closed cell and R-3.6/inch for open cell.	
02	Installed thickness meets the required R-value from the Certificate of Compliance. Verified in at least 6 random places for each surface type: floors, walls, and ceilings.	
03	Insulation is spray applied to fully adhere to structural assembly framing, floor and ceiling joists, and other framing surfaces within the construction cavity.	
04	If multiple layers are applied, each foam lift (e.g., spray application) adheres to the substrate and foam interfaces.	
05	Closed cell SPF: In areas where an air barrier is required the foam is at least 2" thick.	
06	Open cell SPF: In areas where an air barrier is required the foam is at least 5.5" thick.	
07	Open cell SPF: Depressions in the foam insulation surface are not greater than 1/2" of the required thickness provided these depressions do not exceed 10% of the surface area being insulated.	
08	Open cell SPF: Insulation completely fills cavities of 2x4 framing.	
09	SPF insulation is not applied directly to recessed lighting fixtures unless specifically allowed by manufacturer's instructions. When not allowed, can lights are: A. Covered with a minimum of 1.5" of mineral fiber insulation; or B. Enclosed in a manufacturer's approved box fabricated from an approved material, such as 18 gauge sheet metal or ½" gypsum board.	
10	Verification Status	☐ Pass - all applicable requirements are met; or ☐ Fail - one or more applicable requirements are not met. Enter reason for failure in corrections notes field below; or ☐ All N/A - This entire table is not applicable.
11	Notes	

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met unless otherwise noted in the Verification Status and the Correction Notes.

N. Determination of HERS Verification Compliance	
All applicable sections of this document shall indicate compliance with the specified verification protocol requirements in order for this Certificate of Verification as a whole to be determined to be in compliance.	
01	

CERTIFICATE OF VERIFICATION – USER INSTRUCTIONS | CF3R-ENV-22-H
Quality Insulation Installation (QII) – Insulation - ENV-22 | (Page 3 of 3)

4. Correction Notes: Rater must enter the reason for failure.

M. Special requirements for SPF Insulation

10. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
11. Correction Notes: Rater must enter the reason for failure.

For information and data collection only. Not valid until registered with a HERS provider

STATE OF CALIFORNIA
QII - INSULATION INSTALLATION
CEC-CF3R-ENV-22-H (Revised 01/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF VERIFICATION | CF3R-ENV-22-H
Quality Insulation Installation (QII) - Insulation Installation | (Page 6 of 6)

Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City:	Zip Code

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Verification documentation is accurate and complete.	
Documentation Author Name:	Documentation Author Signature:
Company:	Date Signed:
Address:	CEA/HERS Certification Information (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Verification is true and correct.
2. I am the certified HERS Rater who performed the verification identified and reported on this Certificate of Verification (responsible rater).
3. The installed features, materials, components, manufactured devices, or system performance diagnostic results that require HERS verification identified on this Certificate of Verification comply with the applicable requirements in Reference Appendices RA2, RA3, and the requirements specified on the Certificate of Compliance for the building approved by the enforcement agency.
4. The information reported on applicable sections of the Certificate(s) of Installation (CF2R) signed and submitted by the person(s) responsible for the construction or installation conforms to the requirements specified on the Certificate(s) of Compliance (CF1R) approved by the enforcement agency.
5. I will ensure that a registered copy of this Certificate of Verification shall be posted, or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Verification is required to be included with the documentation the builder provides to the building owner at occupancy.

BUILDER OR INSTALLER INFORMATION AS SHOWN ON THE CERTIFICATE OF INSTALLATION	
Company Name (Installing Subcontractor, General Contractor, or Builder/Owner):	
Responsible Builder or Installer Name:	CSLB License:
HERS PROVIDER DATA REGISTRY INFORMATION	
Sample Group Number (if applicable):	Dwelling Test Status in Sample Group (if applicable):
HERS RATER INFORMATION	
HERS Rater Company Name:	
Responsible Rater Name:	Responsible Rater Signature:
Responsible Rater Certification Number w/ this HERS Provider:	Date Signed:

CERTIFICATE OF VERIFICATION – USER INSTRUCTIONS | CF3R-ENV-22-H
Quality Insulation Installation (QII) – Insulation - ENV-22 | (Page 3 of 3)

CF3R-ENV-22 User Instructions

Quality Insulation Installation (QII) applies to the entire building (roof/ceiling, walls, and floor) for new construction and requires field verification by a third-party HERS Rater. For alterations to existing buildings, compliance credit can only be taken when the "existing, plus addition, plus alteration" approach is used, but credit will only apply the new surfaces in the new zone.

A. Insulation Materials Installed

1. Roof Deck Insulation Material Installed: Using the drop down menu, indicate what type of insulation material is being installed (e.g., Batt and Blanket, Rigid Board, SPF, etc.).
2. Ceiling Insulation Material Installed: Using the drop down menu, indicate what type of insulation material is being installed (e.g., Batt and Blanket, Rigid Board, SPF, etc.).
3. Exterior Wall Insulation Material Installed: Using the drop down menu, indicate what type of insulation material is being installed (e.g., Batt and Blanket, Rigid Board, SPF, etc.).
4. Raised Floor Insulation Material Installed: Using the drop down menu, indicate what type of insulation material is being installed (e.g., Batt and Blanket, Rigid Board, SPF, etc.).
5. Slab Edge Insulation Material Installed: Using the drop down menu, indicate what type of insulation material is being installed (e.g., Batt and Blanket, Rigid Board, SPF, etc.).
6. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
7. Correction Notes: Rater must enter the reason for failure.

B. All Surfaces

8. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
9. Correction Notes: Rater must enter the reason for failure.

C. Raised Floor Adjacent to Unconditioned Space

6. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
7. Correction Notes: Rater must enter the reason for failure.

D. Wall Adjacent to Unconditioned Space

9. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
10. Correction Notes: Rater must enter the reason for failure.

E. Ceiling Adjacent to Unconditioned Space

6. Verification Status: HERS Rater to select from list:
    a. Pass – all applicable requirements are met.
    b. Fail – one or more applicable requirements are not met. Rater must enter reason for failure in correction notes field below.
    c. All N/A – This entire table is not applicable.
7. Correction Notes: Rater must enter the reason for failure.

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

CLIENT
GREYSTAR®

CONSULTANT
VCA Green
1845 W. Orangewood Ave., Suite 220
Orange, CA 92868
Tele: 714.363.4700, Fax: 714.363.4747
www.vca-green.com
© 2022 VCA Green

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

LEED MEASURES
SHEET TITLE
SCALE
PROJ #. 2014 DRAWN BY
SHEET SIZE: 36 x 48

GRN.3.1

2/10/2022 3:52:41 PM

OWNER'S PROJECT REQUIREMENTS

Menlo Flats –

Greystar Development

Issued: February 20, 2020

This Owner's Project Requirements (OPR) is in compliance with the requirements of:

LEED Building Design and Construction v4, Title 24, Part 6, Section 120.8, and Title 24, Part 11, Section 5.410.2.2.

PROJECT PROGRAM

1.) *General building information*

Project Name:	Menlo Flats	
Project Owner:	Greystar Development	
Project Location:	165 Jefferson Drive	
	Menlo Park, CA	
Areas Commissioned:	Central Hot Water and parking garage exhaust	
Size of Commissioned Spaces:	±21,497 sf amenity and ±83,404 sf parking	
Number of stories:	5 over 3 level parking	
Construction Type:	Type IIIA, IA	Occupancy Type: R-2, S-2, M, B, A-3

2.) *Intended uses and schedules.*

	Included in Cx scope	Not included in Cx scope
Multifamily development with 158 residential units	☐	☒
Resident serving amenities include retail (floor 1); fitness, office (floor 2); clubroom/pool (floor 3), shared group area (floor 6,).	☐	☐
____ square feet parking on ____ levels	☒	☐
____ square feet of unfinished future retail or office space	☒	☐
Landscape irrigation	☒	☐

3.) *Future expandability and flexibility of spaces.*

No future expansion is planned at this time, and it is not necessary to provide for it.

4.) *Quality and/or durability of materials and desired building lifespan.*

Provide durable and maintainable building materials and finishes, both interior and exterior.

5.) *Budget or operation constraints.*

Equipment and systems components should be of good value and within project cost constraints.

ENVIRONMENTAL AND SUSTAINABILITY GOALS

6.) *Level of compliance with the Green Building Code: Mandatory, Tier 1 or Tier 2.*

The project should meet the mandatory requirements of the California Green Building Standards Code

The project should also meet the additional mandatory requirements of LEED BD&C V4 (targeting Gold certification), additional city requirement for EV charging and infrastructure apply for this project.

7.) *Specific environmental or sustainability goals (e.g., water efficiency, water reuse, CO_2 monitoring, xeriscaping, etc.).*

Irrigation systems should be water-efficient and meet CalGreen Chapter 5 Section 304 requirements for outdoor water use. Irrigation design team to identify control options to client for system selection.

Provide pre-piping for future gray water capture - TBD.

Landscaping will include purple pipe - no.

ENERGY EFFICIENCY GOALS

8.) *Overall efficiency of building: meet California Energy Code or exceed by (%).*

Provide an energy efficient building that meets the governing codes and standards.

The project should meet the minimum energy requirements of the LEED BD&C V4 rating system.

Additional energy efficiency measures that provide cost effective energy savings shall be identified and included wherever feasible.

9.) *Lighting system efficiency: meet California Energy Code or exceed by (%).*

Meet Title 24 minimum efficiency requirements for lamps and controls.

Lighting systems that offer cost effective energy savings potential, and lighting fixtures and/or controls shall be selected to exceed Title 24 minimum efficiency requirements.

10.) *HVAC equipment efficiency and characteristics.*

All HVAC heat pump, mini split systems and air conditioning systems meet the Title 24 minimum efficiency standards and operate on R-410a refrigerant.

HVAC systems should be high efficiency to save energy and operations costs

Garage exhaust fans operate intermittently and are controlled via a V.F.D. /Carbon Monoxide detection system.

HVAC systems should have demand controlled ventilation and economizers.

11.) *Other measures affecting energy efficiency desired by owner (e.g., Building orientation, shading, day-lighting, natural ventilation, renewable power, etc.)*

None

INDOOR ENVIRONMENTAL QUALITY REQUIREMENTS

12.) *Lighting.*

Lighting systems and lighting fixtures and/or controls shall be selected to meet Title 24 Part 6 minimum efficiency requirements.

All lighting fixtures will be new and energy efficient LED.

Select lighting fixtures will be dimmable LED with automatic controls.

Fluorescent and other Mercury containing lamping shall not be used.

13.) *Temperature and Humidity Control.*

All Heat Pump/HVAC systems will be provided with an OCST programmable thermostat.

All Heat Pump/HVAC systems will be controlled by and EMCS (i-Touch Manager controller with WEB based software for displaying up to 8 DIII-Net systems with 128 indoor unites per system; or Daikin remote programmable t-stat).

All common area Heat Pump systems will be provided with Automatic Demand Response controls.

14.) *Acoustics.*

Sound traps sized for full flow are located at all the inlets to the garage exhaust fan rooms and the discharge as required. Floor mounted equipment is isolated via spring-isolators. Garage exhaust shafts are sized at or below 1000 FPM (feet per minute) to mitigate the sound to reasonable levels.

Suspended mechanical equipment is isolated from the building via rubber or spring isolators.

Rooftop heat pump condensing unit are located over corridors or uninhabited areas and are isolated from building via neoprene ant-vibration-pads or spring isolators and are seismically strapped.

15.) *Air quality, ventilation and filtration.*

All exposed duct systems will be covered during construction.

All Heat Pump Systems will have MERV-13 or higher filtration installed on return air and outside air systems during construction and then changed immediately to new filters of specified final efficiency immediately prior to certificate of occupancy.

16.) *Desired adjustability of system controls*

Lighting fixture controls will include automatic shut off in accordance with Title 24 Part 6 requirements.

Lighting fixtures in daylight areas will be continuously dimmable and will include automatic day-lighting controls in accordance with Title 24 Part 6 requirements.

Because the non-residential space is greater than 10,000 square feet, all general lighting will be dimmable and be tied to an Automatic Demand Response system in accordance with Title 24 Part 6 requirements.

Dimmable Lighting fixtures will be controlled via 0-10V controls.

17.) *Accommodations for after-hours use*

The lighting will be adequate for parking and pedestrians with average to minimum foot candles of 3.6 to 1 for interior spaces and 6 to 1 for roof areas.

Parking and Area Lighting fixture controls will include automatic motion controlled, dim-to-shut controls integrated into each fixture and meet Title 24 Part 6 requirements if mounted 24 feet or less above the floor/ground.

18.) *Other owner requirements (e.g., natural ventilation, daylight, views, etc.)*

None

EQUIPMENT AND SYSTEMS EXPECTATIONS

19.) *Level of quality, reliability, equipment type, flexibility, maintenance and complexity desired.*

All split HVAC Heat Pump systems will consist of an indoor ECM fan coil and outdoor heat pump condensing unit of top quality, major brand manufacture.

HVAC system design for retail areas is not included in scope of plans.

Garage exhaust fans will be provided by top quality, major brand manufacturer such as Greenheck or Loren-Cook.

Garage Carbon Monoxide monitoring and fan control systems will be provided by top quality, major brand manufacturer such as Honeywell or Intech.

20.) *Specific efficiency targets, desired technologies, or preferred manufacturers for building systems, acoustics and vibration.*

(See also Energy Efficiency Goals above.)

MEP acoustical designs shall comply with specifications provided by Salter Acoustical Consultants.

21.) *Degree of system integration, automation and functionality for controls (i.e., load shedding, demand response, energy management).*

Lighting fixture controls will include automatic shut off, daylight dimming, and/or automatic demand response as required in accordance with Title 24 Part 6 requirements.

Utilize motion sensors for (are there any area where the HVAC will also have motion sensing? Like the fitness center?) – TBD.

Integration system should be installed for HVAC systems in the conditions Courtyard amenity space for the Nanawall to prevent running the HVAC compressors when the Nanawall is left open.

BUILDING OCCUPANT AND O&M PERSONNEL EXPECTATIONS

22.) *Description of how the building will be operated and by whom.*

Upon detection of carbon monoxide, garage fans will be automatically activated until levels drop below acceptable levels in accordance with local and state applicable code.

The irrigation system will be operated by controllers which will be programmed by the onsite maintenance staff.

23.) *Level of training and orientation required to understand, operate and use the building systems for building operation and maintenance staff, as well as occupants.*

O&M personnel will receive training on the operation of building systems and the required periodic maintenance requirements of all identified equipment.

Equipment manuals, spare parts lists, and supplier contacts will be delivered to the Owner prior to building turn over.

Equipment warranties and guarantees will be delivered to the Owner prior to building turn over.

Level of training and orientation required understanding, operating and use the building shall be determined based on recommendations from the Engineer of Record and Installing contractor of the selected systems.

24.) *Building operation and maintenance staff location and capabilities.*

Building operation and maintenance will be located in the on-site management office.

COMMISSIONING AGENT INFORMATION

25.) *Name of Commissioning Agency.*

VCA Green

26.) *Address of Agency.*

1845 Orangewood Avenue, Suite 220, Orange, CA 92868

27.) *Contact person(s) Names(s).*

Wayne Alldredge, LEED-AP, WELL-AP, CEM, CEA, CBCP, EBCP, CMVP, GGP, CalCTP-ATT, HERS

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR®

Consultant

VCA Green
1845 W. Orangewood Ave., Suite 220
Orange, CA 92868
Tele: 714.363.4700, Fax: 714.363.4747
www.vca-green.com
© 2022 VCA Green

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

OWNER'S PROJECT REQUIREMENTS

Sheet Title

Scale

Proj #. 2014 Drawn by

Sheet Size: 36 x 48

GRN.4

2/10/2022 3:52:41 PM

BASIS OF DESIGN

Menlo Flats

Greystar Development

Issued: March 8, 2021

The Basis of Design (BOD) complies with the Commissioning Section 5.410.2 of the CALGreen Building Code, Section 120.8 of the California Energy Code, and compliant to LEED for Homes v4.

PROJECT PROGRAM

Project Name: Menlo Flats

Project Owner: Greystar Development

Project Location: 165 Jefferson Drive, Menlo Park, CA

Areas Commissioned: HVAC, Central Hot Water, Lighting, Irrigation, Garage Exhaust systems

Size of Commissioned Spaces: ±21,497 sf amenity and ± 83,404 sf parking

Number of stories: 5 over 3 level parking

Construction Type: III-A, I-A Occupancy Type: R-2, S-2, M, B, A-3

Architect: BDE Architecture

Mechanical Engineer: Lovazzano

Electrical Engineer: Power Design, Inc + Lumen Works (Lighting)

Plumbing Engineer: Lovazzano

Landscape Engineer: PGA Design

HVAC SYSTEMS AND CONTROLS

1.) *Narrative description of system (i.e., system type(s), location, control type, efficiency features, outdoor air ventilation strategy, indoor air quality features, noise reduction features, environmental benefits, other*

features).

A. System Type –

1. AC System for facility: VRV DAIKIN HEAT RECOVERY system, indoor fan coil located above ceiling for Living units and outdoor VRV condensing unit located on the roof
2. Fresh Air Ventilation fan as required.
3. HVAC Packaged Heat Pump Units for corridors heating, cooling, and ventilation.
4. Exhaust System for facility: Ceiling mounted exhaust fans serving bathrooms and storage rooms as required.
5. AC System for Common Areas: VRV DAIKIN HEAT RECOVERY System and Split-system vertical, indoor fan coil with outdoor heat pump located on the roof for heating & cooling.

B. Location –

1. AC System for the facility: Split-system vertical, indoor fan coil located above the ceiling.
2. Exhaust System for the facility: Ceiling mounted/ wall mounted exhaust fans located in bathrooms and storage rooms, office spaces, locker room, workspace area riser room.
3. AC System for Common Areas: Split-system vertical, indoor fan coil located in mezzanine offices, conference room, kitchen restroom, janitors' closet,

2.) *Description of how the system meets requirements in OPR.*

All HVAC equipment was an owner requirement.

3.) *Reasons for system selection, as opposed to alternatives (e.g., comfort, performance, efficiency, reliability, cost, acoustics, etc.).*

1) HVAC systems provides sufficient fresh air to meet the requirements of code.

2) Selected equipment meets the cooling and heating requirements based off calculations (ASHRAE RTS) and shall consider the exact installation characteristics.

3) Loads consider building features such as exterior shading, internal operating load profiles, building rotation, building leakage, positive and negative pressurization allowances.

4) Units manufactured by a company that regularly engages in the manufacture of 100$ outside air units.

4.) *Load calculations (i.e., method/software, summer outdoor conditions, winter outdoor conditions, indoor design conditions, assumptions, other).*

Load calculation method/software: ___Manual J for Residential ________________

Summer outdoor design conditions: _90_°F drybulb, _65_°F wetbulb

Winter outdoor design conditions: DB/ WB_36/33_°F drybulb

Indoor design conditions: _75_°F, _50_%RH cooling; _72_°F heating

Internal heat gain assumptions:

SPACE	LIGHTING LOAD	PLUG LOAD	OCCUPANT LOAD	INFILTRATION LOAD	OTHER:
1 BEDROOM	200 WATTS		860 BTU/HR		

Calculated cooling loads and system size:

SYSTEM/AIR HANDLER ID	CALCULATED PEAK COOLING LOAD	SELECTED SYSTEM COOLING CAPACITY	REASONS FOR DIFFERENCE BETWEEN CALCULATED LOAD AND SELECTED SYSTEM CAPACITY
SEE HAVC PLANS	HVAC PLANS	HVAC PLANS	NOMINAL CAPACITY AND SAFETY FACTOR

5.) *Sequence of Operations (i.e., operating schedules, setpoints, other).*

A. Operating Schedules – Controlled by the Carbon Monoxide Detection.

B. Setpoints - The Garage Ventilation System shall be controlled by the carbon monoxide detection system. Ventilation main fans shall always operate at low speed. At 15 ppm the fan will operate at 66% capacity until the carbon monoxide levels drop below 10 ppm. At 25 ppm the fan will operate at 100% capacity until the carbon monoxide levels drop below 20 ppm. An alarm will be given in the event carbon monoxide concentrations reach 200 ppm and will shut off when carbon monoxide levels drop below 150 ppm.

INDOOR LIGHTING SYSTEM

6.) *Narrative Description of system (e.g., fixture type(s), lamp & ballast type, control type, etc.).*

A. Fixture Type(s): LED Lighting Fixtures with high impact lens in Back-of-House and Service areas. LED decorative fixtures in the front-of-house and Amenity areas with a varied type of lens and shades.

B. Lamp and Ballast Type: indirect/ direct LED lamps/ dimmable drivers.

C. Lighting Control Types and areas being controlled: Auto On, partial off sensor without Auto off – Stairwells and Corridors

1. Time Clock On/Off with photo sensor override – Landscape and Exterior Amenity areas
2. Manual On or Sensor On to 50%-70%, Manual Off or Sensor off – Offices < 250 sqft, Multi-Purpose Rooms < 1000 sqft and Conference Rooms.
3. Daylit areas > 120 watts within the daylit zone

7.) *Description of how the system meets requirements in OPR.*

LED lighting system allows the owner to achieve the recommended light levels in specific areas with the required Lighting Power Densities. It also allows the owner to maintain the system with less labor hours due to the increased longevity of the LED lamp source.

8.) *Reasons for system selection, as opposed to alternatives (e.g., visual comfort performance, efficiency, reliability, flexibility, simplicity, cost, etc.).*

LED lighting system has been selected for energy efficiency, increased color rendering, longevity of the lamp source and control ability.

9.) *Lighting Design Criteria (i.e., space ID, space type, illumination design target, source of target, other*

SPACE ID	SPACE TYPE	ILLUMINATION DESIGN TARGET (footcandles)	SOURCE OF TARGET (e.g., IES Standard, Owner Requirement)	OTHER LIGHTING DESIGN CRITERIA: [e.g., CRI, CCT]
	Garage	Avg. 6-8 FC	IES Standard	3500-4000K
	Corridors	Avg. 5-7 FC	IES Standard	2700-3000K
	Lobbies	Avg. 10-15FC	IES Standard	2700-3000K
	Elevator Threshold	10 FC	ASME Code	2700-3000K
	Restrooms	Avg. 10-15FC	IES Standard	2700-3000K
	Amenity	Avg. 10-15FC	IES Standard	2700-3000K
	Ext. Drive/pedestrian	Min. 1 FC	IES Standard	3000-3500K
	Ext. walkway	Avg. 1FC	IES Standard	3000-3500K

10.) *Lighting Power Design Target (i.e., space type, Title 24 Energy Code lighting power allowance, lighting power design target, other)*

SPACE TYPE	TITLE 24 LIGHTING POWER ALLOWANCE (watts/ft²)	LIGHTING POWER DESIGN TARGET (watts/ft²)
Corridors	0.6	0.6
Conference/Meeting Area	0.85	0.85
Elec/Mech/Tele Areas	0.4	0.4
Exercise/Fitness Area	0.5	0.5
Main Entry/Lobby Area	0.85	0.85
Office Area	0.7	0.7
Parking Garage Area	0.1	0.1
Stairwell	0.5	0.5

WATER HEATING SYSTEM

11.) *Narrative description of system (i.e., system type, location, control type, efficiency features, environmental benefits, other).*

Menlo Flats DHW systems will be served by three (3) decentralized rooftop heat pump water heating plants. The plants are being designed as plug and play devices that are built off-site and craned onto rooftop locations. Each plant consists of 8 SanCO2 heat pumps, 3 hot water storage tanks, 1 electric tank (9kw), mixing station and appurtenances. Each plant will be assembled inside of 2 covered skids that are bolted onto elevated pads on the rooftop.

System is setup to make 150F water for storage, HPWH are low GWP using CO2 as a refrigerant. Each plant is load shift capable. SanCO2 is providing all heat plant skids as turnkey supplier. Plants will be tested in the factory prior to shipping. All plants will be internet connected to provide simple monitoring and alarming.

12.) *Description of how the system meets requirements in OPR.*

The Menlo Park jurisdiction requires all electric water heating. This DHW heat plant aligns with California policy for electrification, low GWP, low peak power draw and load shift capable. This heat plant meets the OPR requirements for an all-electric high efficiency DHW system that uses low GWP heat pumps and delivers a seasonal COP of 3.2.

13.) *Reasons for system selection, as opposed to alternatives (e.g., performance, efficiency, reliability, simplicity, cost, ease of maintenance, other).*

This system was designed and selected to deliver a high performance, low energy use, reliable hot water system that is plug and play installation. The delivery method facilitates easy installations that are repeatable and reliable. This system was selected over competing systems as it delivers higher performance and capacity compared to Machines based around 134a refrigerant.

14.) *Water heating load calculations: sizing calculation method, assumptions, and results.*

All Sizing performed using "Ecosizer" sizing. https://ecosizer.ecotope.com/sizer/

Results. Each heat plant requires 850 Gallons of 150F water and 92kBTU/hr heat pump output
Design: Providing 120 Btu/hr and 855 Gallons of storage.

RENEWABLE ENERGY SYSTEMS (IF ANY)

15.) *Narrative description of system (i.e., system type(s), location, inverter type, control type, performance, efficiency, energy savings, payback period, other).*

Not Applicable

16.) *Description of how the system meets requirements listed in OPR.*

Not Applicable

17.) *Reasons for system selection, as opposed to alternatives (e.g., performance, efficiency, reliability, flexibility, simplicity, expandability, cost, payback period, etc.).*

Not Applicable

18.) *Renewable energy system generation calculations: sizing calculation method, assumptions, and results.*

Not Applicable

LANDSCAPE IRRIGATION SYSTEMS

19.) *Narrative description of system (i.e. system type(s), location, control type, performance, efficiency, water savings, other).*

A. System Type: Mostly Line Source Drip Systems, with some Point Source Drip Systems / Deep Watering Bubblers at Street Trees

B. Location: Site Wide & Courtyards and landscape areas on structure.

C. Control Type: Baseline 1000 2-wire/decoder system; WELO compliance via on-site soil moisture sensor. System includes flow sensing. Single controller for irrigation at all levels.

D. Performance: Plants perform at a higher establishment rate with lower mortality rate. System eliminates runoff.

E. Efficiency: Drip Irrigation = *80* % Tree Bubbler = *90* %

F. Water Savings: (MAWA) *223,155* gal/yr, (ETWU) *195,338* gal/yr, Water Savings = *27,817* gal/yr

G. Other: Irrigation system equipment specified for potential future recycled water use; i.e. purple pipe, required labels and tags.

20.) *Description of how the system meets requirements in OPR.*

The landscape will be irrigated with an automatic watering system. System design will comply with all applicable standards including California's Model Water Efficient Landscape Ordinance (MWELO), CalGreen, Bay-Friendly (Re-Scape) guidelines, and City of Menlo Park. Due to the potential to use recycled water supply, the system design will be able to achieve water conservation points in support of the project's overall LEED rating goals. The system will be a hybrid of high efficiency technologies including drip, and bubblers, controlled by a modern "smart" controller. The controller will be capable of automatic self-adjustment of watering schedules based on real-time data from an on-site soil moisture sensor. The irrigation system will be constructed of quality commercial grade equipment for maximum durability, and designed to require only simple, minimal maintenance.

Aspects of the irrigation system design and construction:

- Hydrozoning: Irrigation system zones will correspond to plants with similar water needs.
- The irrigation system will be designed to provide the minimum amount of water required to sustain plant health. The developed plant palette will require no more than 55% of reference evapotranspiration as stipulated by the California MWELO.
- The irrigation system will be designed and installed such that the estimated total water use (ETWU) is less than the budgeted water, i.e., the maximum applied water allowance (MAWA).
- The system will be durable and low maintenance.
- Bubblers should be utilized where appropriate.
- Drip or subsurface systems will be durable minimum ½" diameter tubing; small diameter distribution tubing, or "spaghetti tubing" will not be used.
- No sprinklers are used.
- Low volume irrigation is to be utilized in mulched planting areas to maximize water infiltration into the root zone.

- The irrigation controller will be soil moisture-based (automatic, self-adjusting), and include flow sensing with alarm reporting, water budgeting feature, multiple start time capability, runtimes able to support low volume applications, irrigation intervals for days of the week or same day intervals, and 3 or more operating programs.

21.) *Reasons for system selection, as opposed to alternatives (e.g., performance, efficiency, reliability, flexibility, cost, utility company incentives, etc.).*

A. Performance: Baseline 2-wire system provides ease of installation and maintenance for valve control wiring.

B. Efficiency: Water use is reduced due to the controller's ability to self-adjust watering schedules based on soil moisture data. Further efficient use of water is realized by variable flow sensing, capable of detecting leaks, pipe breaks, or other unscheduled/unauthorized flows. Controller responds by interrupting watering of a problem zone or entire system. Flow alarm reports are available to maintainers.

22.) *Landscape irrigation system calculations: sizing calculation method, assumptions, and results.*
Calculations – To be added at a later date: they will look similar to the below example calculations.

A. Sizing Calculation Method: LEED WEc1 Form v.4

KL = ks x kd x kmc

ETL [in] = ET0 x KL

Design Case TWA [gal] = (Area [sf] x (ETL [in] / IE)) x CE x 0.6233 gal/sf/in

Baseline Case TWA [gal] = Area [sf] x (ETL [in] / IE) x 0.6233 gal/sf/in

B. Assumptions: Site Eto = *xx* in (July), Plant factor (ks) = *x*,

Plant microclimate (kmc) = *x*, Plant density (kd) = *x*,

Controller efficiency (CE) = *x*

C. Results: Baseline case (TWA) = *.xxx* gal

Design case (TWA) = *.xxx* gal

Design case is *xx* % water use reduction over Baseline case

WATER REUSE SYSTEM

23.) *Narrative description of system (i.e., system type(s), location, space requirements, equipment requirements, control type, performance, efficiency, potable water savings, payback period, other).*

Description

24.) *Description of how the system meets requirements in OPR.*

Description

25.) *Reasons for system selection, as opposed to alternatives (e.g., performance, efficiency, reliability, flexibility, simplicity, cost, payback period, etc.).*

Description

26.) *Water reuse system calculations: sizing calculation method, assumptions, and results.*

Description

ACKNOWLEDGMENTS

I hereby acknowledge the Basis of Design (BOD) document has been completed and meets the Owner's Project Requirements (OPR):

Commissioning Agent Acknowledgement
I have reviewed the Basis of Design (BOD) and verified that it meets the Owner's Project Requirements (OPR):

Name: Wayne Alldredge

Company Name: VCA Green

Signature: [signature] Date: 1/25/22

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR®

Consultant
VCA Green
1845 W. Orangewood Ave., Suite 220
Orange, CA 92868
Tele: 714.363.4700, Fax: 714.363.4747
www.vca-green.com
© 2022 VCA Green

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	DD 100%	01.28.21
	CD1	04.22.21
	GMP	02.11.22

Stamp
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

BASIS OF DESIGN
Sheet Title
Scale
Proj #. 2014 Drawn by
Sheet Size: 36 x 48

GRN.5

2/10/2022 3:52:41 PM

for support during testing or to assist with problem resolution. Functional performance testing will be scheduled through the Contractor and VCA Green's Project Coordinator.

15. Confirmation process for the O&M manual, systems manual and the facility operator and maintenance staff training

Operation & Maintenance Manuals

The intent of the O&M Manual review is to ensure that the manuals are complete and have adequate information for the owner to maintain and operate the commissioned equipment and systems. The format of the manuals is typically an electronically transmitted set of manuals provided by the Contractor to the Owner. The scope of the review is to ensure the O&M Manual includes:

General
Manual is in binder divided with tabs or provided electronically, and provides efficient access to information. Name, address and telephone number of the manufacturer(s), vendor(s), and installing contractor(s).

Equipment data / Submittal
O&M instructions with the model and features for this site clearly marked

Data Requirements Include
Instructions for installation, maintenance, replacement, startup, special maintenance and replacement sources, a parts list, a list of special tools, performance data, and warranty information

Additional Documentation
Documentation package on as-built controls that includes a narrative for normal operation, shutdown, unoccupied operation, seasonal changeover, manual operation, controls setup and programming, troubleshooting, alarms, control drawings and schematics and final sequences of operation.

Operation & Maintenance Manual Preparation
The Contractor prepares operations and maintenance (O&M) manuals for commissioned systems in accordance with the contract documents and any applicable LEED or other certification requirements.

Operation & Maintenance Manual Review
The CA is required to review the manuals to verify the accuracy and completeness of the data required by the Owner and LEED or other certifications as applicable.

Operator Training

The goal of the training plan review is to ensure that the Owner's operational requirements and the design intent for the operation of the building are communicated to the maintenance staff. Additionally, training is intended to provide the staff with the knowledge required to operate and maintain the equipment and systems.

The scope of the review includes, but is not limited to, content, training staff, and materials to be used during the session.

The following should be addressed in training
- General purpose of the system (design intent)
- Use of the O&M manuals

12.1 Commissioning protocols

The following communication protocols will be used on this project:

For requests for information (RFI) or formal documentation requests:	The CA goes first through the Contractor, then to Sub or A/E
For minor or verbal information and clarifications:	The CA goes direct to the informed party
For notifying contractors of deficiencies:	The CA documents deficiencies through the Contractor but may discuss deficiency issues with sub-contractors prior to notifying the Contractor
For scheduling functional tests:	The CA will provide input for scheduling and provide some coordination for testing; however the main responsibility for coordination of relevant parties lies with the contractor
For scheduling commissioning meetings:	The CA selects the date and schedules through the Contractor
For making a request for significant changes:	The CA has no authority to issue change orders
Sub-contractors disagreeing with requests or interpretations by the CA:	Try and resolve with the CA first. Then work through Contractor who will work with the CA directly or through the sub-contractor to resolve the situation
For bringing up issues not included above:	The CA goes first through the Contractor, then to Sub or A/E

10. Equipment and systems to be tested, functions to be tested, conditions under which the test shall be performed and measurable criteria for acceptable performance

Equipment submittals relevant to commissioned systems shall be routed to the CA in parallel to the normal distribution process. As the submittals are for informational purposes and the CA does not have the authority to approve or reject the submittals. Submittals for commissioned equipment and systems will be reviewed for quality assurance and for compliance with the owner's project requirements. The Commissioning review is not part of the formal chain of custody distribution process. The formal process should proceed in a timely fashion without comment from the CA. However, if the CA observes issues with the submittals this will be brought to the attention of the Owner and Contractor.

Submittals shall include equipment cut sheets, shop drawings, TAB plan, installation manuals, manufacturer startup forms, building management system point lists, and detailed sequences of operation. The information will be used to develop the functional performance test procedures.

Submittals for the following systems / equipment are requested for each system to be installed in the project (system manufacturers/models can be substituted for equivalent, confirm with Owner):

- Parking garage exhaust and CO system
- Domestic Hot Water System

3. Overall project commissioning schedule

Task/Activity	Estimated Date
CA Submits Draft Commissioning Plan	Prior to permit issuance
CA Submits Draft Commissioning Specifications	Prior to permit issuance
Owner Submits Owner's Project Requirements	Prior to permit issuance
Design-Build Team Submits Basis of Design Document	Prior to permit issuance
CA Approves/Submits Pre-functional Checklists	Prior to System installation
CA Submits Final Commissioning Plan	Prior to Functional Testing
Contractor and Sub-Contractors Execute Pre-functional Checklists and submit Start-up Plans to CA	During system installation
CA Submits Final Functional Performance Test Procedures	Prior to occupancy
Contractor Executes Functional Performance Test Procedures	Prior to occupancy
CA Submits Final Commissioning Report	End of Construction

4. Contact information for individual/company providing commissioning service

Commissioning Authority
VCA Green
Wayne Alldredge, CBCP
714.363.4700
1845 W. Orangewood Avenue
Suite 220
Orange, CA 92868
walldredge@vca-green.com

COMMISSIONING GOALS

5. Meet Local Green Building and/or California Building code requirements for commissioning

The goal of the Commissioning process is to meet the CalGreen code requirements as defined under California Code of Regulations, Title 24, Part 11, Chapter 5, Section 5.410.2 Commissioning. The process is intended to ensure that the project's functional requirements meet the Owner's project requirements (OPR) and Design Engineer's Basis of Design (BOD) objectives. The Commissioning activities are to be carried out per the project plans and specifications.

COMMISSIONING PLAN

Menlo Flats

Greystar Development

February 24, 2021

Plan Prepared by:

VCA Green
1845 W. Orangewood Avenue
Suite 220
Orange, CA 92868
714-363-4700

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
VCA Green
1845 W. Orangewood Ave., Suite 220
Orange, CA 92868
Tele: 714.363.4700 Fax: 714.363.4747
www.vca-green.com
© 2020 VCA Green

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09,17,20
	DD1	12,10,20
	DD 100%	01,28,21
	CD1	04,22,21
	GMP	02,11,22

- Review of control drawings and schematics
- Startup, normal operation, shutdown, unoccupied operation, seasonal changeover, manual operation, controls setup and programming, troubleshooting, and alarms
- Interactions with other systems, adjustments and optimizing methods for energy conservation, relevant health and safety issues
- Adjustments and optimizing methods for energy conservation
- Relevant health and safety issues
- Special maintenance and replacement sources
- Tenant interaction issues
- Discussion of how the feature or system is environmentally responsive

Operator Training Plan Review
The CA will review the training for appropriate information.

Owner/Owner Representative Acknowledgement

The commissioning plan includes the items listed above and have been approved by the Owner or Owner Representative:

Name: Please see below ☐ Owner ☐ Owner Representative

Company Name (if applicable):

Signature:

Menlo Park Flats Venture, LLC,
a Delaware limited liability company

By: GS MP Flats Holdings, LLC,
a Delaware limited liability company
its Administrative Member

By:
Name: Andrew Mercos
Title: Vice President
Date: 05/25/2021

13. Roles and responsibilities for each member of the Cx team and each phase of the work

Owner	Define system performance criteria (i.e. Owner's Project Requirements) Provide access to information relating to base building systems design, facility staff, and maintenance procedures.	Owner's Project Requirements (i.e. Design Intent Document)
Commissioning Authority (CA)	Coordinate the Cx process. Review Installation/Pre-functional checklists and final startup plans. Periodically observe equipment/system installation during construction. Develop functional test procedures. Oversee, direct, and document functional performance testing. Review O&M manuals for commissioned equipment & systems. Verify training.	Cx Specifications Cx Plan Functional Performance Test Procedures Final Commissioning Report Documentation for CalGreen
Design Team (A/E)	Define system performance characteristics (i.e. Basis of Design) Periodically observe equipment / system installation during construction.	Basis of Design Document
General Contractor (GC)	Integrate commissioning into the construction process and master schedule. Facilitate and support the Cx process.	O&M Manuals
Sub Contractors (Subs)	Execute Pre-functional checklists. Execute functional performance test procedures. Demonstrate proper system performance.	Construction Submittals Manufacturer startup reports Completed Pre-functional checklists Operator training plans

COMMISSIONING TEAM INFORMATION

11. List of all team members and contact information

Owner Greystar Development 450 Sansome Street, Suite 500 San Francisco, CA 94111 Chad Zaluskorn czaluskorn@greystar.com (415) 527-2855	General Contractor Greystar - TBD
Architect BDE Architecture 950 Howard Street San Francisco, CA 94103 Jon Ennis (415) 677-0966	Mechanical Lovazzano 189 Constitution Drive Menlo Park, CA 94025 Bruce Lovazzano (916) 581-6580
Structural DCI Engineers 135 Main Street San Francisco, CA 94105 Jeff Brink (415) 781-1505	Electrical Power Design Rusty Winkler (727) 497-8929
Civil BKF Engineers 1730 N. First Street, Suite 600 San Jose, CA 95110 Reuel Chan (408) 467-9163	Plumbing Lovazzano 189 Constitution Drive Menlo Park, CA 94025 Bruce Lovazzano (916) 581-6580
Acoustics Charles M. Salter Associates, Inc 1448 NW Market Street, Floor 5 Seattle, WA 98107 Valerie Smith (415) 397-0442	Landscape PGA Design 447 17th Street Oakland, CA 94612 Karen Krolewski (510) 465-1284

5.1 Purpose of the Commissioning Plan

The Commissioning Plan was developed by VCA Green for **Greystar Development** in the City of **Menlo Park**, California. The purpose of the commissioning plan is to provide direction for the commissioning process during design and construction, particularly providing resolution for issues and providing details that cannot be, or were not, fully developed during design, such as scheduling, participation of various parties of this particular project, actual lines of reporting and approvals, coordination, etc.

This plan does not provide a detailed explanation of required testing procedures. Additionally, this plan does not provide extensive narrative on all commissioning concepts, as may be provided in other commissioning guides.

5.2 Abbreviations and Definitions

The following are common abbreviations used in this document. Definitions are also found in the Project Specifications.

A/E-	Architect and design engineers	FPT-	Functional performance test
CA-	Commissioning authority	GC-	General contractor
CC-	Controls contractor	MEP-	Mechanical, electrical, and plumbing contractor
CM-	Construction Manager	PFC-	Prefunctional checklist
Cx-	Commissioning	PM-	Project manager
Cx Plan-	Commissioning Plan document	Subs-	Subcontractors to General
EC-	Electrical contractor	TAB-	Test and balance contractor

6. Meeting OPR and BOD requirements

Commissioning Process Activities
Commissioning (Cx) is a systematic quality assurance process to ensure that building systems operate according to the design intent and the owner's operational needs.
The commissioning Process will focus on the following specific tasks:

- Review Owner's Project Requirements and Basis of Design documentation prepared by the Owner and Design-Build team
- Develop, and update a Commissioning Plan per the Owner's Project Requirements (OPR) and Designer's Basis of Design (BOD) documents.
- Provide commissioning specifications or requirements for inclusion in the construction documents.
- Verify proper installation and start-up of commissioned equipment through the use of Pre-functional Walkthroughs, periodic site inspections, and Start-up Plan tracking
- Verify functional performance of commissioned systems.
- Review and verify the Operations and Maintenance (O&M) manuals and operator and maintenance staff training of the commissioned systems as defined within the OPR and project specifications.
- Develop a final commissioning report commissioning process and testing results.

TABLE OF CONTENTS

GENERAL PROJECT INFORMATION 3
COMMISSIONING GOALS 4
SYSTEMS TO BE COMMISSIONED 6
COMMISSIONING TEAM INFORMATION 8
COMMISSIONING PROCESS ACTIVITIES, SCHEDULES AND RESPONSIBILITIES 9

CALGreen Code Excerpt: The Commissioning Plan is in compliance with the CALGREEN Code, Section 5.410.2 and Title 24 Part 6 Section 120.8.

14. Required Cx deliverables, reports, forms and verifications expected at each stage of the commissioning effort

Pre-Functional Checklists

The intent of the Installation/Pre-functional Checklists is to verify proper installation and resolve obvious deficiencies prior to functional testing, thereby shortening the duration of functional performance testing.

Checklists may include items such as leak testing, voltage testing, rotational checks, instrument calibration, verifying a variable frequency drive parameter programming, testing & balancing, labeling, and control system point-to-point checks.

Multiple trades participate in completing each checklist and performing equipment start-up prior to CA verification.

Installation/Pre-Functional Checklist Development
Checklists can be provided by equipment manufacturers, installing contractors, or developed by the CA upon request in accordance to commissioning applicability and any warranty requirements .

Pre-Functional Checklist Execution
Prior to, and during equipment startup the checklist line items will be completed by the individual actually performing the work.

The CA shall be informed of the schedule of startup activities for each commissioned system, including power-up, manufacturer start-up, and testing & balancing. The CA will verify proper equipment installation on the project though construction site visits and review & verification of the completed Pre-Functional Checklists.

Functional Performance Testing

The goal of Functional Performance Testing is to assess complete system operation evaluating the interaction of individual components. Unlike Pre-Functional Checklists, complete system(s) rather than individual pieces of equipment are tested.

The scope of Functional Performance Testing includes automated control and equipment function during various modes of operation. Testing criteria includes design intent, basis of design, manufacturer requirements, and sequences of operation.

It is important to note that Pre-Functional Checklists must be completed, submitted and approved, prior to Functional Performance Testing. In addition, if applicable, Testing, Adjusting, and Balancing (TAB) must be completed and a preliminary or final report submitted prior to Functional Performance Testing.

The CA can provide sample functional performance tests to indicate the expected level of detail.

Functional Performance Test Development
Prior to testing, the Commissioning Authority develops test procedures in a sequential written form and distributes to the team for review and comment. Functional Performance Test procedures can be altered if received comments need to be integrated.

Execution of Functional Tests
The Contractor will perform the testing per specifications, with the CA's role to set the testing requirements, witness the testing, review, and analyze the results. Installing contractor(s) / manufacturer(s) may be required

COMMISSIONING PROCESS ACTIVITIES, SCHEDULES AND RESPONSIBILITIES

12. Prescribed commissioning process steps and activities to be accomplished by the Cx team throughout the design to occupancy

Task/Activity	Estimated Date
CA Submits Draft Commissioning Plan	Prior to permit issuance
CA Submits Draft Commissioning Specifications	Prior to permit issuance
Owner Submits Owner's Project Requirements	Prior to permit issuance
Design-Build Team Submits Basis of Design Document	Prior to permit issuance
CA Approves/Provides Installation/Pre-functional Checklists	Prior to System installation
CA Submits Final Commissioning Plan	Prior to Functional Testing
Contractor and Sub-Contractors Execute Installation/Pre-functional Checklists and submit Start-up Plans to CA	During system installation
CA Submits Final Functional Performance Test Procedures	Prior to occupancy
Contractor Executes Functional Performance Test Procedures	Prior to occupancy
CA Submits Final Commissioning Report	End of Construction

7. Carrying out requirements for commissioning activities as specified in plans and specifications

Commissioning Scope
Commissioning is a systematic process of ensuring that domestic hot water systems, irrigation systems, renewable energy systems, water reuse systems, lighting, and HVAC equipment perform interactively according to the design intent and the owner's operational needs. This is achieved by beginning in the design phase, documenting the design intent and continuing through construction, acceptance and the warranty period with actual verification of performance.

Commissioning during the construction of this project is intended to achieve the following specific objectives:

According to the Contract Documents:
- Ensure that applicable equipment and systems are installed properly and receive adequate operational checkout by installing contractors.
- Verify and document proper performance of equipment and systems.
- Ensure that O&M documentation left on site is complete.
- Ensure that the Owner's operating personnel are adequately trained.

Required participation in this process is outlined in the project specifications and contract for each of the contractor and subcontractors. In addition, observation and inspection tasks will be performed during installation and start-up of equipment and will be coordinated with on-going work sequence to avoid disruption to work process.

SYSTEMS TO BE COMMISSIONED

8. Explanation of the original design intent (refer to OPR and BOD documents)

Per the Owner's project requirements, the commissioned systems are to comply with all applicable State adopted code requirements. Systems shall be energy and water efficient where feasible and cost effective.

9. Requirements for execution and documentation of installation checkout and start up, including controls point to point checks and calibrations

Per the Pre-Functional Checklists or other Manufacturer provided checklists, installing contractor(s) are required to provide written confirmation of conformance to the installation procedures provided by the equipment manufacturers, architect, and/or system designer.

GENERAL PROJECT INFORMATION

1. Project name, owner, location

Project Name:	Menlo Flats
Project Owner:	Greystar Development
Project Location:	165 Jefferson Drive, Menlo Park, CA

2. Building type, building area

Areas Commissioned:	Central Hot Water and parking garage exhaust
Size of Building:	248,995 sf
Size of Parking Garage:	±83,404 sf
Size of Area Commissioned:	±21,497 sf amenity and ±83,404 sf parking
Number of levels/floors:	5 over 3 level parking
Construction Type:	Type IA, and Type IIIA
Occupancy Type:	R-2, S-2, M, B, A-3

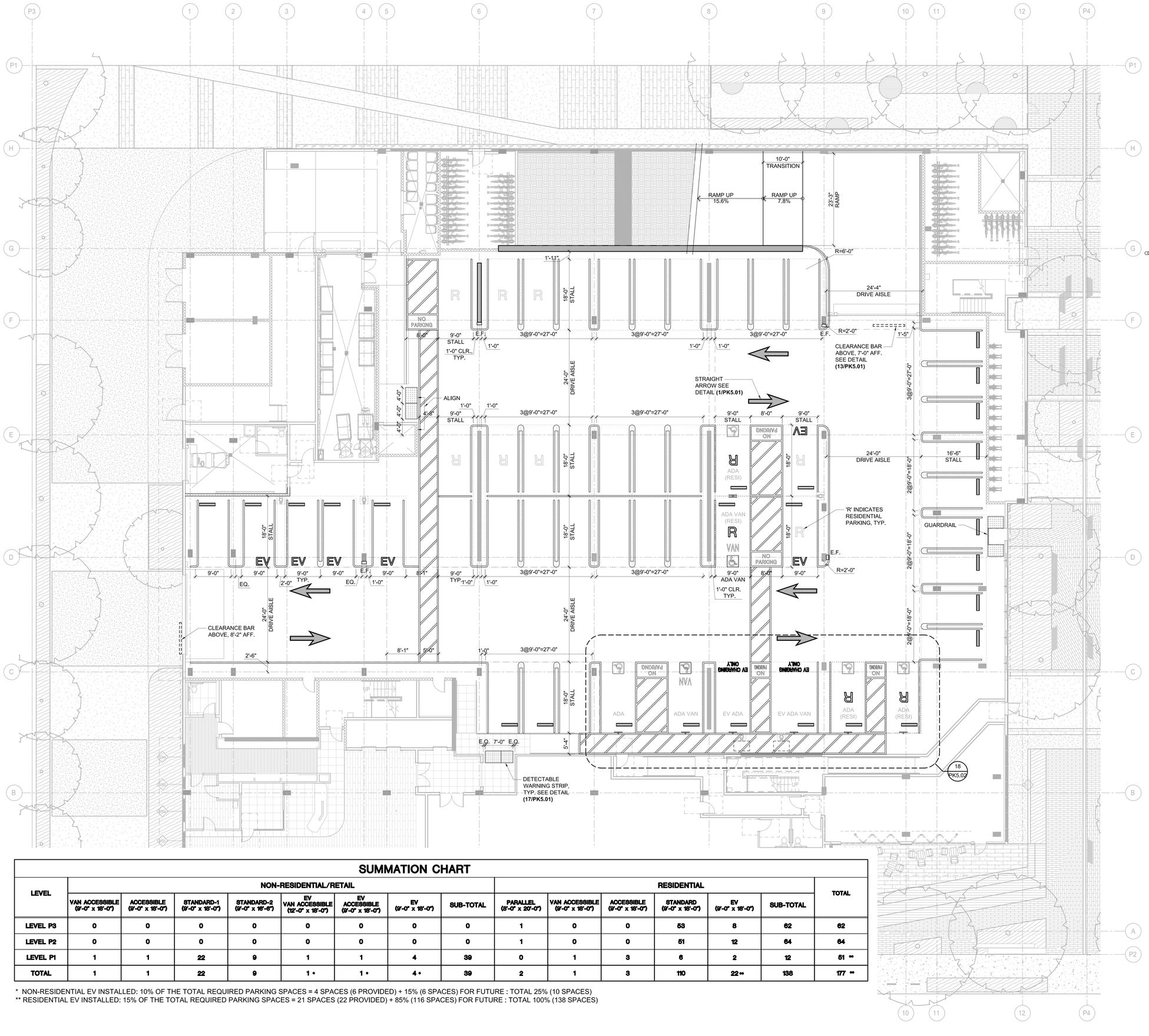
STAMP
ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

COMMISSIONING PLAN

Sheet Title
Scale
Proj #. 2014 drawn by
Sheet Size: 36 x 48

GRN.6

2/10/2022 3:40:41 PM



NOTES:

1. PAINT STRIPING IS TO BE 1'-0" AWAY FROM ALL CURBS, WALLS AND COLUMNS, TYPICAL. SEE DETAIL **(1/PK5.01)** FOR TYPICAL ILLUSTRATION.
2. RESIDENTIAL PARKING STALL: 9'-0" x 18'-0"
   COMMERCIAL STALL - TYPE 1: 9'-0" x 18'-0"
   COMMERCIAL STALL - TYPE 2: 9'-0" x 16'-6"
   ACCESSIBLE STALL: 9'-0" x 18'-0"
   VAN ACCESSIBLE STALL: 9'-0" x 18'-0"
   EV ACCESSIBLE STALL: 9'-0" x 18'-0"
   EV VAN ACCESSIBLE: 12'-0" x 18'-0"
3. FOR ARROW AND TEXT TEMPLATES, SEE SHEET **PK5.01**
4. WHEN PARKING STALLS ARE BETWEEN COLUMNS, THE STALLS ARE EQUALLY SPACED BETWEEN THE COLUMNS, U.N.O.
5. WHEN ADJACENT STALLS ARE NOT PARALLEL TO EACH OTHER, THE BACK CORNER OF THE STALLS ARE POSITIONED SO THAT NO ONE STALL EXTENDS THROUGH ANOTHER STALL'S LEGAL AREA.

LEGEND

- INDICATES INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE DETAIL **(5PK5.01)**
- INDICATES ACCESSIBLE PARKING SIGN. SEE DETAIL **(10 & 15/PK5.01)**
- F.E. FIRE EXTINGUISHER IN CABINET, FOR CONNECTION. SEE DETAIL **(20/PK5.01)**
- INDICATES WHEEL STOP, SEE DETAIL **(7/PK5.01)**
- INDICATES STALL STRIPE, SEE DETAIL **(2 & 3/PK5.01)** FOR STRIPING DETAILS.
- INDICATES PARKING DIRECTION ARROWS. SEE DETAIL **(1/PK5.01)** FOR STRIPING DETAILS.
- INDICATES DETECTABLE WARNING STRIP, SEE DETAIL **(17/PK5.01)**
- INDICATES STEEL BOLLARD, SEE DETAIL **(6/PK5.01)**

SUMMATION CHART

LEVEL	NON-RESIDENTIAL/RETAIL								RESIDENTIAL						TOTAL
	VAN ACCESSIBLE (9'-0" x 18'-0")	ACCESSIBLE (9'-0" x 18'-0")	STANDARD-1 (9'-0" x 18'-0")	STANDARD-2 (9'-0" x 16'-6")	EV VAN ACCESSIBLE (12'-0" x 18'-0")	EV ACCESSIBLE (9'-0" x 18'-0")	EV (9'-0" x 18'-0")	SUB-TOTAL	PARALLEL (8'-0" x 20'-0")	VAN ACCESSIBLE (9'-0" x 18'-0")	ACCESSIBLE (9'-0" x 18'-0")	STANDARD (9'-0" x 18'-0")	EV (9'-0" x 18'-0")	SUB-TOTAL	
LEVEL P3	0	0	0	0	0	0	0	0	1	0	0	53	8	62	62
LEVEL P2	0	0	0	0	0	0	0	0	1	0	0	51	12	64	64
LEVEL P1	1	1	22	9	1	1	4	39	0	1	3	6	2	12	51 **
TOTAL	1	1	22	9	1 •	1 •	4 •	39	2	1	3	110	22 ••	138	177 **

* NON-RESIDENTIAL EV INSTALLED: 10% OF THE TOTAL REQUIRED PARKING SPACES = 4 SPACES (6 PROVIDED) + 15% (6 SPACES) FOR FUTURE : TOTAL 25% (10 SPACES)
** RESIDENTIAL EV INSTALLED: 15% OF THE TOTAL REQUIRED PARKING SPACES = 21 SPACES (22 PROVIDED) + 85% (116 SPACES) FOR FUTURE : TOTAL 100% (138 SPACES)

PARKING PLAN - PARKING LEVEL P1 1
1/8" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS
165 JEFFERSON DRIVE, MENLO PARK, CA

REV	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	100% DD	01.28.21
	CD1	04.22.21

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PARKING PLAN LEVEL P1

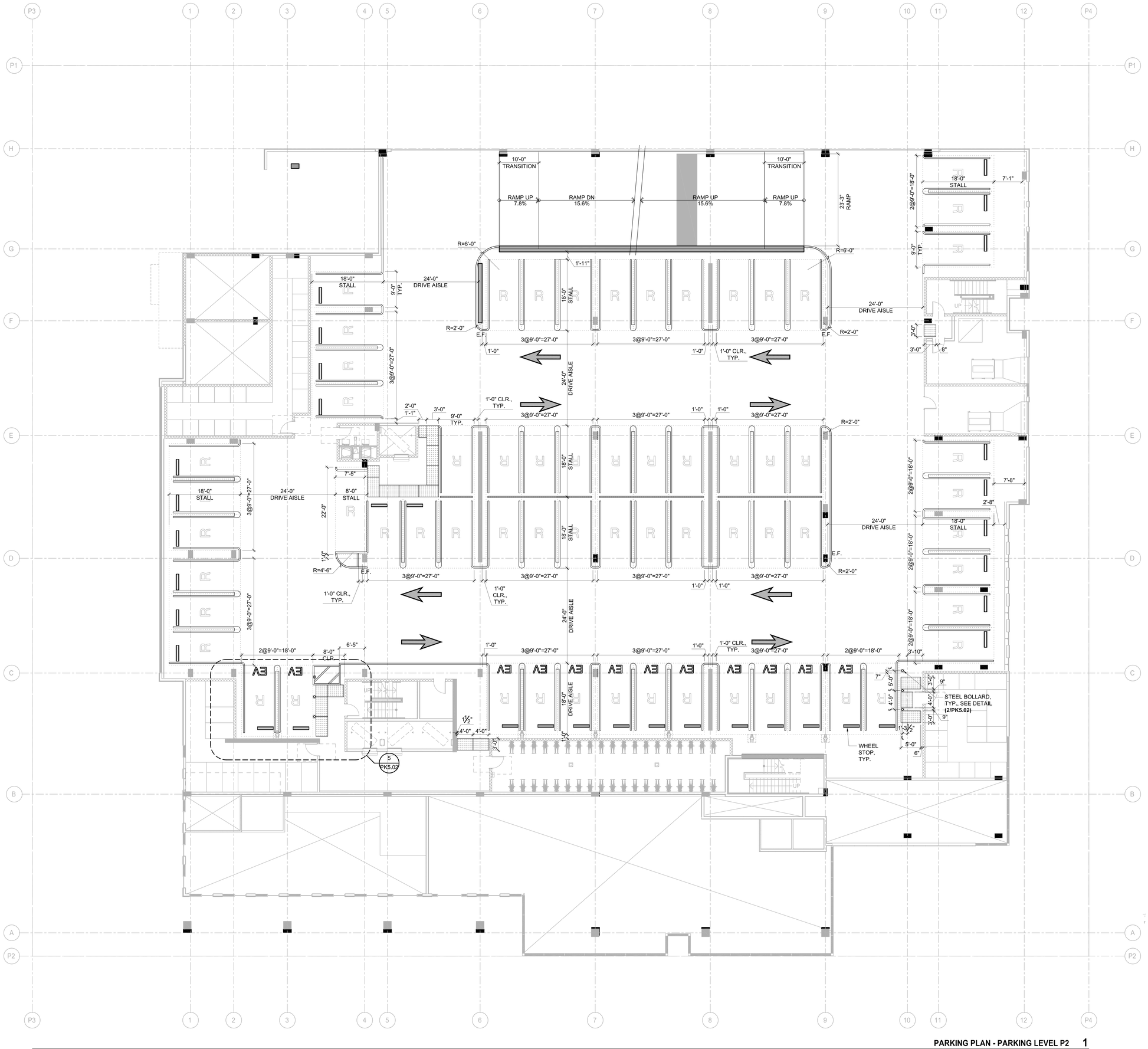
Sheet Title
Scale 1/8" = 1'-0"
Proj #. XXXX drawn by XX
Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

PK2.01

NOTES:

1. FOR BALANCE OF NOTES AND LEGEND, SEE SHEET PK2.01.



PARKING PLAN - PARKING LEVEL P2 1

1/8" = 1'-0"

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

HM HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	100% DD	01.28.21
	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PARKING PLAN LEVEL P2

Sheet Title

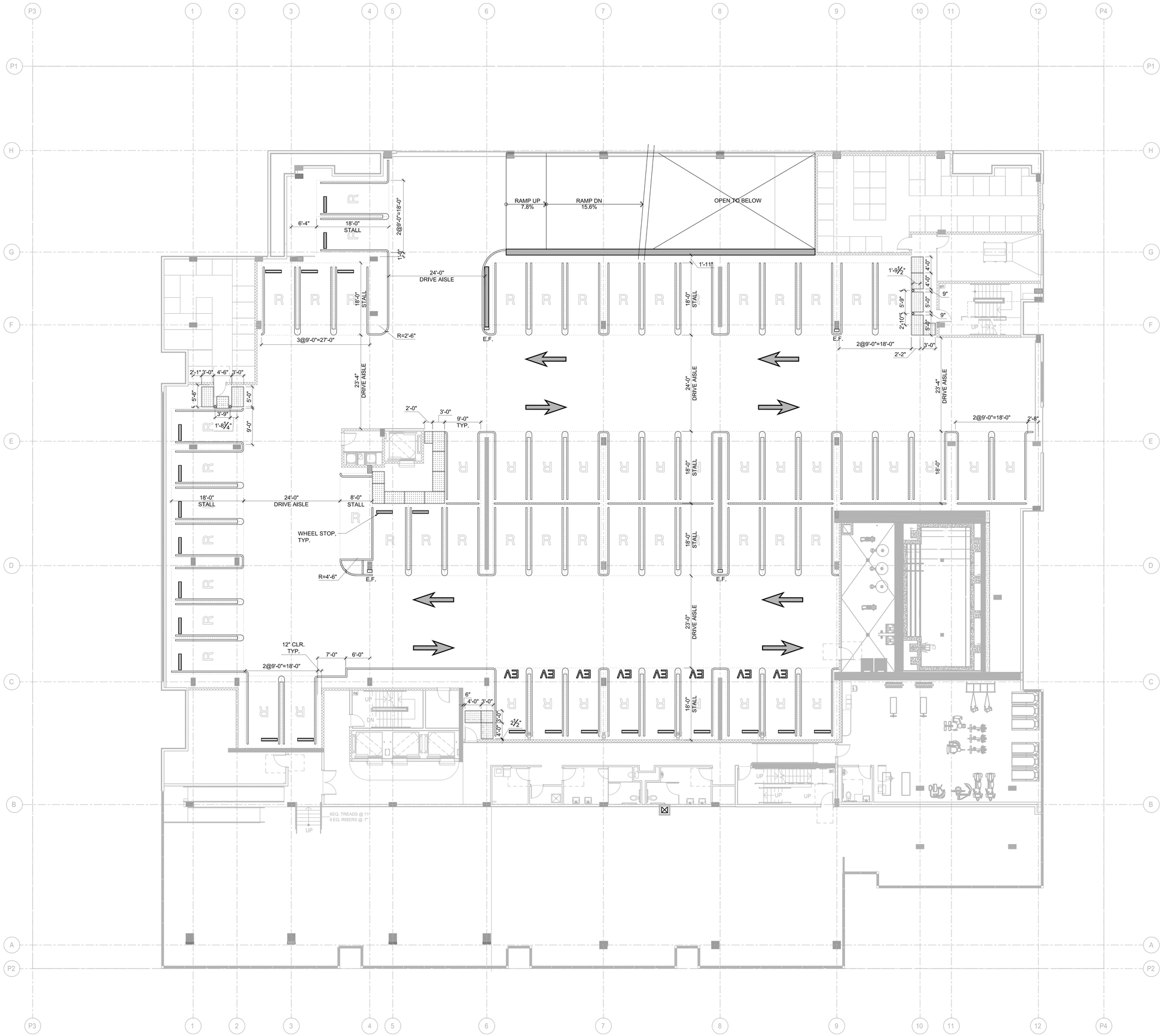
Scale 1/8" = 1'-0"

Proj #. XXXX drawn by XX

Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

PK2.02



NOTES:

1. FOR BALANCE OF NOTES AND LEGEND, SEE SHEET PK2.01.
2. FOR BALANCE OF STALL DIMENSIONS, SEE SHEET PK2.02.

PARKING PLAN - PARKING LEVEL P3 1

1/8" = 1'-0"

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	100% DD	01.28.21
	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PARKING PLAN LEVEL P3

Sheet Title

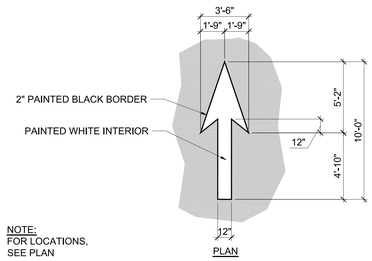
Scale 1/8" = 1'-0"

Proj. #. XXXX drawn by XX

Sheet Size: 36 x 48

TRUE NORTH / PROJECT NORTH

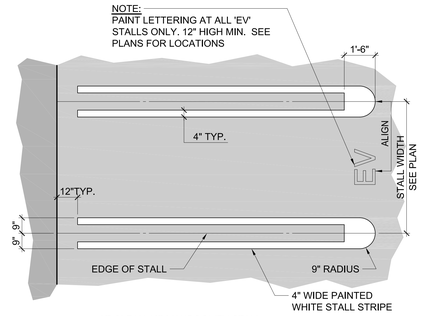
PK2.03



CALTRANS TYPE I (10) ARROW

1 PK5.01 STRAIGHT ARROW

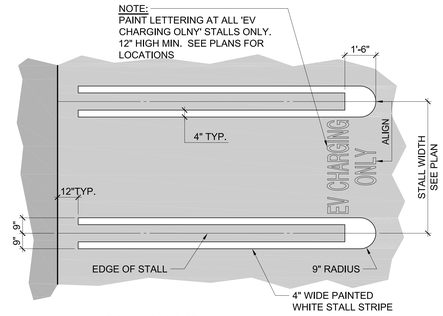
1/4" = 1'-0"



AT CLEAN AIR/VANPOOL/EV STALL

2 PK5.01 STALL STRIPE PLAN

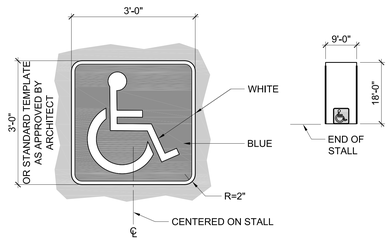
3/8" = 1'-0"



AT EV CHARGING STALL

3 PK5.01 STALL STRIPE PLAN

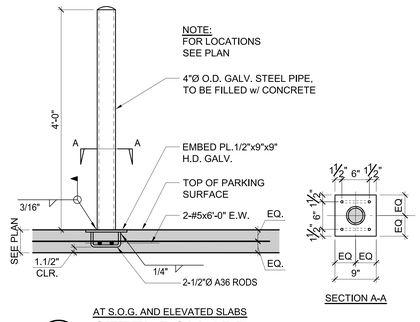
3/8" = 1'-0"



ACCESSIBLE STALL MARKING

5 PK5.01 ACCESSIBLE MARK

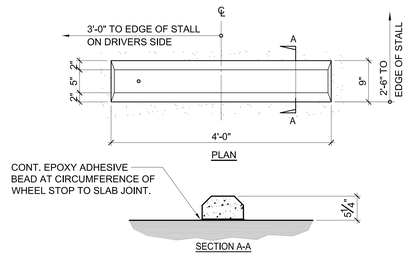
3/4" = 1'-0"



AT S.O.G. AND ELEVATED SLABS

6 PK5.01 STEEL BOLLARD

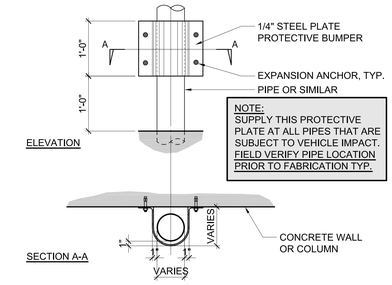
1" = 1'-0"



PRECAST CONCRETE

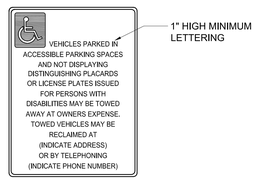
7 PK5.01 WHEEL STOP

1" = 1'-0"



8 PK5.01 PIPE PROTECTION PL.

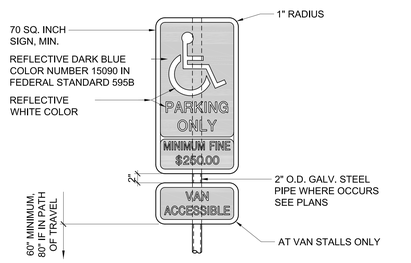
1" = 1'-0"



WARNING SIGN, HAWKINS SPR576

9 PK5.01 ACCESSIBLE SIGN

1" = 1'-0"

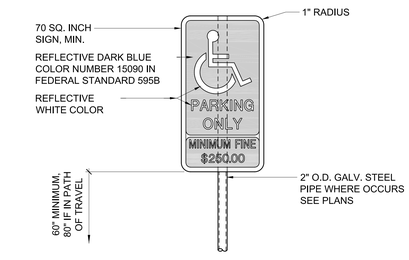


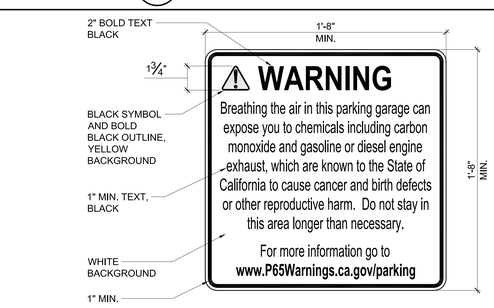
VAN PARKING, (HAWKINS HR99C w/ HR99A)

10 PK5.01 VAN ACCESSIBLE SIGN

N.T.S.

NOTE:
FOR BALANCE OF
INFORMATION,
SEE DETAIL (10/PK5.01)

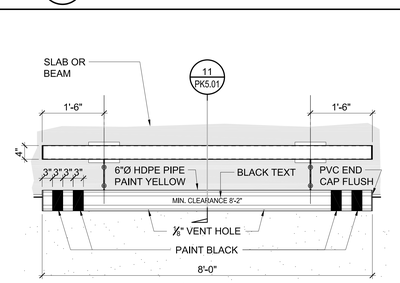




AT GROUND LEVEL ENTRANCES

12 PK5.01 HAZARD SIGN

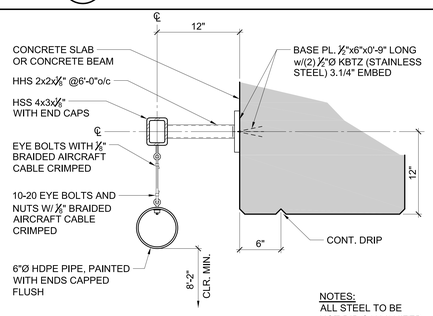
N.T.S.



ELEVATION

13 PK5.01 CLEARANCE BAR

3/4" = 1'-0"

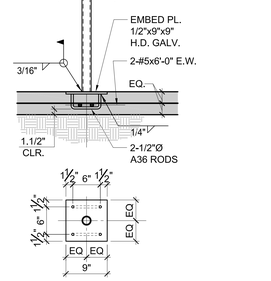


NOTES:
ALL STEEL TO BE
HOT DIP GALVANIZED

SECTION

14 PK5.01 CLEARNCE BAR

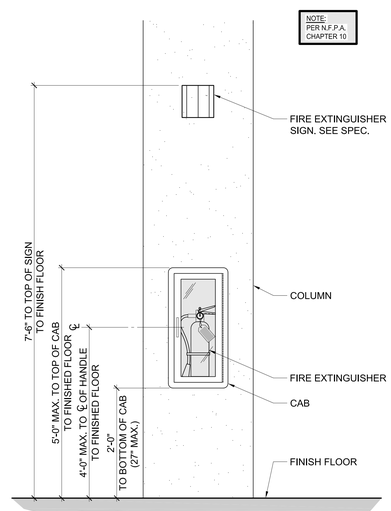
1 1/2" = 1'-0"



PARKING, (HAWKINS HR99C)

15 PK5.01 ACCESSIBLE SIGN

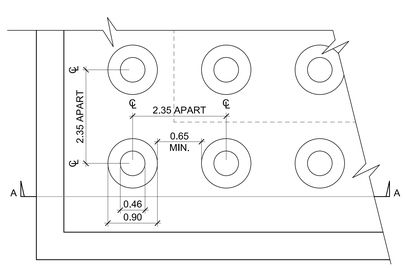
N.T.S.



MOUNTING HEIGHT/COLUMN OR WALL

20 PK5.01 FIRE EXTINGUISHER

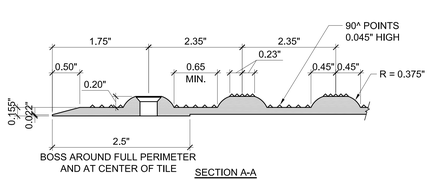
1" = 1'-0"



TRUNCATED DOME/ADHESIVE

17 PK5.01 DETECTABLE WARNING STRIP

1" = 1"



NOTES:

1. DETECTABLE WARNING SURFACES SHALL VISUALLY CONTRAST LIGHT-ON-DARK OR DARK-ON-LIGHT WITH ADJACENT WALKING SURFACES OR BE SEPARATED FROM ADJACENT SURFACES BY A 1 INCH WIDE BLACK STRIP. MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. §11B-705.1.1.3.
2. DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT EXCEPT AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS. §11B-705.1.1.4D.
3. DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C EXCEPT AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS. §11B- 705.1.1.5
4. DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE APPROVED BY THE DIVISION OF THE STATE ARCHITECT. §11B- 705.3
5. DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES INSTALLED AFTER JANUARY 1, 2001, SHALL BE EVALUATED BY AN INDEPENDENT ENTITY, SELECTED BY THE DIVISION OF THE STATE ARCHITECT, TO CONFIRM COMPLIANCE WITH THE PRESCRIPTIVE AND PERFORMANCE STANDARDS OF TITLE 24. §12- CHAPTERS 12-A AND 12-11B
6. INDEPENDENT ENTITIES FOR TESTING OF DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE A NOT-FOR-PROFIT PRODUCT SAFETY TESTING AND CERTIFICATION ORGANIZATION, DEDICATED TO TESTING FOR PUBLIC SAFETY THAT OPERATES FOR THE TESTING, CERTIFICATION AND QUALITY ASSESSMENT OF PRODUCTS, SYSTEMS AND SERVICES. §12-11B.205, §12-11B.211
7. INDEPENDENT ENTITIES FOR TESTING OF DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE RECOGNIZED AS HAVING APPROPRIATE EXPERTISE IN DETERMINING WHETHER PRODUCTS COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24. §12-11B.205, §12-11B.211
8. DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES MUST ENSURE CONSISTENCY AND UNIFORMITY FOR SHAPE, COLOR FASTNESS, CONFORMATION, SOUND-ON-CANE ACOUSTIC QUALITY, RESILIENCE, AND THAT ATTACHMENT WILL NOT DEGRADE SIGNIFICANTLY (<10%) FOR AT LEAST FIVE YEARS. §12- 11B.209, §12-11B-210

BDE ARCHITECTURE
934 Howard Street
San Francisco
CA 94103
P. (415) 677-0966

Client
GREYSTAR

Consultant
HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

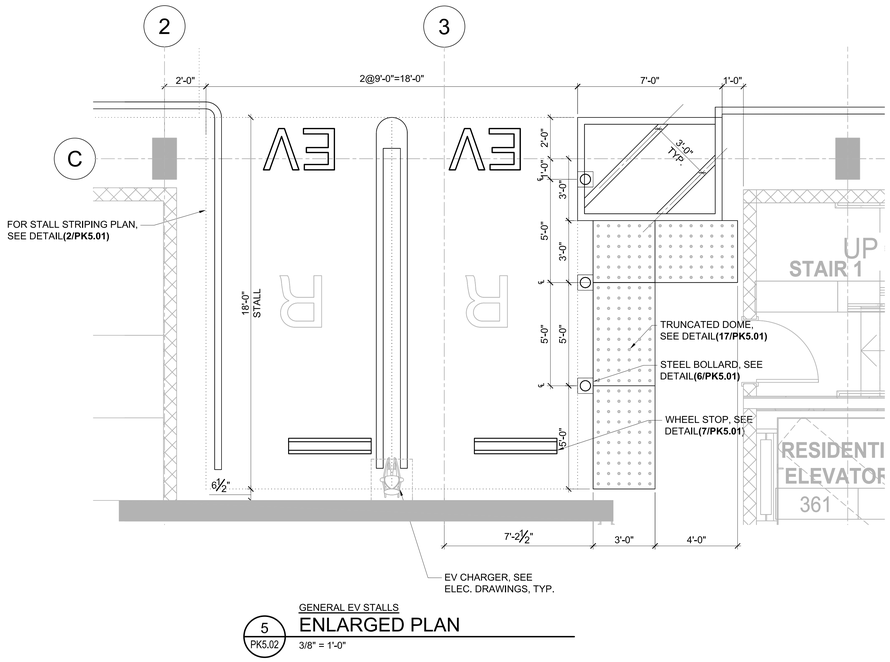
REV.	ISSUE	DATE
	SD 100%	09.17.20
	DD1	12.10.20
	100% DD	01.28.21
	CD1	04.22.21

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PARKING DETAILS

SHEET TITLE
SCALE As Indicated
PROJ #. DRAWN BY XX
SHEET SIZE: 36 x 48

PK5.01

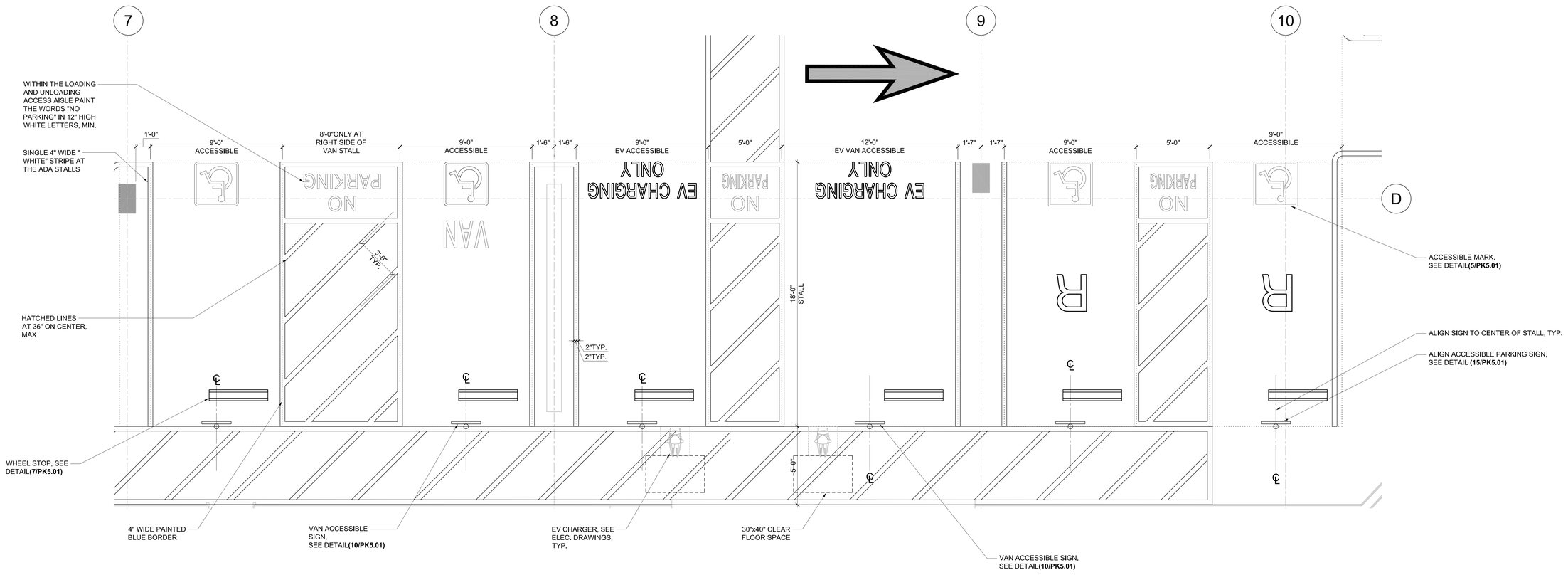


GENERAL EV STALLS

5 / PK5.02

ENLARGED PLAN

3/8" = 1'-0"



ACCESSIBLE STALLS AT GROUND LEVEL

18 / PK5.02

ENLARGED PLAN

3/8" = 1'-0"

BDE ARCHITECTURE

934 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

GREYSTAR

Consultant

HELLER MANUS ARCHITECTS

MENLO FLATS

165 JEFFERSON DRIVE, MENLO PARK, CA

Δ Rev	Issue	Date
	SD 100%	09.17.20
	DD1	12.10.20
	100% DD	01.28.21
	CD1	04.22.21

Stamp

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

PARKING DETAILS

Sheet Title

Scale: As Indicated

Proj #. Drawn by XX

Sheet Size: 36 x 48

PK5.02