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1100 EL CAMINO REAL
MILLBRAE, CA

RESIDENTIAL DESIGN REVIEW

June 15, 2020

COVER SHEET
RESIDENTIAL BUILDING

A-1.0.0

EVA LANE
- painted games
- driveable turf per fire department requirement
- artificial turf
- walking path

COURTYARD C
- firepit
- outdoor kitchen
- outdoor dining
- bocce ball

COURTYARD B
- fitness lawn
- water feature
- festival lighting
- olive trees
- moveable furniture

COURTYARD A
- heated pool and spa
- outdoor kitchen
- outdoor dining
- fire pit
- festival lighting
- cabanas

ENTRY DRIVE
- water feature
- decorative pavers
- olive grove in D.G.
- palm court
- dropoff/pickup
- seating
- (3) bike racks

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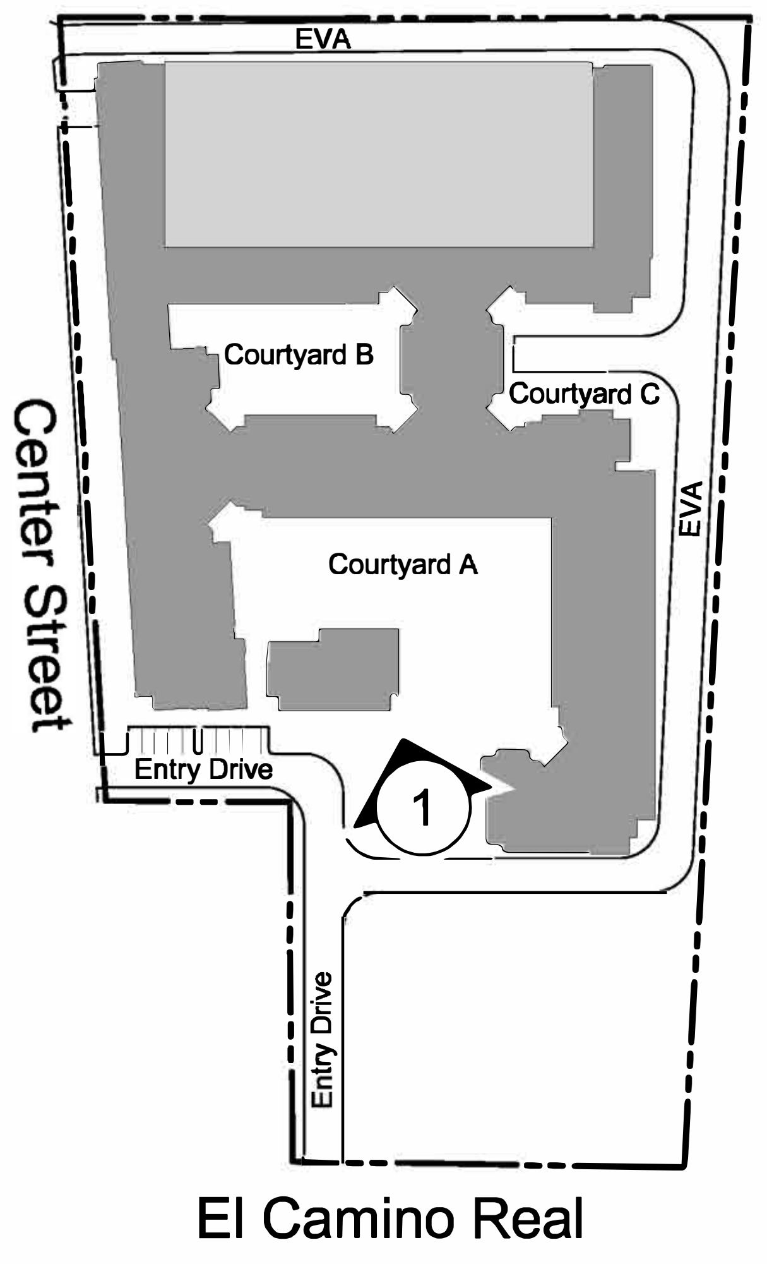
June 15, 2020

0 15 30 60

COMPREHENSIVE SITE PLAN

L0.0



Key Map n.t.s.

1. Aerial Perspective of Leasing Lobby Entry

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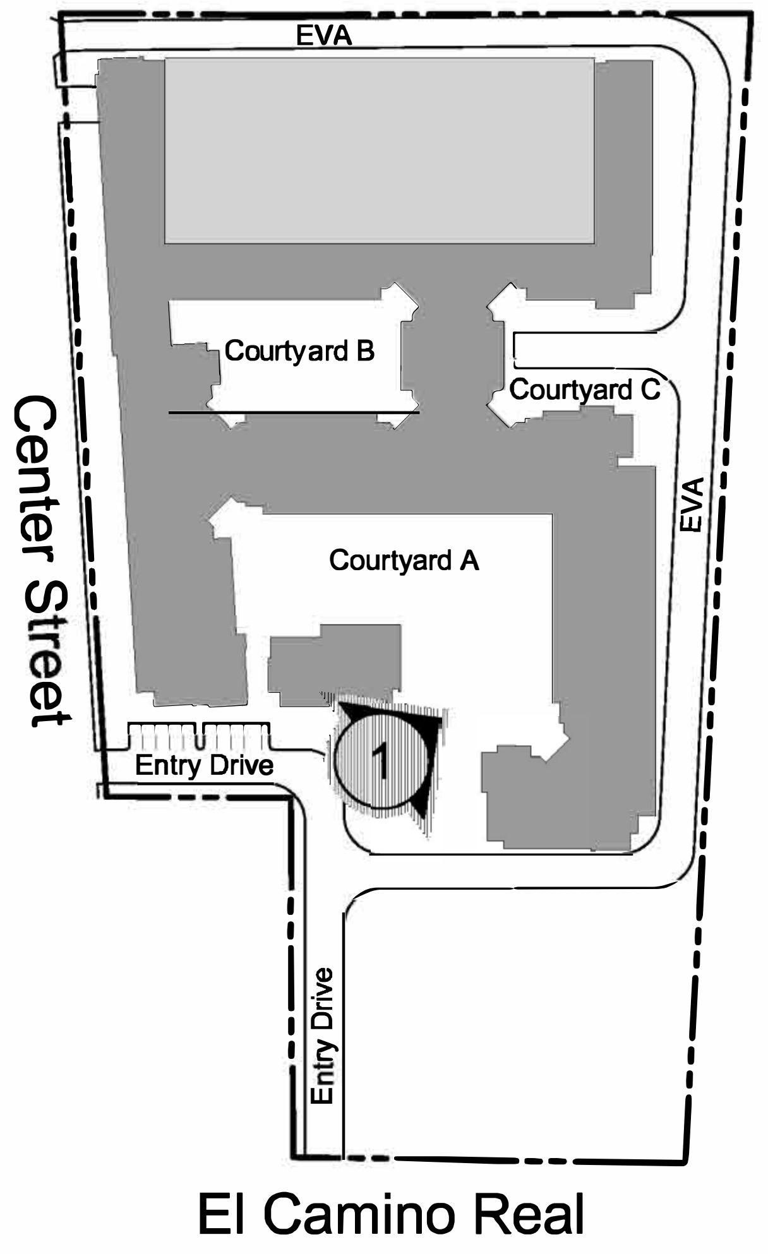
June 15, 2020

BUILDING PERSPECTIVE

A-1.0.1

1. Building Perspective of Courtyard A



Key Map n.t.s.

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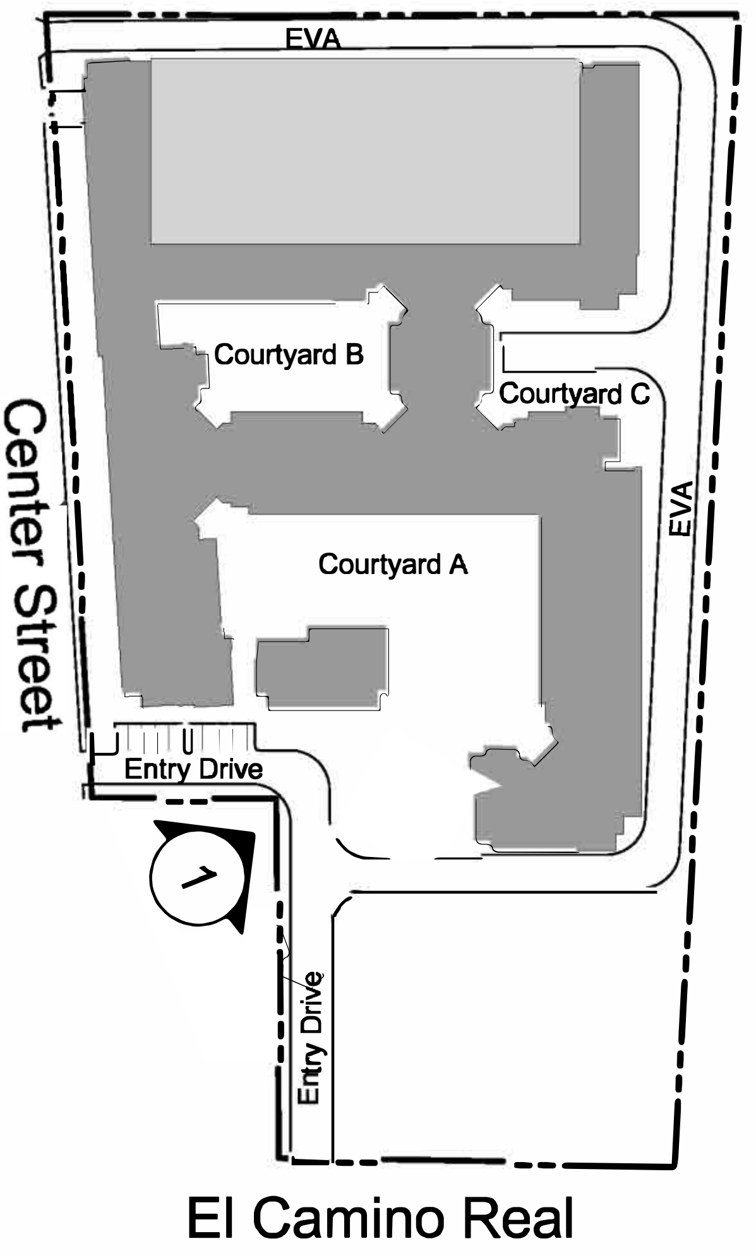
BUILDING PERSPECTIVES

A-1.0.2



Key Map n.t.s.

1. Aerial Perspective of Leasing Lobby Entry

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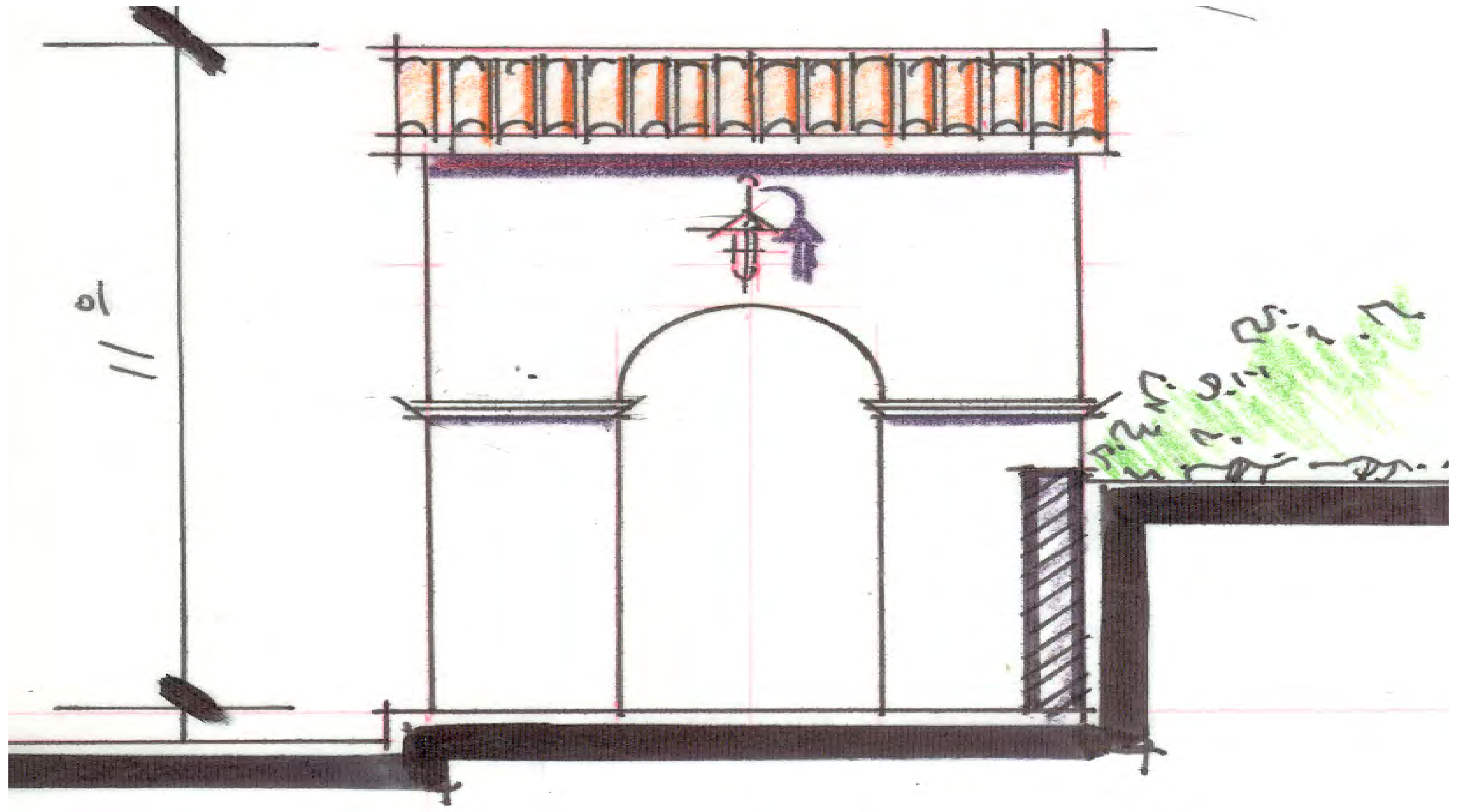
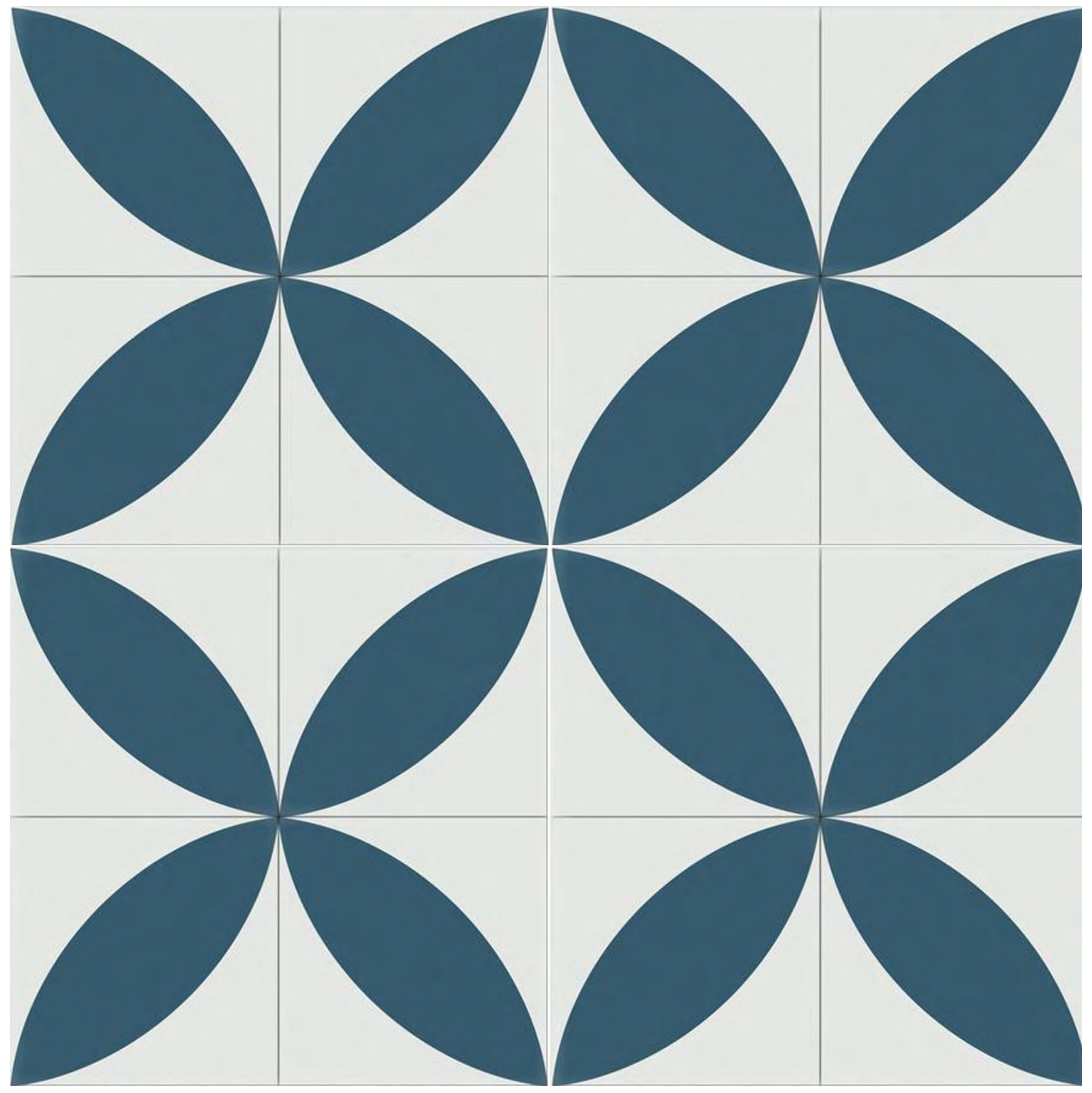
BUILDING PERSPECTIVE

A-1.0.3





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RESIDENTIAL DESIGN REVIEW

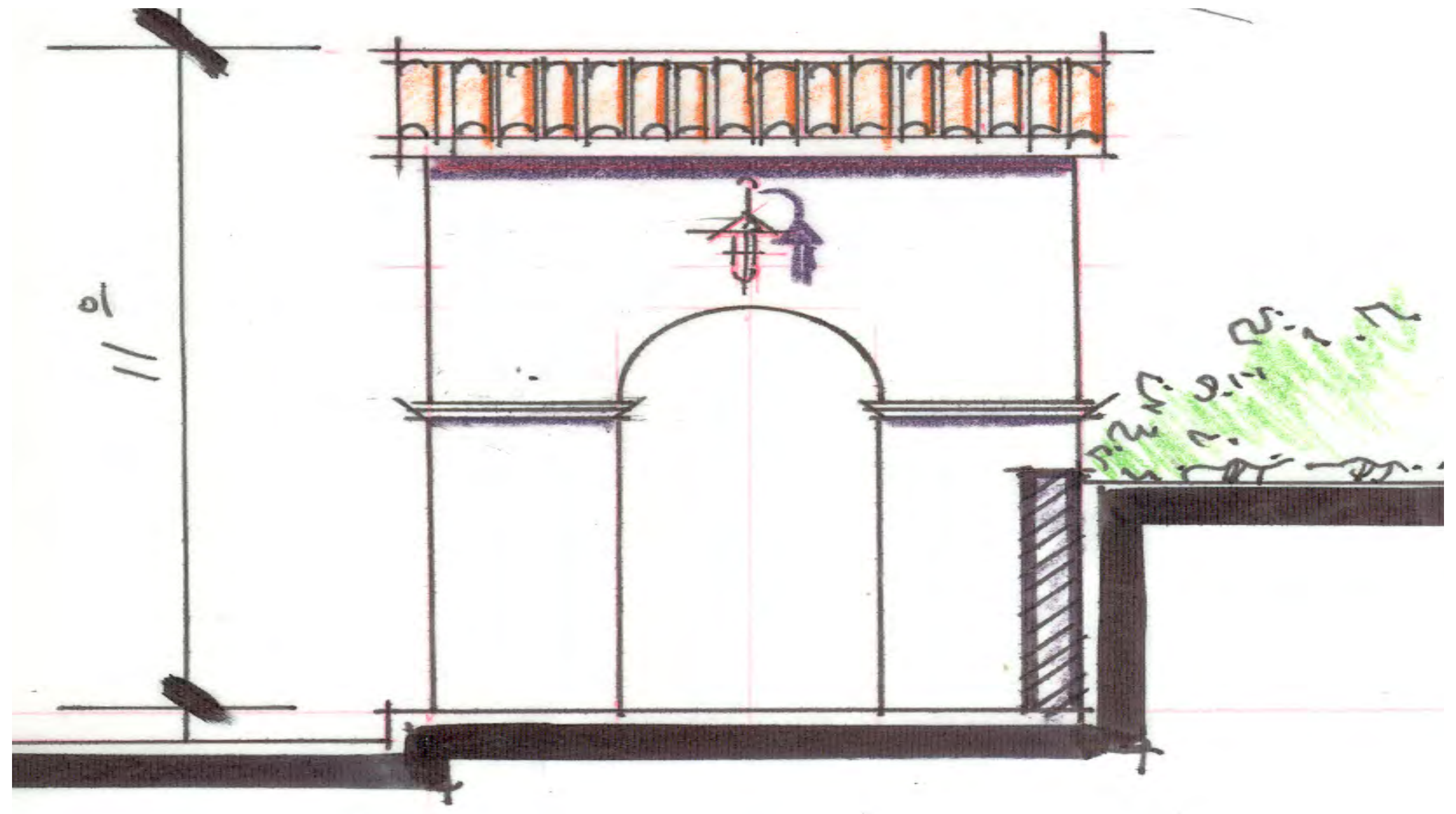
June 15, 2020

Fountain Plaza

Pool Courtyard and Amenity Space -
Includes Solar Shading, Water Features and Shade Struture

Center Street Community Walkway -
Natural Color Palette

Mission Style Architecture -
Courtyard with Water Feature Design Components



Mission Style Architecture -
Shade Structure

Mission Style Architecture -
Natural Color Palette

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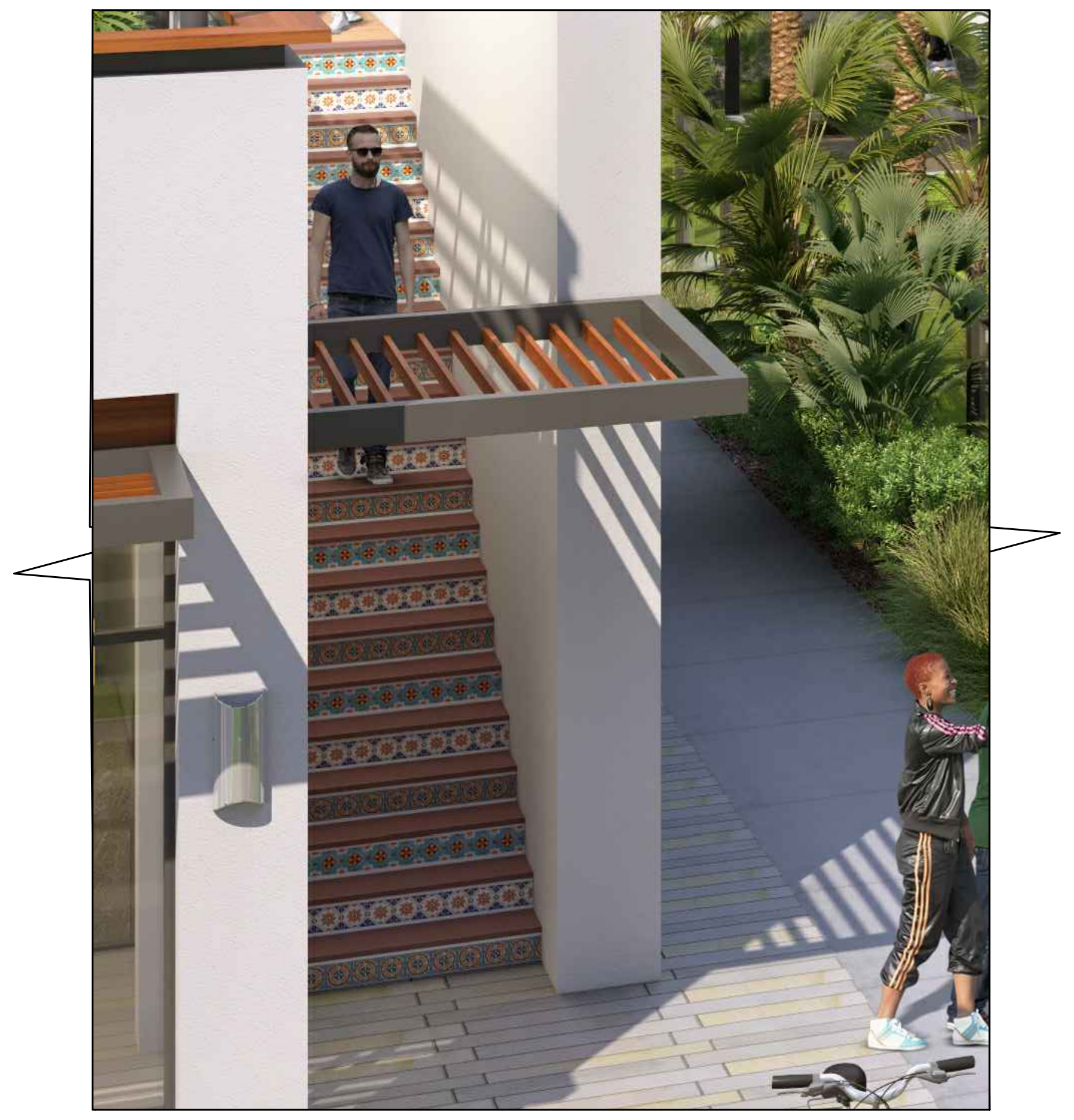
CONTEMPORARY MISSION ARCHITECTURE EXHIBIT
MISSION ARCHITECTURE - DESIGN ELEMENTS

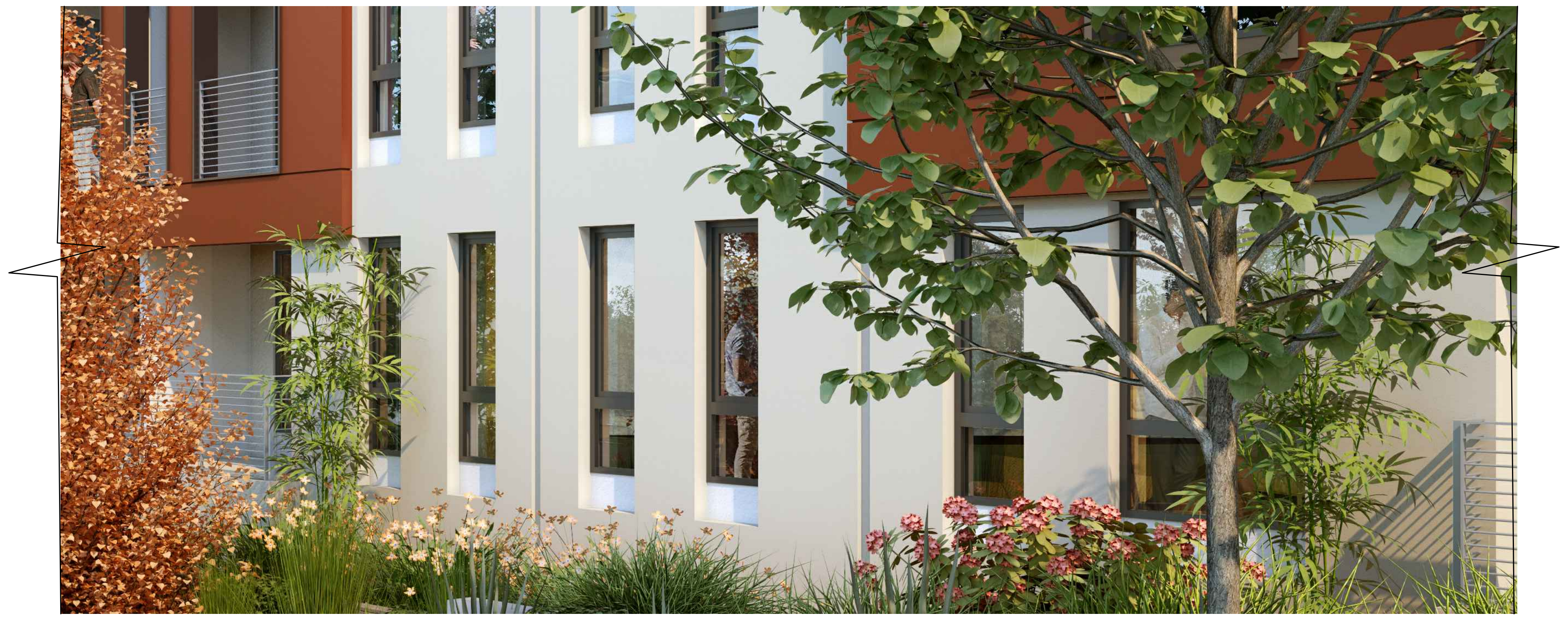
A-10.1.2

Entry Drive



Amenity Building Stair

Center Street Community Walkway



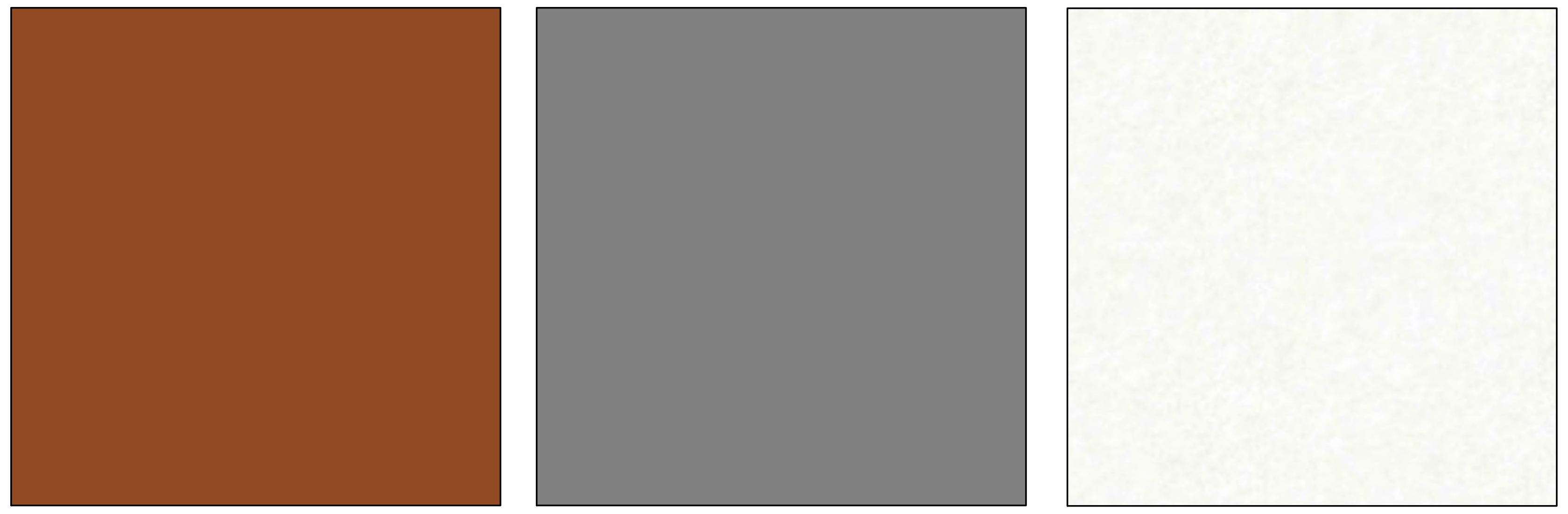
Center Street Community Walkway

F. Composite Panel

Contemporary Mission Architecture-
Incorpoaration of Natural Materials

K. Decorative Tiles

Mission Style Decorative Tiles



G. Stucco

Mission San Luis Rey De Francia
- Smooth Stucco Material

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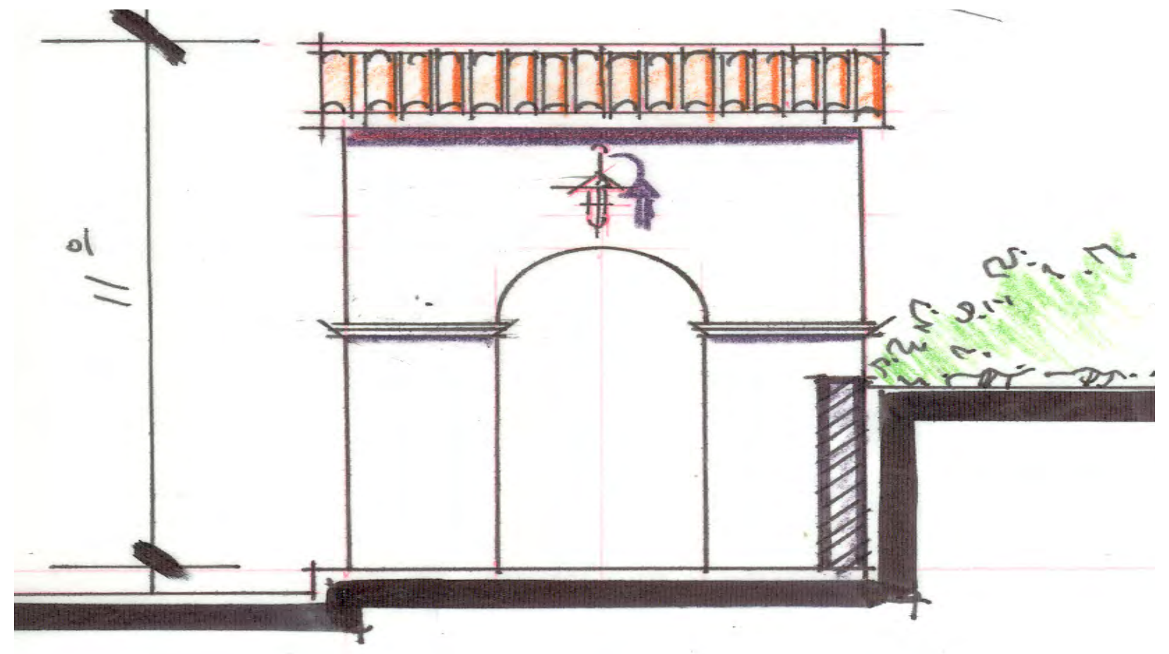
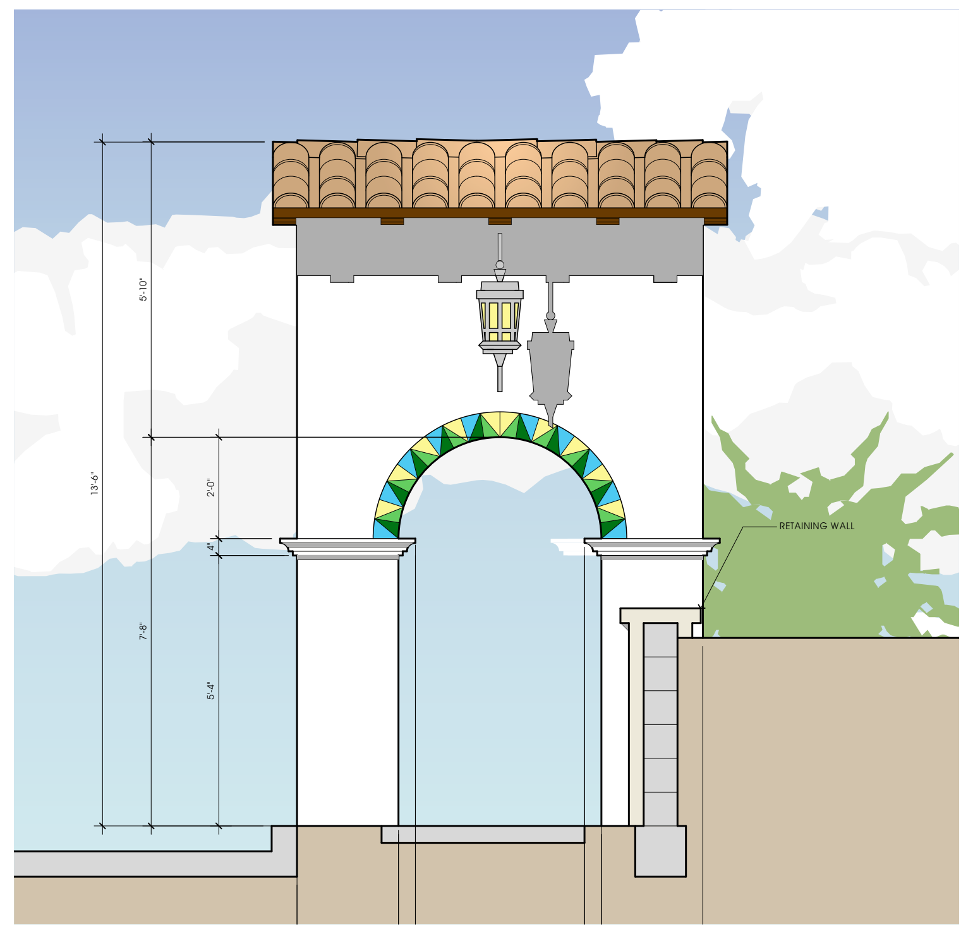
June 15, 2020

CONTEMPORARY MISSION ARCHITECTURE EXHIBIT
MISSION ARCHITECTURE - MATERIALS

FOOD TRUCKS
- multi-use parking
- seating area under olive grove
- decomposed granite paving

MISSION STYLE PORTAL
- seating
- lighting
- rideshare



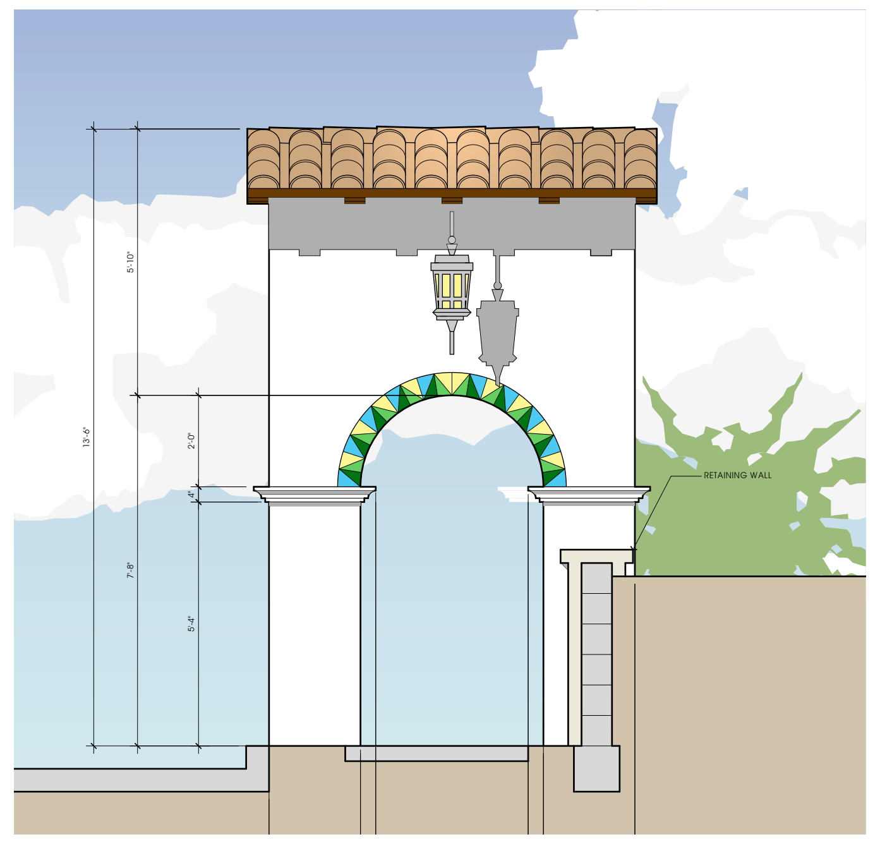


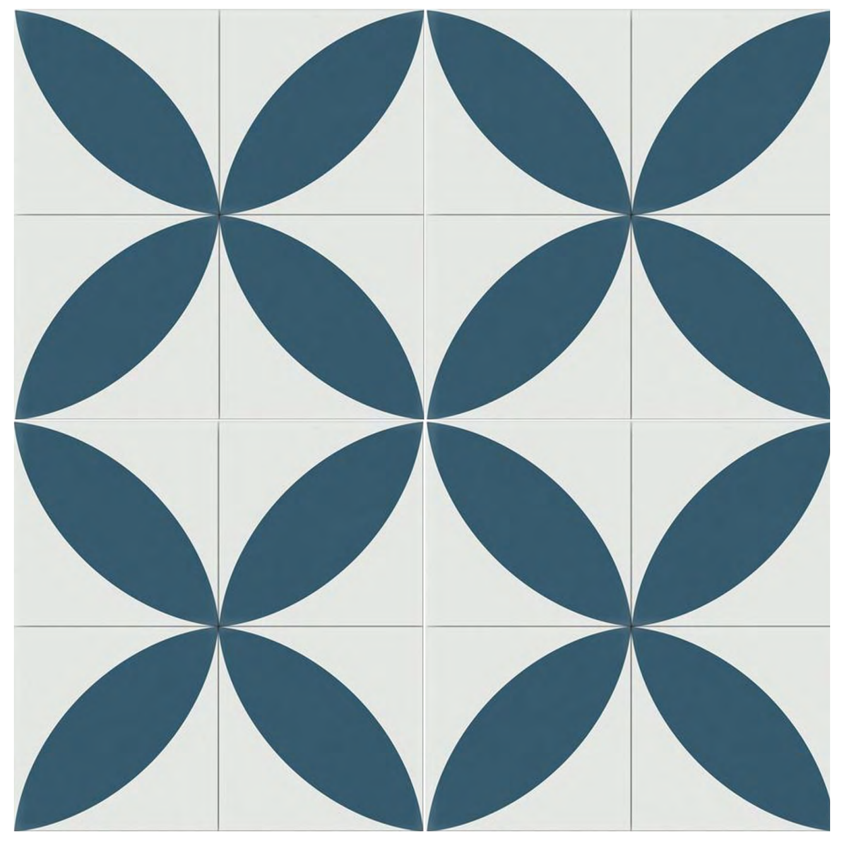
FOUNTAIN PLAZA

UPDATED BOWL FOUNTAIN

EXISTING EL RANCHO HOTEL FOUNTAIN

MISSION STYLE PORTAL
- decorative tile
- decorative lighting fixtures
- seating
- project signage





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JUNE 15, 2020

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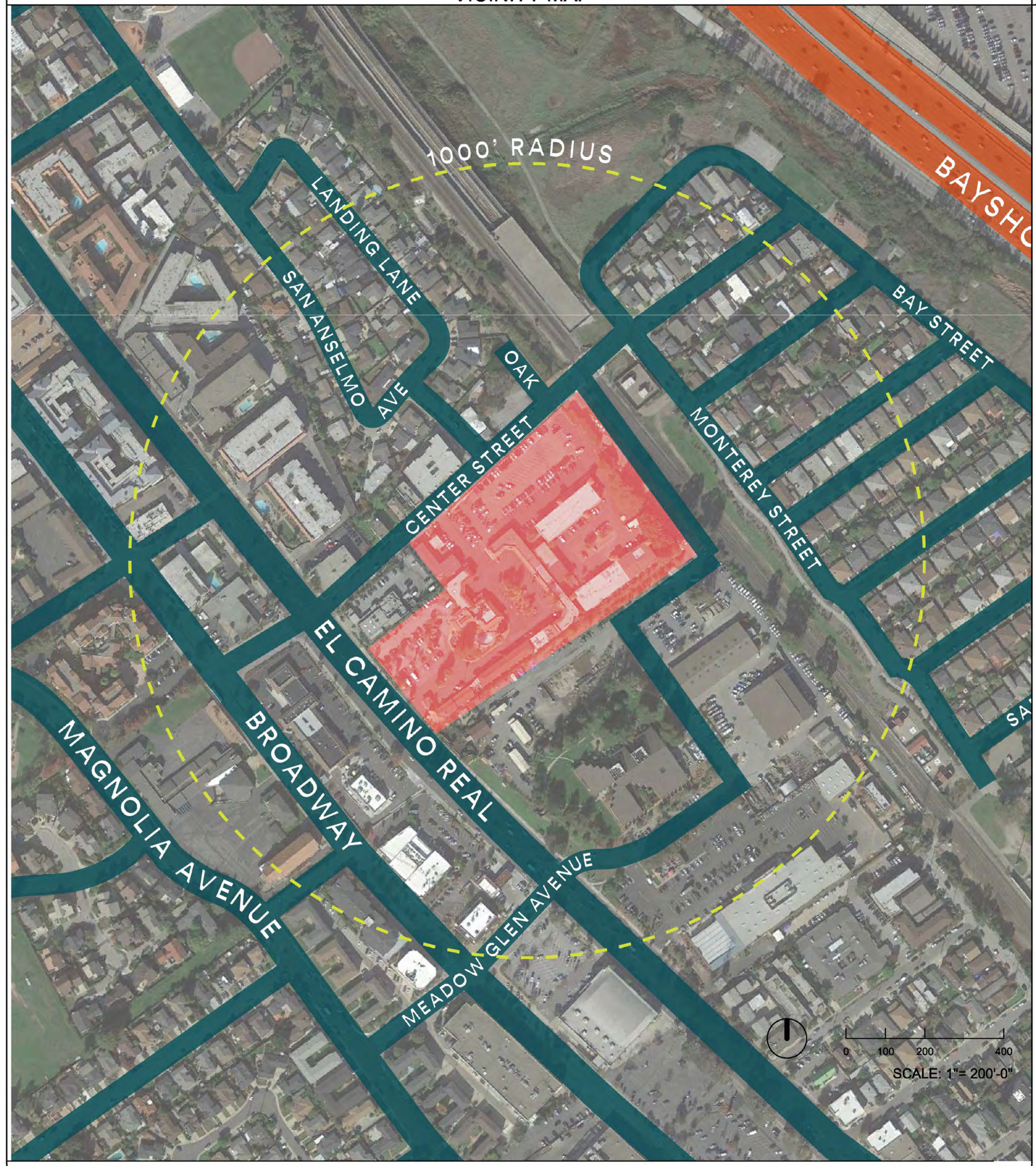
MISSION STYLE LANDSCAPE FEATURES

L15.0

VICINITY MAP



PROJECT DESCRIPTION

Anton DevCo (Anton) is proposing a new multifamily development at 1100 El Camino Real in Millbrae, CA (APN Numbers 021-324-320, 021-324-310, 021-324-190) near the corner of El Camino Real and Center. The Anton Millbrae project will improve an underutilized, 6.75-acre parcel that currently has two zoning designations: R-3 (Multiple Family), which comprises roughly 6.02 acres and C (Commercial), which comprises roughly 0.72 acres.

The project includes a Type III wood-framed building totaling 397,272 sf. The building will consist of five stories and will house 384 residential apartments and roughly 8,000 sf of interior amenity space.

The building will surround a five and a half story Type I concrete parking structure. The parking structure will provide a total of 548 stalls, all designated for residential use. An additional 12 unassigned surface stalls will be located near the leasing lobby.

Lot Coverage = .69sqft or 69%
FAR = 2.67sqft or 267%

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A-1.0.2	Building Perspective
A-1.0.2	Building Perspective
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A-1.0.4	Fountain Plaza
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L5.0	Courtyard C Enlargement
L6.0	Roof Terrace Enlargement
L7.0	Center Street Frontage Enlargement
L8.0	Center Street Frontage Section
L9.0	Planting Plan
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L12.0	Bicycle Location & Circulation Diagram
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L14.0	Actived Eva Exhibit

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C2.0	Conceptual Site Plan
C3.0	Conceptual Grading & Drainage Plan
C4.0	Conceptual Utility Plan
C5.0	Conceptual Stormwater Management Plan
C6.0	Conceptual Erosion Control Plan
C6.1	Conceptual Erosion Control Details
C6.2	Best Management Practices

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JT-1.3	Joint Trench Intent

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T0.2	Trash Site Plan - Level 1
T0.3	Upper Vestibule Levels
T0.4	Staging Path of Travel
T0.5	Staging Plan
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T1.1	East Trash Room Details
T1.2	Building Trash Room Details

PROJECT SUMMARY

RESIDENTIAL		
		Residential Lot Coverage .69 SQFT OR 69 %
	±6.75 ACRES COMBINED BUILDING A + B SITE AREA	Residential FAR 2.67 SQFT OR 267%
	384 UNITS - WRAP - 5 LEVELS OF TYPE III A WITH 5.5 LEVELS OF TYPE I GARAGE	
	(365 MARKET RATE UNITS / 19 (5%) VERY LOW-INCOME)	

RESIDENTIAL BUILDING A

		Level 0	Level 1	Level 2	Level 3	Level 4	Level 5	Total Units	%	UNIT AREA (NRSF)	TOTAL UNIT AREA (NRSF)	AVG UNIT AREA (NRSF)	TOTAL UNITS (TYPE)	OVER ALL
P0-1	0bd / 1ba		9	9	9	9	9	45	12%	550	24,750			
P0-2				1	1	1	1	4	1%	455	1,820			
Total Studios													**49**	13%
P1-0	1bd / 1ba		23	26	26	26	24	125	33%	665	83,125			
P1-1 - Inside Corner	1bd / 1ba		12	12	12	12	12	60	16%	740	44,400			
P1-2 - Inside Corner	1bd / 1ba		1	1	1	1	1	5	1%	705	3,525			
P1-3 - Inside Corner	1bd / 1ba		1	1	1	1	1	5	1%	830	4,150			
P1-4	1bd / 1ba		0	0	1	1	1	3	1%	820	2,460			
Total 1 Bdrms													**198**	**52%**
P2-0	2bd / 2ba	3	20	23	25	25	21	117	30%	1,070	125,190			
P2-0 ALT			1	1	1	1	1	5	1%	1,150	5,750			
P2-1 - Outside Corner	2bd / 2ba		2	2	2	2	2	10	3%	1,180	11,800			
P2-2 - Inside Corner	2bd / 2ba		1	1	1	1	1	5	1%	1,200	6,000			
Total 2 Bdrms													**137**	**36%**
TOTAL		**3**	**70**	**77**	**80**	**80**	**74**	**384**	100%		312,970	815	**384**	**100%**

BUILDING A *GSF- Approximate numbers only

	Level 0	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total (sf)
Residential								
Residential Floor	7,624	75,066	76,345	79,172	79,172	71,980		389,359
Residential Amenity		6,431	427					6,858
Residential Lobby		1,055						1,055
Total (sf)								397,272
Garage								
Residential Garage	13,956	35,424	35,424	35,424	35,424	35,424	12,438	203,514

*GSF measured to outside face of stud and includes amenity, units, corridors, utility, etc. Does not include balcony sf.

TOTAL STALLS									
PARKING PROVIDED									
Residential									
Parking Space Designation	Assigned							Unassigned	
Level	G0	G1	G2	G3	G4	G5	G6	On Grade	Subtotal
Standard	25	88	94	94	94	94	30	11	530
*Compact	0	0	0	0	0	0	0	0	0
**Accessible	1	1	1	1	1	1	1	1	8
**Accessible - Van	1	1	1	1	1	1	0	0	6
****Electric Vehicle	2	3	3	3	3	3	0	0	17
Subtotal	28	93	99	99	99	99	31	12	
Total Residential								**560**	spaces

*Compact: 25% max. of total parking spaces provided (MMC 10.05.2100 - Table 4)

**Required Assigned Accessible: Residential - 2% of total parking spaces provided =	11	(CBC Chapter 11A - Section 1109A)
Required Unassigned Accessible: Residential - 5% of total parking spaces provided =	2	
***Required EV - Electric Vehicle - 3% of total parking spaces provided =	17	(CGBSC Section 4.106.4.2)

Parking Requirement Per California Governemnt Code Section 65915 - 65918

(p) (1) Except as provided in paragraphs (2) and (3) upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: two onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

OPEN SPACE

RESIDENTIAL			
Provided			**Total (sf)**
Private Open Space		Approx. 45 sf/ unit	17,280
Common Open Space			
	Courtyard A	25,375	
	Courtyard B	10,245	
	Courtyard C	7,114	
	Amenity Roof Deck	1,500	44,234

BICYCLE STORAGE

REQUIRED - at least 10% of auto parking provided			
PROVIDED			
	Long Term	Short Term	Total
Residental	60	12	72

Electric Bike Charging will be provided, the number of stations will be determine at a later date to more accurately estimate need.

MOTORCYCLE STORAGE

REQUIRED	
Residential	2
PROVIDED	
Residental	2

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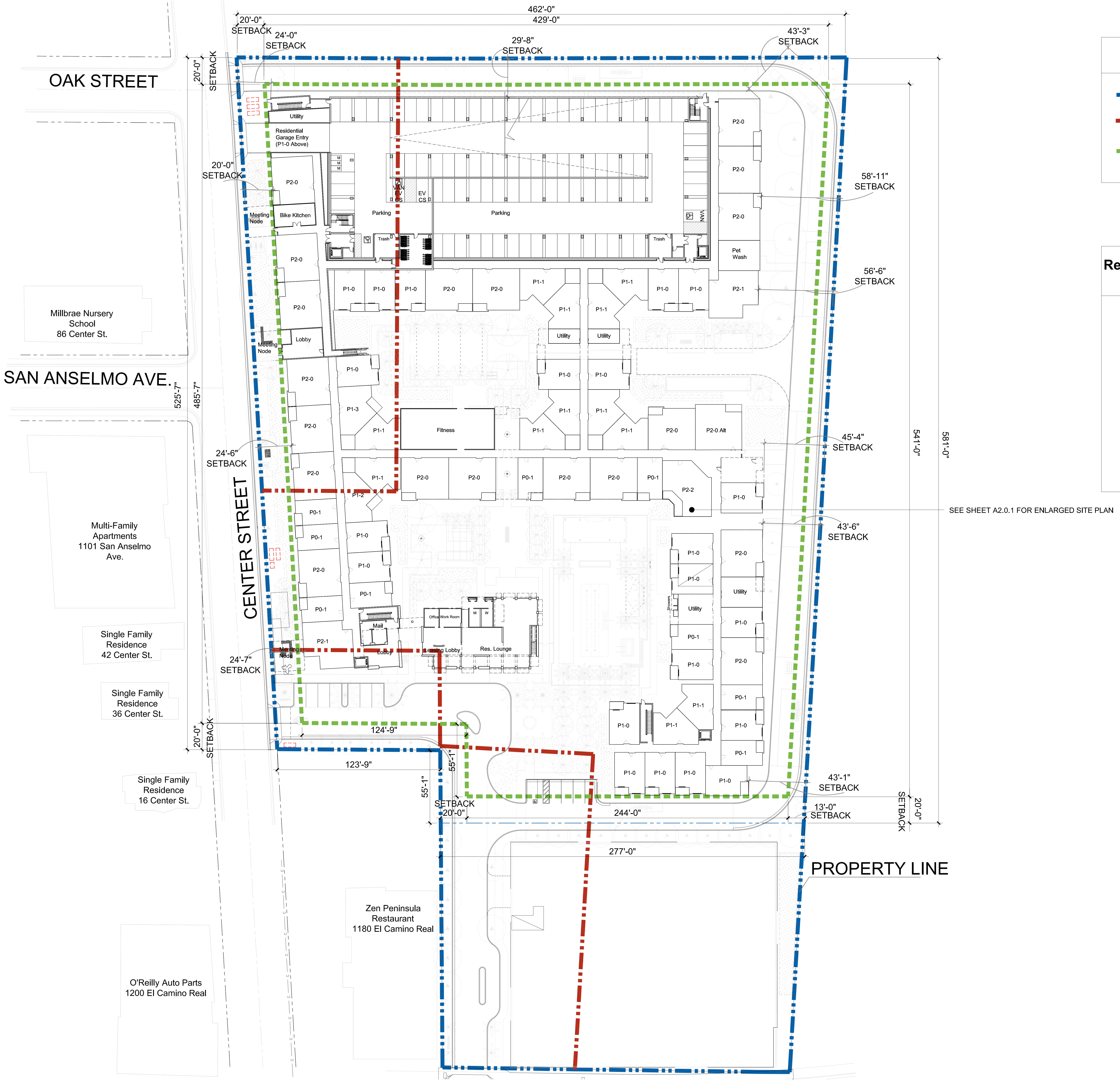
MILLBRAE, CA

RESIDENTIAL DESIGN REVIEW

June 15, 2020

PROJECT DATA
BUILDING A



LEGEND

🟦	PROPOSED PROPERTY LINE
🟥	EXISTING PROPERTY LINE
🟩	SETBACK LINE

Requirements per City of Millbrae General Plan & Municipal Code for R-3 Zoning District

1) Setback Requirements, Front:

20'

2) Setback Requirements, Side:

Ten percent of lot width, but in no case less than five feet or more than twenty feet. Interior side yards shall be increased beyond the five-foot minimum by two feet for each ten feet, or portion thereof, that the building exceeds twenty-four feet in height.

2) Setback Requirements, Rear:

Five feet minimum, plus two feet for each ten feet, or portion thereof, that the building exceeds twenty-four feet in height.

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SITE PLAN
RESIDENTIAL BUILDING

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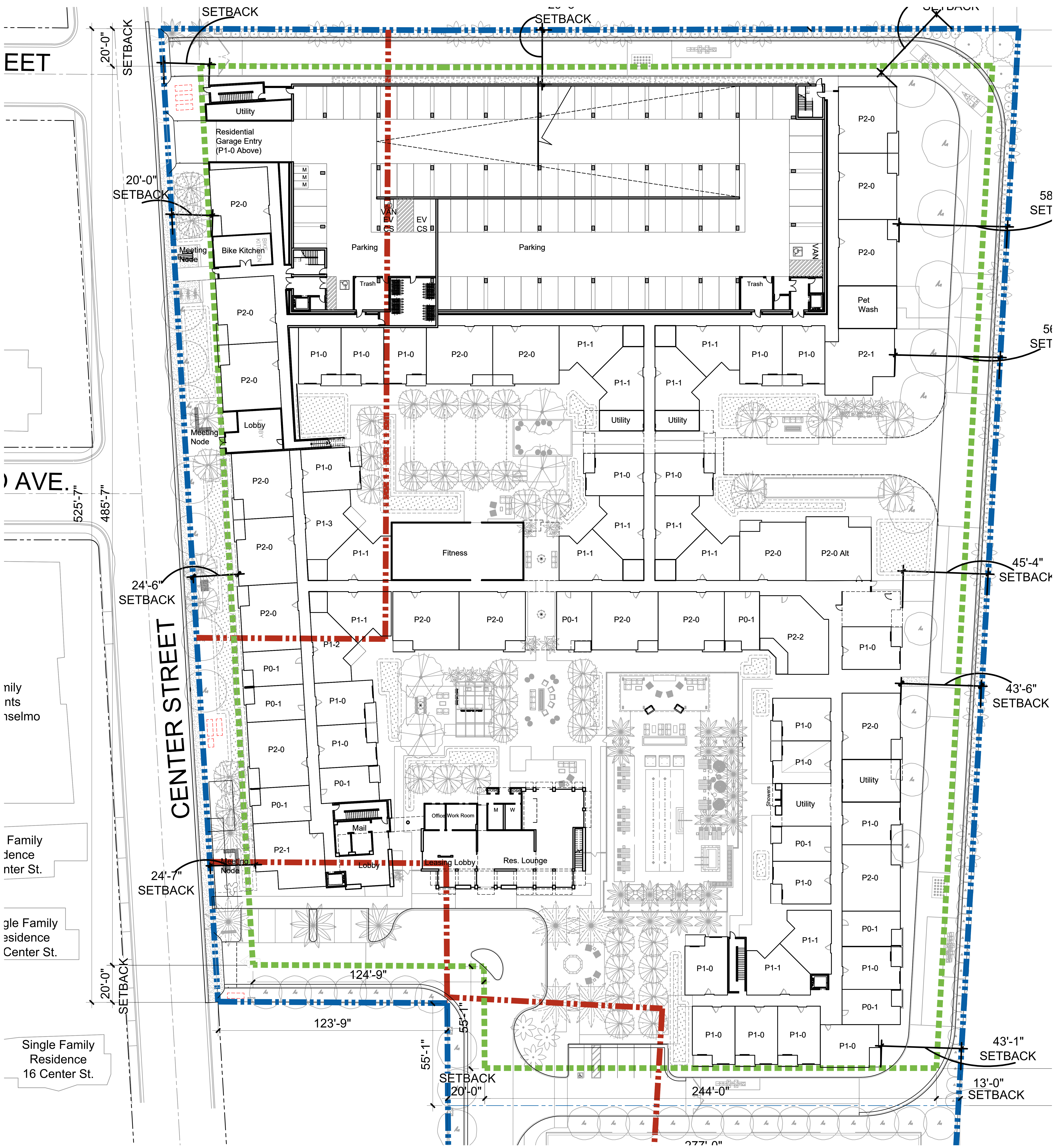

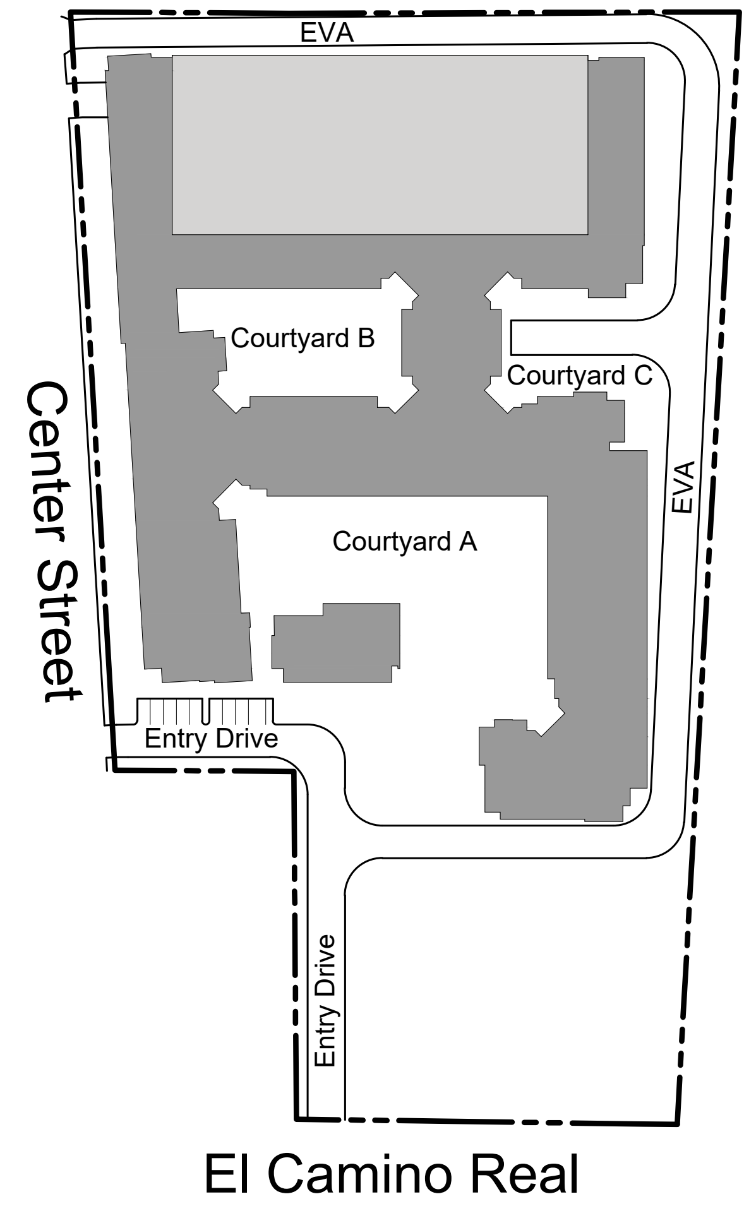

Key Map n.t.s.

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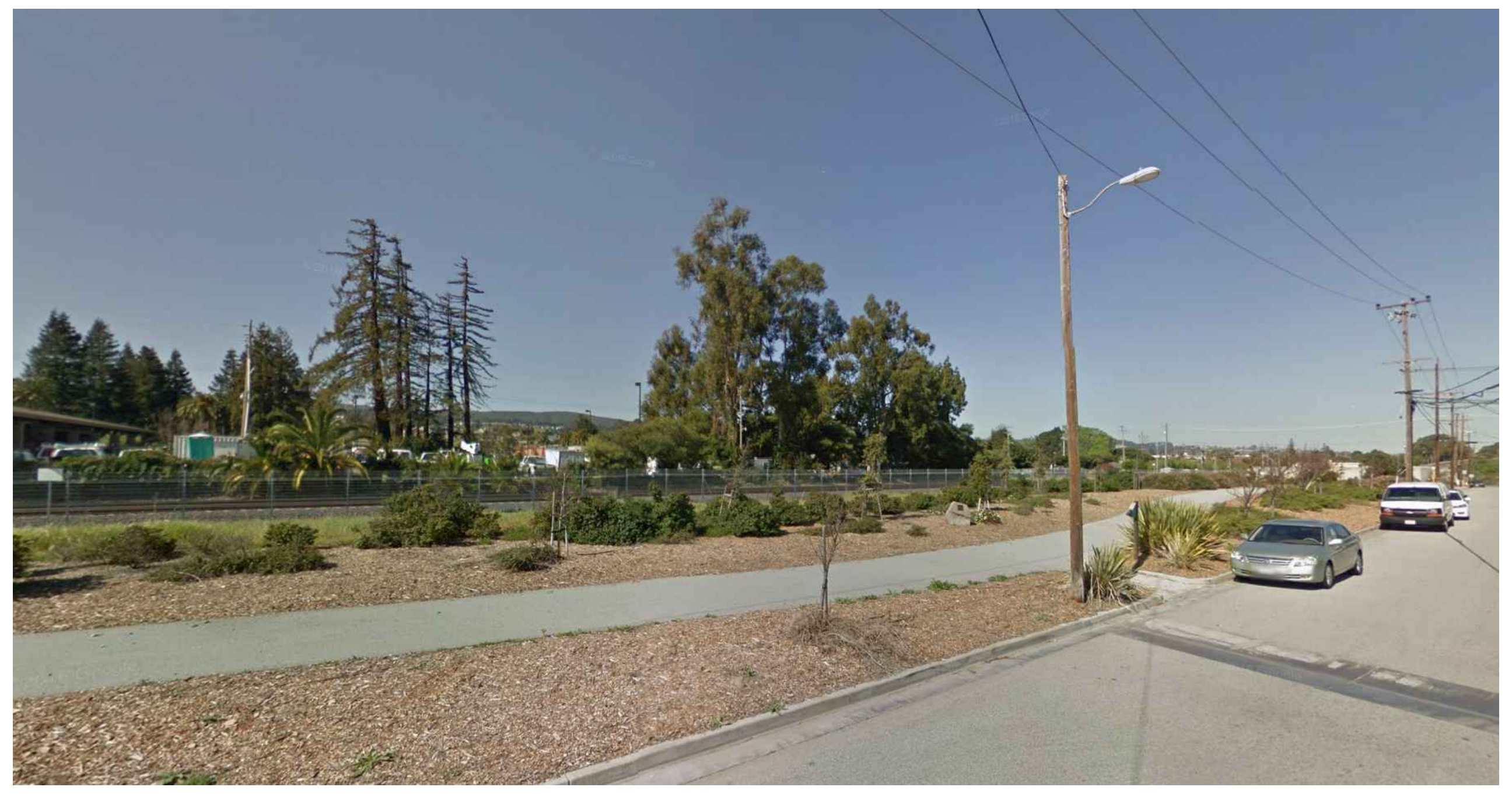
ENLARGED SITE PLAN
RESIDENTIAL BUILDING

A-2.0.1

1. View of Neighboring Site at El Camino

2. View of Existing Site from Monterey Street



3. View of Existing Site from Monterey Street

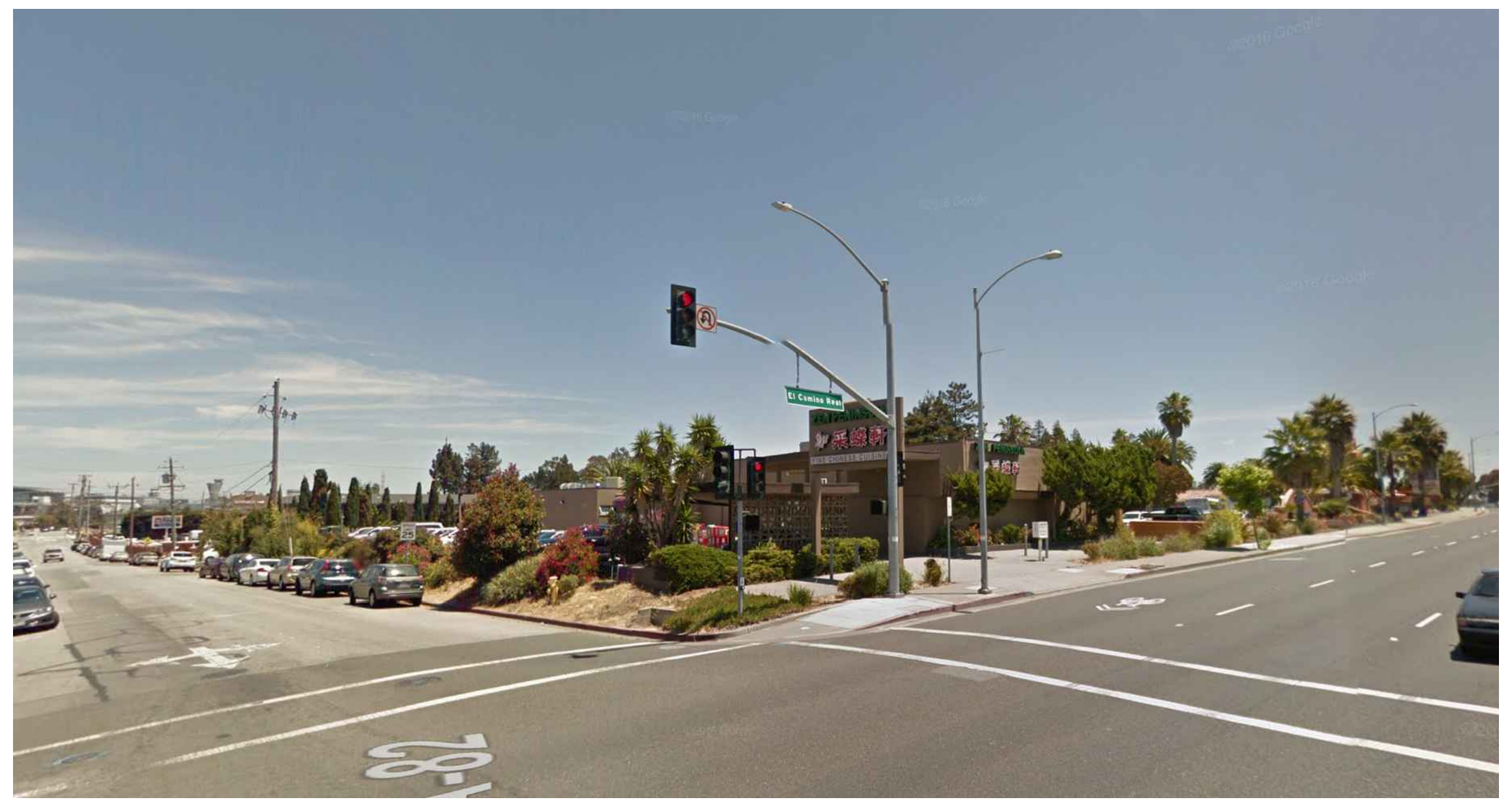
4. View of Neighboring Site at Monterey Street

12. View of Neighboring Site at Center Street

5. View of Existing Site from Monterey Street

11. View of Existing Site at Center Street

6. View of Neighboring Site from El Camino



10. View of Existing Site at Intersection of El Camino & Center Street

9. View of Neighboring Site at El Camino

8. View of Existing Site at Southwest Corner on El Camino

7. View of Existing Site at Southeast Corner on El Camino

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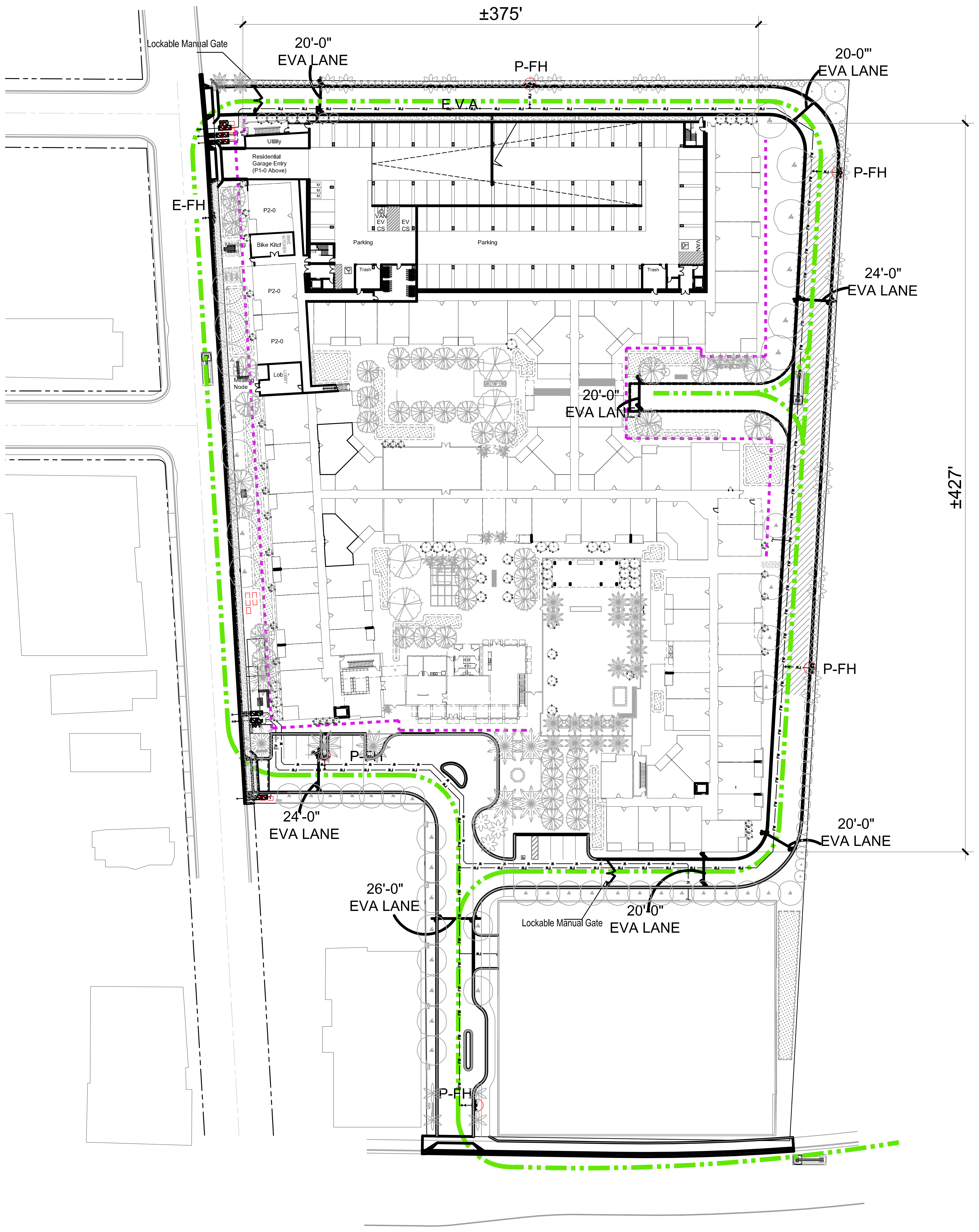
June 15, 2020

0 100 200 400

SITE CONTEXT
EXISTING CONDITIONS

A-2.1.0



LEGEND

▭	150' HOSE MAX PULL W/ FIRE TRUCK
- - -	150' HOSE PULL
- · -	130' HOSE PULL FROM FIRE RISER
- · -	FIRE TRUCK SITE ACCESS
· · ·	AERIAL FIRE APPARATUS ACCESS (WITHIN MIN. 15' TO 30')
*	PROPOSED FIRE RISER
▨	ROOF ACCESS STAIR
●	E-FH (Existing Fire Hydrant)
⊕	P-FH (Proposed Fire Hydrant)
○	200' RADIUS FIRE HYDRANT COVERAGE

NOTES

1. EVA road is 20' from face of curb to face of curb or more in width and 13'6" in clear hight, as well as clear of plantings.
2. EVA gates to be manually operated gates.
3. All locked pedestrian gates will have Knox Key Boxes for fire department access.
4. All roof ladders are to be ship ladders.
5. Sprinkler system and drawings shall be submitted as design build.
6. Standpipe system (NFPA 14) shall be submitted under plan check.
7. Underground fire protection drawings to be design build.
8. Fire alarm shop drawing to be submitted during construction. Locations to be provided during plan check.
9. Electronic monitoring system for fire sprinkler shall be design build.

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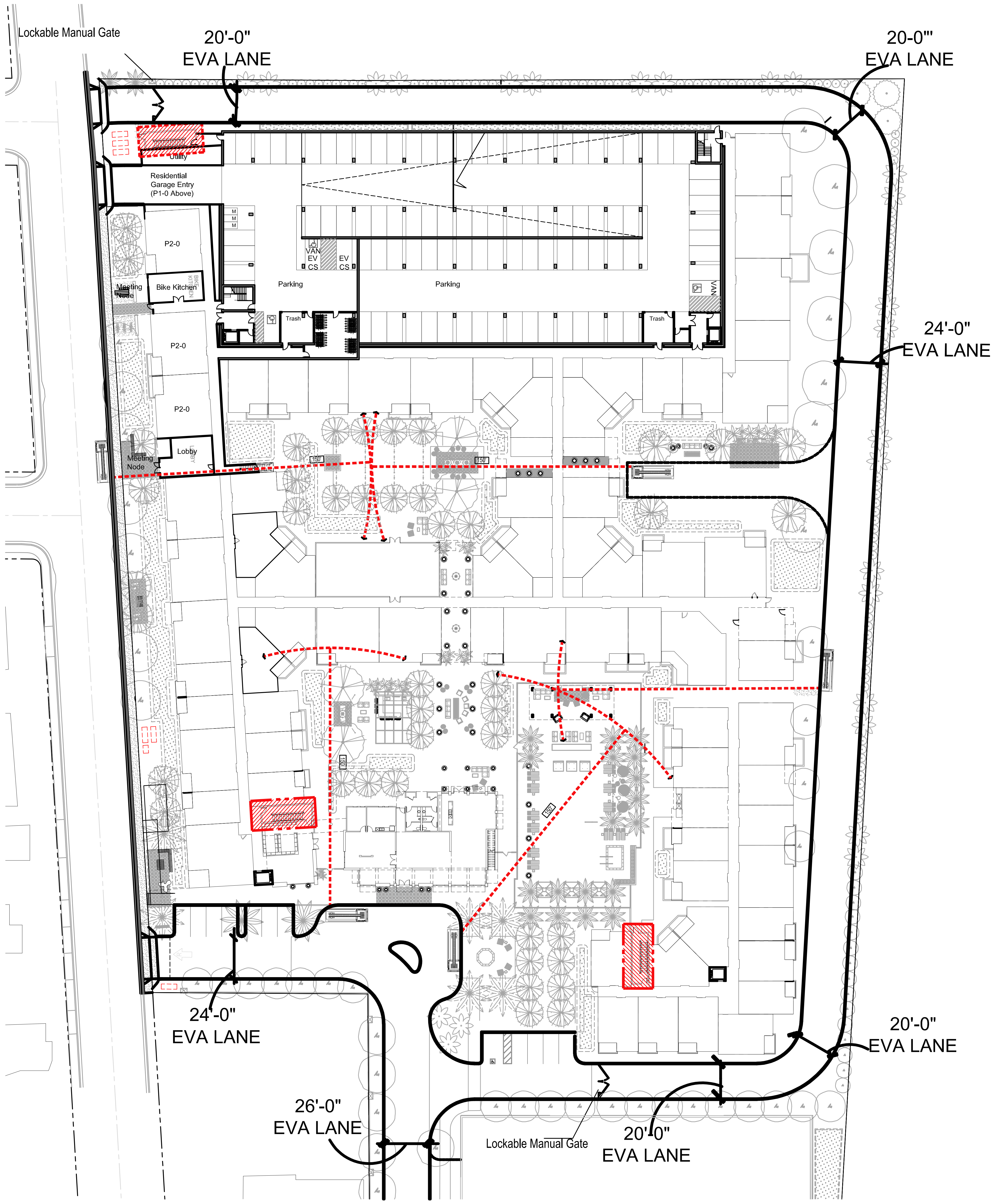
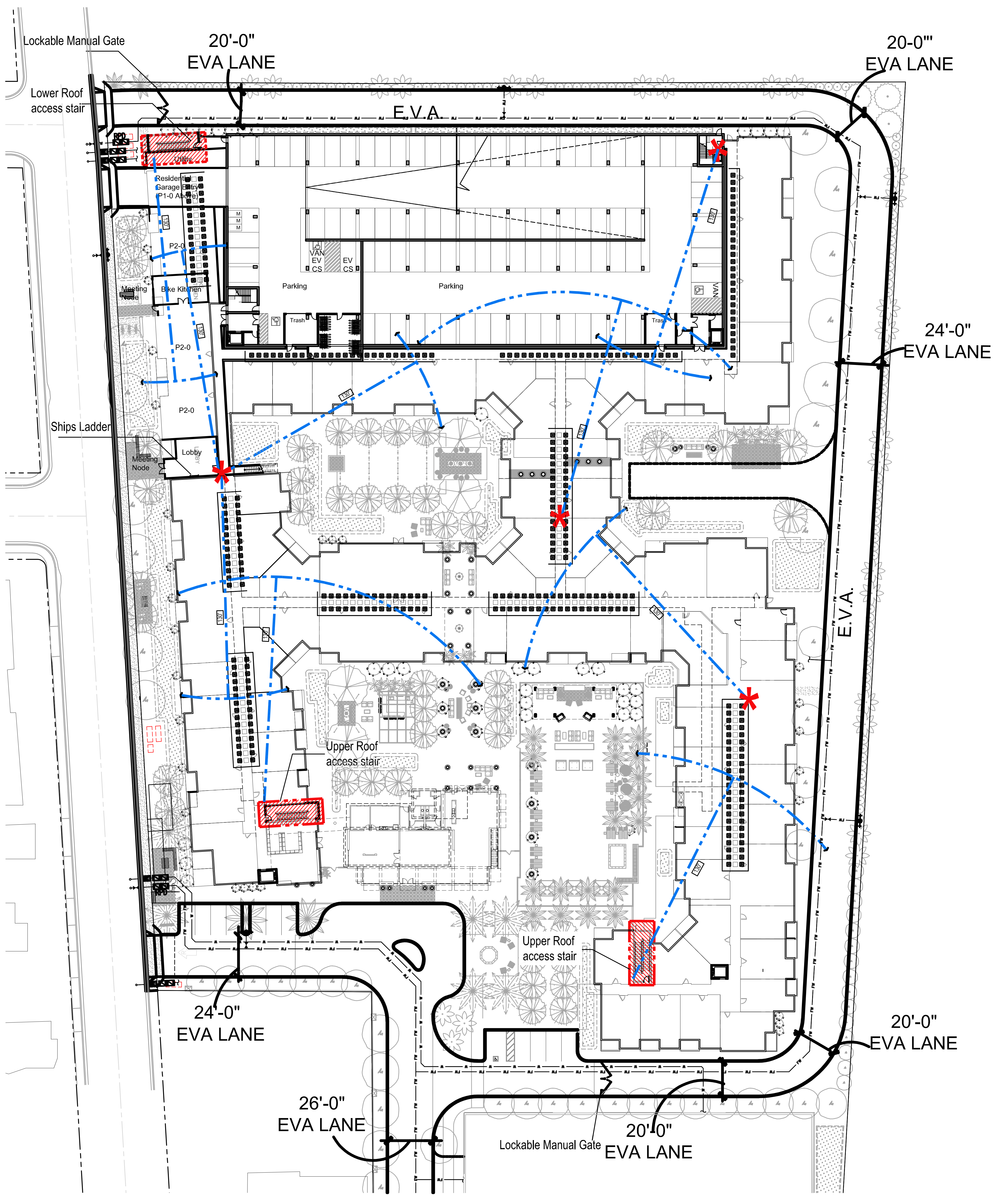
SITE FIRE ACCESS DIAGRAM
RESIDENTIAL BUILDING



1. Ground Floor Fire Access



2. Roof Plan Fire Access

LEGEND

- - - ▭	150' HOSE MAX PULL W/ FIRE TRUCK
- - -	150' HOSE PULL
-·-	130' HOSE PULL FROM FIRE RISER
- - -	FIRE TRUCK SITE ACCESS
- - -	AERIAL FIRE APPARATUS ACCESS (WITHIN MIN. 15' TO 30')
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NOTE: TYPE IIIA BUILDING - LADDER ACCESS NOT REQUIRED

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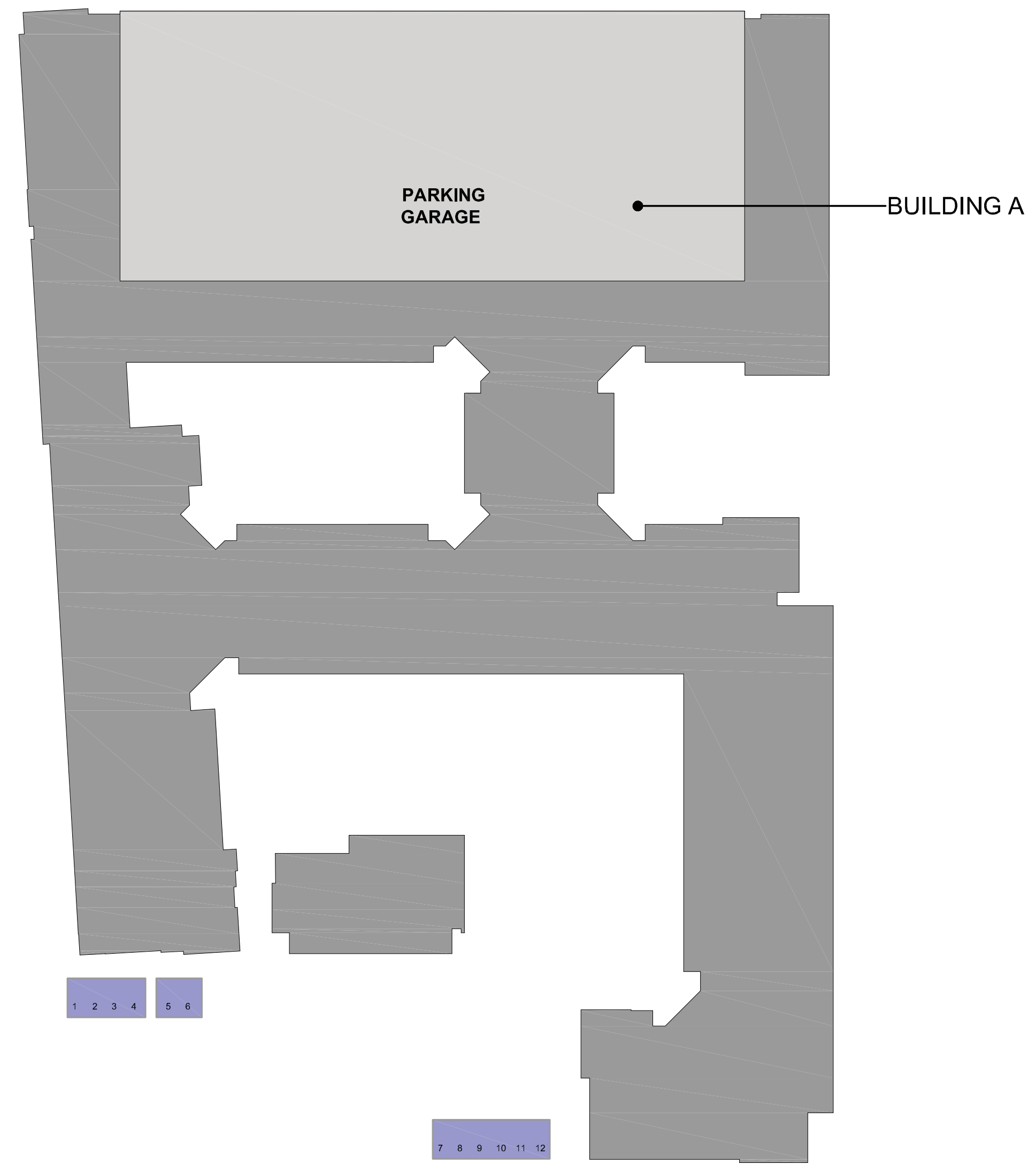
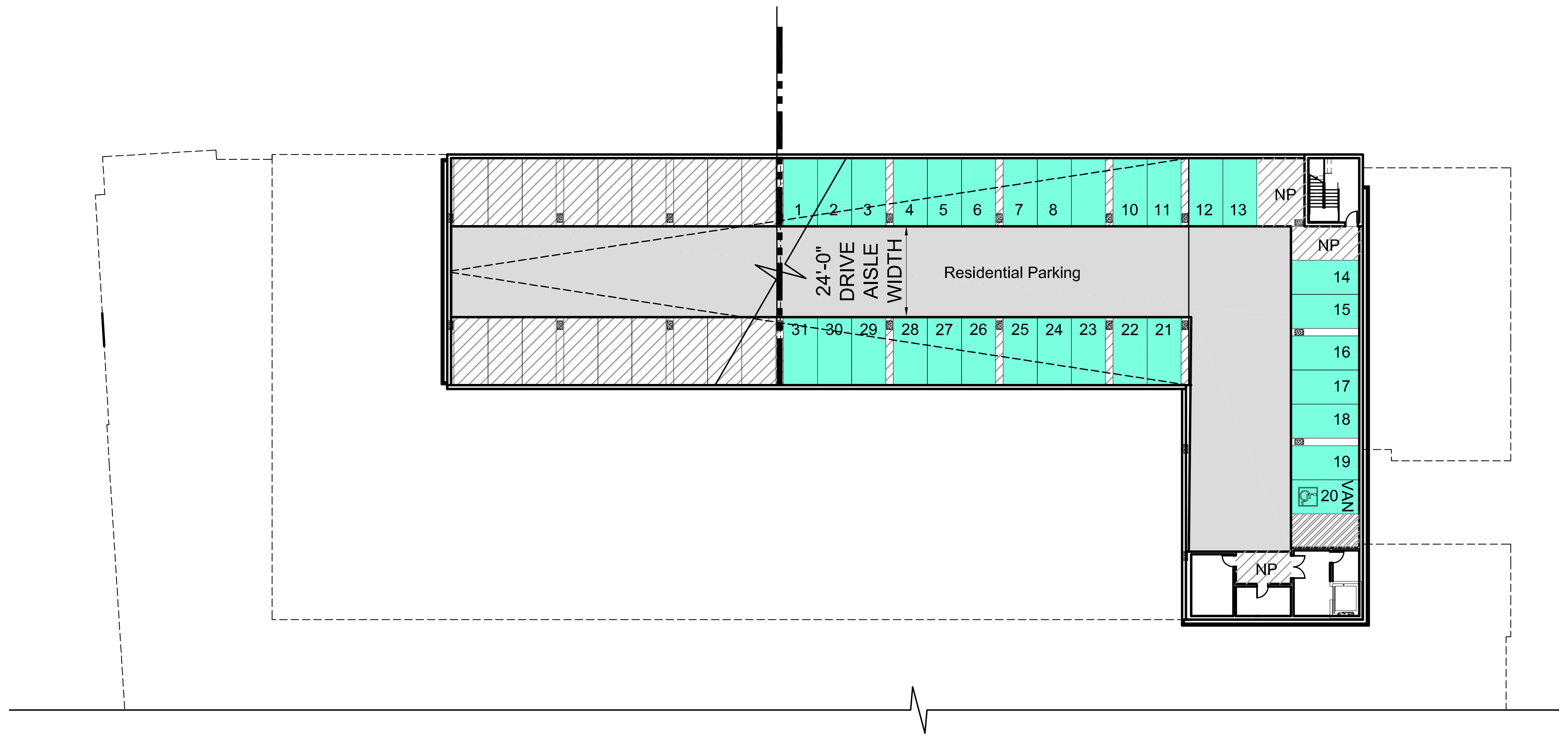
0 20 40 80

BUILDING FIRE ACCESS DIAGRAM
RESIDENTIAL BUILDING

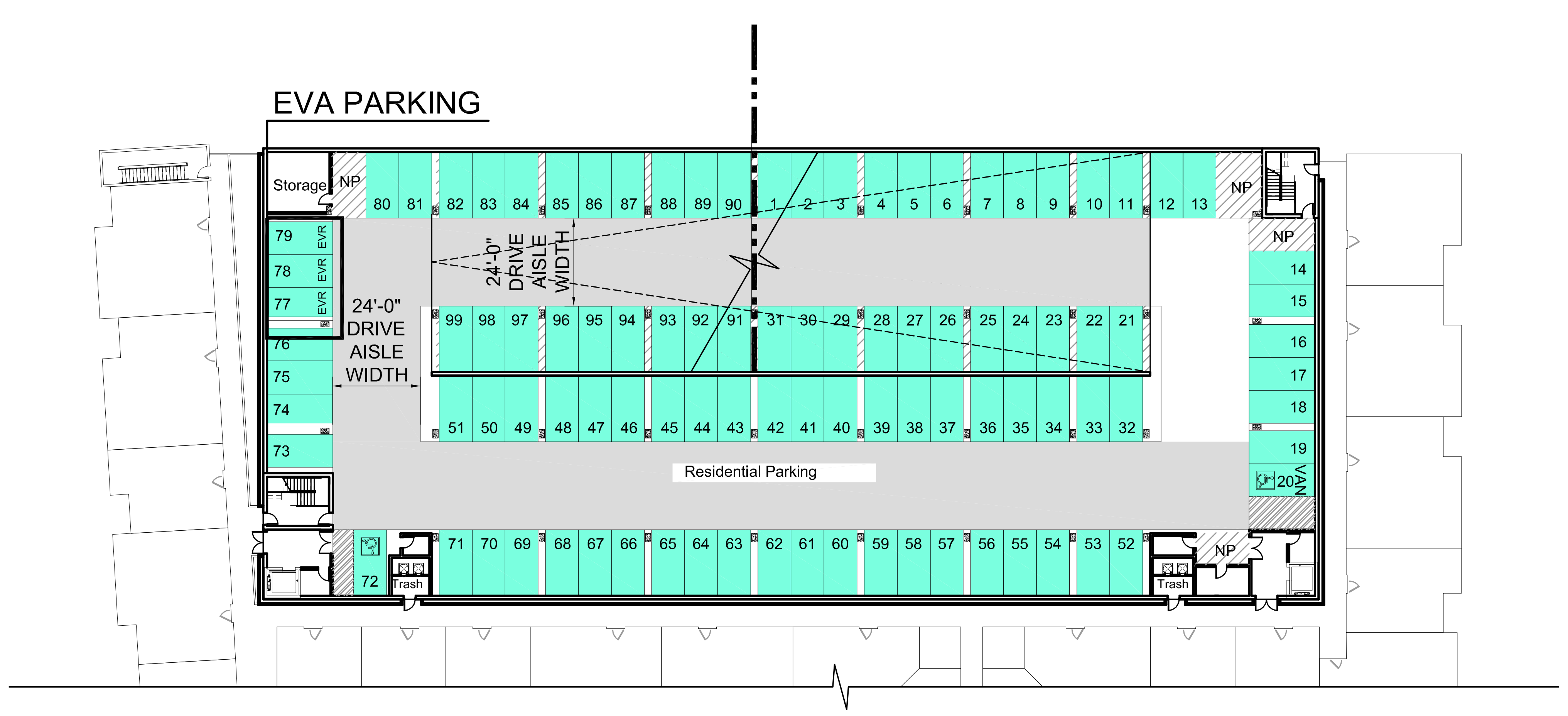
A-2.2.1



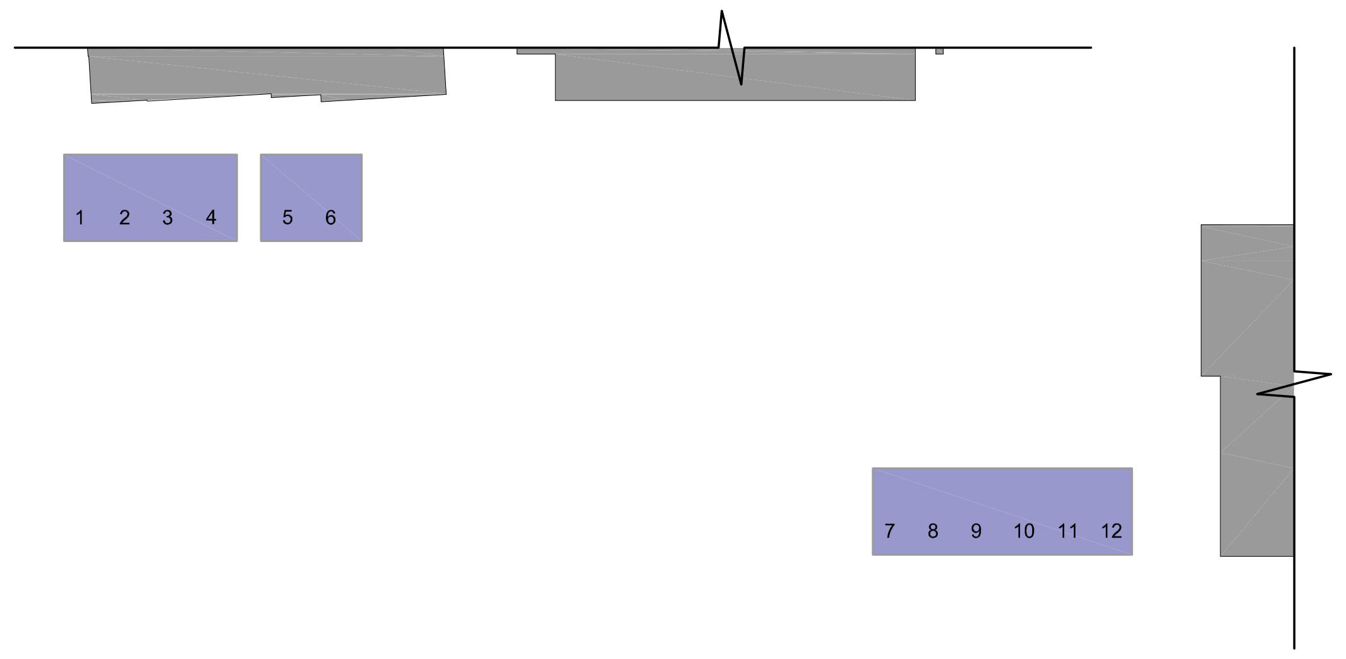
Site Parking - Level 1



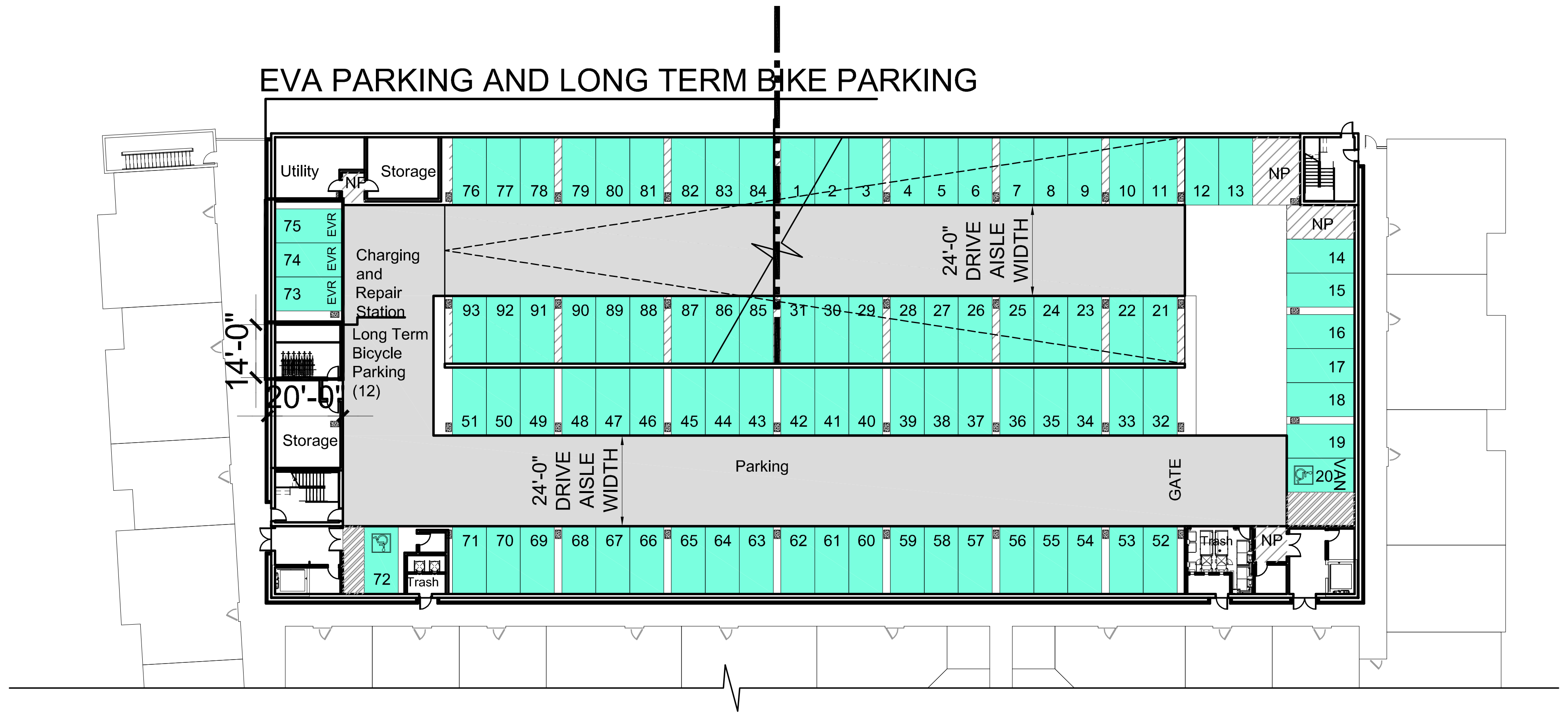
Garage Level - 6
31 Spaces
396 Spaces Total



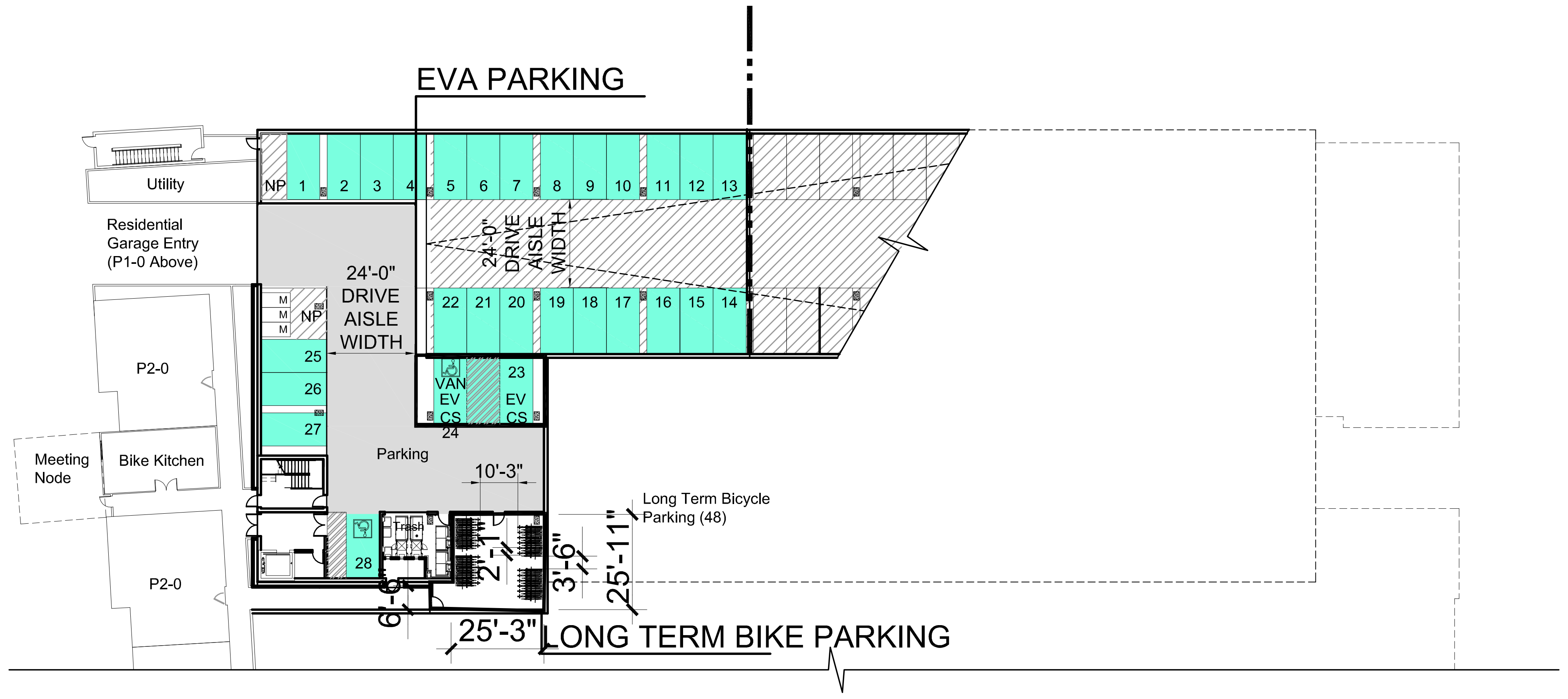
Garage Levels - 2 - 5
99 Spaces / Level



Site Parking Enlarged - Level 1



Garage Level - 1
93 Spaces



Garage Level - 0
28 Spaces

LEGEND:

- 🟩 Assigned Parking (548 spaces)
- 🟪 Unassigned Parking (12 spaces)
- ⬜ Clear Height - for accessible van stalls no less than 8'-2"
- ▯ Electric Vehicle Chargine Space
  Space Size: 9' x 18'
- ▯ Standard Space
  Space Size: 9' x 18'
- ▨ Accessible Van Parking Space
  Space Size: 9' x 18'
  Clear Space Stripping: 9' x 18'
- ▨ Accessible Standard Parking Space
  Space Size: 9' x 18'
  Clear Space Stripping: 9' x 18'

TOTAL STALLS										
PARKING PROVIDED										
Residential										
Parking Space Designation										
Level	G0	G1	G2	G3	G4	G5	G6	On Grade		TOTAL
Assigned -Standard	25	88	94	94	94	94	30	0		519
Assigned -*Compact	0	0	0	0	0	0	0	0		0
Unassigned Standard	0	0	0	0	0	0	0	12		12
Accessible Assigned **Povided	1	1	1	1	1	1	1			7
Accessible Unassigned **Povided	0	0	0	0	0	0	0	1		1
Accessible - Van **Provided	1	1	1	1	1	1	0	0		6
**Accessible - Provided Total										**14**
**Accessible Assigned Povided	1	1	1	1	1	1	1			7
**Accessible Unassigned Povided	0	0	0	0	0	0	0	1		1
**Accessible - Van Provided	1	1	1	1	1	1	0	0		6
**Accessible - Provided Total										**14**
****Electric Vehicle	2	3	3	3	3	3	0	0		17
Total Residential										**562**

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PARKING/STRIPING DIAGRAM
RESIDENTIAL BUILDING

A-2.3.0

LEGEND

🟦 PRIMARY VEHICULAR ENTRY

🟧 SECONDARY VEHICULAR ENTRY

🟨 GARAGE ENTRY

▲ PRIMARY PEDESTRIAN ENTRY

▲ SECONDARY PEDESTRIAN ENTRY

- - - VEHICULAR CIRCULATION

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VEHICLE & PEDESTRIAN
CIRCULATION DIAGRAM

A-2.3.1

Construction Type: Type IIIA

Allowable Building Height (CBC Table 504.3)
Allowable building heights: Type IIIA R-2 = 65 feet, 4 Stories
Allowable building heights with Sprinkler Increase: Type IIIA R-2 = 85 feet, 5 Stories

Allowable Building Area (CBC Section 506.2.3)
$A_a = [A_t + (NS \times I_f)] \times S_a$
A_a = Allowable area (square feet)
A_t = Tabular allowable area factor per Table 506.2
NS=Tabular allowable area factor per Table 506.2 for a nonsprinklered building
I_f = Frontage Increase (not taken)
S_a = Number of building stories above grade plane, not to exceed 2

CBC 506.3.3 Frontage Increase:
$I_f = [F/P - 0.25]\ W/30 = 0$ (Frontage Increase not taken)

$A_a = [A_t + (NS \times I_f)] \times S_a$
$A_a = [24{,}000 + (24{,}000 \times 0)] \times 2$
$A_a = 48{,}000$ SF

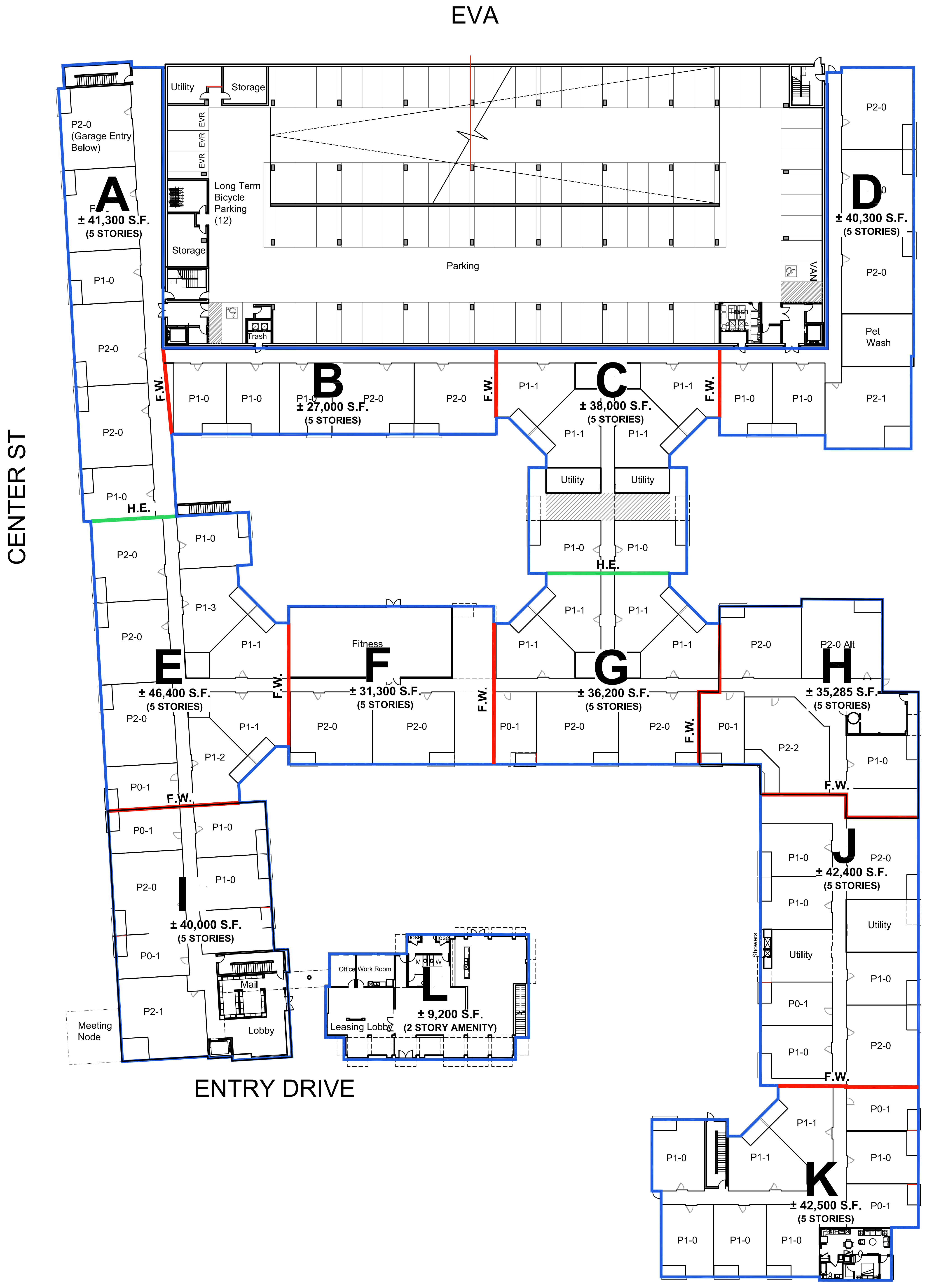
Allowable building area = 48,000 SF per building

Fire-Resistance Rating Requirements in Type IIIA Construction

Exterior Bearing Walls:	2 Hour (CBC Table 601)
Exterior Nonbearing Walls:	1 Hour (CBC Table 602)
Fire Walls:	3 Hour (CBC Table 706.4)
Stair Enclosure:	2 Hour (CBC Section 713.4)

Building Areas

A	8,250 sf x 5 (floors) =	±41,300 sf
B	5,400 sf x 5 (floors) =	±27,000 sf
C	7,600 sf x 5 (floors) =	±38,000 sf
D	8,050 sf x 5 (floors) =	±40,300 sf
E	9,280 sf x 5 (floors) =	±46,400 sf
F	6,260 sf x 5 (floors) =	±31,300 sf
G	7,230 sf x 5 (floors) =	±36,200 sf
H	7,760 sf x 5 (floors) =	±35,285 sf
I	8,000 sf x 5 (floors) =	±40,000 sf
J	8,480 sf x 5 (floors) =	±42,400 sf
K	8,500 sf x 5 (floors) =	±42,500 sf
L	4,600 sf x 2 (floors) =	**±9,200 sf**



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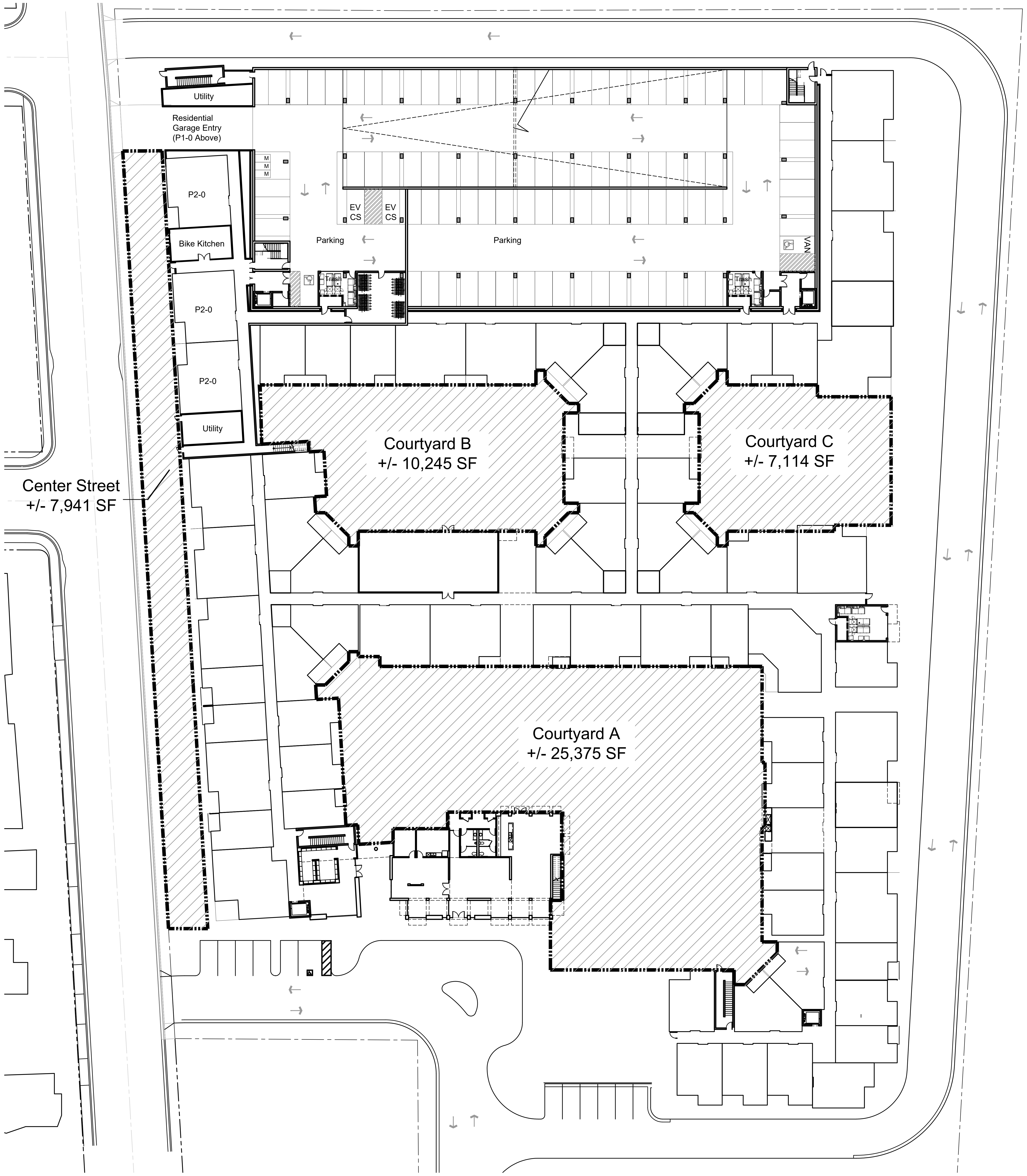
0 15 30 60

ALLOWABLE BLDG AREAS DIAGRAM
RESIDENTIAL BUILDING

A-2.4.0



Note: Open space includes hardscape and softscape; excludes patios.

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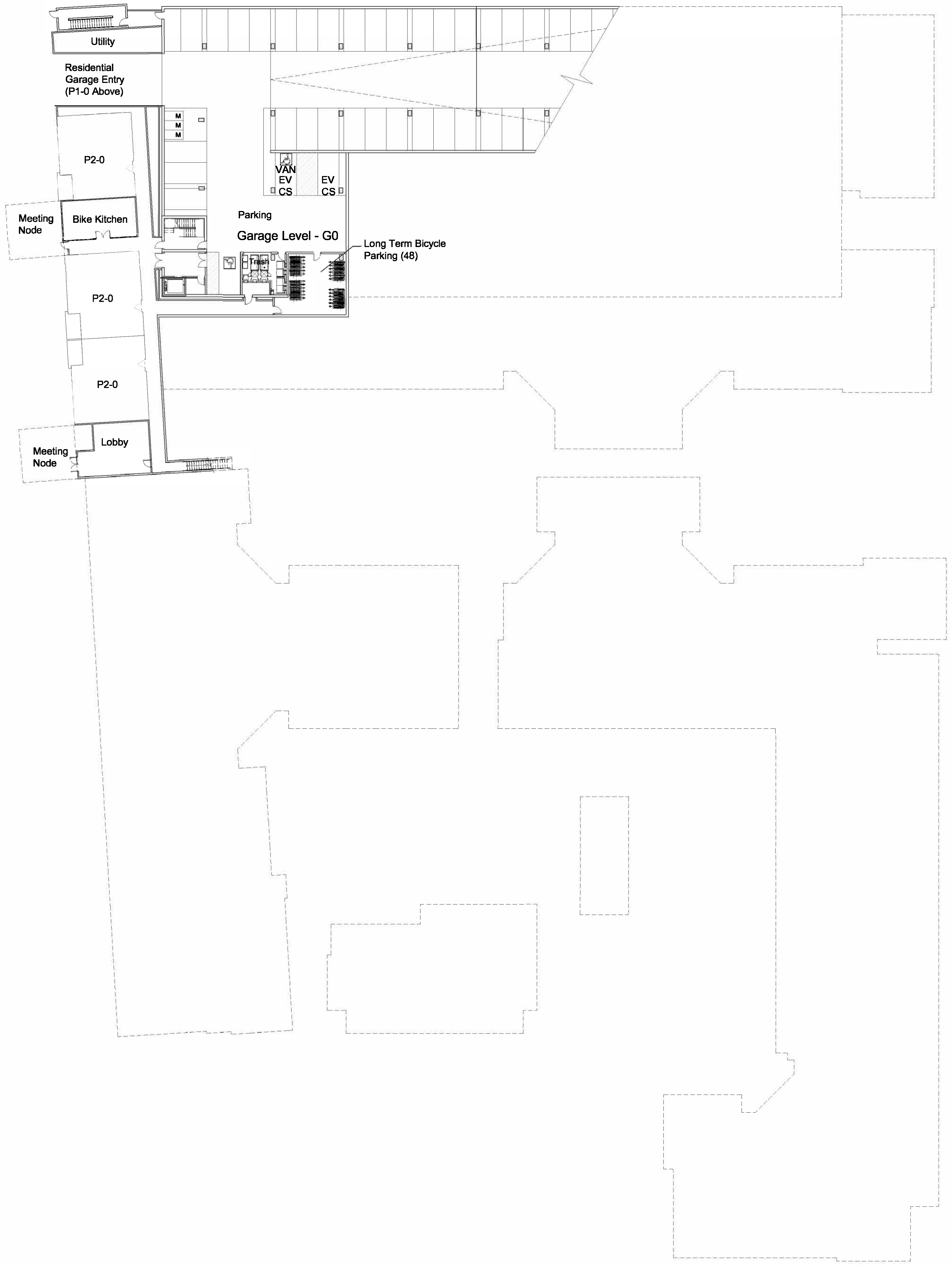
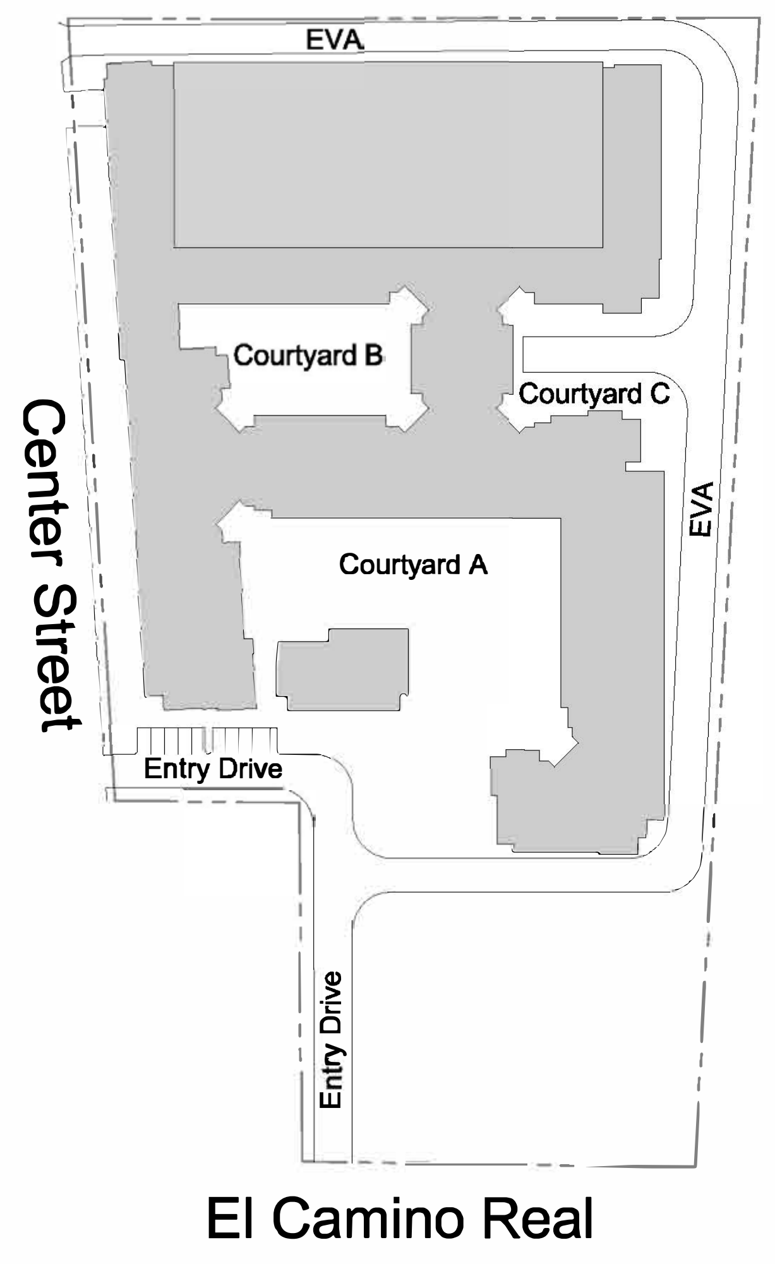
OPEN SPACE DIAGRAM
RESIDENTIAL BUILDING

A-2.5.0



Lower Level 0



Key Map n.t.s.

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June 15, 2020

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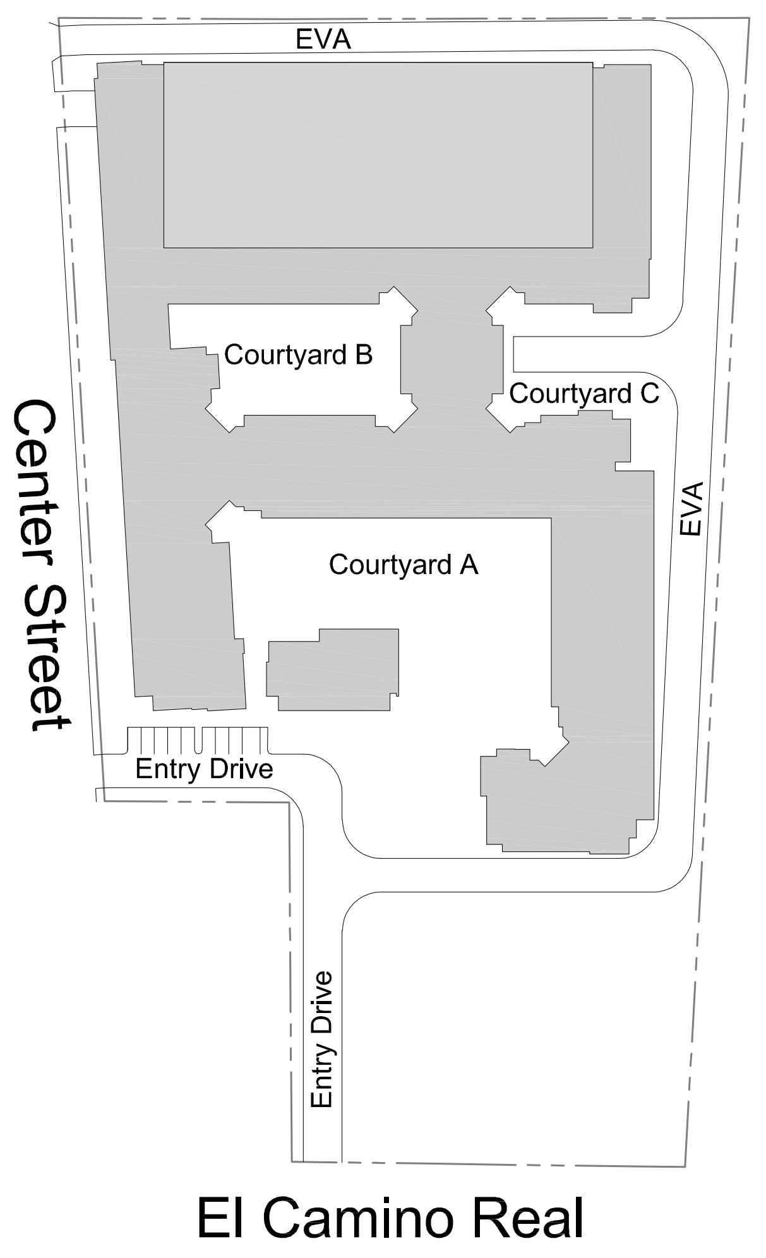
BUILDING PLANS - LEVEL 0
RESIDENTIAL BUILDING

A-3.0.0

Level 1



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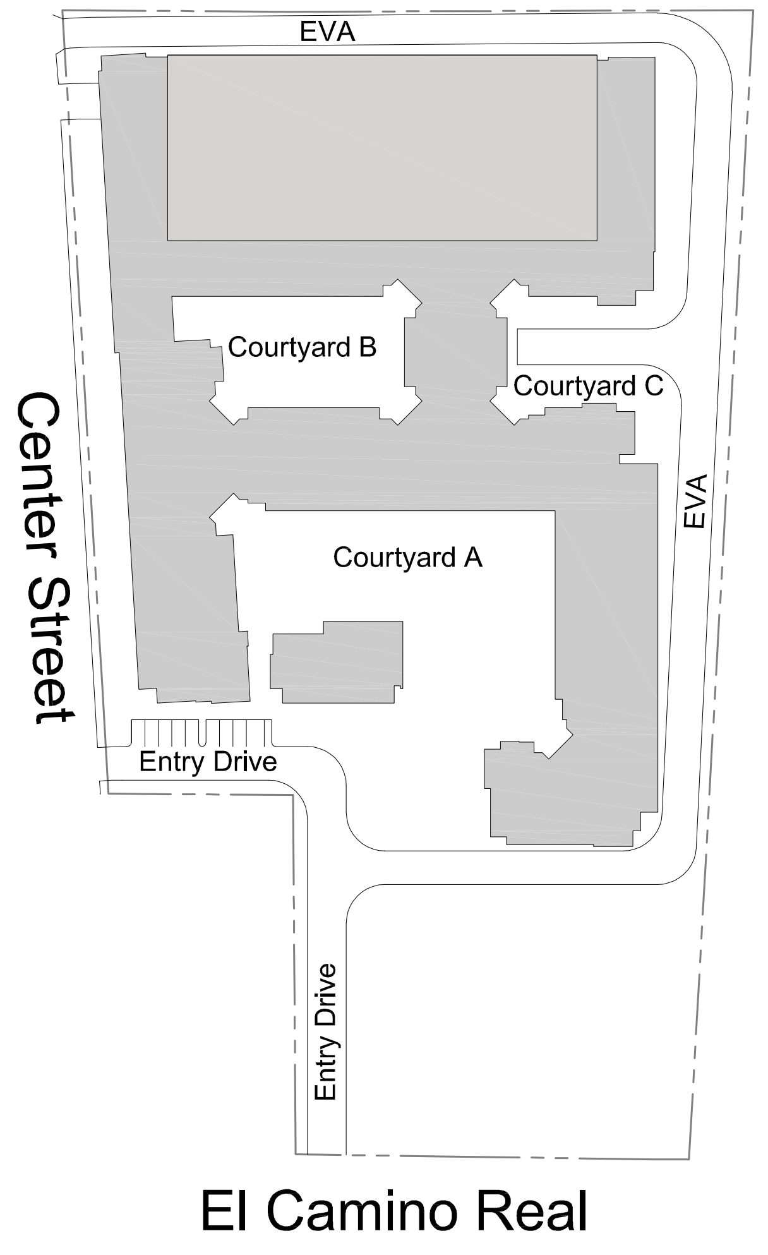
BUILDING PLANS - LEVEL 1
RESIDENTIAL BUILDING

A-3.0.1

Level 2



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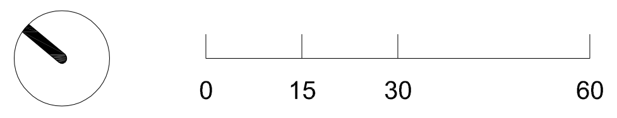
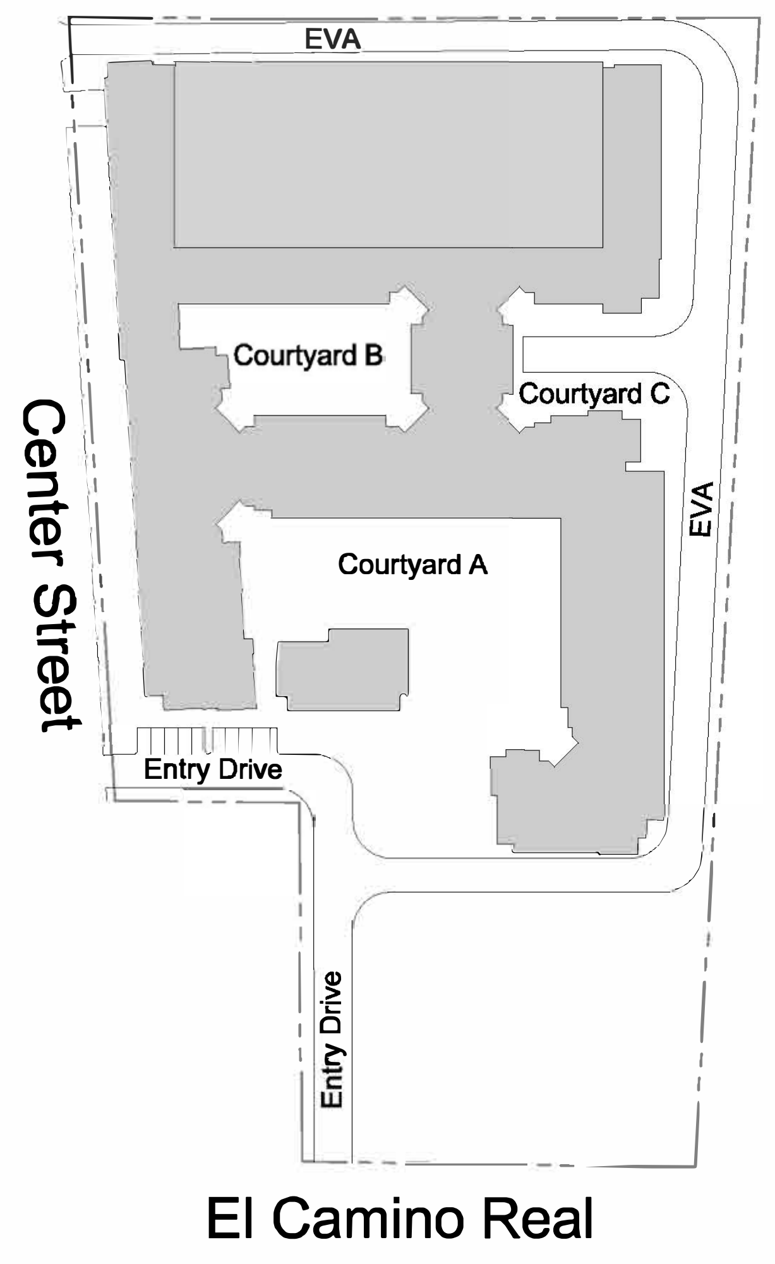


BUILDING PLANS - LEVEL 2
RESIDENTIAL BUILDING

A-3.0.2

Level 3 and 4



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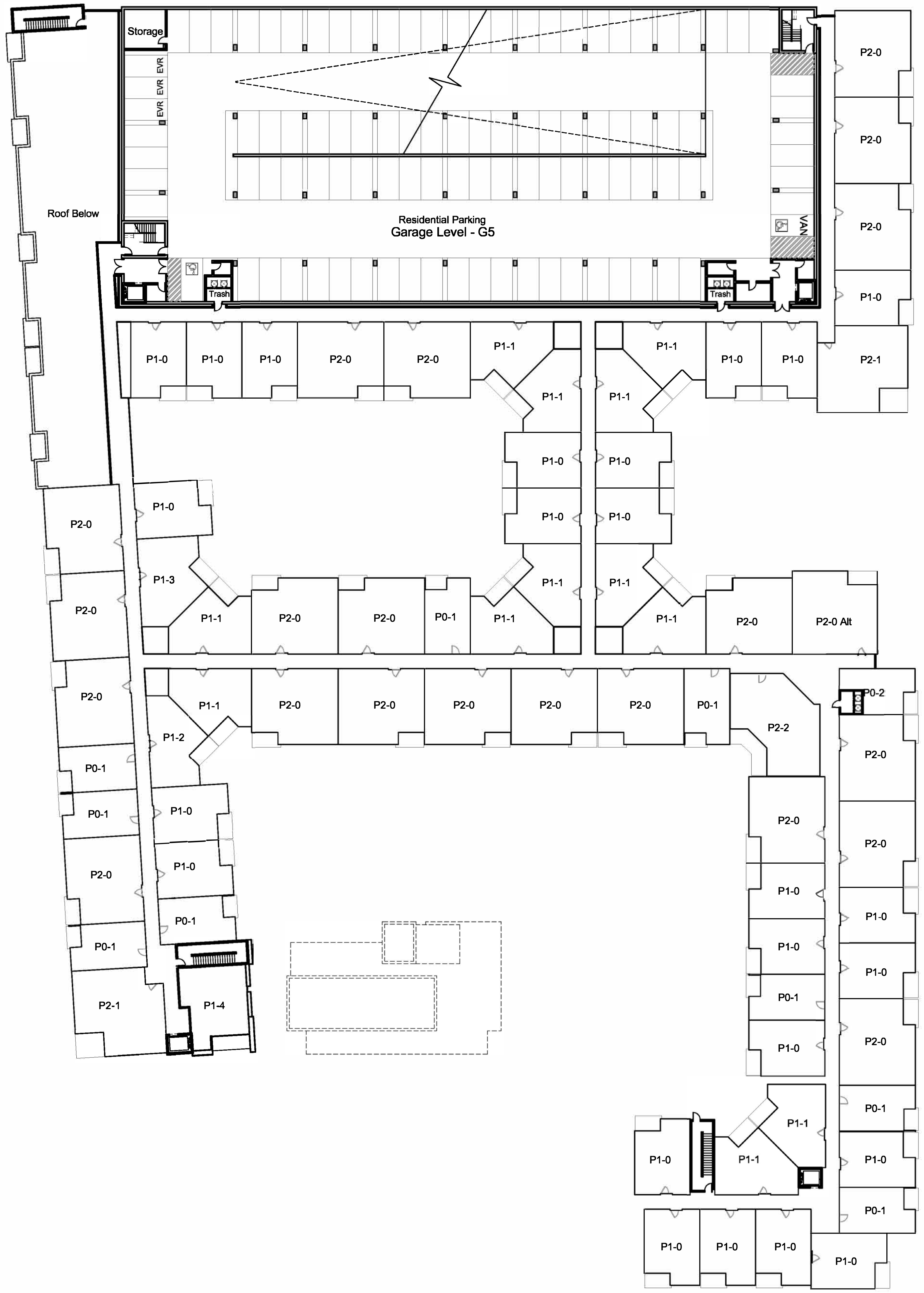
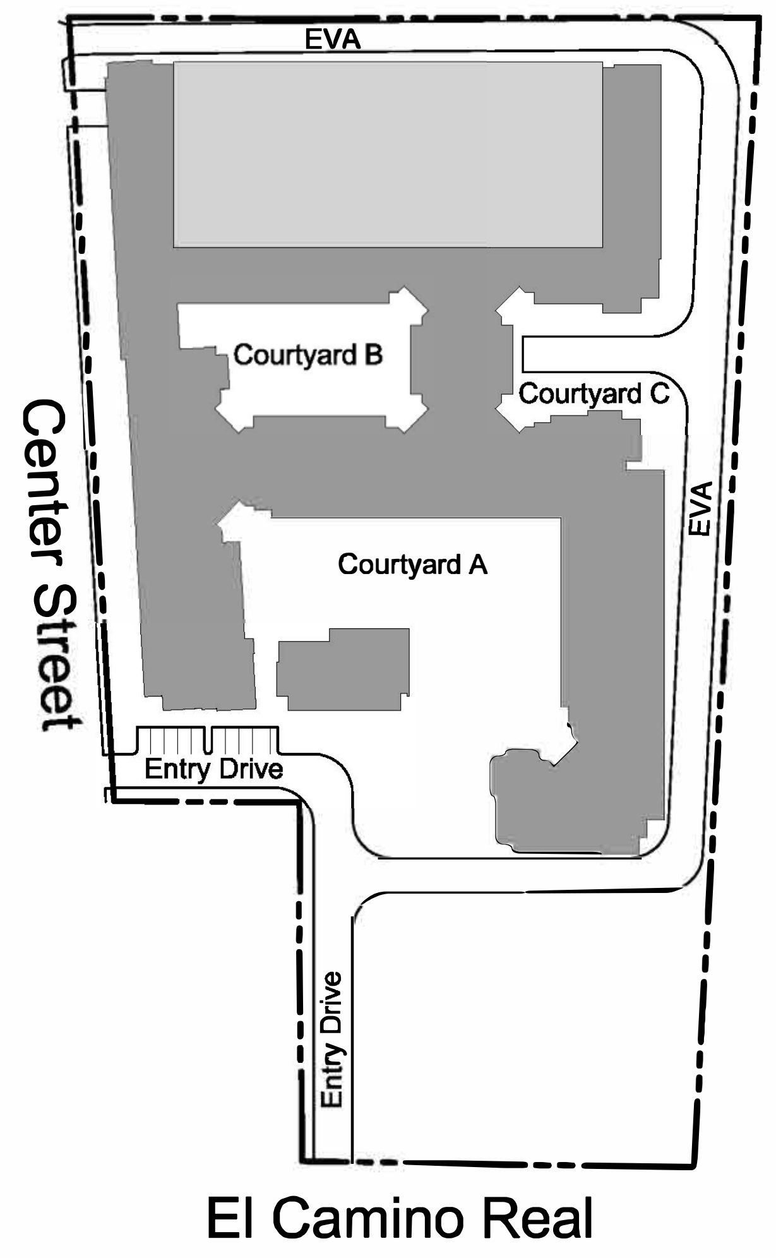
0 15 30 60

BUILDING PLANS - LEVEL 3 AND 4



Level 5



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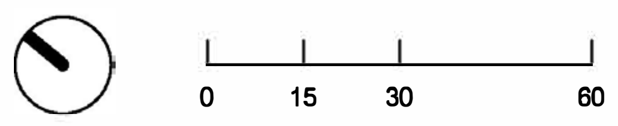
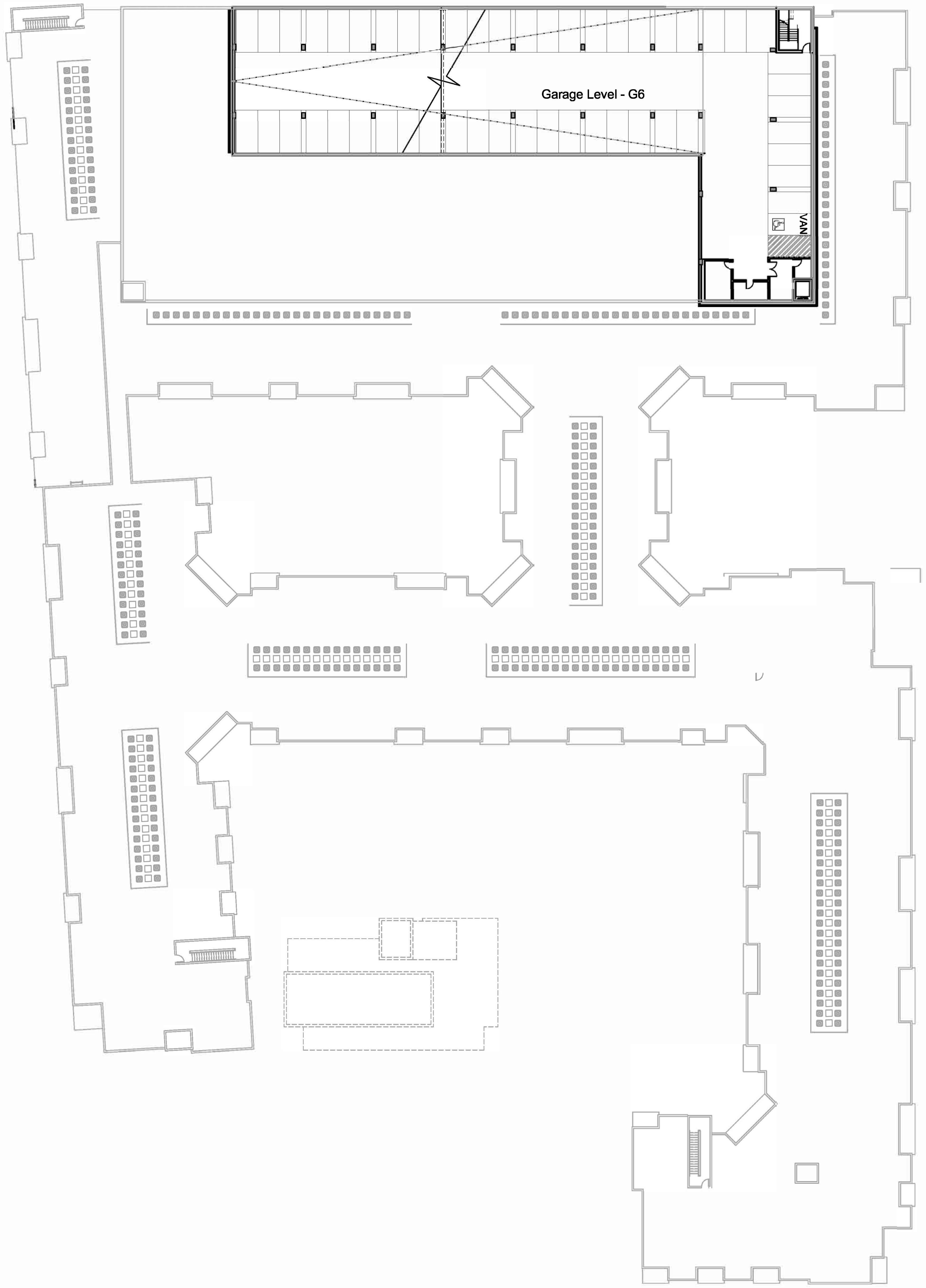
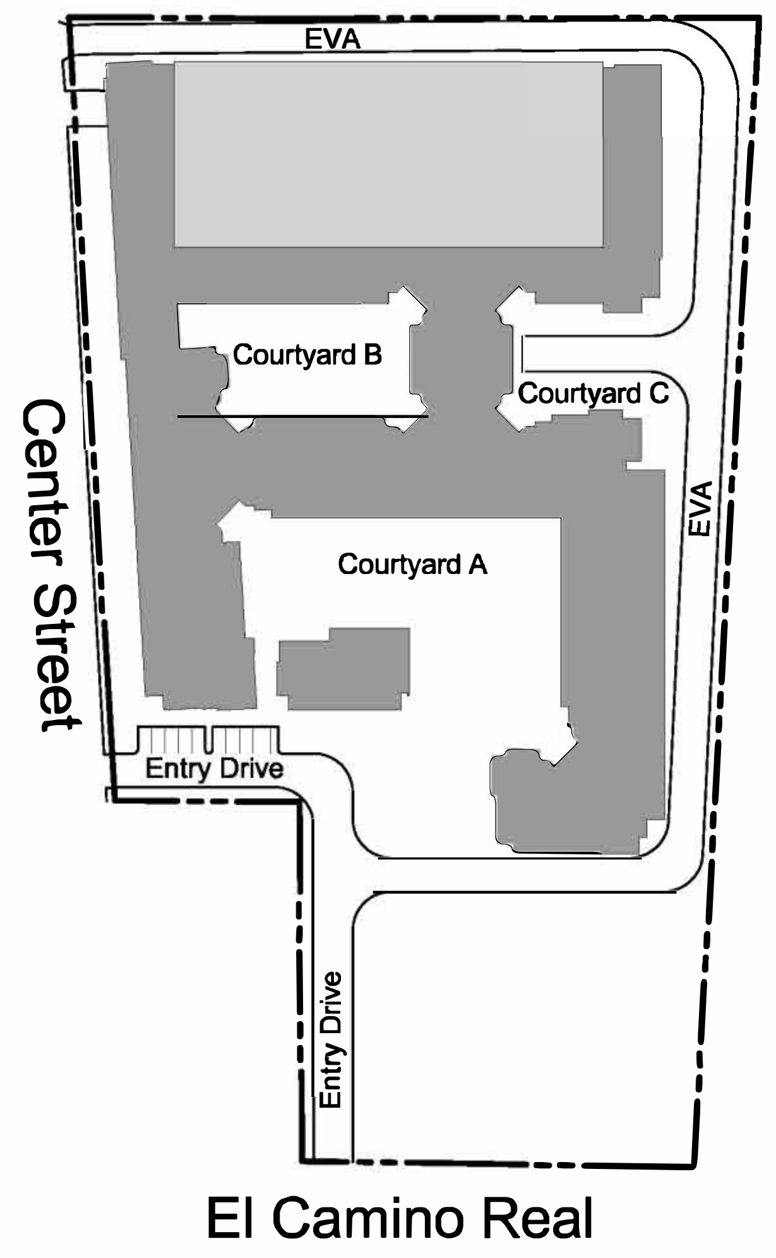


BUILDING PLANS - LEVEL 5
RESIDENTIAL BUILDING

A-3.0.5



Level 6



Key Map n.t.s.

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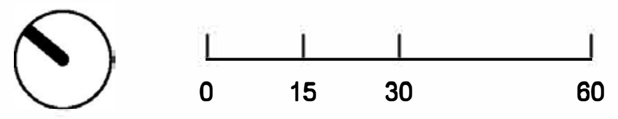
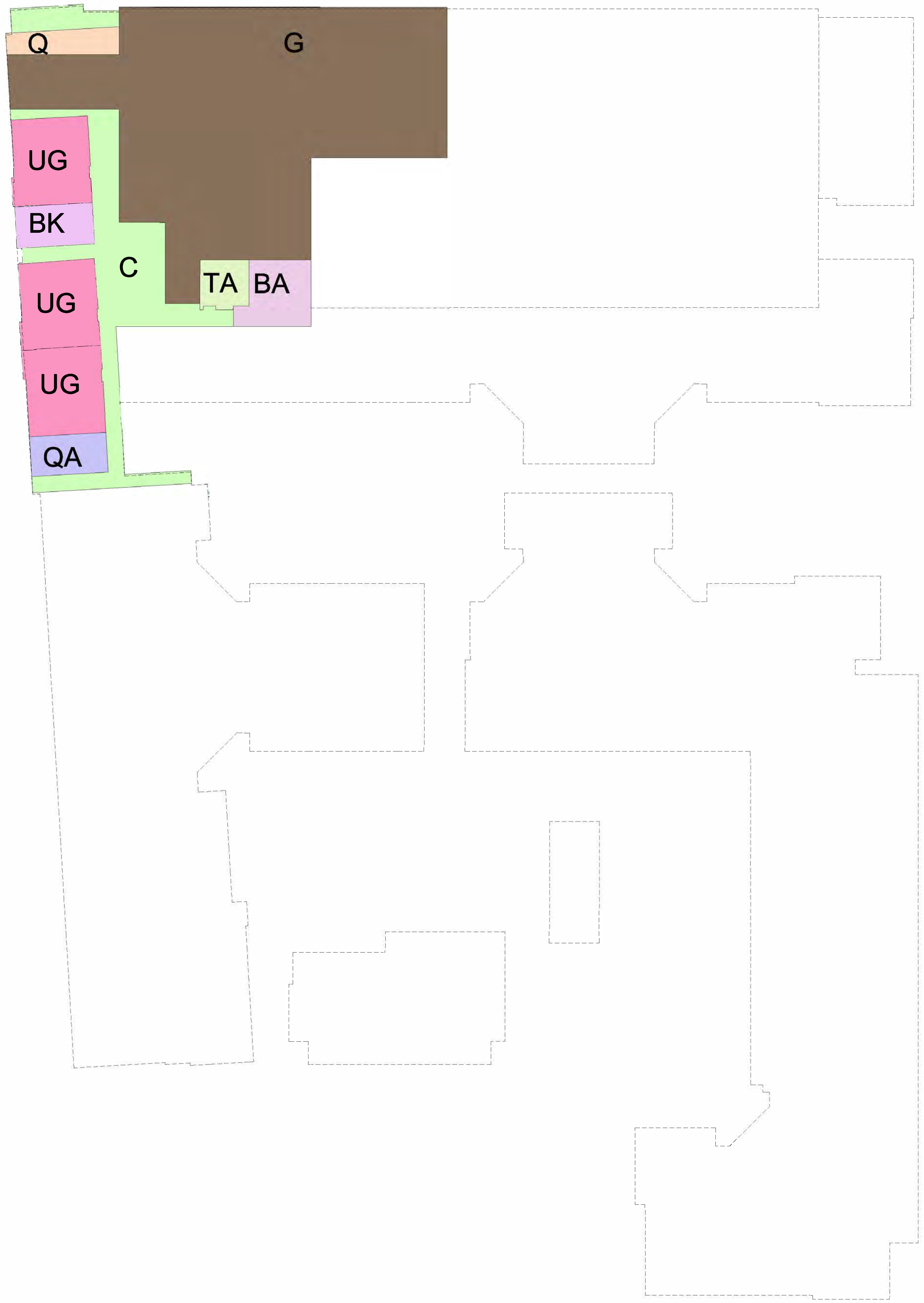


BUILDING PLANS - LEVEL 6
RESIDENTIAL BUILDING

A-3.0.6

RESIDENTIAL BUILDING A		Level 0	AVG UNIT AREA TOTAL (LEVEL 0)	Level 1	AVG UNIT AREA TOTAL (LEVEL 1)	Level 2	AVG UNIT AREA TOTAL (LEVEL 2)	Level 3	AVG UNIT AREA TOTAL (LEVEL 3)	Level 4	AVG UNIT AREA TOTAL (LEVEL 4)	Level 5	AVG UNIT AREA TOTAL (LEVEL 5)	Level 6	AVG UNIT AREA TOTAL (LEVEL 6)	Total Units	UNIT AREA (NRSF)	DECK AREA (SF) (INC. IN UNIT AREA)	TOTAL UNIT AREA (NRSF)
UA	0bd / 1ba			9	5490	9	5490	9	5490	9	5490	9	5490	0	0	45	610	55	27,450
UM	0bd / 1ba			0	0	1	508	1	508	1	508	1	508			4	508	55	2,032
Total Studios				9		10		10		10		10				49			
UB	1bd / 1ba			23	16905	26	19110	26	19110	26	19110	24	17640	0	0	125	735	60	91,875
UC	1bd / 1ba			12	9720	12	9720	12	9720	12	9720	12	9720	0	0	60	810	60	48,600
UD	1bd / 1ba			1	775	1	775	1	775	1	775	1	775	0	0	5	775	60	3,875
UE	1bd / 1ba			1	900	1	900	1	900	1	900	1	900	0	0	5	900	60	4,500
UF	1bd / 1ba			0	0	0	0	1	990	1	990	1	990	0	0	3	990	60	2,970
Total 1 Bdrms				37		40		41		41		39				198			
UG	2bd / 2ba	3	3210	20	21400	23	24610	25	26750	25	26750	21	22470	0	0	117	1,070	60	125,190
UJ				1	1220	1	1220	1	1220	1	1220	1	1220	0	0	5	1,220	100	1,220
UH	2bd / 2ba			2	2360	2	2360	2	2360	2	2360	2	2360	0	0	10	1,180	100	11,800
UL	2bd / 2ba			1	1360	1	1360	1	1360	1	1360	1	1360	0	0	5	1,360	150	6,800
Total 2 Bdrms		3		24		27		29		29		25				137			
TOTAL		3	3210	70	60130	77	66053	80	69183	80	69183	74	63433	0	0	384			326,312

ACCESORY SPACES BUILDING A		Level 0	AVG. ACC. SPACE AREA TOTAL (LEVEL 0)	Level 1	AVG. ACC. SPACE AREA TOTAL (LEVEL 1)	Level 2	AVG. ACC. SPACE AREA TOTAL (LEVEL 2)	Level 3	AVG. ACC. SPACE AREA TOTAL (LEVEL 3)	Level 4	AVG. ACC. SPACE AREA TOTAL (LEVEL 4)	Level 5	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	Level 6	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	ACC. Space Areas Avg.
AMENITY SPACES																
AF				1	1055											1055
AL				1	6431											6431
AM				1	385											385
AN						1	427									427
A0						1	2700									2700
BA		1	760													760
BB				1	315											315
BK		1	545													545
LL				1	1247											1247
CIRCULATON , LOBBIES, GARAGE																
C		1	1724													1724
CA				1	7060											7060
CB						1	6741									6741
CC								1	8630	1	8630					8630
CD												1	6118			6118
CE														1	422	422
EL				1	665											665
G		1	13956													13956
GA				1	35424	1	35424	1	35424	1	35424	1	35424			35424
GB														1	11481	11481
SHAFTS																
MA				1	120	1	120	1	120	1	120	1	120			120
MB				1	108	1	108	1	108	1	108	1	108			108
MC				4	508	4	508	4	508	4	508	4	508			127
UTILITY SPACES																
Q		1	470													470
QA		1	515													515
QB				1	424											424
QC				2	530											265
QD				2	1472											736
QF				2	180	2	180	2	180	2	180	2	180	1	90	90
QE				1	166	1	166	1	166	1	166	1	166			166
QH														1	445	445
QJ				1	609											609
STORAGE																
SA				1	365											365
SB				1	489											489
SC				1	340	1	340	1	340	1	340	1	340			340
TRASH																
TA		1	400													400
TB				1	610											610
TC						1	99	1	99	1	99	1	99			99
TD				1	208	1	208	1	208	1	208	1	208			208
TE				1	240	1	240	1	240	1	240	1	240			240
TOTAL		7	18370	28	58951	17	47261	15	46023	15	46023	15	43511		12438	
AREA TOTALS BY FLOOR			21580		119081		113314		115206		115206		106944		12438	



Level 0

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RESIDENTIAL DESIGN REVIEW

June 15, 2020

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FLOOR AREA KEY - LEVEL 0
RESIDENTIAL BUILDING

A-3.1.0

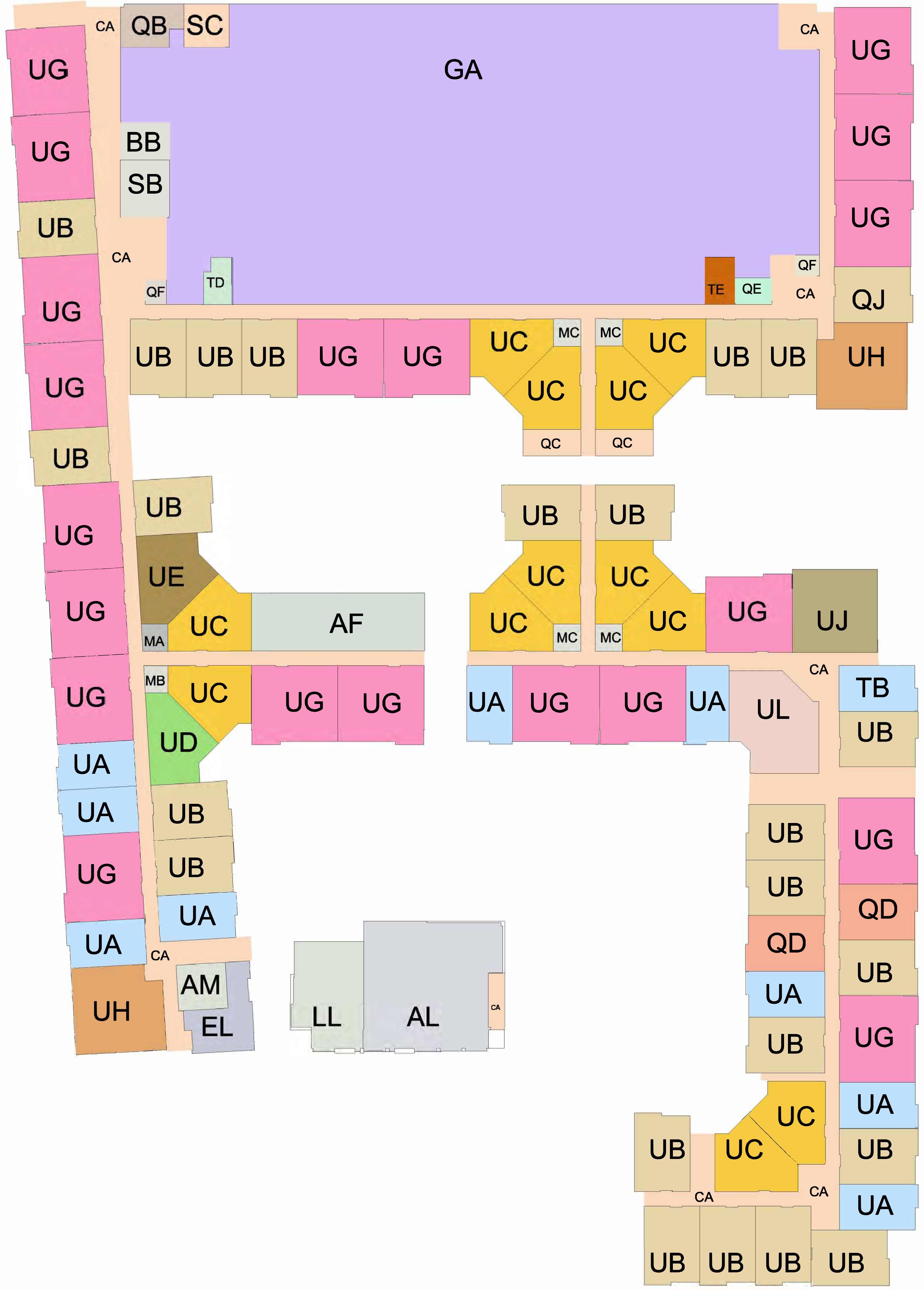
RESIDENTIAL BUILDING A

		Level 0	AVG UNIT AREA TOTAL (LEVEL 0)	Level 1	AVG UNIT AREA TOTAL (LEVEL 1)	Level 2	AVG UNIT AREA TOTAL (LEVEL 2)	Level 3	AVG UNIT AREA TOTAL (LEVEL 3)	Level 4	AVG UNIT AREA TOTAL (LEVEL 4)	Level 5	AVG UNIT AREA TOTAL (LEVEL 5)	Level 6	AVG UNIT AREA TOTAL (LEVEL 6)	Total Units	UNIT AREA (NRSF)	DECK AREA (SF) (INC. IN UNIT AREA)	TOTAL UNIT AREA (NRSF)
UA	0bd / 1ba			9	5490	9	5490	9	5490	9	5490	9	5490	0	0	45	610	55	27,450
UM	0bd / 1ba			0	0	1	508	1	508	1	508	1	508			4	508	55	2,032
Total Studios				9		10		10		10		10				49			
UB	1bd / 1ba			23	16905	26	19110	26	19110	26	19110	24	17640	0	0	125	735	60	91,875
UC	1bd / 1ba			12	9720	12	9720	12	9720	12	9720	12	9720	0	0	60	810	60	48,600
UD	1bd / 1ba			1	775	1	775	1	775	1	775	1	775	0	0	5	775	60	3,875
UE	1bd / 1ba			1	900	1	900	1	900	1	900	1	900	0	0	5	900	60	4,500
UF	1bd / 1ba			0	0	0	0	1	990	1	990	1	990	0	0	3	990	60	2,970
Total 1 Bdrms				37		40		41		41		39				198			
UG	2bd / 2ba	3	3210	20	21400	23	24610	25	26750	25	26750	21	22470	0	0	117	1,070	60	125,190
UJ	2bd / 2ba			1	1220	1	1220	1	1220	1	1220	1	1220	0	0	5	1,220	100	6,100
UH	2bd / 2ba			2	2360	2	2360	2	2360	2	2360	2	2360	0	0	10	1,180	100	11,800
UL	2bd / 2ba			1	1360	1	1360	1	1360	1	1360	1	1360	0	0	5	1,360	150	6,800
Total 2 Bdrms		3		24		27		29		29		25				137			
TOTAL		**3**	**3210**	**70**	**60130**	**77**	**66053**	**80**	**69183**	**80**	**69183**	**74**	**63433**	**0**	**0**	**384**			331,192

ACCESORY SPACES BUILDING A

		Level 0	AVG. ACC. SPACE AREA TOTAL (LEVEL 0)	Level 1	AVG. ACC. SPACE AREA TOTAL (LEVEL 1)	Level 2	AVG. ACC. SPACE AREA TOTAL (LEVEL 2)	Level 3	AVG. ACC. SPACE AREA TOTAL (LEVEL 3)	Level 4	AVG. ACC. SPACE AREA TOTAL (LEVEL 4)	Level 5	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	Level 6	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	ACC. Space Areas Avg.
AMENITY SPACES																
AF				1	1055											1055
AL				1	6431											6431
AM				1	385											385
AN						1	427									427
A0						1	2700									2700
BA		1	760													760
BB				1	315											315
BK		1	545													545
LL				1	1247											1247
CIRCULATON , LOBBIES, GARAGE																
C		1	1724													1724
CA				1	7060											7060
CB						1	6741									6741
CC								1	8630	1	8630					8630
CD												1	6118			6118
CE														1	422	422
EL				1	665											665
G		1	13956													13956
GA				1	35424	1	35424	1	35424	1	35424	1	35424			35424
GB														1	11481	11481
SHAFTS																
MA				1	120	1	120	1	120	1	120	1	120			120
MB				1	108	1	108	1	108	1	108	1	108			108
MC				4	508	4	508	4	508	4	508	4	508			127
UTILITY SPACES																
Q		1	470													470
QA		1	515													515
QB				1	424											424
QC				2	530											265
QD				2	1472											736
QF				2	180	2	180	2	180	2	180	2	180	1	90	90
QE				1	166	1	166	1	166	1	166	1	166			166
QH														1	445	445
QJ				1	609											609
STORAGE																
SA				1	365											365
SB				1	489											489
SC				1	340	1	340	1	340	1	340	1	340			340
TRASH																
TA		1	400													400
TB				1	610											610
TC						1	99	1	99	1	99	1	99			99
TD				1	208	1	208	1	208	1	208	1	208			208
TE				1	240	1	240	1	240	1	240	1	240			240
TOTAL		**7**	**18370**	**28**	**58951**	**17**	**47261**	**15**	**46023**	**15**	**46023**	**15**	**43511**		**12438**	

AREA TOTALS BY FLOOR														
	21580		119081		113314		115206		115206		106944		12438	



Level 1

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1100 EL CAMINO REAL
MILLBRAE, CA

RESIDENTIAL DESIGN REVIEW

June 15, 2020

0 15 30 60

FLOOR AREA KEY - LEVEL 1
RESIDENTAIL BUILDING

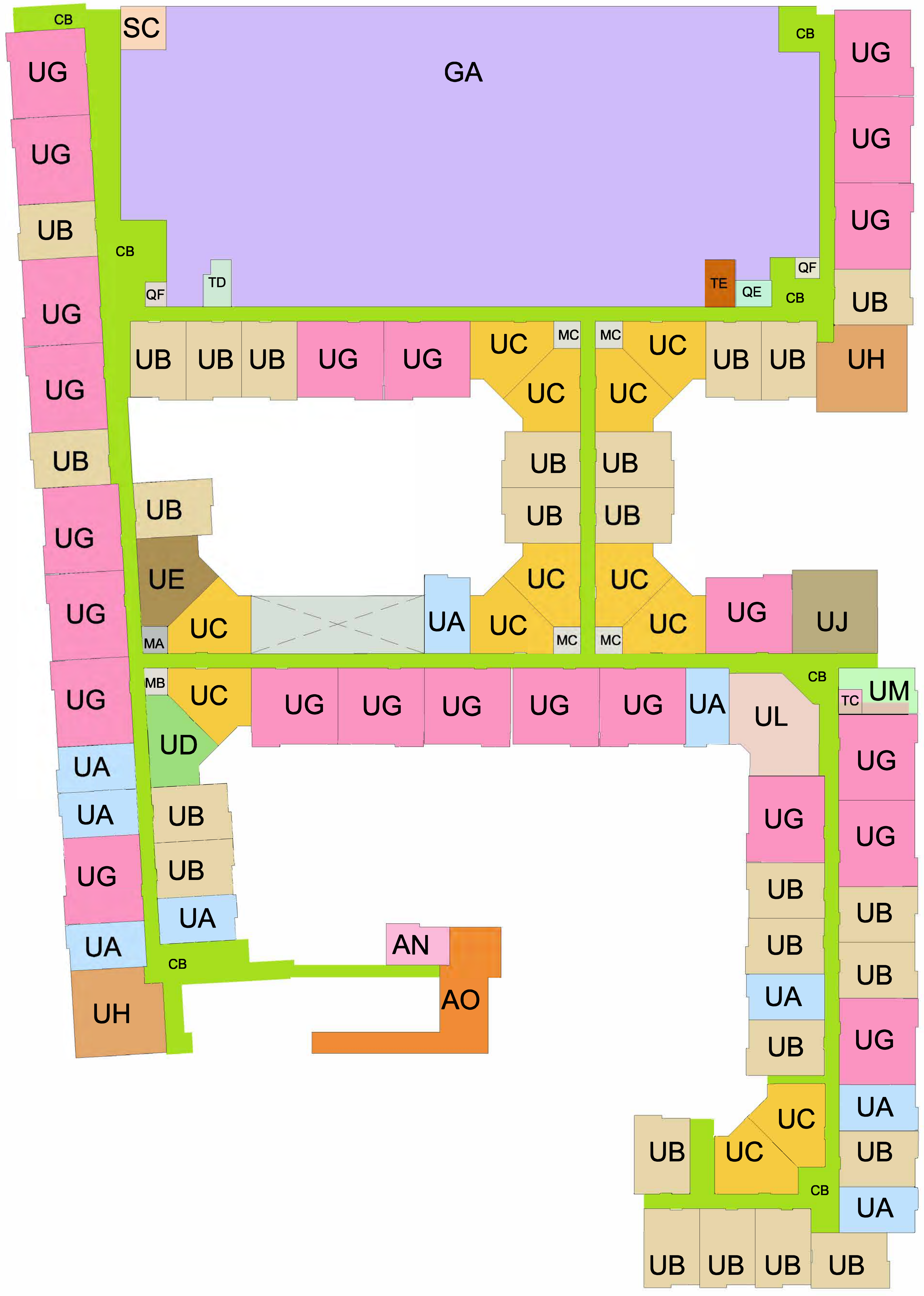
A-3.1.1

RESIDENTIAL BUILDING A

		Level 0	AVG UNIT AREA TOTAL (LEVEL 0)	Level 1	AVG UNIT AREA TOTAL (LEVEL 1)	Level 2	AVG UNIT AREA TOTAL (LEVEL 2)	Level 3	AVG UNIT AREA TOTAL (LEVEL 3)	Level 4	AVG UNIT AREA TOTAL (LEVEL 4)	Level 5	AVG UNIT AREA TOTAL (LEVEL 5)	Level 6	AVG UNIT AREA TOTAL (LEVEL 6)	Total Units	UNIT AREA (NRSF)	DECK AREA (SF) (INC. IN UNIT AREA)	TOTAL UNIT AREA (NRSF)
UA	0bd / 1ba			9	5490	9	5490	9	5490	9	5490	9	5490	0	0	45	610	55	27,450
UM	0bd / 1ba			0	0	1	508	1	508	1	508	1	508			4	508	55	2,032
Total Studios				9		10		10		10		10				49			
UB	1bd / 1ba			23	16905	26	19110	26	19110	26	19110	24	17640	0	0	125	735	60	91,875
UC	1bd / 1ba			12	9720	12	9720	12	9720	12	9720	12	9720	0	0	60	810	60	48,600
UD	1bd / 1ba			1	775	1	775	1	775	1	775	1	775	0	0	5	775	60	3,875
UE	1bd / 1ba			1	900	1	900	1	900	1	900	1	900	0	0	5	900	60	4,500
UF	1bd / 1ba			0	0	0	0	1	990	1	990	1	990	0	0	3	990	60	2,970
Total 1 Bdrms				37		40		41		41		39				198			
UG	2bd / 2ba	3	3210	20	21400	23	24610	25	26750	25	26750	21	22470	0	0	117	1,070	60	125,190
UJ				1	1220	1	1220	1	1220	1	1220	1	1220	0	0	5	1,220	100	1,220
UH	2bd / 2ba			2	2360	2	2360	2	2360	2	2360	2	2360	0	0	10	1,180	100	11,800
UL	2bd / 2ba			1	1360	1	1360	1	1360	1	1360	1	1360	0	0	5	1,360	150	6,800
Total 2 Bdrms		3		24		27		29		29		25				137			
TOTAL		**3**	**3210**	**70**	**60130**	**77**	**66053**	**80**	**69183**	**80**	**69183**	**74**	**63433**	**0**	**0**	**384**			326,312

ACCESORY SPACES BUILDING A

		Level 0	AVG. ACC. SPACE AREA TOTAL (LEVEL 0)	Level 1	AVG. ACC. SPACE AREA TOTAL (LEVEL 1)	Level 2	AVG. ACC. SPACE AREA TOTAL (LEVEL 2)	Level 3	AVG. ACC. SPACE AREA TOTAL (LEVEL 3)	Level 4	AVG. ACC. SPACE AREA TOTAL (LEVEL 4)	Level 5	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	Level 6	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	ACC. Space Areas Avg.
AMENITY SPACES																
AF				1	1055											1055
AL				1	6431											6431
AM				1	385											385
AN						1	427									427
AO						1	2700									2700
BA		1	760													760
BB				1	315											315
BK		1	545													545
LL				1	1247											1247
CIRCULATON , LOBBIES, GARAGE																
C		1	1724													1724
CA				1	7060											7060
CB						1	6741									6741
CC								1	8630	1	8630					8630
CD												1	6118			6118
CE														1	422	422
EL				1	665											665
G		1	13956													13956
GA				1	35424	1	35424	1	35424	1	35424	1	35424			35424
GB														1	11481	11481
SHAFTS																
MA				1	120	1	120	1	120	1	120	1	120			120
MB				1	108	1	108	1	108	1	108	1	108			108
MC				4	508	4	508	4	508	4	508	4	508			127
UTILITY SPACES																
Q		1	470													470
QA		1	515													515
QB				1	424											424
QC				2	530											265
QD				2	1472											736
QF				2	180	2	180	2	180	2	180	2	180	1	90	90
QE				1	166	1	166	1	166	1	166	1	166			166
QH														1	445	445
QJ				1	609											609
STORAGE																
SA				1	365											365
SB				1	489											489
SC				1	340	1	340	1	340	1	340	1	340			340
TRASH																
TA		1	400													400
TB				1	610											610
TC						1	99	1	99	1	99	1	99			99
TD				1	208	1	208	1	208	1	208	1	208			208
TE				1	240	1	240	1	240	1	240	1	240			240
TOTAL		**7**	**18370**	**28**	**58951**	**17**	**47261**	**15**	**46023**	**15**	**46023**	**15**	**43511**		**12438**	
AREA TOTALS BY FLOOR			21580		119081		113314		115206		115206		106944		12438	



Level 2

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RESIDENTIAL DESIGN REVIEW

June 15, 2020

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FLOOR AREA KEY - LEVEL 2
RESIDENTIAL BUILDING

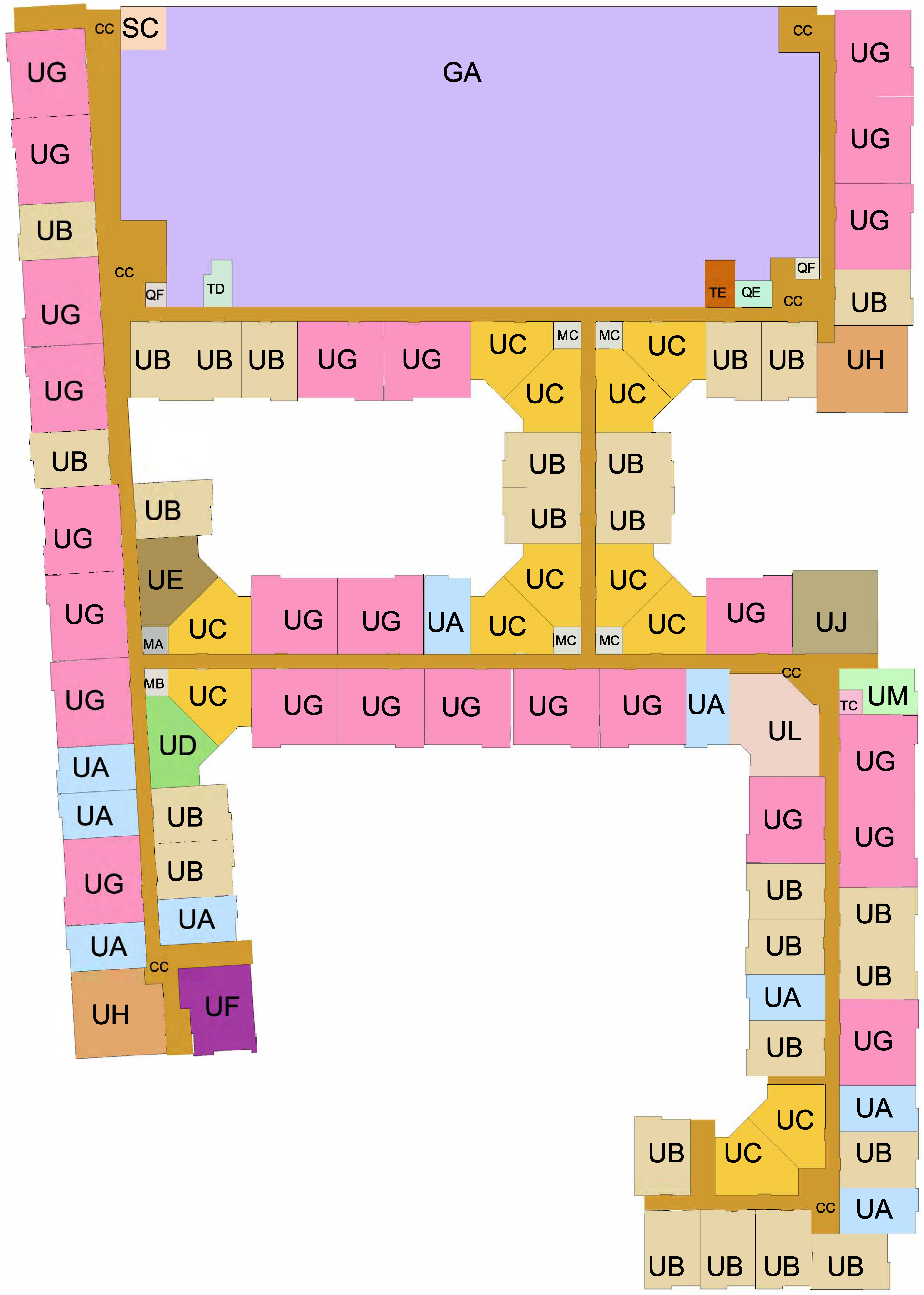
A-3.1.2

RESIDENTIAL BUILDING A

		Level 0	AVG UNIT AREA TOTAL (LEVEL 0)	Level 1	AVG UNIT AREA TOTAL (LEVEL 1)	Level 2	AVG UNIT AREA TOTAL (LEVEL 2)	Level 3	AVG UNIT AREA TOTAL (LEVEL 3)	Level 4	AVG UNIT AREA TOTAL (LEVEL 4)	Level 5	AVG UNIT AREA TOTAL (LEVEL 5)	Level 6	AVG UNIT AREA TOTAL (LEVEL 6)	Total Units	UNIT AREA (NRSF)	DECK AREA (SF) (INC. IN UNIT AREA)	TOTAL UNIT AREA (NRSF)
UA	0bd / 1ba			9	5490	9	5490	9	5490	9	5490	9	5490	0	0	45	610	55	27,450
UM	0bd / 1ba			0	0	1	508	1	508	1	508	1	508			4	508	55	2,032
Total Studios				9		10		10		10		10				49			
UB	1bd / 1ba			23	16905	26	19110	26	19110	26	19110	24	17640	0	0	125	735	60	91,875
UC	1bd / 1ba			12	9720	12	9720	12	9720	12	9720	12	9720	0	0	60	810	60	48,600
UD	1bd / 1ba			1	775	1	775	1	775	1	775	1	775	0	0	5	775	60	3,875
UE	1bd / 1ba			1	900	1	900	1	900	1	900	1	900	0	0	5	900	60	4,500
UF	1bd / 1ba			0	0	0	0	1	990	1	990	1	990	0	0	3	990	60	2,970
Total 1 Bdrms				37		40		41		41		39				198			
UG	2bd / 2ba	3	3210	20	21400	23	24610	25	26750	25	26750	21	22470	0	0	117	1,070	60	125,190
UJ				1	1220	1	1220	1	1220	1	1220	1	1220	0	0	5	1,220	100	1,220
UH	2bd / 2ba			2	2360	2	2360	2	2360	2	2360	2	2360	0	0	10	1,180	100	11,800
UL	2bd / 2ba			1	1360	1	1360	1	1360	1	1360	1	1360	0	0	5	1,360	150	6,800
Total 2 Bdrms		3		24		27		29		29		25				137			
TOTAL		**3**	**3210**	**70**	**60130**	**77**	**66053**	**80**	**69183**	**80**	**69183**	**74**	**63433**	**0**	**0**	**384**			326,312

ACCESORY SPACES BUILDING A

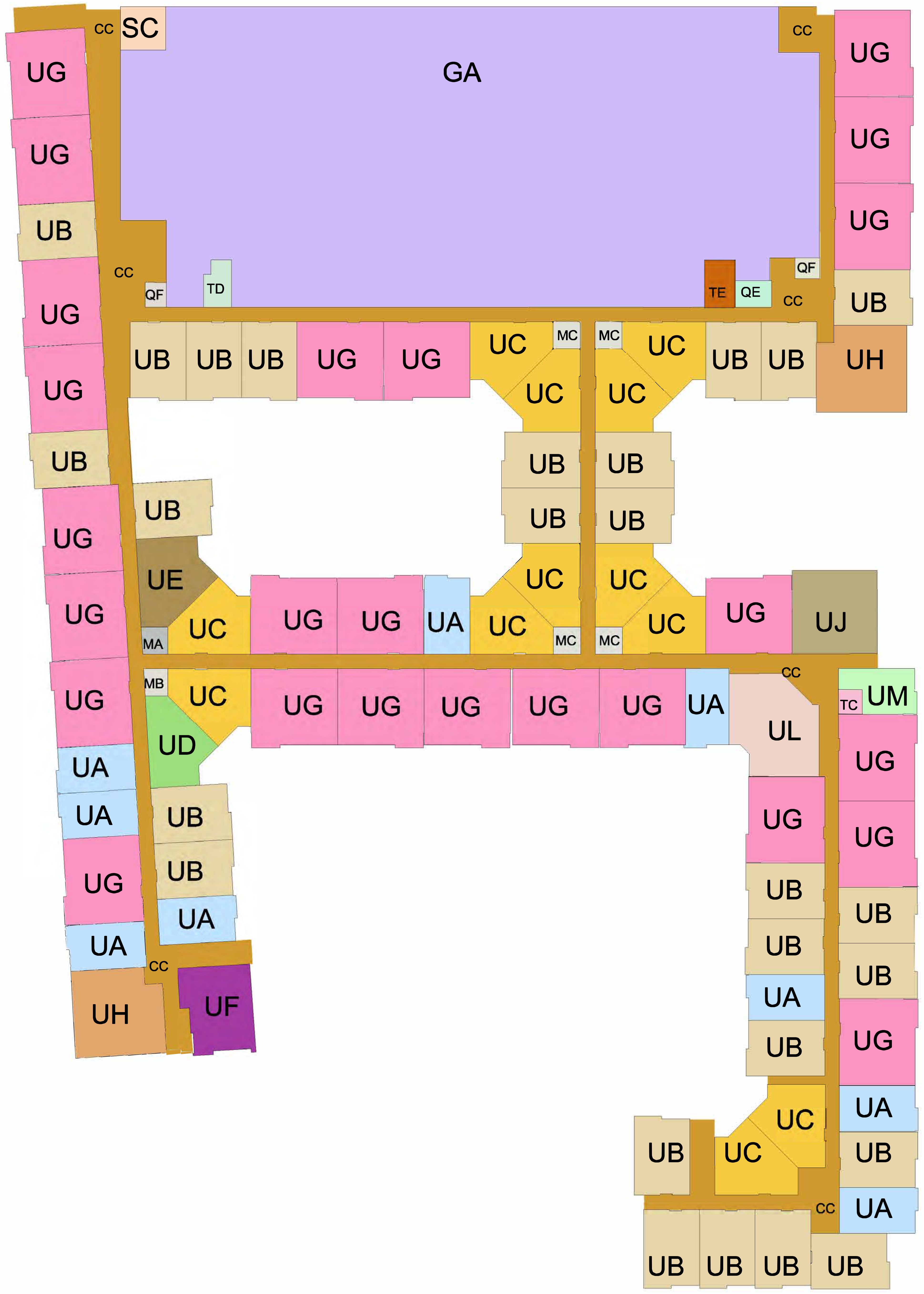
		Level 0	AVG. ACC. SPACE AREA TOTAL (LEVEL 0)	Level 1	AVG. ACC. SPACE AREA TOTAL (LEVEL 1)	Level 2	AVG. ACC. SPACE AREA TOTAL (LEVEL 2)	Level 3	AVG. ACC. SPACE AREA TOTAL (LEVEL 3)	Level 4	AVG. ACC. SPACE AREA TOTAL (LEVEL 4)	Level 5	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	Level 6	AVG. ACC. SPACE AREA TOTAL (LEVEL S)	ACC. Space Areas Avg.
AMENITY SPACES																
AF				1	1055											1055
AL				1	6431											6431
AM				1	385											385
AN						1	427									427
A0						1	2700									2700
BA		1	760													760
BB				1	315											315
BK		1	545													545
LL				1	1247											1247
CIRCULATON , LOBBIES, GARAGE																
C		1	1724													1724
CA				1	7060											7060
CB						1	6741									6741
CC								1	8630	1	8630					8630
CD												1	6118			6118
CE														1	422	422
EL				1	665											665
G		1	13956													13956
GA				1	35424	1	35424	1	35424	1	35424	1	35424			35424
GB														1	11481	11481
SHAFTS																
MA				1	120	1	120	1	120	1	120	1	120			120
MB				1	108	1	108	1	108	1	108	1	108			108
MC				4	508	4	508	4	508	4	508	4	508			127
UTILITY SPACES																
Q		1	470													470
QA		1	515													515
QB				1	424											424
QC				2	530											265
QD				2	1472											736
QF				2	180	2	180	2	180	2	180	2	180	1	90	90
QE				1	166	1	166	1	166	1	166	1	166			166
QH														1	445	445
QJ				1	609											609
STORAGE																
SA				1	365											365
SB				1	489											489
SC				1	340	1	340	1	340	1	340	1	340			340
TRASH																
TA		1	400													400
TB				1	610											610
TC						1	99	1	99	1	99	1	99			99
TD				1	208	1	208	1	208	1	208	1	208			208
TE				1	240	1	240	1	240	1	240	1	240			240
TOTAL		**7**	**18370**	**28**	**58951**	**17**	**47261**	**15**	**46023**	**15**	**46023**	**15**	**43511**		**12438**	
AREA TOTALS BY FLOOR			21580		119081		113314		115206		115206		106944		12438	



Level 3

RESIDENTIAL BUILDING A		Level 0	AVG UNIT AREA TOTAL (LEVEL 0)	Level 1	AVG UNIT AREA TOTAL (LEVEL 1)	Level 2	AVG UNIT AREA TOTAL (LEVEL 2)	Level 3	AVG UNIT AREA TOTAL (LEVEL 3)	Level 4	AVG UNIT AREA TOTAL (LEVEL 4)	Level 5	AVG UNIT AREA TOTAL (LEVEL 5)	Level 6	AVG UNIT AREA TOTAL (LEVEL 6)	Total Units	UNIT AREA (NRSF)	DECK AREA (SF) (INC. IN UNIT AREA)	TOTAL UNIT AREA (NRSF)
UA	0bd / 1ba			9	5490	9	5490	9	5490	9	5490	9	5490	0	0	45	610	55	27,450
UM	0bd / 1ba			0	0	1	508	1	508	1	508	1	508			4	508	55	2,032
Total Studios				9		10		10		10		10				49			
UB	1bd / 1ba			23	16905	26	19110	26	19110	26	19110	24	17640	0	0	125	735	60	91,875
UC	1bd / 1ba			12	9720	12	9720	12	9720	12	9720	12	9720	0	0	60	810	60	48,600
UD	1bd / 1ba			1	775	1	775	1	775	1	775	1	775	0	0	5	775	60	3,875
UE	1bd / 1ba			1	900	1	900	1	900	1	900	1	900	0	0	5	900	60	4,500
UF	1bd / 1ba			0	0	0	0	1	990	1	990	1	990	0	0	3	990	60	2,970
Total 1 Bdrms				37		40		41		41		39				198			
UG	2bd / 2ba	3	3210	20	21400	23	24610	25	26750	25	26750	21	22470	0	0	117	1,070	60	125,190
UJ				1	1220	1	1220	1	1220	1	1220	1	1220	0	0	5	1,220	100	1,220
UH	2bd / 2ba			2	2360	2	2360	2	2360	2	2360	2	2360	0	0	10	1,180	100	11,800
UL	2bd / 2ba			1	1360	1	1360	1	1360	1	1360	1	1360	0	0	5	1,360	150	6,800
Total 2 Bdrms		3		24		27		29		29		25				137			
TOTAL		**3**	**3210**	**70**	**60130**	**77**	**66053**	**80**	**69183**	**80**	**69183**	**74**	**63433**	**0**	**0**	**384**			326,312

ACCESORY SPACES BUILDING A		Level 0	AVG. ACC. SPACE AREA TOTAL (LEVEL 0)	Level 1	AVG. ACC. SPACE AREA TOTAL (LEVEL 1)	Level 2	AVG. ACC. SPACE AREA TOTAL (LEVEL 2)	Level 3	AVG. ACC. SPACE AREA TOTAL (LEVEL 3)	Level 4	AVG. ACC. SPACE AREA TOTAL (LEVEL 4)	Level 5	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	Level 6	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	ACC. Space Areas Avg.
AMENITY SPACES																
AF				1	1055											1055
AL				1	6431											6431
AM				1	385											385
AN						1	427									427
A0						1	2700									2700
BA		1	760													760
BB				1	315											315
BK		1	545													545
LL				1	1247											1247
CIRCULATON , LOBBIES, GARAGE																
C		1	1724													1724
CA				1	7060											7060
CB						1	6741									6741
CC								1	8630	1	8630					8630
CD												1	6118			6118
CE														1	422	422
EL				1	665											665
G		1	13956													13956
GA				1	35424	1	35424	1	35424	1	35424	1	35424			35424
GB														1	11481	11481
SHAFTS																
MA				1	120	1	120	1	120	1	120	1	120			120
MB				1	108	1	108	1	108	1	108	1	108			108
MC				4	508	4	508	4	508	4	508	4	508			127
UTILITY SPACES																
Q		1	470													470
QA		1	515													515
QB				1	424											424
QC				2	530											265
QD				2	1472											736
QF				2	180	2	180	2	180	2	180	2	180	1	90	90
QE				1	166	1	166	1	166	1	166	1	166			166
QH														1	445	445
QJ				1	609											609
STORAGE																
SA				1	365											365
SB				1	489											489
SC				1	340	1	340	1	340	1	340	1	340			340
TRASH																
TA		1	400													400
TB				1	610											610
TC						1	99	1	99	1	99	1	99			99
TD				1	208	1	208	1	208	1	208	1	208			208
TE				1	240	1	240	1	240	1	240	1	240			240
TOTAL		**7**	**18370**	**28**	**58951**	**17**	**47261**	**15**	**46023**	**15**	**46023**	**15**	**43511**		**12438**	
AREA TOTALS BY FLOOR			21580		119081		113314		115206		115206		106944		12438	



Level 4

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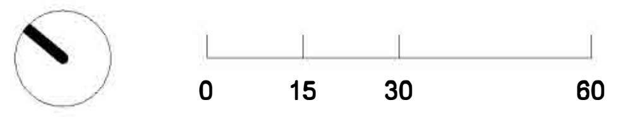


FLOOR AREA KEY - LEVEL 4
RESIDENTIAL BUILDING

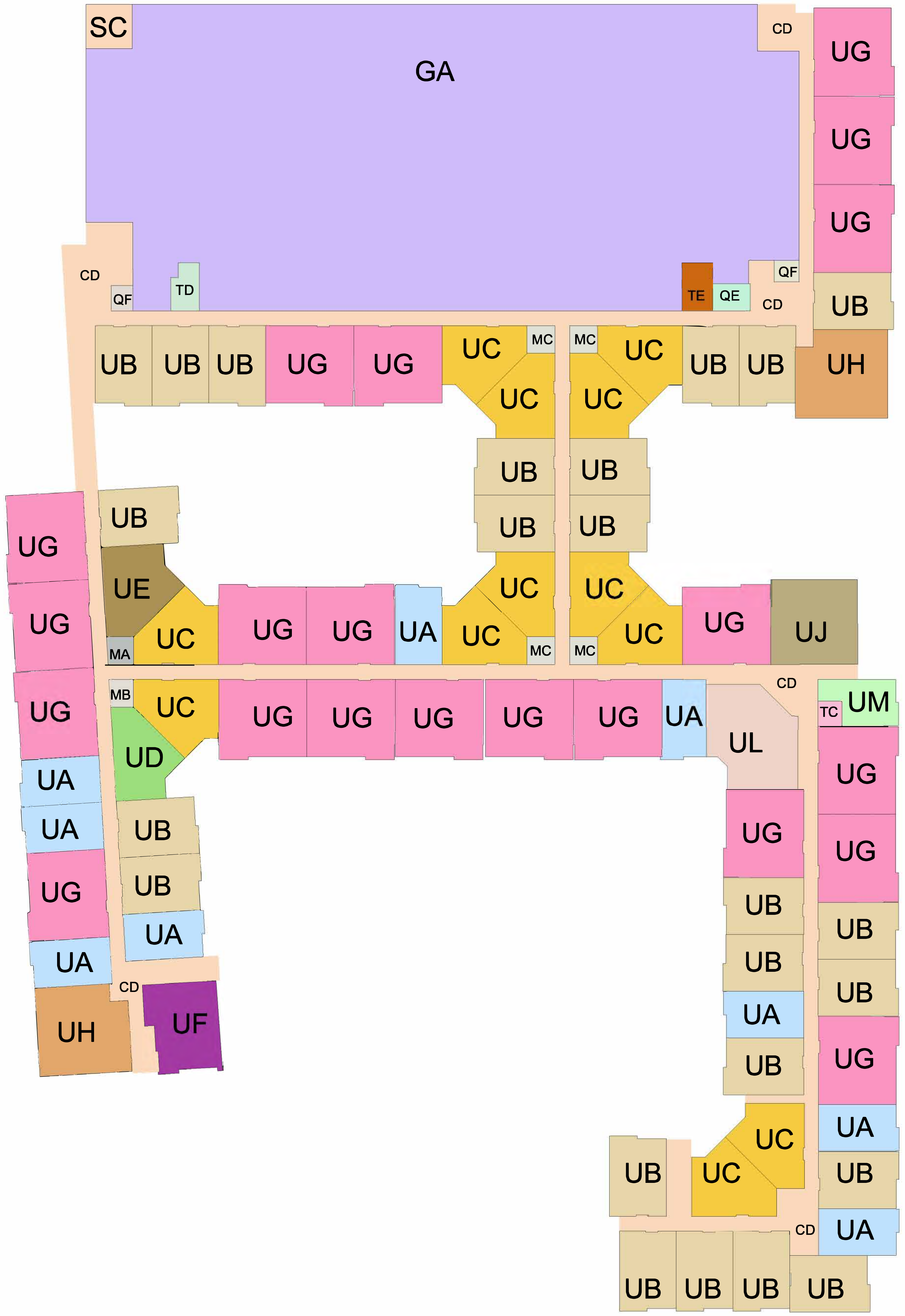
RESIDENTIAL BUILDING A

		Level 0	AVG UNIT AREA TOTAL (LEVEL 0)	Level 1	AVG UNIT AREA TOTAL (LEVEL 1)	Level 2	AVG UNIT AREA TOTAL (LEVEL 2)	Level 3	AVG UNIT AREA TOTAL (LEVEL 3)	Level 4	AVG UNIT AREA TOTAL (LEVEL 4)	Level 5	AVG UNIT AREA TOTAL (LEVEL 5)	Level 6	AVG UNIT AREA TOTAL (LEVEL 6)	Total Units	UNIT AREA (NRSF)	DECK AREA (SF) (INC. IN UNIT AREA)	TOTAL UNIT AREA (NRSF)
UA	0bd / 1ba			9	5490	9	5490	9	5490	9	5490	9	5490	0	0	45	610	55	27,450
UM	0bd / 1ba			0	0	1	508	1	508	1	508	1	508			4	508	55	2,032
Total Studios				9		10		10		10		10				49			
UB	1bd / 1ba			23	16905	26	19110	26	19110	26	19110	24	17640	0	0	125	735	60	91,875
UC	1bd / 1ba			12	9720	12	9720	12	9720	12	9720	12	9720	0	0	60	810	60	48,600
UD	1bd / 1ba			1	775	1	775	1	775	1	775	1	775	0	0	5	775	60	3,875
UE	1bd / 1ba			1	900	1	900	1	900	1	900	1	900	0	0	5	900	60	4,500
UF	1bd / 1ba			0	0	0	0	1	990	1	990	1	990	0	0	3	990	60	2,970
Total 1 Bdrms				37		40		41		41		39				198			
UG	2bd / 2ba	3	3210	20	21400	23	24610	25	26750	25	26750	21	22470	0	0	117	1,070	60	125,190
UJ				1	1220	1	1220	1	1220	1	1220	1	1220	0	0	5	1,220	100	1,220
UH	2bd / 2ba			2	2360	2	2360	2	2360	2	2360	2	2360	0	0	10	1,180	100	11,800
UL	2bd / 2ba			1	1360	1	1360	1	1360	1	1360	1	1360	0	0	5	1,360	150	6,800
Total 2 Bdrms		3		24		27		29		29		25				137			
TOTAL		**3**	**3210**	**70**	**60130**	**77**	**66053**	**80**	**69183**	**80**	**69183**	**74**	**63433**	**0**	**0**	**384**			326,312

ACCESORY SPACES BUILDING A

		Level 0	AVG. ACC. SPACE AREA TOTAL (LEVEL 0)	Level 1	AVG. ACC. SPACE AREA TOTAL (LEVEL 1)	Level 2	AVG. ACC. SPACE AREA TOTAL (LEVEL 2)	Level 3	AVG. ACC. SPACE AREA TOTAL (LEVEL 3)	Level 4	AVG. ACC. SPACE AREA TOTAL (LEVEL 4)	Level 5	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	Level 6	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	ACC. Space Areas Avg.
AMENITY SPACES																
AF				1	1055											1055
AL				1	6431											6431
AM				1	385											385
AN						1	427									427
A0						1	2700									2700
BA		1	760													760
BB				1	315											315
BK		1	545													545
LL				1	1247											1247
CIRCULATON , LOBBIES, GARAGE																
C		1	1724													1724
CA				1	7060											7060
CB						1	6741									6741
CC								1	8630	1	8630					8630
CD												1	6118			6118
CE														1	422	422
EL				1	665											665
G		1	13956													13956
GA				1	35424	1	35424	1	35424	1	35424	1	35424			35424
GB														1	11481	11481
SHAFTS																
MA				1	120	1	120	1	120	1	120	1	120			120
MB				1	108	1	108	1	108	1	108	1	108			108
MC				4	508	4	508	4	508	4	508	4	508			127
UTILITY SPACES																
Q		1	470													470
QA		1	515													515
QB				1	424											424
QC				2	530											265
QD				2	1472											736
QF				2	180	2	180	2	180	2	180	2	180	1	90	90
QE				1	166	1	166	1	166	1	166	1	166			166
QH														1	445	445
QJ				1	609											609
STORAGE																
SA				1	365											365
SB				1	489											489
SC				1	340	1	340	1	340	1	340	1	340			340
TRASH																
TA		1	400													400
TB				1	610											610
TC						1	99	1	99	1	99	1	99			99
TD				1	208	1	208	1	208	1	208	1	208			208
TE				1	240	1	240	1	240	1	240	1	240			240
TOTAL		**7**	**18370**	**28**	**58951**	**17**	**47261**	**15**	**46023**	**15**	**46023**	**15**	**43511**		**12438**	

AREA TOTALS BY FLOOR														
	21580		119081		113314		115206		115206		106944		12438	



Level 5

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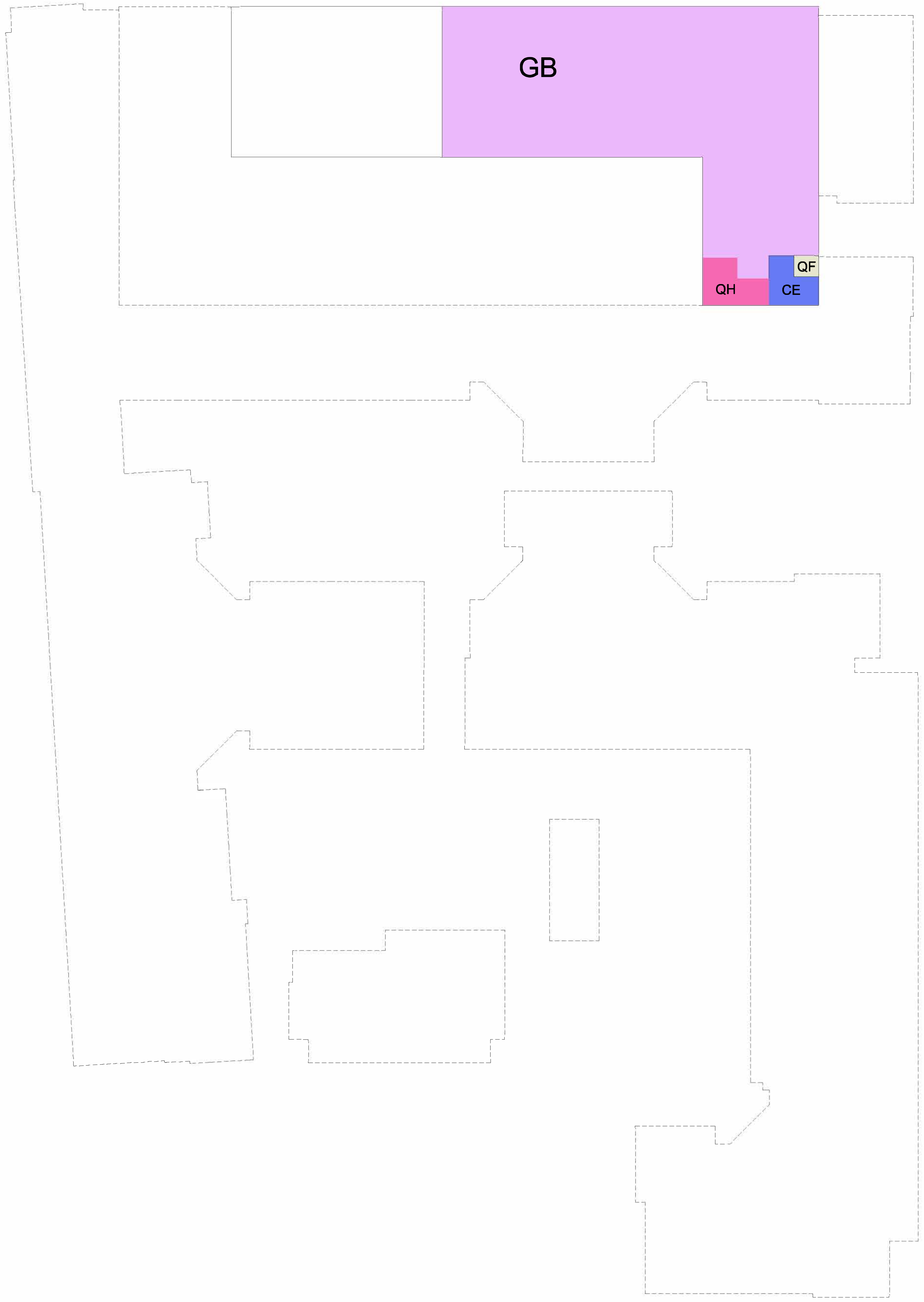
FLOOR AREA KEY - LEVEL 5
RESIDENTIAL BUILDING

A-3.1.5

RESIDENTIAL BUILDING A																			
		Level 0	AVG UNIT AREA TOTAL (LEVEL 0)	Level 1	AVG UNIT AREA TOTAL (LEVEL 1)	Level 2	AVG UNIT AREA TOTAL (LEVEL 2)	Level 3	AVG UNIT AREA TOTAL (LEVEL 3)	Level 4	AVG UNIT AREA TOTAL (LEVEL 4)	Level 5	AVG UNIT AREA TOTAL (LEVEL 5)	Level 6	AVG UNIT AREA TOTAL (LEVEL 6)	Total Units	UNIT AREA (NRSF)	DECK AREA (SF) (INC. IN UNIT AREA)	TOTAL UNIT AREA (NRSF)
UA	0bd / 1ba			9	5490	9	5490	9	5490	9	5490	9	5490	0	0	45	610	55	27,450
UM	0bd / 1ba			0	0	1	508	1	508	1	508	1	508			4	508	55	2,032
Total Studios				9		10		10		10		10				49			
UB	1bd / 1ba			23	16905	26	19110	26	19110	26	19110	24	17640	0	0	125	735	60	91,875
UC	1bd / 1ba			12	9720	12	9720	12	9720	12	9720	12	9720	0	0	60	810	60	48,600
UD	1bd / 1ba			1	775	1	775	1	775	1	775	1	775	0	0	5	775	60	3,875
UE	1bd / 1ba			1	900	1	900	1	900	1	900	1	900	0	0	5	900	60	4,500
UF	1bd / 1ba			0	0	0	0	1	990	1	990	1	990	0	0	3	990	60	2,970
Total 1 Bdrms				37		40		41		41		39				198			
UG	2bd / 2ba	3	3210	20	21400	23	24610	25	26750	25	26750	21	22470	0	0	117	1,070	60	125,190
UJ				1	1220	1	1220	1	1220	1	1220	1	1220	0	0	5	1,220	100	1,220
UH	2bd / 2ba			2	2360	2	2360	2	2360	2	2360	2	2360	0	0	10	1,180	100	11,800
UL	2bd / 2ba			1	1360	1	1360	1	1360	1	1360	1	1360	0	0	5	1,360	150	6,800
Total 2 Bdrms		3		24		27		29		29		25				137			
TOTAL		3	3210	70	60130	77	66053	80	69183	80	69183	74	63433	0	0	384			326,312

ACCESORY SPACES BUILDING A																
		Level 0	AVG. ACC. SPACE AREA TOTAL (LEVEL 0)	Level 1	AVG. ACC. SPACE AREA TOTAL (LEVEL 1)	Level 2	AVG. ACC. SPACE AREA TOTAL (LEVEL 2)	Level 3	AVG. ACC. SPACE AREA TOTAL (LEVEL 3)	Level 4	AVG. ACC. SPACE AREA TOTAL (LEVEL 4)	Level 5	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	Level 6	AVG. ACC. SPACE AREA TOTAL (LEVEL 5)	ACC. Space Areas Avg.
AMENITY SPACES																
AF				1	1055											1055
AL				1	6431											6431
AM				1	385											385
AN						1	427									427
A0						1	2700									2700
BA		1	760													760
BB				1	315											315
BK		1	545													545
LL				1	1247											1247
CIRCULATON , LOBBIES, GARAGE																
C		1	1724													1724
CA				1	7060											7060
CB						1	6741									6741
CC								1	8630	1	8630					8630
CD												1	6118			6118
CE														1	422	422
EL				1	665											665
G		1	13956													13956
GA				1	35424	1	35424	1	35424	1	35424	1	35424			35424
GB														1	11481	11481
SHAFTS																
MA				1	120	1	120	1	120	1	120	1	120			120
MB				1	108	1	108	1	108	1	108	1	108			108
MC				4	508	4	508	4	508	4	508	4	508			127
UTILITY SPACES																
Q		1	470													470
QA		1	515													515
QB				1	424											424
QC				2	530											265
QD				2	1472											736
QF				2	180	2	180	2	180	2	180	2	180	1	90	90
QE				1	166	1	166	1	166	1	166	1	166			166
QH														1	445	445
QJ				1	609											609
STORAGE																
SA				1	365											365
SB				1	489											489
SC				1	340	1	340	1	340	1	340	1	340			340
TRASH																
TA		1	400													400
TB				1	610											610
TC						1	99	1	99	1	99	1	99			99
TD				1	208	1	208	1	208	1	208	1	208			208
TE				1	240	1	240	1	240	1	240	1	240			240
TOTAL		7	18370	28	58951	17	47261	15	46023	15	46023	15	43511		12438	

AREA TOTALS BY FLOOR													
	21580		119081		113314		115206		115206		106944		12438



Level 6

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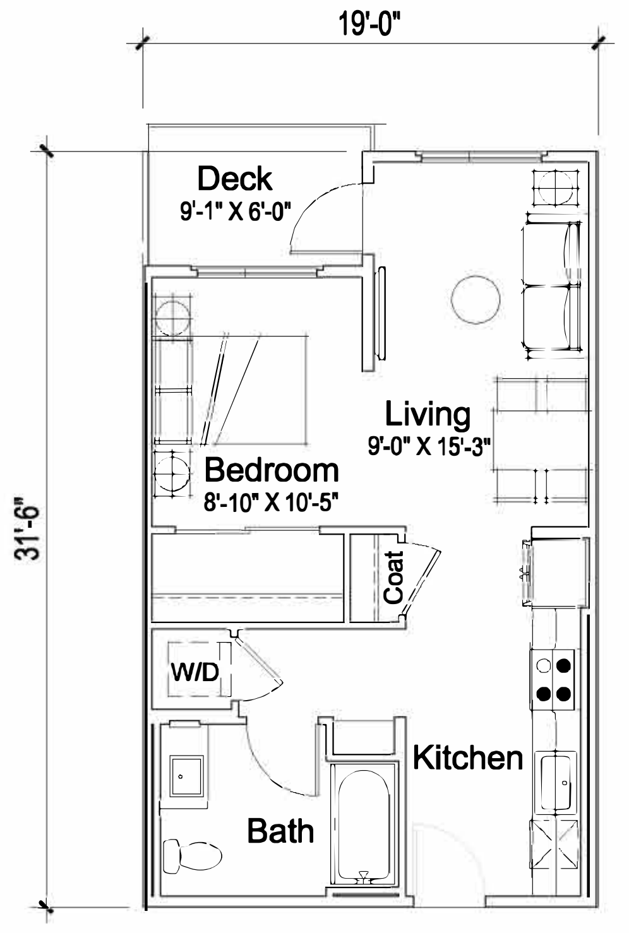
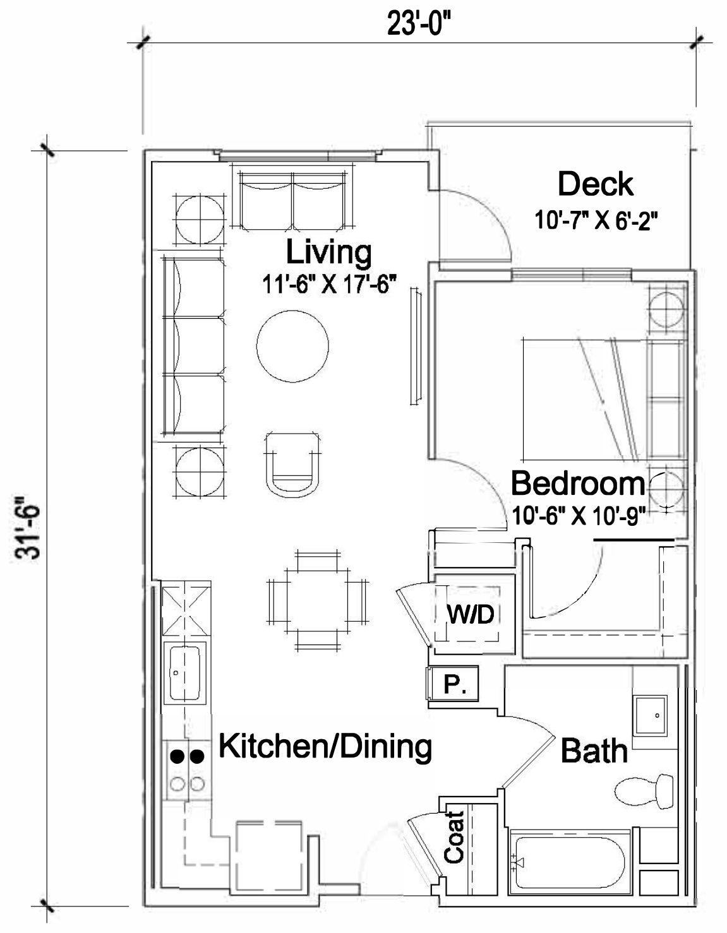
FLOOR AREA KEY - LEVEL 6

RESIDENTIAL BUILDING

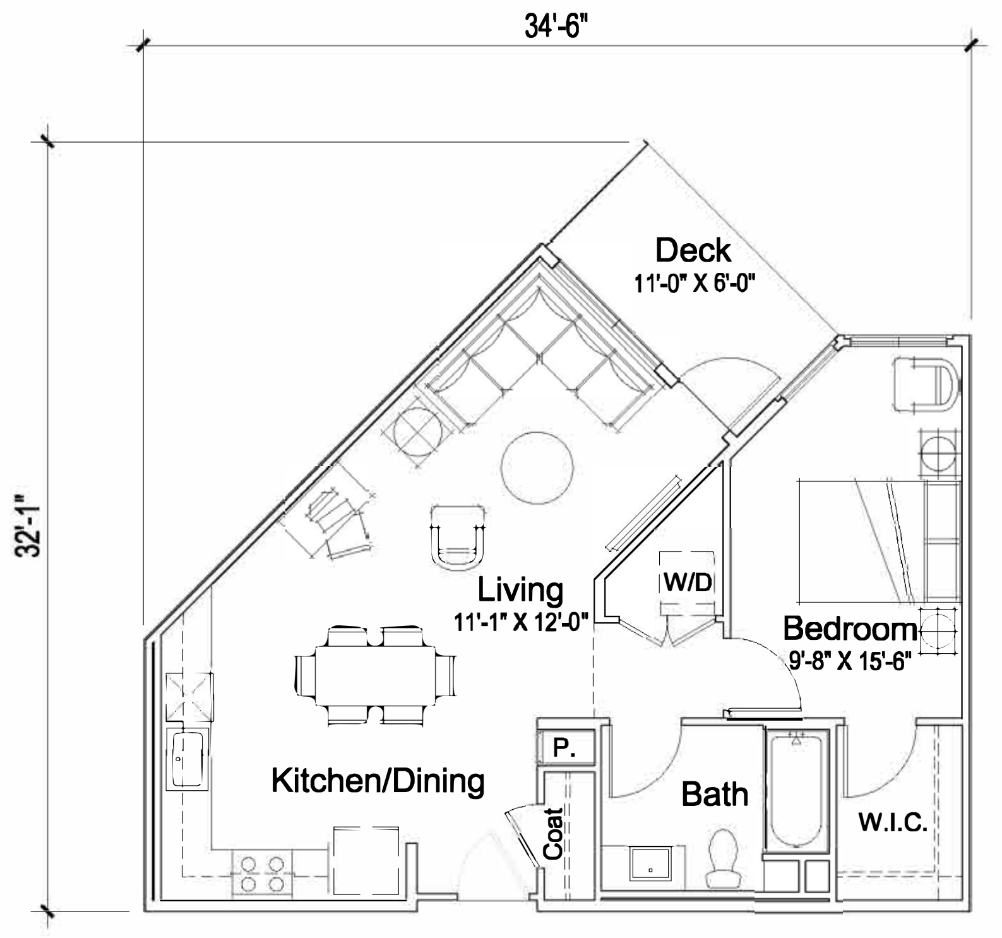
A-3.1.6



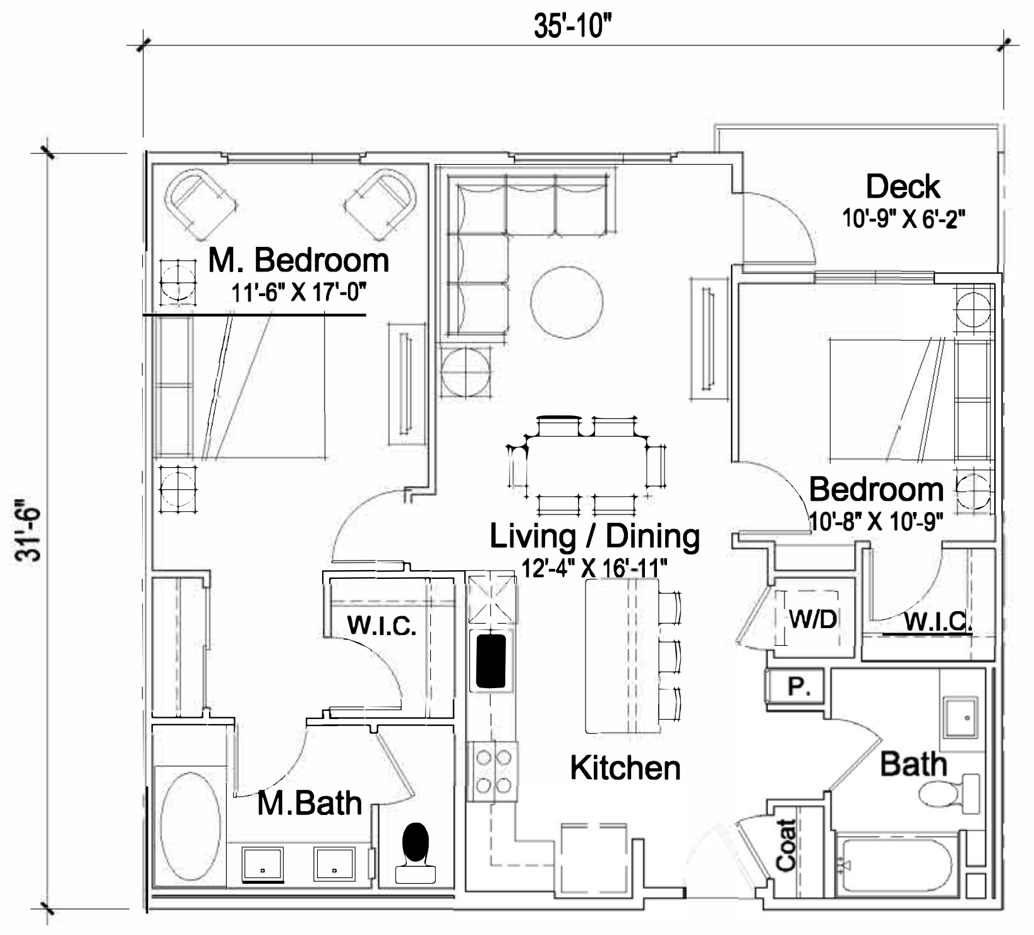
Unit Plan 0-1
STUDIO
550 NRSF



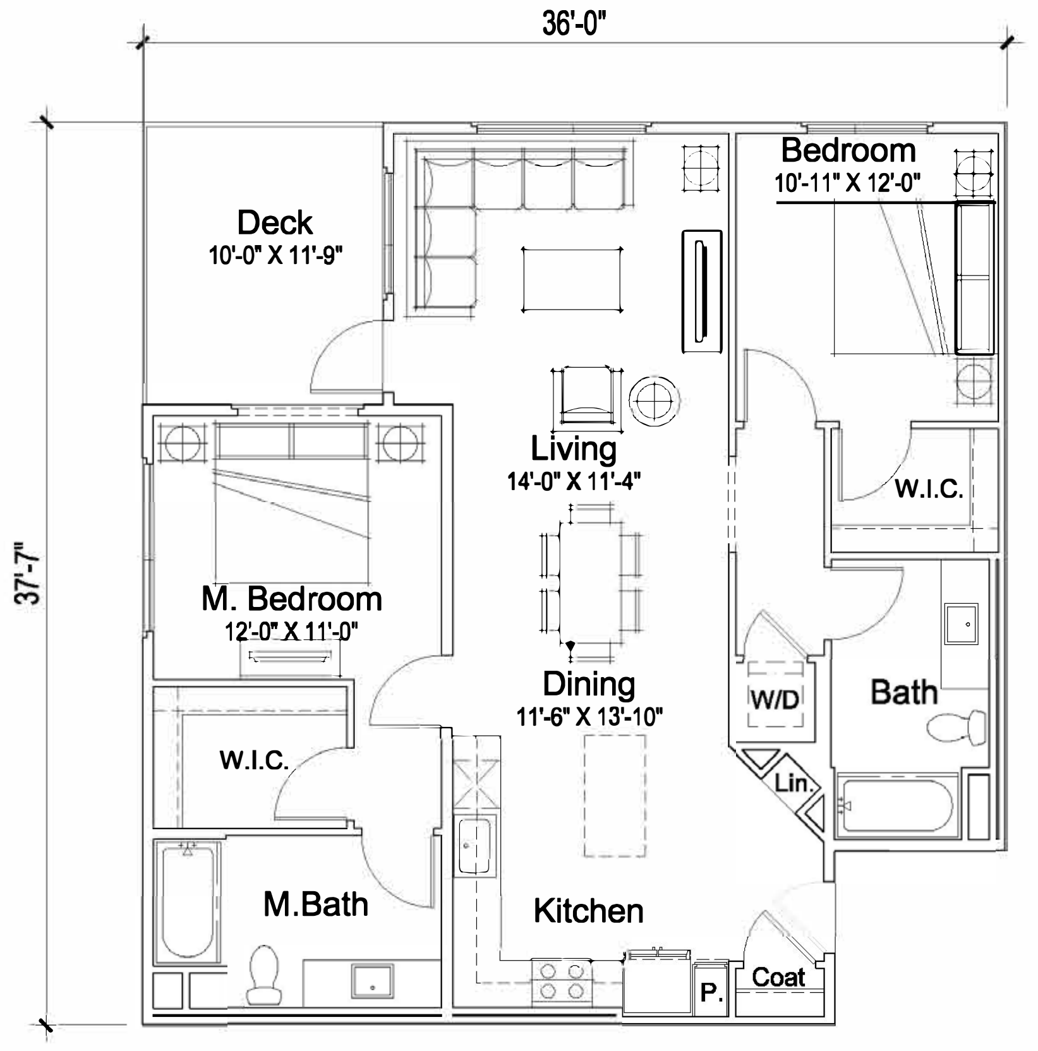
Unit Plan 1-0
1 BR / 1 BA
665 NRSF



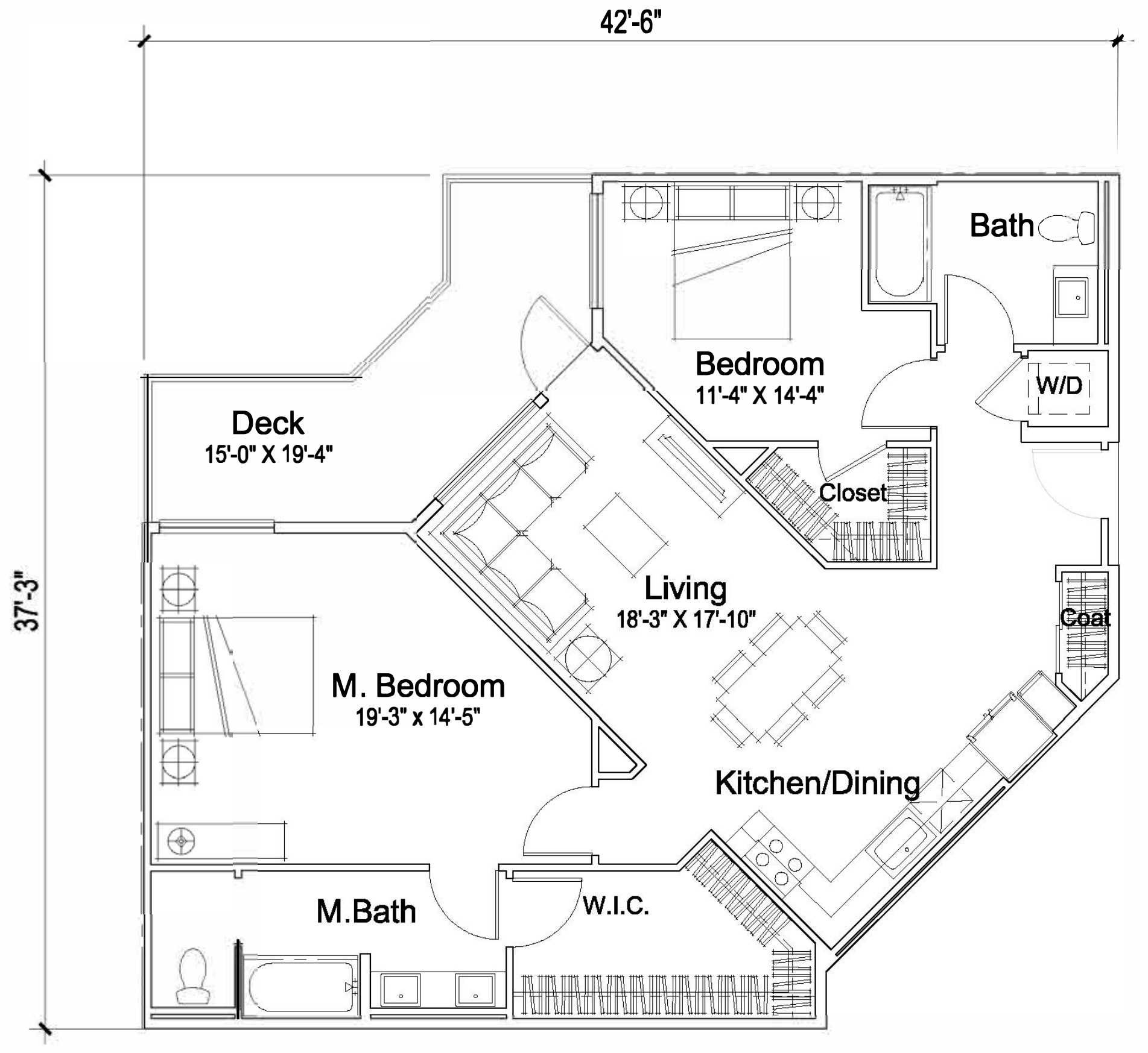
Unit Plan 1-1
1 BR / 1 BA
740 NRSF



Unit Plan 2-0
2 BR / 2 BA
1,070 NRSF



Unit Plan 2-1
2 BR / 2 BA
1,180 NRSF



Unit Plan 2-2
2 BR / 2 BA
1,200 NRSF

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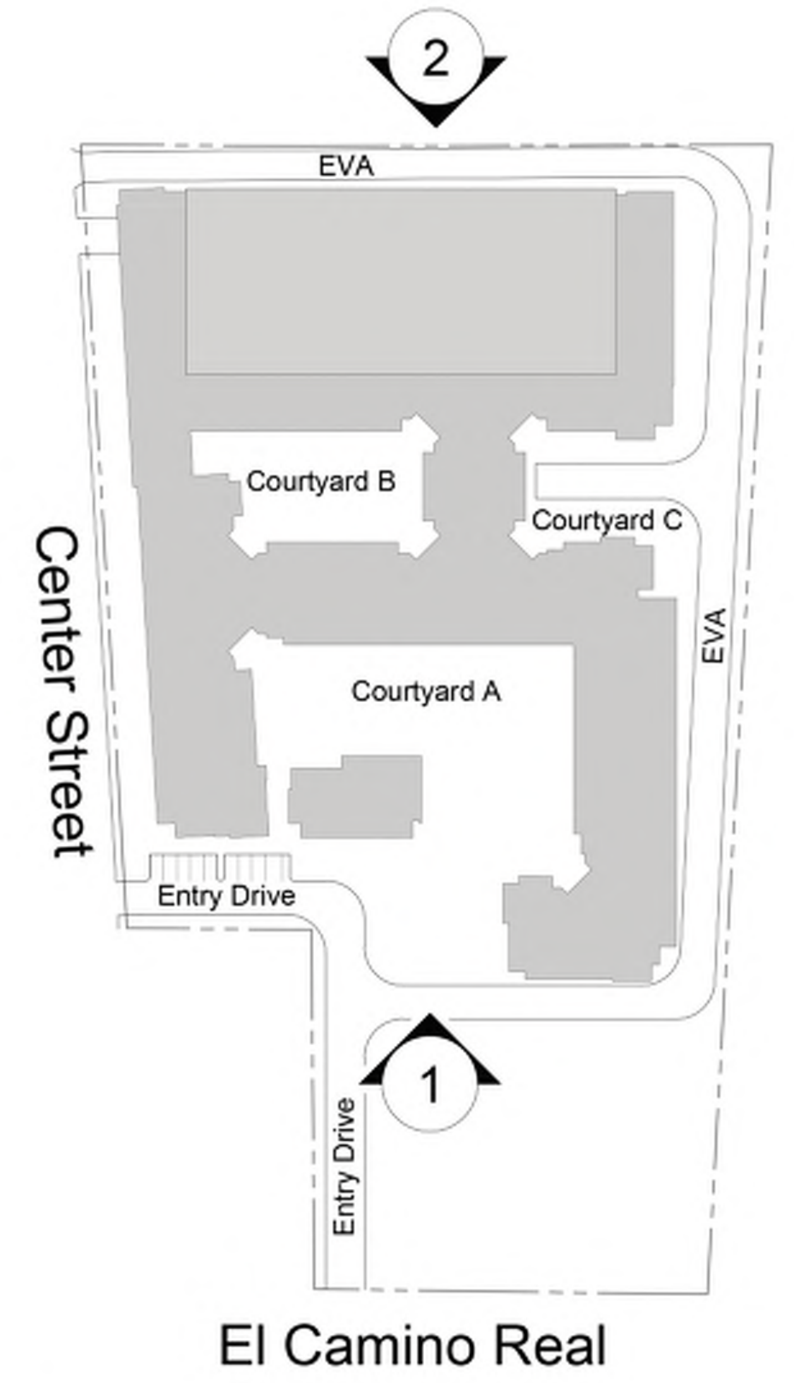
TYPICAL UNIT PLANS
RESIDENTIAL BUILDING

2. Rear Elevation

1. Front Elevation



Key Map n.t.s.

Material Legend:

1. Stucco
2. Cementitious Trim Board
3. Horizontal Profile Siding
4. Accent Tile
5. Metal Awning
6. Composite Panel Railing
7. Metal Railing
8. Storefront
9. Vinyl Window
10. Composite Slat Screen
11. Metal Screen

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June 15, 2020

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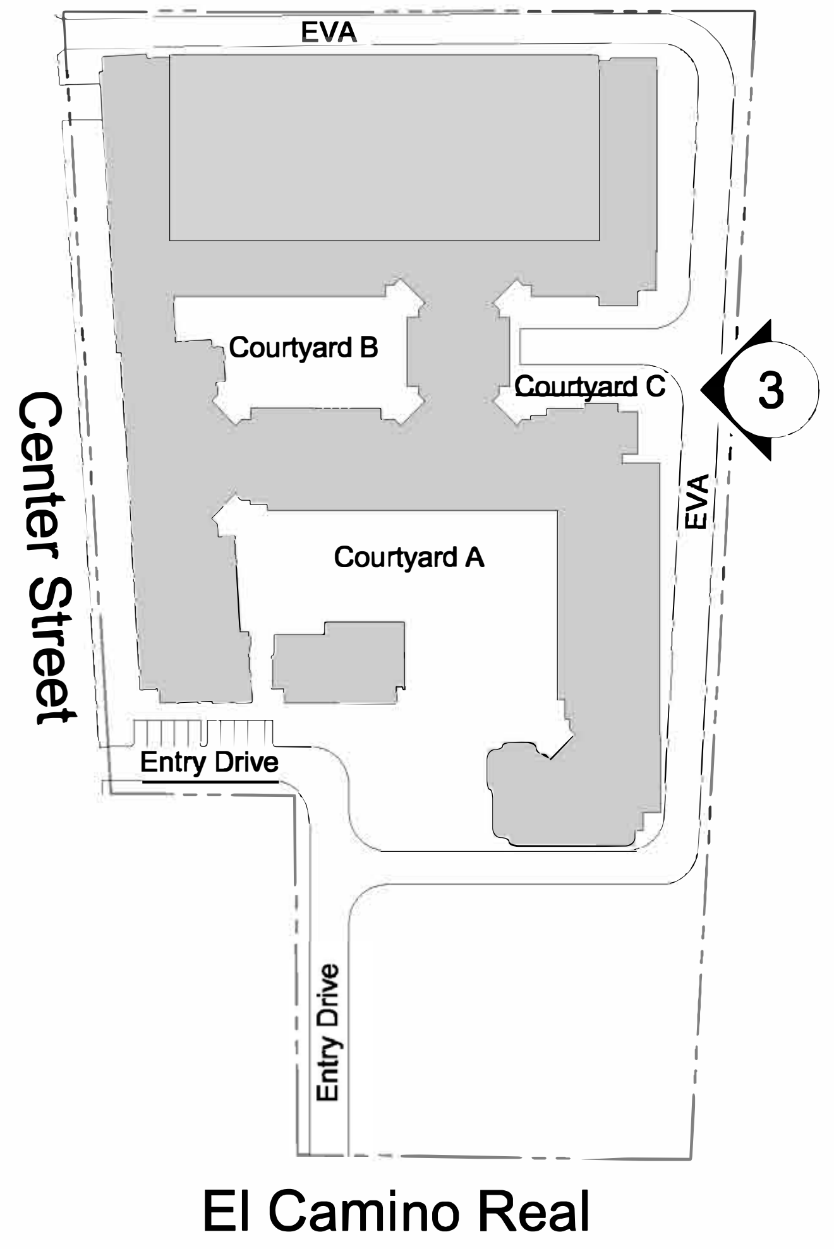
BUILDING ELEVATIONS
RESIDENTIAL BUILDING

A-4.0.0

3. Key Elevation n.t.s.

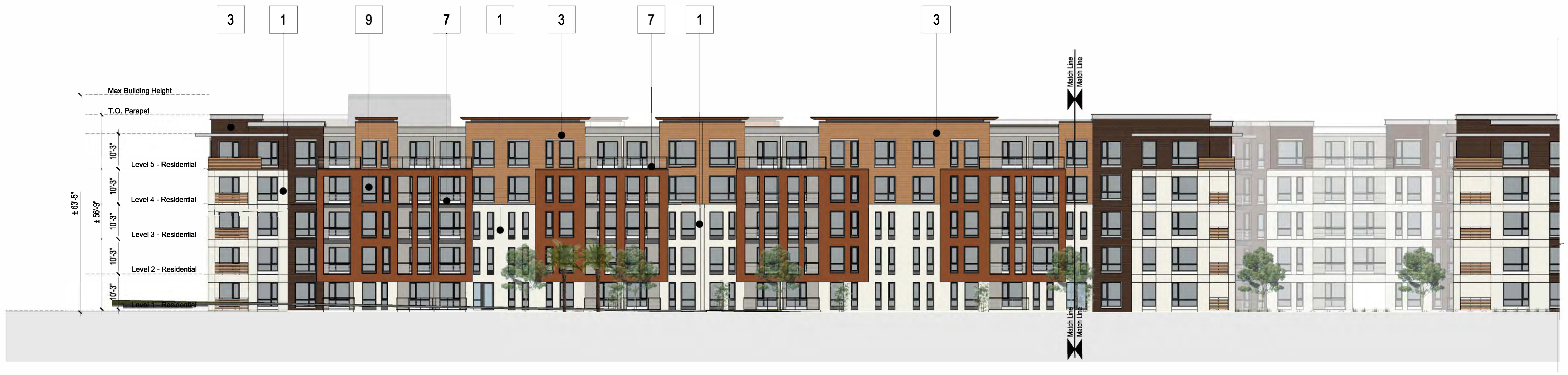


Key Map n.t.s.

Material Legend:

1. Stucco
2. Cementitious Trim Board
3. Horizontal Profile Siding
4. Accent Tile
5. Metal Awning
6. Composite Panel Railing
7. Metal Railing
8. Storefront
9. Vinyl Window
10. Composite Slat Screen
11. Metal Screen

2. Right Elevation



1. Right Elevation

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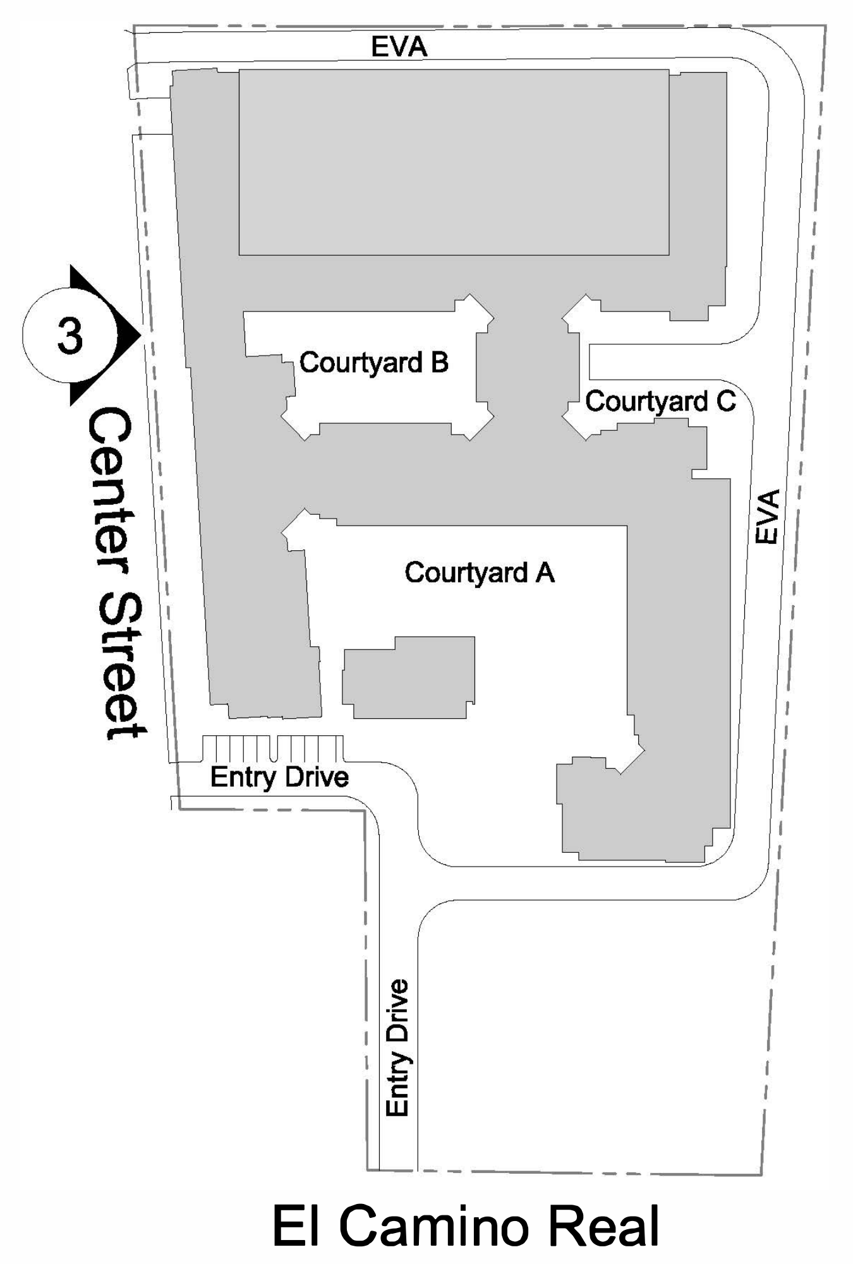
BUILDING ELEVATIONS
RESIDENTIAL BUILDING

A-4.0.1

3. Key Elevation n.t.s.

2. Left Elevation (Center Street)

1. Left Elevation (Center Street)



Key Map n.t.s.

Material Legend:

1.	Stucco
2.	Cementitious Trim Board
3.	Horizontal Profile Siding
4.	Accent Tile
5.	Metal Awning
6.	Composite Panel Railing
7.	Metal Railing
8.	Storefront
9.	Vinyl Window
10.	Composite Slat Screen
11.	Metal Screen

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June 15, 2020

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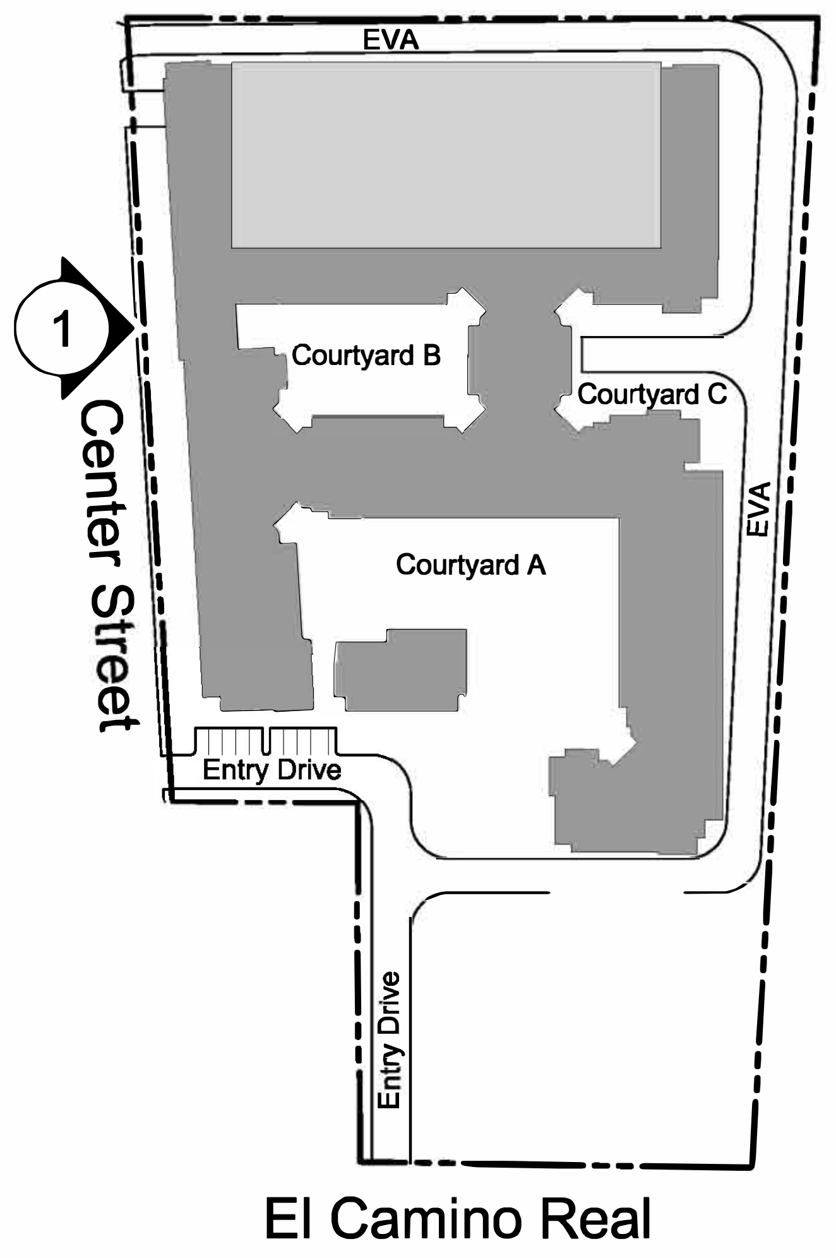
BUILDING ELEVATIONS
RESIDENTIAL BUILDING

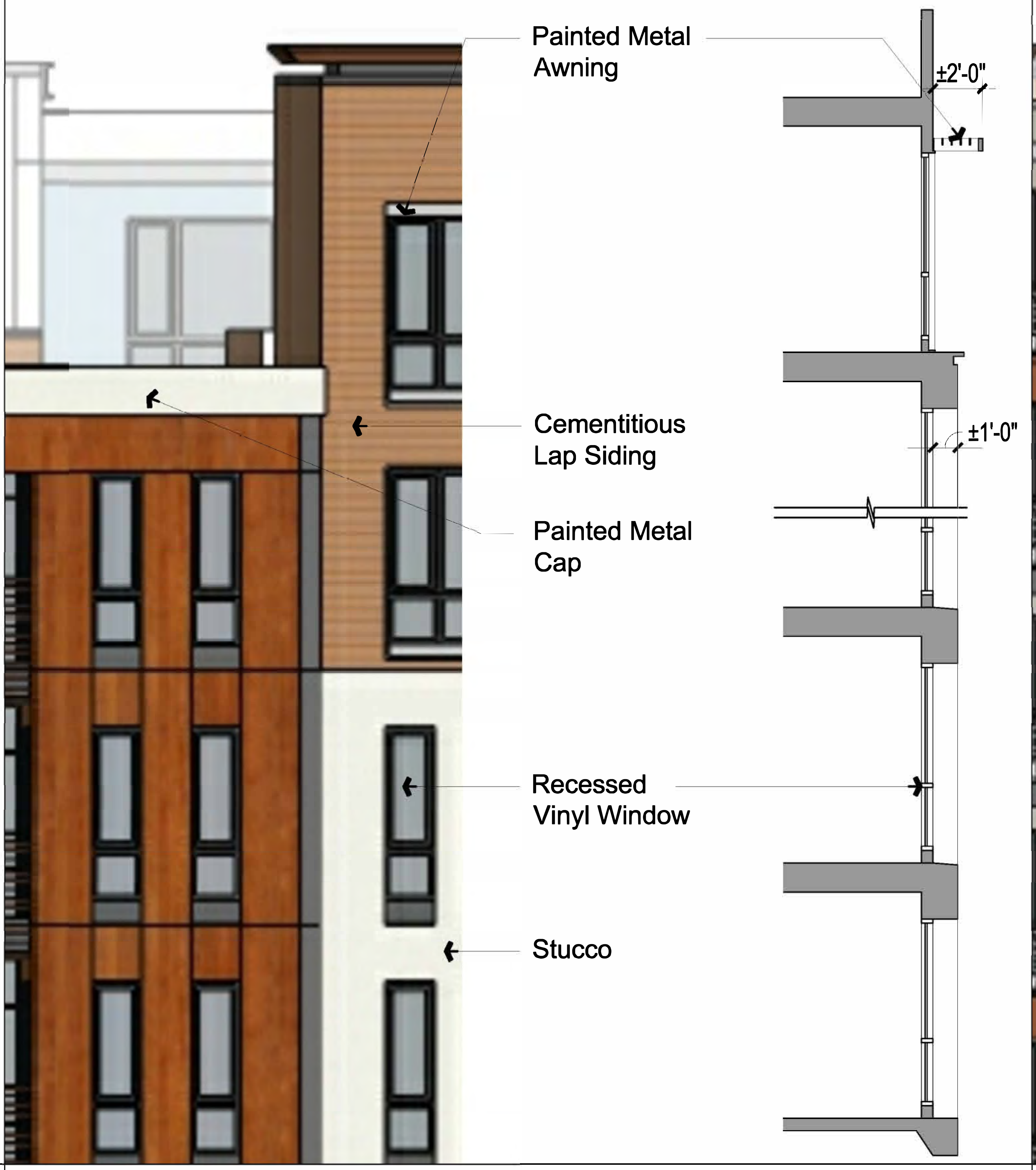
A-4.0.2

1. Left Elevation
Scale 1/16"= 1'-0"



Key Map n.t.s.

2. Detail and Section



3. Detail and Section

4. Detail and Section

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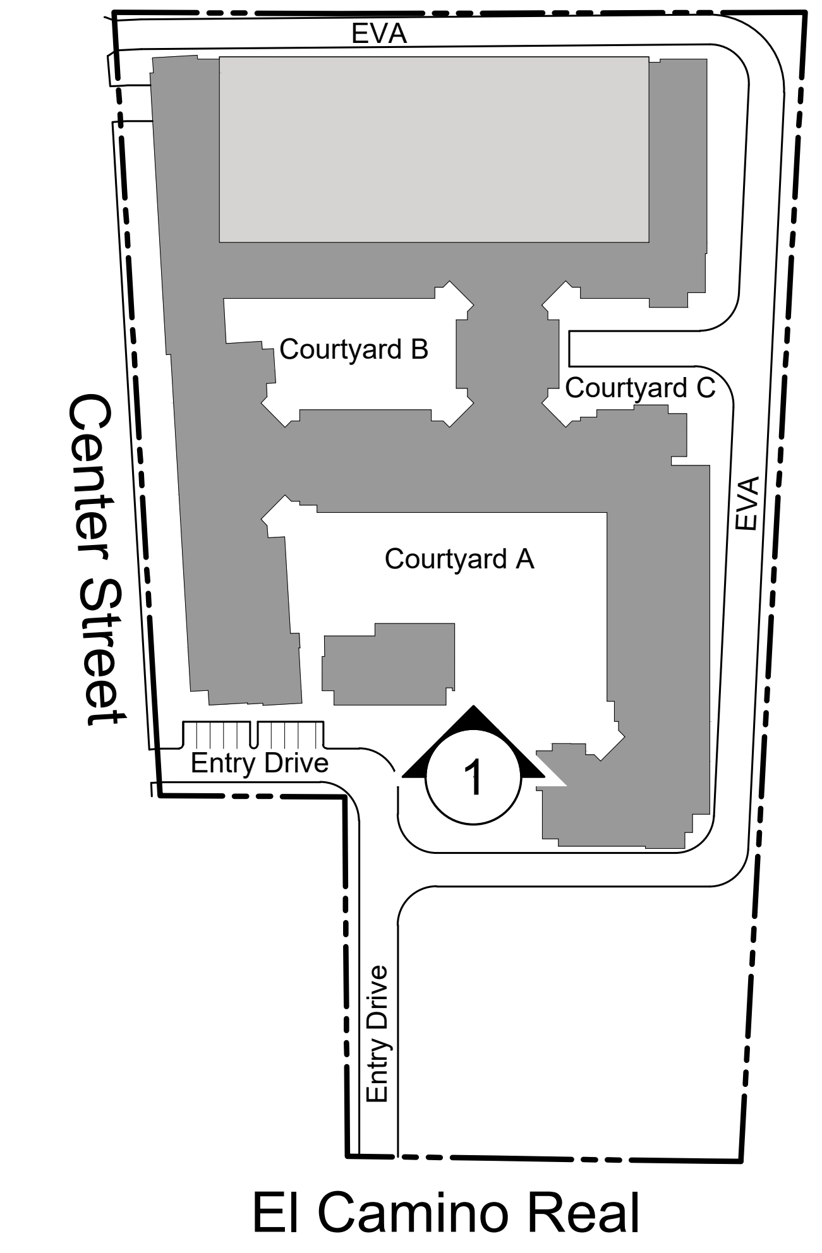
BUILDING ELEVATION DETAILS

A-4.1.0

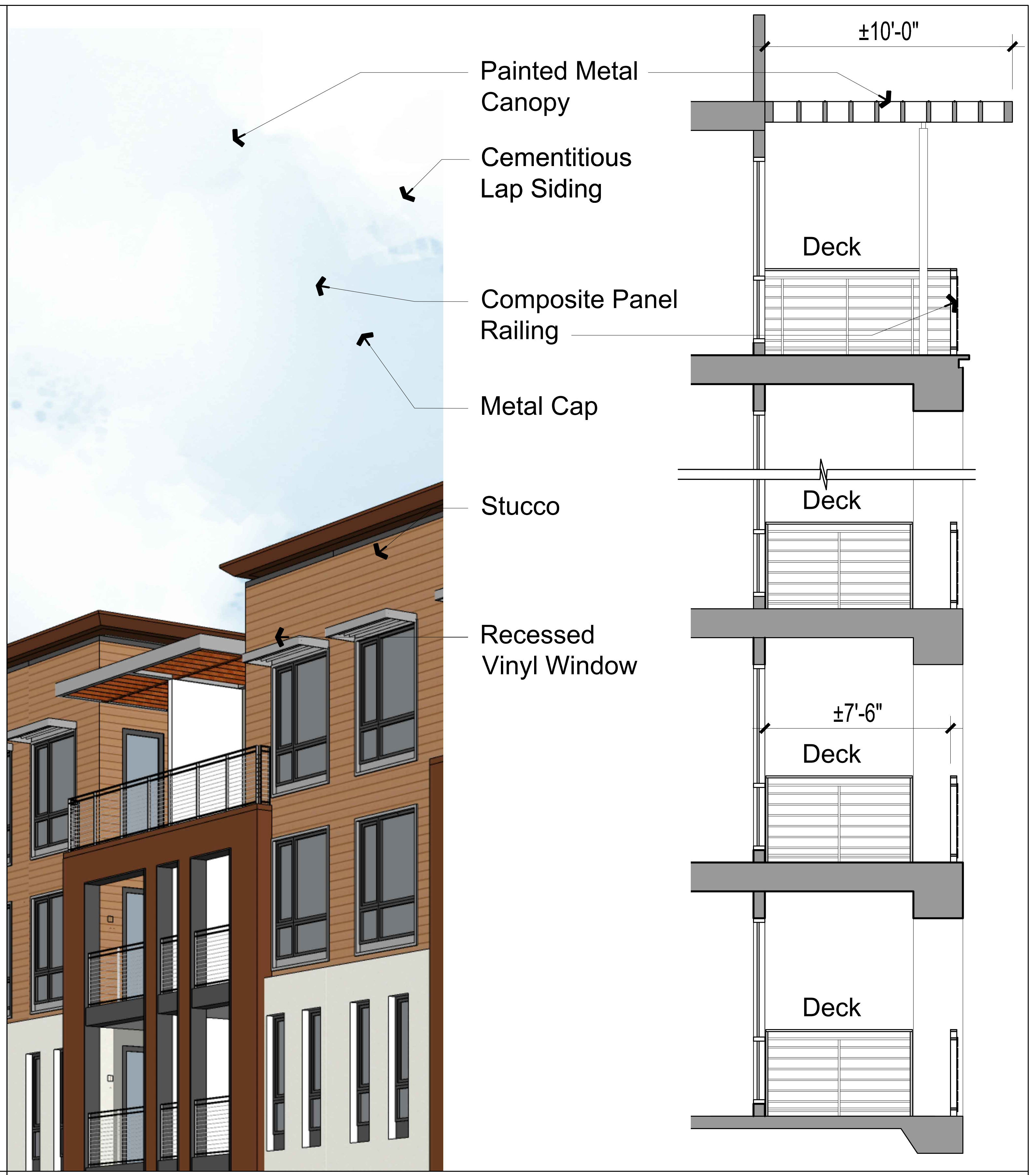
1. Front Elevation
Scale 1/16"= 1'-0"



Key Map n.t.s.

2. Detail and Section

3. Detail and Section



4. Detail and Section

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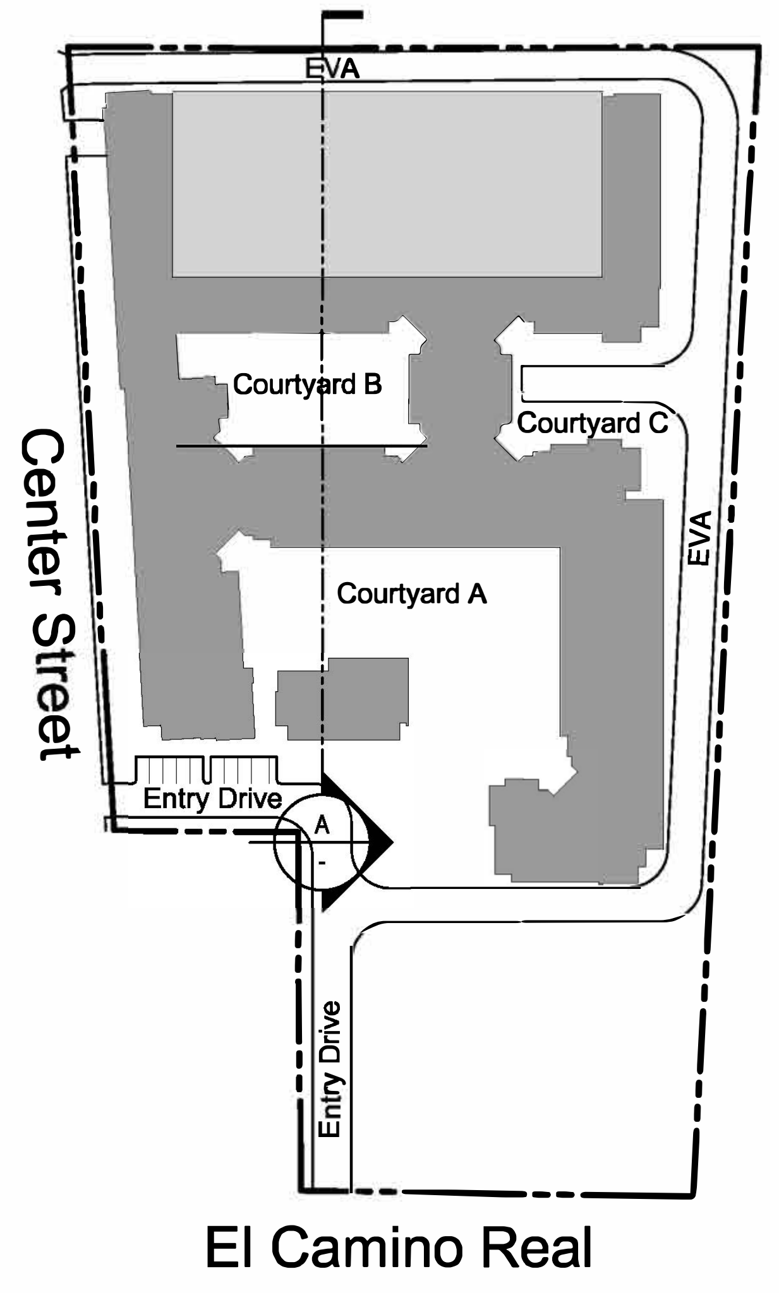
June 15, 2020

0 2 4 8

BUILDING ELEVATION DETAILS

A-4.1.1



Key Map n.t.s.

Section A - Building A

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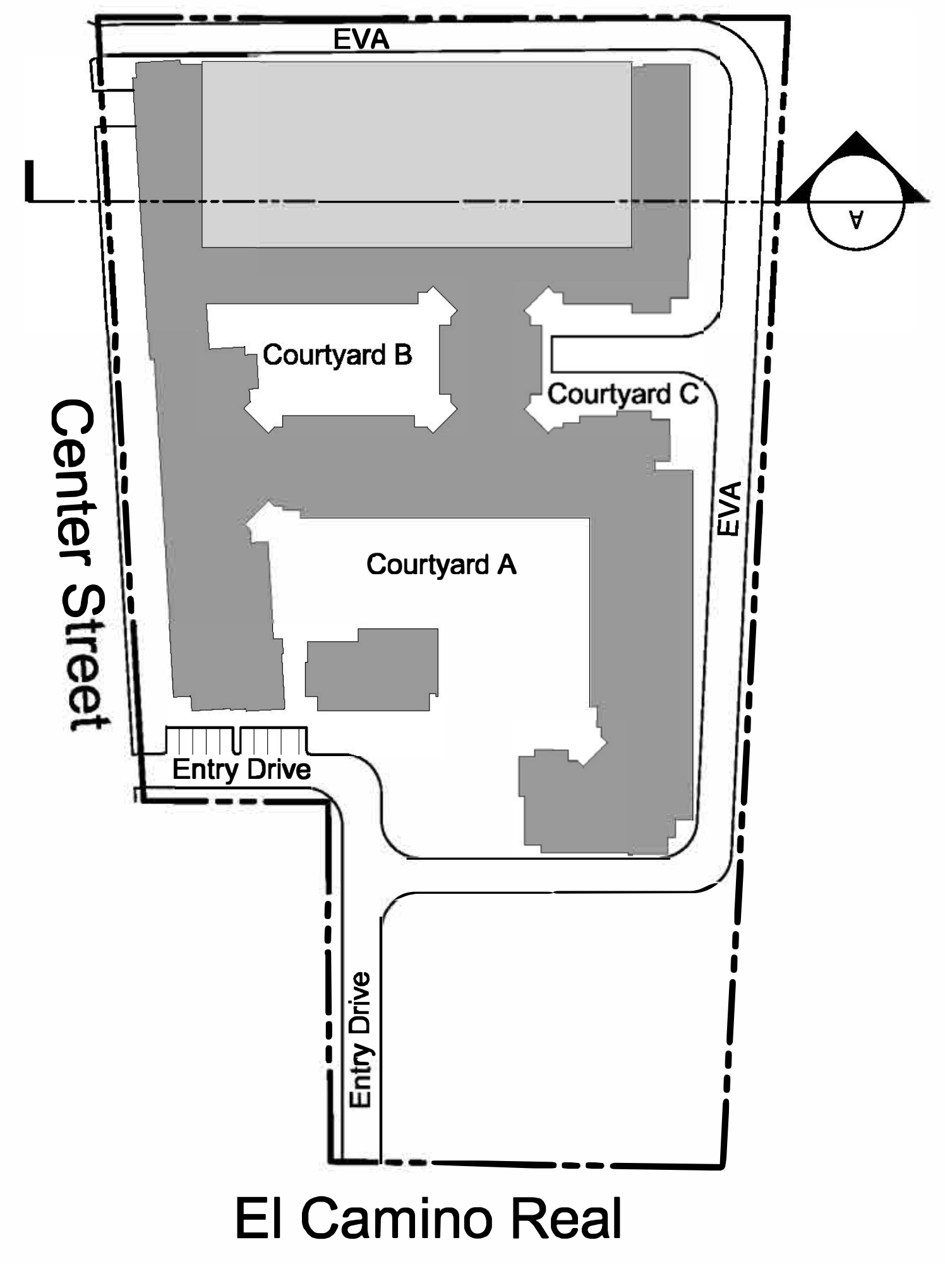
RESIDENTIAL DESIGN REVIEW

June 15, 2020

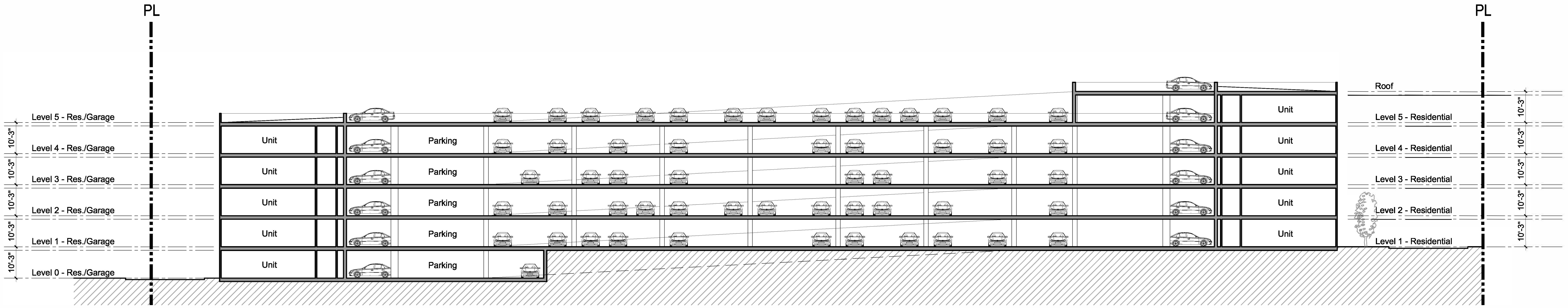
0 8 16 32

BUILDING SECTIONS
RESIDENTIAL BUILDING

A-5.0.0



Key Map n.t.s.



Section A - Building A

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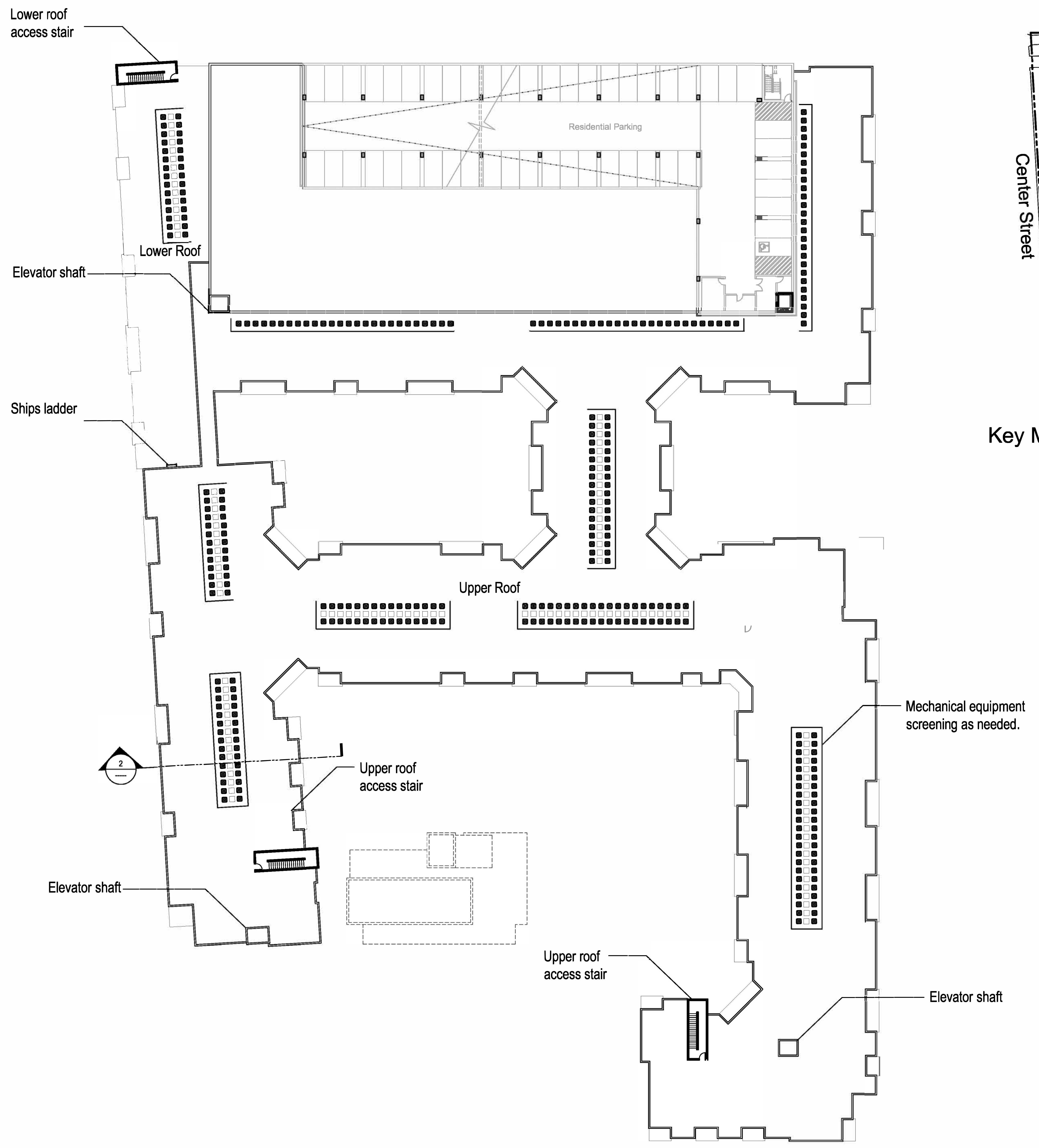
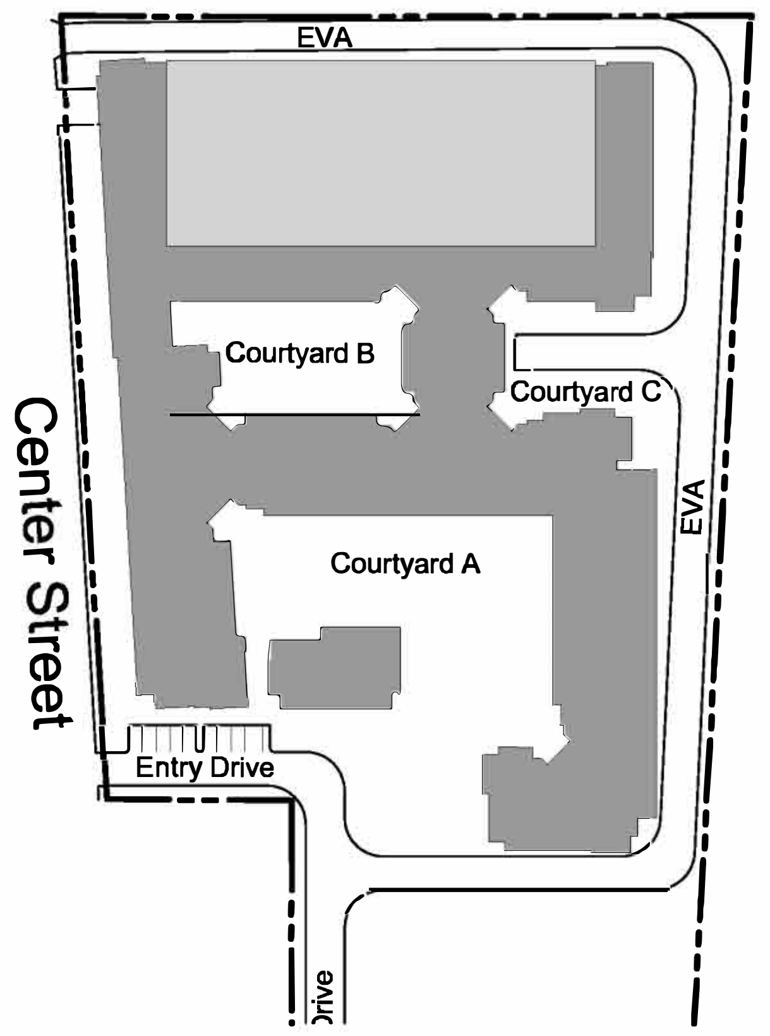
BUILDING SECTIONS
RESIDENTIAL BUILDING

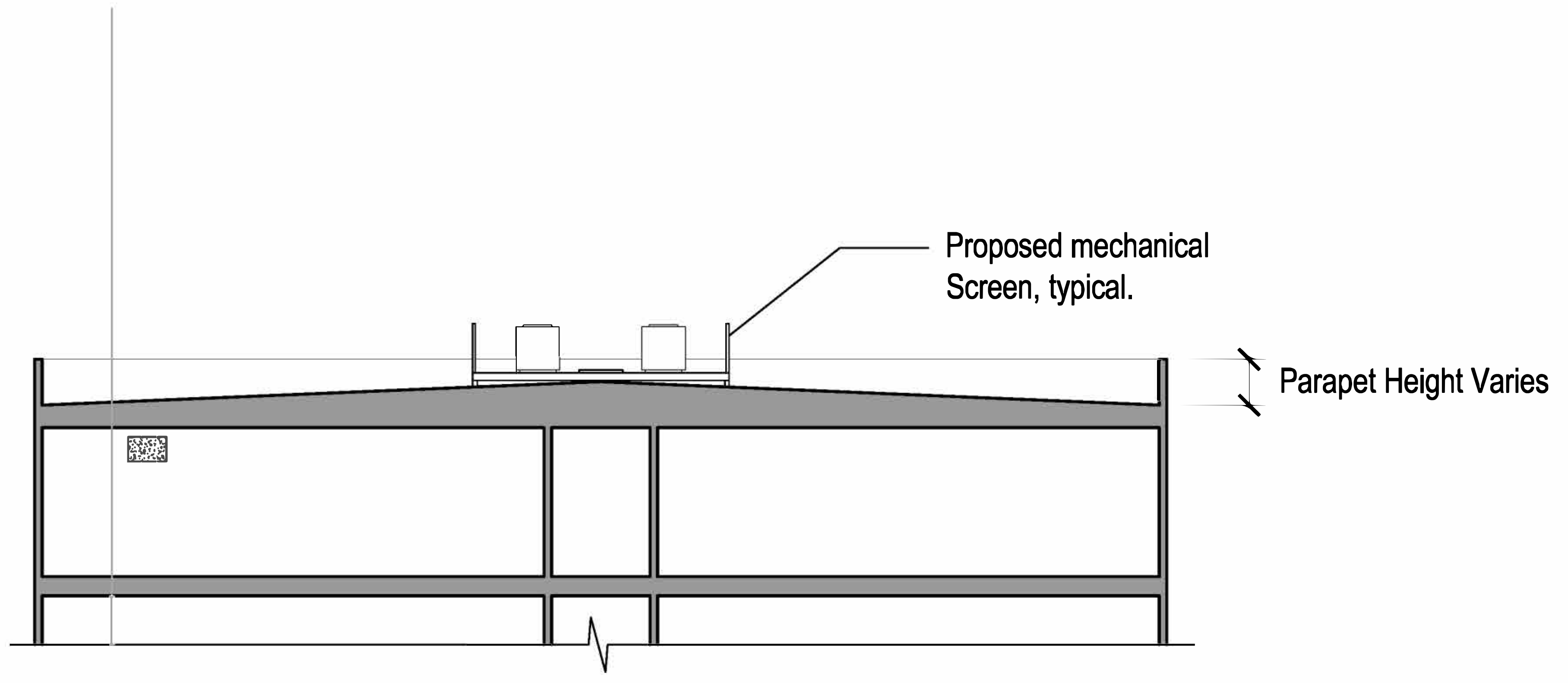
A-5.1.0



1. Roof Plan



Key Map n.t.s.



2. Mechanical Units Section

Scale 1/8"= 1'-0"

* Mech. Eq. height and line of sight info found on sheet 12.0.0

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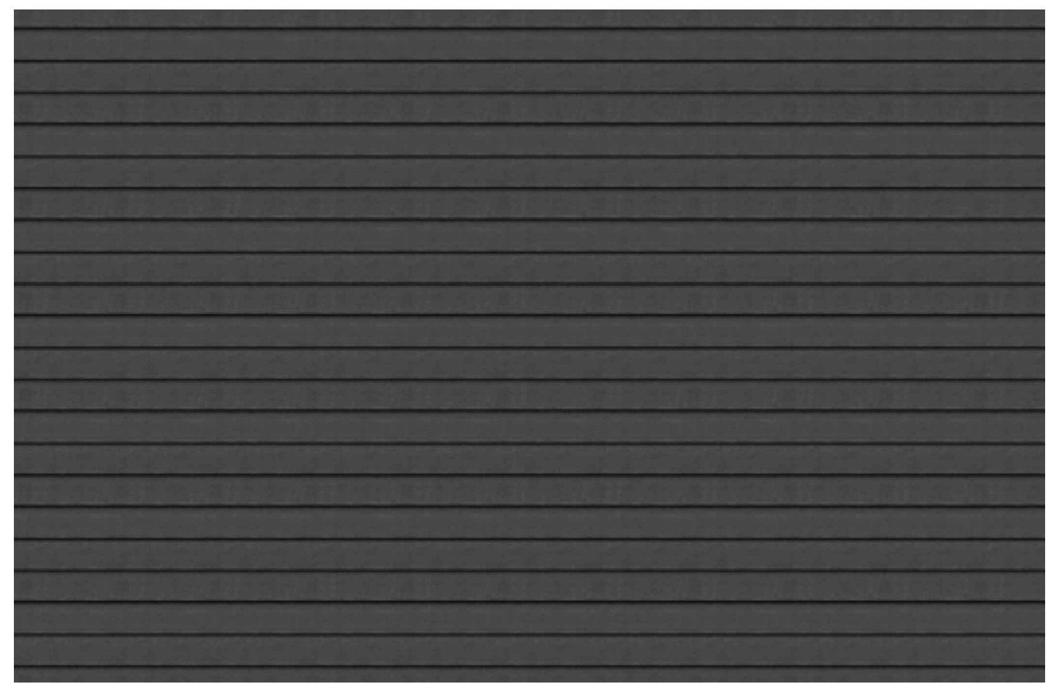
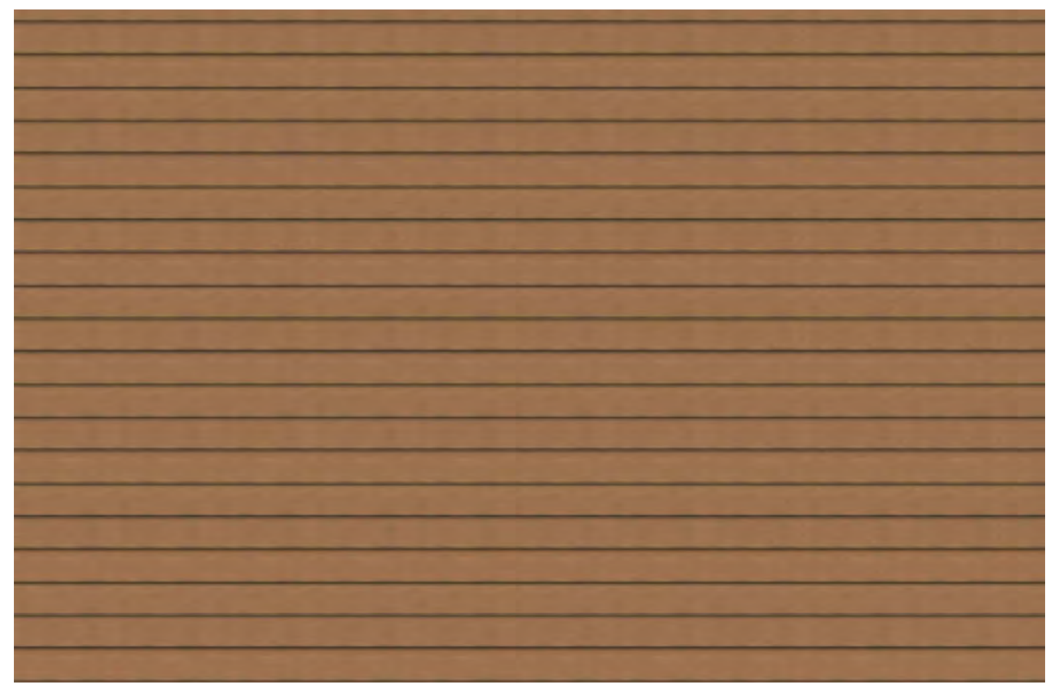
ROOF PLAN
RESIDENTIAL BUILDING

A-6.0.0

A. Cementitious Siding 1
Horizontal Profile



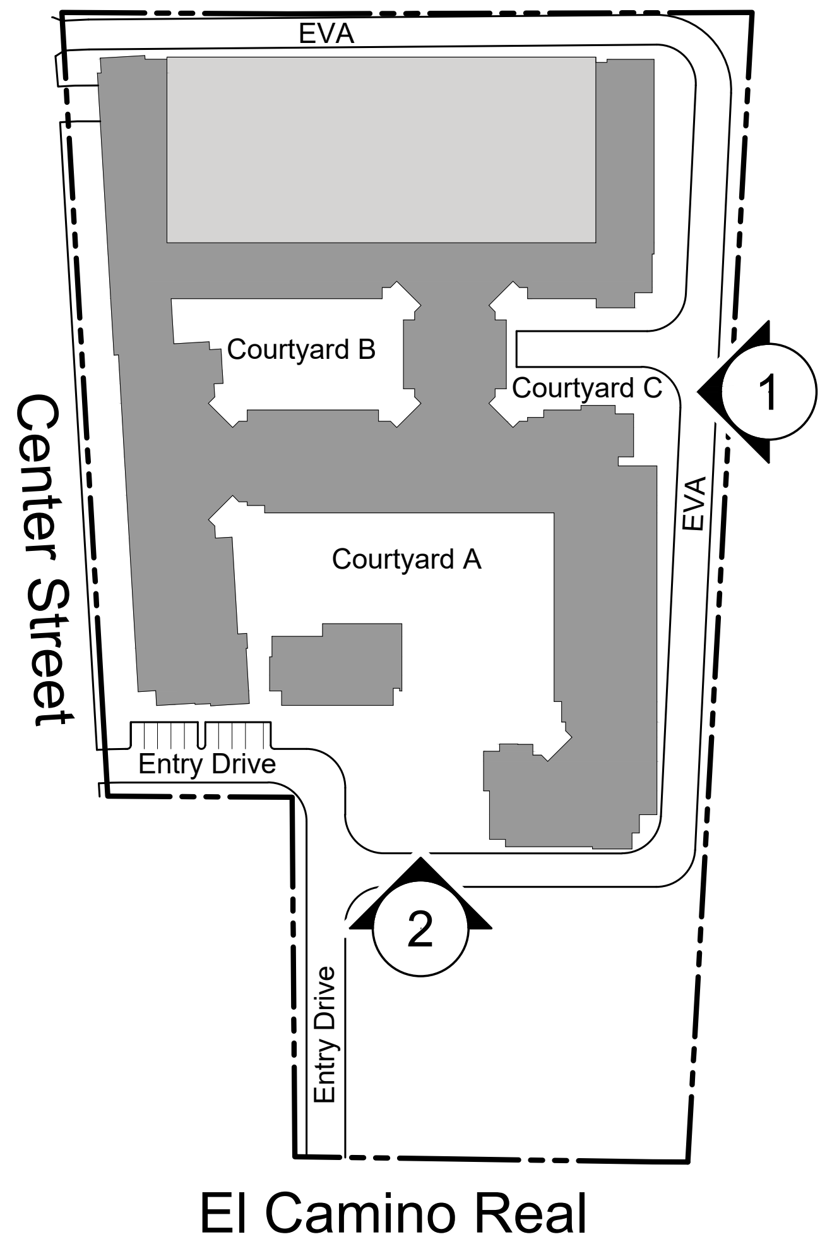
B. Cementitious Siding 2
Horizontal Profile



C. Cementitious Siding 3
Horizontal Profile

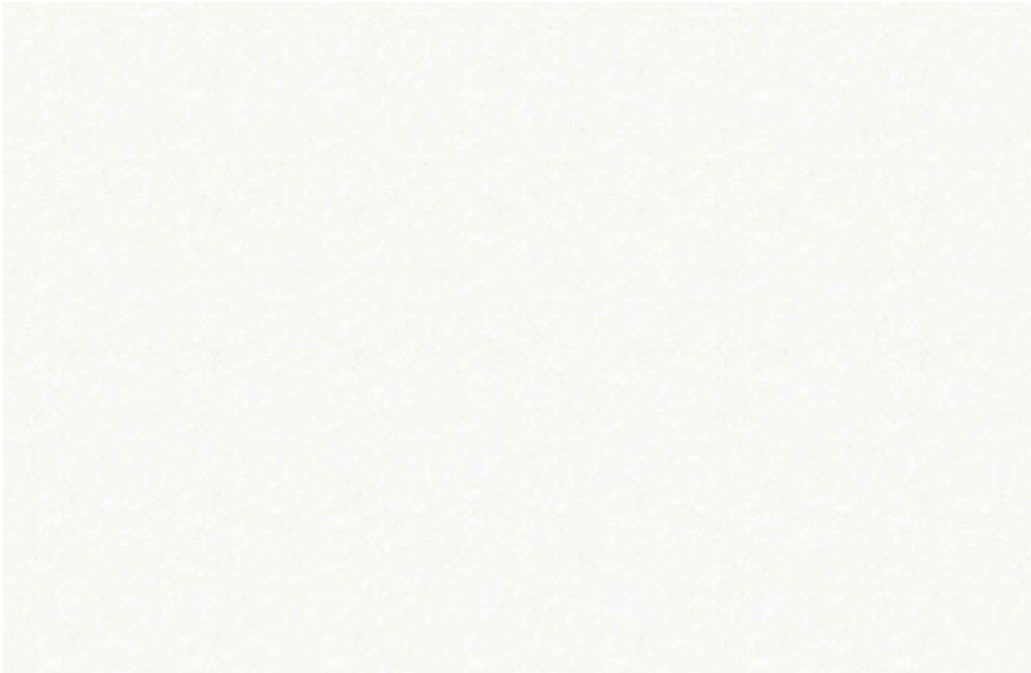
D. Cementitious Trim Board

E. Composite Panel 1



Key Map n.t.s.

F. Composite Panel 2



G. Stucco 1

H. Stucco 2

I. Stucco 3

J. Vinyl Window

K. Decorative Tiles

L. Metal Railing / Awning

2. Front Elevation
Scale 1"= 20'-0"

1. Right Elevation
Scale 1"= 20'-0"

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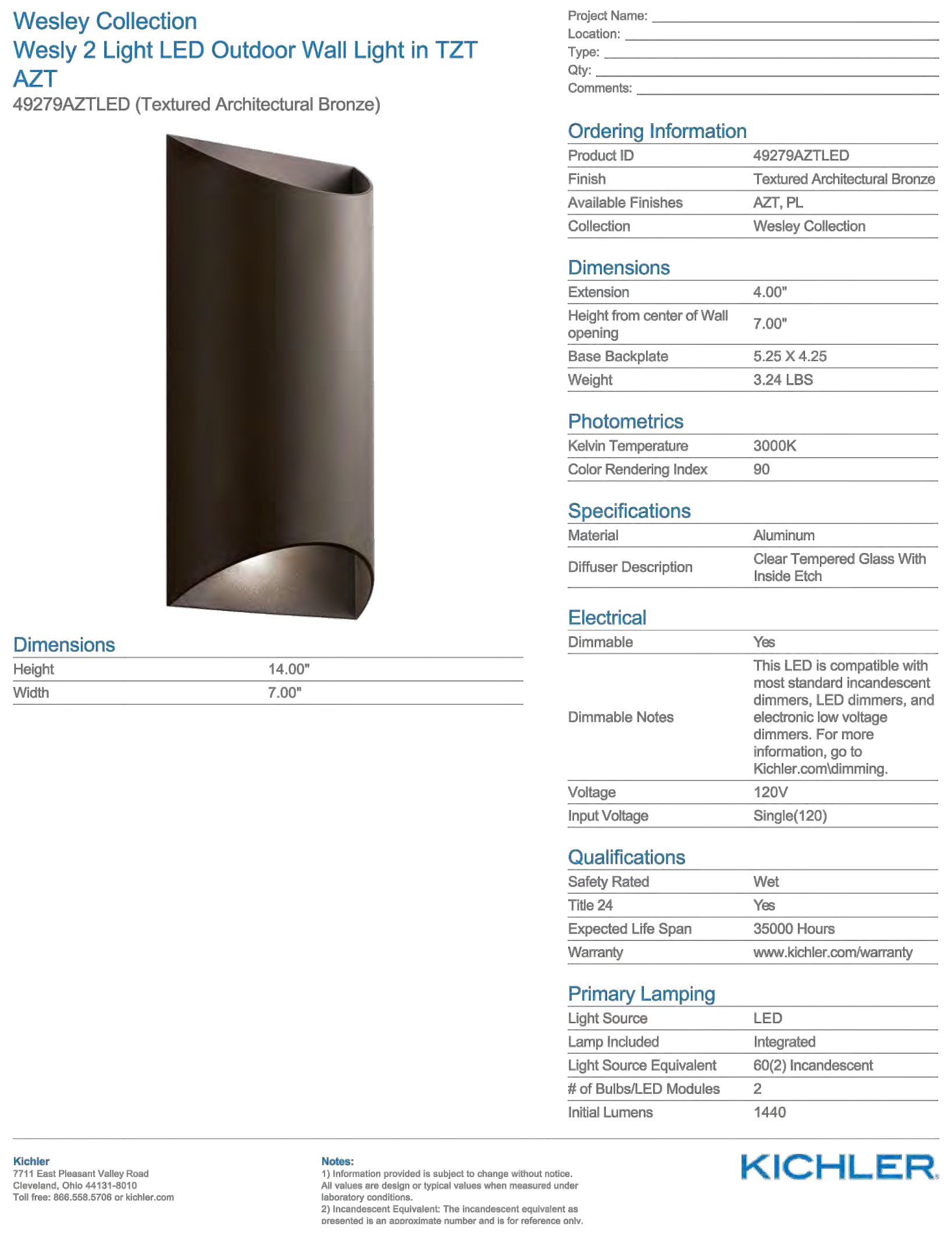
COLOR & MATERIAL BOARD

A-10.1.0

Wesley 2 LED
Aluminum Wall
Sconce (or sim.)



Wesley Collection
Wesly 2 Light LED Outdoor Wall Light in TZT AZT
49279AZTLED (Textured Architectural Bronze)

Project Name: ______
Location: ______
Type: ______
Qty: ______
Comments: ______

Ordering Information

Product ID	49279AZTLED
Finish	Textured Architectural Bronze
Available Finishes	AZT, PL
Collection	Wesley Collection

Dimensions

Extension	4.00"
Height from center of Wall opening	7.00"
Base Backplate	5.25 X 4.25
Weight	3.24 LBS

Photometrics

Kelvin Temperature	3000K
Color Rendering Index	90

Specifications

Material	Aluminum
Diffuser Description	Clear Tempered Glass With Inside Etch

Electrical

Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com\dimming.
Voltage	120V
Input Voltage	Single(120)

Qualifications

Safety Rated	Wet
Title 24	Yes
Expected Life Span	35000 Hours
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Integrated
Light Source Equivalent	60(2) Incandescent
# of Bulbs/LED Modules	2
Initial Lumens	1440

Dimensions

Height	14.00"
Width	7.00"

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

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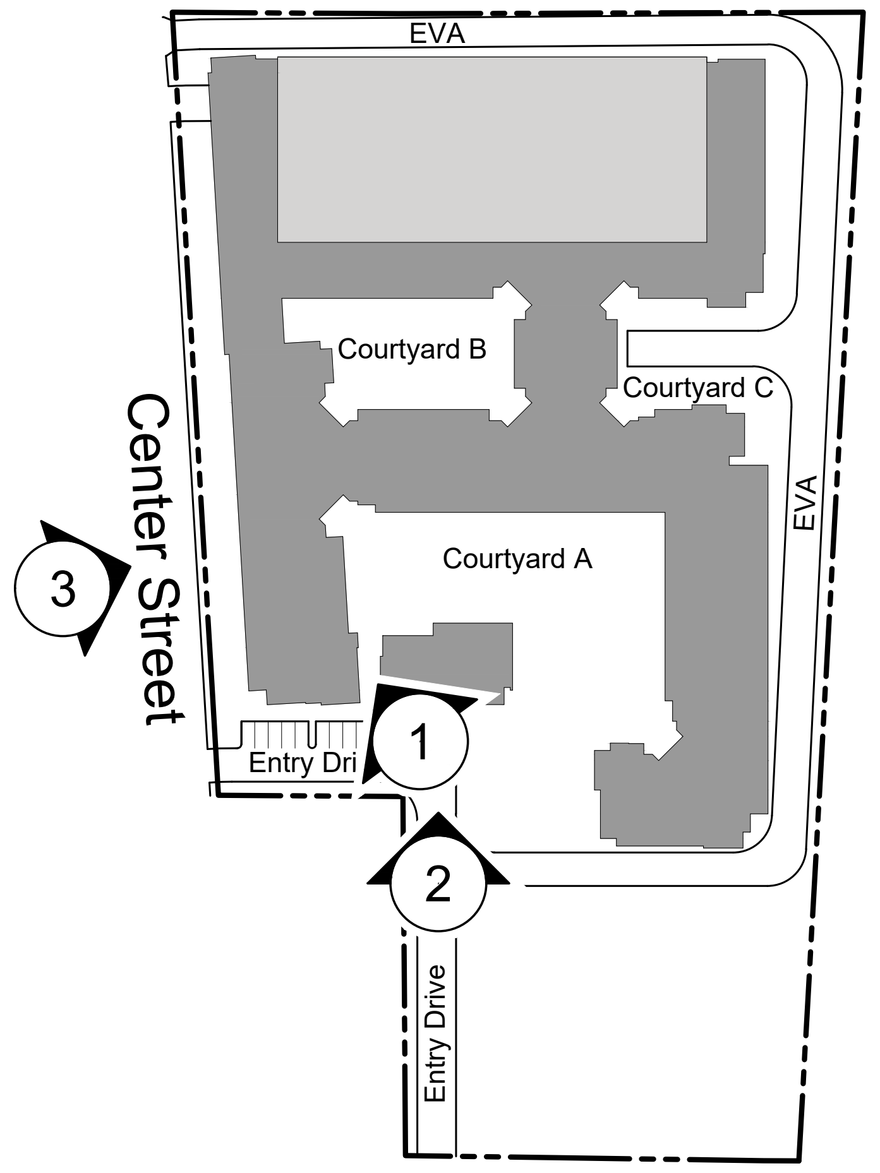
Light at Lobby | 1



Key Map n.t.s.

OW2308 - Scope
Luminous Acrylic/
Cast Body Light
(or sim.)

Rev: 2017/08/03

OW2308 – SCOPE™
Luminous Acrylic Upper Housing, Cast Lower Housing, No Downlight

VISA LIGHTING

Type: ______ Project: ______ VisaLighting.com/products/Scope

Fill in shaded boxes using information listed below

Order Code:				
OW2308		- MVOLT		
MODEL	Ⓐ SOURCE Uplight Only	Ⓑ VOLTAGE	Ⓒ FINISH	Ⓓ OPTION(S)

Scope, an elegant outdoor fixture, is ideal for mounting along paths of egress and to window mullions or walls.

Ⓐ SOURCE (Select one) Ⓑ VOLTAGE

MVOLT fixture accepts 120 through 277 input voltage
Dimmable 0-10V to 10%
93CRI, within 3-step MacAdam

LED Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
• L30K	3000K	1000	15	MVOLT
L35K	3500K			
• L40K	4000K			

Ⓒ FINISHES (Select one) See page 2 for color chart

Powder Coat Painted Finishes (Standard)

AG7038	Agate Grey	CVBL	Cove Blue	GW9002	Grey White	PB1035	Pearl Beige
BMAT	Bronze Matte	CW9001	Cream White	HTHR	Heather	RUST	Rust
BRNZ	Bronze	GLIM	Glimmer	JB9005	Jet Black	SUNG	Sungold
BSIL	Blade Silver	GSIL	Graphite Silver	OBRZ	Old Bronze	TW9016	Traffic White

Ⓓ OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

JBC	Junction box cover (4-1/2" square) for use with an existing 4" octagonal junction box. Painted to match finish
RMB	Remote mounted power supply (required for mullion mount)
XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with XPS

ACCESSORIES (Order Separately)

Remote emergency line voltage inverter – Surface or cabinet mount

PS-EMVL	Can supply a single fixture up to 20W at 120V or 277V for 90 minutes
PS-EMVM	Can supply multiple fixtures up to a combined 125W at 120V or 277V for 90 minutes
PS-EMVH	Can supply multiple fixtures up to a combined 375W at 120V or 277V for 90 minutes

DIMENSIONS

Depth is measured from wall to front of fixture
W = Width H = Height D = Depth

W	3-7/8"	(98 mm)
H	15"	(381 mm)
D	5-1/4"	(133 mm)
D (with JBC option)	5-1/2"	(140 mm)

For mullion mounting: Minimum required mullion width is 3.00"

May be mounted in inverse position

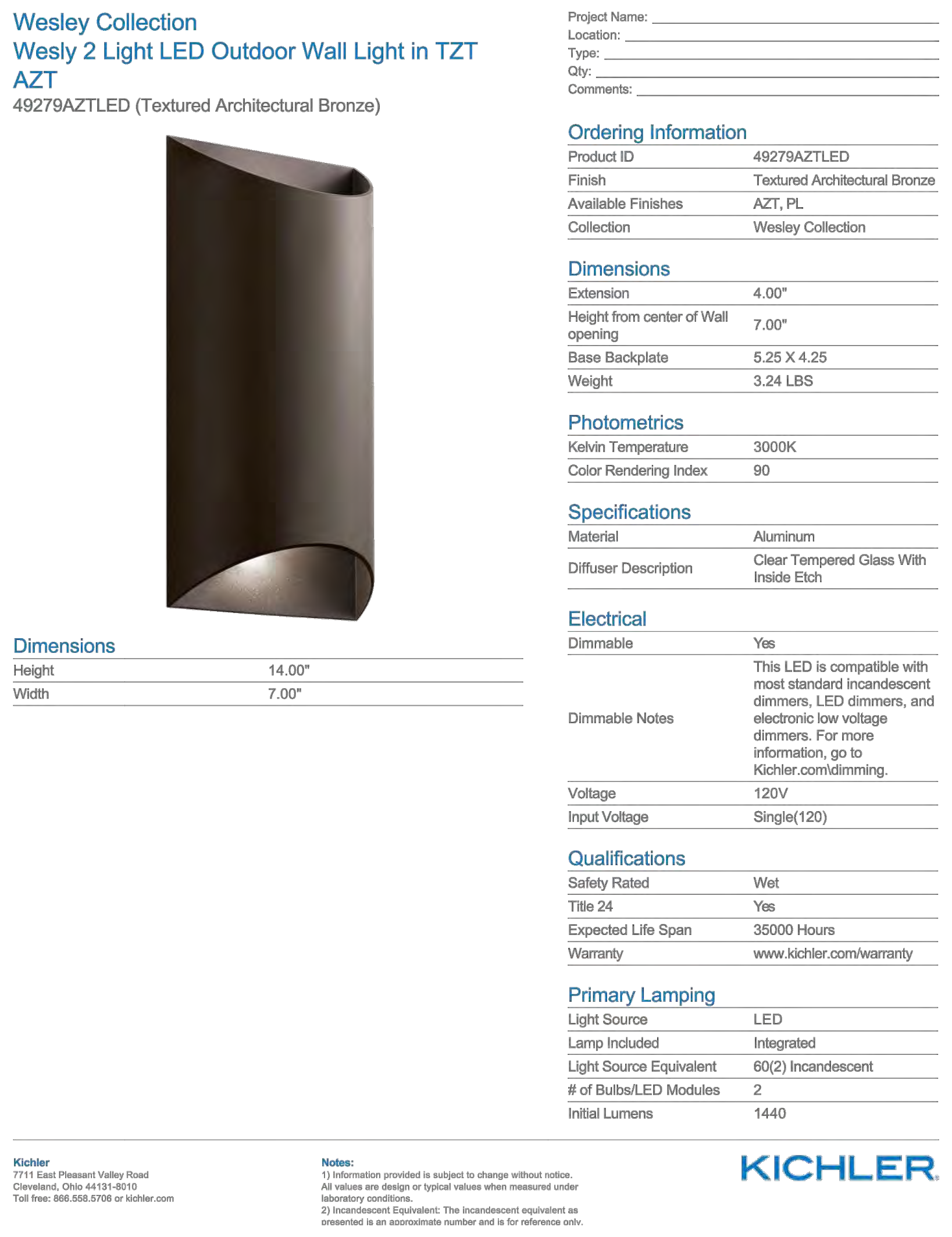
IP65 XPS LED ETL Listed 5 Year Warranty

2. Residential Balcony Detail

Typical Light at Balcony | 3

Wesley 2 LED
Aluminum Wall
Sconce (or sim.)

1. Front Elevation



Wesley Collection
Wesly 2 Light LED Outdoor Wall Light in TZT AZT
49279AZTLED (Textured Architectural Bronze)

Project Name: ______
Location: ______
Type: ______
Qty: ______
Comments: ______

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Collection	Wesley Collection

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Kelvin Temperature	3000K
Color Rendering Index	90

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Diffuser Description	Clear Tempered Glass With Inside Etch

Electrical

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Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com\dimming.
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Input Voltage	Single(120)

Qualifications

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Title 24	Yes
Expected Life Span	35000 Hours
Warranty	www.kichler.com/warranty

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Light Source	LED
Lamp Included	Integrated
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7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

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Light at Leasing | 2

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June 15, 2020

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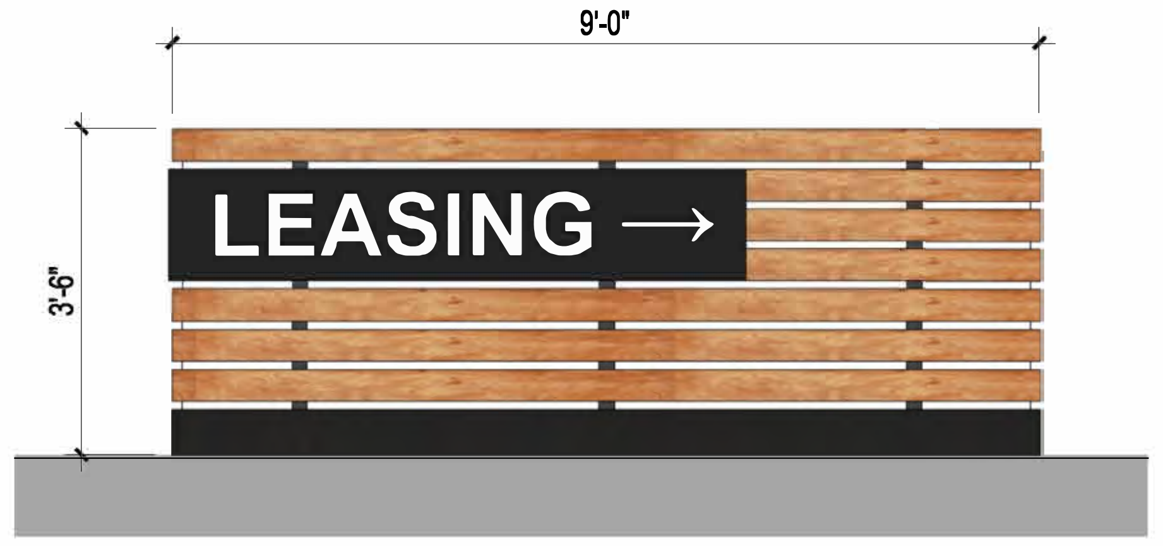
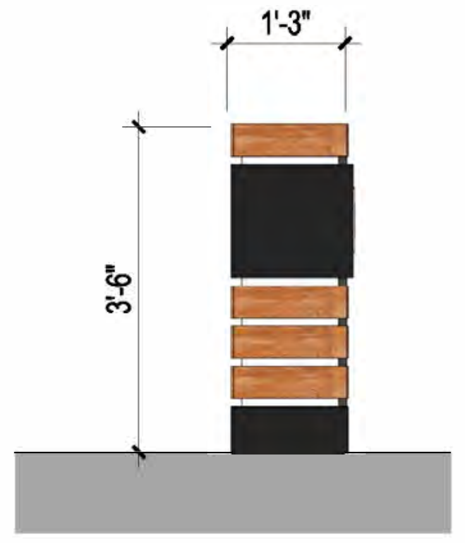
CONCEPTUAL LIGHTING DETAILS

A-10.2.0

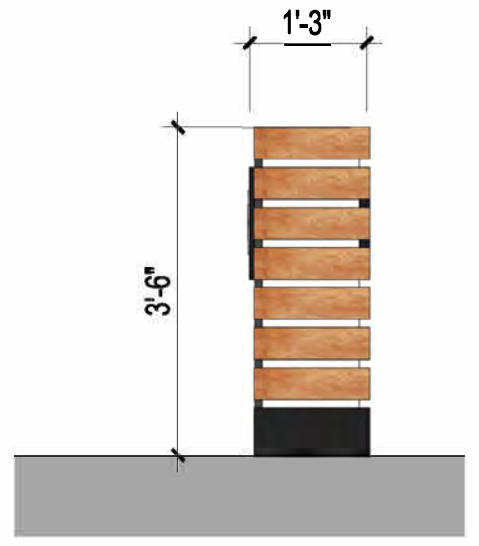
Sign Locations - Enlarged Key Map



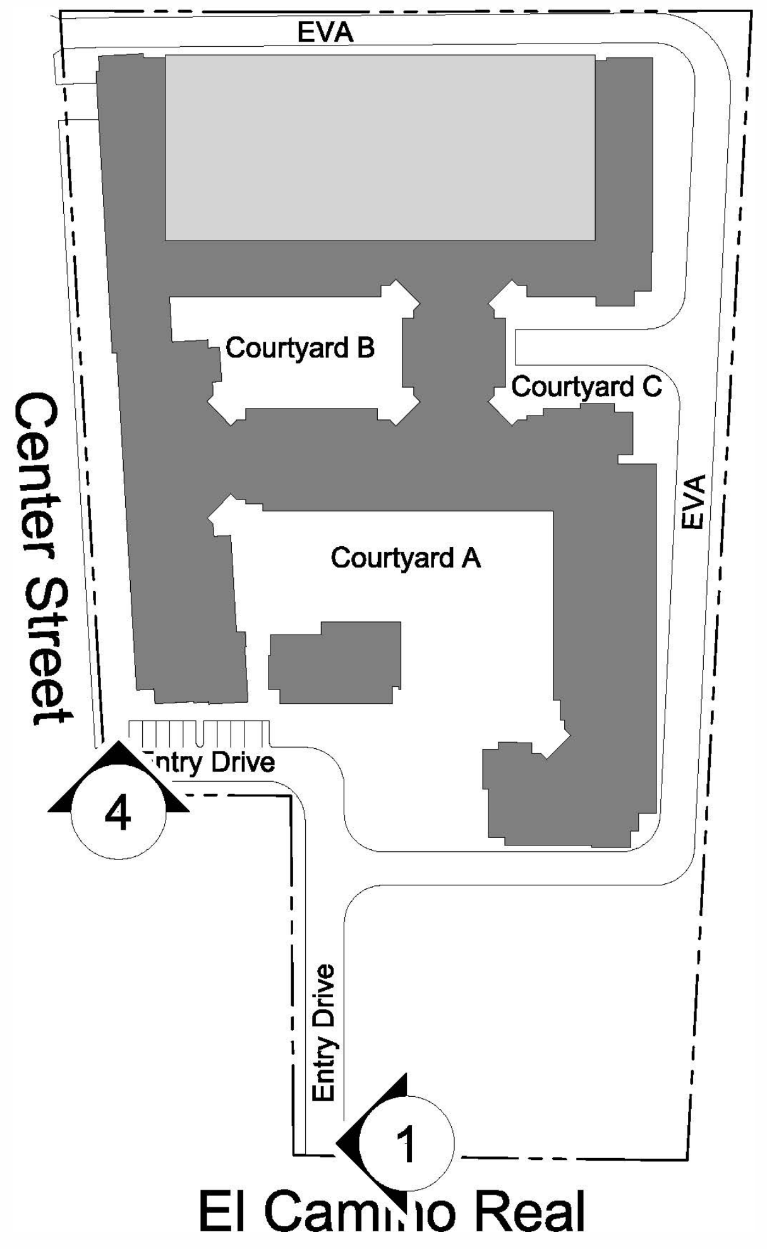
4. Leasing Signage - Front View



5. Leasing Signage
Left View



6. Leasing Signage
Right View



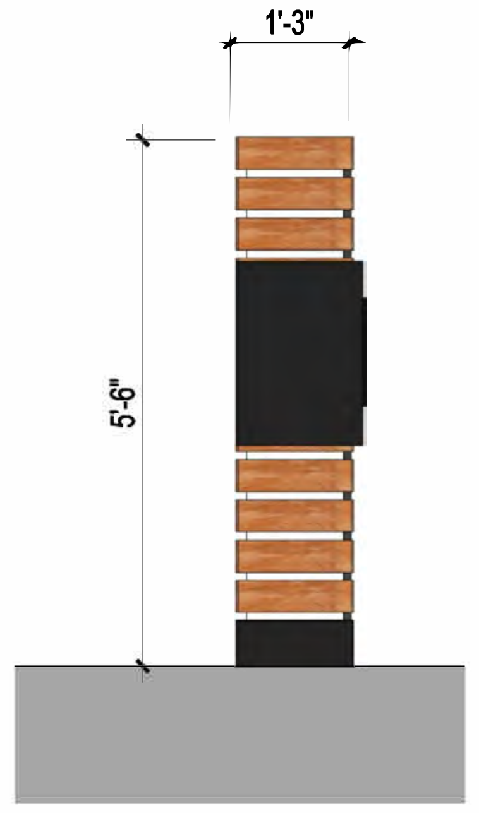
Key Map n.t.s.

Painted metal, typical.

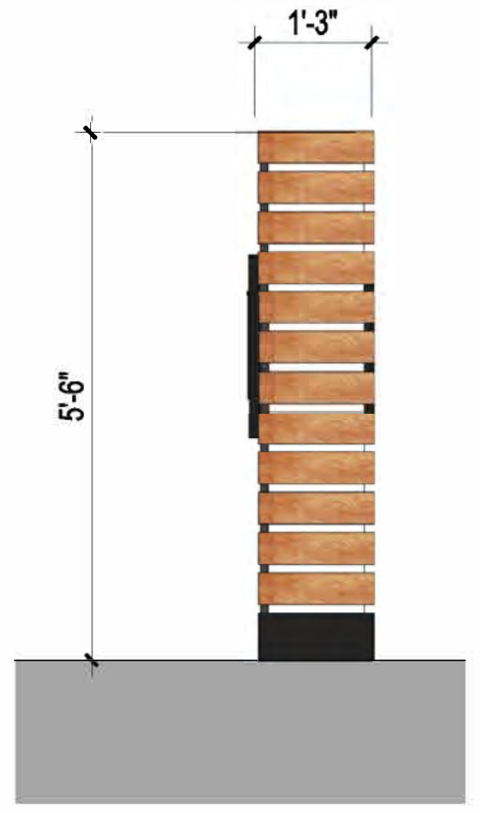
Composite panel, typical.

Painted Metal, typical.

1. Project Signage - Front View



2. Project Signage
Left View



3. Project Signage
Right View

* All addressing to be submitted by project owner- differed until plan check submittal

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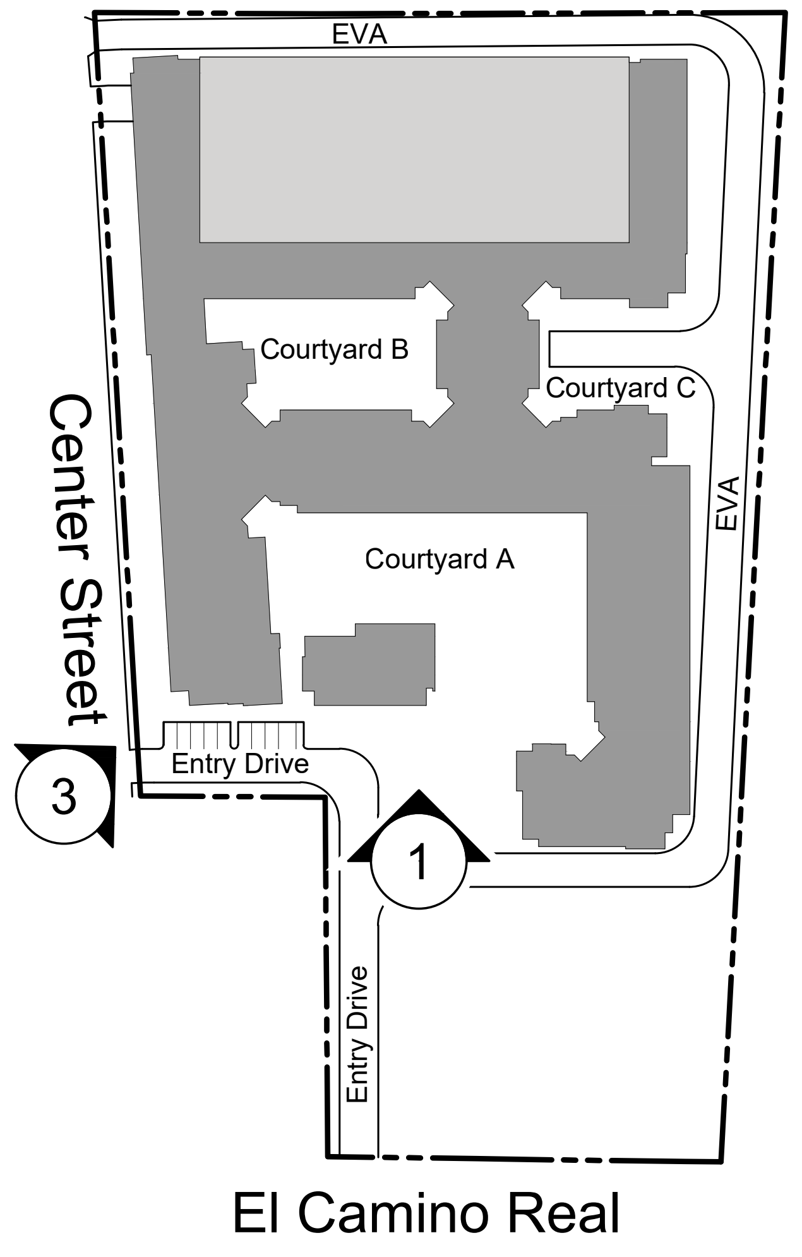
June 15, 2020

SITE SIGNAGE DETAILS
SIGNAGE SHOWN FOR REFERENCE - NAME SUBJECT TO CHANGE

A-10.3.0

1. Front Elevation

Scale 1/16"= 1'-0"



Key Map n.t.s.

3. Perspective View from Intersection Center Street

2. Enlarged Front Elevation

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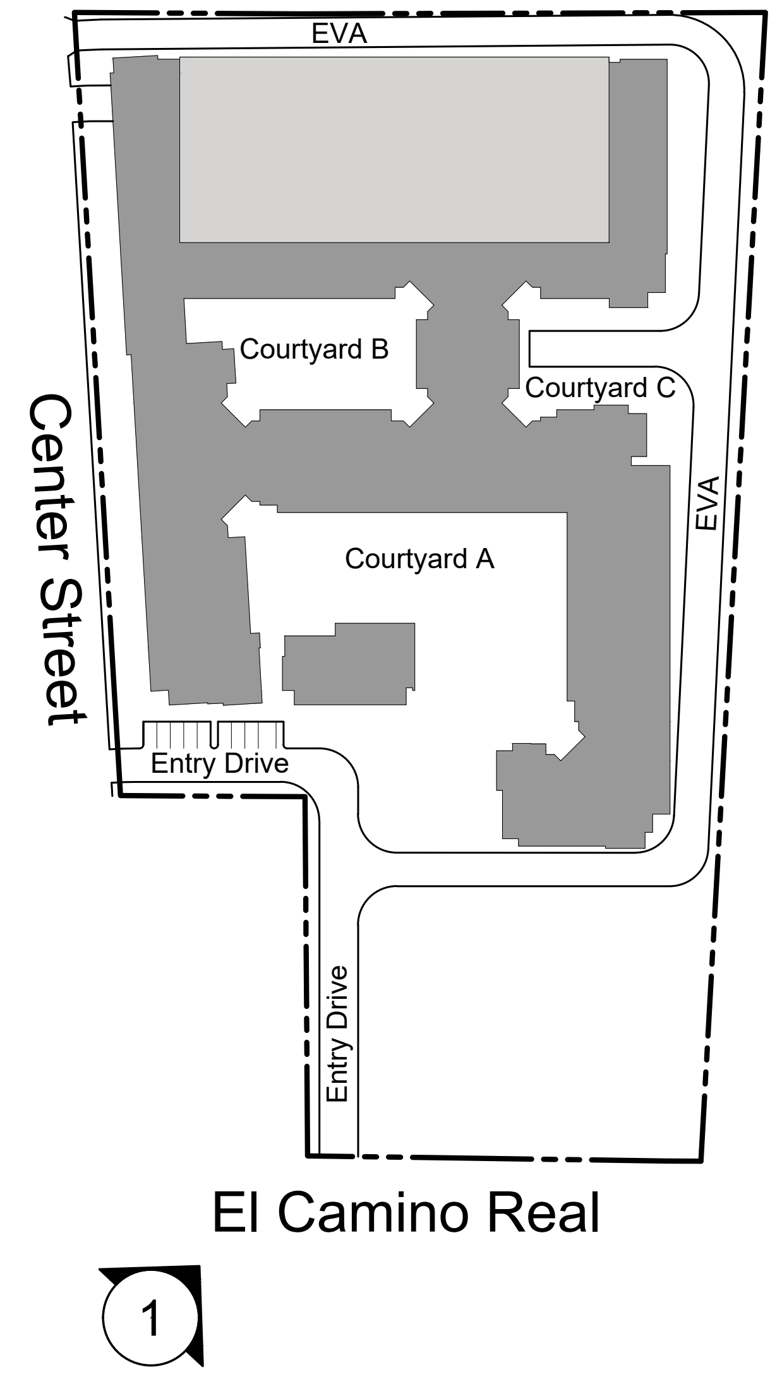
SIGNAGE DETAILS
SIGNAGE SHOWN FOR REFERENCE - NAME SUBJECT TO CHANGE

A-10.3.1



Key Map n.t.s.

1. Perspective from the intersection of Center Street & El Camino Real

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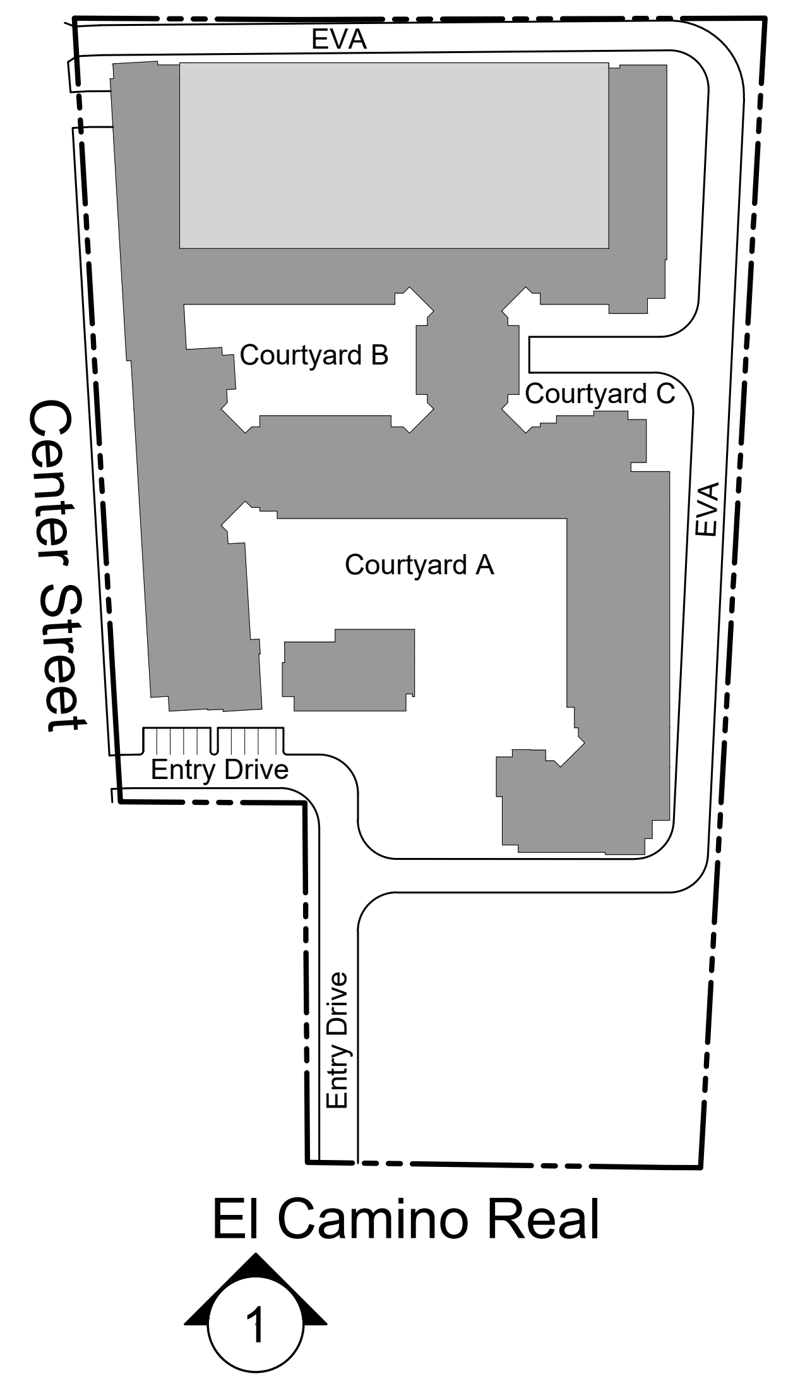
VIEW STUDY
RESIDENTIAL BUILDING

A-11.0.0

1. Perspective from the intersection of Center Street & El Camino Real - Before

1. Perspective from the intersection of Center Street & El Camino Real - After



Key Map n.t.s.

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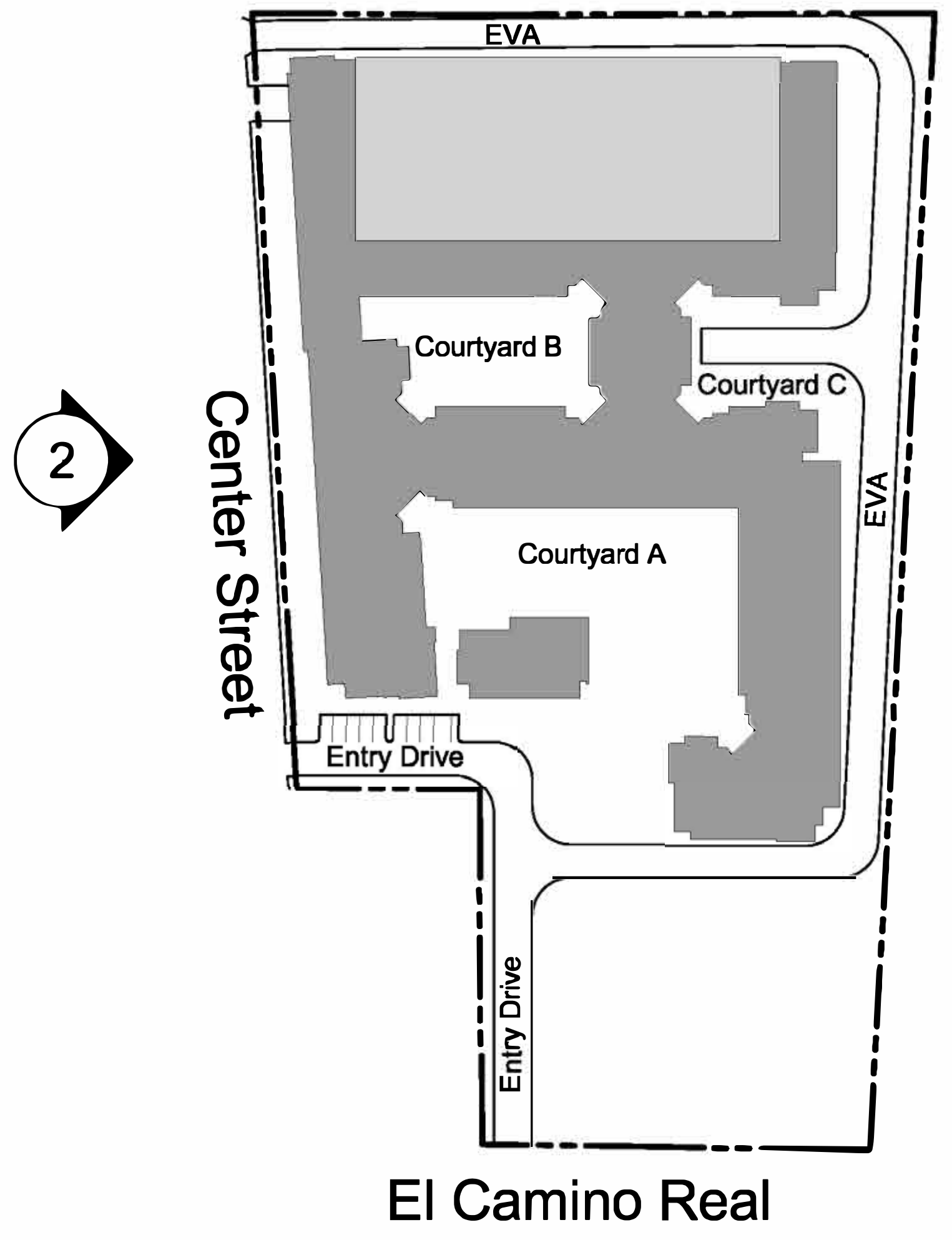
VIEW STUDY
RESIDENTIAL BUILDING

A-11.0.1

2. Perspective from the intersection of Center Street & San Anselmo - Before

2. Perspective from the intersection of Center Street & San Anselmo - After



Key Map n.t.s.

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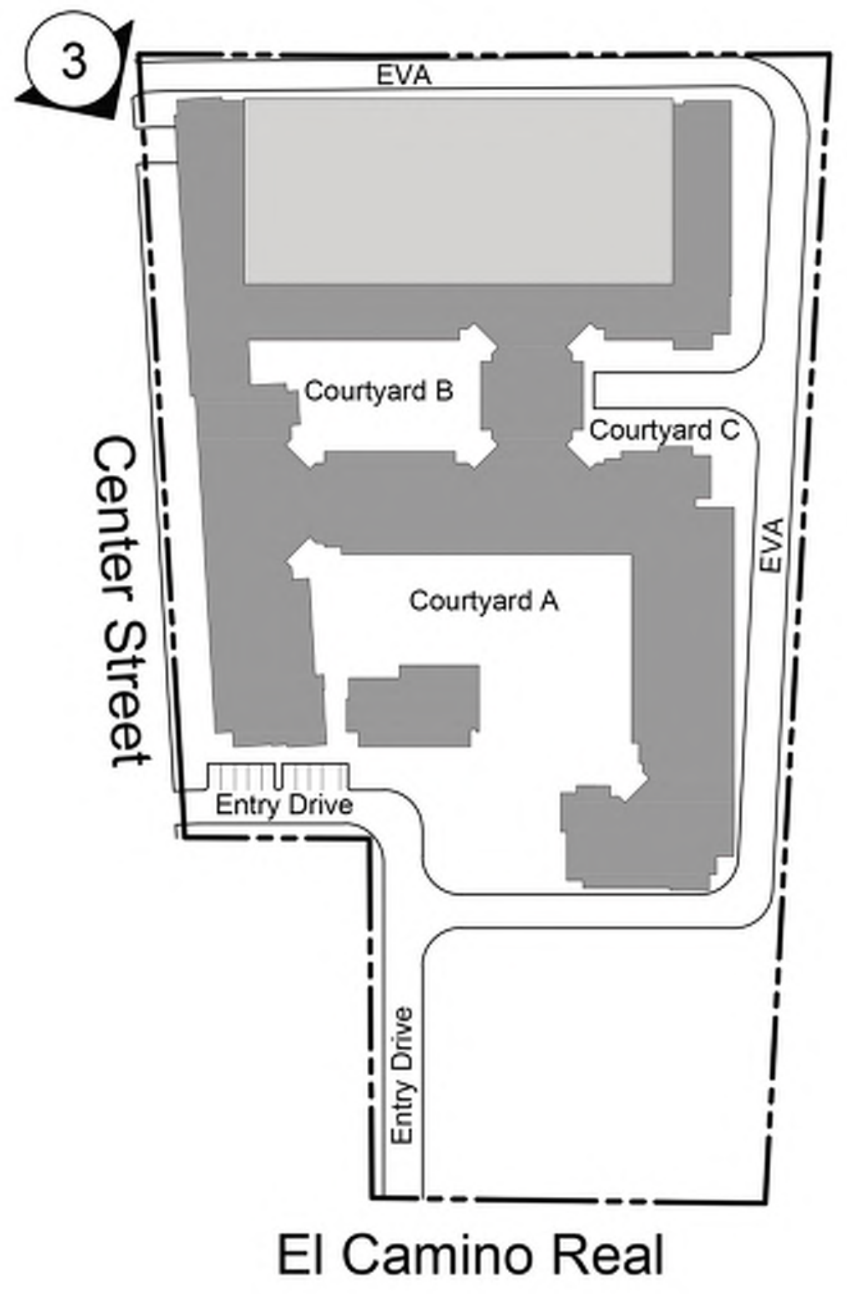
VIEW STUDY
RESIDENTIAL BUILDING

A-11.0.2

3. Perspective from the Railroad Tracks on Center Street - Before

3. Perspective from the Railroad Tracks on Center Street - After



Key Map n.t.s.

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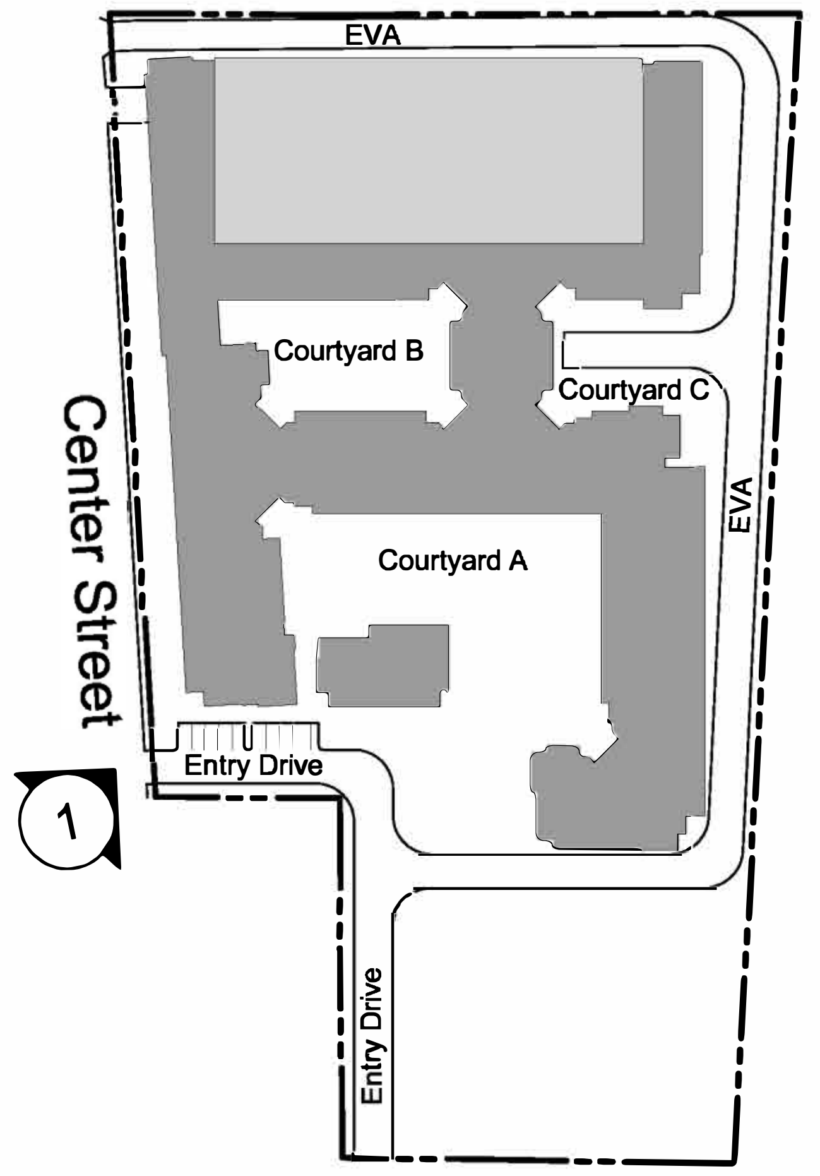
VIEW STUDY - TRAIN SCHEME
RESIDENTIAL BUILDING

A-11.0.2



El Camino Real

Key Map n.t.s.

1. Perspective of Leasing Entry Interactive Node

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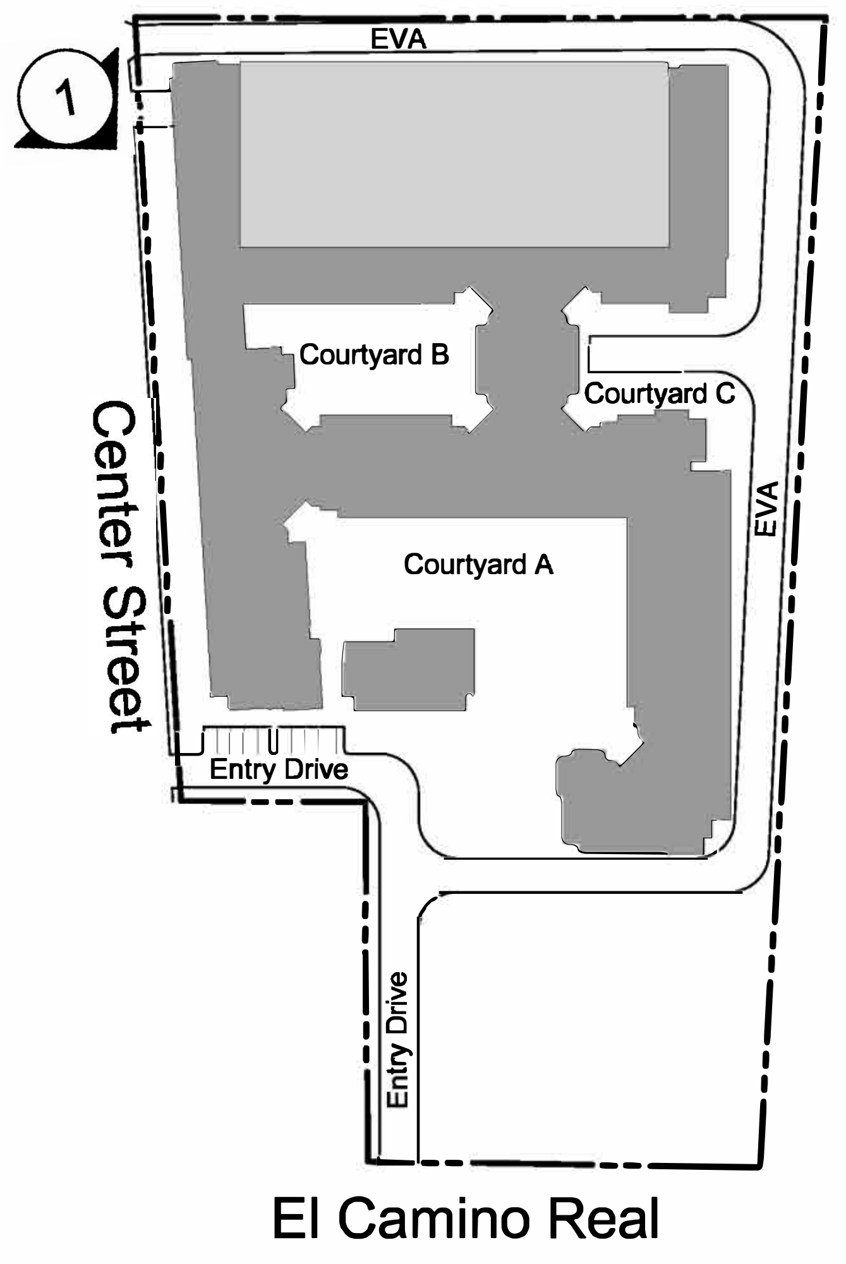
VIEW STUDY

A11.1.1



Key Map n.t.s.

1. Building Perspective Of Bike and Secondary Lobby

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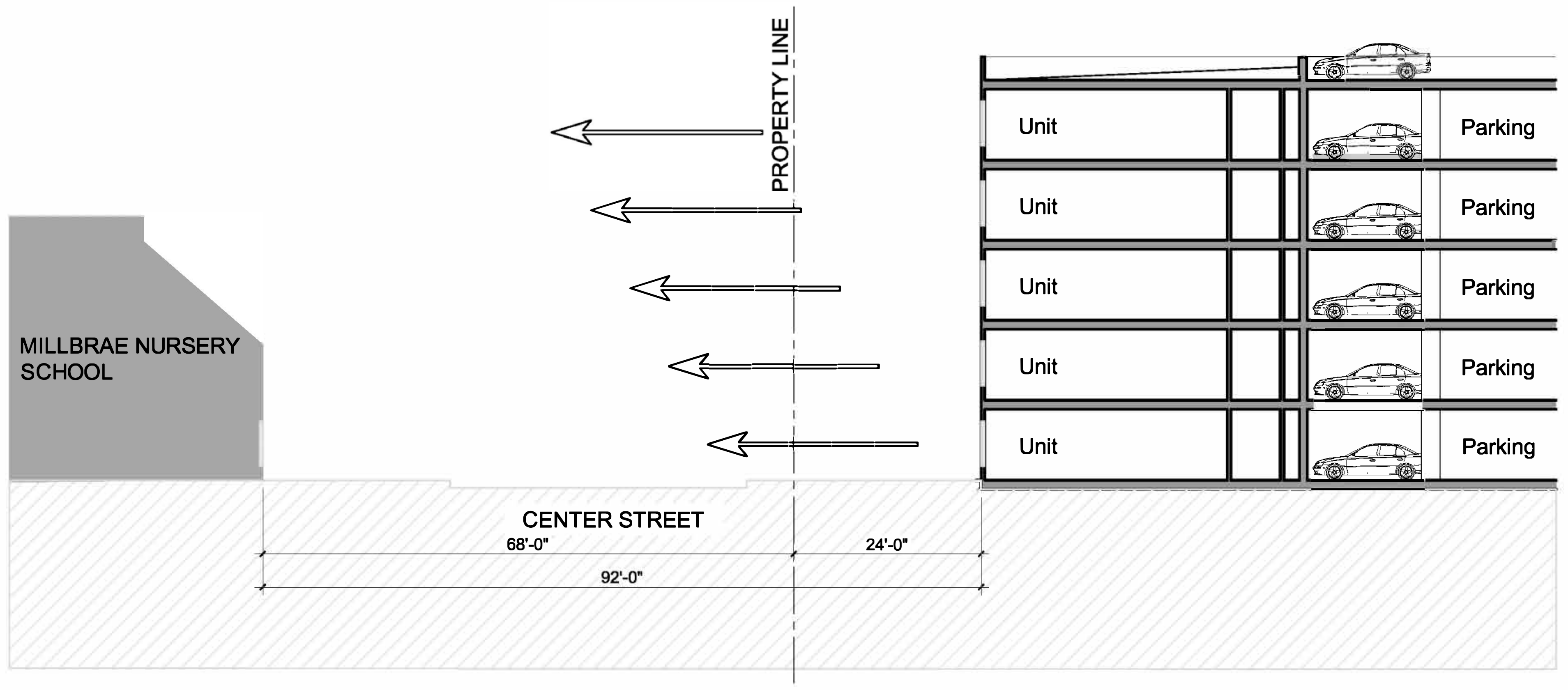
VIEW STUDY

A-11.1.2



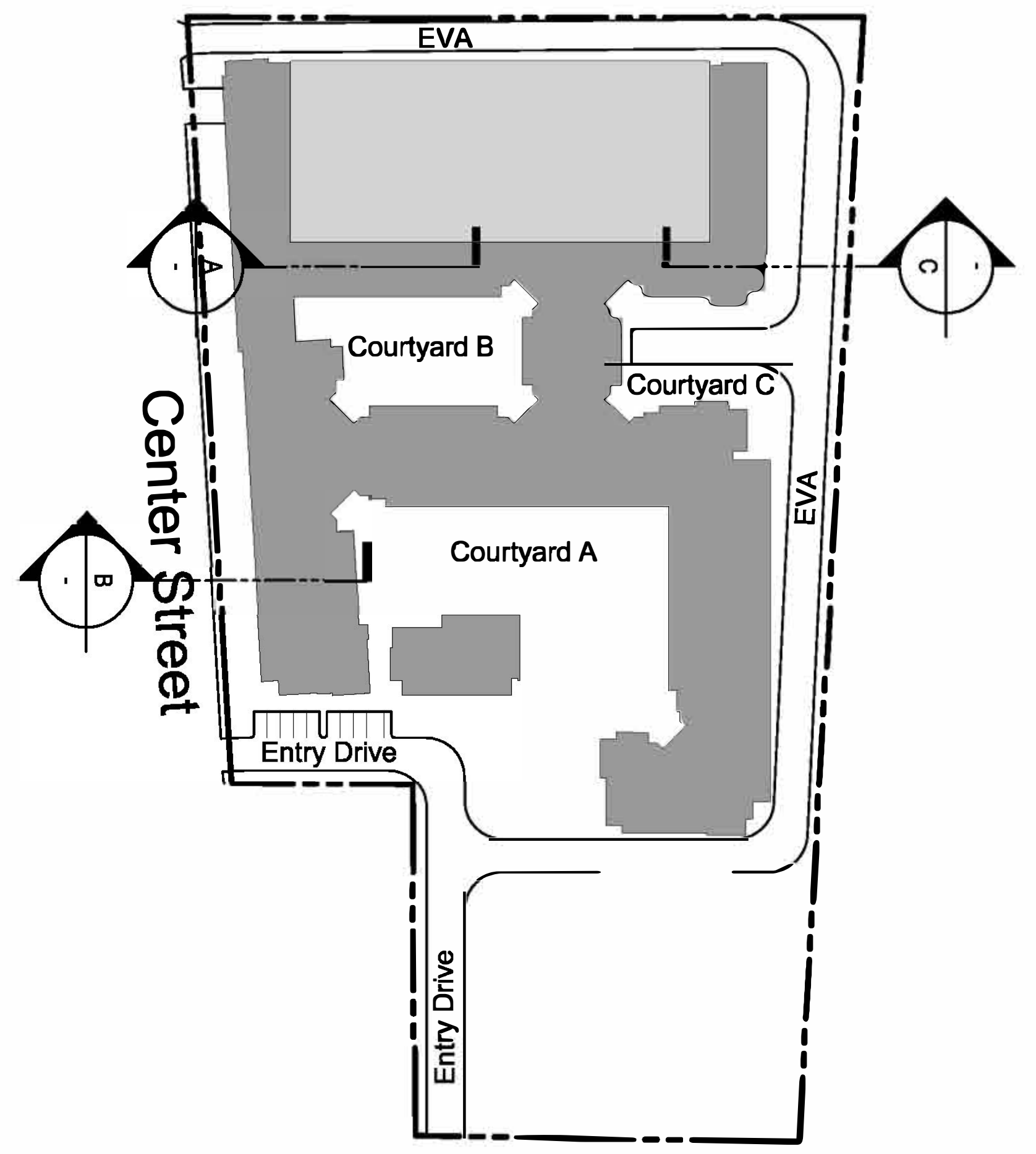
Window privacy study

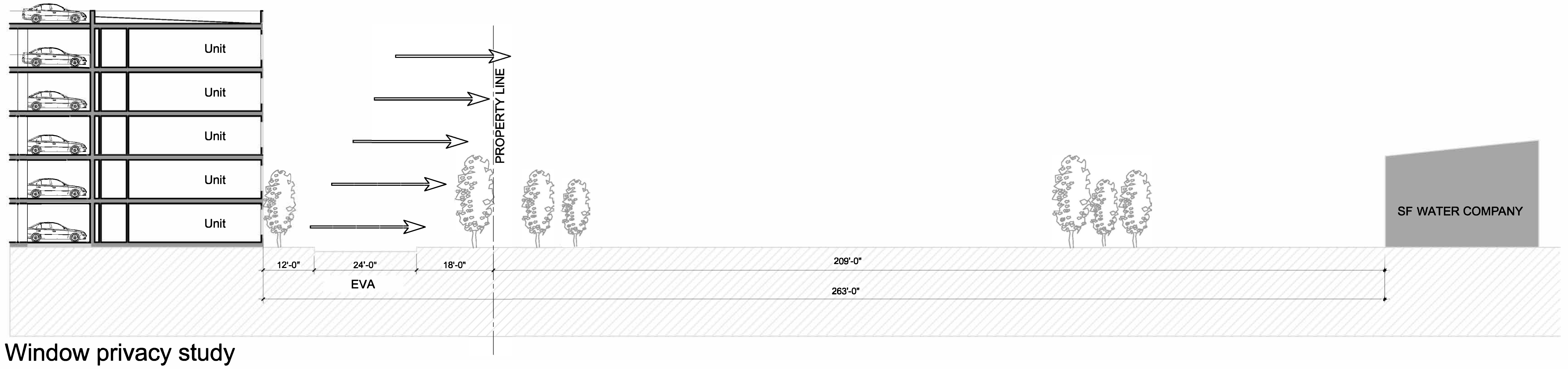
Section A - Building A

NOTE: BUILDING SETBACK DISTANCES SHOWN AT SECTION CUTS, REFER TO KEY MAP.

AVERAGE SETBACK AT CENTER STREET = 23'-0"
AVERAGE SETBACK AT EVA = 49'-0"

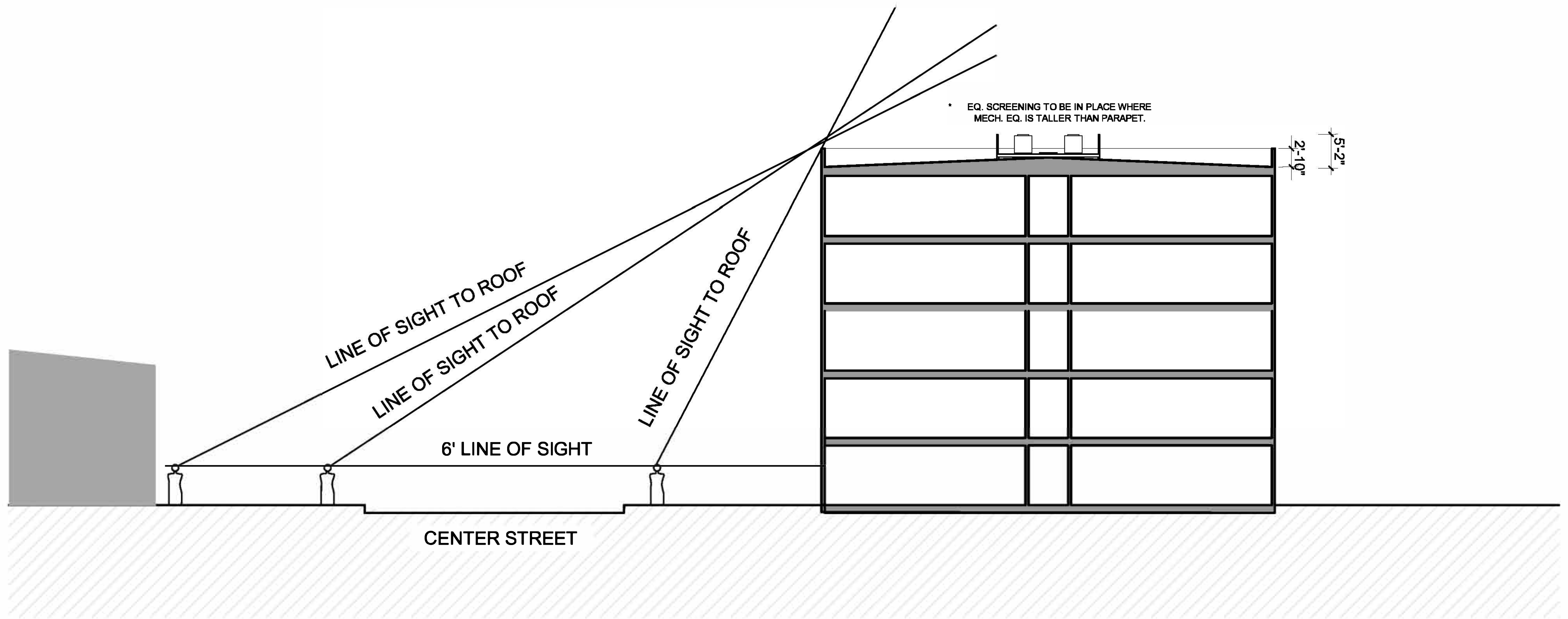
* NO ROOF MECHANICAL EQUIPMENT WILL BE VISIBLE FROM STREET VIEW





Window privacy study

Section C - Building D



Line of sight study

Section B - Building E

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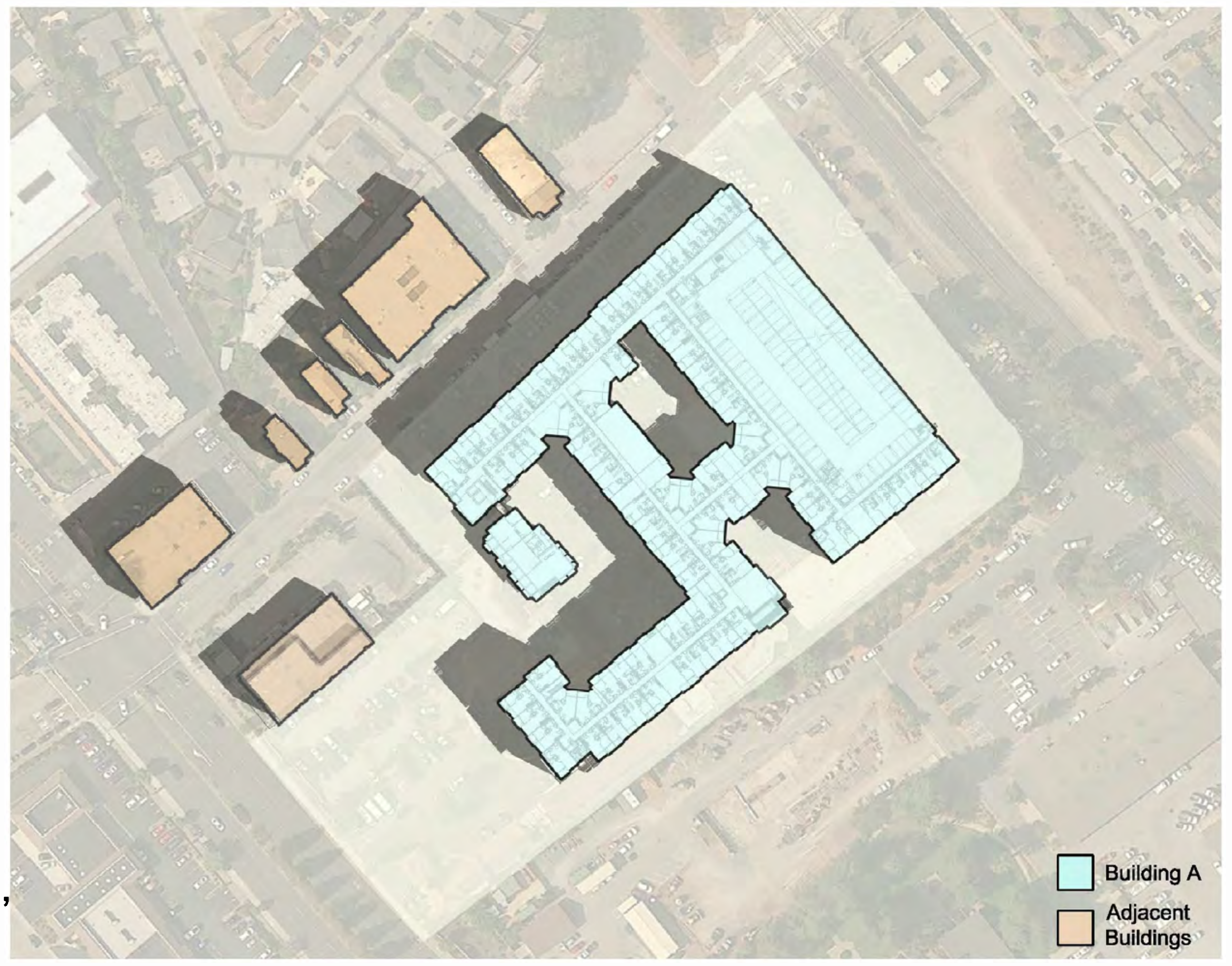
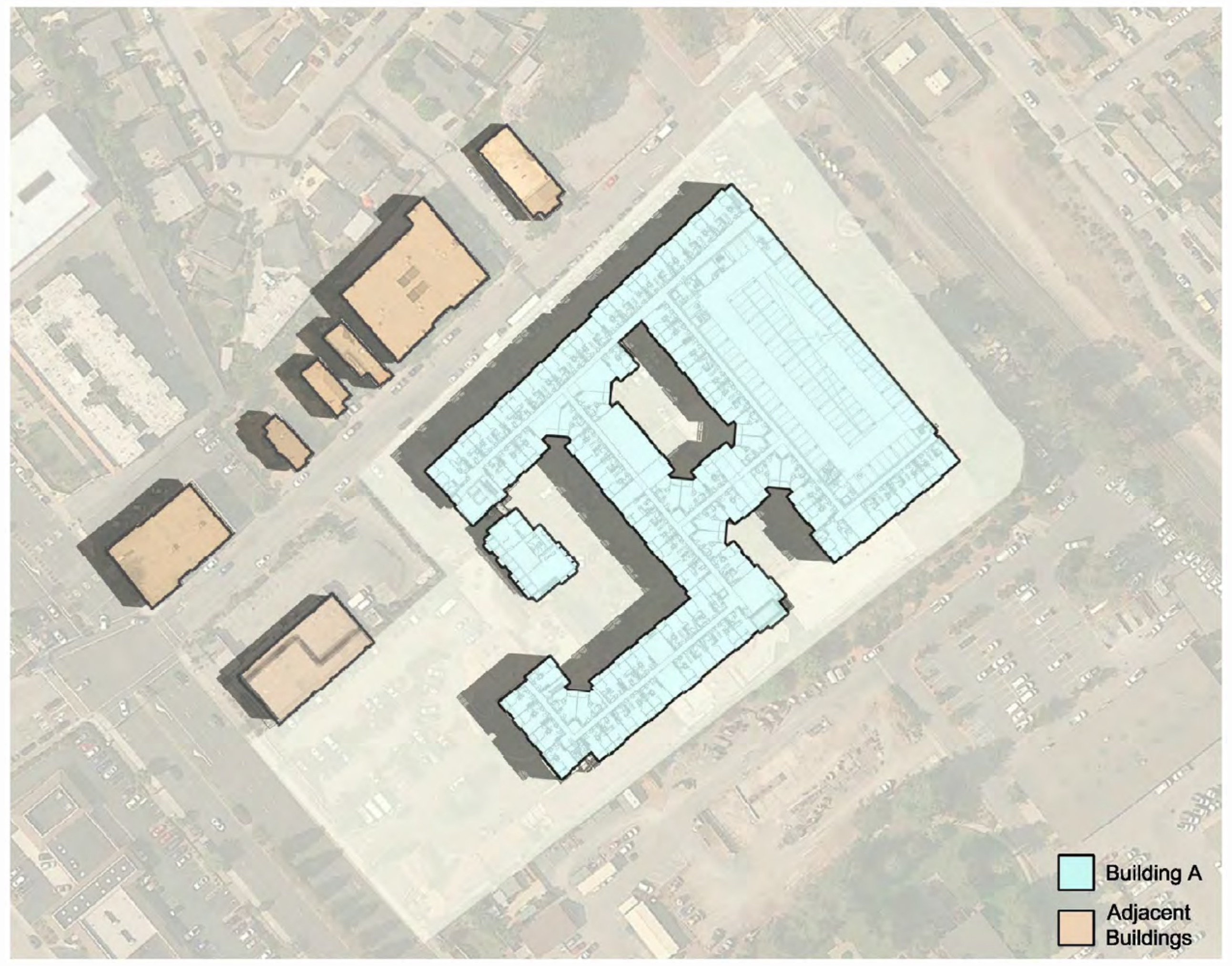
PRIVACY + LINE OF SIGHT STUDY
RESIDENTIAL BUILDING

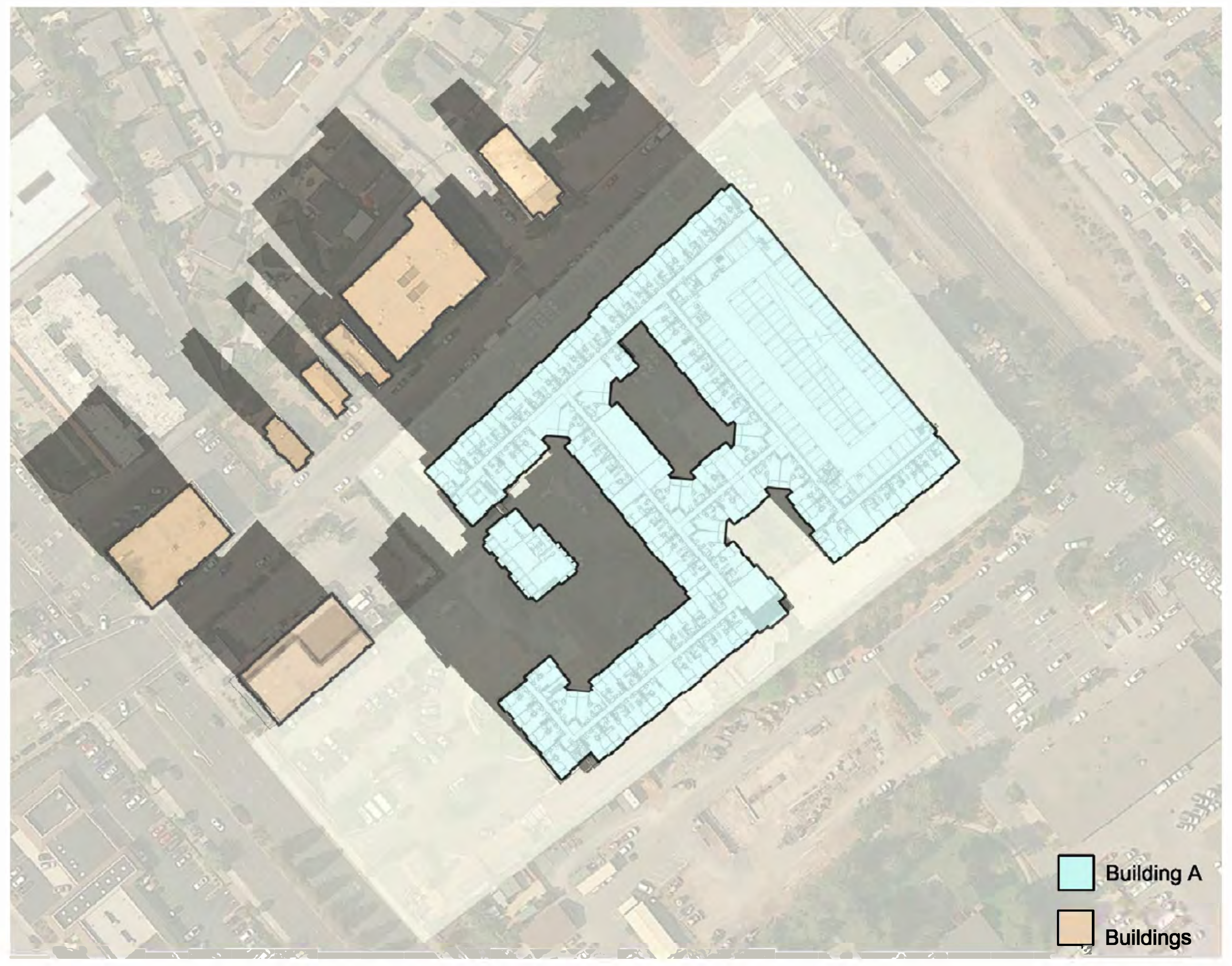
A-12.0.0



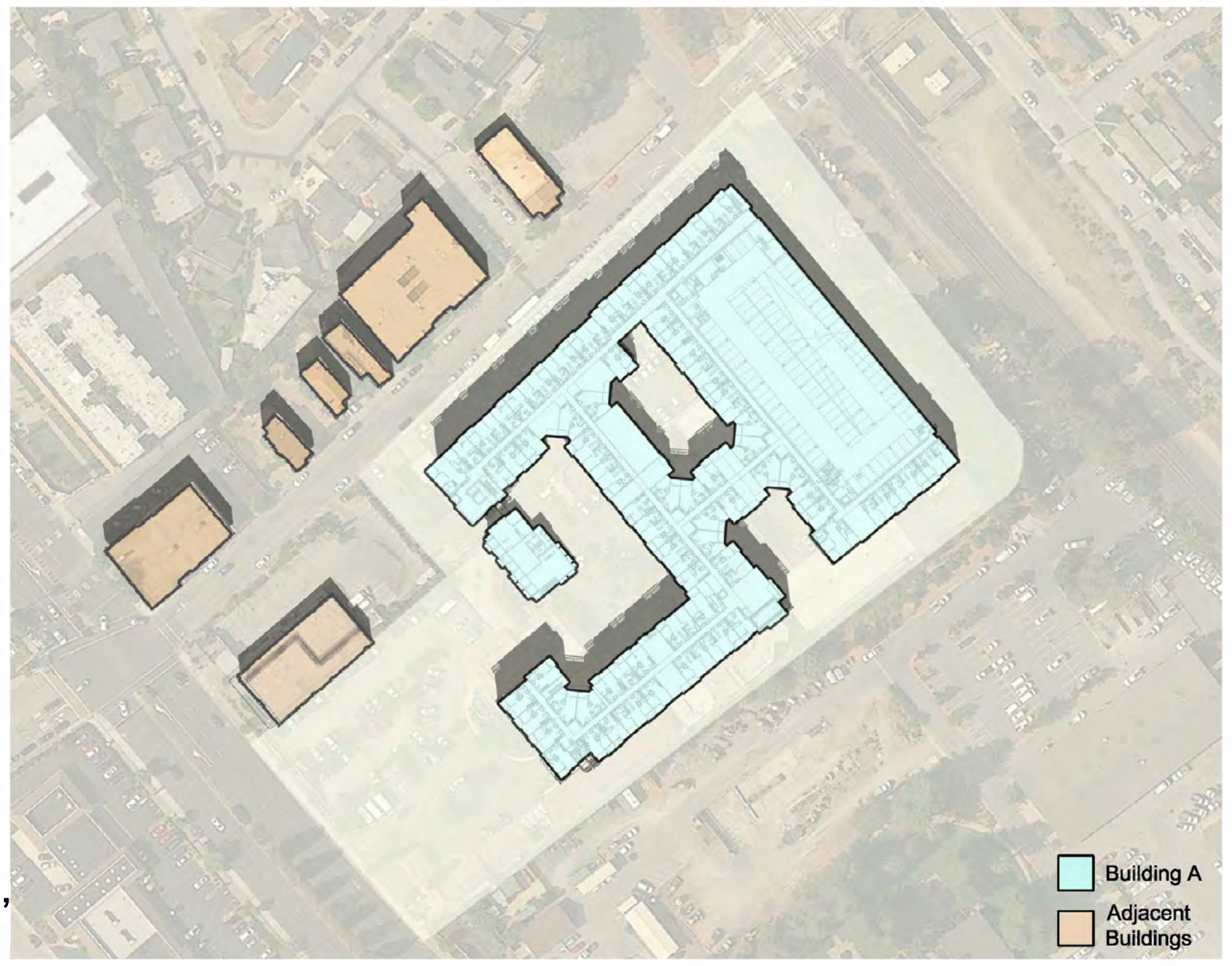
March/September 21,
9 AM



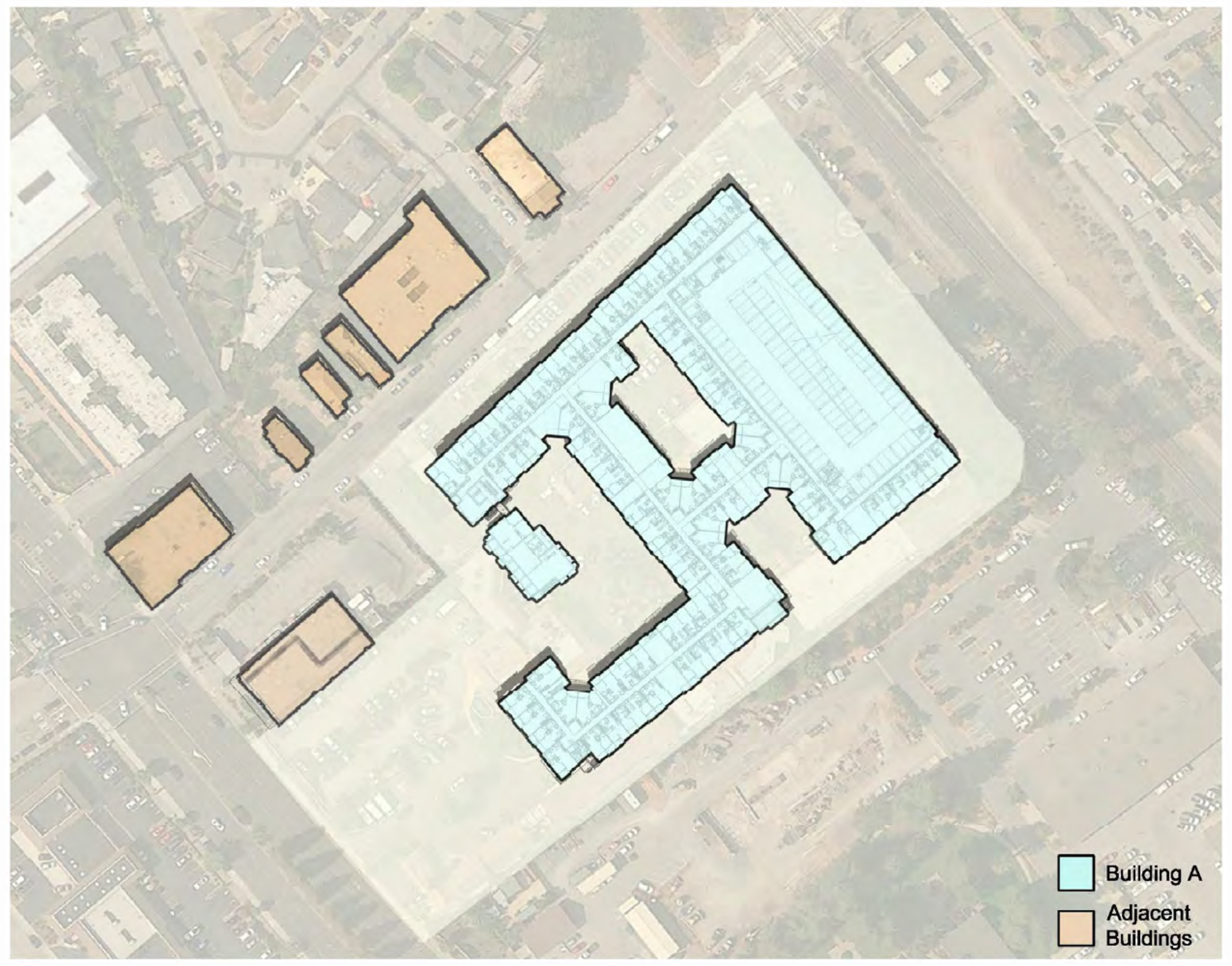
June 21,
9 AM



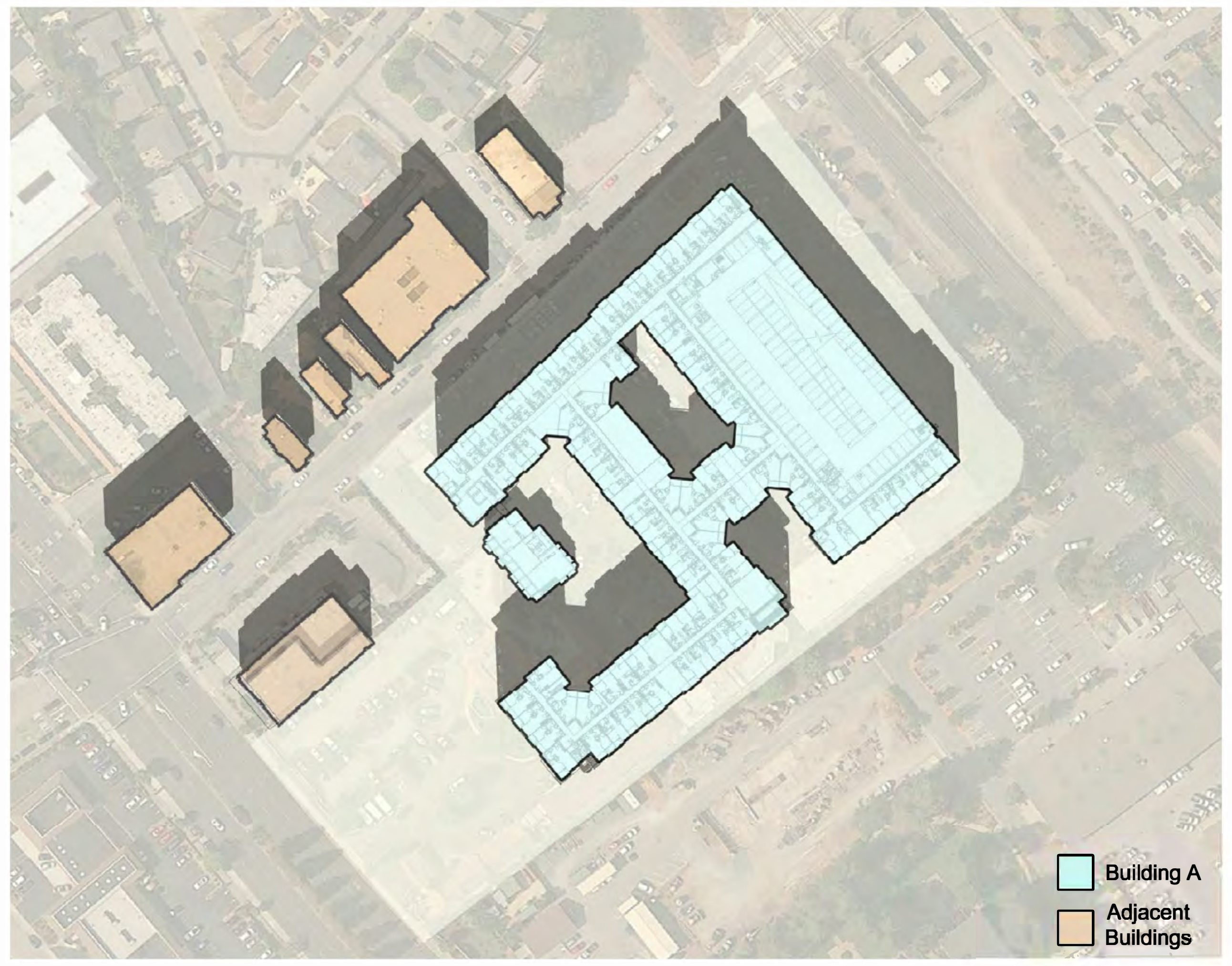
December 21,
9 AM



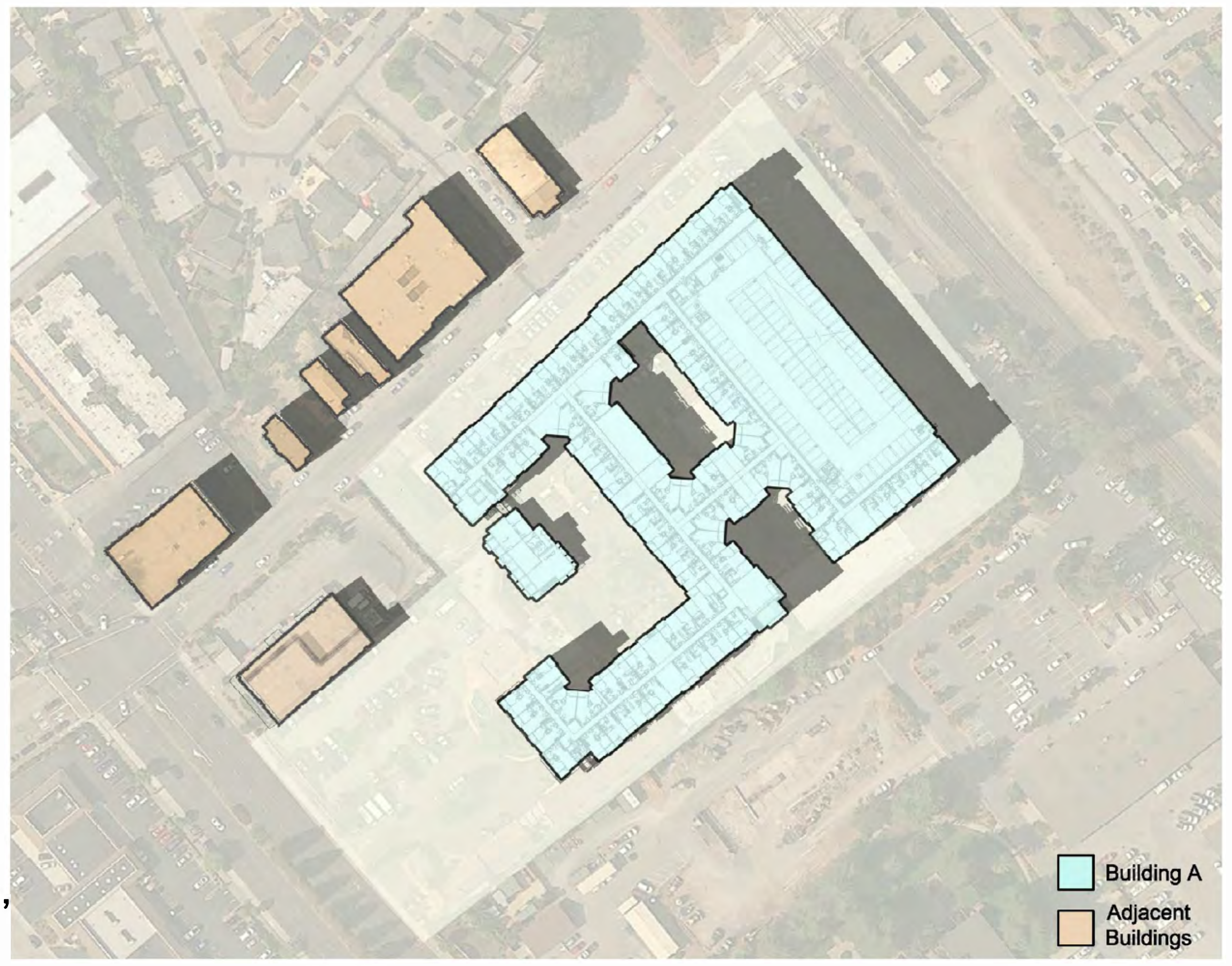
March/September 21,
12 PM



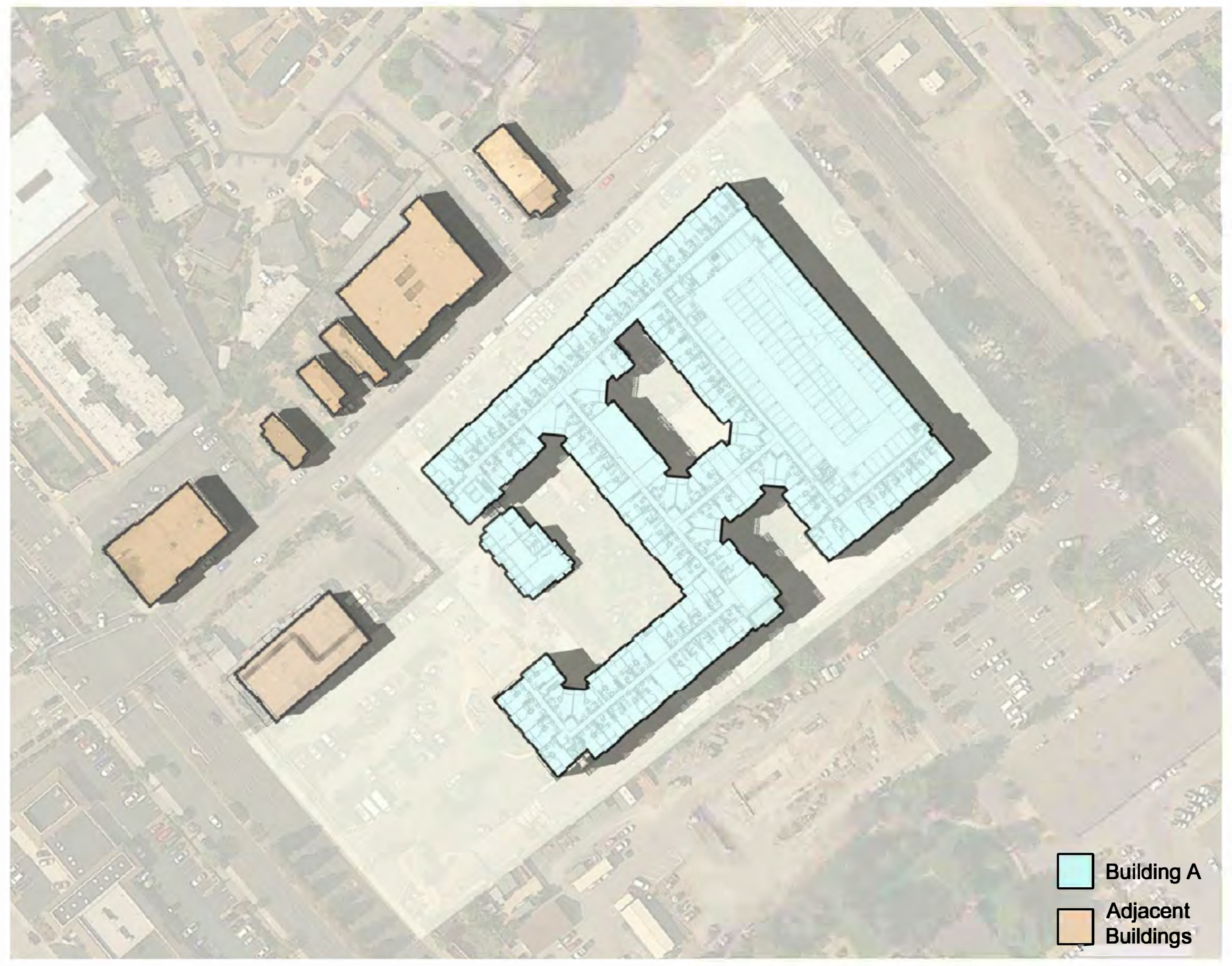
June 21,
12 PM



December 21,
12 PM



March/September 21,
3 PM



June 21,
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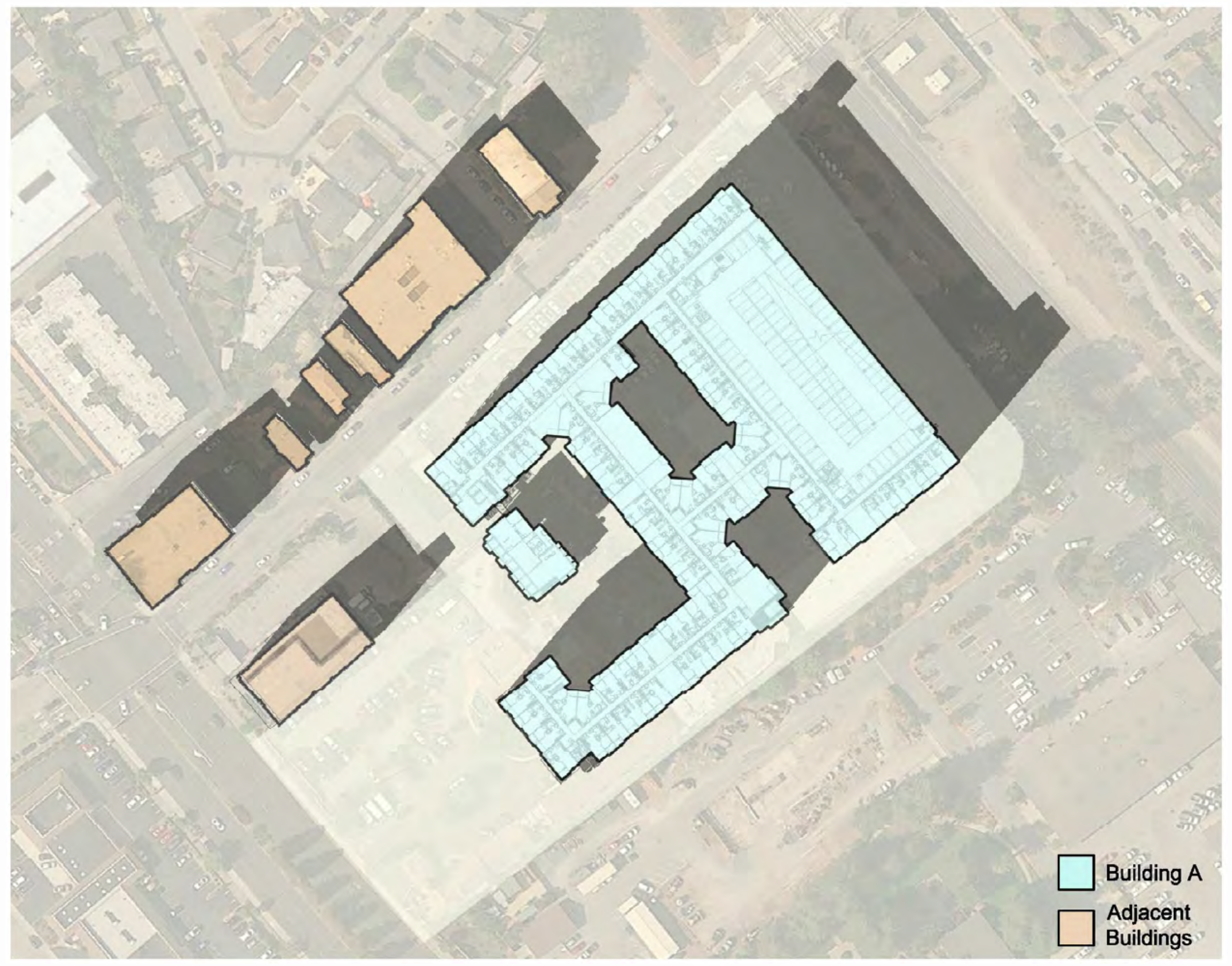

December 21,
3 PM

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin St. Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

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Pleasanton, CA 94588

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RESIDENTIAL DESIGN REVIEW

June 15, 2020

SOLAR STUDIES
NEIGHBORING CONDITIONS

A-13.0.0

EVA LANE
- painted games
- driveable turf per fire department requirement
- artificial turf
- walking path

COURTYARD C
- firepit
- outdoor kitchen
- outdoor dining
- bocce ball

COURTYARD B
- fitness lawn
- water feature
- festival lighting
- olive trees
- moveable furniture

COURTYARD A
- heated pool and spa
- outdoor kitchen
- outdoor dining
- fire pit
- festival lighting
- cabanas

ENTRY DRIVE
- water feature
- decorative pavers
- olive grove in D.G.
- palm court
- dropoff/pickup
- seating
- (3) bike racks

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RESIDENTIAL DESIGN REVIEW
JUNE 12, 2020

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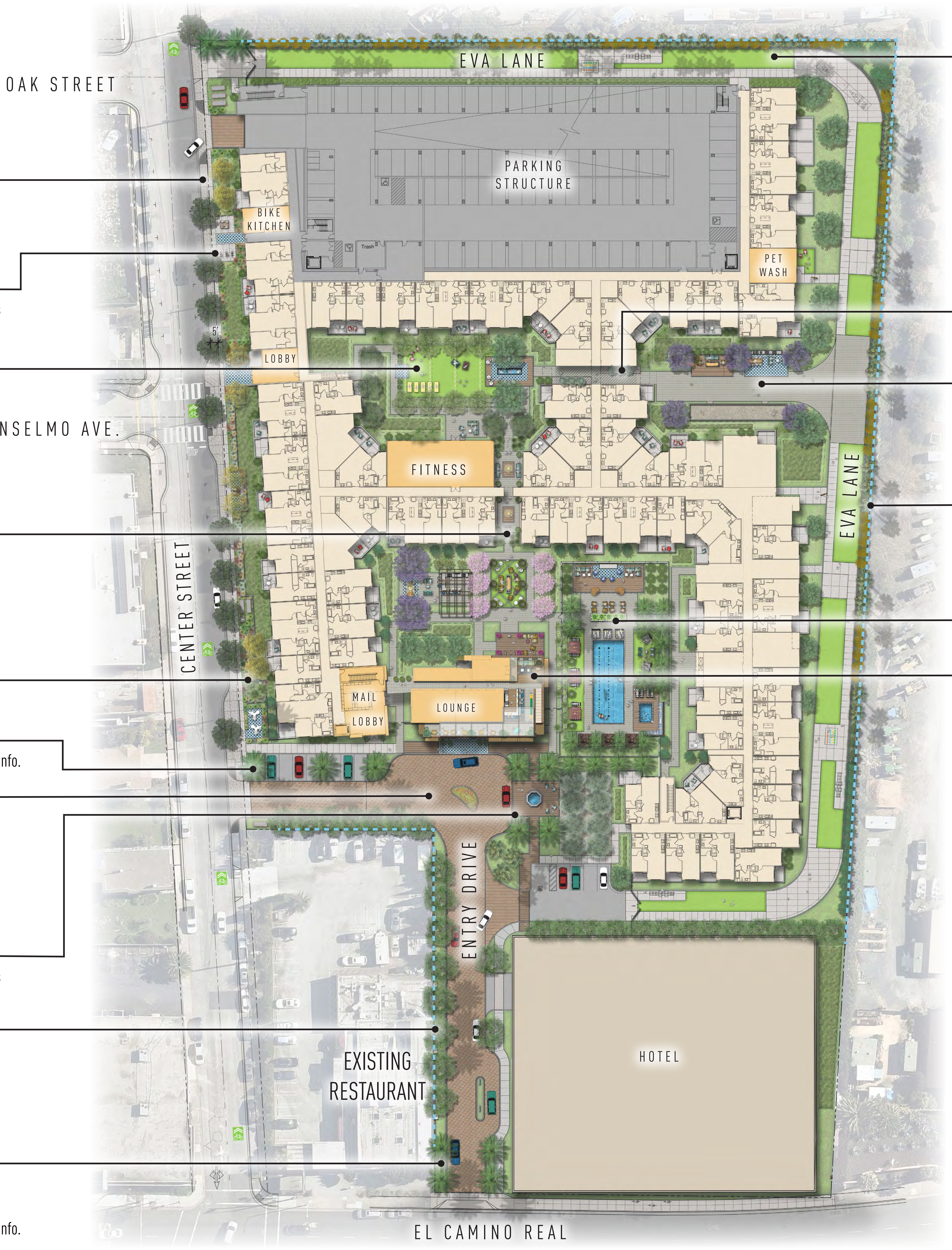
COMPREHENSIVE SITE PLAN

L0.0



CENTER STREET FRONTAGE
- see sheet L7.0

(3) BIKE RACKS
- 6 short-term bike parking spaces
- permanent, surface mounted

COURTYARD B
- see sheet L4.0

GROUND LEVEL PEDESTRIAN CONNECTION to COURTYARDS

RETAINING WALL
- see civil engineering plans

PROJECT SIGN
- see architectural plans for more info.

ENTRY COURT
- water feature
- upgraded vehicular paving
- olive grove in D.G.
- palm court
- dropoff/pickup
- seating

(3) BIKE RACKS
- 6 short-term bike parking spaces
- permanent, surface mounted

6' HT. MASONRY WALL with PILASTERS

APARTMENT SIGN
- see architectural plans for more info.

EVA YARD
- EVA & pedestrian gates
- concrete pedestrian path (vehicular rated)
- artificial grass paving over compacted subgrade (vehicular rated) - see detail, this sheet.

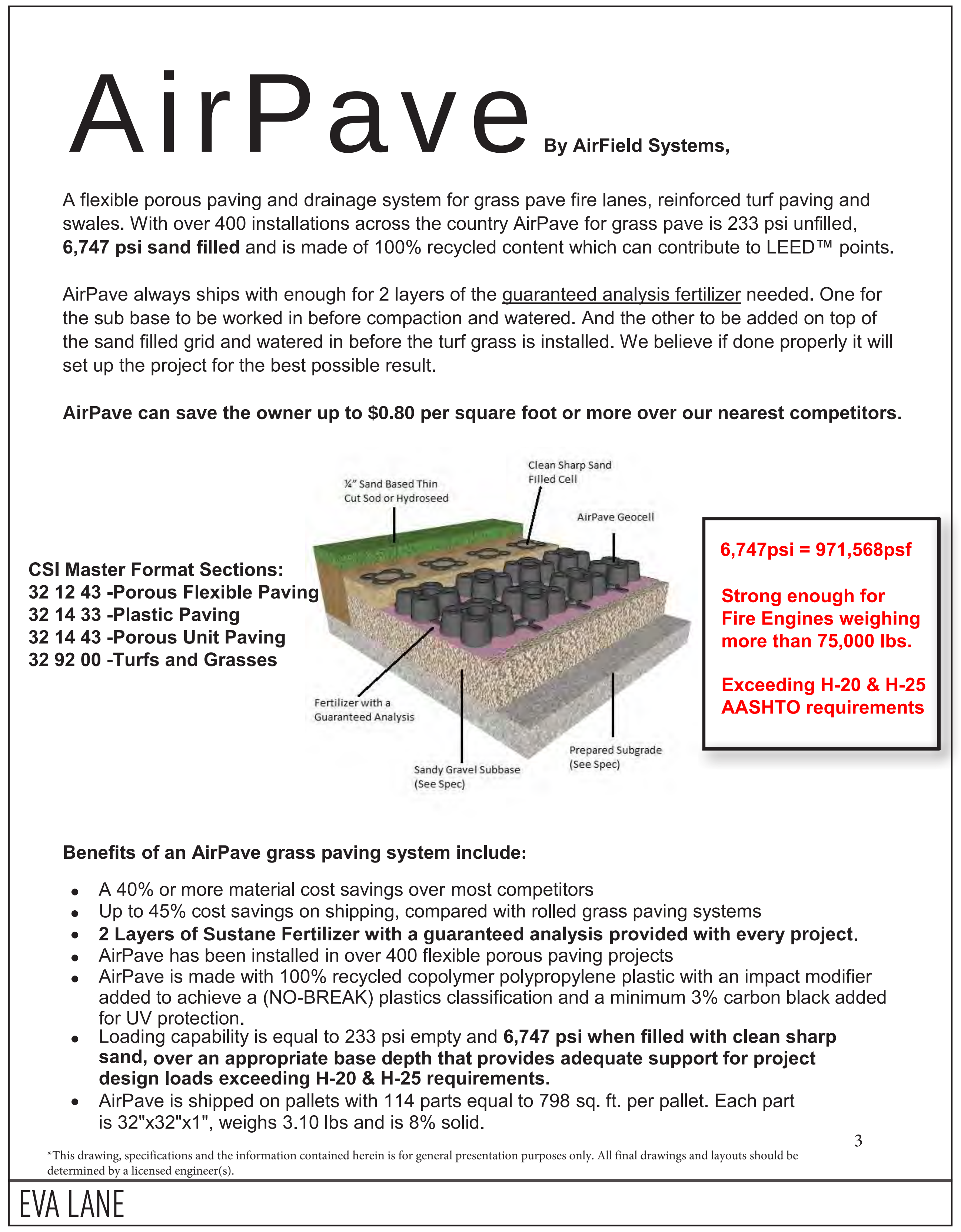
GROUND LEVEL PEDESTRIAN CONNECTION to COURTYARDS

COURTYARD C
- see sheet L5.0

6' HT. MASONRY WALL with PILASTERS

COURTYARD A
- see sheet L3.0

ROOFTOP TERRACE
- see sheet L6.0



AirPave **By AirField Systems,**

A flexible porous paving and drainage system for grass pave fire lanes, reinforced turf paving and swales. With over 400 installations across the country AirPave for grass pave is 233 psi unfilled, **6,747 psi sand filled** and is made of 100% recycled content which can contribute to LEED™ points.

AirPave always ships with enough for 2 layers of the guaranteed analysis fertilizer needed. One for the sub base to be worked in before compaction and watered. And the other to be added on top of the sand filled grid and watered in before the turf grass is installed. We believe if done properly it will set up the project for the best possible result.

AirPave can save the owner up to $0.80 per square foot or more over our nearest competitors.

CSI Master Format Sections:
32 12 43 -Porous Flexible Paving
32 14 33 -Plastic Paving
32 14 43 -Porous Unit Paving
32 92 00 -Turfs and Grasses

6,747psi = 971,568psf

Strong enough for Fire Engines weighing more than 75,000 lbs.

Exceeding H-20 & H-25 AASHTO requirements

Benefits of an AirPave grass paving system include:

- A 40% or more material cost savings over most competitors
- Up to 45% cost savings on shipping, compared with rolled grass paving systems
- **2 Layers of Sustane Fertilizer with a guaranteed analysis provided with every project**.
- AirPave has been installed in over 400 flexible porous paving projects
- AirPave is made with 100% recycled copolymer polypropylene plastic with an impact modifier added to achieve a (NO-BREAK) plastics classification and a minimum 3% carbon black added for UV protection.
- Loading capability is equal to 233 psi empty and **6,747 psi when filled with clean sharp sand, over an appropriate base depth that provides adequate support for project design loads exceeding H-20 & H-25 requirements.**
- AirPave is shipped on pallets with 114 parts equal to 798 sq. ft. per pallet. Each part is 32"x32"x1", weighs 3.10 lbs and is 8% solid.

3

*This drawing, specifications and the information contained herein is for general presentation purposes only. All final drawings and layouts should be determined by a licensed engineer(s).

EVA LANE

ARTIFICIAL GRASS PAVING: FIRE LANE NOTE

ANY AND ALL PERMEABLE EMERGENCY VEHICLE ACCESS ROAD MATERIALS SHALL BE APPROVED BY THE FIRE DEPARTMENT. PRACTICAL TESTING OF PROPOSED MATERIALS REQUIRED BY CCFD APPARATUS PRIOR TO APPROVAL. ALL EVA AREAS SHALL BE CAPABLE OF SUPPORTING 65,000 LBS.

FIRE ACCESS NOTE

EVA LANE TO BE MINIMUM OF 20 FT WIDE CLEAR AND 13 FT 6 IN HEIGHT CLEAR THROUGHOUT.

ALL LANDSCAPING AND TREES SHALL NOT EXTEND INTO THE REQUIRED WIDTH AND HEIGHT CLEARANCES.

LANDSCAPE OPEN SPACE

PRIVATE OPEN SPACE			PROVIDED:
PRIVATE BALCONY (45 S.F./UNITS)	(345 UNITS X 45 S.F.)	=	15,525 S.F.
COMMON OPEN SPACE			PROVIDED:
COURTYARD A		=	25,375 S.F.
COURTYARD B		=	10,245 S.F.
COURTYARD C		=	7,114 S.F.
AMENITY ROOF DECK		=	1,500 S.F.
	TOTAL COMMON OPEN SPACE PROVIDED:	=	44,234 S.F.
COMMON LANDSCAPE AREA			PROVIDED:
EL CAMINO REAL FRONTAGE		=	1,810 S.F.
CENTER STREET FRONTAGE		=	7,683 S.F.
ENTRY DRIVE		=	10,022 S.F.
EVA LANDSCAPING		=	15,432 S.F.
LANDSCAPE IN EVA LANE		=	18,063 S.F.
	TOTAL COMMON LANDSCAPE PROVIDED:	=	53,010 S.F.

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JUNE 12, 2020

0 20 40 80

LANDSCAPE SITE PLAN
and EVA NOTES

L1.0

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ARCHITECTURE

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LIFESTYLE IMAGERY

MINGLE
- sit-up bar with stools
- barbecue
- outdoor TV
- group dining with chandelier
- shade structure

FIRESIDE LOUNGE
- soft seating on synthetic turf
- firepit
- decorative pots

POOL (20' x 50')
- chaise lounges on synthetic turf
- daybeds
- umbrellas

ENLARGED PATIO, TYP.

PAVILION
- shade structure
- fireplace
- soft seating

WATER QUALITY PLANTER, TYP.

FLEX LOUNGE
- daybeds
- moveable furniture
- synthetic turf
- festival lights

SPA (8' x 12')
- banco with soft seating
- decorative paving
- accent wall

CABANAS
- (3) three total

LEASING PLAZA
- matching height palms
- decorative pavers
- decorative pots

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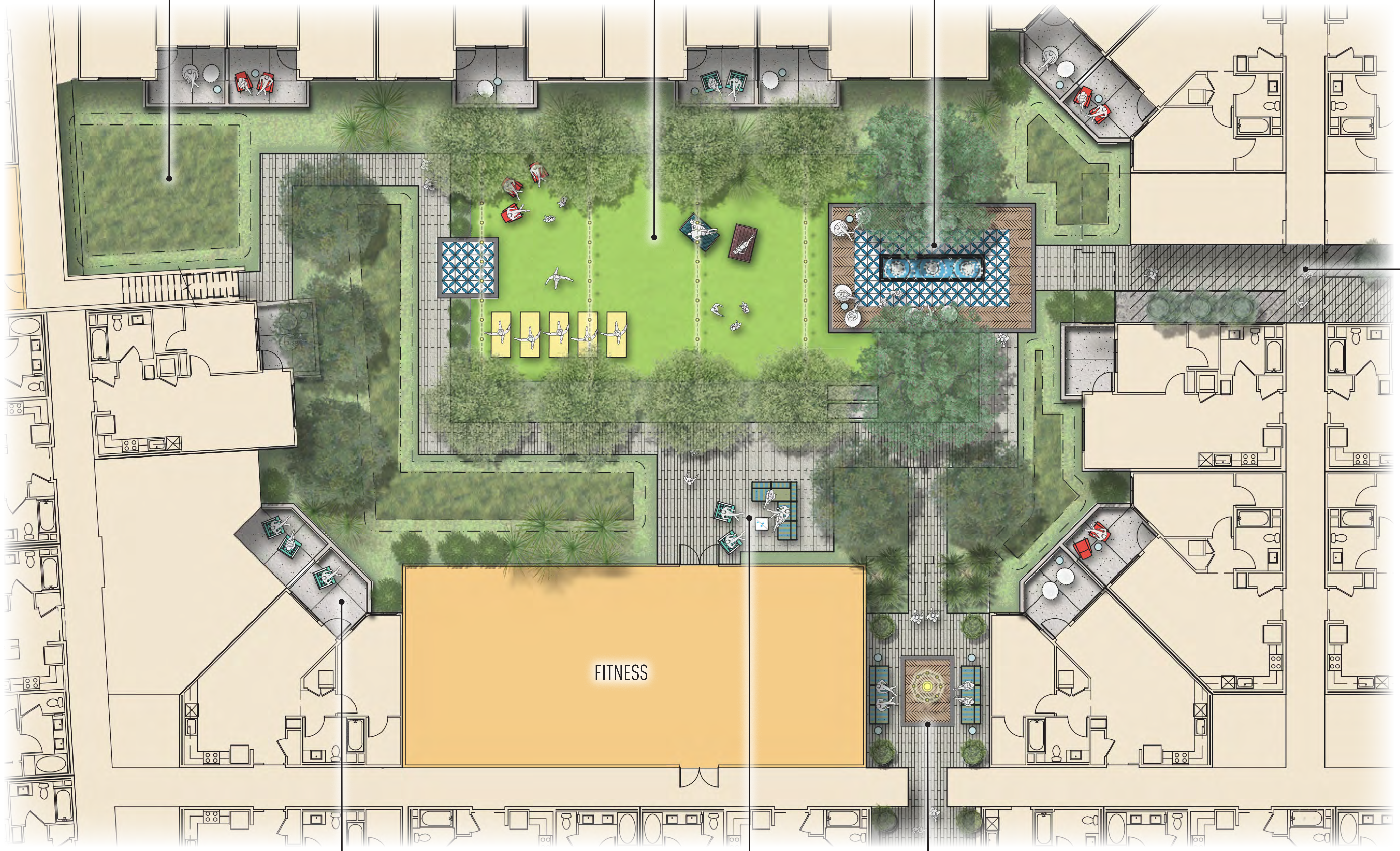
COURTYARD A ENLARGEMENT

WATER QUALITY PLANTER, TYP.

BACKYARD
- synthetic turf lawn (35' x 65')
- outdoor fitness
- outdoor movies
- olive grove
- festival lights

FOCAL WATER FEATURE (4' x 16')
- decorative tiles



GROUND LEVEL PEDESTRIAN CONNECTION to COURTYARDS

ENLARGED PATIO, TYP.

COOL DOWN
- specimen shade tree
- soft seating

GROUND LEVEL PEDESTRIAN CONNECTION
- decorative pottery
- soft seating
- chandelier

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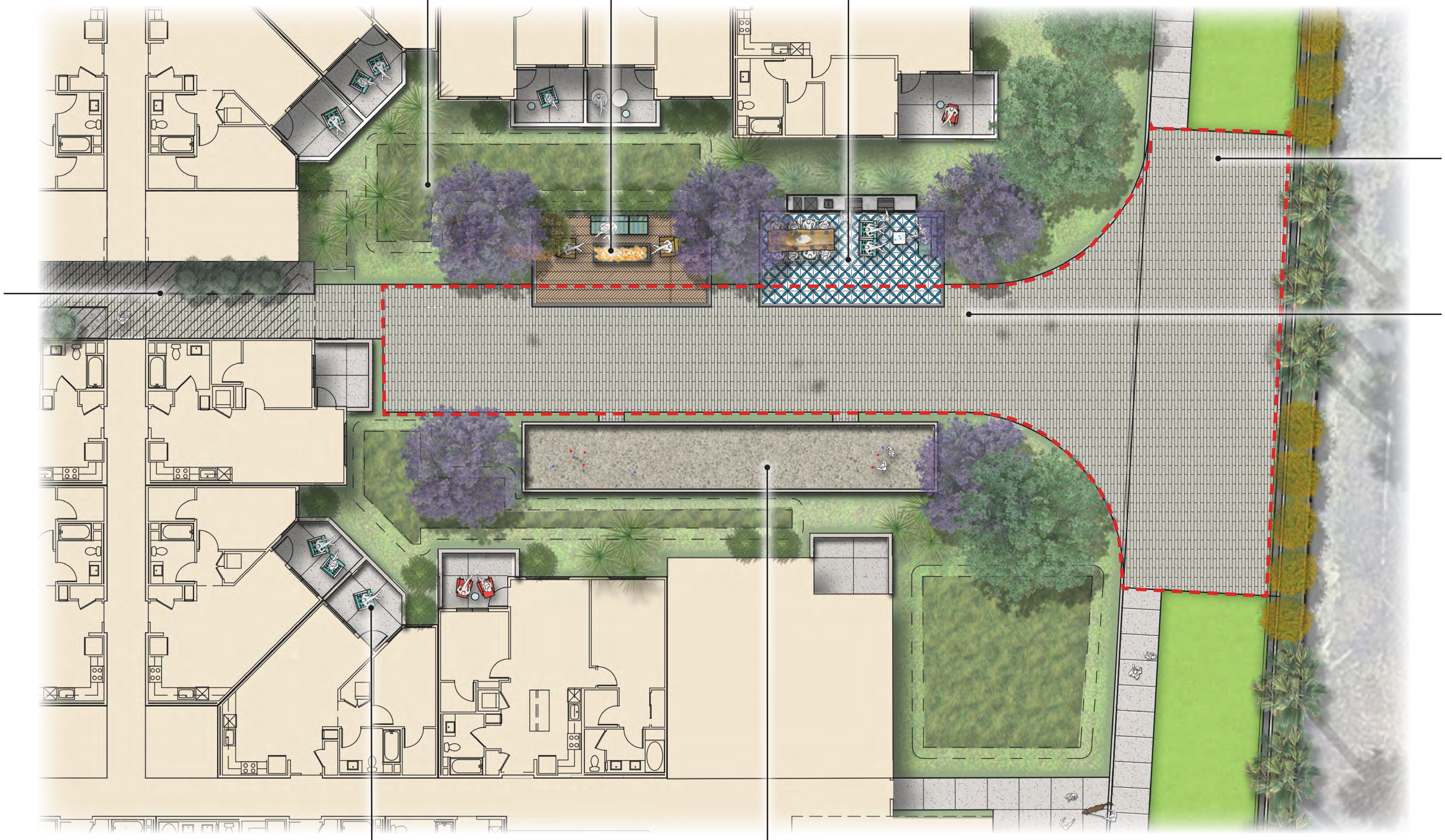
JUNE 12, 2020

COURTYARD B ENLARGEMENT



WATER QUALITY PLANTER, TYP.

FIRESIDE LOUNGE
- firepit
- soft seating
- pots

FOODIE LOUNGE
- outdoor kitchen
- group dining
- table & chairs
- (2) barbecues

EVA LANE
- concrete pedestrian path (vehicular rated)
- artificial grass paving over compacted subgrade (vehicular rated)

GROUND LEVEL PEDESTRIAN CONNECTION to COURTYARDS

EVA ACCESS in COURTYARD
- vehicular rated pavers
- tree canopies maintained per Fire Dept. clearance requirements
- EVA lane to be minimum 20' wide clear and 13'6" clear throughout
- All landscaping and trees shall not extend into the required width and height clearances

ENLARGED PATIO, TYP.

BOCCE COURT
- jacaranda grove
- festival lights , 15' min. ht (to meet fire access requirements)

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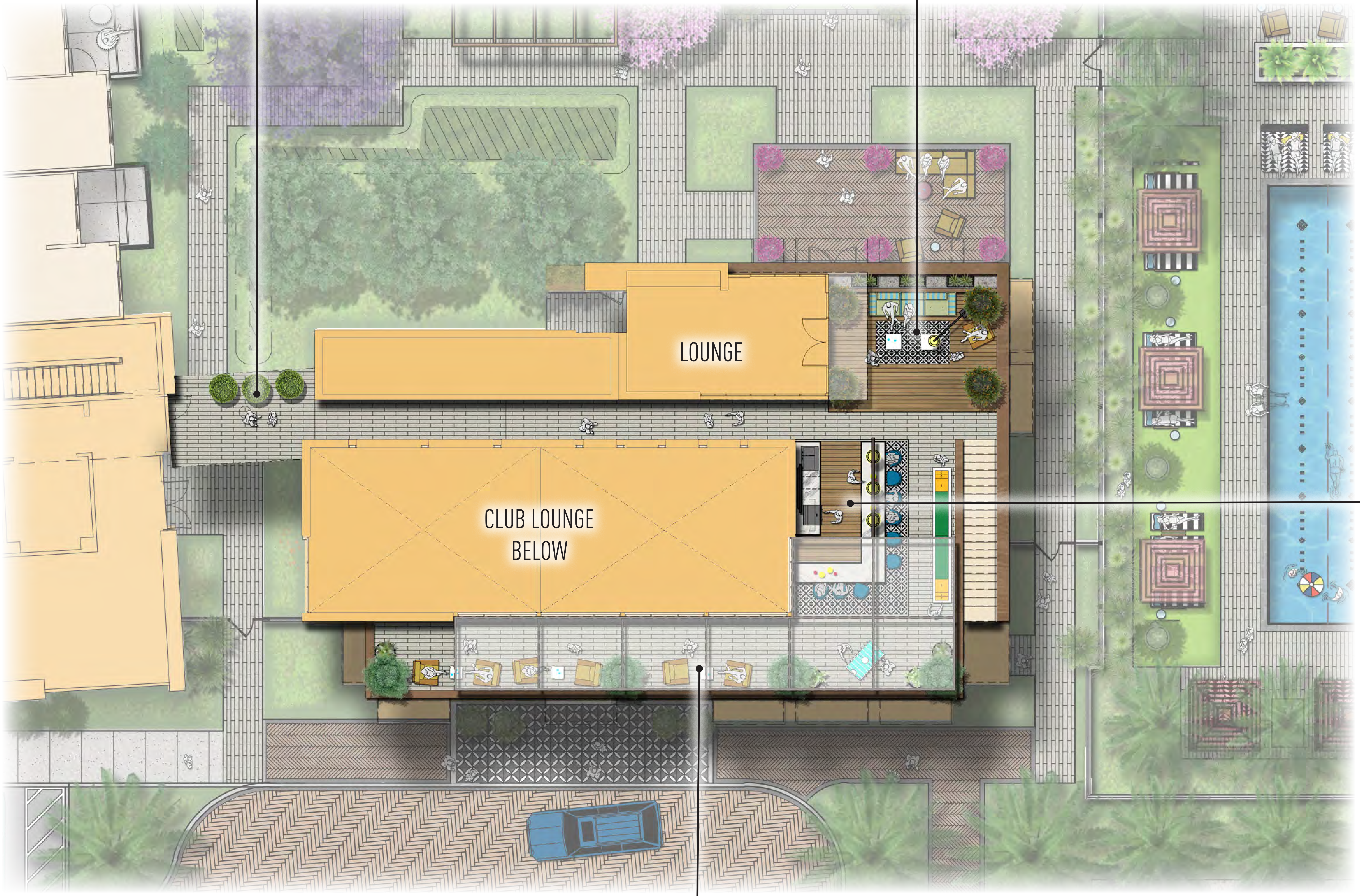
COURTYARD C ENLARGEMENT



DECORATIVE POTS ON PEDESTRIAN BRIDGE

POOL-VIEW LOUNGE
- soft seating
- arm light
- pots with citrus & succulents

GAME-TIME BAR
- outdoor tv
- BBQ
- shuffleboard
- foosball

STREETSIDE TERRACE
- soft seating
- decorative pots

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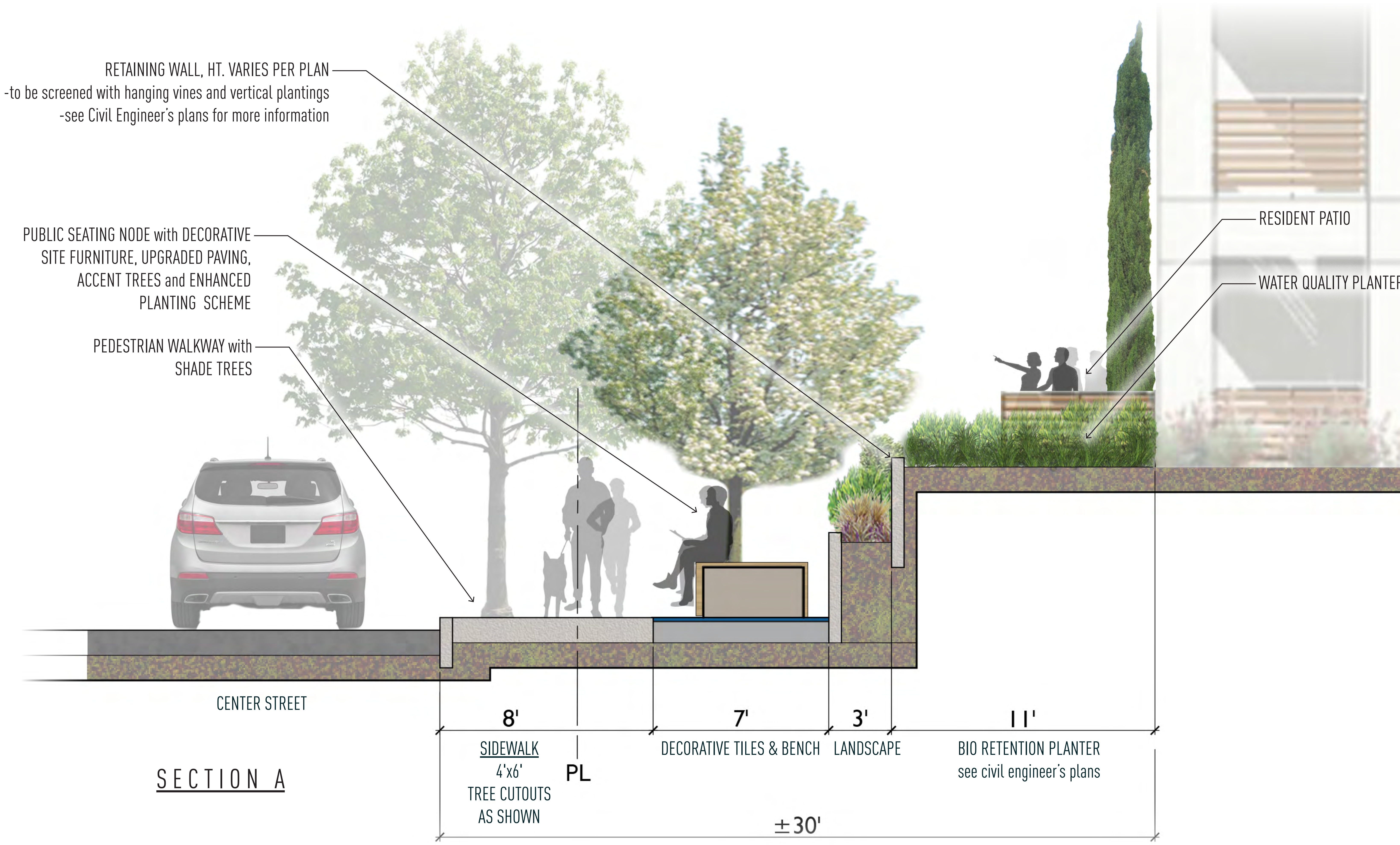
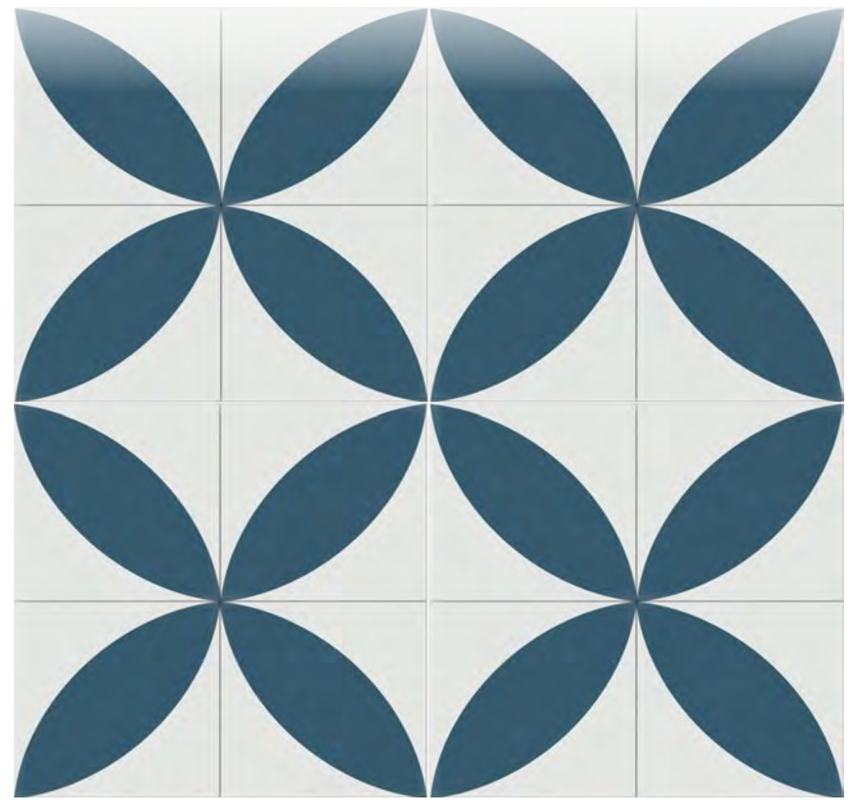
CENTER STREET FRONTAGE
ENLARGEMENT

L7.0



SECTION A


DECORATIVE TILE at SEATING NODE


BENCH IMAGERY


SCULPTURAL BENCH


COLORFUL PLANTING

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CENTER STREET FRONTAGE
SECTION

PROPOSED PLANT LIST

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES:					
EL CAMINO REAL SETBACK:					
✱	PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	32' BTH	MEDIUM	4
CENTER STREET TREE & SETBACK:					
●	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	36" BOX	MEDIUM	8
●	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	LOW	18
✱	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	32' BTH	MEDIUM	1
●	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX	MEDIUM	12
PROJECT PERIMETER & DRIVE AISLES:					
●	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO	15 GAL.	MEDIUM	17
●	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	LOW	14
●	MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA Low Branch	36" BOX	MEDIUM	13
●	OLEA 'SWAN HILL'	FRUITLESS OLIVE Multi-Trunk	16'X16'	MEDIUM	8
✱	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	22' BTH SKINNED	LOW	5
✱	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	(EXIST.)	LOW	5
✱	PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	32' BTH	MEDIUM	2
●	PINUS ELDARICA	AFGHAN PINE	36" BOX	MEDIUM	14
●	PLATANUS X. ACERIFOLIUS 'BLOODGOOD'	PLANE TREE	36" BOX	MEDIUM	7
●	POPULUS NIGRA 'ITALICA'	LOMBARDY POPLAR	24" BOX	MEDIUM	55
●	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX	MEDIUM	18
✱	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	22' BTH SKINNED	MEDIUM	29
✱	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	(EXIST.)	MEDIUM	5
AMENITY COURTYARDS:					
✱	ALOE BAINESII	TREE ALOE	24" BOX	LOW	4
✱	BRAHEA ARMATA	MEXICAN BLUE PALM	24" BOX	LOW	3
●	CITRUS SPECIES (Thornless)	ASSORTED CITRUS Standard, in Pots	36" BOX	MEDIUM	32
●	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	LOW	16
●	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD Standard	36" BOX	MEDIUM	5
✱	DRACAENA DRACO	DRAGON TREE	36" BOX	LOW	4
●	JACARANDA ACUTIFOLIA	JACARANDA Multi-Trunk	36" BOX	MEDIUM	8
●	OLEA 'SWAN HILL'	FRUITLESS OLIVE Multi-Trunk	16'X16'	MEDIUM	26
✱	PHOENIX DACTYLIFERA 'MEDJOOL'	DATE PALM	32' BTH	MEDIUM	18
●	PLATANUS X. ACERIFOLIUS 'BLOODGOOD'	PLANE TREE	36" BOX	MEDIUM	4
CLUBHOUSE ROOFTOP TERRACE:					
✱	ALOE BAINESII	TREE ALOE In Pots	24" BOX	LOW	1
●	OLEA 'SWAN HILL'	FRUITLESS OLIVE In Pots	24" BOX	MEDIUM	4

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS - HYDRO-ZONE 1 SUN EXPOSURE			
LARGE SHRUBS:			
COTONEASTER LACTEUS	COTONEASTER	5 GAL	MEDIUM
DIETES VEGETA	FORTNIGHT LILY	5 GAL	MEDIUM
PITTOSPORUM SPP.	PITTOSPORUM	5 GAL	MEDIUM
PHOTINIA FRASERI	RED-TIPPED PHOTINIA	5 GAL	MEDIUM
MEDIUM SHRUBS			
BOUGAINVILLEA SPP.	BOUGAINVILLEA	5 GAL	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	LOW
LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GAL	MEDIUM
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	MEDIUM
ROSA SPP.	ROSE	5 GAL	MEDIUM
SMALL SHRUBS:			
FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	MEDIUM
HEMEROCALLIS HYBRIDS	DAYLILY	1 GAL	MEDIUM
MAHONIA REPENS	CREEPING MAHONIA	1 GAL	LOW
PYRACANTHA 'RED ELF'	DWARF FIRETHORN	1 GAL	MEDIUM
ROSEMARINUS PROSTRATUS (f)	DWARF ROSEMARY	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	MEDIUM
GROUNDCOVER:			
LANTANA x 'NEW GOLD' (f)	YELLOW LANTANA	1 GAL at 3' o.c.	MEDIUM
MYOPORUM PARVIFOLIUM (f)	LOW MYOPORUM	1 GAL at 3' o.c.	MEDIUM
SHRUBS - HYDRO-ZONE 2 SHADE EXPOSURE			
LARGE SHRUBS:			
LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GAL	MEDIUM
PHORMIUM 'YELLOW WAVE'	FLAX	5 GAL	MEDIUM
PITTOSPORUM T. VARIEGATA	VARIEGATED TOBIRA	5 GAL	MEDIUM
MEDIUM SHRUBS:			
ARBUTUS UNEDO ' COMPACTA'	DWF. STRAWBERRY TR.	5 GAL	LOW
ASPARAGUS SPRENGERI	ASPARAGUS FERN	5 GAL	MEDIUM
DIETES 'ORANGE DROP'	FORTNIGHT LILY	5 GAL	MEDIUM
SMALL SHRUBS:			
MAHONIA REPENS	CREEPING MAHONIA	1 GAL	LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	MEDIUM
PITTOSPORUM WHEELERI	WHEELER'S TOBIRA	5 GAL	MEDIUM
SHRUBS - HYDRO-ZONE 3 C-3 PLANTERS			
ARCTOSTAPHYLOS UVI-URSI 'EMERALD CARPET'	CARPET MANZANITA	5 GAL.	MEDIUM
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	5 GAL.	LOW
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	5 GAL.	LOW
JUNCUS PATENS	GREY RUSH	5 GAL.	LOW
MAHONIA AQUAFOLIUM	OREGON GRAPE	5 GAL.	LOW
MAHONIA REPENS	OREGON GRAPE	5 GAL.	LOW
SYNTHETIC TURF			
SYNTHETIC TURF AT PRIVATE COURTYARDS AND IN EVA FIRE LANE			

EXISTING PALMS NOTES:

NO LANDMARK TREES AS RECOGNIZED BY THE CITY OF MILLBRAE ARE PRESENT ON THE SITE.
11 PALMS HAVE BEEN SELECTED TO BE PRESERVED AND RELOCATED ON-SITE FOR THE FOR THE PROPOSED IMPROVEMENTS. SEE "TREE DISPACEMENT PLAN" PREPARED BY BKF ENGINEERING.
EXISTING TREE TO BE PRESERVED AND RELOCATED, SEE CIVIL SHEET TM 20.

✱ TR - ## (TREE TAG NUMBER) ✱ TR - ## (TREE TAG NUMBER)

TOTAL PALMS TO BE RELOCATED = 11
TOTAL TREES/PALMS TO BE REMOVED = 55

TREE SURVEY REPORT NOTE:

EXISTING TREES SURVEYED BY:
ARBOR RESOURCES
REPORT DATED MAY 23, 2017

MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE WORKSHEET:

Reference Evapotranspiration (ETo) **42.8 Annual**

Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Est. Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS							
Hydrozone 1 - Low Sun Exposure	.30	Sub-Surface Drip Irrigation	81%	.37	24,168	8,951	237,527
Hydrozone 2 - Med Shade Exposure	.40	Sub-Surface Drip Irrigation	81%	.49	23,893	11,799	313,099
Hydrozone 3 - Med C-3 Planters	.40	Sub-Surface Drip Irrigation	81%	.49	7,204	3,558	94,403
				Totals	55,265	24,308	
SPECIAL LANDSCAPE AREAS							
POOL, SPA, and WATER FEATURE				1	1,274	1,274	33,807
				Totals	1,274	1,274	
						ETWU Total	678,836
						Maximum Allowed Water Allowance (MAWA)	838,637

PLANTING CONCEPT STATEMENT:

PLANT MATERIALS IS SELECTED FOR THEIR WATER CONSERVATION QUALITIES, LOW MAINTENANCE and ADAPTED TO THE LOCAL CLIMATE.

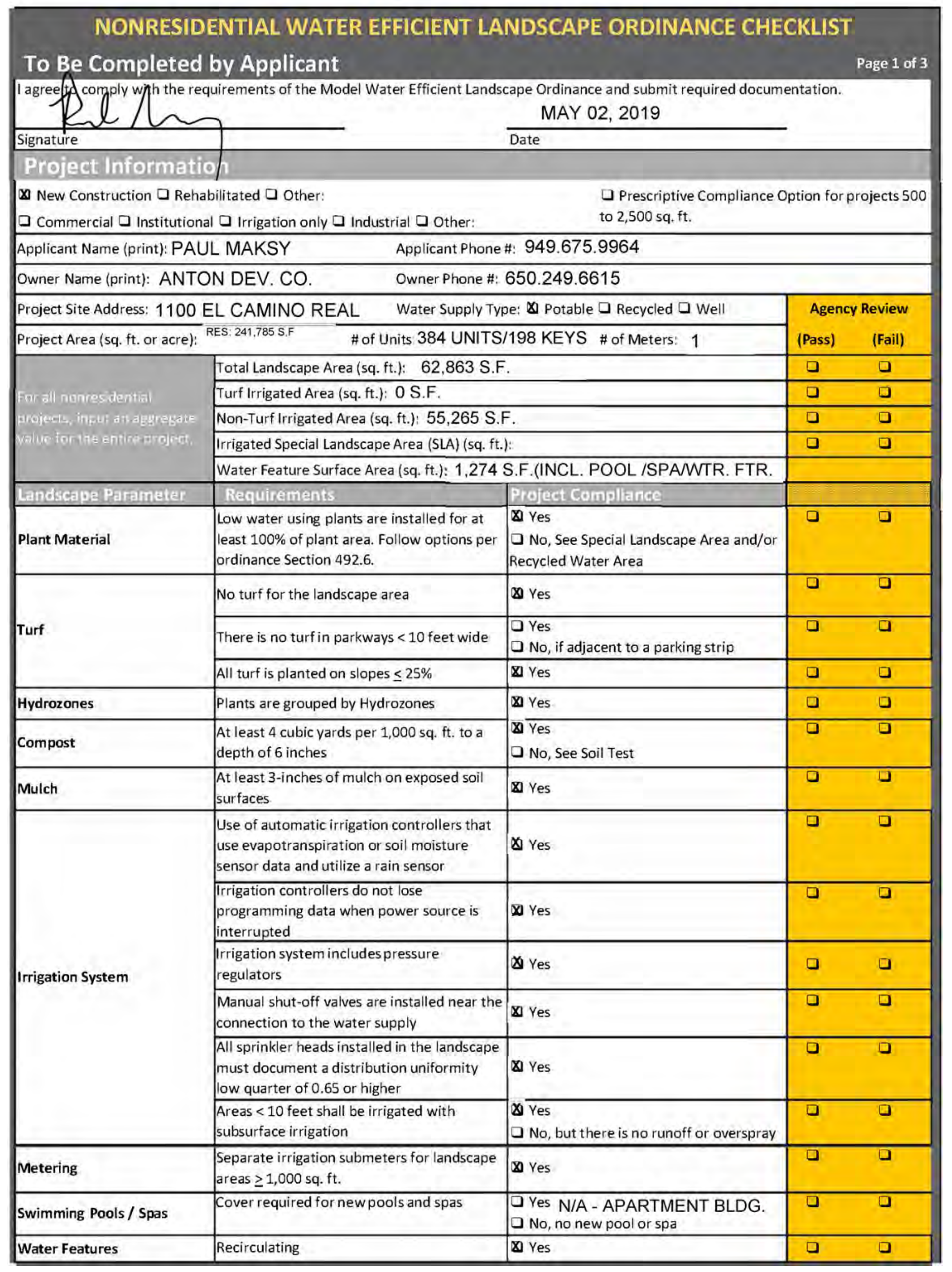
THE PRELIMINARY LANDSCAPE PLANS INDICATE HYDROZONES BASED ON EXPOSURES (SUN AND SHADE) AND CONDITIONS. FURTHER DETAILED PLANTING PLANS will be REFINED and EXPANDED BASED ON NUANCES in the BUILDING DESIGN AND EXPOSURES.

THE PLANTING SCHEME EMPHASIZES FORM, LEAF TEXTURE and FOLIAGE COLOR IN AN ARRANGEMENT OF LARGE BROAD MASSINGS. PLANT SPECIES with UNIQUE CHARACTERISTICS USED SINGULARLY WILL CREATE FOCAL POINTS and POINTS OF INTEREST.

THE MATURE HEIGHT OF ALL EXTERIOR SHRUBBERY SHALL BE NO HIGHER THAN THREE FEET AND SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE FEET. TREES CANOPIES SHALL NOT BE LOWER THAN SIX FEET ABOVE GRADE AND SHALL BE MAINTAINED TO THIS STANDARD.

WATER EFFICIENT LANDSCAPING - CITY OF MILLBRAE

THE LANDSCAPING AND IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF MILLBRAE WATER CONSERVATION IN LANDSCAPE REGULATIONS. UPON COMPLETION OF FINAL LANDSCAPE CONSTRUCTION DOCUMENTS, A COMPLETED WATER EFFICIENT DESIGN AND MAINTENANCE CHECKLIST WILL BE PROVIDED TO DEMONSTRATE COMPLIANCE WITH THE CITY OF MILLBRAE REGULATIONS. ALL IRRIGATION SHALL BE PER THE CITY OF MILLBRAE WATER CONSERVATION IN LANDSCAPING REGULATIONS AND OTHER APPLICABLE CITY LANDSCAPE GUIDELINES.



NONRESIDENTIAL WATER EFFICIENT LANDSCAPE ORDINANCE CHECKLIST

To Be Completed by Applicant Page 1 of 3

I agree to comply with the requirements of the Model Water Efficient Landscape Ordinance and submit required documentation.

Signature:
Date: MAY 02, 2019

Project Information

☒ New Construction ☐ Rehabilitated ☐ Other:
☐ Commercial ☐ Institutional ☐ Irrigation only ☐ Industrial ☐ Other:
☐ Prescriptive Compliance Option for projects 500 to 2,500 sq. ft.
Applicant Name (print): PAUL MAKSY Applicant Phone #: 949.675.9964
Owner Name (print): ANTON DEV. CO. Owner Phone #: 650.249.6615
Project Site Address: 1100 EL CAMINO REAL Water Supply Type: ☒ Potable ☐ Recycled ☐ Well
Project Area (sq. ft. or acre): RES: 241,785 S.F # of Units 384 UNITS/198 KEYS # of Meters: 1

		Agency Review (Pass)	Agency Review (Fail)
For all nonresidential projects, input an aggregate value for the entire project.	Total Landscape Area (sq. ft.): 62,863 S.F.	☐	☐
	Turf Irrigated Area (sq. ft.): 0 S.F.	☐	☐
	Non-Turf Irrigated Area (sq. ft.): 55,265 S.F.	☐	☐
	Irrigated Special Landscape Area (SLA) (sq. ft.):	☐	☐
	Water Feature Surface Area (sq. ft.): 1,274 S.F.(INCL. POOL /SPA/WTR. FTR.		

Landscape Parameter	Requirements	Project Compliance	(Pass)	(Fail)
Plant Material	Low water using plants are installed for at least 100% of plant area. Follow options per ordinance Section 492.6.	☒ Yes ☐ No, See Special Landscape Area and/or Recycled Water Area	☐	☐
Turf	No turf for the landscape area	☒ Yes	☐	☐
	There is no turf in parkways < 10 feet wide	☐ Yes ☐ No, if adjacent to a parking strip	☐	☐
	All turf is planted on slopes ≤ 25%	☒ Yes	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	☐	☐
Compost	At least 4 cubic yards per 1,000 sq. ft. to a depth of 6 inches	☒ Yes ☐ No, See Soil Test	☐	☐
Mulch	At least 3-inches of mulch on exposed soil surfaces	☒ Yes	☐	☐
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☒ Yes	☐	☐
	Irrigation controllers do not lose programming data when power source is interrupted	☒ Yes	☐	☐
	Irrigation system includes pressure regulators	☒ Yes	☐	☐
	Manual shut-off valves are installed near the connection to the water supply	☒ Yes	☐	☐
	All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher	☒ Yes	☐	☐
	Areas < 10 feet shall be irrigated with subsurface irrigation	☒ Yes ☐ No, but there is no runoff or overspray	☐	☐
Metering	Separate irrigation submeters for landscape areas ≥ 1,000 sq. ft.	☒ Yes	☐	☐
Swimming Pools / Spas	Cover required for new pools and spas	☐ Yes N/A - APARTMENT BLDG. ☐ No, no new pool or spa	☐	☐
Water Features	Recirculating	☒ Yes	☐	☐

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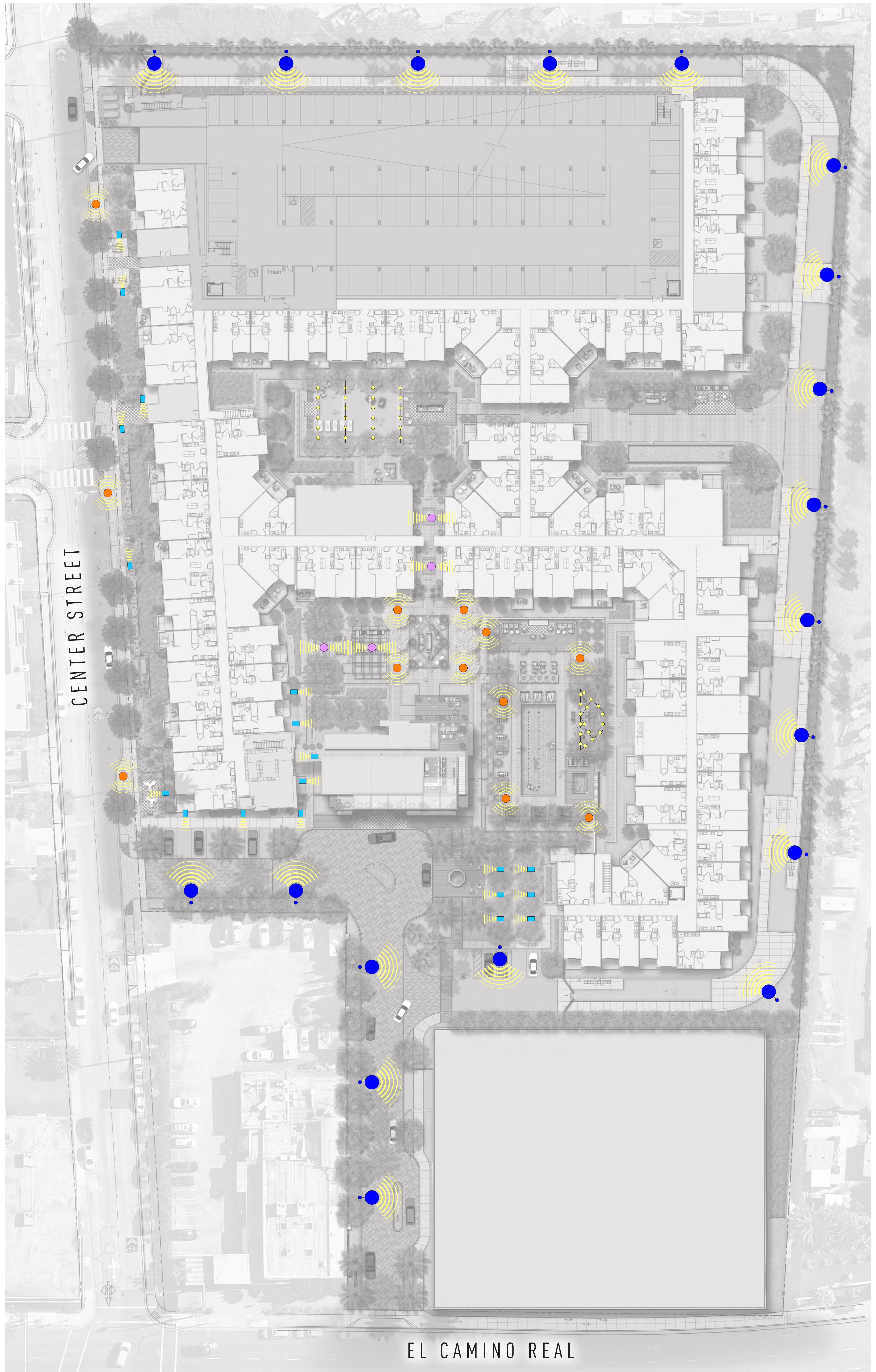
JUNE 12, 2020

0 20 40 80

PLANTING PLAN

L9.0



EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
●	STREET LIGHT - 15' POST ON 2' CONCRETE FOOTING	PRIVATE DRIVE AISLES
●	12' POLE LIGHT COLUMN	IN COURTYARDS
●	PENDENT LIGHT	MOUNTED ON OVERHEAD TRELLIS/ARMS
○—○ ○—○ ○—○	OVERHEAD FESTIVAL LIGHTING	MINIMUM 15' ABOVE EVA LANE
▬	42" HT BOLLARD	PEDESTRIAN WALKWAYS & CENTER STREET PLAZAS
●	12' POLE COLUMN STREET LIGHT	PUBLIC STREET LIGHTING ON CENTER STREET & EL CAMINO REAL PER CITY STANDARDS

LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

POLE LIGHT

BOLLARD

FESTIVAL LIGHTING

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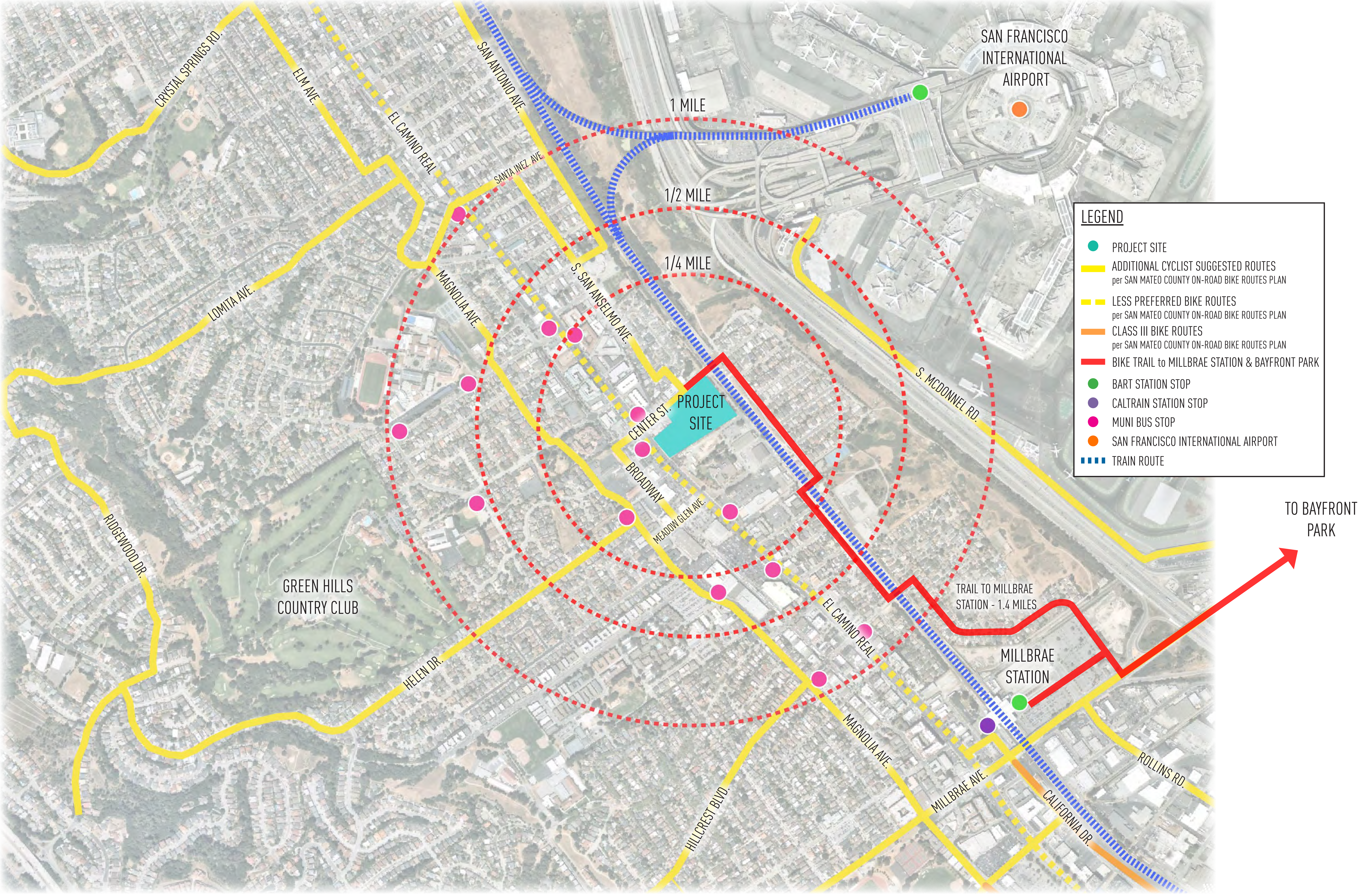
LIGHTING PLAN & CUTSHEETS

L10.0



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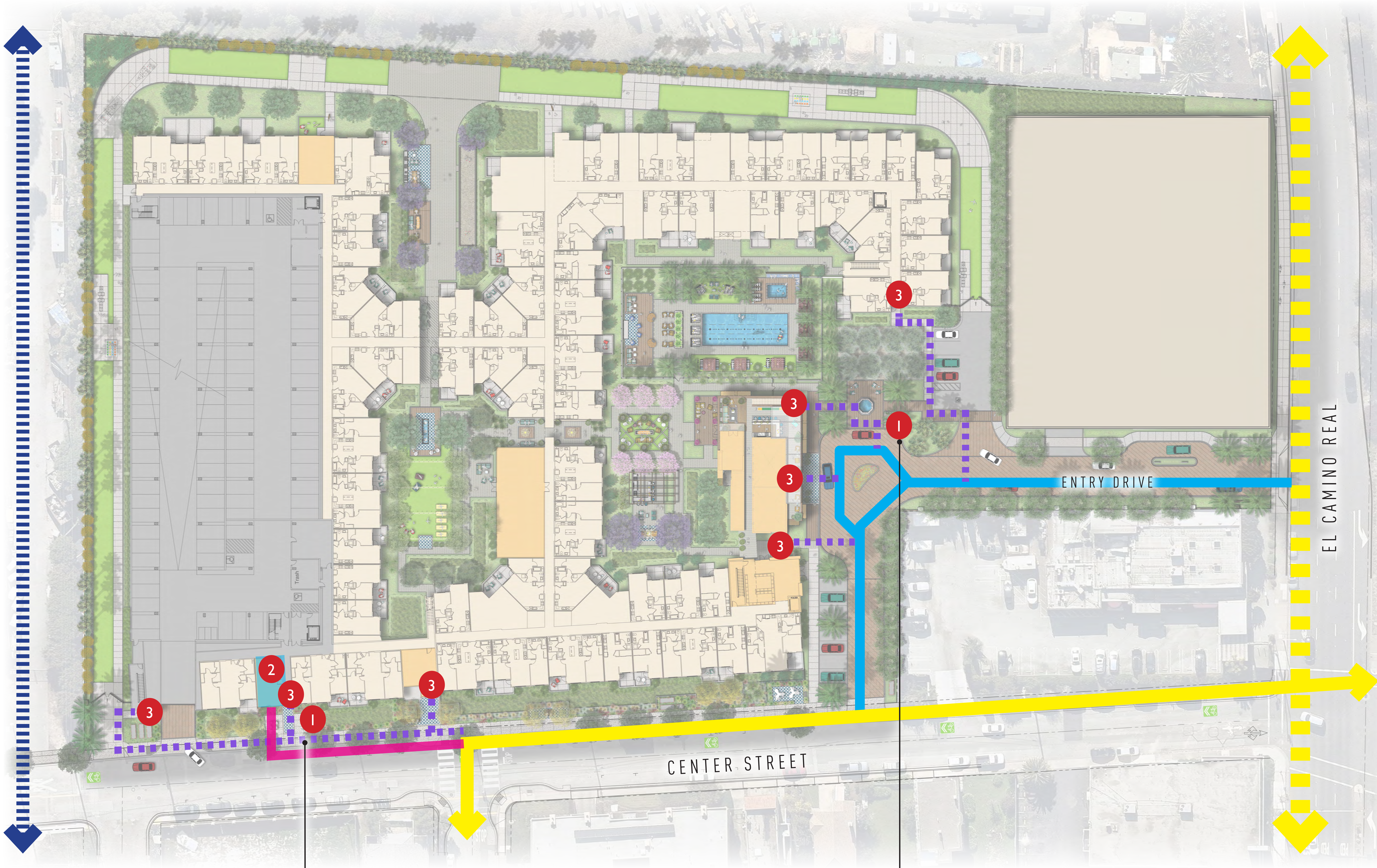
BICYCLE
CIRCULATION DIAGRAM



BICYCLE PARKING
- 3 RACKS (6 SHORT-TERM BIKE PARKING SPACES)
- PERMANENT, SURFACE MOUNTED

BICYCLE PARKING
- 3 RACKS (6 SHORT-TERM BIKE PARKING SPACES)
- PERMANENT, SURFACE MOUNTED

BIKE RACKS

INDOOR BIKE RACKS

LEGEND

🟨 ADDITIONAL CYCLIST SUGGESTED ROUTES
per SAN MATEO COUNTY ON-ROAD BIKE ROUTES PLAN

▬ ▬ LESS PREFERRED BIKE ROUTES
per SAN MATEO COUNTY ON-ROAD BIKE ROUTES PLAN

▮▮▮▮ EXISTING RAIL TRACK

▬ PROPOSED ON-SITE BIKE ROUTE

■ ■ ■ PEDESTRIAN CONNECTION TO BIKE ROUTE

▬ PROPOSED CONNECTION TO CYCLIST ROUTE

① PROPOSED SHORT-TERM BIKE PARKING

② PROPOSED INDOOR BIKE PARKING
(see SHEET A1.2.0 for STORAGE COUNTS)

③ PEDESTRIAN ENTRIES

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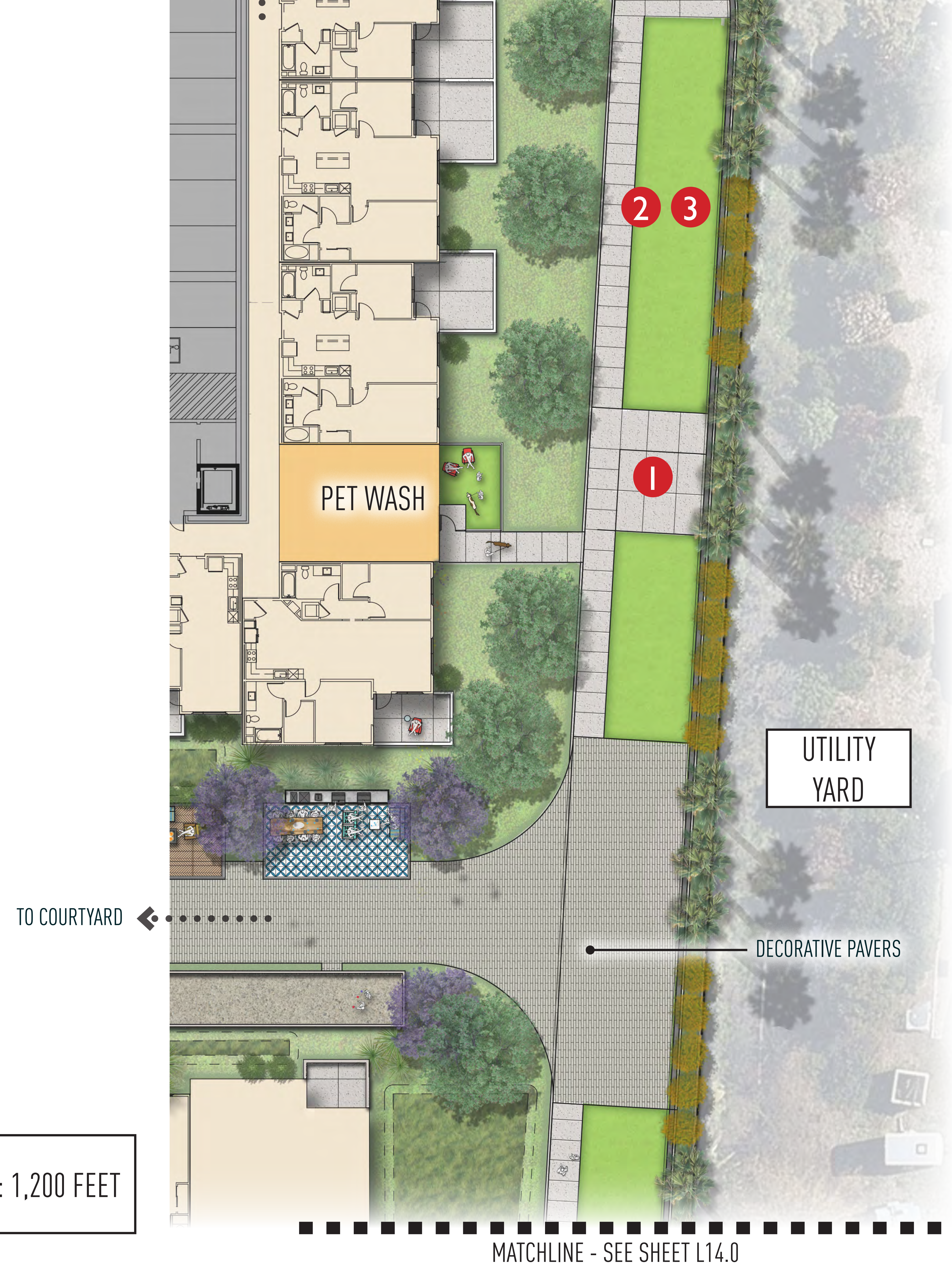
BICYCLE LOCATION &
CIRCULATION DIAGRAM

L12.0



LEGEND

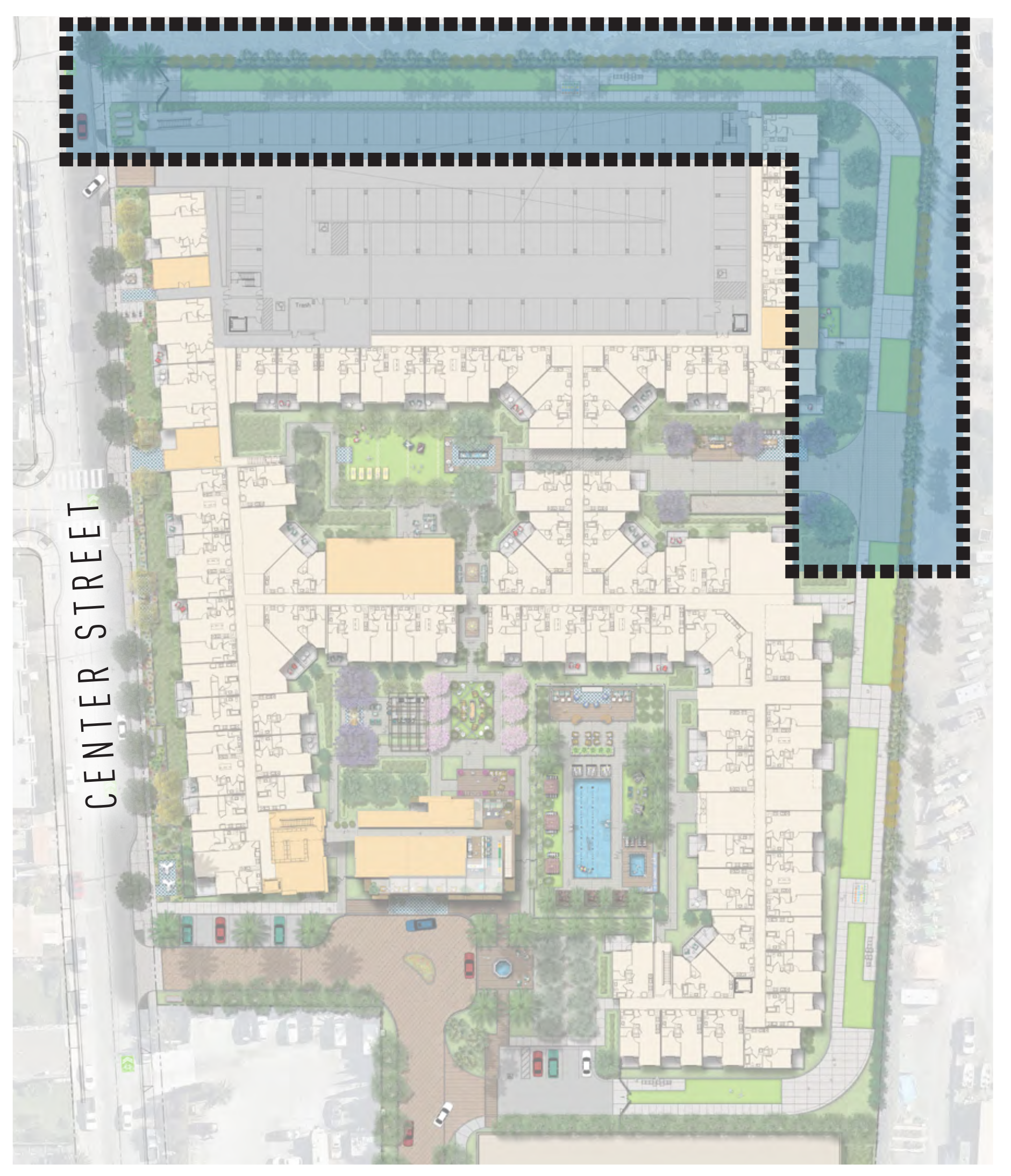
① PAINTED GAMES
- hopscotch
- Twister
- shuffleboard

② MOVEABLE GAMES
- cornhole
- ring toss
- frisbee
- lawn bowling
- horseshoes

③ PET AMENITIES
- dog waste stations
- natural turf
- walking path

TOTAL LENGTH WALKABLE EVA: 1,200 FEET

KEY MAP



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JUNE 12, 2020

0 8 16 32

ACTIVATED EVA LANE EXHIBIT

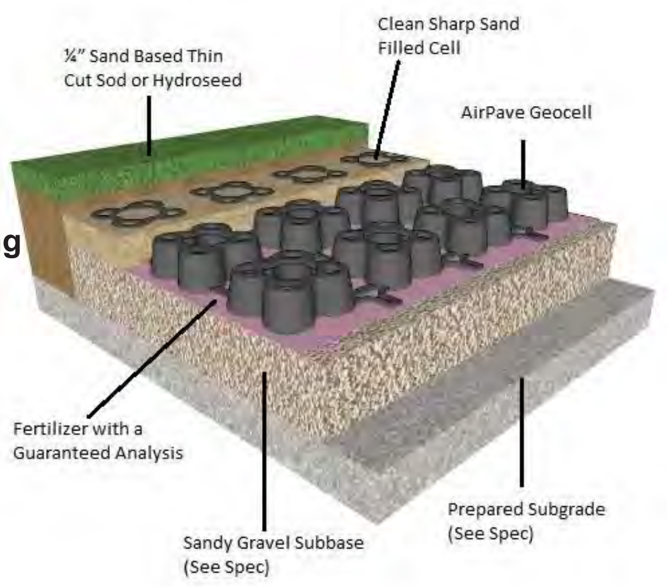
AirPave By AirField Systems,

A flexible porous paving and drainage system for grass pave fire lanes, reinforced turf paving and swales. With over 400 installations across the country AirPave for grass pave is 233 psi unfilled, **6,747 psi sand filled** and is made of 100% recycled content which can contribute to LEED™ points.

AirPave always ships with enough for 2 layers of the guaranteed analysis fertilizer needed. One for the sub base to be worked in before compaction and watered. And the other to be added on top of the sand filled grid and watered in before the turf grass is installed. We believe if done properly it will set up the project for the best possible result.

AirPave can save the owner up to $0.80 per square foot or more over our nearest competitors.

CSI Master Format Sections:
32 12 43 -Porous Flexible Paving
32 14 33 -Plastic Paving
32 14 43 -Porous Unit Paving
32 92 00 -Turfs and Grasses



6,747psi = 971,568psf

Strong enough for Fire Engines weighing more than 75,000 lbs.

Exceeding H-20 & H-25 AASHTO requirements

Benefits of an AirPave grass paving system include:

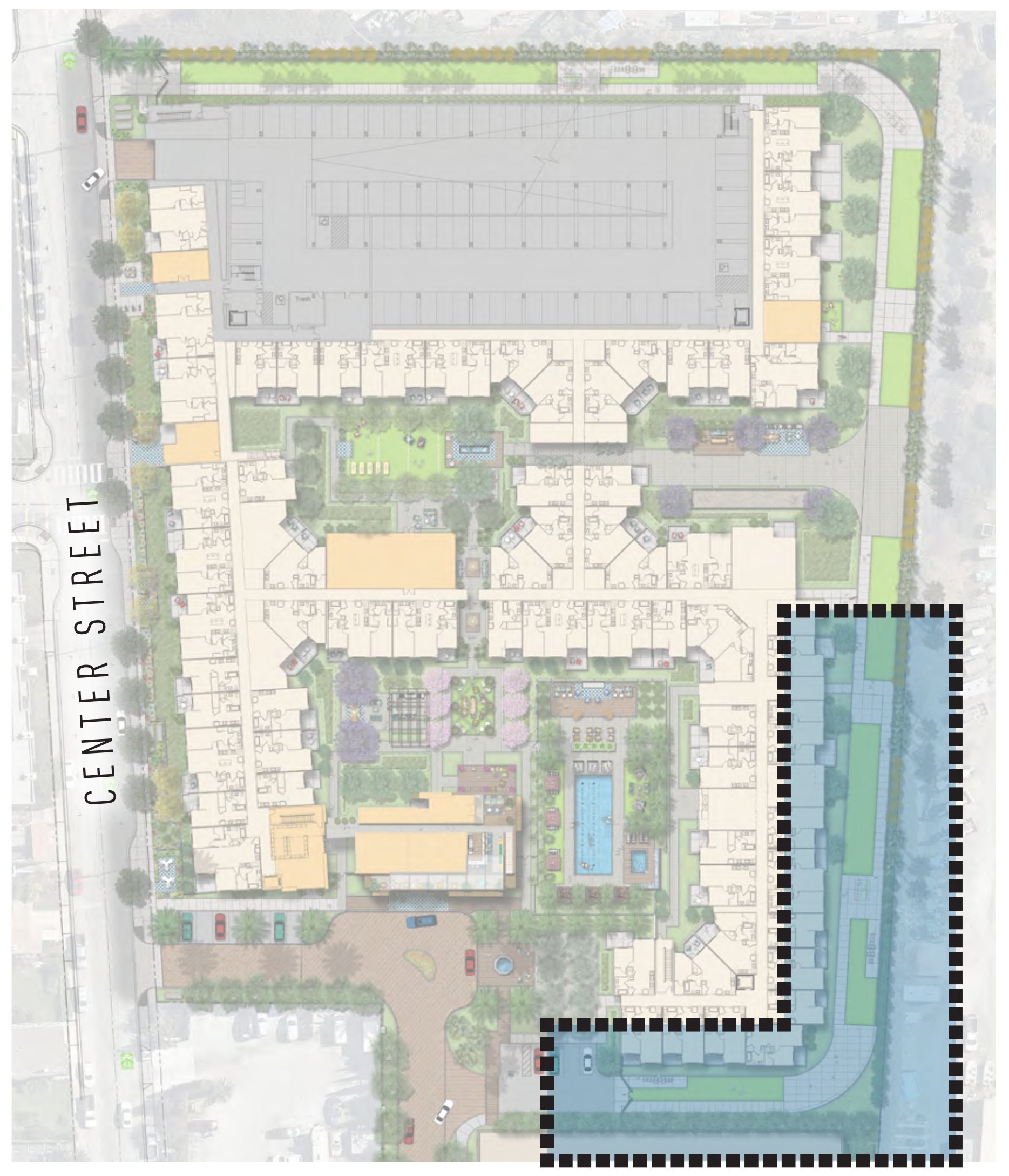
- A 40% or more material cost savings over most competitors
- Up to 45% cost savings on shipping, compared with rolled grass paving systems
- **2 Layers of Sustane Fertilizer with a guaranteed analysis provided with every project.**
- AirPave has been installed in over 400 flexible porous paving projects
- AirPave is made with 100% recycled copolymer polypropylene plastic with an impact modifier added to achieve a (NO-BREAK) plastics classification and a minimum 3% carbon black added for UV protection.
- Loading capability is equal to 233 psi empty and **6,747 psi when filled with clean sharp sand, over an appropriate base depth that provides adequate support for project design loads exceeding H-20 & H-25 requirements.**
- AirPave is shipped on pallets with 114 parts equal to 798 sq. ft. per pallet. Each part is 32"x32"x1", weighs 3.10 lbs and is 8% solid.

3

*This drawing, specifications and the information contained herein is for general presentation purposes only. All final drawings and layouts should be determined by a licensed engineer(s).

EVA LANE

KEY MAP



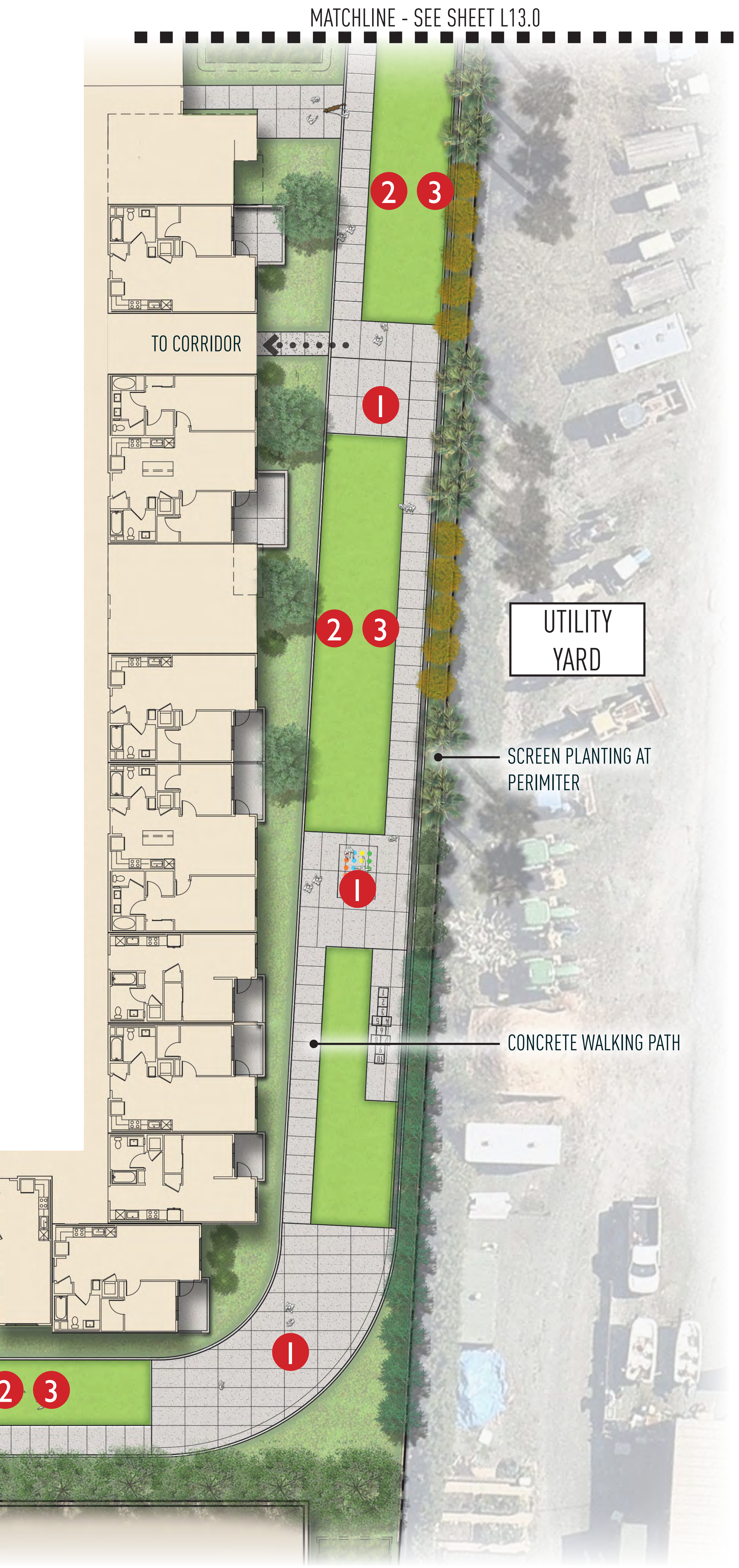
LEGEND

① PAINTED GAMES
- hopscotch
- Twister
- shuffleboard

② MOVEABLE GAMES
- cornhole
- ring toss
- frisbee
- lawn bowling
- horseshoes

③ PET AMENITIES
- dog waste stations
- natural turf
- walking path

④ FOOD TRUCK OPPORTUNITY



TOTAL LENGTH WALKABLE EVA: 1,200 FEET

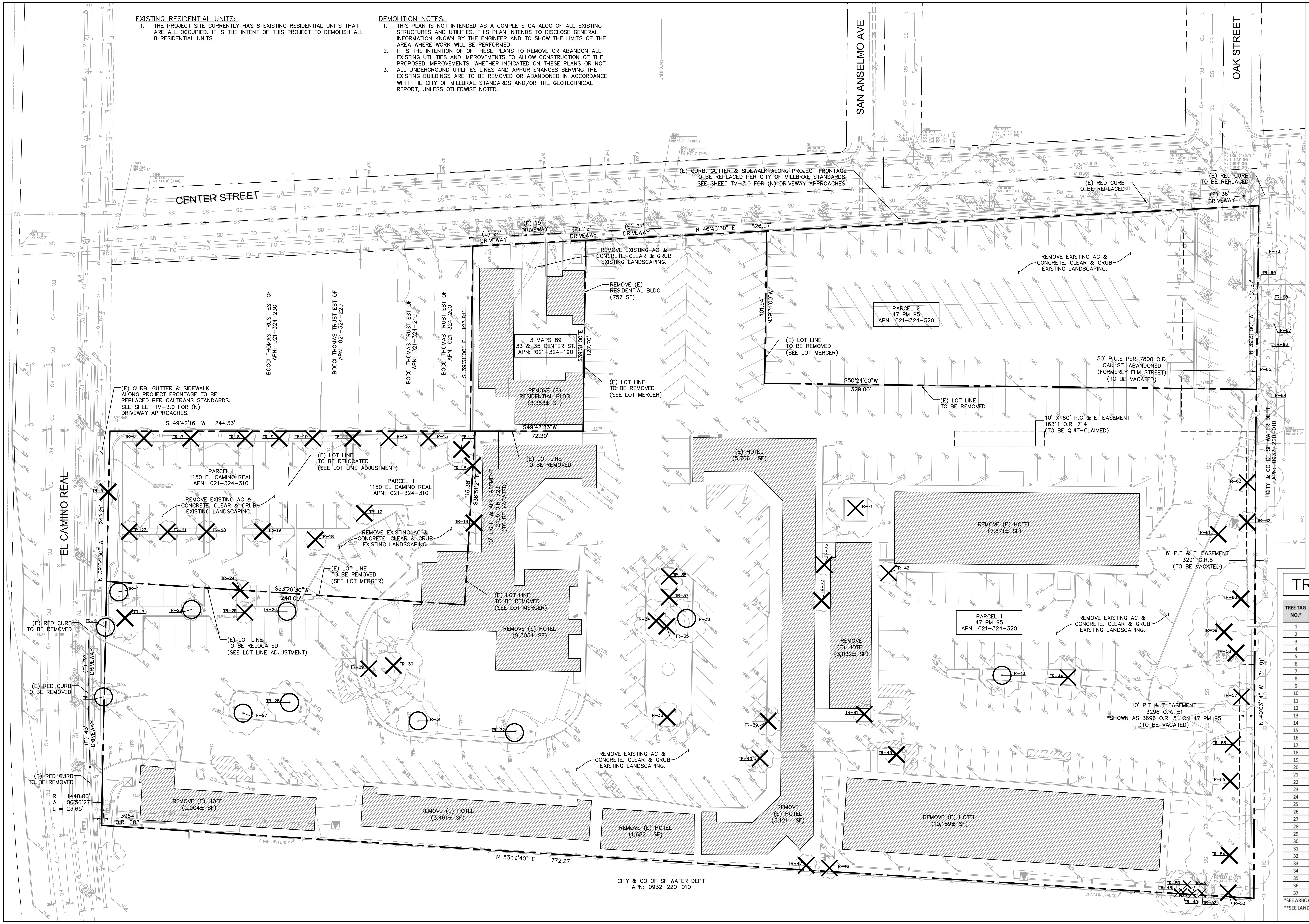
ACTIVATED EVA LANE EXHIBIT

EXISTING RESIDENTIAL UNITS:

1. THE PROJECT SITE CURRENTLY HAS 8 EXISTING RESIDENTIAL UNITS THAT ARE ALL OCCUPIED. IT IS THE INTENT OF THIS PROJECT TO DEMOLISH ALL 8 RESIDENTIAL UNITS.

DEMOLITION NOTES:

1. THIS PLAN IS NOT INTENDED AS A COMPLETE CATALOG OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED.
2. IT IS THE INTENTION OF OF THESE PLANS TO REMOVE OR ABANDON ALL EXISTING UTILITIES AND IMPROVEMENTS TO ALLOW CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, WHETHER INDICATED ON THESE PLANS OR NOT.
3. ALL UNDERGROUND UTILITIES LINES AND APPURTENANCES SERVING THE EXISTING BUILDINGS ARE TO BE REMOVED OR ABANDONED IN ACCORDANCE WITH THE CITY OF MILLBRAE STANDARDS AND/OR THE GEOTECHNICAL REPORT, UNLESS OTHERWISE NOTED.



LEGEND

PROPERTY LINE
ADJACENT LOT LINE
STREET CENTER LINE
EASEMENT LINE
SS SANITARY SEWER LINE
W WATER MAIN
SD STORM DRAIN LINE
OHW OVERHEAD WIRE
GAS GAS LINE
TELE TELEPHONE LINE
E ELECTRICAL LINE

☒ EXISTING TREE TO BE REMOVED

○ EXISTING TREE TO BE PRESERVED AND RELOCATED. SEE LANDSCAPE PLANS FOR PROPOSED LOCATION

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BK	BOOK
CL	CENTERLINE
CN	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
FC	FACE OF CURB
FL	FLOWLINE
O.R	OFFICIAL RECORDS
P.O.B	POINT OF BEGINNING
PL	PROPERTY LINE
P.U.E	PUBLIC UTILITY EASEMENT
R.O.W	RIGHT OF WAY
TBC	TOP BACK OF CURB
TE	TRASH ENCLOSURE
TYP	TYPICAL

NOTES

GENERAL NOTES:

1. NOT ALL TREES SHOWN ON SURVEY (AS PREPARED BY OTHERS), PLEASE SEE ARBORIST REPORT FOR ALL TREE LOCATIONS.
2. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY MORROW SURVEYING ON SEPTEMBER 16, 2016. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
3. CLIENT SHALL HOLD HARMLESS BKF ENGINEERS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACY OF THE CLIENT SUPPLIED TOPOGRAPHIC AND BOUNDARY SURVEY (AS PREPARED BY OTHERS).

SURVEYOR'S NOTES:

1. SOME UNDERGROUND UTILITY INFORMATION SHOWN HEREON MAY HAVE BEEN OBTAINED FROM FROM OUTSIDE SOURCES.
2. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. MORROW SURVEYING WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE MARKINGS TO DETERMINE UNDERGROUND UTILITIES.
3. PLEASE SEE THE ALTA PERFORMED BY MORROW SURVEYING DATED, 9-16-2016 FOR ALL OTHER NOTES RELATED TO THE SURVEYING FOR THIS PROJECT.

BENCHMARK:

ELEVATIONS ARE BASED ON NAVD 88 DATUM ARE ARE DERIVED FROM GPS OBSERVATIONS.

BASIS OF BEARING:

PARCEL MAP ENTITLED "MARINO VISTA PARK #2", PER VOL. 47, PG. 95, SAN MATEO COUNTY RECORDS.

TREE DISPLACEMENT TABLE

TREE TAG NO.*	TREE TYPE	ACTION	TREE TAG NO.*	TREE TYPE	ACTION
1	MEXICAN FAN PALM	RELOCATE**	38	CABBAGE PALM	REMOVE
2	MEXICAN FAN PALM	RELOCATE**	39	QUEEN PALM	REMOVE
3	CANARY ISLAND DATE PALM	REMOVE	40	QUEEN PALM	REMOVE
4	MEXICAN FAN PALM	RELOCATE**	41	CANARY ISLAND DATE PALM	REMOVE
5	MEXICAN FAN PALM	REMOVE	42	LEMONWOOD TREE	REMOVE
6	OLIVE TREE	REMOVE	43	CANARY ISLAND DATE PALM	RELOCATE**
7	OLIVE TREE	REMOVE	44	CANARY ISLAND DATE PALM	REMOVE
8	OLIVE TREE	REMOVE	45	QUEEN PALM	REMOVE
9	OLIVE TREE	REMOVE	46	CANARY ISLAND DATE PALM	REMOVE
10	OLIVE TREE	REMOVE	47	FLOWERING PEAR	REMOVE
11	OLIVE TREE	REMOVE	48	BLUE GUM	REMOVE
12	OLIVE TREE	REMOVE	49	BLUE GUM	REMOVE
13	OLIVE TREE	REMOVE	50	BLACKWOOD ACACIA	REMOVE
14	CANARY ISLAND DATE PALM	REMOVE	51	BLACKWOOD ACACIA	REMOVE
15	OLIVE TREE	REMOVE	52	BLACKWOOD ACACIA	REMOVE
16	OLIVE TREE	REMOVE	53	BLUE GUM	REMOVE
17	CRAPE MYRTLE	REMOVE	54	MONTEREY PINE	REMOVE
18	CRAPE MYRTLE	REMOVE	55	MONTEREY PINE	REMOVE
19	CRAPE MYRTLE	REMOVE	56	MONTEREY PINE	REMOVE
20	CRAPE MYRTLE	REMOVE	57	COAST REDWOOD	REMOVE
21	CRAPE MYRTLE	REMOVE	58	COAST REDWOOD	REMOVE
22	CRAPE MYRTLE	REMOVE	59	COAST REDWOOD	REMOVE
23	MEXICAN FAN PALM	RELOCATE**	60	CANARY ISLAND DATE PALM	REMOVE
24	CRAPE MYRTLE	REMOVE	61	FLOWERING PLUM	REMOVE
25	CANARY ISLAND DATE PALM	REMOVE	62	GLOSSY PRIVET	REMOVE
26	MEXICAN FAN PALM	RELOCATE**	63	COAST REDWOOD	REMOVE
27	CANARY ISLAND DATE PALM	RELOCATE**	64	COAST REDWOOD	OFFSITE
28	CANARY ISLAND DATE PALM	RELOCATE**	65	COAST REDWOOD	OFFSITE
29	COAST REDWOOD	REMOVE	66	COAST REDWOOD	OFFSITE
30	COAST REDWOOD	REMOVE	67	COAST REDWOOD	OFFSITE
31	CANARY ISLAND DATE PALM	RELOCATE**	68	COAST REDWOOD	OFFSITE
32	CANARY ISLAND DATE PALM	RELOCATE**	69	COAST REDWOOD	OFFSITE
33	CABBAGE PALM	REMOVE	70	COAST REDWOOD	OFFSITE
34	CANARY ISLAND DATE PALM	REMOVE	71	OLIVE TREE	REMOVE
35	CANARY ISLAND DATE PALM	REMOVE	72	CANARY ISLAND DATE PALM	REMOVE
36	CANARY ISLAND DATE PALM	RELOCATE**	73	CANARY ISLAND DATE PALM	REMOVE
37	CANARY ISLAND DATE PALM	REMOVE			

*SEE ARBORIST REPORT FOR TREE TAG NUMBER

**SEE LANDSCAPE PLAN FOR PROPOSED LOCATION OF PRESERVED TREES

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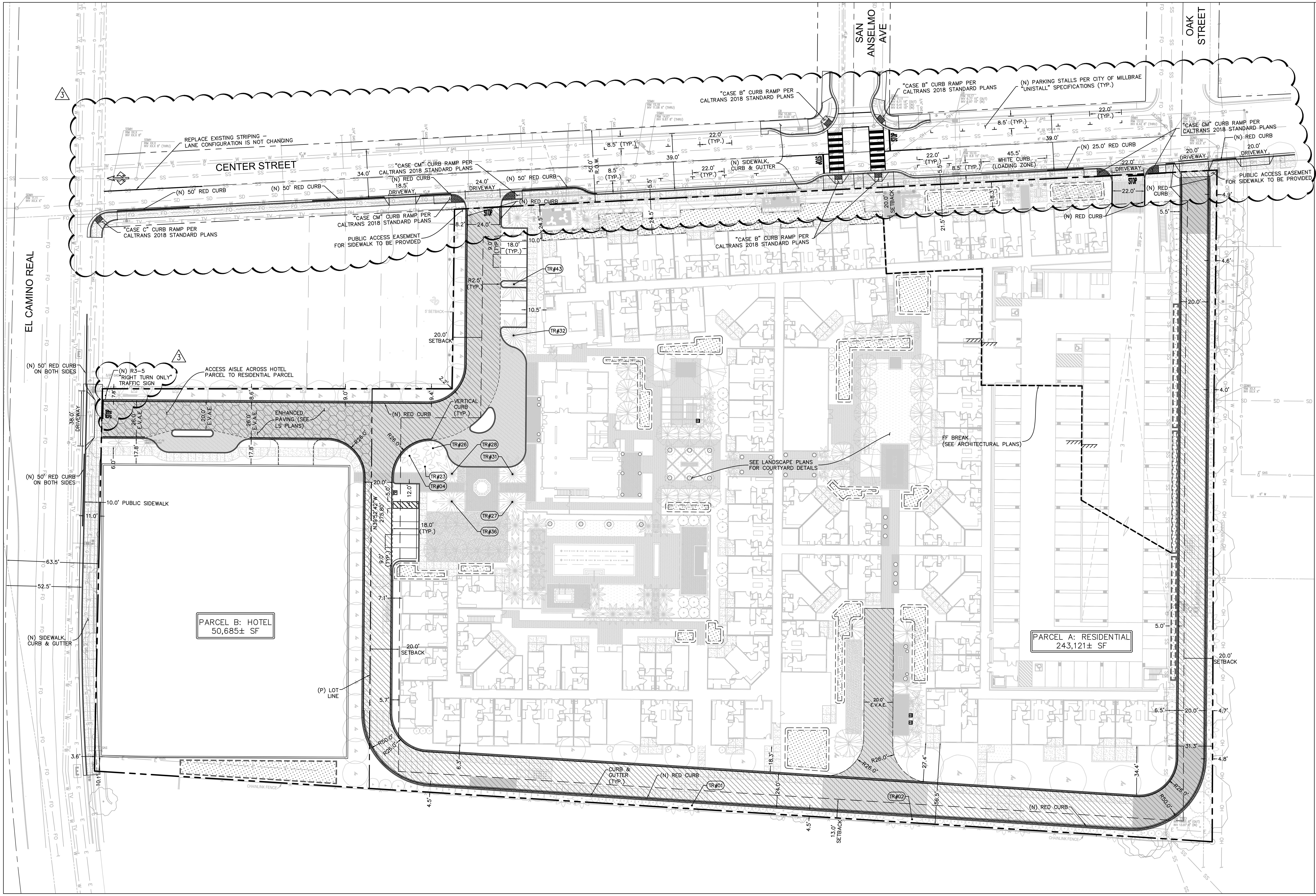
RESIDENTIAL DESIGN REVIEW

JUNE 12, 2020

GRAPHIC SCALE
30 0 30 60

EXISTING CONDITION &
TREE DISPLACEMENT PLAN

C1.0



LEGEND

━ ━ ━	PROPERTY LINE
— – – —	ADJACENT LOT LINE
— – —	STREET CENTER LINE
═	CURB & GUTTER
═	VERTICAL CURB
▨	BIORETENTION BASIN
▨	FLOW–THROUGH PLANTER
▨	DECORATIVE PAVING (SEE LANDSCAPE PLANS)
▨	CONCRETE SIDEWALK
▩	DECORATIVE PAVING (SEE LANDSCAPE PLANS)
▢	TURF BLOCK (SEE LANDSCAPE PLANS)
▧	(P) EMERGENCY VEHICLE ACCESS EASEMENT
⬡	RESIDENTIAL ACCESS ROUTE *
━	RED CURB PAINTED WITH WHITE STENCILING EVERY 25' LABELED "FIRE LANE – NO PARKING"
— — —	SETBACK LINE
TR#XX	RELOCATED TREE NUMBER (SEE LANDSCAPE PLANS)

* BOTH HOTEL & RESIDENTIAL PARCELS WILL HAVE THE SAME OWNER. RESIDENTIAL ACCESS ACROSS HOTEL PARCEL TO BE GRANTED VIA INGRESS/EGRESS EASEMENT OR THROUGH COVENANTS, CONDITIONS, & RESTRICTIONS THAT ALSO GOVERN MAINTENANCE ANY SHARED UTILITIES BETWEEN BOTH PARCELS.

OFF-SITE IMPROVEMENTS

1. INSTALL NEW SIDEWALK, CURB, AND GUTTER ALONG EL CAMINO REAL PROJECT FRONTAGE.
2. INSTALL NEW 38–FT WIDE DRIVEWAY ON EL CAMINO REAL.
3. INSTALL NEW SIDEWALK, CURB, AND GUTTER ALONG CENTER STREET PROJECT FRONTAGE.
4. INSTALL ONE NEW 24–FT WIDE, ONE 22–FT WIDE AND TWO 20–FT WIDE DRIVEWAYS ON CENTER STREET.
5. BULB–OUT IMPROVEMENTS AT CENTER STREET AND SAN ANSELMO AVENUE WITH MULTI WAY STOP CONTROL.
6. UNDERGROUND EXISTING OVERHEAD LINES ALONG CENTER STREET FRONTAGE. WORK TO BE COORDINATED WITH PG&E (TO BE DESIGNED BY OTHERS).
7. GRIND AND OVERLAY ASPHALT FROM NEW CURB AND GUTTER TO ROAD CENTERLINE ON CENTER STREET.
8. RELOCATE EXISTING FIRE HYDRANT ON CENTER STREET.
9. INSTALL TWO NEW SANITARY SEWER AND THREE NEW STORM DRAIN MANHOLES ON CENTER STREET.
10. INSTALL WATER, SANITARY SEWER, STORM DRAIN, GAS LATERAL SERVICES TO THE PROJECT SITE ALONG CENTER STREET.
11. ALL IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY OF MILLBRAE STANDARD DETAILS & SPECIFICATIONS. ALL IMPROVEMENTS CONSTRUCTED IN THE CALTRANS RIGHT OF WAY SHALL CONFORM TO CALTRANS STANDARD DETAILS AND SPECIFICATIONS.

SETBACK NOTES

MULTIFAMILY RESIDENTIAL OR "R–3" DISTRICT SETBACKS:

1. FRONT: TWENTY FEET.
2. SIDE:
    a. TEN PERCENT OF LOT WIDTH, BUT IN NO CASE LESS THAN FIVE FEET OR MORE THAN TWENTY FEET.
    b. INTERIOR SIDE YARDS SHALL BE INCREASED BEYOND THE FIVE–FOOT MINIMUM BY TWO FEET FOR EACH TEN FEET, OR PORTION THEREOF, THAT THE BUILDING EXCEEDS TWENTY–FOUR FEET IN HEIGHT.
3. REAR: FIVE FEET MINIMUM, PLUS TWO FEET FOR EACH TEN FEET, OR PORTION THEREOF, THAT THE BUILDING EXCEEDS TWENTY–FOUR FEET IN HEIGHT.
4. MULTIPLE–FAMILY DWELLINGS WHERE THERE ARE TWO OR MORE STRUCTURES LOCATED ON ONE LOT SHALL HAVE A MINIMUM OF TEN FEET BETWEEN BUILDINGS.

E.V.A. NOTES

1. E.V.A.E. IS A MINIMUM OF 20–FT WIDE (FROM FACE OF CURB TO FACE OF CURB) ALL THROUGHOUT THE PROJECT SITE.
2. E.V.A. GATES SHALL BE LOCKABLE MANUALLY OPERATED WITH KNOX BOX FOR ACCESS.
3. A DEED RESTRICTION SHALL BE RECORDED WITH THE SAN MATEO COUNTY ASSESSOR'S OFFICE THAT DECLARES THE EMERGENCY VEHICLE ACCESS ROAD INSTALLATION, MATERIALS AND MAINTENANCE OF EMERGENCY VEHICLE ACCESS ROAD. THIS IS REQUIRED PRIOR TO APPROVAL OF THE BUILDING PERMIT. CONTACT CENTRAL COUNTY FIRE DEPARTMENT FOR SAMPLE DEED RESTRICTION LANGUAGE/DOCUMENT, IF NEEDED.

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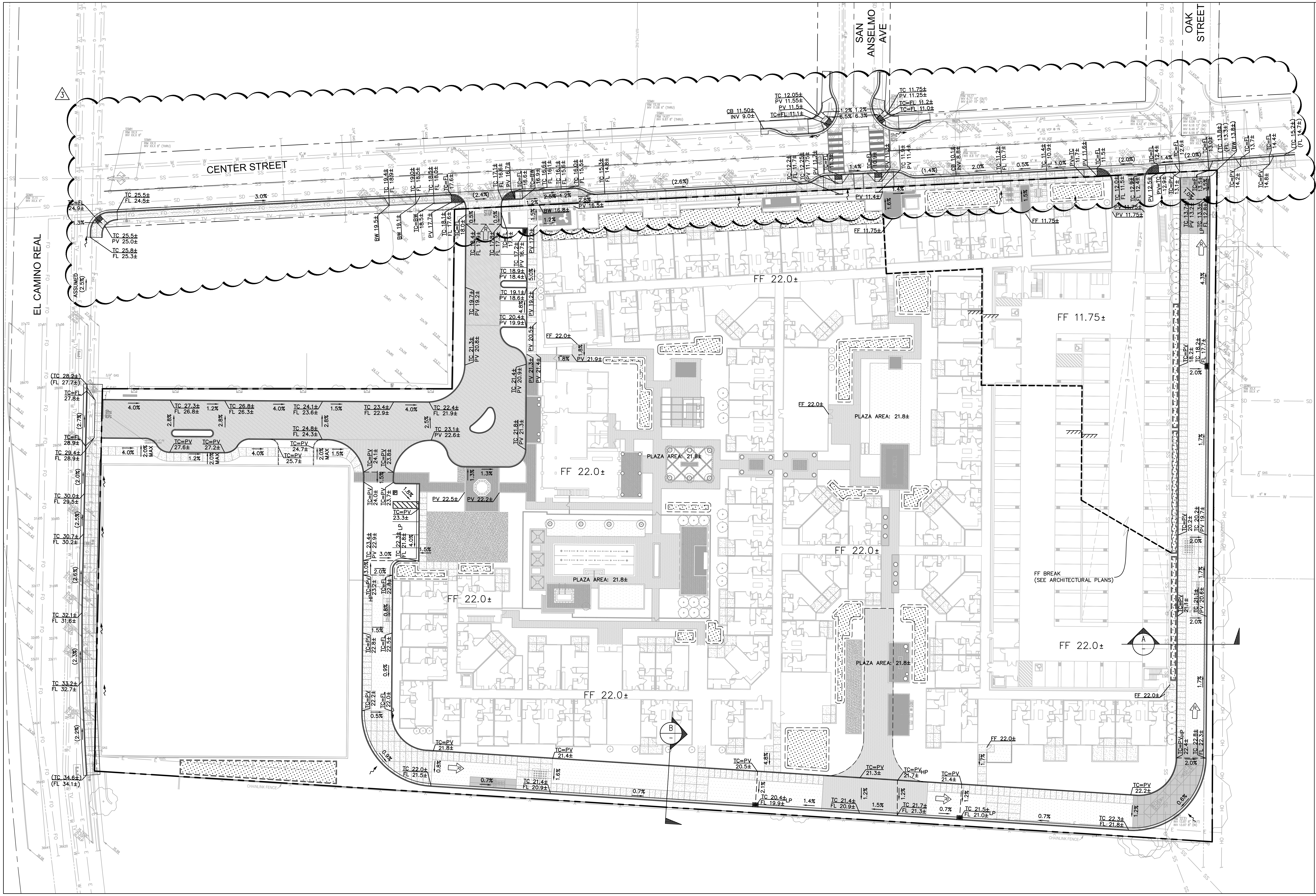
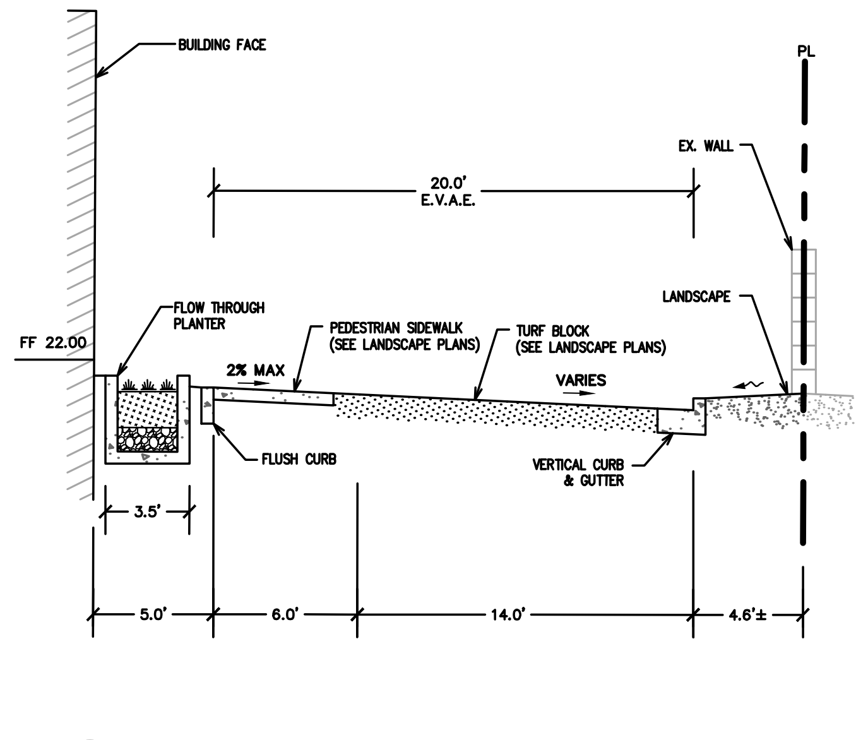
CONCEPTUAL SITE PLAN

C2.0



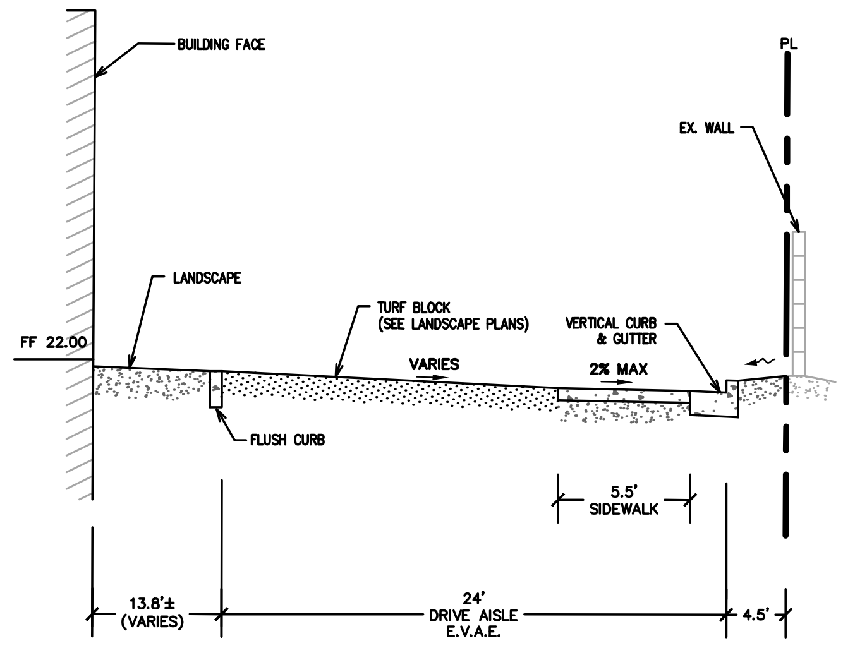
LEGEND

PROPERTY LINE
ADJACENT LOT LINE
STREET CENTER LINE
CURB & GUTTER
VERTICAL CURB
BIORETENTION BASIN
FLOW–THROUGH PLANTER
GRADE BREAK (GB)
TC 14.5± / FL 14.0± — PROPOSED GRADE
2.0% — PROPOSED SLOPE (HARDSCAPE SLOPE)
PROPOSED SLOPE (LANDSCAPE SLOPE)
OVERLAND RELEASE
FF BREAK (SEE ARCHITECTURAL PLANS)



SECTION A

N.T.S.



SECTION B

N.T.S.

EARTH WORK QUANTITIES

CUT:	5,022 CY
FILL:	26,734 CY
EXPORT:	0 CY
IMPORT:	21,712 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

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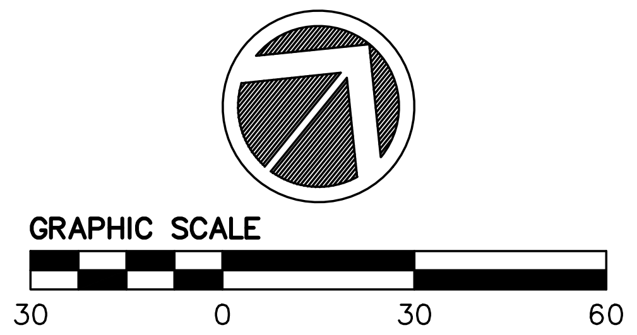
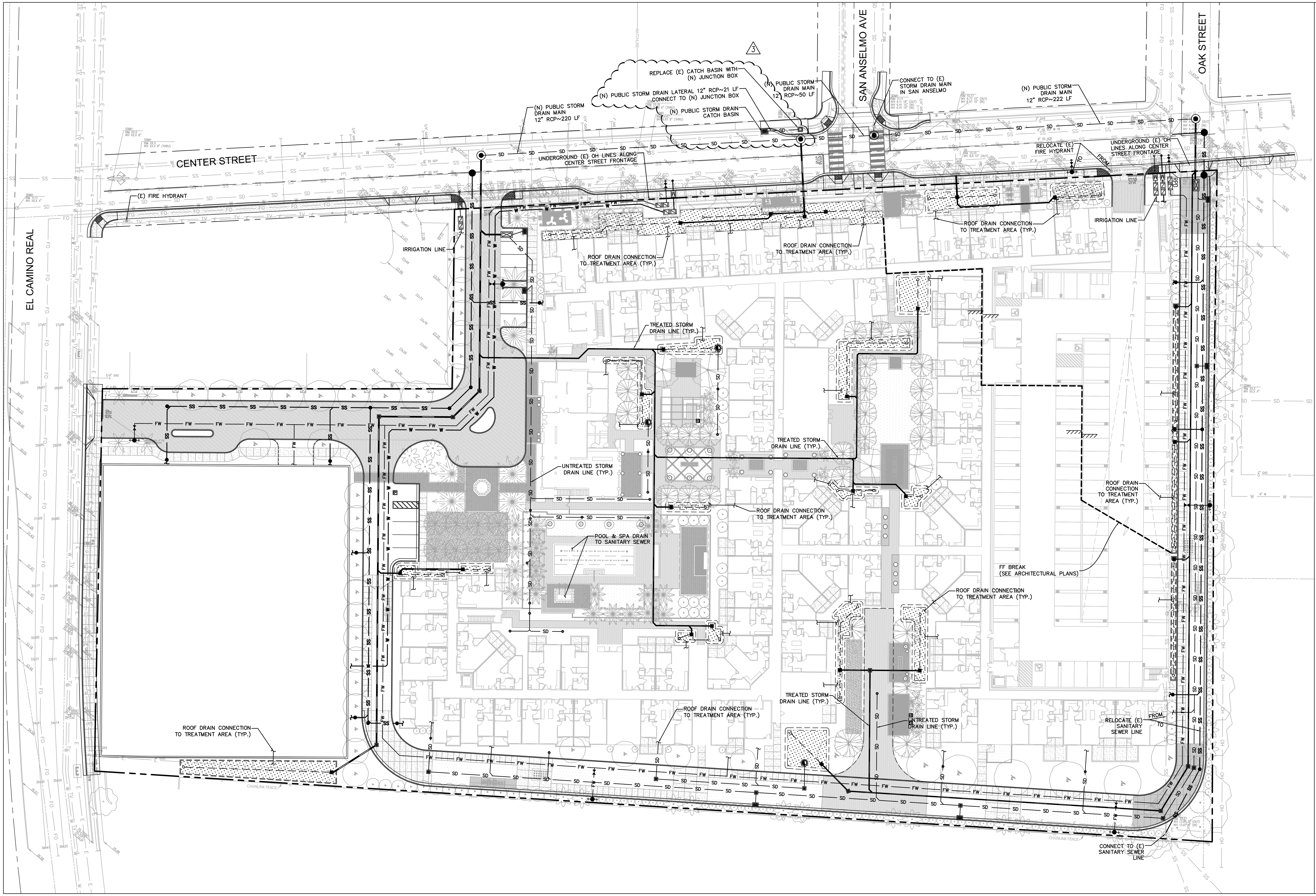
JUNE 12, 2020



CONCEPTUAL GRADING &
DRAINAGE PLAN

C3.0



LEGEND

— SD — SD —	STORM DRAIN LINE (UNTREATED)
━━━	STORM DRAIN LINE (TREATED)
— — — —	STORM DRAIN LINE (PERFORATED)
═══	STORM DRAIN TRENCH DRAIN
◉	STORM DRAIN MANHOLE
▦	STORM DRAIN CATCH BASIN
○	STORM DRAIN CLEAN OUT
■	STORM DRAIN OVERFLOW DRAIN
◐	STORM DRAIN BUBBLER BOX
⊖	STORM DRAIN AREA DRAIN
▣	STORM DRAIN JUNCTION BOX
— SS — SS —	SANITARY SEWER LINE
⬤	SANITARY SEWER MANHOLE
●	SANITARY SEWER CLEAN OUT
— FW — FW —	FIRE WATER LINE
— W — W —	DOMESTIC WATER LINE
———	IRRIGATION WATER LINE
▧	BACKFLOW PREVENTER
▭	WATER METER
RPD ▧	REDUCED PRESSURE DETECTOR ASSEMBLY
⋈	WATER VALVE
+●+	(N) FIRE HYDRANT

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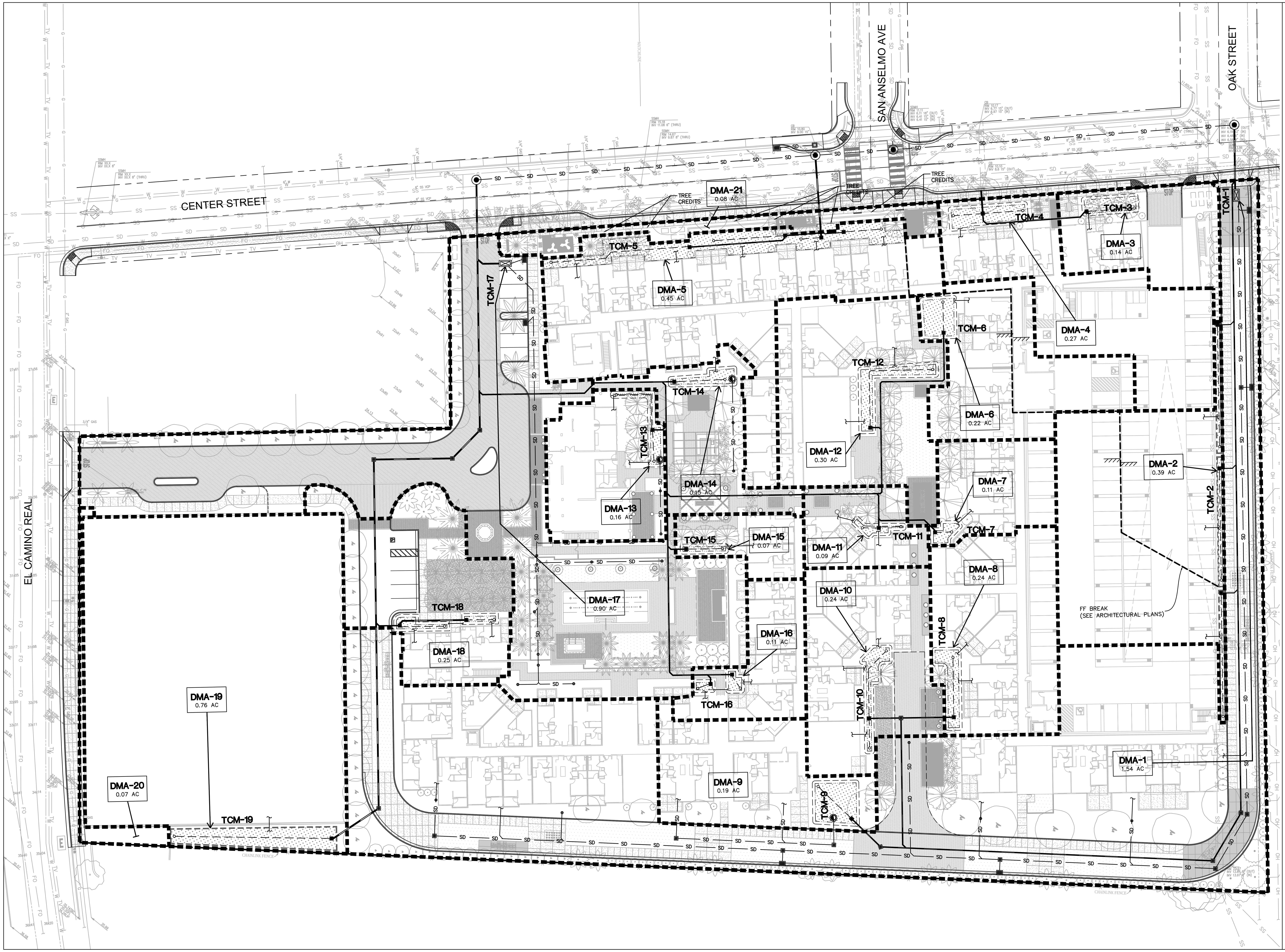
GRAPHIC SCALE
30 0 30 60

CONCEPTUAL UTILITY PLAN

C4.0



LEGEND

— — —	PROPERTY LINE
— - —	ADJACENT LOT LINE
— — —	STREET CENTER LINE
═══	CURB & GUTTER
───	VERTICAL CURB
▨	BIORETENTION BASIN
▨	FLOW-THROUGH PLANTER
DMA-X X.XX AC	DRAINAGE MANAGEMENT AREA
TCM-X	TREATMENT CONTROL MEASURE

TREATMENT CONTROL SUMMARY TABLE

DMA-#	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT REQUIRED	TREATMENT PROVIDED
DMA-1	68,412 SF	12,027 SF	56,385 SF	0.24 CFS	MEDIA FILTER 0.24 CFS
DMA-2	16,980 SF	1,150 SF	15,830 SF	633 SF	BIORETENTION 633 SF
DMA-3	6,260 SF	2,100 SF	4,160 SF	166 SF	BIORETENTION 350 SF
DMA-4	11,827 SF	1,627 SF	10,200 SF	408 SF	BIORETENTION 583 SF
DMA-5	19,435 SF	2,585 SF	16,850 SF	674 SF	BIORETENTION 2,635 SF
DMA-6	9,448 SF	1,648 SF	7,800 SF	312 SF	BIORETENTION 468 SF
DMA-7	4,860 SF	1,600 SF	3,260 SF	130 SF	BIORETENTION 130 SF
DMA-8	10,480 SF	1,155 SF	9,325 SF	373 SF	LID TREATMENT 432 SF
DMA-9	8,417 SF	2,600 SF	5,817 SF	233 SF	BIORETENTION 683 SF
DMA-10	10,356 SF	1,501 SF	8,855 SF	354 SF	BIORETENTION 359 SF
DMA-11	3,921 SF	1,750 SF	2,171 SF	87 SF	BIORETENTION 110 SF
DMA-12	12,886 SF	3,515 SF	9,371 SF	375 SF	BIORETENTION 517 SF
DMA-13	7,096 SF	1,826 SF	5,270 SF	211 SF	BIORETENTION 212 SF
DMA-14	6,443 SF	2,730 SF	3,713 SF	149 SF	BIORETENTION 245 SF
DMA-15	2,850 SF	770 SF	2,080 SF	83 SF	BIORETENTION 83 SF
DMA-16	4,829 SF	1,060 SF	3,769 SF	151 SF	BIORETENTION 151 SF
DMA-17	39,108 SF	9,674 SF	29,434 SF	0.13 CFS	MEDIA FILTER 0.13 CFS
DMA-18	10,921 SF	5,510 SF	5,411 SF	216 SF	BIORETENTION 216 SF
DMA-19	32,980 SF	1,710 SF	31,270 SF	1,251 SF	BIORETENTION 1,271 SF
DMA-20	2,950 SF	2,310 SF	640 SF	320 SF (2:1 RATIO)	SELF RETAINING & TREE CREDIT
DMA-21	3,347 SF	2,347 SF	1,000 SF	2,000 SF (2:1 RATIO)	SELF RETAINING & TREE CREDIT

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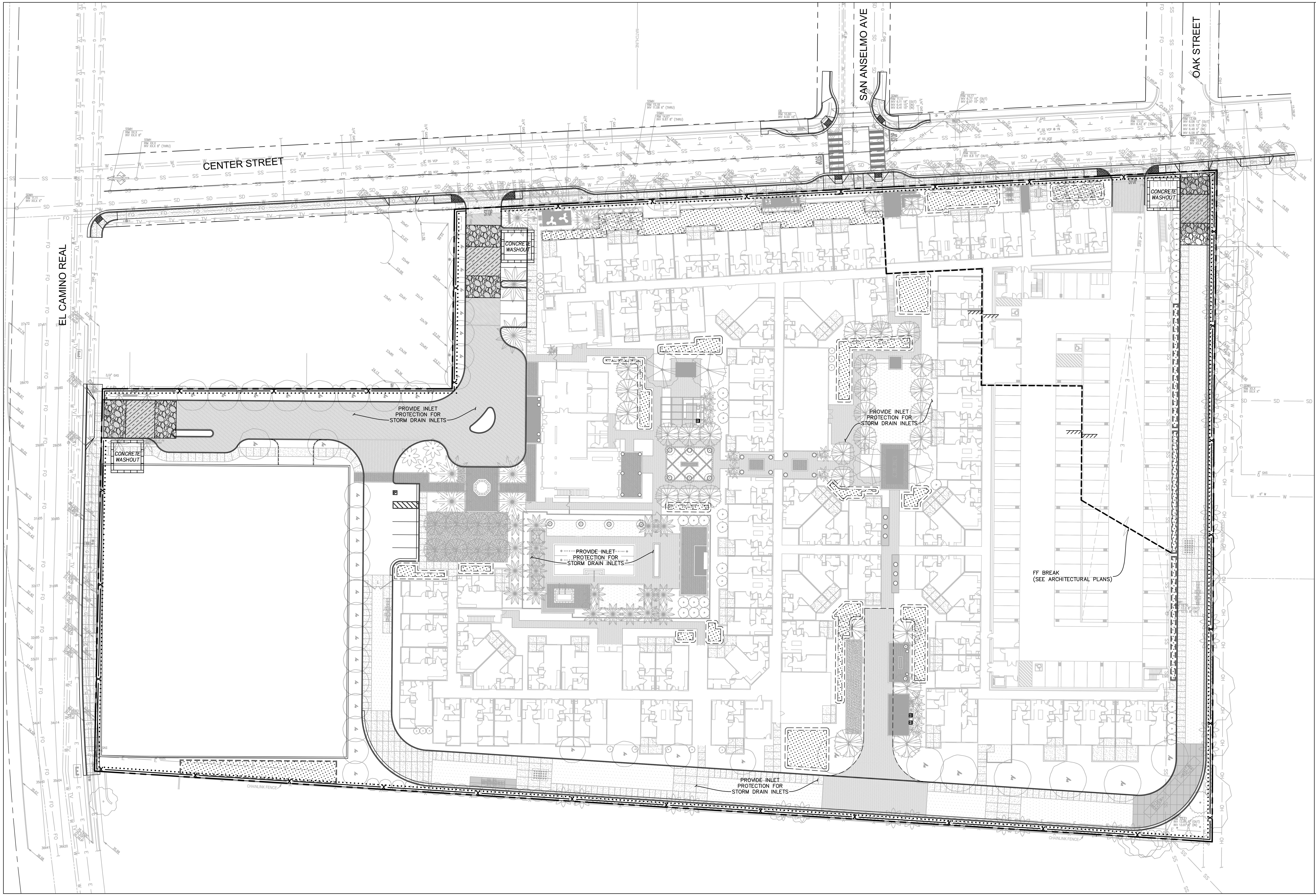
CONCEPTUAL STORMWATER
MANAGEMENT PLAN



LEGEND

···········	FIBER ROLL PER DETAIL 1, SHEET C6.1
——x——	TEMPORARY 6' CONSTRUCTION FENCE
○ / ◡	STORM DRAIN INLET PROTECTION PER DETAIL 3, SHEET C6.1, TYPE A
▣	STORM DRAIN INLET PROTECTION PER DETAIL 4, SHEET C6.1, TYPE B
▩	STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 2, SHEET C6.1
▨	ENTRANCE/EXIT TIRE WASH PER DETAIL 6, SHEET C6.1. (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)
CONCRETE WASHOUT	CONCRETE WASTE MANAGEMENT PER DETAIL 7, SHEET C6.1. (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)

EROSION CONTROL NOTES

1. THIS SHEET IS INTENDED FOR EROSION CONTROL ONLY.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT ALL REQUIREMENTS SET FORTH IN THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. R2–2009–0009–DWQ, NPDES GENERAL PERMIT NO. CAS000002, STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES, SEPTEMBER 2, 2009, ALSO KNOWN AS THE CONSTRUCTION GENERAL PERMIT (CGP).
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A QUALIFIED STORM WATER POLLUTION PREVENTION PLAN PRACTITIONER (QSP) THAT WILL MONITOR THE SITE, IN ACCORDANCE WITH THE CGP.
4. SEE BEST MANAGEMENT PRACTICES SHEET C7.2 FOR ADDITIONAL REQUIREMENTS.
5. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ANY SEDIMENT FROM LEAVING THE SITE, FIBER ROLLS, SAND BAGS AND ADDITIONAL SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY OR PERMANENT CATCH BASINS SHALL USE THE SEDIMENT BARRIERS SHOWN ON THIS PLAN.
6. PROTECT ALL INLETS WITHIN 150' OF THE PROJECT SITE.

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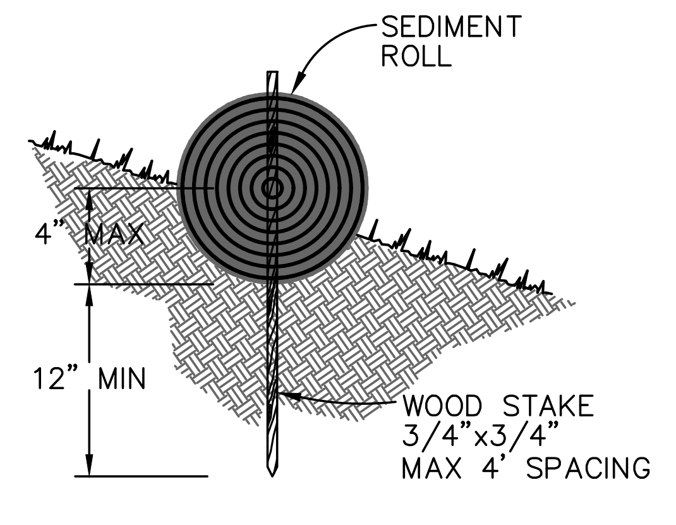
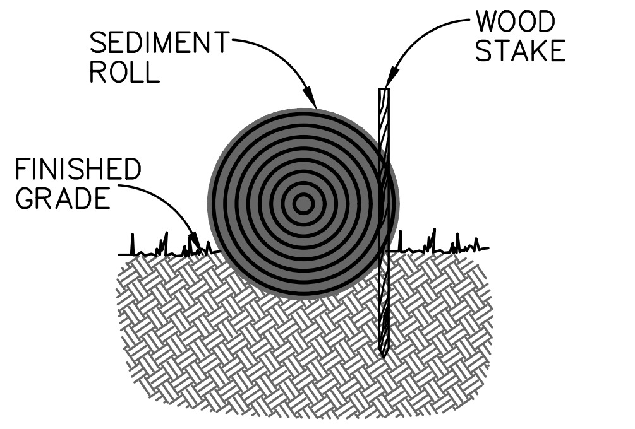
CONCEPTUAL EROSION
CONTROL PLAN

C6.0



ENTRENCHMENT DETAIL IN SLOPE AREA



ENTRENCHMENT DETAIL IN FLAT AREA

NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET.
4. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY. IN PAVED AREAS, USE SAND BAGS TO SECURE FIBER ROLLS IN PLACE OF WOOD STAKE.

1
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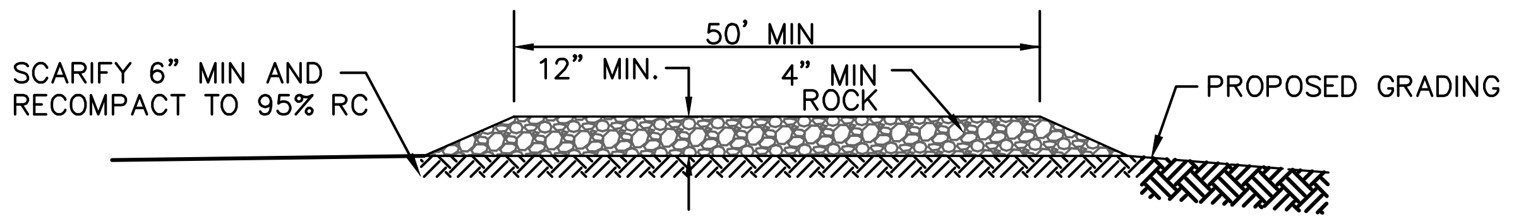
FIBER ROLL

SCALE: NTS



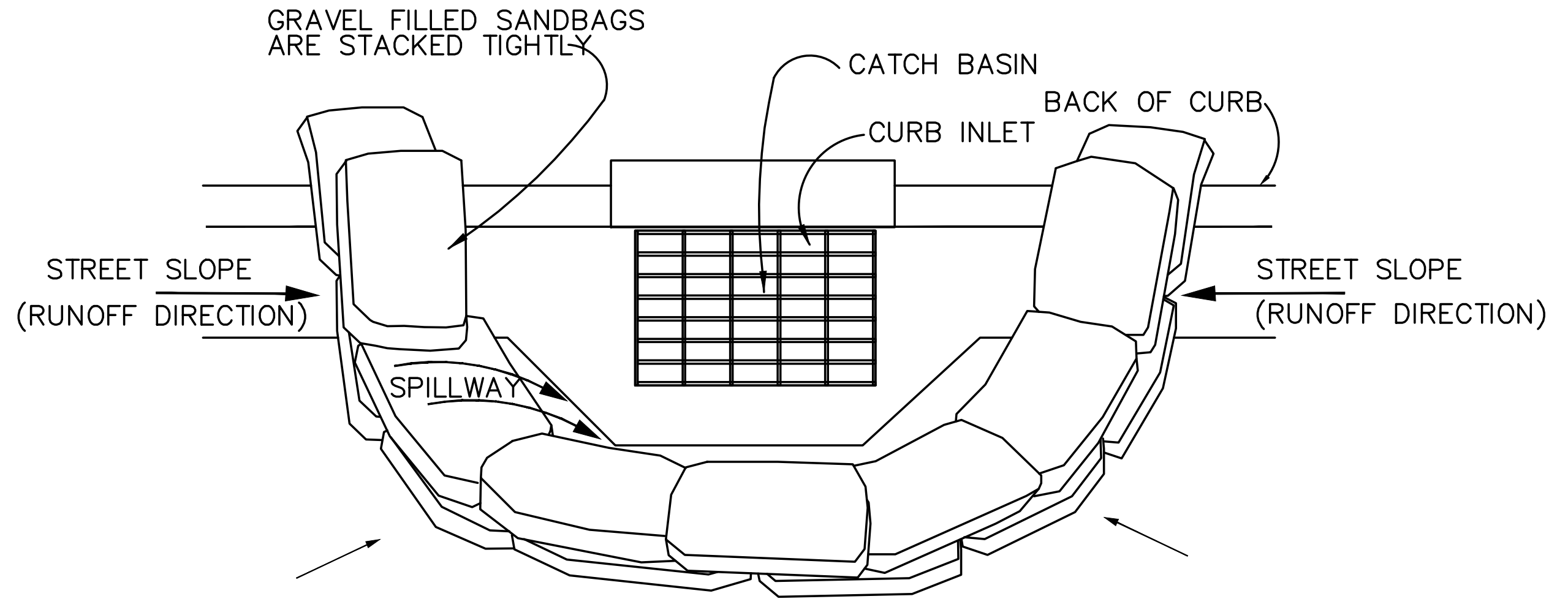
NOTES:

1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED AND MAINTAINED IAW 2010 CFC, CHAPTER 5, 503.2.3.MVW 45,000 LBS.
2. SCARIFY THE TOP 6" OF SUBGRADE AND RECOMPACT TO AT LEAST 95% RELATIVE COMPACTION.
3. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS SHALL BE REMOVED IMMEDIATELY.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
5. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" MIN ROCK.
6. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12". THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 25', WHICHEVER IS LESS.
7. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.

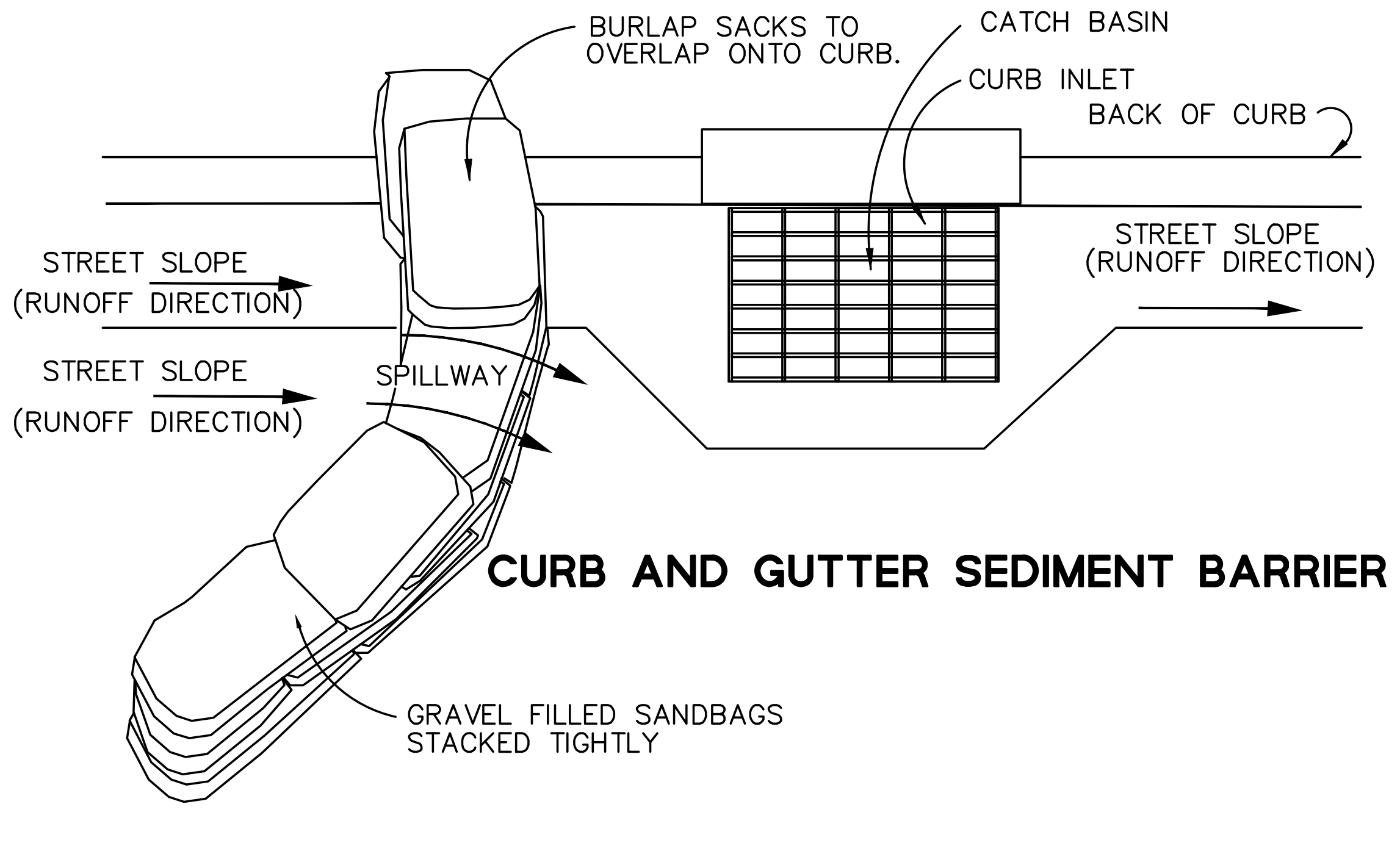
2
–

STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS



CURB INLET SEDIMENT BARRIER



CURB AND GUTTER SEDIMENT BARRIER

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

3
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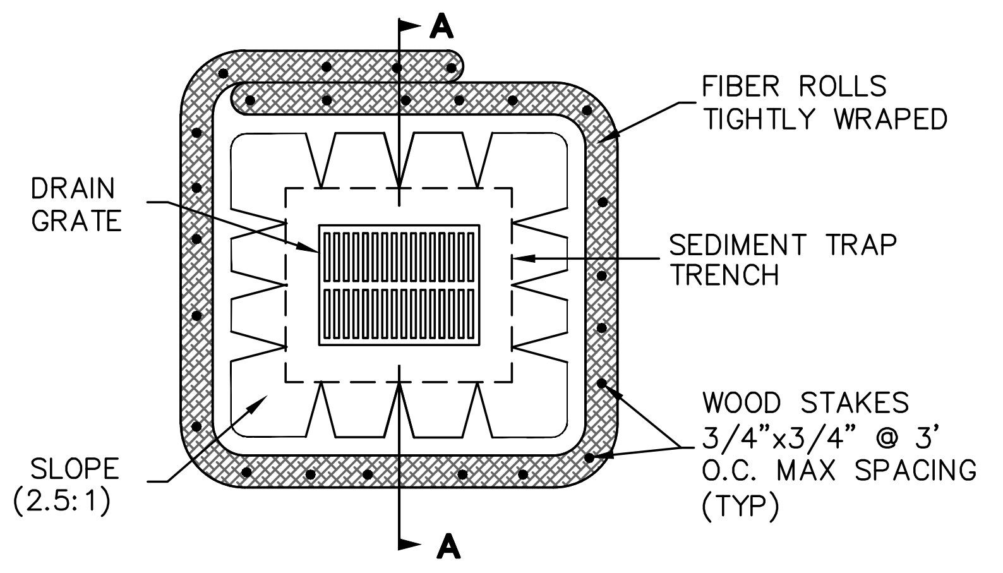
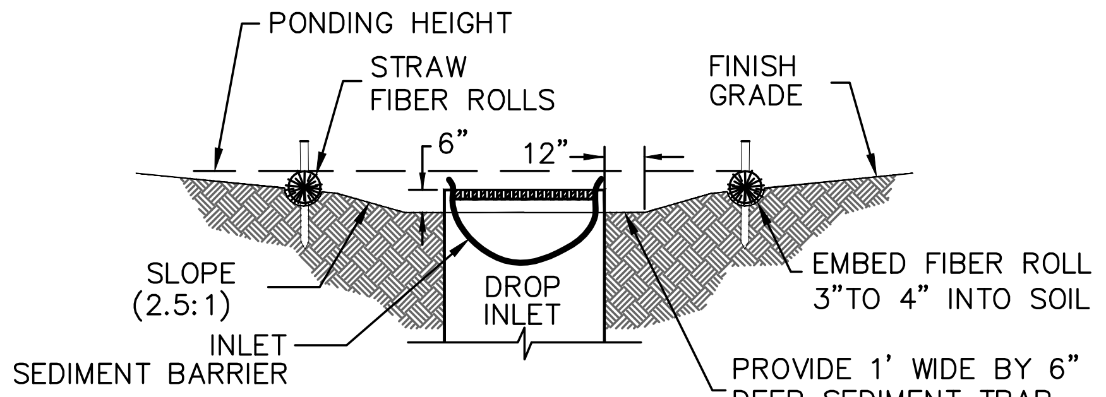
INLET PROTECTION (TYPE A)

SCALE: NTS



PLAN VIEW



SECTION A–A

NOTE:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THE SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND WITH PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIAMETER AND 20–30 FEET LONG.

4
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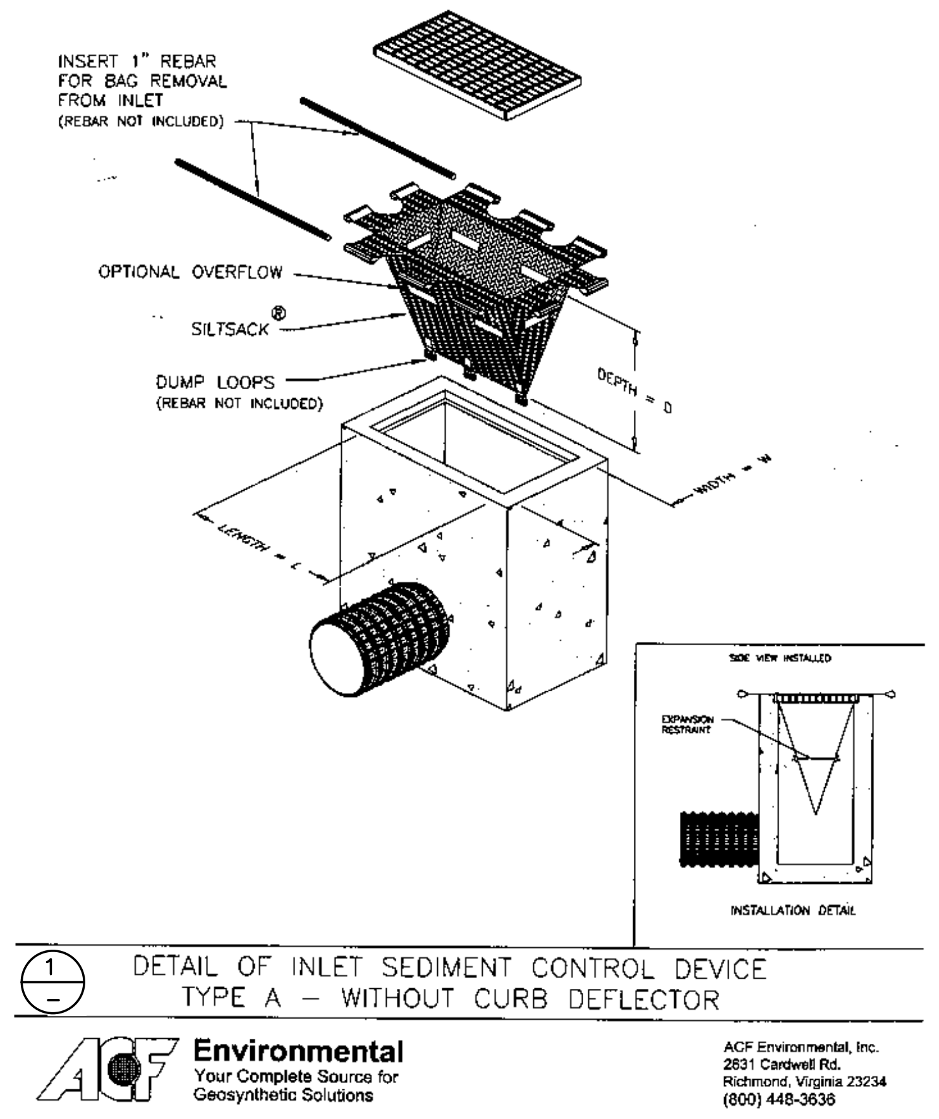
INLET PROTECTION (TYPE B)

SCALE: NTS



1
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DETAIL OF INLET SEDIMENT CONTROL DEVICE
TYPE A – WITHOUT CURB DEFLECTOR

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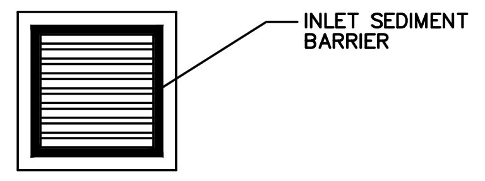

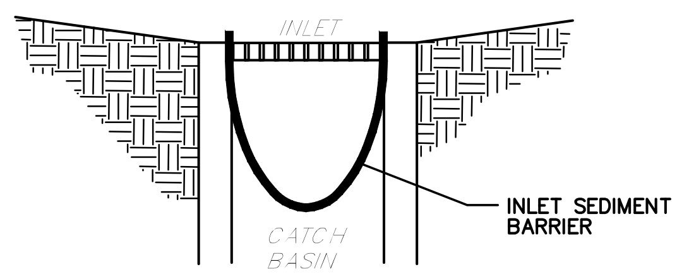

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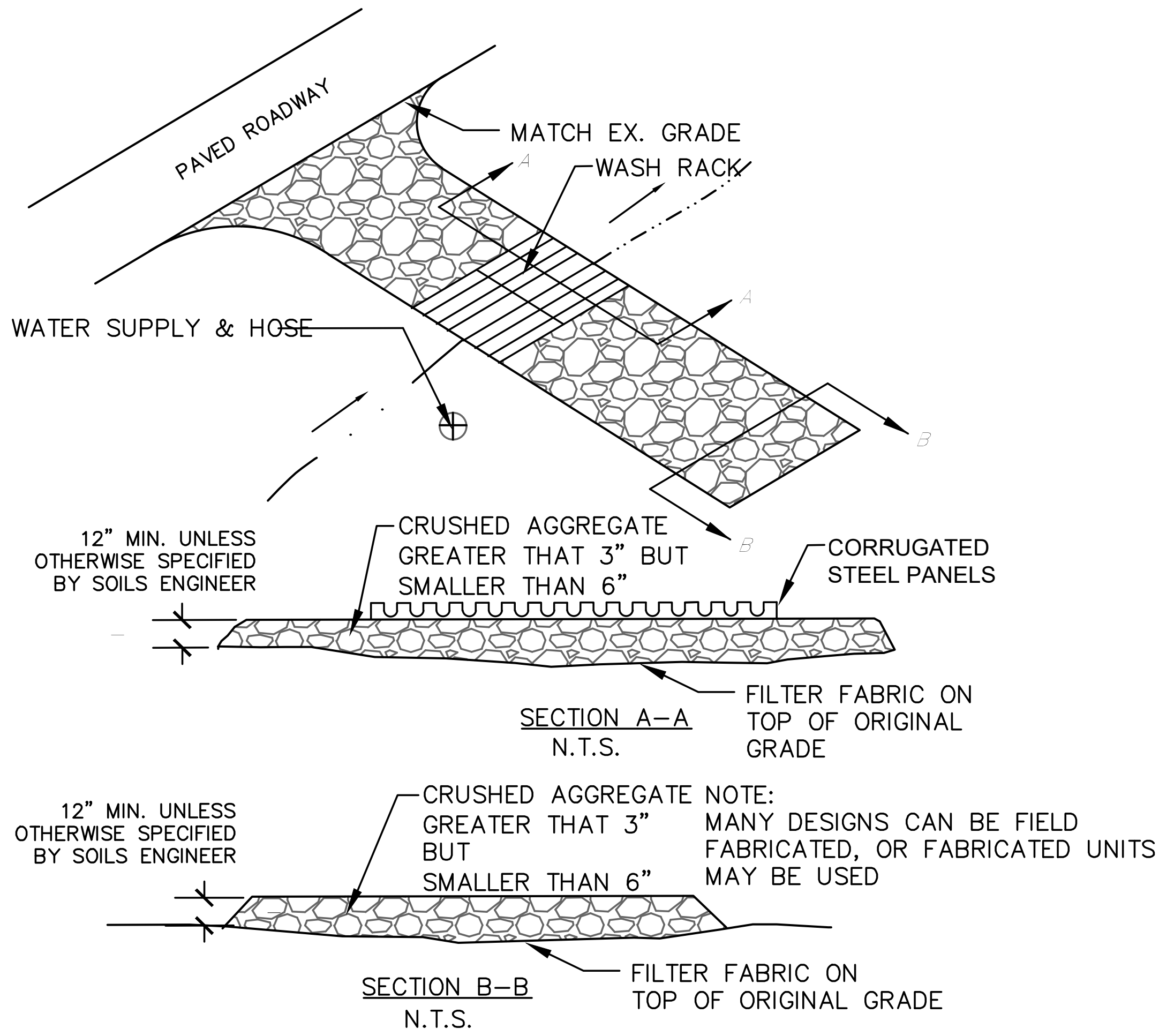
INLET PROTECTION (TYPE C)

SCALE: NTS

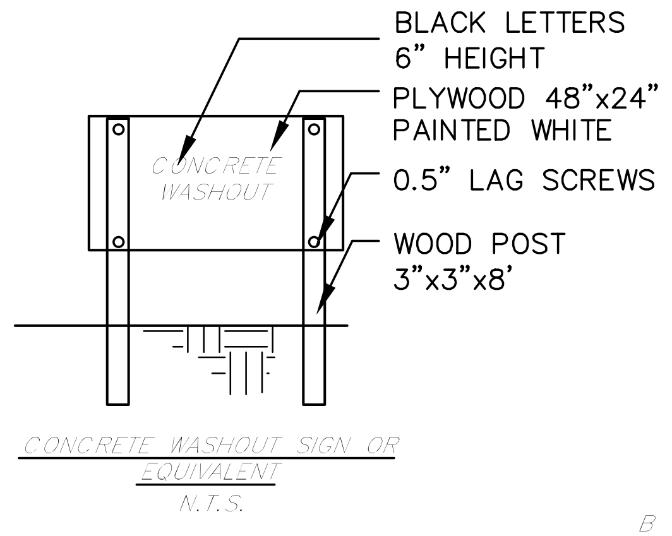


NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

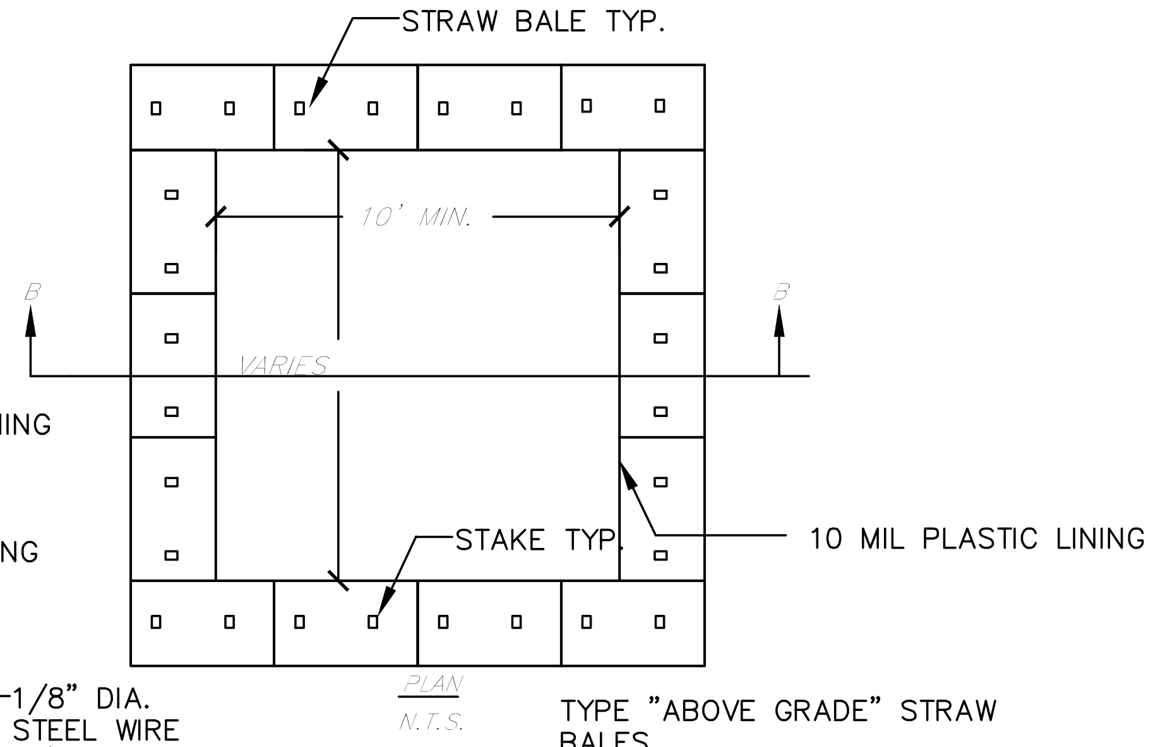
6
–

ENTRANCE / OUTLET TIRE WASH

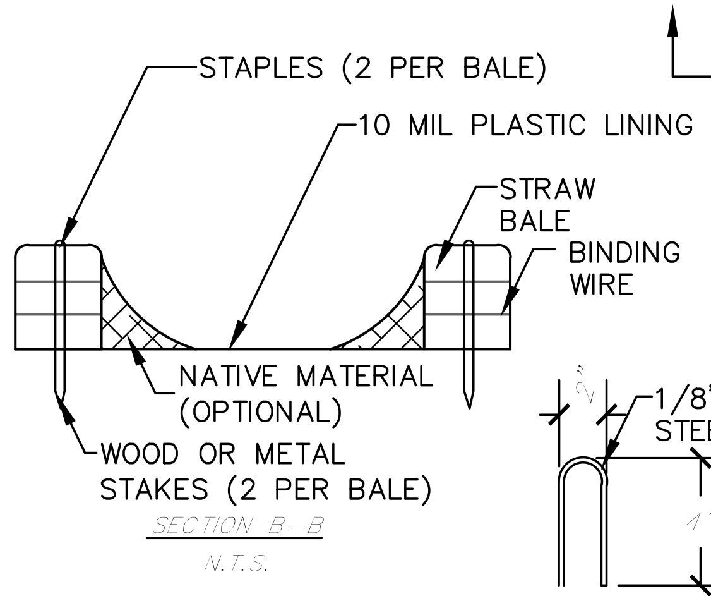
SCALE: NTS

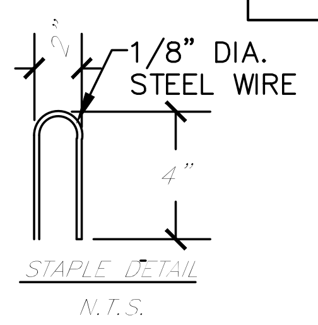


NOTES:
1. ACTUAL LAYOUT DETERMINED TO BE DETERMINE IN FIELD BY CONTRACTOR.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



TYPE "ABOVE GRADE" STRAW BALES





7
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CONCRETE WASTE MANAGEMENT

SCALE: NTS

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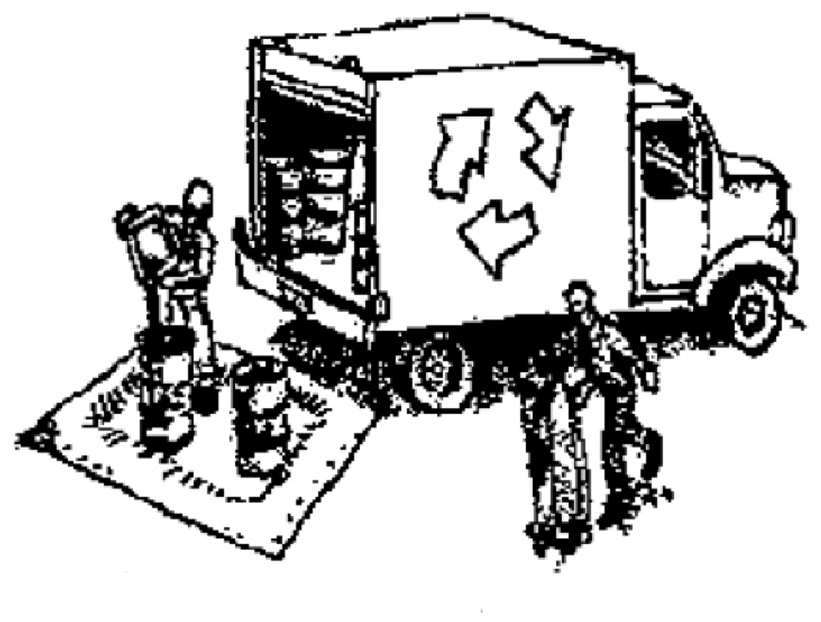
CONCEPTUAL EROSION
CONTROL DETAILS

C6.1

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
❑ Use (but don't overuse) reclaimed water for dust control.
❑ Ensure dust control water doesn't leave site or discharge to storm drains.

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 do not 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 and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
❑ Keep site free of litter (e.g. lunch items, cigarette butts).
❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

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

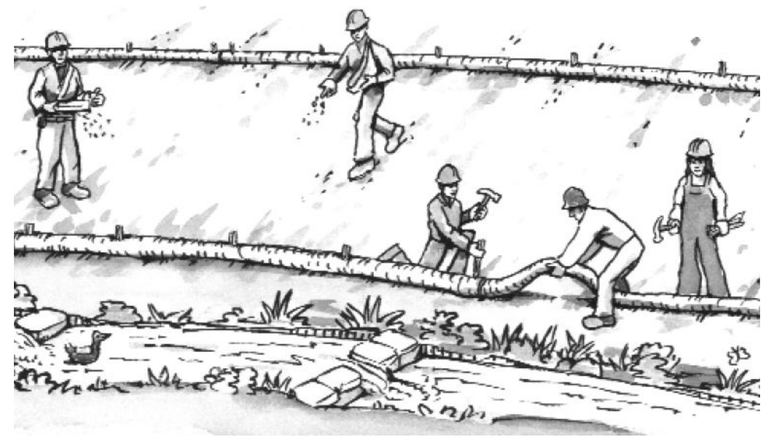
Maintenance and Parking

❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto 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, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
❑ Sweep up spilled dry materials immediately. Never attempt 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 to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

❑ 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, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

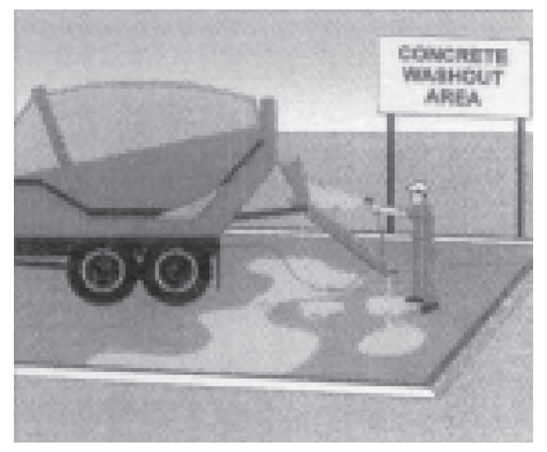
❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

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.

Concrete Management and Dewatering



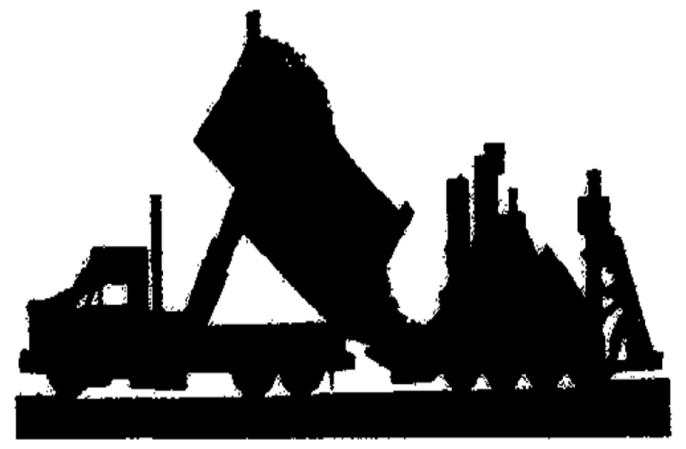
Concrete Management

❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

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.

Paving/Asphalt Work



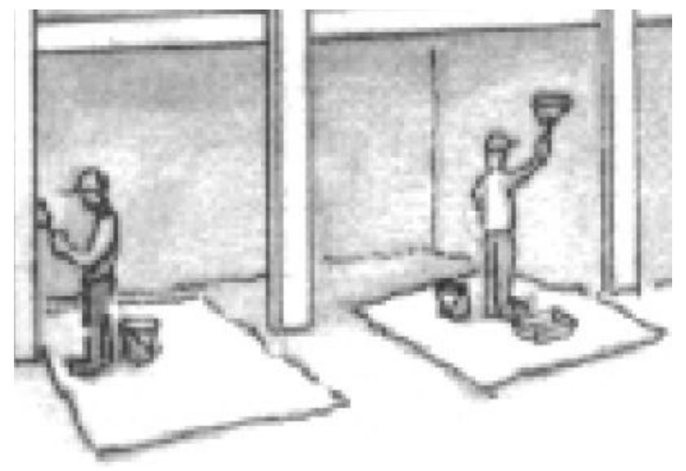
Paving

❑ 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, slurry seal, fog seal, or similar materials.
❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

❑ Protect storm drain inlets during saw cutting.
❑ If saw cut slurry enters a catch basin, clean it up immediately.
❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

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.
❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose 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.

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

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

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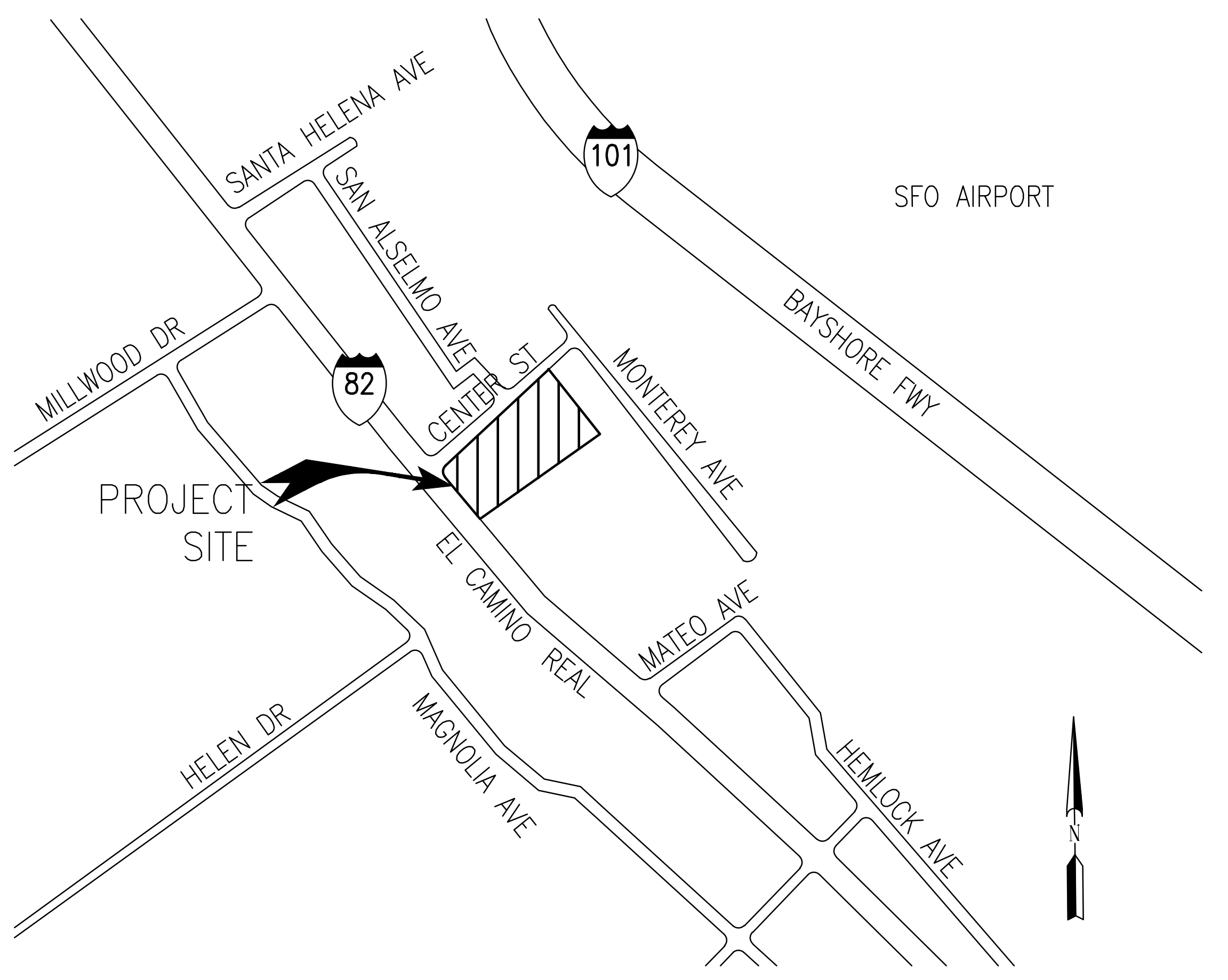
RESIDENTIAL DESIGN REVIEW
JUNE 12, 2020

GRAPHIC SCALE
30 0 30 60

BEST MANAGEMENT
PRACTICES



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	○	○	○	○
***ELECTRIC CABLE**					
SUPPLY & INSTALL	○	○	○	○	○
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	○
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
ELECTRIC TRANSFORMER PADS					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
ELECTRIC SWITCHGEAR & TRANSFORMER					
SUPPLY & INSTALL	○	○	○	○	○
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	○
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	○
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
TELEPHONE S.A.I. PAD					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	○
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	○
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
DIRECTIONAL DRILL / JACK AND BORE					
SUPPLY & INSTALL CONDUIT	○	○	○	○	○
EXCAVATION	○	○	○	○	○

● SYMBOL DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.

○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED

* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES

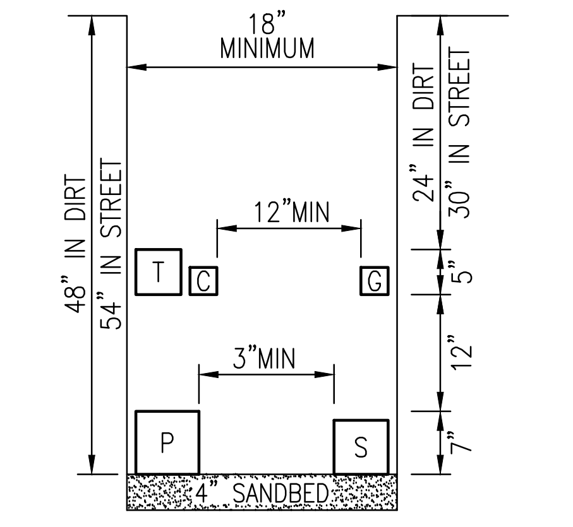
THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	10-09-2018	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	10-05-2018	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	10-03-2018	PRELIMINARY
LIGHT LOCATIONS		

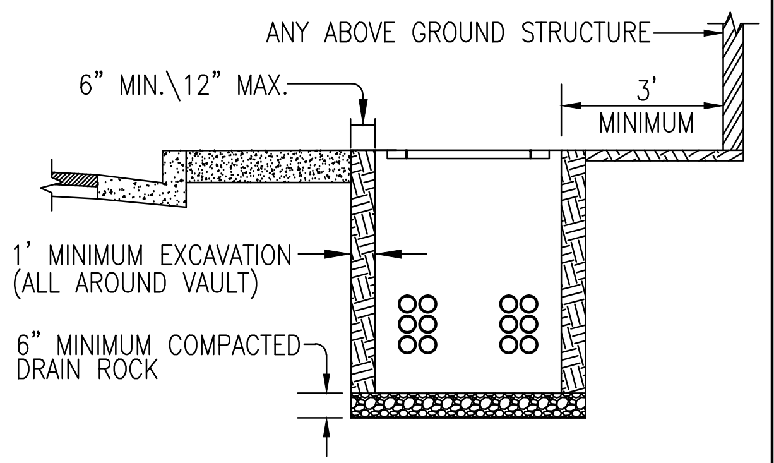
Vizion Utility Partners is not responsible for any subsequent changes or revisions.

OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

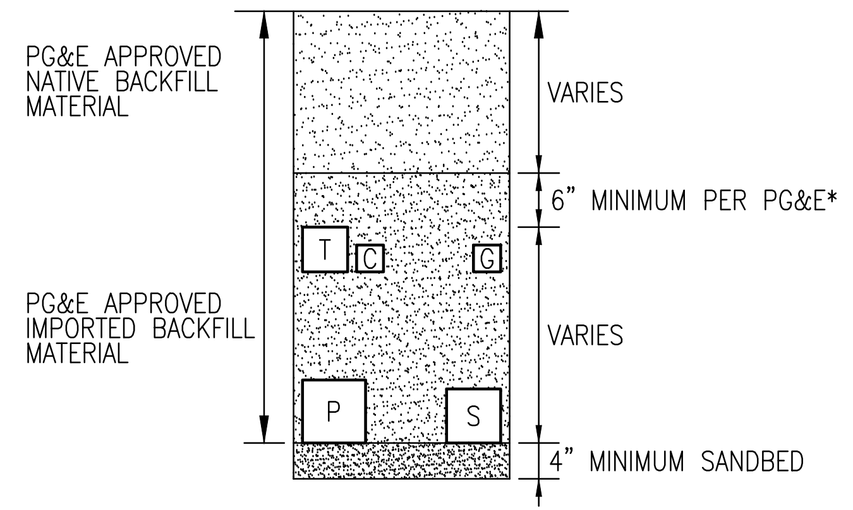
DRAWING NAME: j:\dropbox\projects\2017\17-819 1100 el camino real, millbrae\rga work\ms 17-819_r20_phase 1 & 2.dwg
PLOT DATE: Friday, July 12, 2019 2:12:52 PM
PLOTTED BY: RYAN



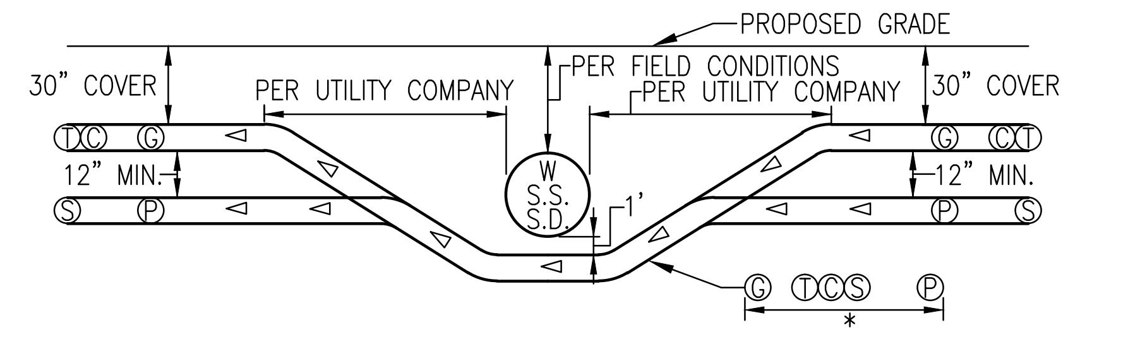
TYPICAL JOINT TRENCH



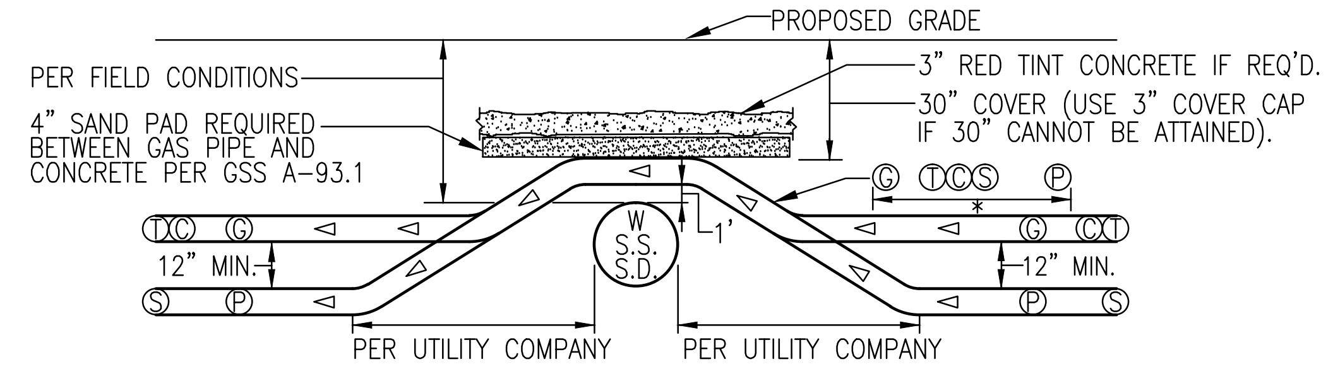
TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



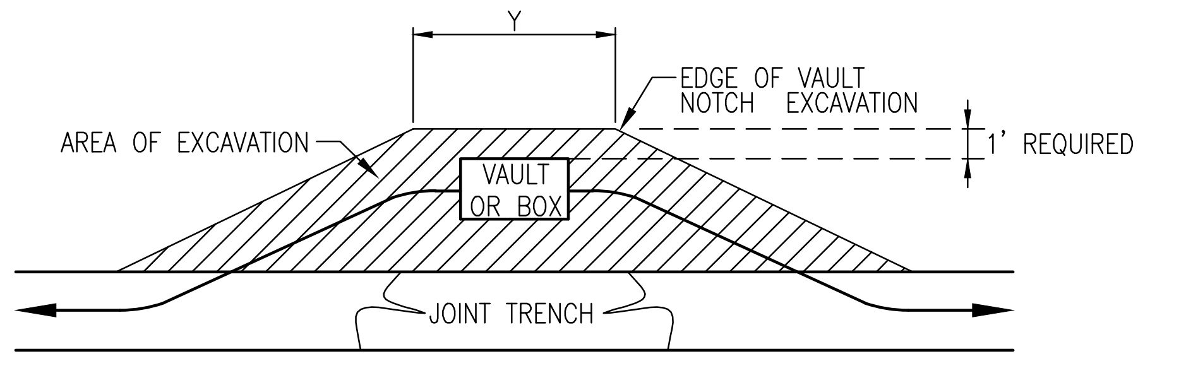
JOINT TRENCH UNDER WATER & S.S. & S.D.
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



JOINT TRENCH OVER WATER & S.S. & S.D
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



	BOX EXCAVATION	
PRIMARY BOX SIZE	"Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

ELECTRIC CONDUIT MINIMUM BEND RADIUS

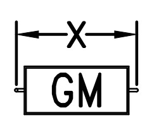
CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0-350 0-600	0.25 2	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
400 TO 1000 CLASS	351-1,400 601-2,400	0.25 2	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
5M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT *ELECTRIC & GAS SERVICE REQUIREMENTS* GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT-1.



**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

GENERAL NOTES:

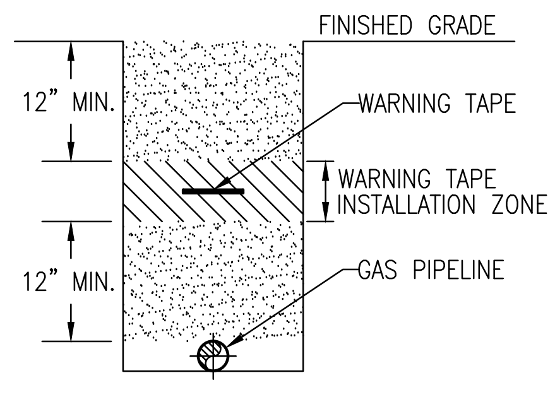
1. THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVEGROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
    - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
    - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - THE SIEVES AND SCREENS SHALL BE:
      1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
      #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
    - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
    - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
    - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
    - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
    - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
    - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
    - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RGA SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

TRANSFORMER CLEARANCE REQUIREMENTS:

1. ABOVE ANY SINGLE PHASE TRANSFORMER LOCATION, MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER VAULT/PAD.
2. ABOVE ANY THREE PHASE TRANSFORMER LOCATION, MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER VAULT/PAD.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL DETAIL
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION
(N.T.S.)

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

PG&E GAS ADE ________ PHONE NUMBER ________

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH P.G. & E., TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. VIZION UTILITY PARTNERS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
    A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
    B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
    C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. VIZION UTILITY PARTNERS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED ________________
DATE ________________

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
PG&E ELECTRIC		
PG&E GAS		
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

FOR VIZION USE ONLY
QA REVIEW

	INITIALS	DATE
INTENT (ELEC.)		
INTENT (GAS)		
COMPOSITE		
PRE-CON		

DEVELOPER:
ANTON DEVELOPMENT CO LLC
950 TOWER LANE, SUITE 1225
FOSTER CITY, CA 94404
MEGAN CRUMMETT
T: 650-249-6615
E: MCRUMMETT@ANTONDEV.COM

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET - SITE A
JT-2	JOINT TRENCH INTENT - SITE A
JT-3	JOINT TRENCH INTENT - SITE A

DAVID B. VOORHIES
No. 26429
Exp. 03-31-20
CIVIL

-PRELIMINARY-
NOT FOR CONSTRUCTION

DELTA NO:	REVISION	DATE:

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UNDERGROUND SERVICE ALERT

JOINT TRENCH TITILE SHEET - SITE A
ANTON MILLBRAE
ANTON DEVELOPMENT CO LLC
MILLBRAE
CALIFORNIA

Vizion Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
6400 VILLAGE PARKWAY, SUITE 204 DUBLIN, CA 94568
Tel (925) 682-1114

PROJ. NO: 17-819
SCALE: N.T.S.
PM: M. WILLIAMS
DRAWN BY: M. HOANG
CHECKED BY:
LAST UPDATED: 07-15-2019
DRAWING NO: JT-1
SHEET: 1 OF: 2

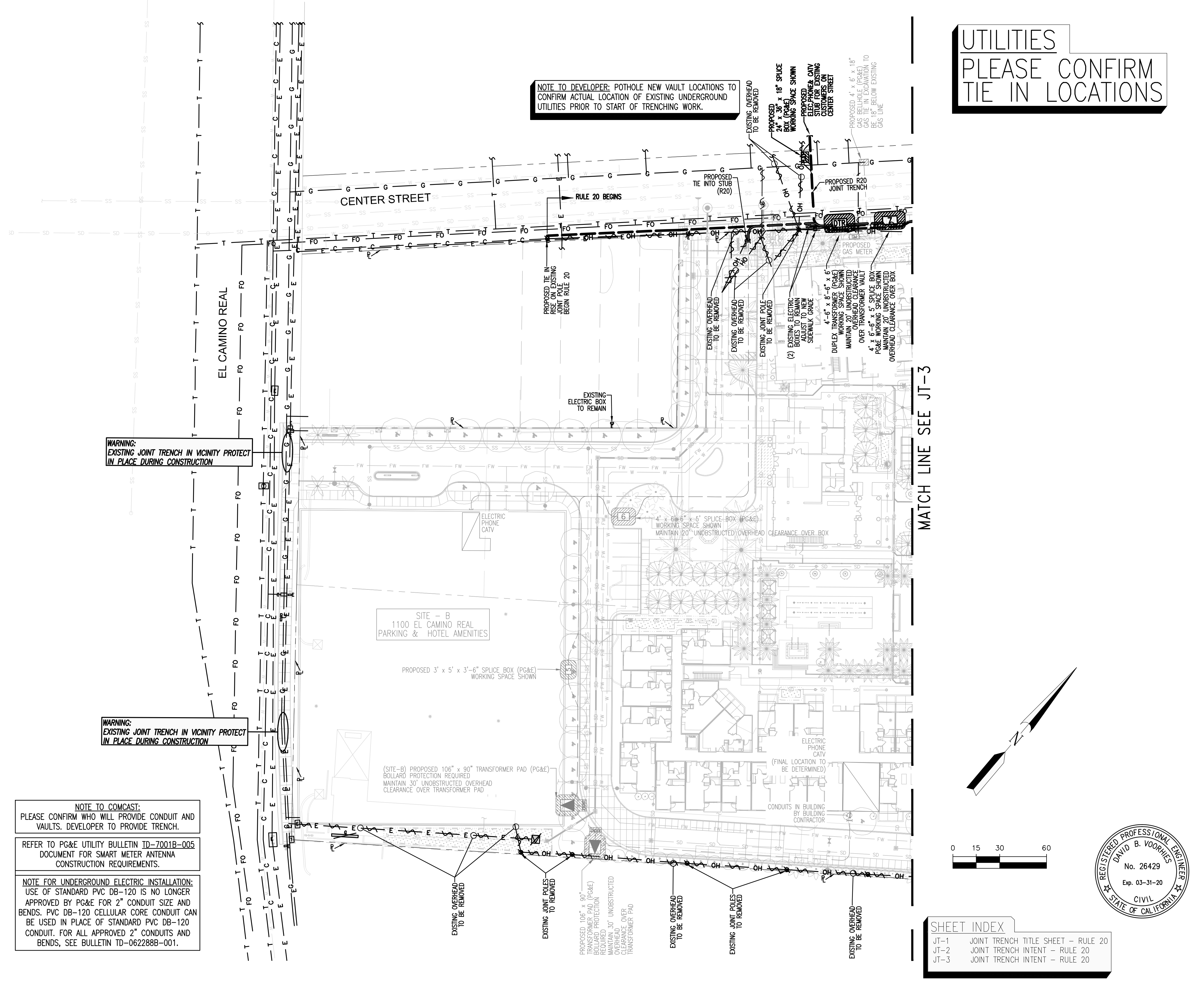
DRAWING NAME: j:\dropbox\projects\2017\17-819 1100 el camino real, millbrae\rga work\ms 17-819_r20_phase 1 & 2.dwg
PLOT DATE: Thursday, September 12, 2019 2:34:47 PM
PLOTTED BY: NCARTER

-PRELIMINARY- NOT FOR CONSTRUCTION

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT-1)

UTILITIES PLEASE CONFIRM TIE IN LOCATIONS

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.



DAVID B. VOORHIES
No. 26429
Exp. 03-31-20
CIVIL

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

REFER TO PG&E UTILITY BULLETIN TD-7001B-005 DOCUMENT FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF STANDARD PVC DB-120 IS NO LONGER APPROVED BY PG&E FOR 2" CONDUIT SIZE AND BENDS. PVC DB-120 CELLULAR CORE CONDUIT CAN BE USED IN PLACE OF STANDARD PVC DB-120 CONDUIT. FOR ALL APPROVED 2" CONDUITS AND BENDS, SEE BULLETIN TD-062288B-001.

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET - RULE 20
JT-2	JOINT TRENCH INTENT - RULE 20
JT-3	JOINT TRENCH INTENT - RULE 20

LEGEND

▬ ▬ ▬ ▬	PROPOSED JOINT TRENCH
DTR	PROPOSED 4'-6" x 8'-6" x 7'-6" UCD TRANSFORMER (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER VAULT
▲	PROPOSED 4' x 6'-6" x 5' SPLICE BOX PG&E WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER BOX
7	PROPOSED 4'-6" x 8'-6" x 6' SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER BOX
3	PROPOSED 24" x 36" x 18" S.B. (PG&E) WORKING SPACE SHOWN
→	**PROPOSED GUY ANCHOR**
×	PROPOSED NEW POLE
— — — —	(SITE A & B) PROPOSED JOINT TRENCH SITE
GM	PROPOSED GAS METER
▨	PROPOSED 4' x 6' x 18" GAS BELLHOLE (PG&E) GAS TIE IN EXCAVATION TO BE 18" BELOW EXISTING GAS LINE
▲ FRONT	SITE A & B PROPOSED 106" x 90" XFMR PAD (PG&E) BOLLARD PROTECTION REQUIRED MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER PAD
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●	EXISTING JOINT POLE TO REMAIN
E	EXISTING ELECTRIC BOX TO REMAIN
T	EXISTING PHONE BOX TO REMAIN
ⓣ	EXISTING PHONE MANHOLE TO REMAIN
▭C	EXISTING CATV BOX TO REMAIN
— OH —	EXISTING OVERHEAD LINE
— E —	EXISTING ELECTRIC LINE
— G —	EXISTING GAS LINE
— T —	EXISTING PHONE LINE
— C —	EXISTING CATV LINE
— FO —	EXISTING FIBER OPTIC LINE
⊗	EXISTING POLE TO BE REMOVED
~ E ~	EXISTING ELECTRIC LINE TO BE REMOVED
~ G ~	EXISTING GAS TO BE REMOVED
~ OH ~	EXISTING OVERHEAD TO BE REMOVED
☒	EXISTING TRANSFORMER TO BE REMOVED
~~E~~	EXISTING ELECTRIC BOX TO BE REMOVED
~~G~~	EXISTING GAS METER TO BE REMOVED

NOTE:
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DATE:	REVISION	DELTA NO:

CALL 811 BEFORE YOU DIG
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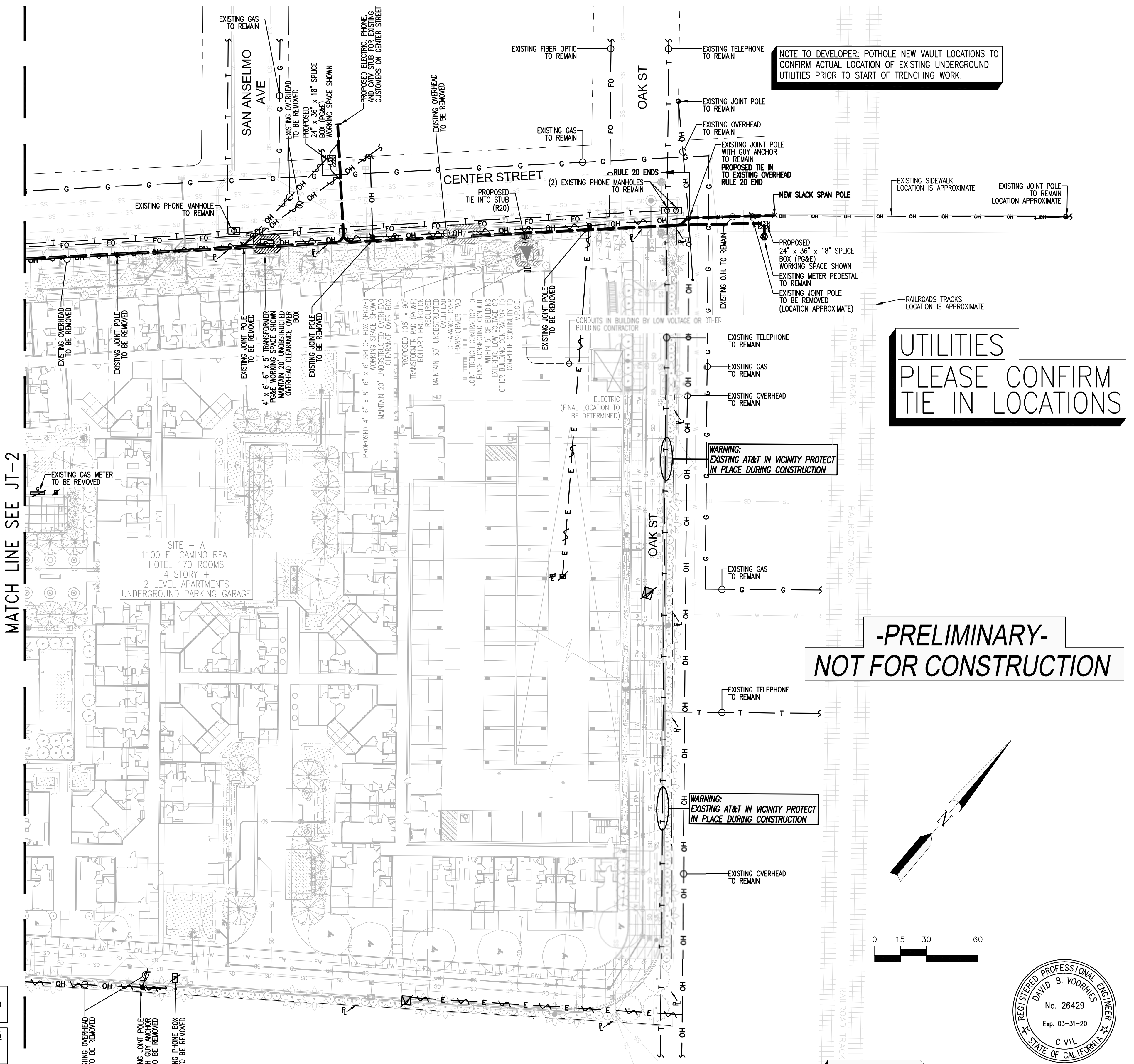
UNDERGROUND SERVICE ALERT

RULE 20 JOINT TRENCH INTENT - RULE 20
ANTON MILLBRAE - RULE 20
ANTON DEVELOPMENT CO LLC
MILLBRAE
CALIFORNIA

Vizion Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 200 PLEASANTON, CA 94588
Tel (925) [illegible]-1114

PROJ. NO:	17-819
SCALE:	1" = 30'
PM:	M. WILLIAMS
DRAWN BY:	J. CAZARES
CHECKED BY:	
LAST UPDATED:	09-12-2019
DRAWING NO:	JT-2
SHEET:	2 OF: 3



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UTILITIES PLEASE CONFIRM TIE IN LOCATIONS

-PRELIMINARY- NOT FOR CONSTRUCTION

DAVID B. VOORHIES
No. 26429
Exp. 03-31-20
CIVIL

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET - RULE 20
JT-2	JOINT TRENCH INTENT - RULE 20
JT-3	JOINT TRENCH INTENT - RULE 20

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DRAWING NAME: j:\dropbox\projects\(2017)\17-819 1100 el camino real, millbrae\vgp work\ms 17-819_r20_phase 1 & 2.dwg
PLOT DATE: Thursday, September 12, 2019 2:34:47 PM
PLOTTED BY: NCARTER

NOTE TO CONTRACTOR:
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LEGEND

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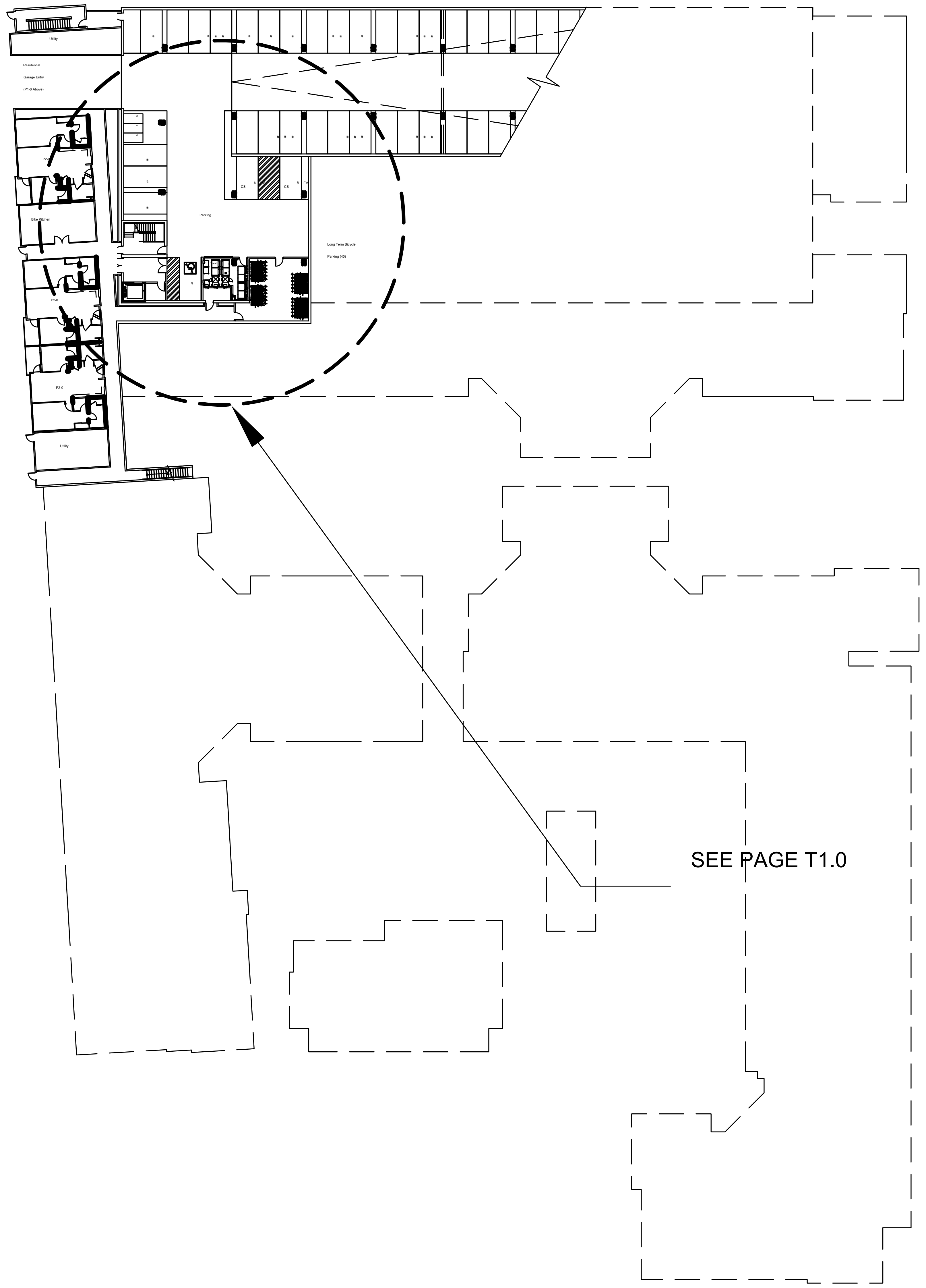
ANTON MILLBRAE - RULE 20
ANTON DEVELOPMENT CO LLC
MILLBRAE
CALIFORNIA

Vizion Utility
PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 290 PLEASANTON, CA 94588
Tel (925) 463-1114

PROJ. NO:	17-819
SCALE:	1" = 30'
PM:	M. WILLIAMS
DRAWN BY:	J. CAZARES
CHECKED BY:	
LAST UPDATED:	09-12-2019
DRAWING NO:	JT-3
SHEET:	3 OF: 3



AMERICAN
TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 890
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
SBROWN@TRASHMANAGE.COM

Anton DevCo
4900 Hopyard, Suite 300
Pleasanton, CA 94588

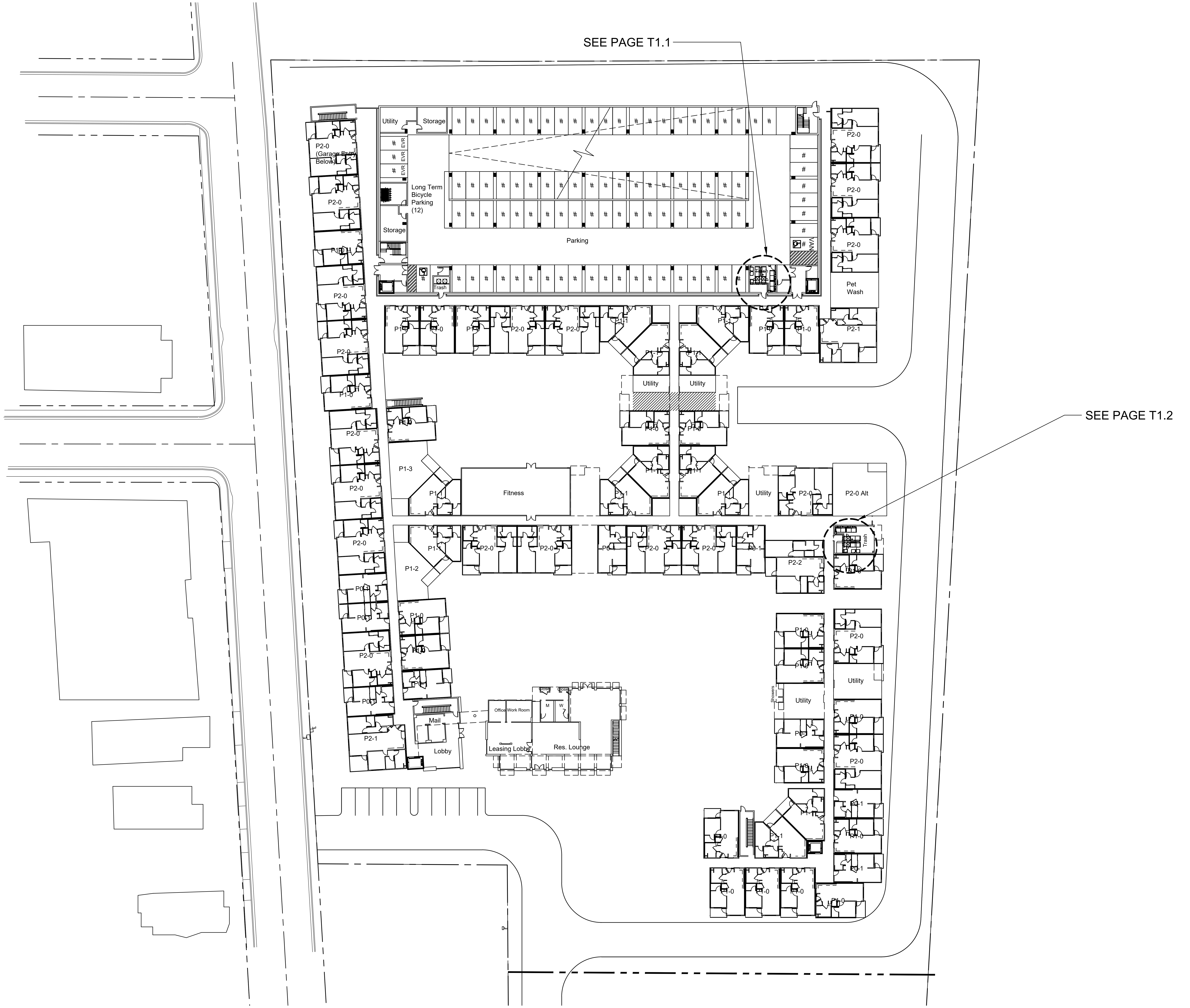
1100 EL CAMINO REAL
MILLBRAE, CA

RESIDENTIAL DESIGN REVIEW

June 15, 2020

TRASH SITE PLAN LEVEL 0

T0.1



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MILLBRAE, CA

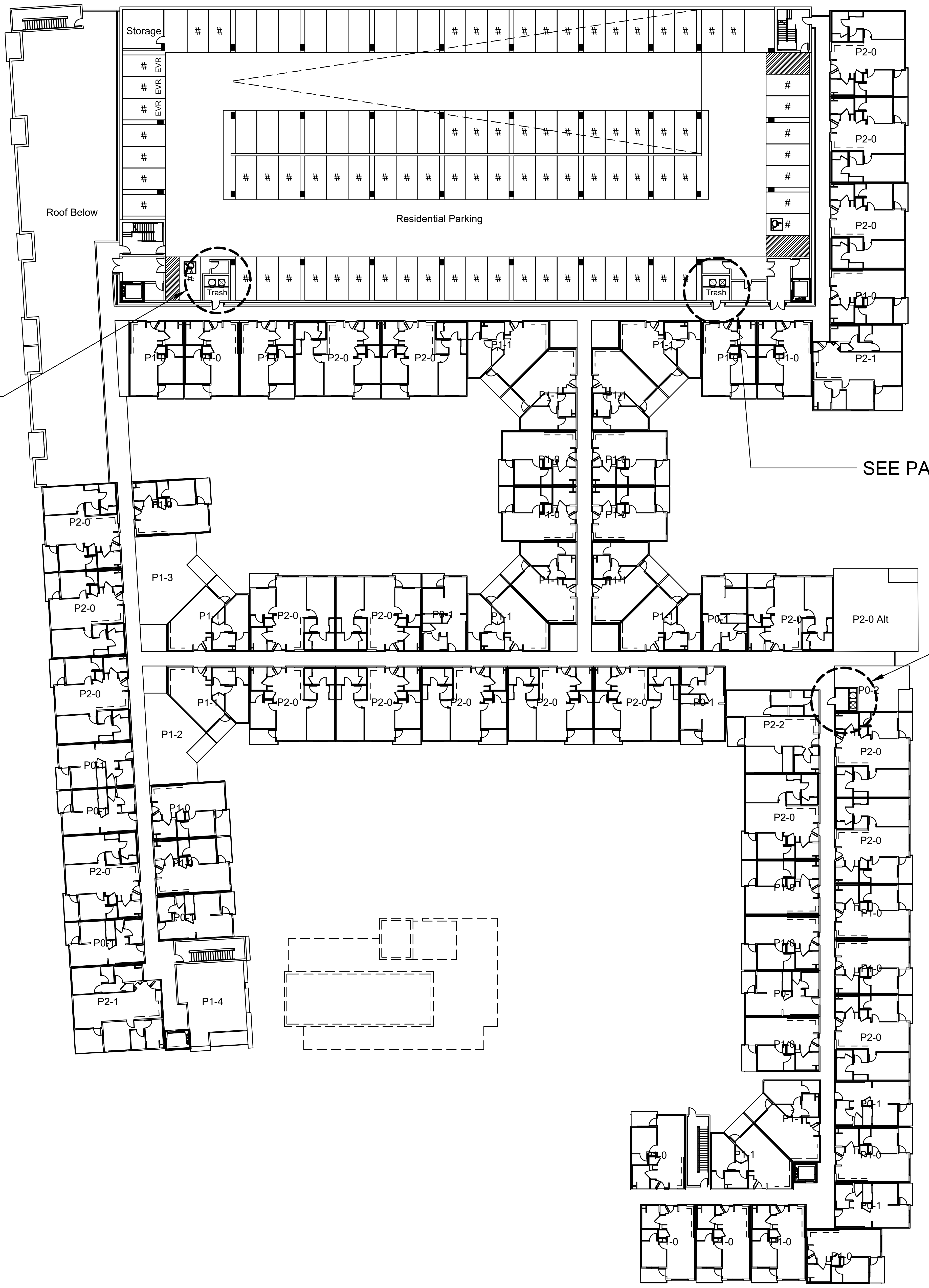
RESIDENTIAL DESIGN REVIEW

June 15, 2020

0 20 40 80

TRASH SITE PLAN LEVEL 1

T0.2



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MILLBRAE, CA

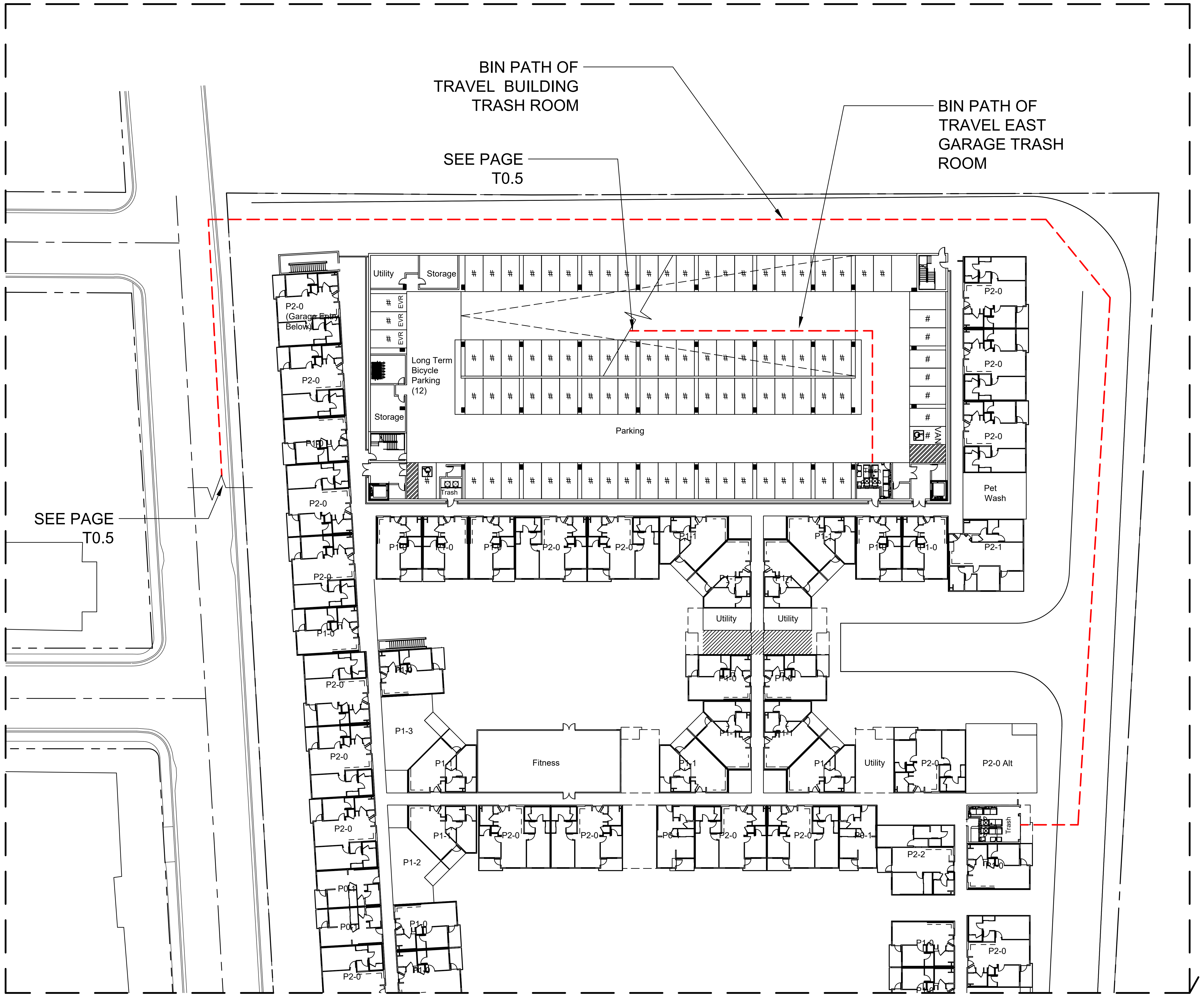
RESIDENTIAL DESIGN REVIEW

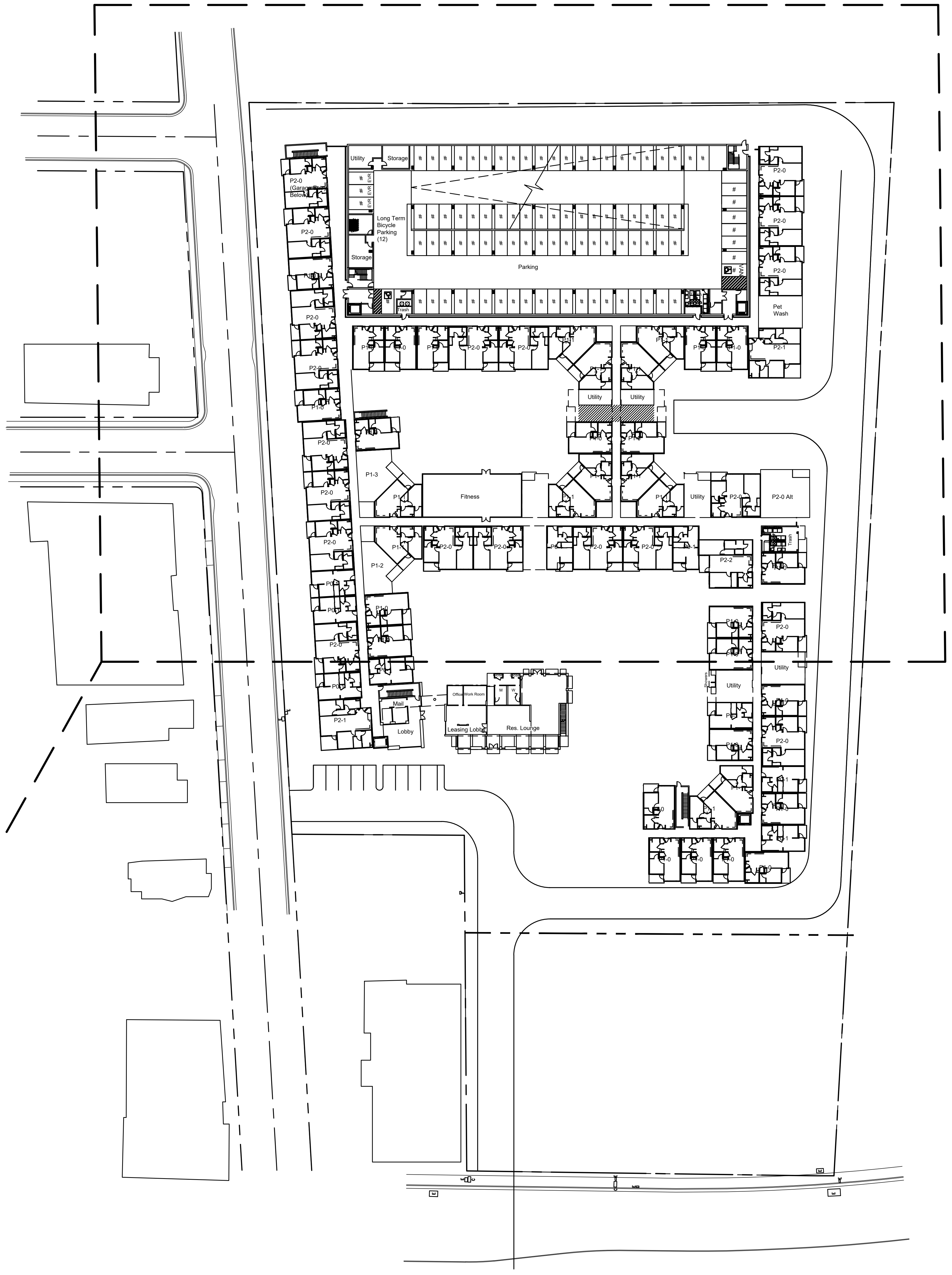
June 15, 2020

0 20 40 80

UPPER VESTIBULE LEVELS

T0.3





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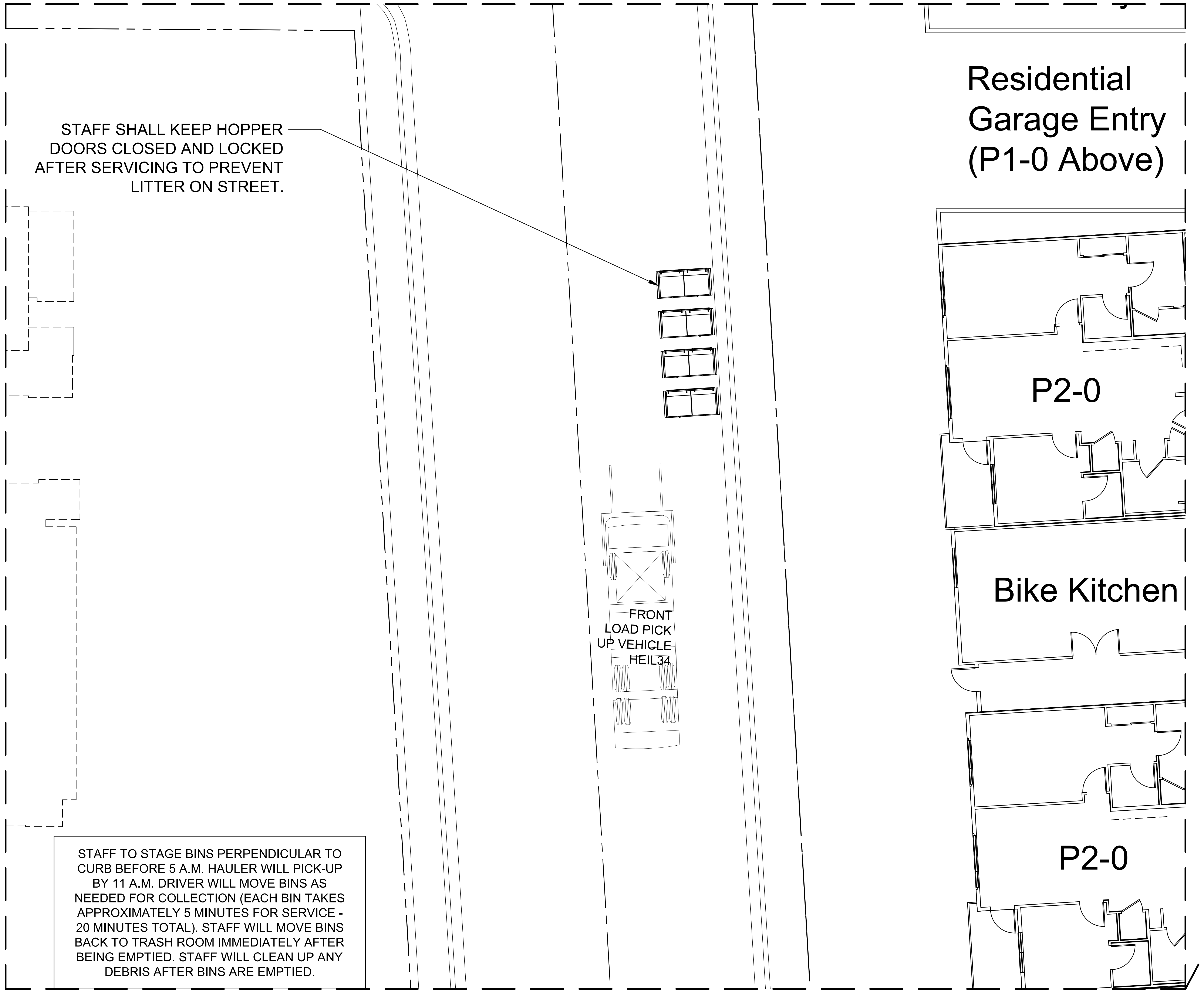
RESIDENTIAL DESIGN REVIEW

June 15, 2020

0 20 40 80

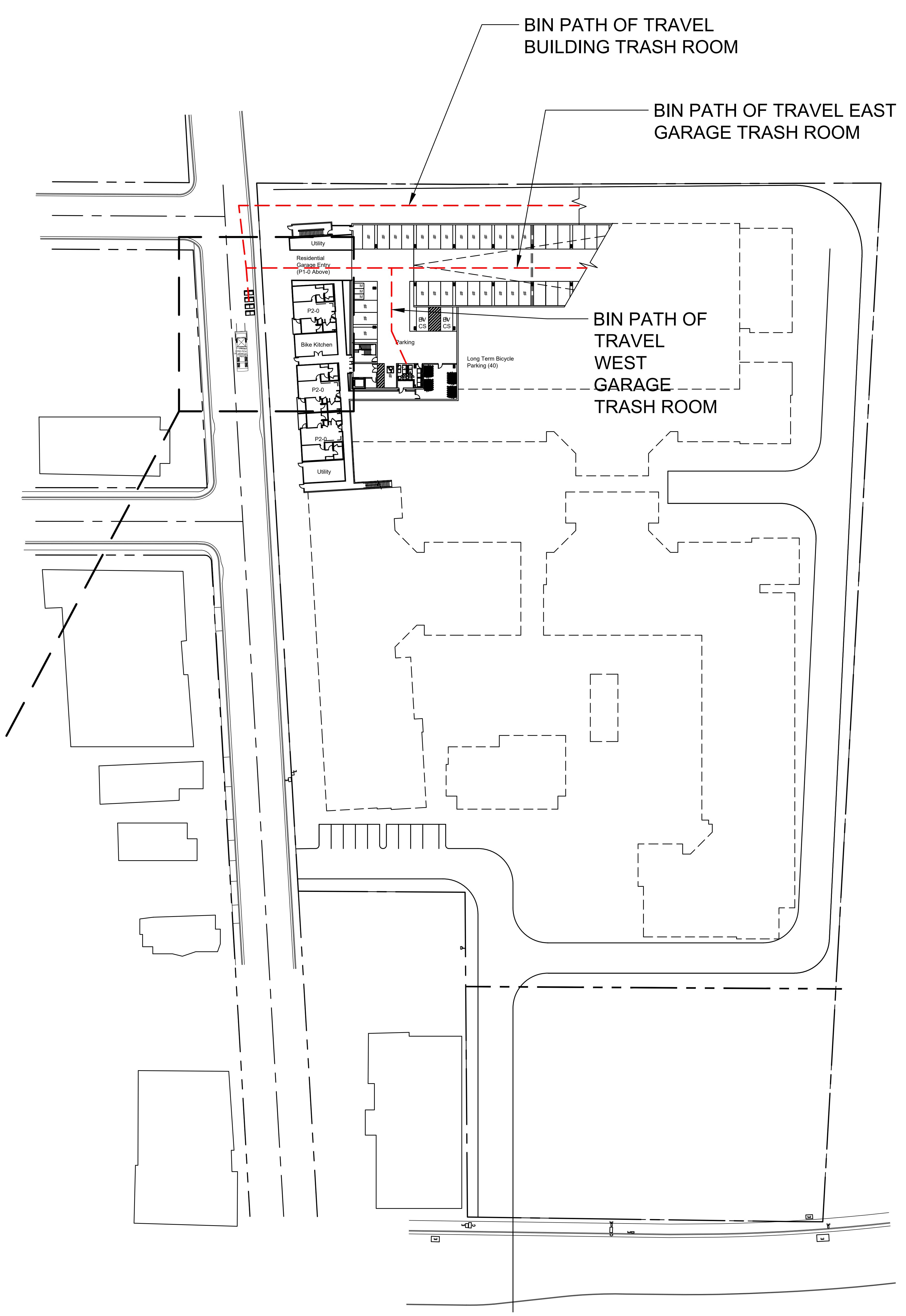
STAGING PATH OF TRAVEL

T0.4



STAFF SHALL KEEP HOPPER DOORS CLOSED AND LOCKED AFTER SERVICING TO PREVENT LITTER ON STREET.

STAFF TO STAGE BINS PERPENDICULAR TO CURB BEFORE 5 A.M. HAULER WILL PICK-UP BY 11 A.M. DRIVER WILL MOVE BINS AS NEEDED FOR COLLECTION (EACH BIN TAKES APPROXIMATELY 5 MINUTES FOR SERVICE - 20 MINUTES TOTAL). STAFF WILL MOVE BINS BACK TO TRASH ROOM IMMEDIATELY AFTER BEING EMPTIED. STAFF WILL CLEAN UP ANY DEBRIS AFTER BINS ARE EMPTIED.



PROJECTED TRASH COLLECTION SCHEDULE / WK

SERVICE	M	T	W	T	F	S	TOTAL
WASTE		3			1		4
CARDBOARD	1				3		4
CONTAINERS	1			3			4
PAPER	1		3				4

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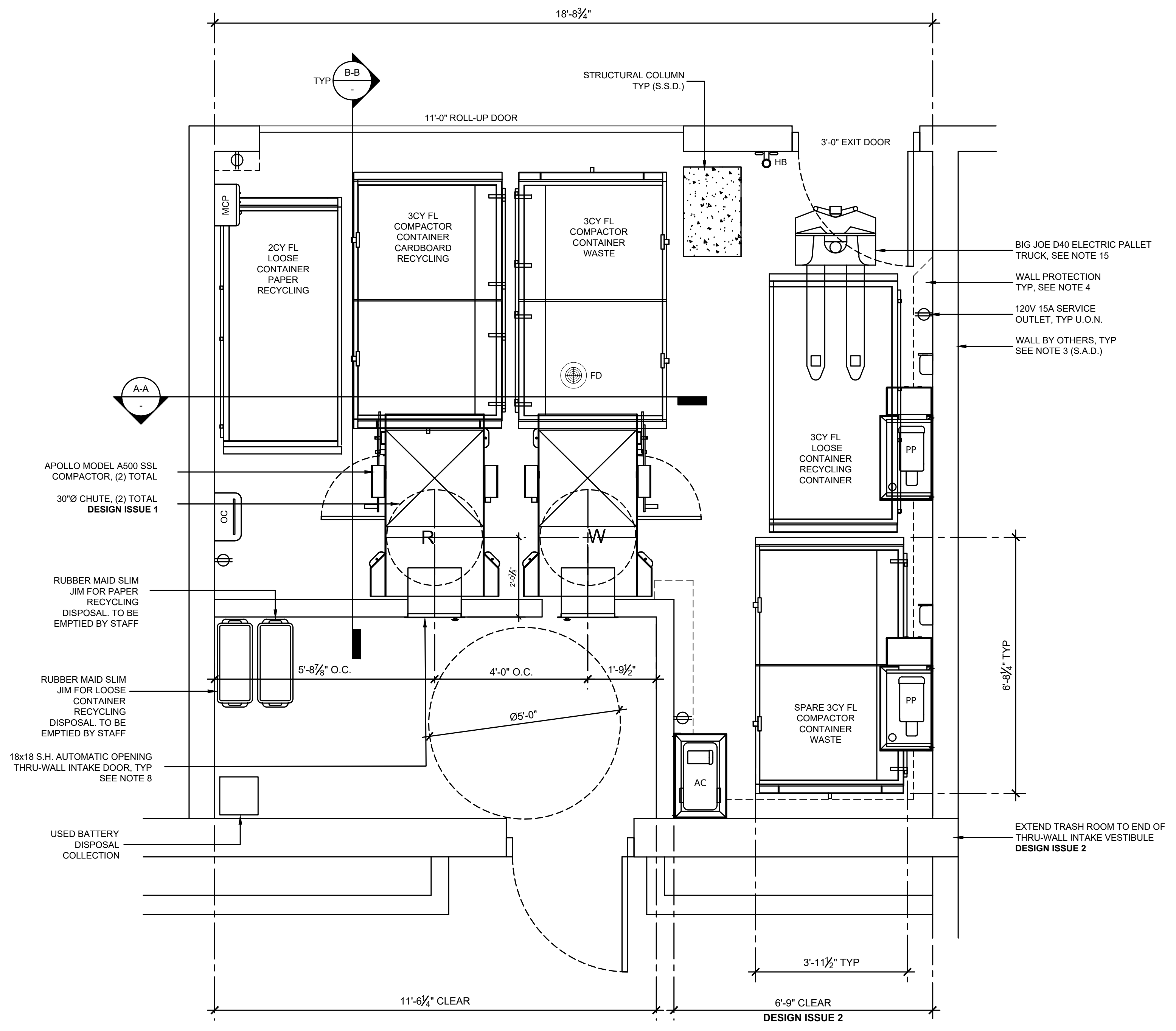
0 20 40 80

STAGING PLAN

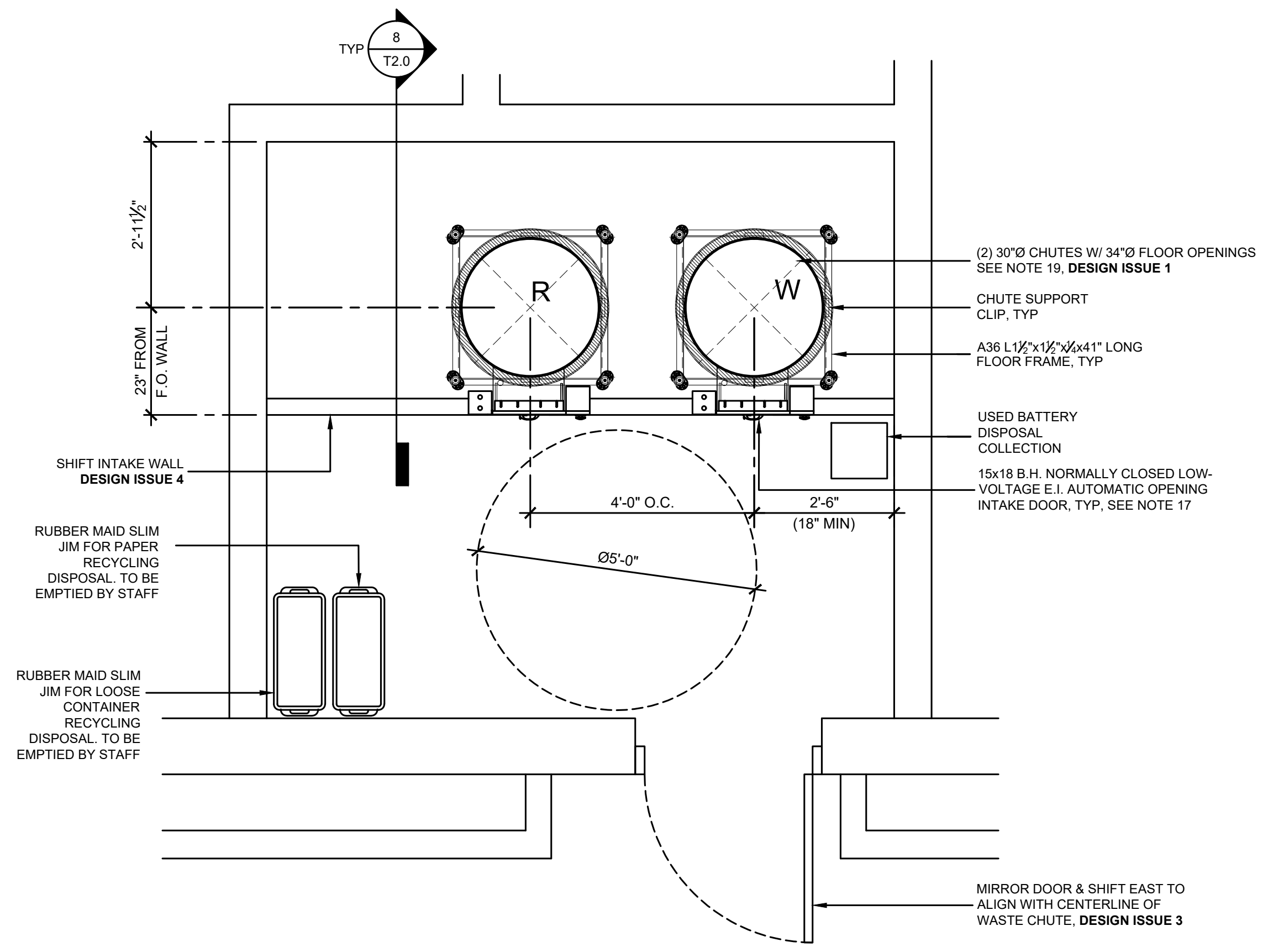
T0.5



WEST TRASH COLLECTION ROOM PLAN

BUILDING B - LEVEL 0

SCALE: ⅜" = 1'-0"



WEST CHUTE INTAKE VESTIBULES

BUILDING B - LEVELS 1-4

SCALE: ⅜" = 1'-0"

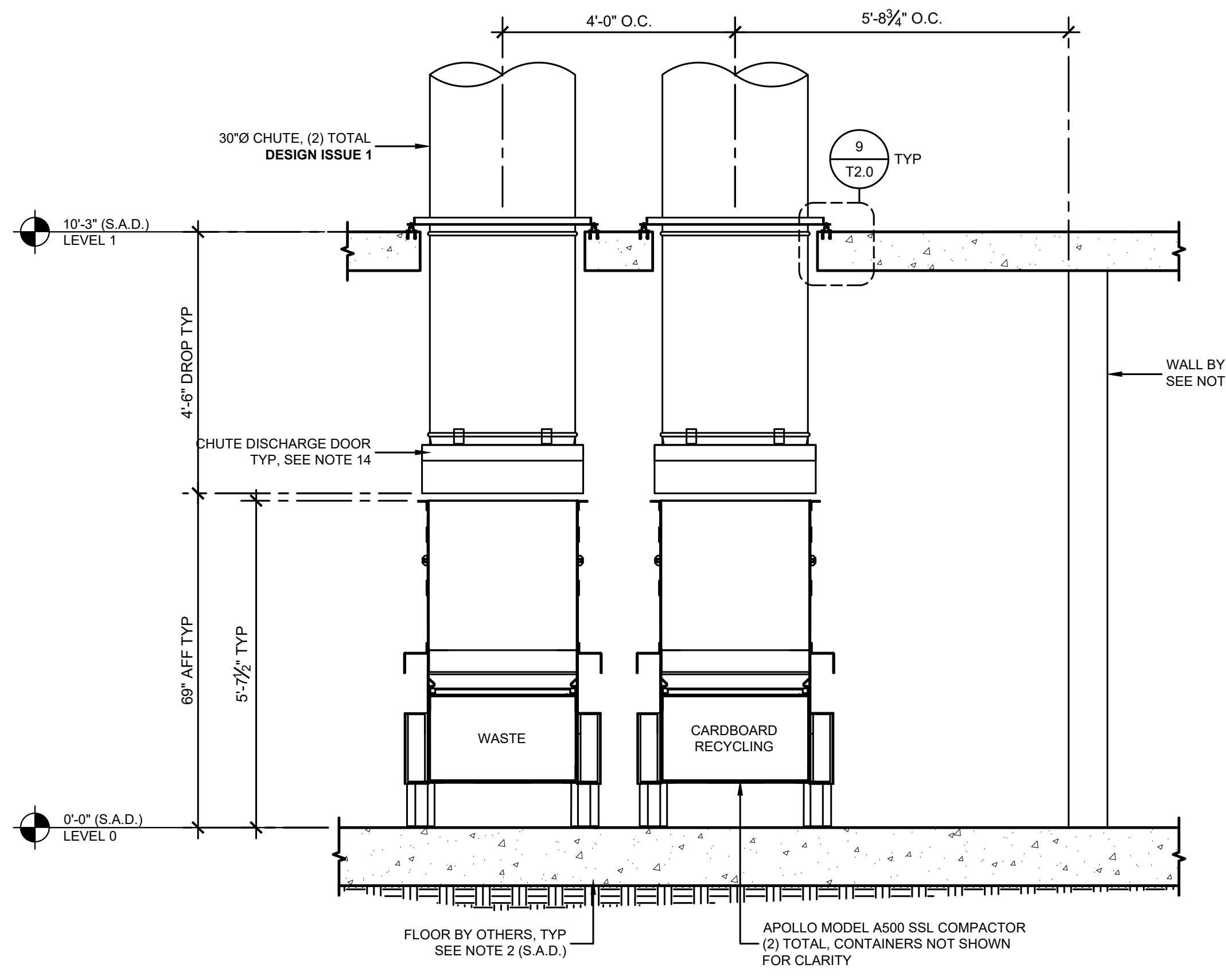
NOTE:
STAFF SHALL KEEP HOPPER DOOR CLOSED AND LOCKED AFTER SERVICING TO PREVENT LITTER.

EQUIPMENT SCHEDULE: WEST TRASH ROOM

QTY:	DESCRIPTION:
4	TOTAL FLOORS ABOVE GRADE
2	GALVANIZED STEEL CHUTES. 38'-3" TOTAL LINEAR FEET PER CHUTE (V.I.F.)
6	TOTAL FLOOR SUPPORT FRAMES
6	15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING CHUTE INTAKE DOORS
2	TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE- RATED, HORIZONTALLY INSULATED SLIDING-STEEL CHUTE DISCHARGE / FIRE ENCLOSURE DOOR WITH 165°F. FUSIBLE LINK
3	18x18 SIDE HINGED, AUTOMATIC OPENING THRU-WALL INTAKE DOORS
3	64 GALLON LOOSE TOTER CARTS
2	APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS
2	COMPACTOR POWER PACKS: 5HP 3-PHASE, 208/230/460V WITH 30A DISCONNECTS
4	2CY FRONT-LOAD COMPACTOR CONTAINERS
1	CHUTE AIR COMPRESSOR: 2HP MOTOR
1	CHUTE MASTER CONTROL PANEL
1	FLOOR DRAIN
1	ODOR CONTROL UNIT
1	HOT AND COLD HOSE BIBB
1	11'-0" WIDE ROLL-UP DOOR
1	3'-0" EXIT DOOR
1	BIG JOE D40 ELECTRIC PALLET TRUCK

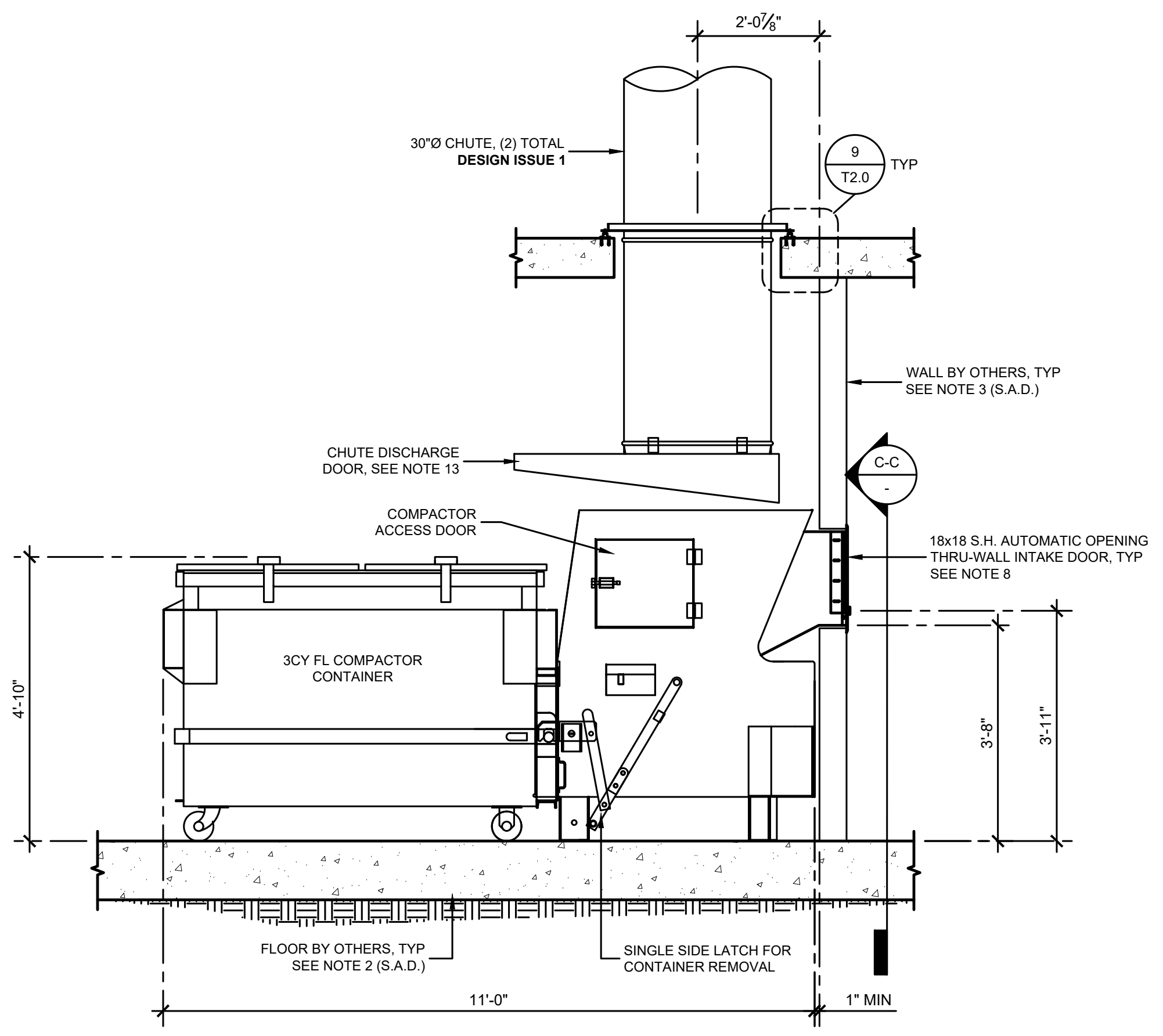
PROJECTED COLLECTION SCHEDULE: WEST TRASH ROOM

SERVICE:	CONTAINER VOL / TYPE:	FREQUENCY:
WASTE	3CY FL COMPACTOR CONTAINERS	1x/wk
CARDBOARD	3CY FL COMPACTOR CONTAINERS	1x/wk
CONTAINERS	3CY FL LOOSE CONTAINER	1x/wk
PAPER	2CY FL LOOSE CONTAINER	1x/wk

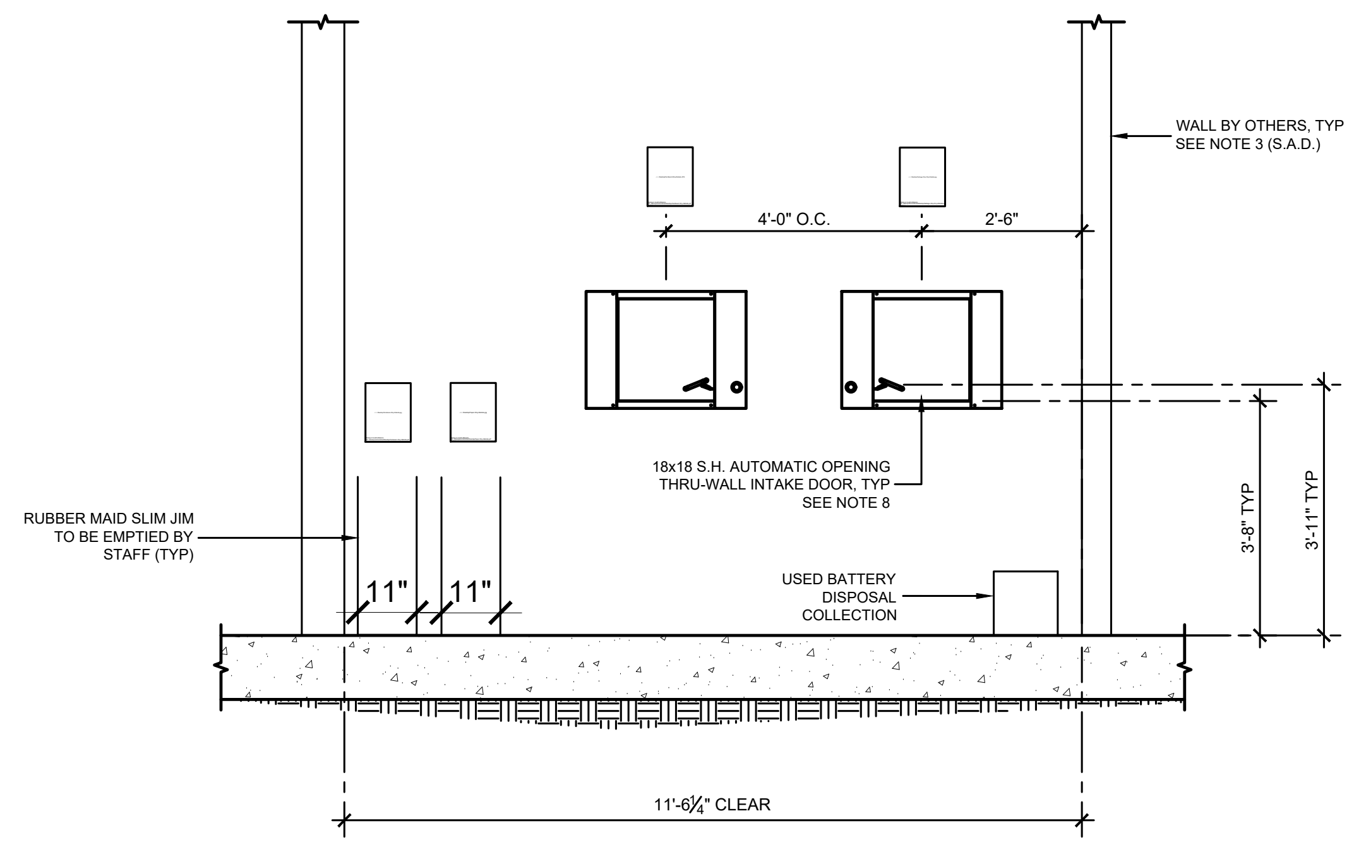


SECTION A-A

NOTE: SEE TRASH COLLECTION ROOM PLAN FOR TRASH EQUIPMENT OR ANY OTHER INFORMATION NOT SHOWN IN SECTIONS.



SECTION B-B



SECTION C-C

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.

SECTIONS

AT WEST TRASH COLLECTION ROOM

SCALE: ⅜" = 1'-0"

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MILLBRAE, CA

RESIDENTIAL DESIGN REVIEW

June 15, 2020

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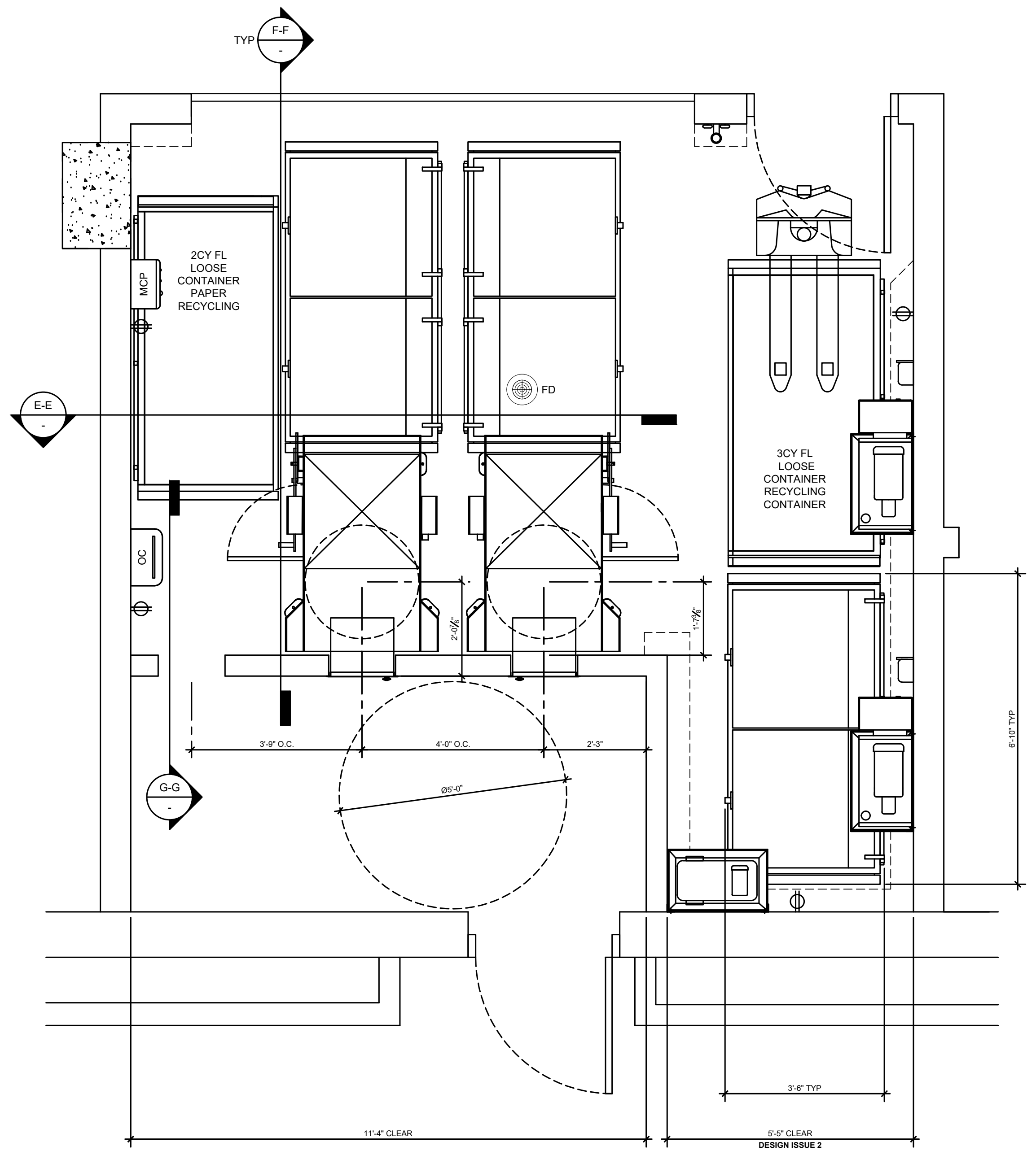
WEST TRASH ROOM DETAILS

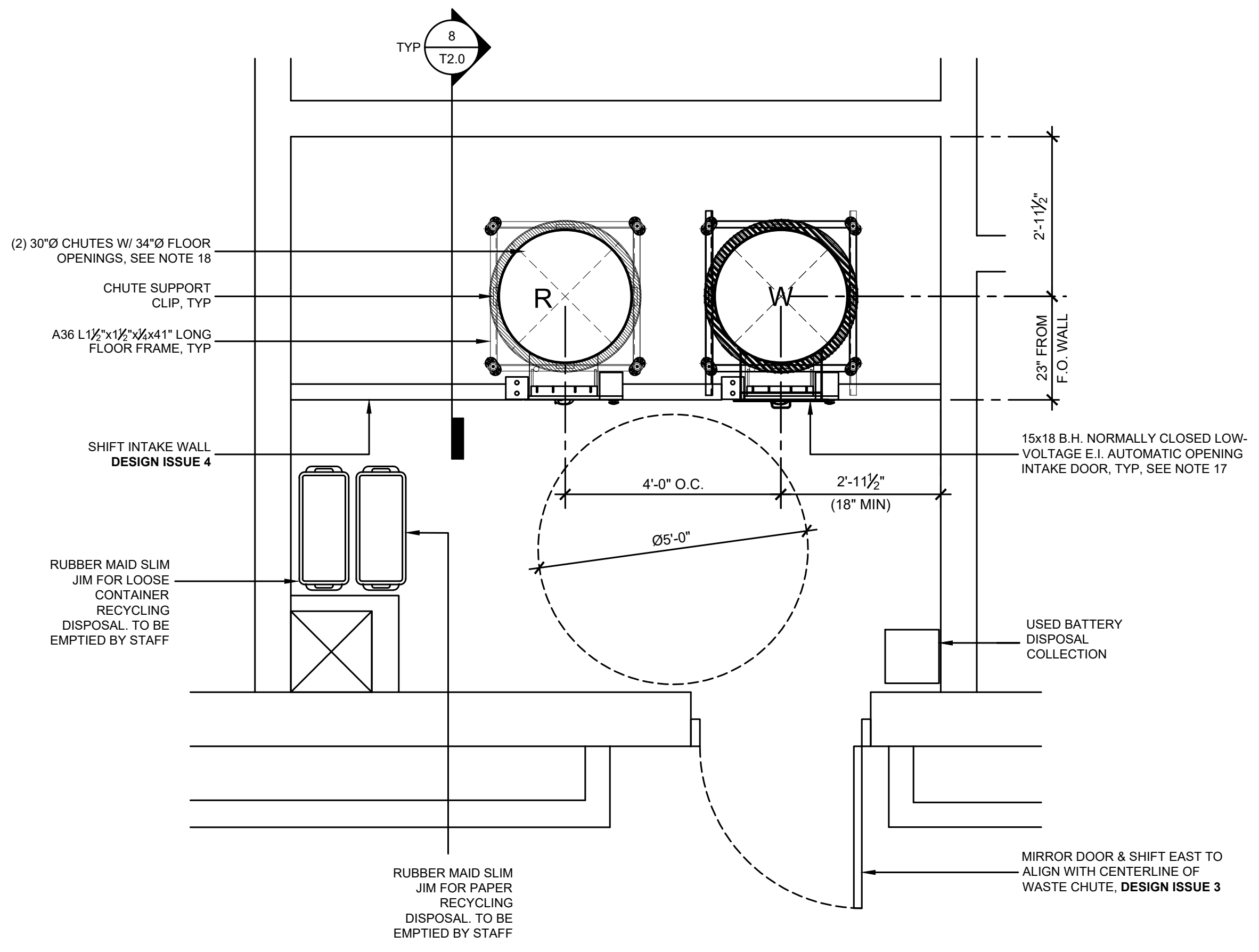
T1.0



EAST TRASH COLLECTION ROOM PLAN

BUILDING B - LEVEL 1

SCALE: 3/8" = 1'-0"



EAST CHUTE INTAKE VESTIBULES

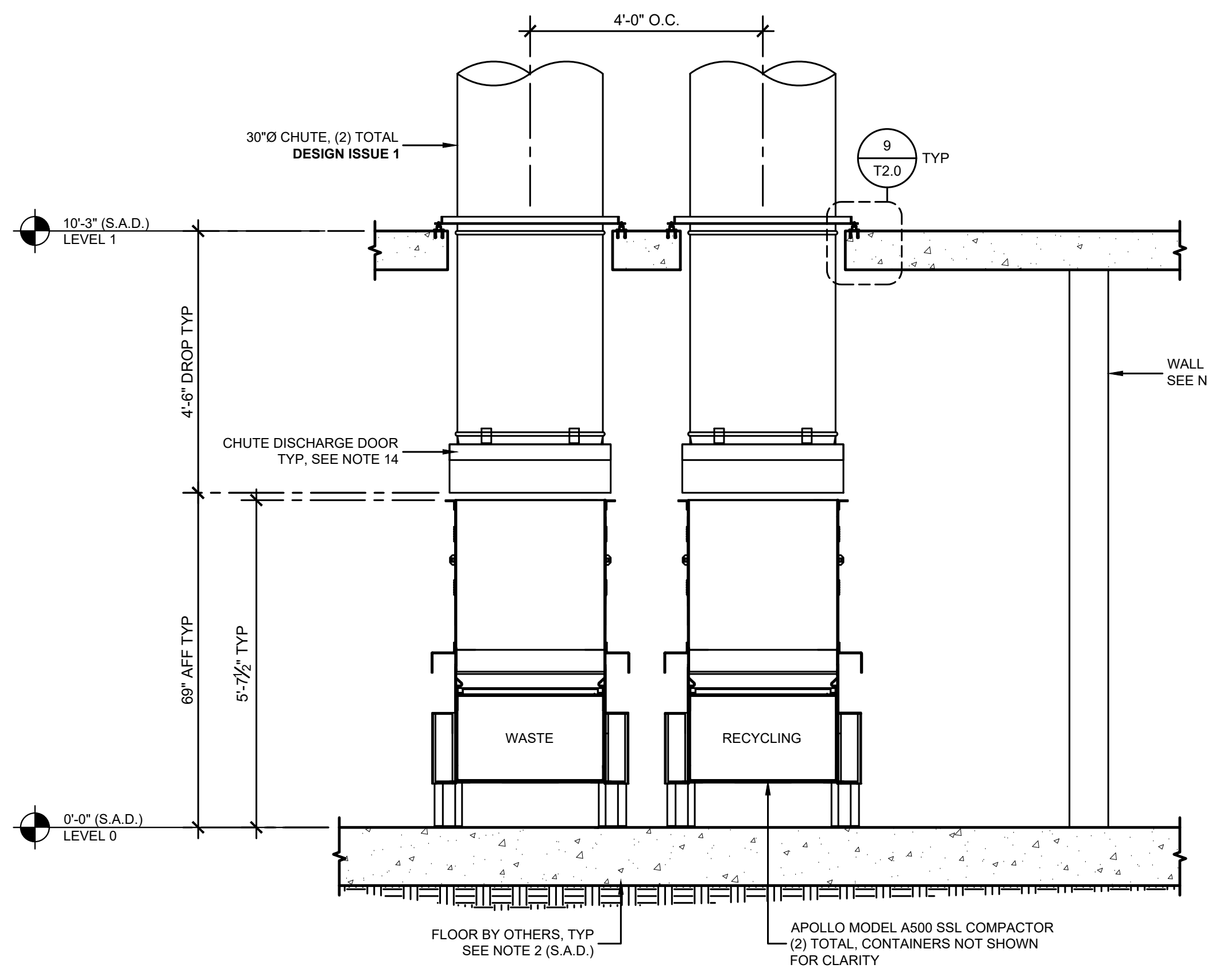
BUILDING B - LEVELS 2-4

SCALE: 3/8" = 1'-0"

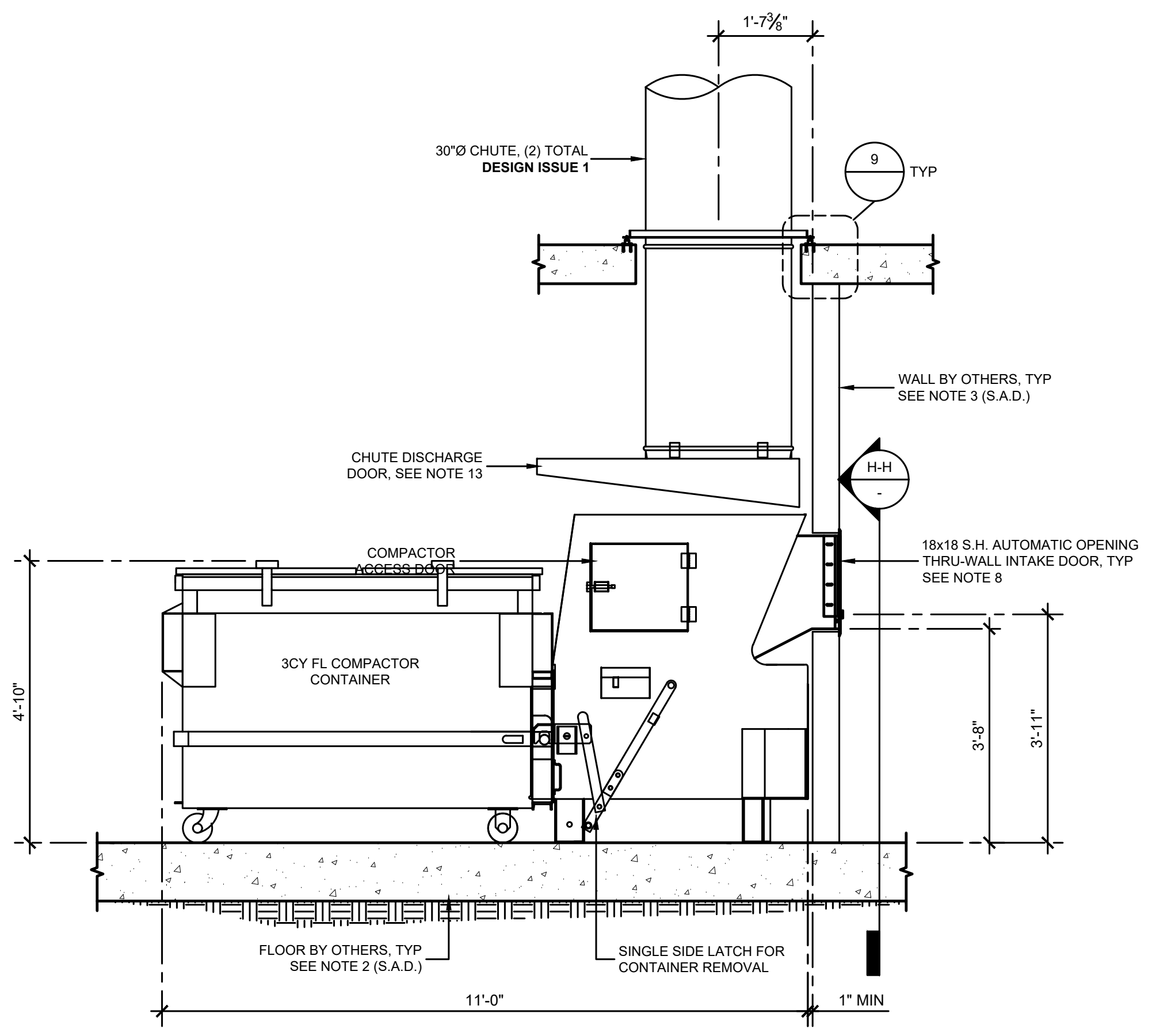
NOTE:
STAFF SHALL KEEP HOPPER DOOR CLOSED AND LOCKED AFTER SERVICING TO PREVENT LITTER.

EQUIPMENT SCHEDULE: EAST TRASH ROOM	
QTY:	**DESCRIPTION:**
4	TOTAL FLOORS ABOVE GRADE
2	GALVANIZED STEEL CHUTES. 38'-3" TOTAL LINEAR FEET PER CHUTE (V.I.F.)
6	TOTAL FLOOR SUPPORT FRAMES
6	15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING CHUTE INTAKE DOORS
2	TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE- RATED, HORIZONTALLY INSULATED SLIDING-STEEL CHUTE DISCHARGE / FIRE ENCLOSURE DOOR WITH 165°F. FUSIBLE LINK
3	18x18 SIDE HINGED, AUTOMATIC OPENING THRU-WALL INTAKE DOORS
3	64 GALLON LOOSE TOTER CARTS
2	APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS
2	COMPACTOR POWER PACKS: 5HP 3-PHASE, 208/230/460V WITH 30A DISCONNECTS
4	2CY FRONT-LOAD COMPACTOR CONTAINERS
1	CHUTE AIR COMPRESSOR: 2HP MOTOR
1	CHUTE MASTER CONTROL PANEL
1	FLOOR DRAIN
1	ODOR CONTROL UNIT
1	HOT AND COLD HOSE BIBB
1	11'-0" WIDE ROLL-UP DOOR
1	3'-0" EXIT DOOR
1	BIG JOE D40 ELECTRIC PALLET TRUCK

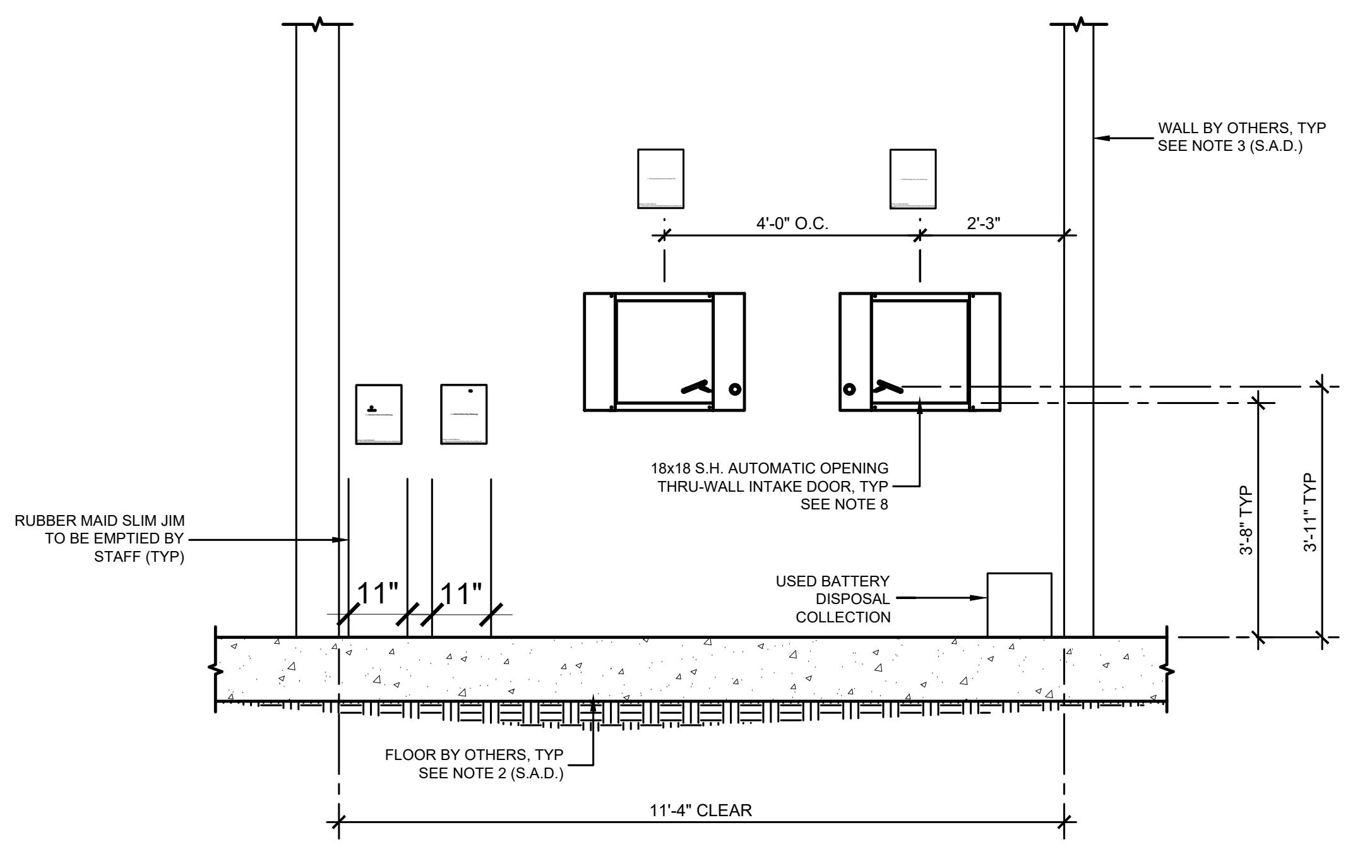
PROJECTED COLLECTION SCHEDULE: EAST TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	3CY FL COMPACTOR CONTAINERS	1x/wk
CARDBOARD	3CY FL COMPACTOR CONTAINERS	1x/wk
CONTAINERS	3CY FL LOOSE CONTAINER	1x/wk
PAPER	2CY FL LOOSE CONTAINER	1x/wk



SECTION E-E



SECTION F-F



SECTION H-H

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.

NOTE: SEE TRASH COLLECTION ROOM PLAN FOR TRASH EQUIPMENT OR ANY OTHER INFORMATION NOT SHOWN IN SECTIONS.

SECTIONS

AT EAST TRASH COLLECTION ROOM

SCALE: 3/8" = 1'-0"

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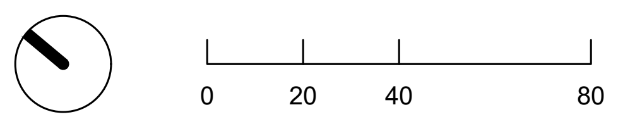
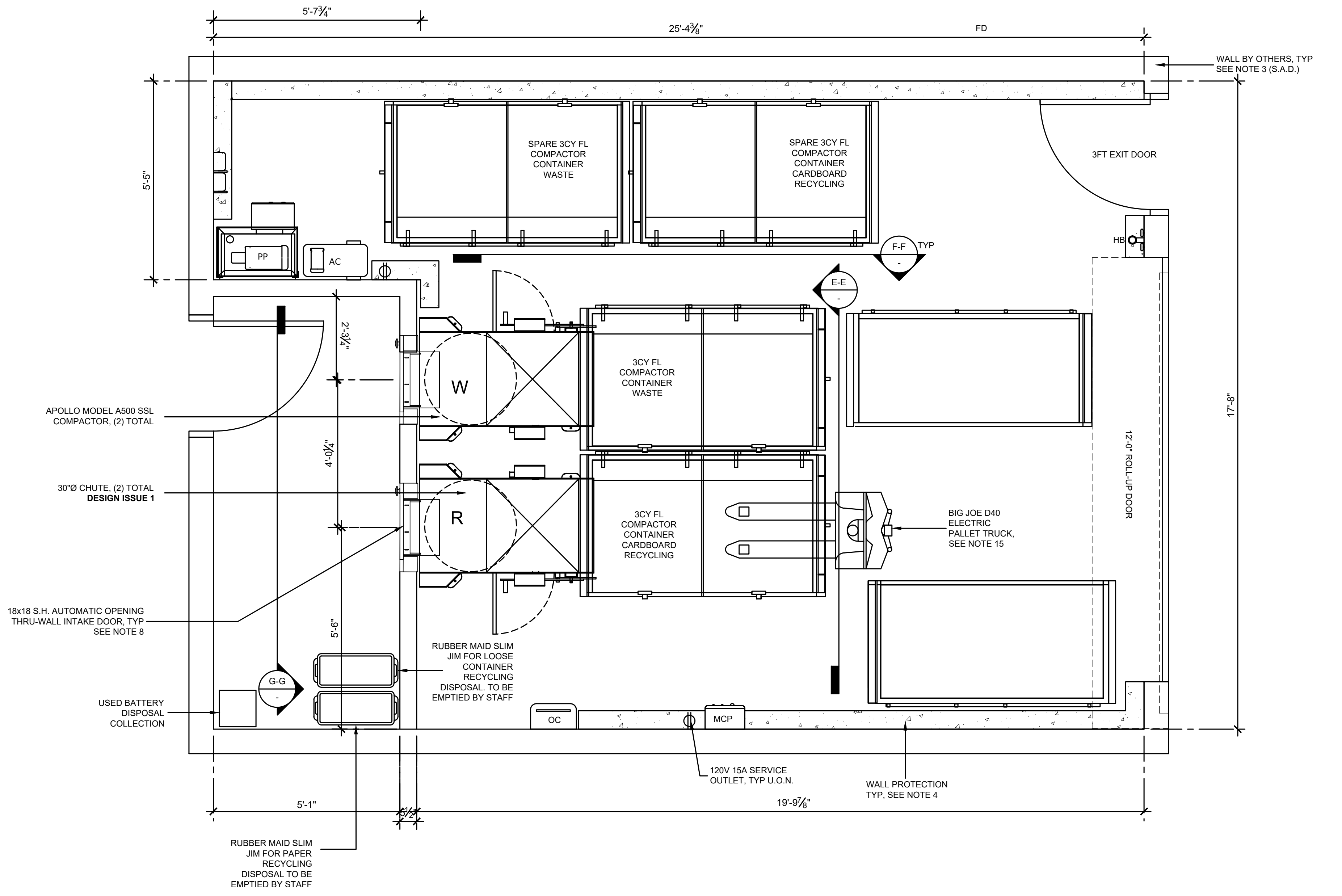


EAST TRASH ROOM DETAILS

T1.1

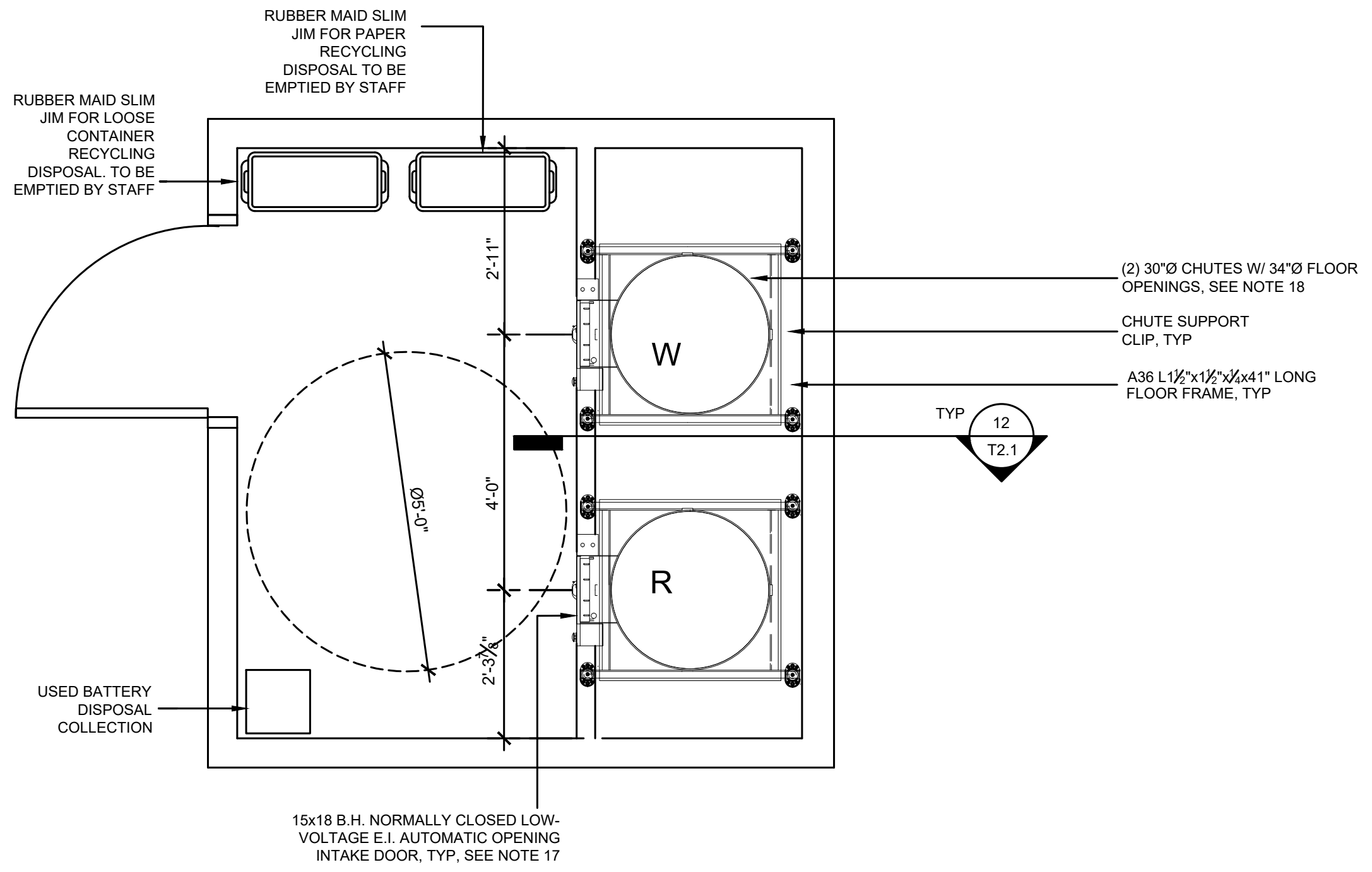


SOUTH TRASH COLLECTION ROOM PLAN

BUILDING B - LEVEL 1

SCALE: ⅜" = 1'-0"

NOTE:
STAFF SHALL KEEP HOPPER DOOR CLOSED AND LOCKED
AFTER SERVICING TO PREVENT LITTER.



SOUTH CHUTE INTAKE VESTIBULES

BUILDING B - LEVELS 2-4

SCALE: ⅜" = 1'-0"

EQUIPMENT SCHEDULE: EAST TRASH ROOM	
QTY:	**DESCRIPTION:**
4	TOTAL FLOORS ABOVE GRADE
2	GALVANIZED STEEL CHUTES. 38'-3" TOTAL LINEAR FEET PER CHUTE (V.I.F.)
6	TOTAL FLOOR SUPPORT FRAMES
6	15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING CHUTE INTAKE DOORS
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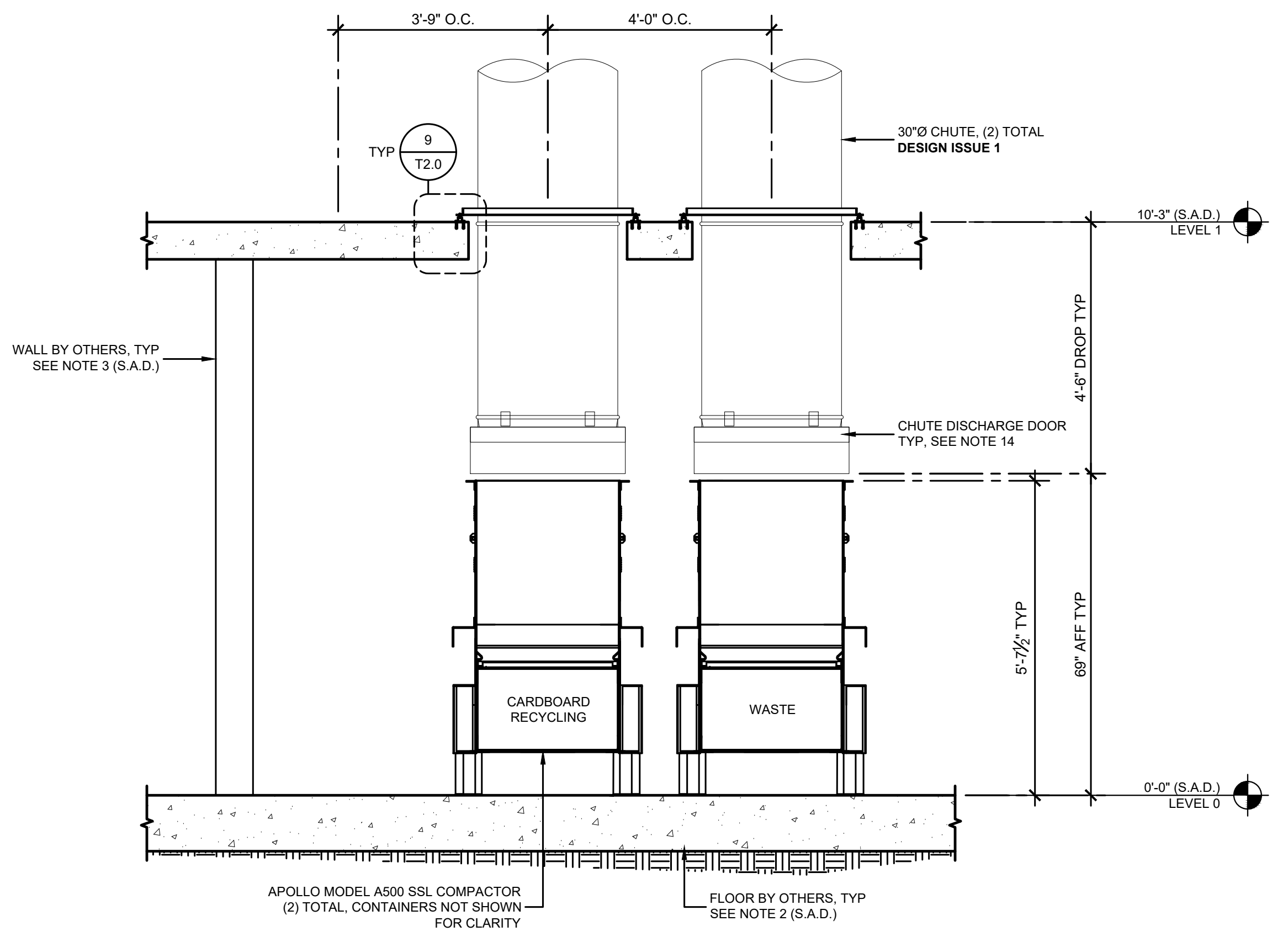
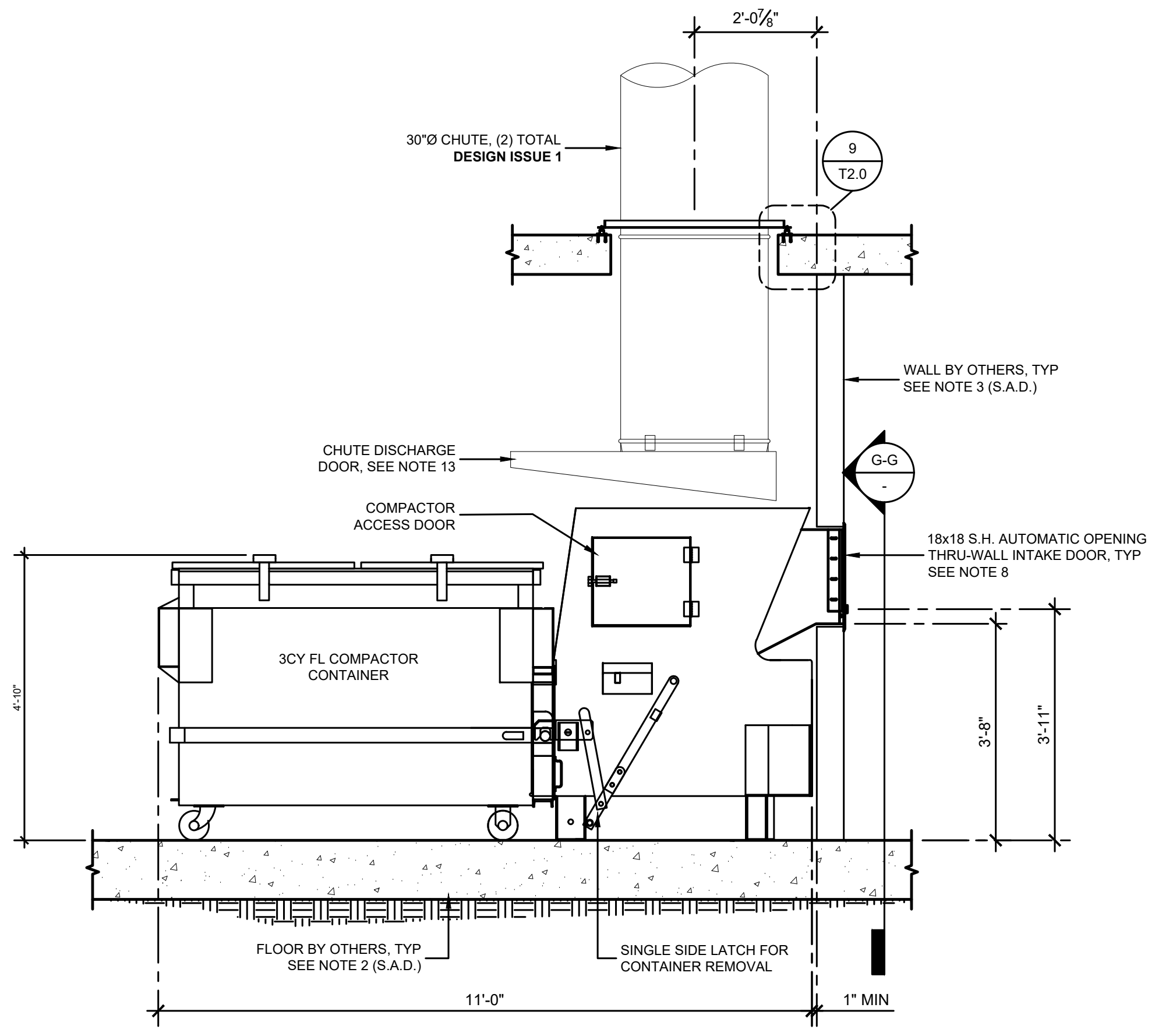
1	CHUTE AIR COMPRESSOR: 2HP MOTOR
1	CHUTE MASTER CONTROL PANEL
1	FLOOR DRAIN
1	ODOR CONTROL UNIT
1	HOT AND COLD HOSE BIBB
1	11'-0" WIDE ROLL-UP DOOR
1	3'-0" EXIT DOOR
1	BIG JOE D40 ELECTRIC PALLET TRUCK

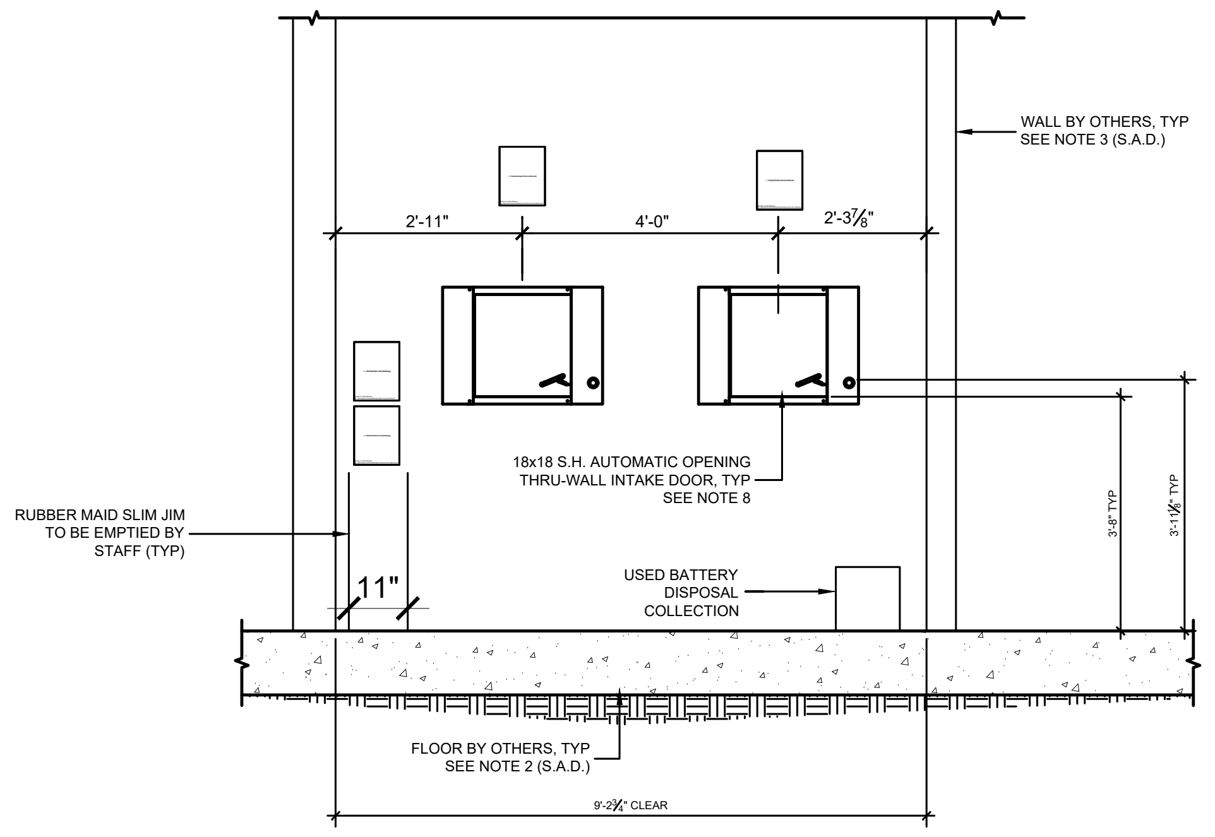
PROJECTED COLLECTION SCHEDULE: SOUTH TRASH ROOM		
SERVICE:	**CONTAINER VOL / TYPE:**	**FREQUENCY:**
WASTE	3CY FL COMPACTOR CONTAINERS	2x/wk
CARDBOARD	3CY FL COMPACTOR CONTAINERS	2x/wk
CONTAINERS	2CY FL LOOSE CONTAINERS	2x/wk
PAPER	2CY FL LOOSE CONTAINERS	2x/wk



SECTION E-E



SECTION F-F



SECTION G-G

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.

NOTE: SEE TRASH COLLECTION ROOM PLAN FOR TRASH EQUIPMENT OR ANY OTHER INFORMATION NOT SHOWN IN SECTIONS.

SECTIONS

AT EAST TRASH COLLECTION ROOM

SCALE: ⅜" = 1'-0"

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SOUTH TRASH ROOM DETAILS