3252 MIDDLEFIELD ROAD

MENLO PARK, CA

SAN MATEO COUNTY DESIGN REVIEW SUBMITTAL

AUGUST 20, 2018

VICINITY MAP
N.T.S.

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SU1 TOPOGRAPHIC SURVEY
L1 PLANTING PLAN
L2 IRRIGATION PLAN
1 LIGHTING SUMMARY

PROJECT INFORMATION:

- ZONING: NMU / DR
- LOT AREA: 6,622 SF
- EXISTING:
  COMMERCIAL = 2,763 SF
  RESIDENTIAL = N/A
- RESIDENTIAL DENSITY:
  ALLOWED: 60 du/ac = 9 UNITS
  PROPOSED = 8 UNITS
- SETBACKS REQUIRED :
  FRONT = 0'
  SIDE = 0'
  REAR = 10'
- SETBACKS PROVIDED:
  FRONT = 0'
  SIDE = 0'
  REAR = 10'

COVER SHEET
A000

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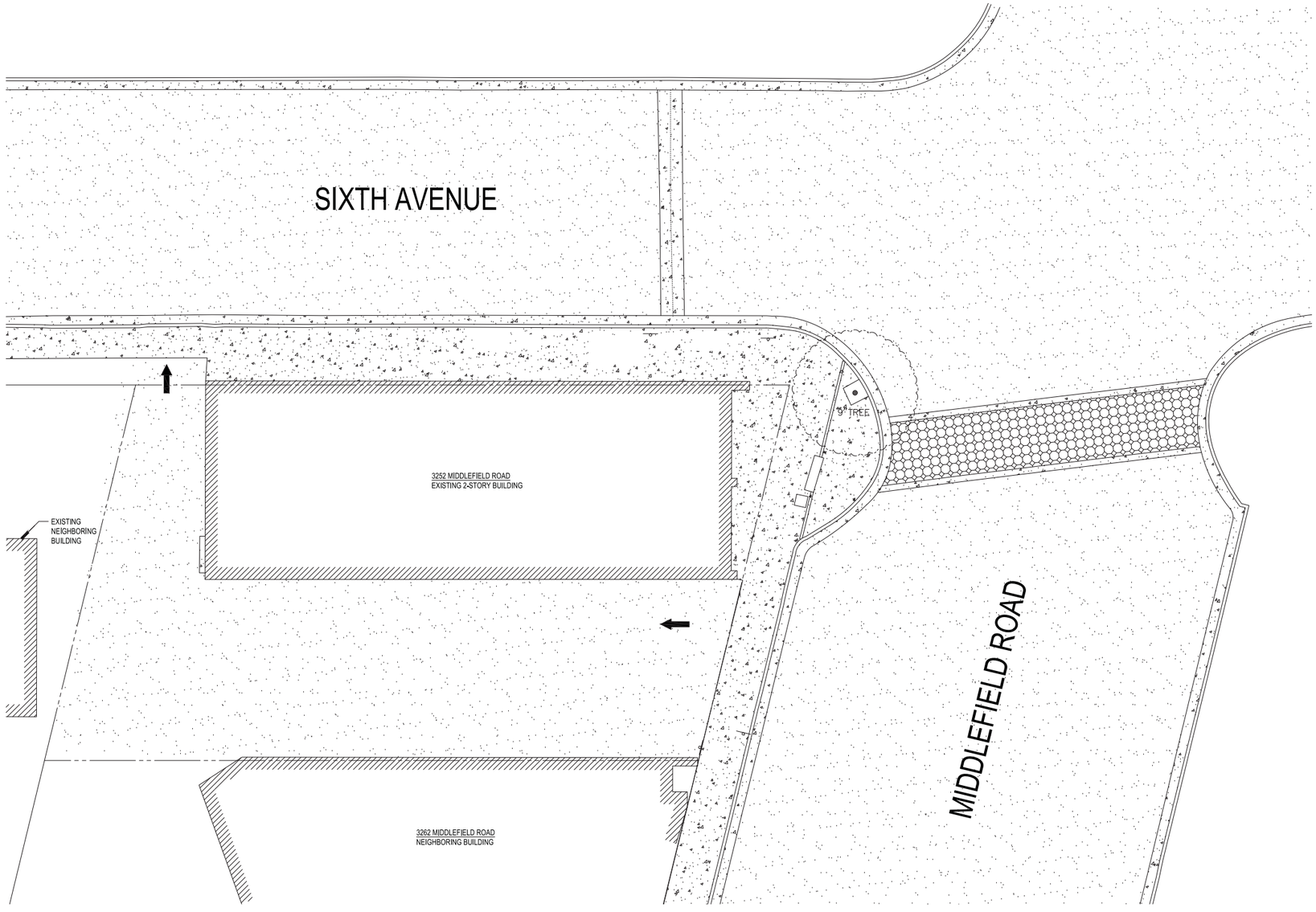
SDG Architects, Inc.



0 1' 2' 3' 4' 5' 10'

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Menlo Park, CA
August 20, 2018

EXISTING SITE PLAN
A001

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VICINITY MAP
N.T.S.

3252 MIDDLEFIELD ROAD - EXISTING SITE

3270 MIDDLEFIELD ROAD

3262 MIDDLEFIELD ROAD

3250 MIDDLEFIELD ROAD

3240 MIDDLEFIELD ROAD

MIDDLEFIELD STREETSCAPE

3252 MIDDLEFIELD ROAD
Menlo Park, CA
August 20, 2018

SITE CONTEXT
A002

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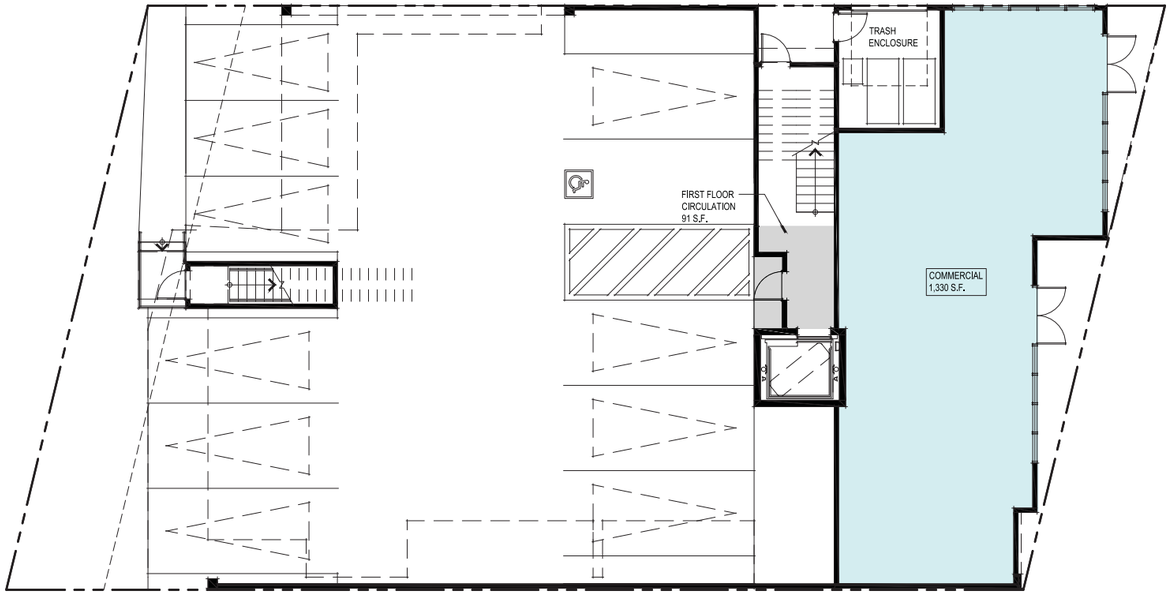
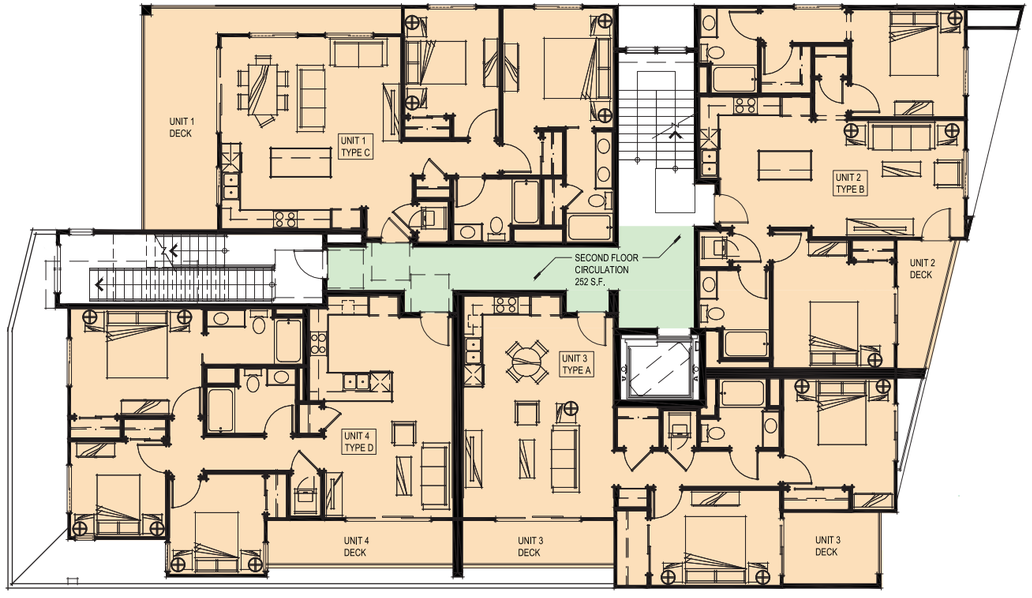
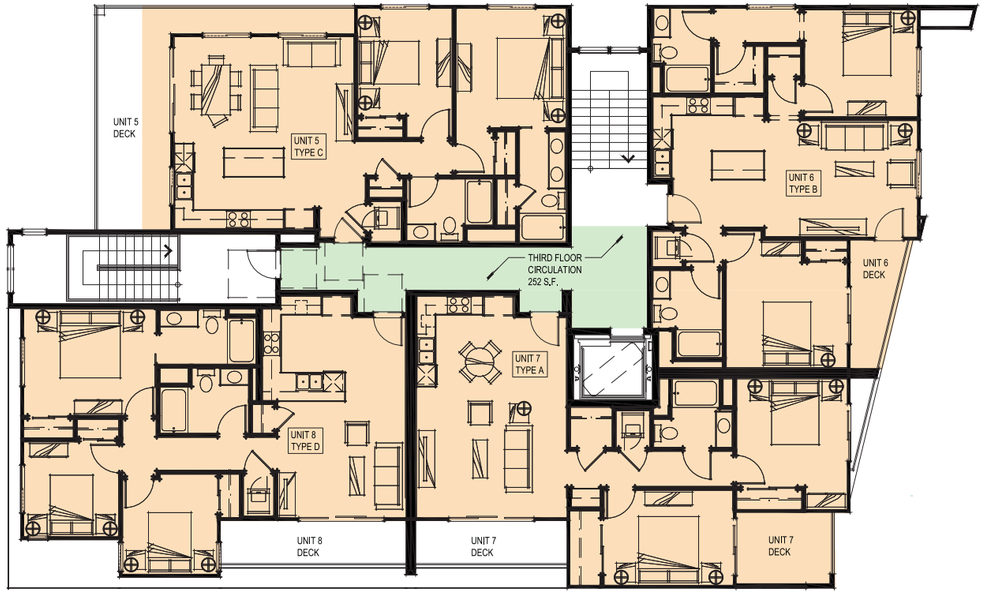


FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

LEGEND	
COMMERCIAL	
RESIDENTIAL	
CIRCULATION	

F.A.R. ALLOWED	
COMMERCIAL: 1.5:1	1,330 SQ. FT.
RESIDENTIAL: 1.5:1	9,405 SQ. FT.
TOTAL F.A.R. ALLOWED	9,933 SQ. FT.

F.A.R. PROPOSED	
COMMERCIAL F.A.R.	
COMMERCIAL	1330 SQ. FT.
TOTAL COMMERCIAL F.A.R.	1330 SQ. FT.
RESIDENTIAL F.A.R.	
UNIT 1	1249 SQ. FT.
UNIT 2	1068 SQ. FT.
UNIT 3	1105 SQ. FT.
UNIT 4	1135 SQ. FT.
UNIT 5	1129 SQ. FT.
UNIT 6	1068 SQ. FT.
UNIT 7	1022 SQ. FT.
UNIT 8	1034 SQ. FT.
1ST FLOOR CIRCULATION	91 SQ. FT.
2ND FLOOR CIRCULATION	252 SQ. FT.
3RD FLOOR CIRCULATION	252 SQ. FT.
TOTAL RESIDENTIAL F.A.R.	9405 SQ. FT.
TOTAL PROPOSED SITE F.A.R.	10,735 SQ. FT.

* F.A.R CONCESSION OF 802 SQ.FT. REQUESTED

0 1' 2' 3' 4' 8'

3252 MIDDLEFIELD ROAD
Menlo Park, CA
August 20, 2018

FLOOR AREA RATIO (F.A.R.)
A003

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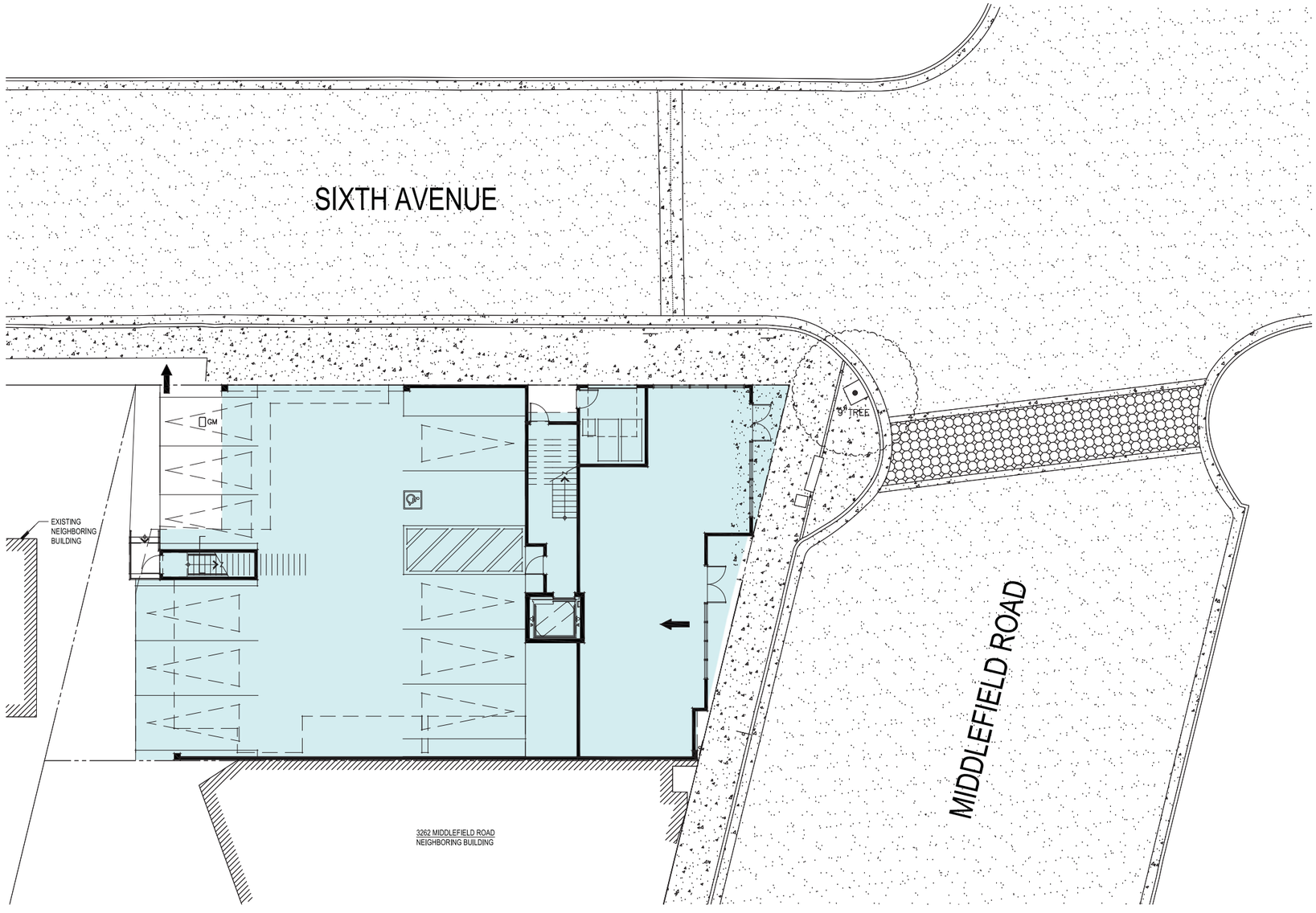
LOT COVERAGE SQUARE FOOTAGES		
TOTAL SITE AREA		6,622 SQ. FT.
ALLOWED 80% x 6,622		5,298 SQ. FT.
TOTAL LOT COVERAGE	*	5,702 SQ. FT.
LOT COVERAGE		

* LOT COVERAGE CONCESSION OF 404 SQ.FT. REQUESTED



0 1' 2' 3' 4' 5' 10'

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Menlo Park, CA
August 20, 2018

PROPOSED SITE PLAN
A004

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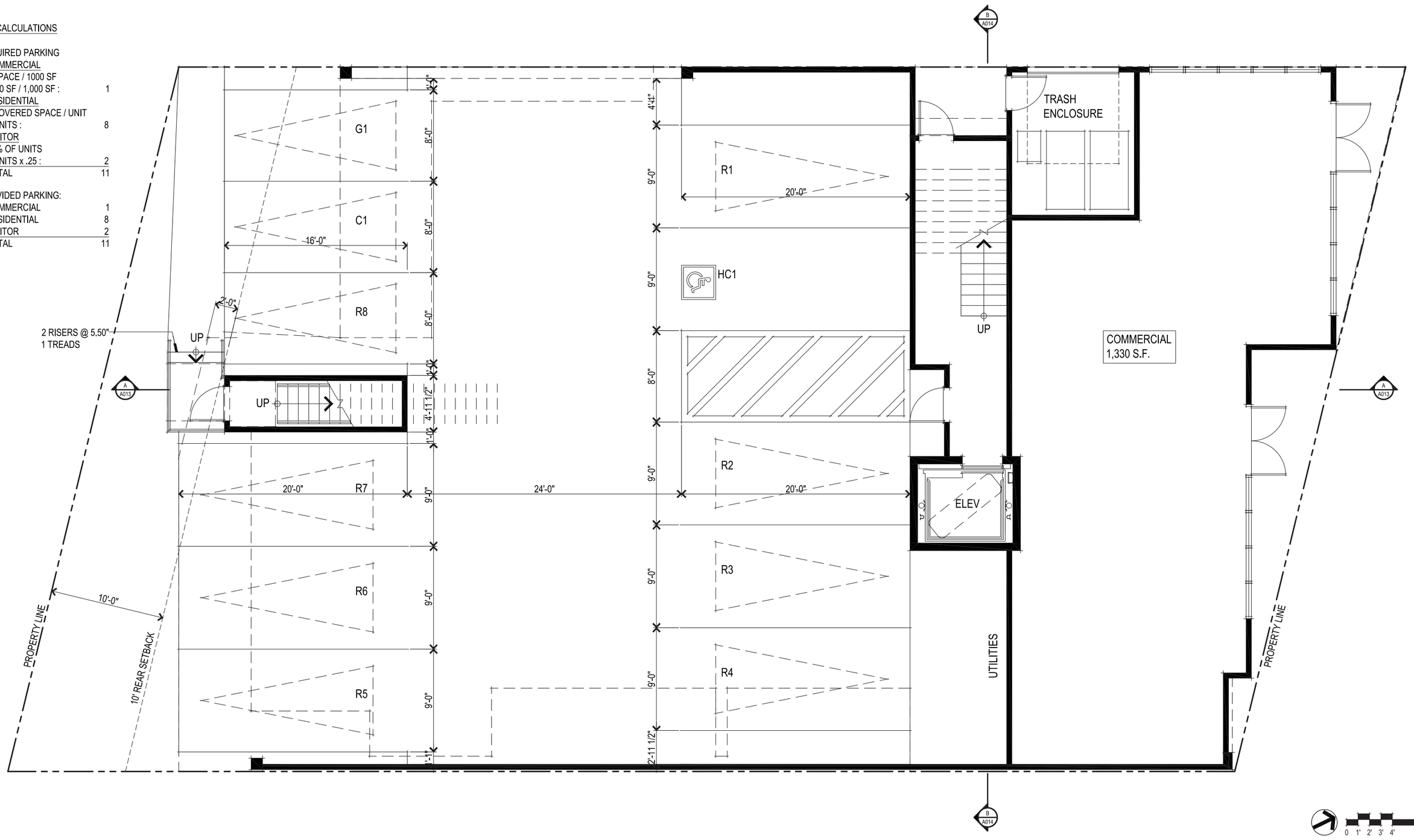
PARKING CALCULATIONS

- REQUIRED PARKING
  - COMMERCIAL
  - 1 SPACE / 1000 SF
  - 1330 SF / 1,000 SF : 1
  - RESIDENTIAL
  - 1 COVERED SPACE / UNIT
  - 8 UNITS : 8
  - VISITOR
  - 25% OF UNITS
  - 8 UNITS x .25 : 2
  - TOTAL 11
- PROVIDED PARKING:
  - COMMERCIAL 1
  - RESIDENTIAL 8
  - VISITOR 2
  - TOTAL 11



0 1' 2' 3' 4' 8'

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FIRST FLOOR PLAN
A005

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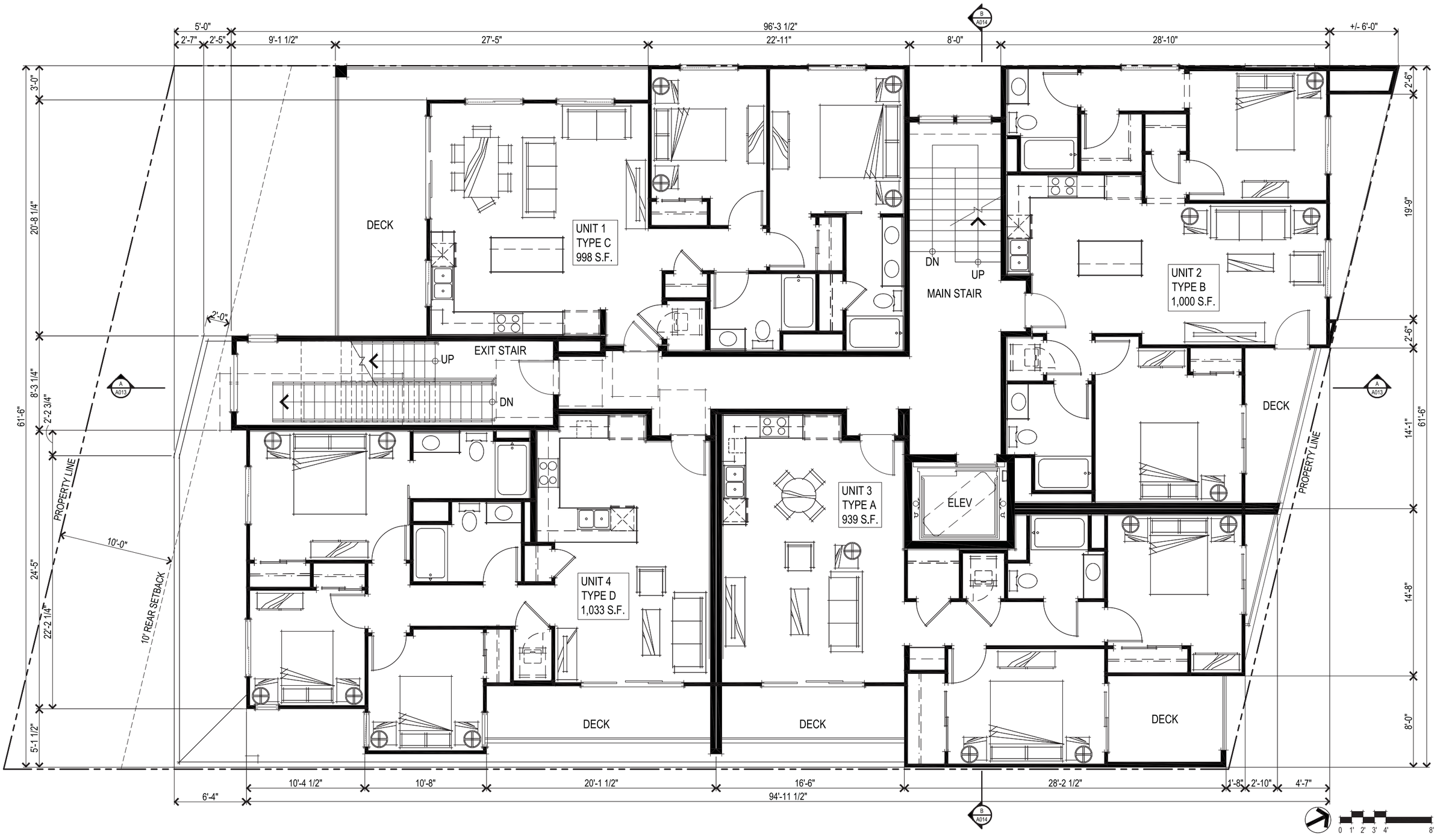

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Menlo Park, CA
August 20, 2018

SECOND FLOOR PLAN
A006

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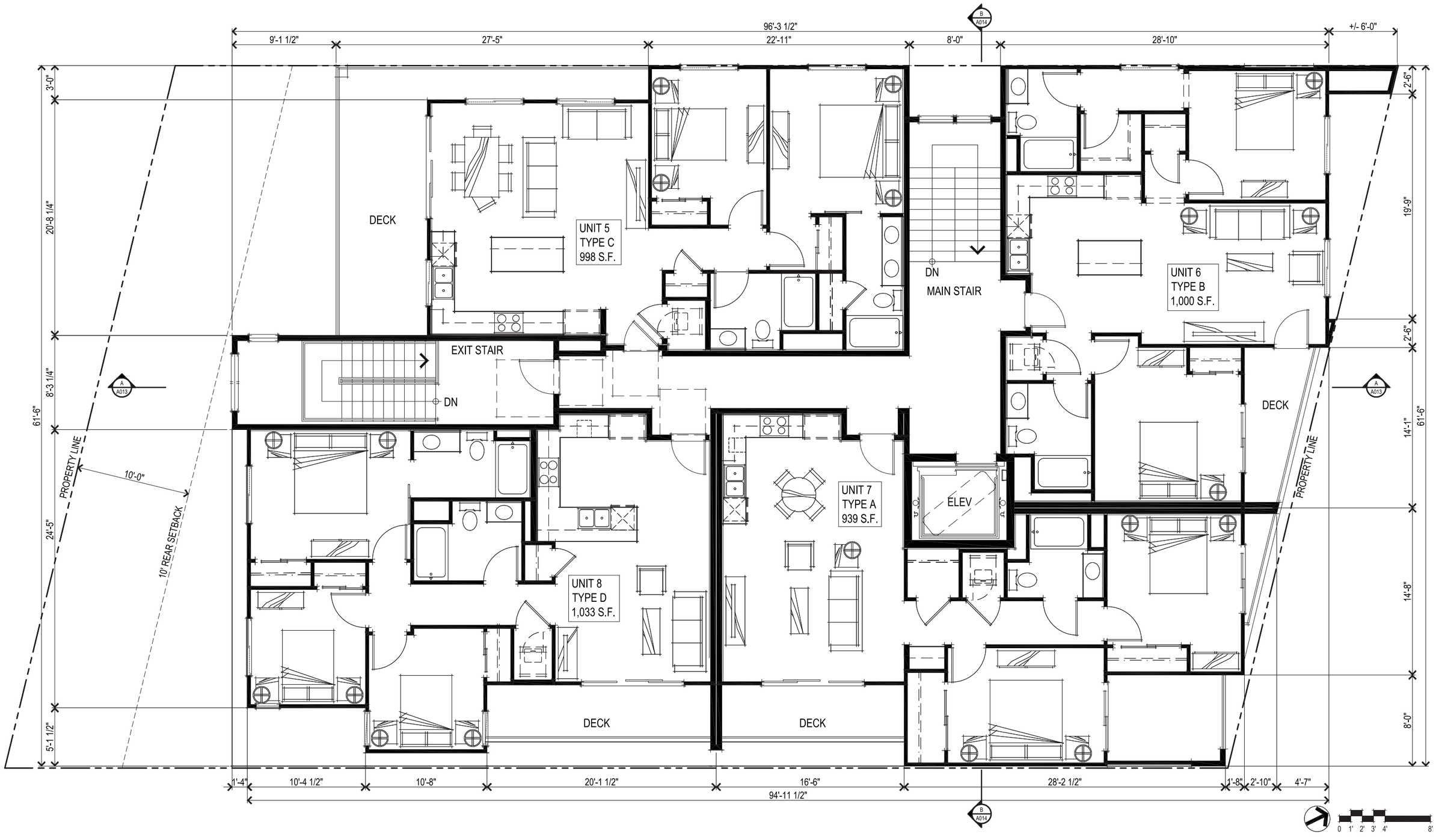

3252 MIDDLEFIELD ROAD
Menlo Park, CA
August 20, 2018

THIRD FLOOR PLAN
A007

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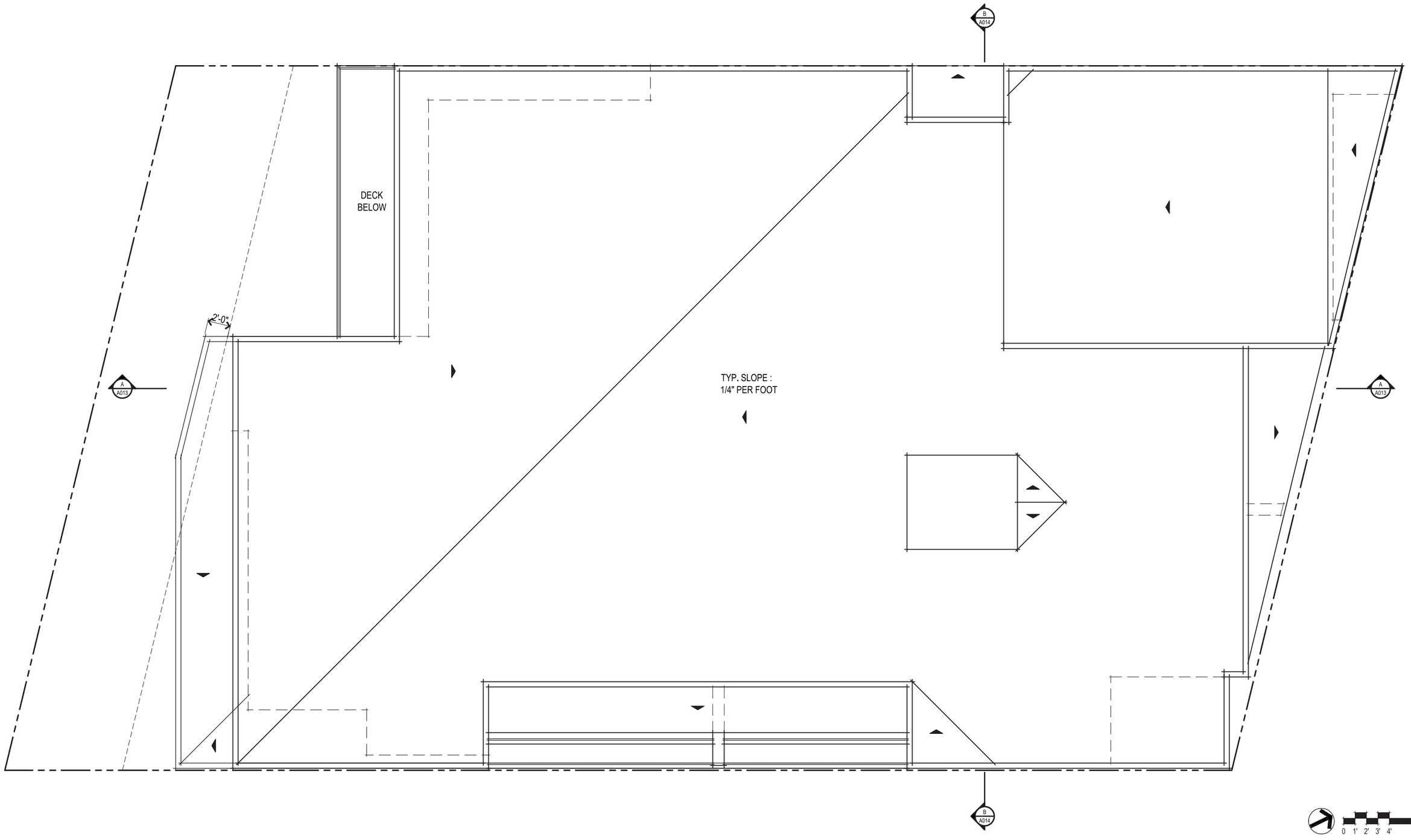

0 1' 2' 3' 4' 8'

3252 MIDDLEFIELD ROAD
Menlo Park, CA
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ROOF PLAN
A008

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0 1' 2' 3' 4' 8'

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NORTH ELEVATION
A009

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0 1' 2' 3' 4' 8'

3252 MIDDLEFIELD ROAD
Menlo Park, CA
August 20, 2018

WEST ELEVATION
A010

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0 1' 2' 3' 4' 8'

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Menlo Park, CA
August 20, 2018

SOUTH ELEVATION
A011

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0 1' 2' 3' 4' 8'

3252 MIDDLEFIELD ROAD
Menlo Park, CA
August 20, 2018

EAST ELEVATION
A012

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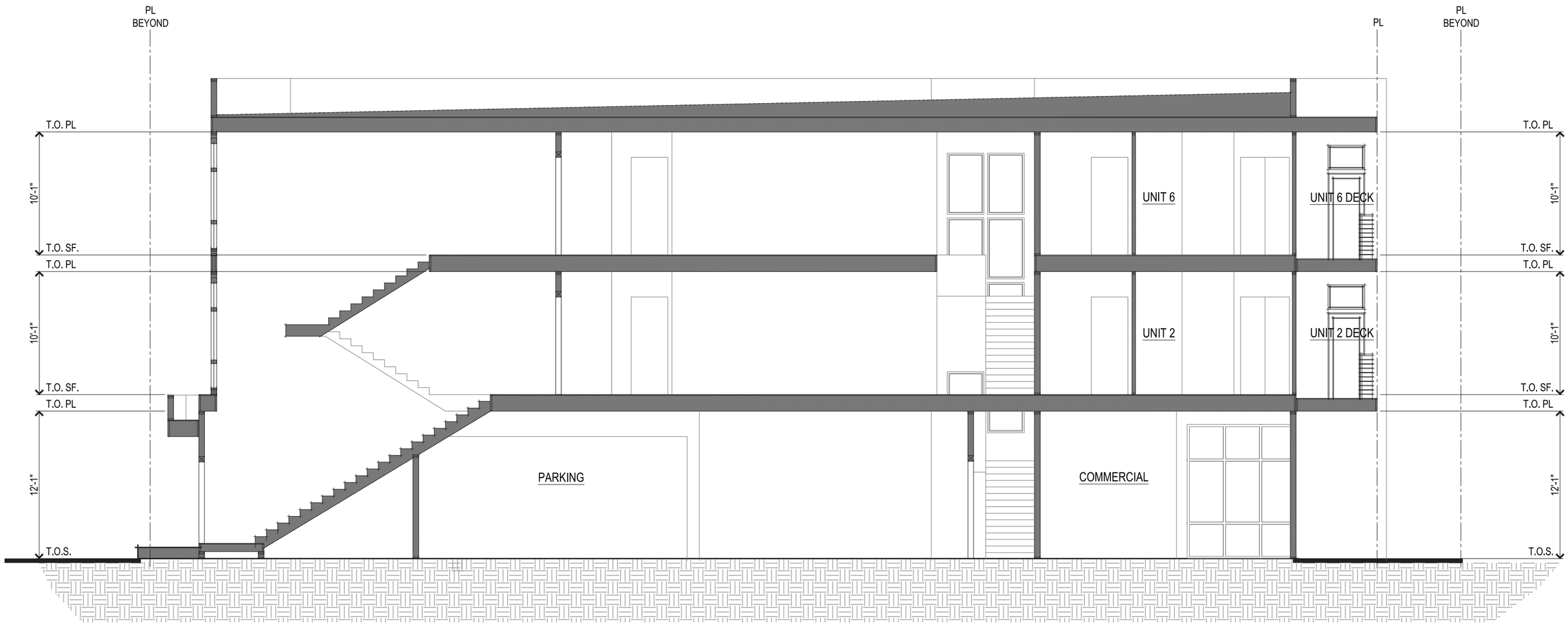

0 1' 2' 3' 4' 8'

SECTION A

3252 MIDDLEFIELD ROAD

Menlo Park, CA

August 20, 2018

SECTION
A013

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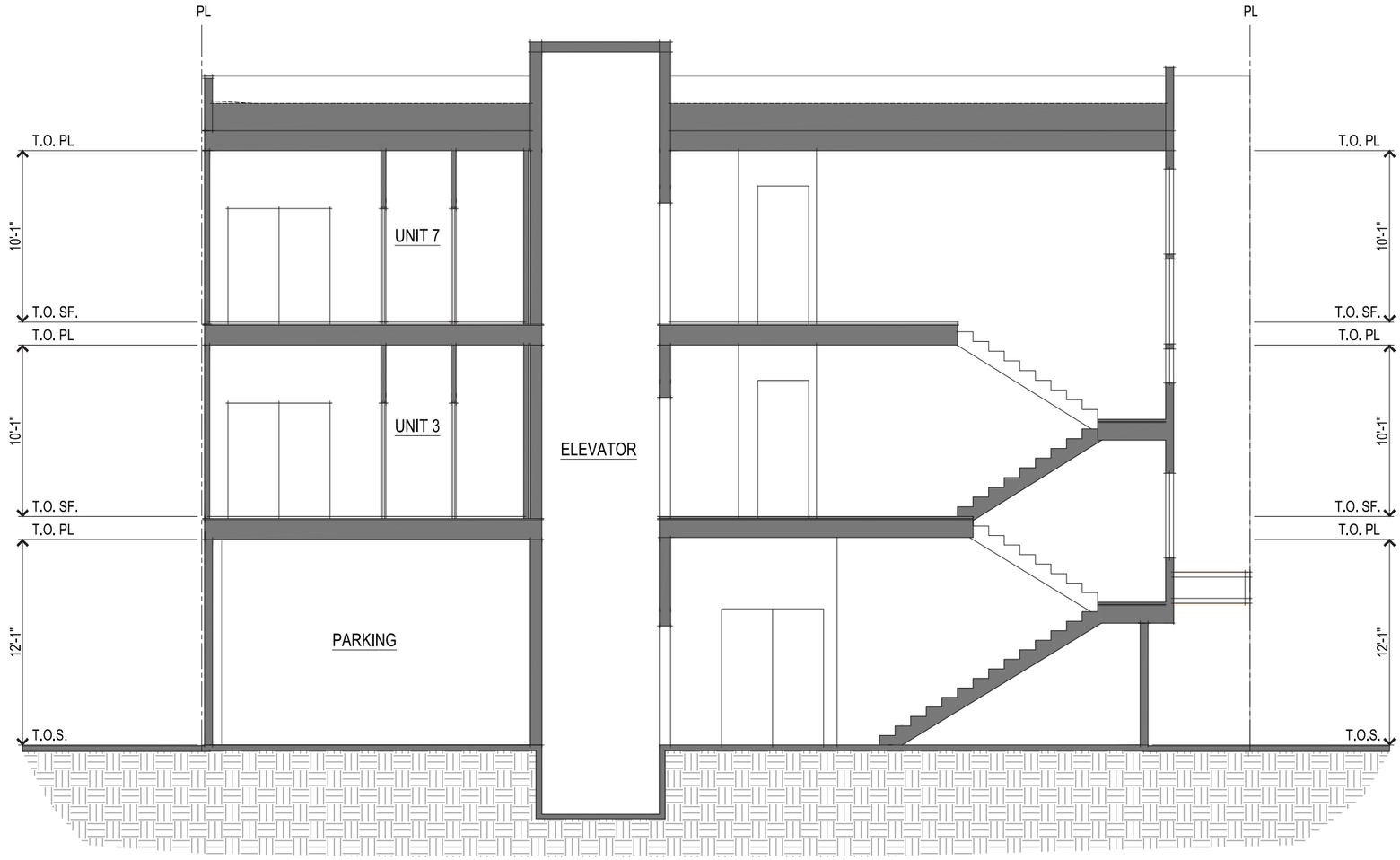

SECTION B

0 1' 2' 3' 4' 8'

3252 MIDDLEFIELD ROAD
Menlo Park, CA
August 20, 2018

SECTION
A014

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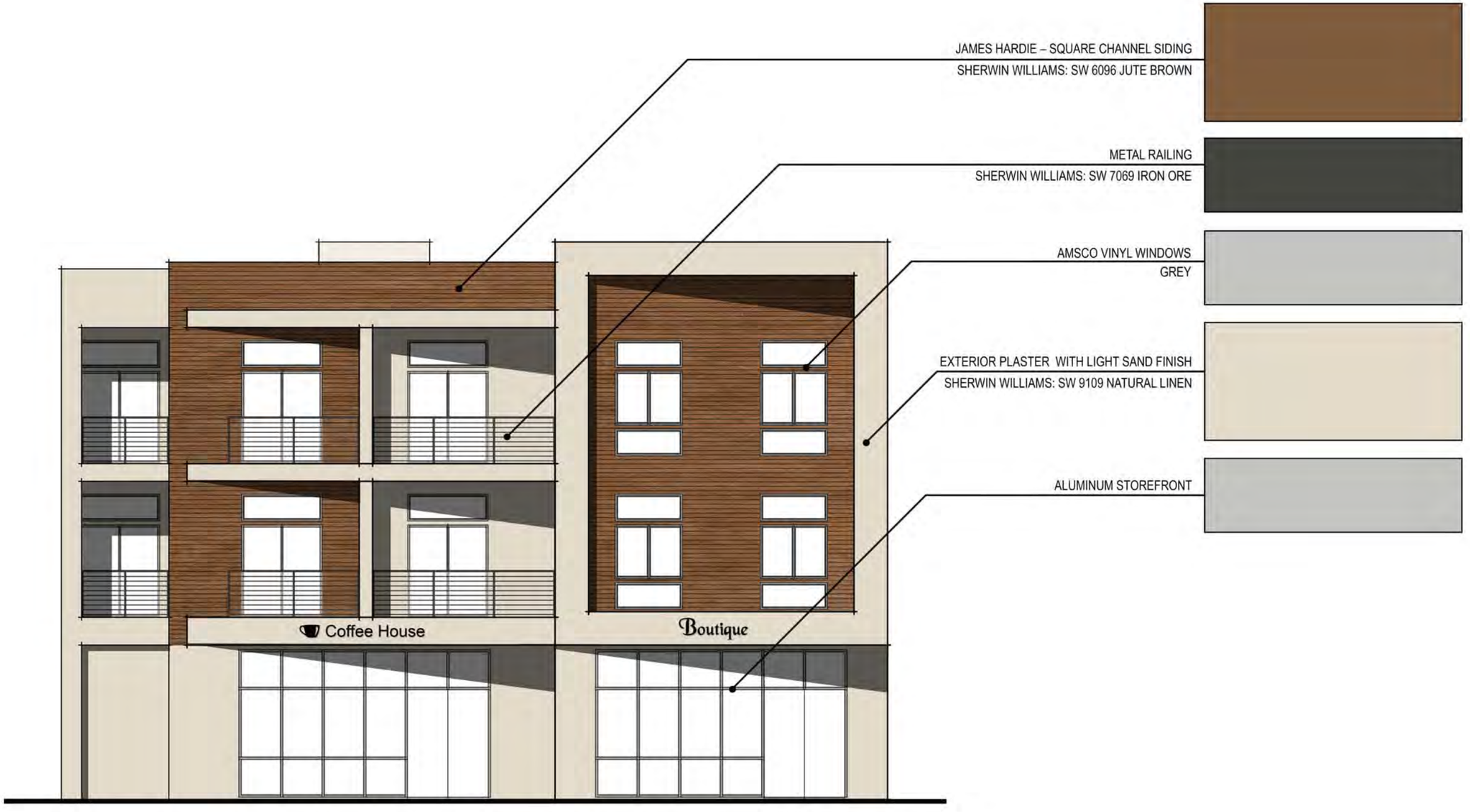

3252 MIDDLEFIELD ROAD
Menlo Park, CA
August 20, 2018

COLORS AND MATERIALS
A015

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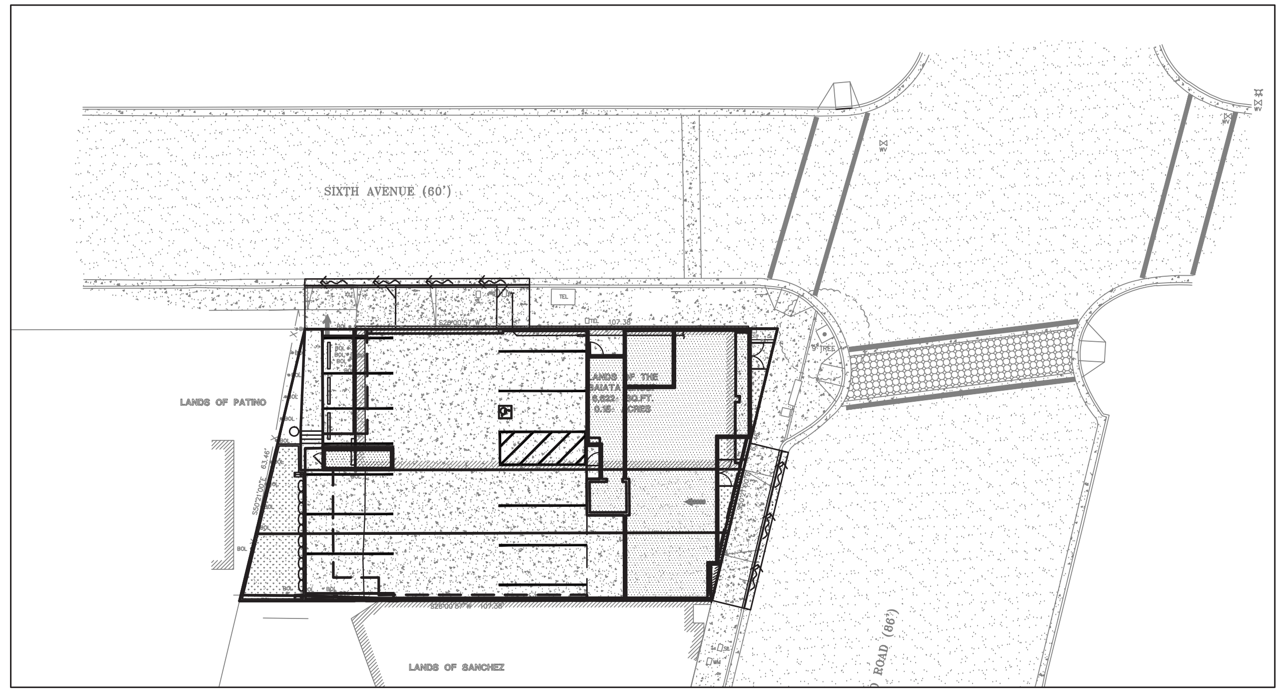
TENTATIVE MAP FOR 1 COMMERCIAL AND 8 RESIDENTIAL UNITS 3252 MIDDLEFIELD ROAD MENLO PARK, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED

ABBREVIATIONS

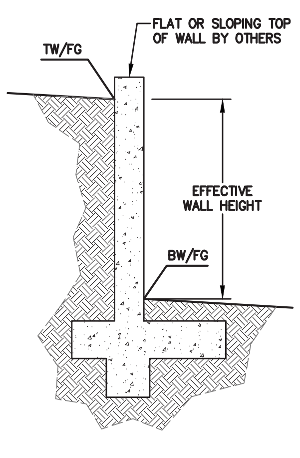
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG GRADE	BOTTOM OF WALL/FINISH	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	ℙ	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or -TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPORARY
		TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE
HI PT	HIGH POINT	TYP	TYPICAL
H&T	HUB & TACK	VC	VERTICAL CURVE
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	VERT	VERTICAL
JB	JUNCTION BOX	W/	WITH
JT	JOINT TRENCH	W, WL	WATER LINE
JP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WWF	WELDED WIRE FABRIC
LNDG	LANDING		



KEY MAP
1" = 20'

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	5	30	35
FILL	0	0	0
EXPORT			35

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

SURVEY NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWTO-4071700074-JJ, DATED AS OF MAY 10, 2017

BENCHMARK

BENCHMARK
FD BRASS CAP IN WELL
ELEVATION = 36.65' (NAVD 88)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 35.68' (NAVD 88)

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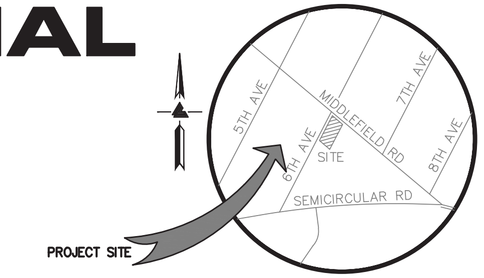
ER-2	EROSION CONTROL DETAILS
SW-1	STORMWATER POLLUTION PREVENTION PLAN
SU-1	TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER:
ZACH TRAILER
1075 CURTIS STREET
MENLO PARK, CA 94025

APN: 060-092-140

REFERENCES

THIS IMPROVEMENT PLANS IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING ,INC. ENTITLED:
"TOPOGRAPHIC SURVEY"
3252 MIDDLEFIELD ROAD
MENLO PARK, CA
DATED: 08-01-17
JOB#: 2170840
2. SITE PLAN BY SDG ARCHITECTS INC. ENTITLED:
"BUILDING CONCEPT"
3252 MIDDLEFIELD ROAD
MENLO PARK, CA
DATED: 07-07-17

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

EXISTING SITE DEVELOPMENT INFORMATION

ORIGINAL PARCEL
ZONING: NMU/DR
EXISTING USE: COMMERCIAL
AREA (GROSS): 0.152 ACRES (6,622 S.F.)
AREA (NET): 0.152 ACRES (6,622 S.F.)

PROPOSED SITE DEVELOPMENT INFORMATION

PROPOSED PARCEL:

ZONING:	NMU/DR
PROPOSED USE:	MIXED USE
AREA (GROSS):	0.464 ACRES (20,227 S.F.)
AREA (NET):	0.464 ACRES (20,227 S.F.)
AREA BREAKDOWN*:	
COMMERCIAL:	1,252 SQ. FT.
UNIT 1 (TYPE C):	947 SQ. FT.
UNIT 2 (TYPE B):	948 SQ. FT.
UNIT 3 (TYPE A):	883 SQ. FT.
UNIT 4 (TYPE D):	980 SQ. FT.
UNIT 5 (TYPE C):	947 SQ. FT.
UNIT 6 (TYPE B):	948 SQ. FT.
UNIT 7 (TYPE A):	883 SQ. FT.
UNIT 8 (TYPE D):	980 SQ. FT.
1ST FLOOR CIRCULATION:	280 SQ. FT.
2ND FLOOR CIRCULATION:	673 SQ. FT.
3RD FLOOR CIRCULATION:	673 SQ. FT.

*REFER TO ARCHITECTURAL PLANS FOR DETAILS OF THE FLOOR LAYOUT.

SUBDIVIDER STATEMENT:

1) OWNER / DEVELOPERS:
ZACH TRAILER
1075 CURTIS STREET
MENLO PARK, CA 94025
2) APPLICANT NAME: SAME AS ABOVE
3) EXISTING USAGE: COMMERCIAL
4) PROPOSED USAGE: MIXED-USE
5) EXISTING WELLS: NONE
6) FLOOD ZONE: ZONE X, PER PANEL 06081C030E
7) STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORK
8) EXISTING USE OF ADJACENT PROPERTIES: COMMERCIAL
9) WATER: CALIFORNIA WATER SERVICE COMPANY
10) FIRE PROTECTION: MENLO PARK FIRE FIRE
11) SANITARY SEWER: FAIR OAKS SEWER MAINTENANCE DISTRICT
12) POWER AND GAS: PACIFIC GAS AND ELECTRIC
13) TELEPHONE / CABLE: SBC / COMCAST
14) STREET TREES: NONE
15) EASEMENT: NONE
16) CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
17) ALL DIMENSIONS ARE APPROXIMATE
18) NO NEW STREET NAME
19) NO TREES PROPOSED FOR REMOVAL WITH THIS APPLICATION

No. C79655 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK
09/19/18

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

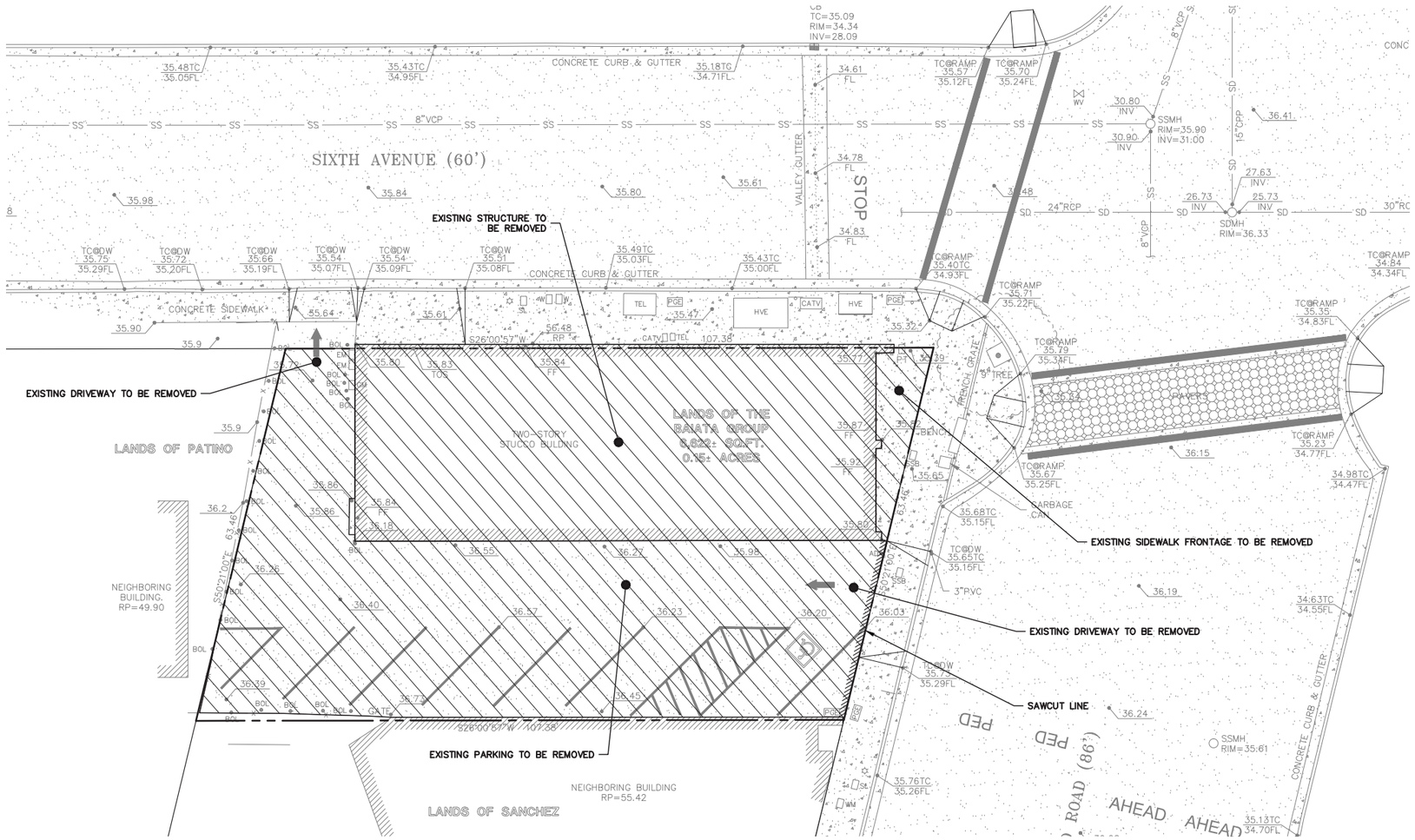
3252 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA
UNINCORPORATED SAN MATEO COUNTY
APN: 060-092-140

TITLE SHEET

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 20'
DESIGN BY:	JH
CHECKED BY:	CA

SHEET NO:
TM-1
01 OF 13 SHEETS



0 5 10 20

SCALE: 1" = 10'

DEMOLITION LEGEND

- EVERYTHING WITHIN THE SITE AREA TO BE REMOVED. UNLESS NOTED TO REMAIN. ALL UTILITIES ARE TO BE TAKEN BACK TO THE MAIN. SEE UTILITY PLAN FOR TERMINATION POINT AND CONNECTIONS.
- SAWCUT LINE. SAWCUT (E) IMPROVEMENTS TO A SMOOTH EDGE, MATCH (E) IMPROVEMENTS.
- TREE PROTECTION TREES TO REMAIN SEE LANDSCAPE PLANS FOR DETAILS. DECONSTRUCT BY HAND WHEN DEMOLITION WORK IS WITHIN TREE PROTECTION ZONES
- STRAW ROLLS / SITE PROTECTION
- CONCRETE WASHOUT

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

09/19/18

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MENLO PARK, CALIFORNIA
UNINCORPORATED SAN MATEO COUNTY
APN: 060-092-140

DEMOLITION PLAN

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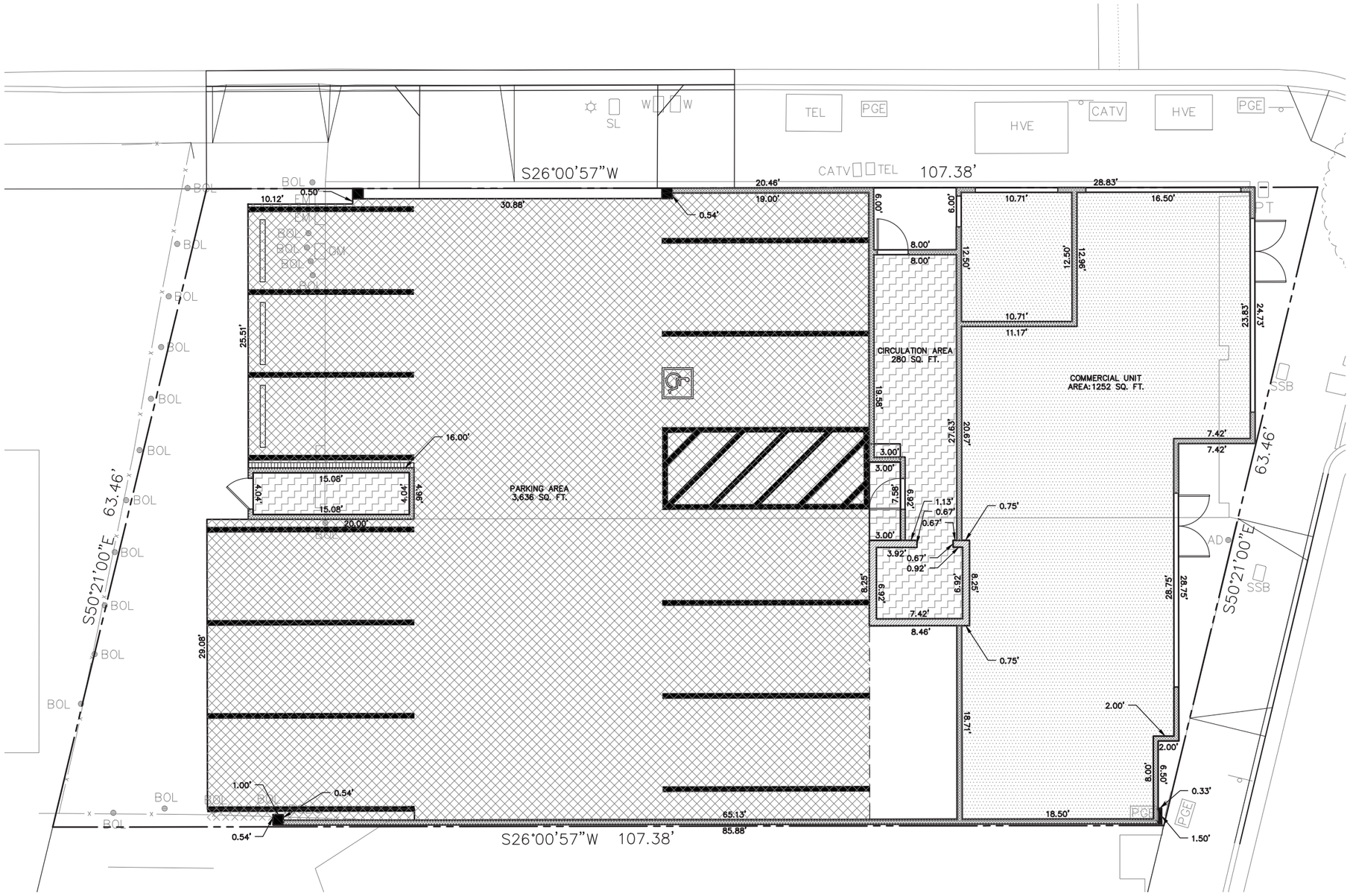
REVISIONS	BY

JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 10'
DESIGN BY:	JH
CHECKED BY:	CA

SHEET NO:

TM-2

02 OF 13 SHEETS



0 2.5 5 10

SCALE: 1" = 5'

HATCH LEGEND

- COMMERCIAL AREA
- RESIDENTIAL UNIT
- CIRCULATION AREA
- PARKING AREA

NOTE:
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REGISTERED PROFESSIONAL ENGINEER — No. 079655 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

09/19/18

LEA & BRAZE ENGINEERING, INC.
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3252 MIDDLEFIELD ROAD MENLO PARK, CALIFORNIA

UNINCORPORATED SAN MATEO COUNTY

APN: 060-092-140

UNIT DIMENSION PLAN FIRST FLOOR

REVISIONS	BY
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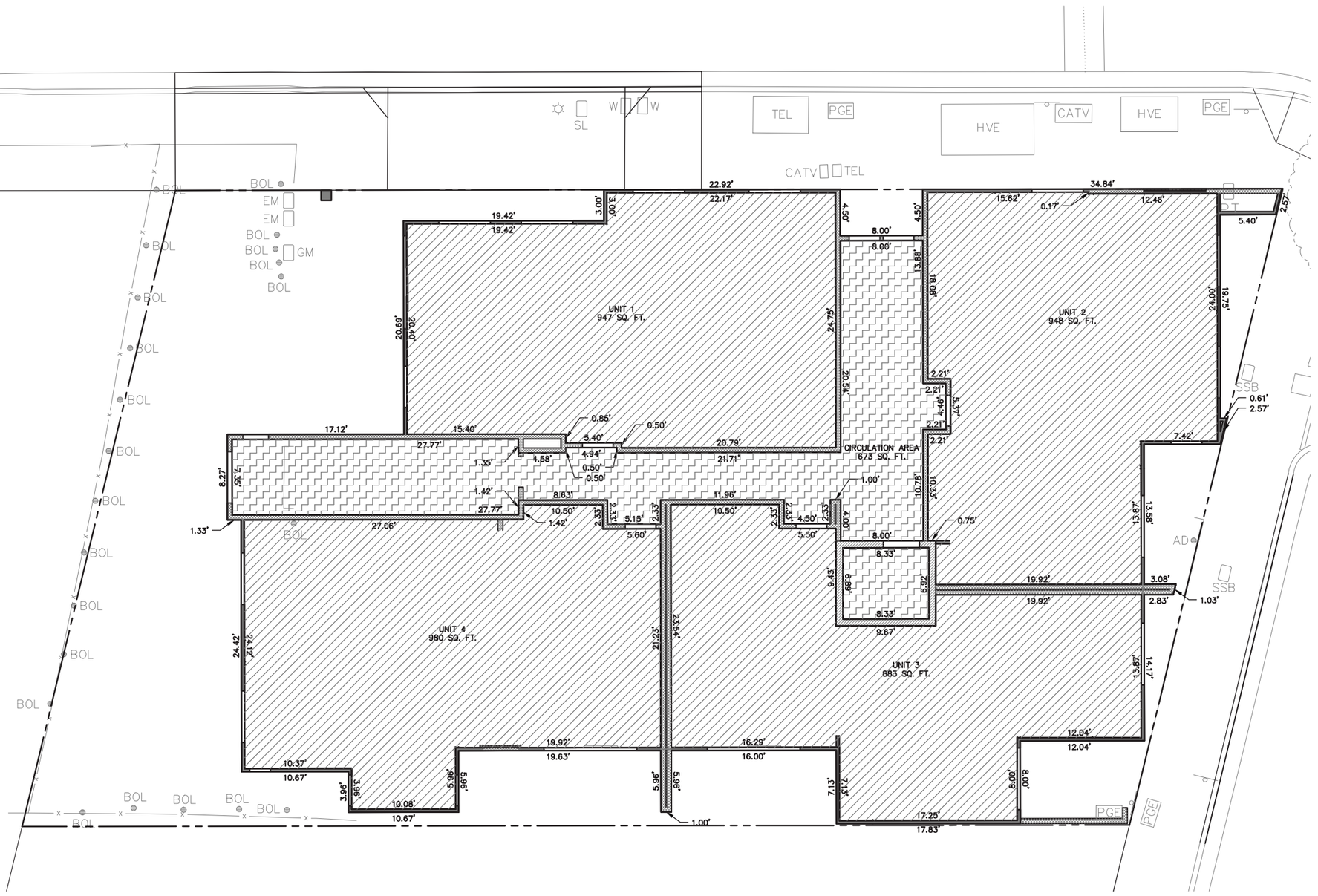
JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 5'
DESIGN BY:	JH
CHECKED BY:	CA

SHEET NO:

TM-3

03 OF 13 SHEETS



0 2.5 5 10

SCALE: 1" = 5'

HATCH LEGEND

- COMMERCIAL AREA
- RESIDENTIAL UNIT
- CIRCULATION AREA
- PARKING AREA

NOTE:
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*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER — No. C79655 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

09/19/18

LEA & BRAZE ENGINEERING, INC.
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3252 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA

UNINCORPORATED SAN MATEO COUNTY — APN: 060-092-140

UNIT DIMENSION PLAN
SECOND FLOOR

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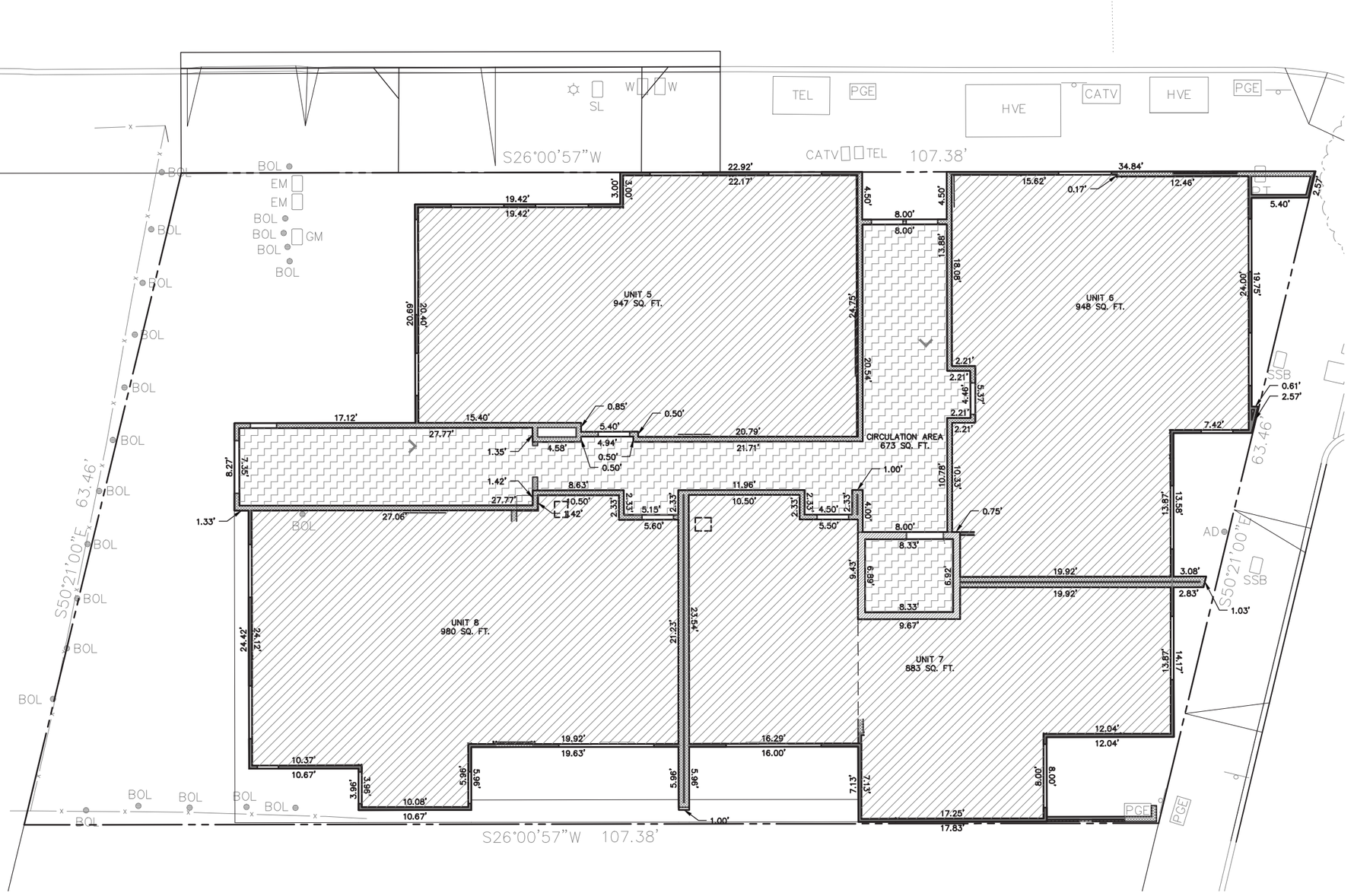
REVISIONS	BY

JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 5'
DESIGN BY:	JH
CHECKED BY:	CA

SHEET NO:

TM-4

04 OF 13 SHEETS



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REGISTERED PROFESSIONAL ENGINEER — No. C79655 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK
09/19/18

LEA & BRAZE ENGINEERING, INC.
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3252 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA

UNINCORPORATED SAN MATEO COUNTY APN: 060-092-140

UNIT DIMENSION PLAN
THIRD FLOOR

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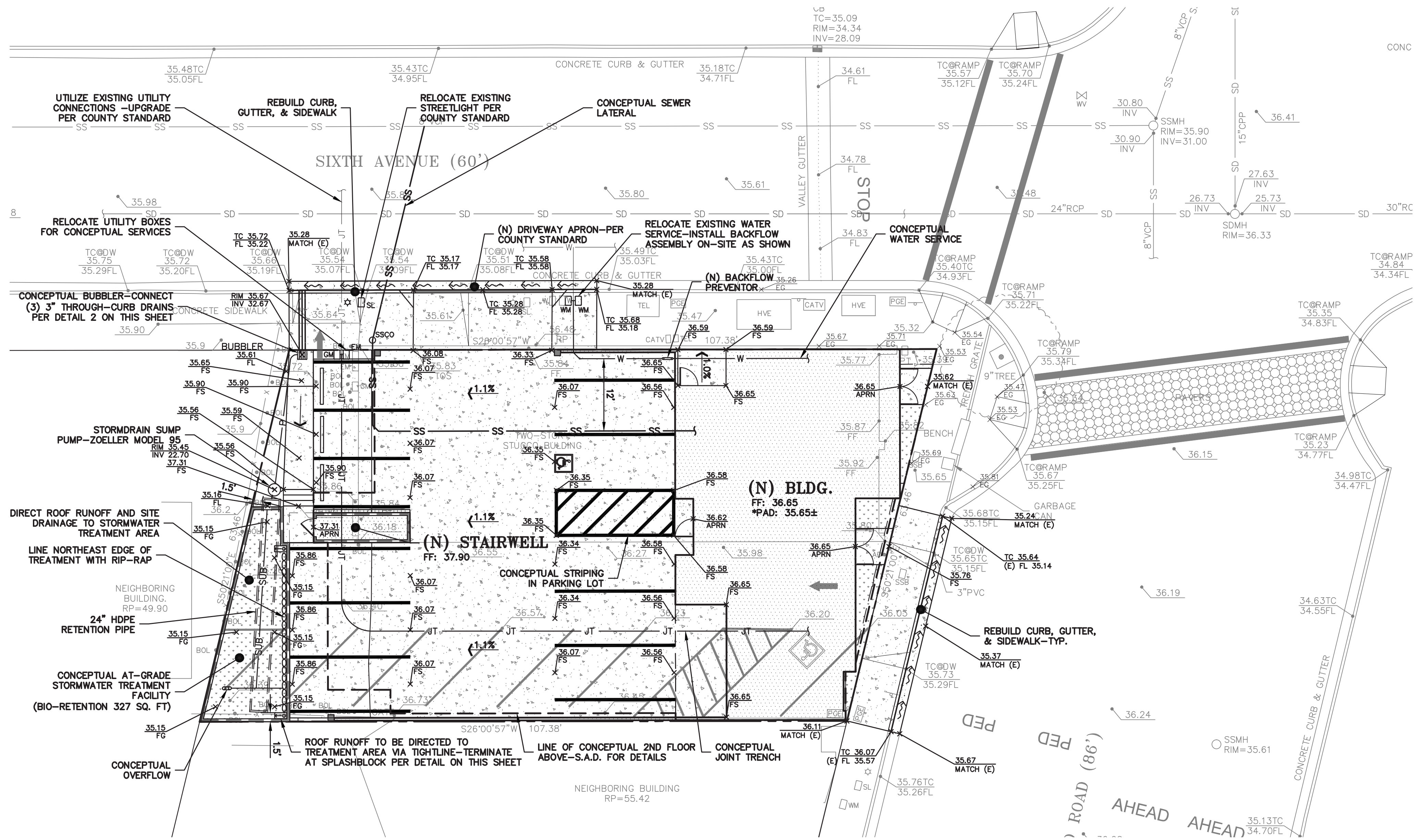
REVISIONS	BY

JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 5'
DESIGN BY:	JH
CHECKED BY:	CA
SHEET NO:	TM-5

05 OF 13 SHEETS



FLATWORK

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.12.1.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

(N) AC DRIVEWAY.

GRIND AC TO TIE (N) AC INTO (E) AC PAVING.

(N) CONCRETE PARKING LOT.

(N) CONCRETE PATIOS/WALKWAYS.

STORM DRAIN

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.

INSTALL (N) AT GRADE STORMWATER TREATMENT SYSTEM WITH 30" RETENTION PIPE BENEATH PER DETAIL 1 ON SHEET TM-3.

INSTALL (N) STORMDRAIN SUMP PUMP ZOELLER MODEL 95 1/2 HP PUMP.

UTILITIES

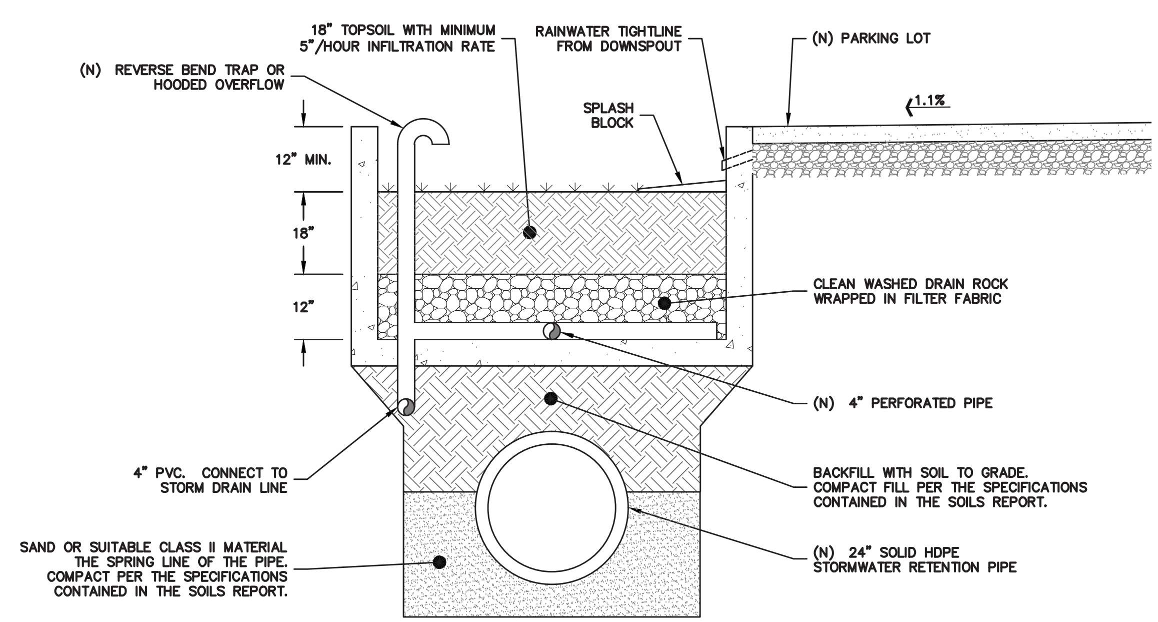
INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

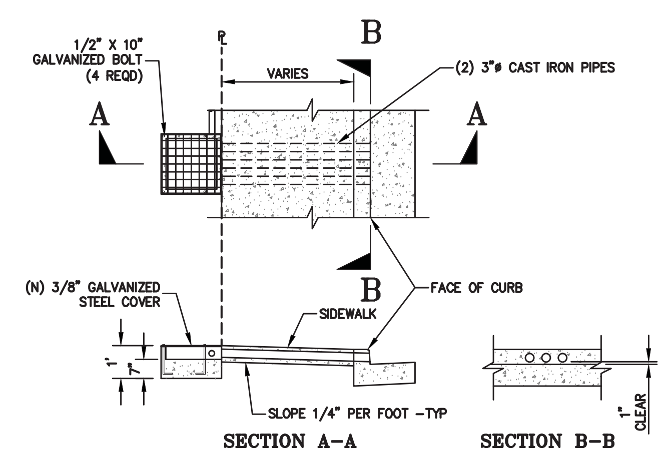
INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.



1 / TM-3 **TREATMENT FLOW-THROUGH PLANTER BOX DETAIL**
NTS



NOTES:

DISCHARGE PIPE SHALL ENTER BOX PARALLEL TO SIDE WALK.

3"ø MAX PIPE SIZE. MULTIPLE PIPE MAY BE USED TO MEET CAPACITY REQUIREMENTS.

SEE CITY OF MOUNTAIN VIEW DETAIL, B-12 ON SHEET C-4 FOR MORE INFORMATION.

2 / TM-3 **THRU CURB WITH SOLID BOTTOM**
NTS

NOTE:
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* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER No. C78565 CIVIL STATE OF CALIFORNIA
09/19/18

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION: 2495 INDUSTRIAL PKWY WEST, HAYWARD, CALIFORNIA 94545, (P) (510) 887-4086, (F) (510) 887-3019
SACRAMENTO REGION: 3017 DOUGLAS BLVD. # 300, ROSEVILLE, CA 95661, (P) (916)966-1338, (F) (916)797-7363
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3252 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA
UNINCORPORATED SAN MATEO COUNTY
APN: 060-092-140

CONCEPTUAL GRADING AND DRAINAGE PLAN

REVISIONS	BY
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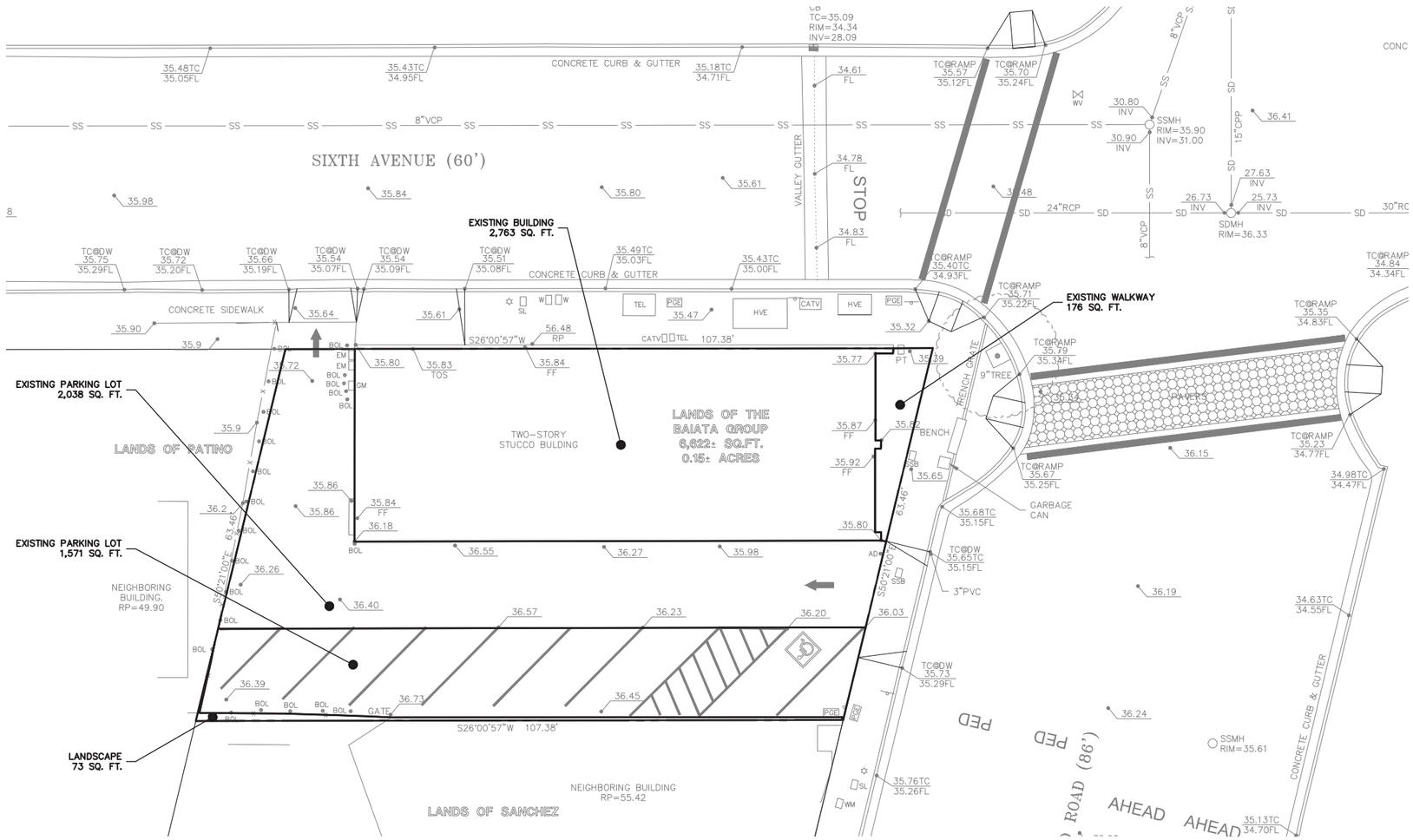
JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 10'
DESIGN BY:	JH
CHECKED BY:	CA
SHEET NO:	TM-6



0 5 10 20

SCALE: 1" = 10'

DEVELOPMENT INFORMATION

TOTAL SITE AREA	6,622 SQUARE FEET (0.152 ACRE)			
TOTAL DISTURBED AREA	6,622 SQUARE FEET (0.152 ACRE)			
IMPERVIOUS AREAS	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
BUILDING AREA	2,763	2,763	5,836	5,836
PARKING	1,571	1,571	156	156
DRIVE AISLE	2,038	2,038	0	0
PATIOS, WALKWAYS, & PADS	176	176	285	285
TOTAL IMPERVIOUS AREA	6,548	6,548	6,277	6,277
NET CHANGE IN IMPERVIOUS AREA	271 SQUARE FEET (NET DECREASE)			
FLOOR AREA	REFER TO THE ARCHITECTURAL PLANS FOR PROPOSED FLOOR AREA CALCULATIONS			

NOTE:
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09/19/18

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3252 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA

UNINCORPORATED SAN MATEO COUNTY

APN: 060-092-140

EXISTING PAVED AREA EXHIBIT

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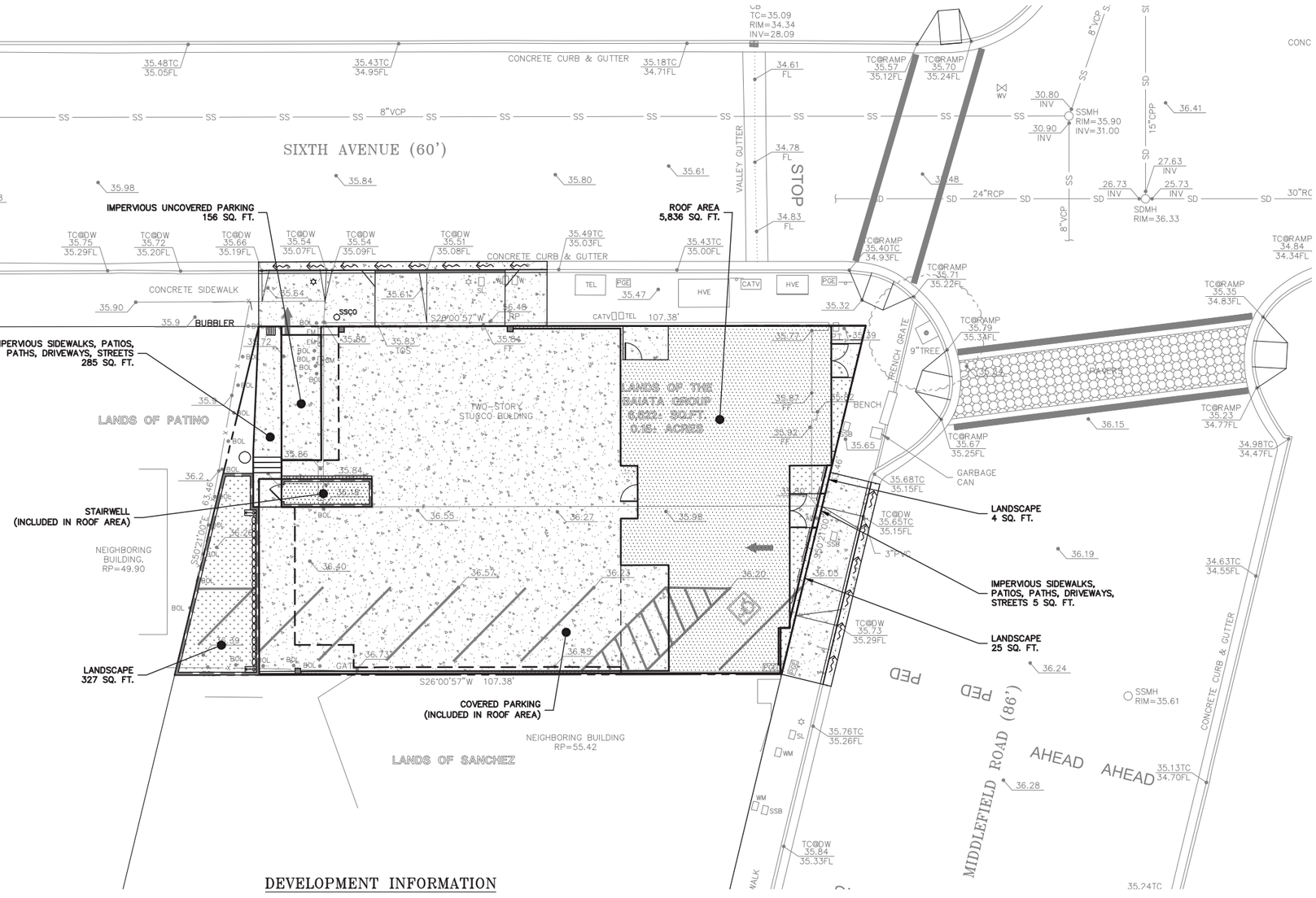
REVISIONS	BY

JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 10'
DESIGN BY:	JH
CHECKED BY:	CA

SHEET NO:

TM-7

07 OF 13 SHEETS



0 5 10 20

SCALE: 1" = 10'

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PARKING	1,571	1,571	156	156
DRIVE AISLE	2,038	2,038	0	0
PATIOS, WALKWAYS, & PADS	176	176	285	285
TOTAL IMPERVIOUS AREA	6,548	6,548	6,277	6,277
NET CHANGE IN IMPERVIOUS AREA	271 SQUARE FEET (NET DECREASE)			
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REGISTERED PROFESSIONAL ENGINEER CATHERINE A. CAMPBELL No. C79655 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK
09/19/18

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3252 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA

UNINCORPORATED SAN MATEO COUNTY APN: 060-092-140

PROPOSED PAVED AREA EXHIBIT

REVISIONS	BY
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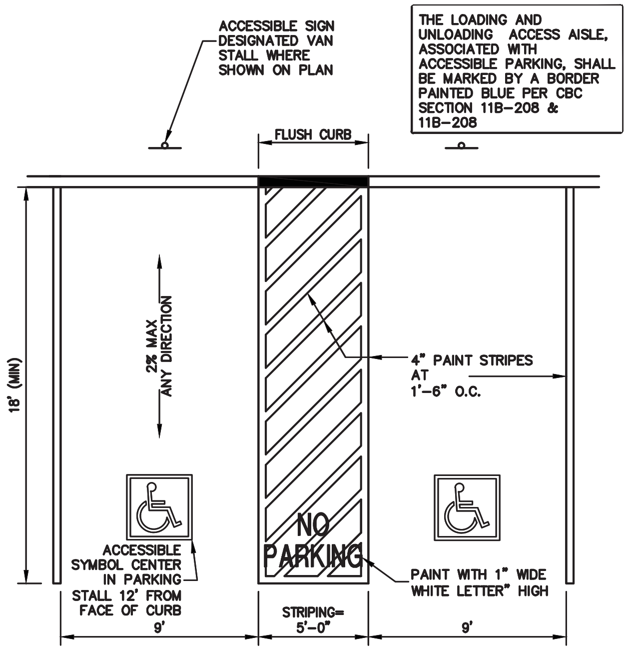
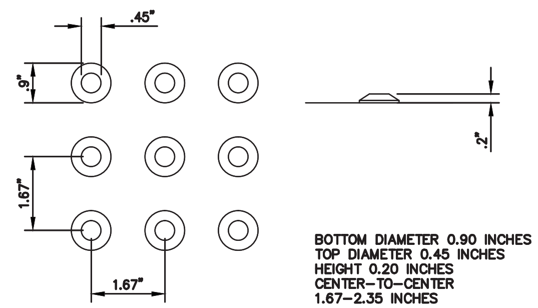
JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 10'
DESIGN BY:	JH
CHECKED BY:	CA
SHEET NO:	TM-8

08 OF 13 SHEETS



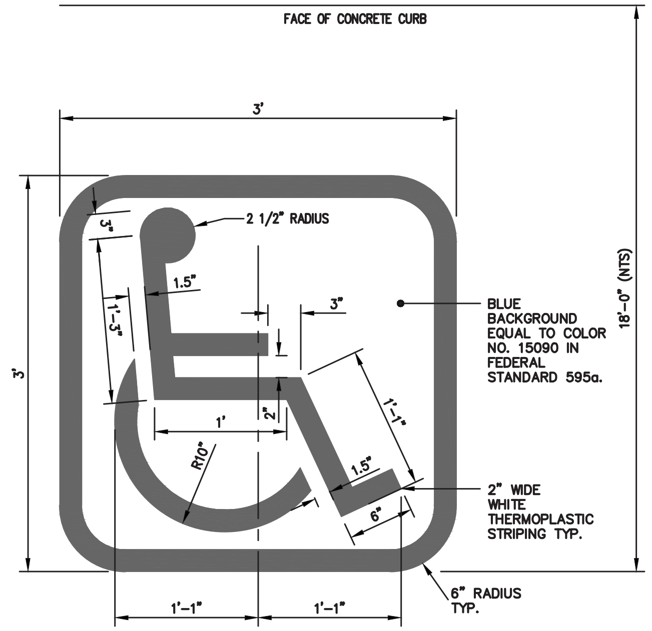
1 ACCESSIBLE STALL
C-4.0 NTS

NOTES:
1. CURB RAMPS SHALL HAVE 4 FOOT BY 3 FOOT LONG DETECTABLE WARNING BORDER CENTERED AND SQUARED AT THE RAMP BOTTOM.
2. THE DETECTABLE WARNING BORDER SHALL BE A CONTRASTING SURFACE WITH THE ADJOINING SURFACE.
3. DOME ORIENTATION SHALL CONFORM TO THE LATEST ADA/TITLE 24 REGULATIONS.
4. IF PRECAST CONCRETE DETECTABLE WARNING DOMES PAVERS ARE USED, THE WILL NEED TO BE INSTALLED ON TOP OF A 4" THICK CONCRETE SURFACE. PAVERS SHALL BE LAID SUCH THAT JOINTS ARE LEVEL WITH ADJOINING SURFACE, TO PROVIDE A SMOOTH TRANSITION FROM PAVER TO PAVER AND FROM PAVER TO CONCRETE.
5. IF THE PLASTIC MAT DETECTABLE WARNING DOMES IS USED, THE MAT NEEDS TO BE FLUSH WITH THE ADJOINING CONCRETE SURFACE. WHERE THE MAT IS INSTALLED, THE CONCRETE SURFACE WILL NEED TO BE HELD DOWN THE THICKNESS OF THE MAT.

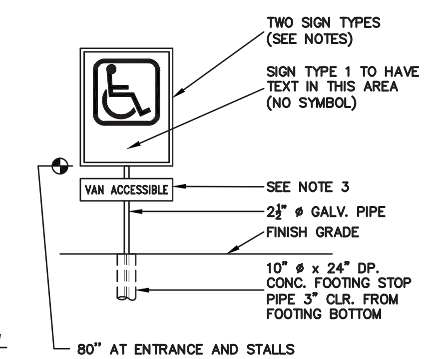


BOTTOM DIAMETER 0.90 INCHES
TOP DIAMETER 0.45 INCHES
HEIGHT 0.20 INCHES
CENTER-TO-CENTER
1.67-2.35 INCHES

2 DETECTABLE WARNING SURFACE
C-4.0 NTS

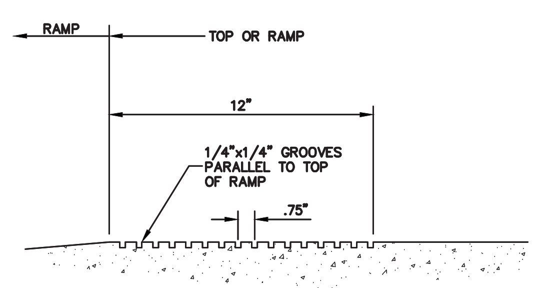


3 ACCESSIBLE PARKING SYMBOLS
C-4.0 NTS



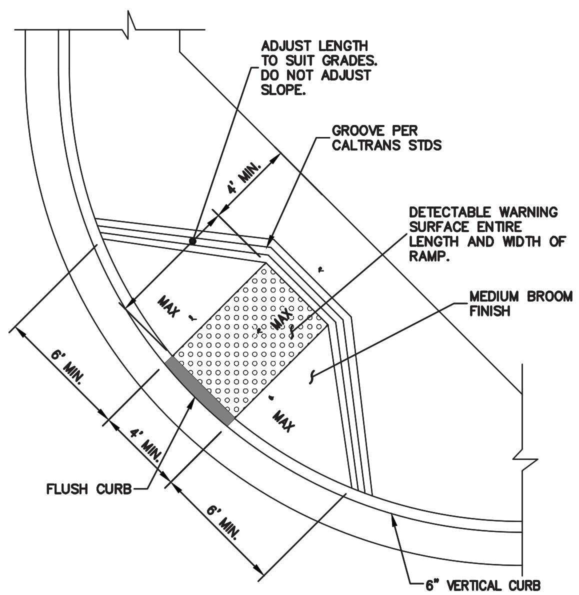
NOTES
1. OFF-STREET PARKING FACILITIES TO HAVE SIGN AT STREET ENTRANCE NOT LESS THAN 17" x 22" IN SIZE. SIGN TEXT TO BE BEADED (OR EQUAL) TO STATE THE FOLLOWING:
"UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARD OR LICENSE PLATE ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING ________." CONTRACTOR TO FILL IN BLANKS PRIOR TO MANUFACTURING SIGN.
2. ACCESSIBLE PARKING SPACE SIGN TO BE BEADED (OR EQUAL) WITH ACCESSIBLE SYMBOL, AS SHOWN. SIZE TO BE 70 SQ. IN. MINIMUM.
3. PROVIDE SIGN AT VAN STALL WITH ADD'L SIGN STATING "VAN ACCESSIBLE"

4 ACCESSIBLE PARKING SIGNAGE
C-4.0 NTS

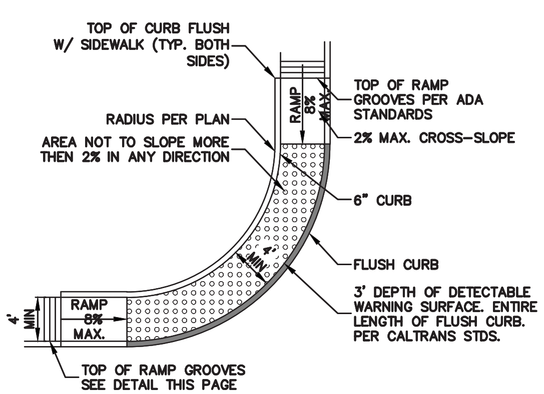


NOTE:
THE GROOVES OCCUR ON LEVEL SURFACE AT TOP OF RAMP, NOT ON RAMP SURFACE.

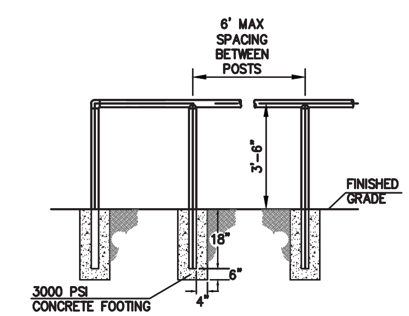
5 GROOVES AT TOP OF RAMP
C-4.0 NTS



6 ACCESSIBLE RAMP
C-4.0 NTS



7 ACCESSIBLE RAMP
C-4.0 NTS



NOTES:
1. RAILINGS SHALL BE 1 1/2" SCHEDULE 40 ALUMINUM PIPE ALLOY 6105-T5, ASTM-B-429 OR ASTM-B-221. POSTS SHALL BE 1 1/2" SCHEDULE 40 ALUMINUM PIPE OF THE SAME ALLOY. POST SPACING SHALL BE A MAXIMUM OF 6'-0".
2. HANDRAILS SHALL BE DESIGNED TO WITHSTAND A 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE TOP RAIL.
3. POSTS SHALL NOT INTERRUPT THE CONTINUATION OF THE TOP RAIL AT ANY POINT ALONG THE RAILING, INCLUDING CORNERS AND END TERMINATIONS (OSHA 1910.23). THE TOP SURFACE OF THE TOP RAILING SHALL BE SMOOTH AND SHALL NOT BE INTERRUPTED BY PROJECTED FITTINGS.
4. FINISH SHALL BE ALUMINUM ASSOCIATION M10-C22-A41 (215-R1). THE PIPE SHALL BE PLASTIC-WRAPPED. THE PLASTIC WRAP IS TO BE REMOVED AFTER ERECTION.
5. ALUMINUM SURFACES IN CONTACT WITH CONCRETE, GROUT OR DISSIMILAR METALS WILL BE PROTECTED WITH A COAT OF BITUMINOUS PAINT, MYLAR ISOLATORS OR OTHER APPROVED MATERIAL.

7 TYPICAL HANDRAIL DETAIL
C-4.0 NTS

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79655
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK
09/19/18

LEA & BRAZE ENGINEERING, INC.
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3252 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA
APN: 060-092-140
UNINCORPORATED SAN MATEO COUNTY

STANDARD DETAILS

REVISIONS	BY
-	-
-	-
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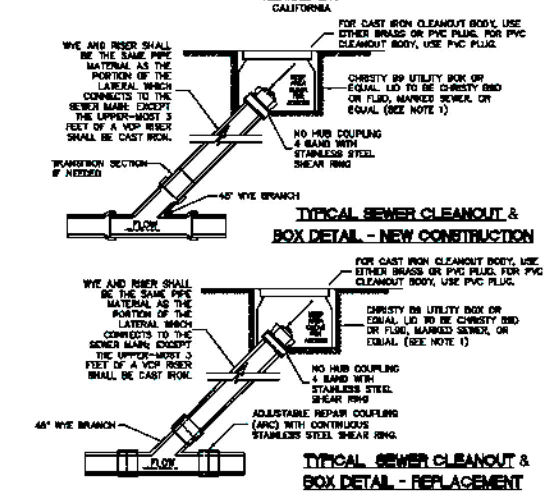
-	-
-	-

JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 10'
DESIGN BY:	JH
CHECKED BY:	CA
SHEET NO:	

TM-9

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A. CHECK BY: A.M.S. APPROVED BY: N.R.C. SCALE: NONE DATE: 6/95 REVISED:



TYPICAL SEWER CLEANOUT & BOX DETAIL - NEW CONSTRUCTION

TYPICAL SEWER CLEANOUT & BOX DETAIL - REPLACEMENT

NOTES:

1. WHEN BOX IS SUBJECT TO TRAFFIC LOADING, PROVIDE CAST IRON LID.
2. BOX TO BE PLACED SUCH THAT CLEANOUT CAP CAN BE EASILY REMOVED. SEE ILLUSTRATION.
3. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LATERAL FROM THE PROPERTY STRUCTURE TO DISTRICT MAIN. DISTRICT PROVIDES COURTESY SERVICE FROM DISTRICT STANDARD PROPERTY LINE CLEANOUT TO THE MAIN.
4. SDR-26 WYE, RISER, CLEANOUT BODY AND CAP CAN BE USED ONLY WHEN LATERAL FROM PROPERTY LINE TO MAIN LINE IS REPLACED WITH SDR-26.
5. WHEN ENTIRE LATERAL IS REPLACED, LATERAL FROM PROPERTY LINE CLEANOUT TO MAIN LINE SHALL HAVE A 14-1-UF GUAGE MINIMUM SINGLE CONDUCTOR TRACER WIRE TAPED TO THE ENTIRE LENGTH OF THE PIPE.

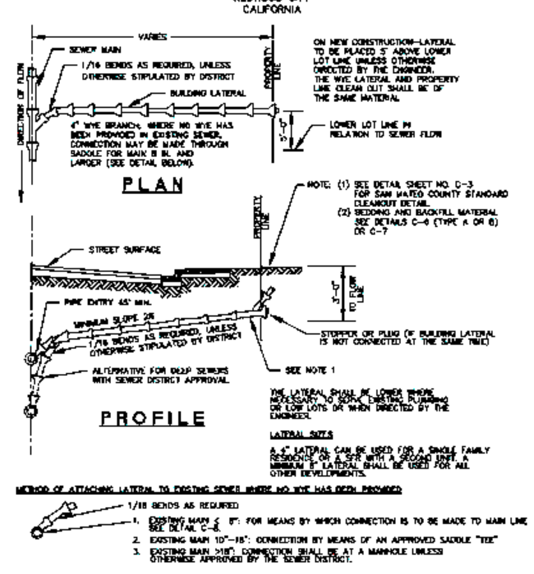
CONSTRUCTION OF A STANDARD CLEANOUT REQUIRES MULTIPLE INSPECTIONS BY DISTRICT PERSONEL:

1. FIRST INSPECTION - TO INSPECT WYE AND RISER. WYE AND RISER MUST BE EXPOSED.
2. SECOND INSPECTION - TO INSPECT PLACEMENT OF BOX, LID AND LOCATION OF CLEANOUT WITHIN BOX .

C-3

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A. CHECK BY: R.O. APPROVED BY: N.R.C. SCALE: NONE DATE: 6/95 REVISED:

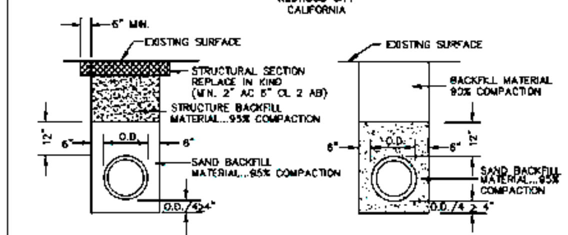


SEWER LATERAL DETAIL

C-5

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A. CHECK BY: R.O. APPROVED BY: N.R.C. SCALE: NONE DATE: 6/95 REVISED: 7/97



TYPE A (IN ROADWAY) TYPE B (OUTSIDE ROADWAY)

NOTES:

1. SAND.... MATERIAL FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0-5

2. STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35-100
No. 30	20-100

3. BACKFILL MATERIAL.... MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, ORGANIC MATTER, OR OTHER UNSATISFACTORY MATERIAL.

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE

C-7

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A. CHECK BY: R.O. APPROVED BY: N.R.C. SCALE: NONE DATE: 6/95 REVISED:

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS STANDARD SPECIFICATIONS

GENERAL NOTES

1. ALL REFERENCES TO "DISTRICT" IN THESE GENERAL NOTES SHALL MEAN THE APPROPRIATE COUNTY SEWER OR SANITATION DISTRICT.
2. THE APPROVAL OF THESE PLANS BY THE DISTRICT SHALL BE INTERPRETED TO MEAN THAT THE SANITARY SEWER DESIGN SHOWN ON THESE PLANS MEETS THE DISTRICT'S STANDARDS. THE DISTRICT'S APPROVAL IN NO WAY GUARANTEES ANY OTHER ASPECT OF THIS PLAN OR ITS ACCURACY RELATIVE TO ACTUAL FIELD CONDITIONS.
3. THE CONTRACTOR SHALL CONTACT THE DISTRICT AT 363-4765 OR 363-4100 TWO (2) WOKING DAYS IN ADVANCE OF BEGINNING ANY SANITARY SEWER WORK. THE CONTRACTOR SHALL THEREAFTER KEEP THE INSPECTOR FOR THE DISTRICT INFORMED OF HIS SCHEDULE FOR SANITARY SEWER WORK.
4. ALL SANITARY SEWER WORK CONSTRUCTED WITHOUT INSPECTION BY THE DISTRICT SHALL BE REMOVED AND RECONSTRUCTED WITH INSPECTION.
5. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FORTY-EIGHT (48) HOURS IN ADVANCE OF BEGINNING ANY WORK.
6. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE BEGINNING ANY EXCAVATING.
7. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY THE COUNTY OR CITY BEFORE BEGINNING ANY SANITARY SEWER WORK.
8. UPON THE COMPLETION OF CONSTRUCTION A COMPLETE SET OF REPRODUCIBLE "AS-CONSTRUCTED" PLANS SHALL BE PROVIDED TO THE DISTRICT.
9. SANITARY SEWER SERVICE SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL USE WHATEVER MEANS ARE NECESSARY (E.G. PUMPS, ETC.) TO MAINTAIN THIS SERVICE DURING CONSTRUCTION.
10. PRIOR TO COMMENCING ANY SANITARY SEWER WORK IN OFF-SITE EASEMENTS THE CONTRACTOR SHALL PROVIDE THE DISTRICT WITH ADEQUATE EVIDENCE THAT ALL AFFECTED PROPERTY OWNERS (AND TENANTS WHERE APPLICABLE) WERE NOTIFIED WELL IN ADVANCE OF THE DATE WORK IN THESE EASEMENTS WAS TO BEGIN AND THAT THEY HAVE UPDATED THAT NOTICE IN A TIMELY MANNER WHEN THOSE DATES HAVE CHANGED.

C-13

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A. CHECK BY: R.O. APPROVED BY: N.R.C. SCALE: NONE DATE: 6/95 REVISED: 4/97

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS STANDARD SPECIFICATIONS

PIPE AND FITTINGS

POLYVINYL CHLORIDE PIPE (PVC)

1. ALL PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS D3034, SDR 35.
2. ALL JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH ELASTOMERIC SEALING GASKETS. SEALING GASKETS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION D1869. SOLVENT CEMENT JOINTS ARE NOT PERMITTED.
3. ALL PIPE ENTERING OR LEAVING A CONCRETE STRUCTURE SHALL HAVE A RUBBER WATERSTOP GASKET ATTACHED TO IT. THE WATERSTOP GASKET SHALL CONFORM TO THE PIPE MANUFACTURER'S SPECIFICATIONS. THE WATERSTOP GASKET SHALL BE SEATED FIRMLY AROUND THE PIPE EXTERIOR AND BE CAST INTO THE CONCRETE STRUCTURE.
4. ALL PIPE JOINTS SHALL BE MADE USING MANUFACTURED PVC COUPLINGS. BAND TYPE COMPRESSION COUPLINGS ARE NOT PERMITTED.

DUCTILE IRON PIPE (DIP)

1. ALL PIPE SHALL BE THICKNESS CLASS 50 (FOUR INCH PIPE SHALL BE THICKNESS CLASS 51) IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.51. FITTINGS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATION A21.10.
2. JOINTS SHALL BE PUSH-ON TYPE OR MECHANICAL JOINT TYPE IN ACCORDANCE WITH ANSI SPECIFICATION A21.11. RUBBER GASKETS FOR PUSH-ON JOINTS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATIONS HEREIN.
3. PIPE AND FITTINGS SHALL HAVE A BITUMINOUS COATING OUTSIDE IN ACCORDANCE WITH ASTM SPECIFICATION A746-66, UNLESS OTHERWISE SPECIFIED HEREIN.
4. PIPE AND FITTINGS SHALL HAVE A 1/16" (ONE-SIXTEENTH INCH) CEMENT-MORTAR LINING WITH AN ASPHALTIC SEAL COAT.

VITRIFIED CLAY PIPE (VCP)

1. PIPE AND FITTINGS SHALL BE EXTRA STRENGTH, UNGLAZED, BELL AND SPIGOT, CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATION C700.
2. JOINTS SHALL BE A BELL AND SPIGOT ASSEMBLY WITH FACTORY INSTALLED FLEXIBLE COMPRESSSION TYPE GASKETS MADE OF PLASTICIZED POLYVINYL OR POLYURETHANE CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATIONS C425. BAND TYPE COUPLINGS ARE NOT ALLOW.

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SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A. CHECK BY: R.O. APPROVED BY: N.R.C. SCALE: NONE DATE: 6/95 REVISED:

SAN MATEO COUNTY SEWER AND SANITATION DISTRICTS STANDARD SPECIFICATIONS

TESTING REQUIREMENTS

1. ALL REFERENCES TO "DISTRICT" IN THESE TESTING REQUIREMENTS SHALL MEAN THE APPROPRIATE COUNTY SEWER OR SANITATION DISTRICT.
2. ALL REQUIRED CLEANING AND TESTING OF SANITARY SEWER MAINS AND LATERALS SHALL BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE DISTRICT.
3. ALL SANITARY SEWER MAINS BEING CONSTRUCTED SHALL BE CLEANED BY MEANS OF A HIGH SPEED JET RODDER PRIOR TO TESTING. VCP AND DIP SHALL BE TESTED FOR OBSTRUCTION BY BALL ROLLING.
4. ALL SANITARY SEWER MAINS BEING CONSTRUCTED SHALL PASS A LOW PRESSURE AIR TEST. EACH SECTION OF MAIN SHALL BE TESTED BETWEEN SUCCESSIVE MANHOLES. THE LOW PRESSURE AIR TEST SHALL BE CONDUCTED IN THE FOLLOWING MANNER.

   A COMPRESSED AIR SUPPLY SHALL BE ATTACHED TO AN AIR FITTING ON THE MAIN AND THE AIR PRESSURE WITHIN THE LINE INCREASED TO FOUR (4) POUNDS PER SQUARE INCH (PSI). AFTER THE AIR SUPPLY IS SECURELY TURNED OFF OR DISCONNECTED, THERE SHALL BE A TWO (2) MINUTE WAITING PERIOD BEFORE THE ACTUAL TEST PERIOD BEGINS TO ALLOW STABILIZATION OF AIR WITHIN THE MAIN.

   IN NO CASE SHALL THE AIR PRESSURE WITHIN THE LINE BE LESS THAN 3.5 PSI AT THE BEGINNING OF THE TEST PERIOD. REFER TO THE CHART WHICH FOLLOWS FOR THE LENGTH OF THE TEST PERIOD. THE MINIMUM LENGTH OF TEST IS TWO (2) MINUTES). THE ALLOWABLE AIR PRESSURE LOSS DURING THE TEST PERIOD SHALL BE 1.0 PSI. A WRITTEN RECORD OF THE TEST SHALL BE SUBMITTED TO THE DISTRICT BY THE CONTRACTOR.

NOMINAL PIPE SIZE (inches)	LENGTH OF LINE (feet)	LENGTH OF TEST (minutes)
4	ALL	2
6	0 - 300	2
6	300 - 370	2 1/2
6	370 AND GREATER	3
8	0 - 170	2
8	170 - 210	2 1/2
8	210 - 250	3
8	250 - 290	3 1/2
8	290 AND GREATER	3 3/4
10	0 - 110	2
10	110 - 165	3
10	165 - 215	4
10	215 AND GREATER	4 3/4

C-15

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: N.M.A. CHECK BY: R.O. APPROVED BY: N.R.C. SCALE: NONE DATE: 6/95 REVISED:

5. A TELEVISION INSPECTION SHALL BE MADE OF ALL SANITARY SEWER MAINS BEING CONSTRUCTED. IMMEDIATELY PRIOR TO TELEVISING THE SEWER, AN AMOUNT OF WATER ACCEPTABLE TO THE DISTRICT'S REPRESENTATIVE SHALL BE INTRODUCED INTO THE SEWER MAIN BEING INSPECTED.

   A VIDEO TAPE IN VHS FORMAT AT SP, OR EQUIVALENT, SPEED SHALL BE MADE OF THE INSPECTION AND DELIVERED ALONG WITH A TYPED LOG OF THE INSPECTION TO THE DISTRICT (SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS) FOR REVIEW AND ACCEPTANCE.

   SUBMITTED VIDEO TAPES SHALL INCLUDE A CONTINUOUS ON-SCREEN DISPLAY WHICH CONTAINS, AS A MINIMUM, THE DATE OF THE FILMING, IDENTIFICATION OF THE LINE AND SEGMENT (REACH) OF THE LINE BEING VIEWED, AND A READOUT, IN FEET, SHOWING THE DISTANCE TO THE ENTRY POINT.

   IF, IN THE OPINION OF THE DISTRICT, THE SUBMITTED VIDEO TAPES ARE OF POOR QUALITY, THE DISTRICT MAY REJECT THE VIDEO TAPES AND REQUIRE THE VIDEO INSPECTION TO BE REPEATED AND NEW VIDEO TAPES SUBMITTED TO THE DISTRICT FOR REVIEW AND ACCEPTANCE. ALL VIDEO TAPES SHALL BECOME THE PROPERTY OF THE DISTRICT.

6. DEFLECTION TESTING OF POLYVINYL CHLORIDE (PVC) SEWER MAINS SHALL BE PERFORMED AFTER THE PLACEMENT OF ALL TRENCH BACKFILL. PIPE DEFLECTION SHALL BE TESTED BY PULLING BY HAND A GO/NO-GO MANDREL THROUGH THE INSTALLED SECTIONS OF SEWER MAIN.

   THE MANDREL USED SHALL HAVE A MINIMUM LENGTH EQUAL TO ITS DIAMETER. THE MANDREL SHALL BE CONSTRUCTED WITH A MINIMUM OF NINE (9) RIBS FABRICATED PARALLEL TO ITS LONGITUDINAL AXIS. BOTH THE DESIGN OF THE MANDREL AND THE FABRICATED MANDREL ITSELF SHALL BE INSPECTED AND APPROVED BY THE DISTRICT WELL IN ADVANCE OF THE DEFLECTION TEST.

   THE MANDREL DIAMETER SHALL BE 95% OF THE PIPE'S AVERAGE INSIDE DIAMETER AS DEFINED BY ASTM SPECIFICATION D3034, AND AS DETAILED IN THE FOLLOWING TABLE:

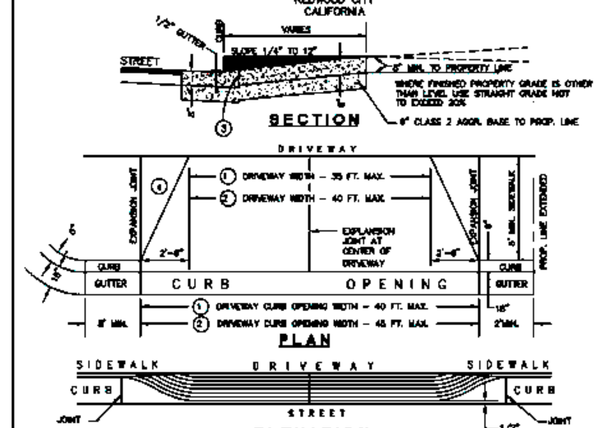
NOMINAL PIPE SIZE (inches)	AVERAGE INSIDE DIAMETER (inches)	MINIMUM MANDREL DIAMETER (inches)
6	5.893	5.598
8	7.891	7.497
10	9.864	9.371

NOTE: AVERAGE INSIDE DIAMETER = AVERAGE OUTSIDE DIAMETER - 2(1.06)T; WHERE T = MINIMUM WALL THICKNESS AS DEFINED BY ASTM SPECIFICATION D3034.

C-16

SAN MATEO COUNTY DEPARTMENT OF PUBLIC WORKS
REDWOOD CITY CALIFORNIA

DRAWN BY: D.P. CHECK BY: J.A.L. APPROVED BY: N.R.C. SCALE: NONE DATE: REVISED:



NOTES

1. SPEED LIMIT OF 35 MPH OR LESS ALONG FRONTAGE STREET
2. SPEED LIMIT OF 40 MPH OR MORE ALONG FRONTAGE STREET
3. CONSTRUCT MONOLITHIC CURB, GUTTER, DRIVEWAY AND APRON
4. USE NO.4 REINFORCING BAR DOWELS AS SHOWN ON STANDARD CURB, GUTTER & SIDEWALK DETAIL
5. FOR MORE THAN ONE DRIVEWAY
   - (A) 25 FT. OR MULTIPLES OF 25 FT. BETWEEN CURB OPENINGS
   - (B) TOTAL DRIVEWAY WIDTH—FRONTAGE
     - 70% OF FRONTAGE 100 FT. OR LESS
     - 50% OF FRONTAGE MORE THAN 100 FT.

STANDARD STRUCTURES
DRIVEWAY WIDTHS AND CURB OPENINGS FOR COMMERCIAL AND INDUSTRIAL HWY. FRONTAGE

D-2A

CIVIL No. C79655 STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK 09/19/18

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3252 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA
UNINCORPORATED SAN MATEO COUNTY
APN: 060-092-140

STANDARD DETAILS

REVISIONS BY

JOB NO: 2170957P2
DATE: 09-19-18
SCALE: 1" = 10'
DESIGN BY: JH
CHECKED BY: CA
SHEET NO:
TM-10
10 OF 13 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

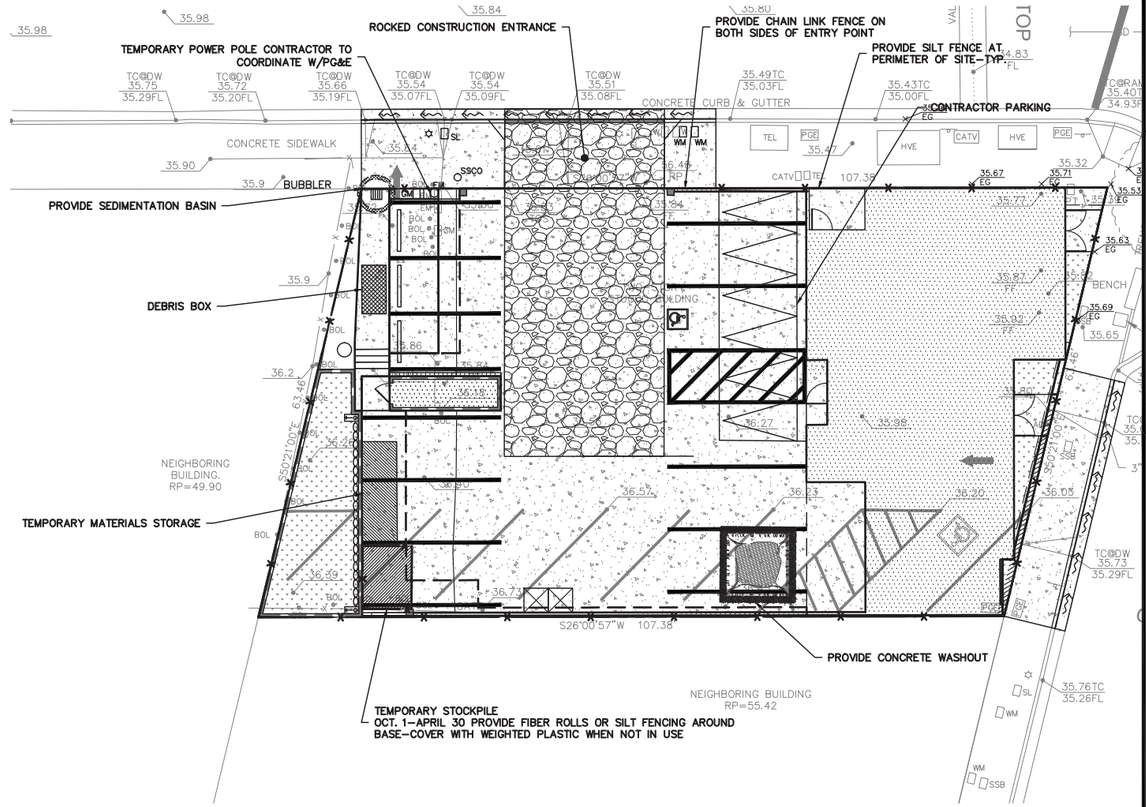
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWNG SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

0 5 10 20

SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER No. 079555 CIVIL STATE OF CALIFORNIA
09/19/18

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MENLO PARK, CALIFORNIA
APN: 060-092-140
UNINCORPORATED SAN MATEO COUNTY

EROSION CONTROL PLAN

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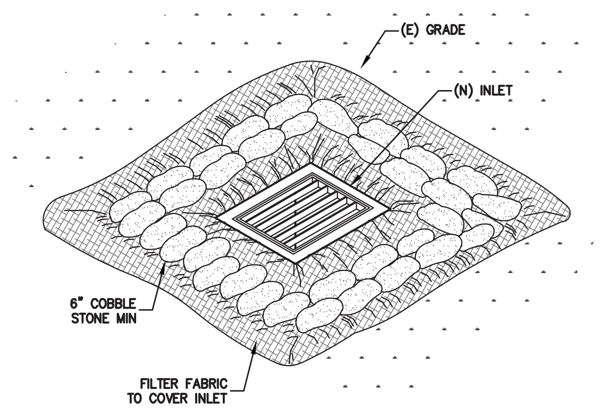
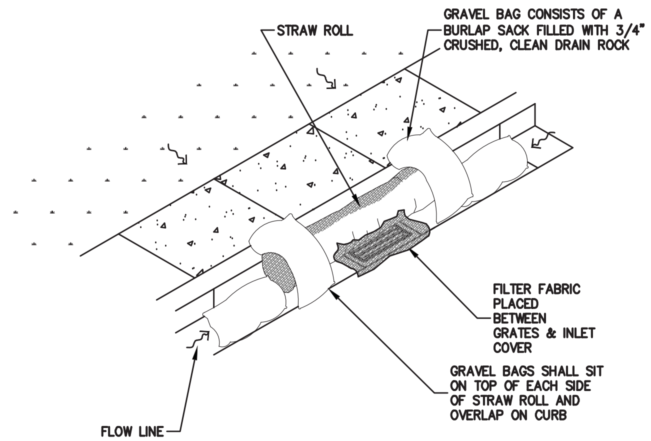
REVISIONS	BY
JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	1" = 10'
DESIGN BY:	JH
CHECKED BY:	CA

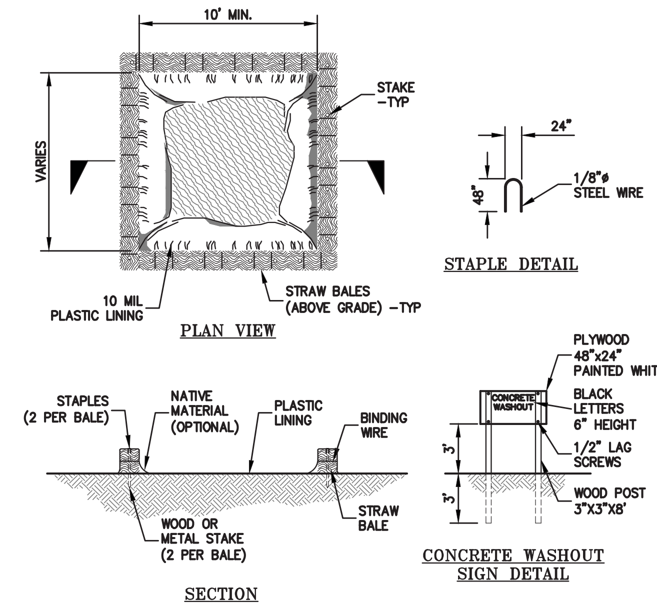
SHEET NO:
ER-1
11 OF 13 SHEETS



1 ER-2 **INLET PROTECTION**
NTS



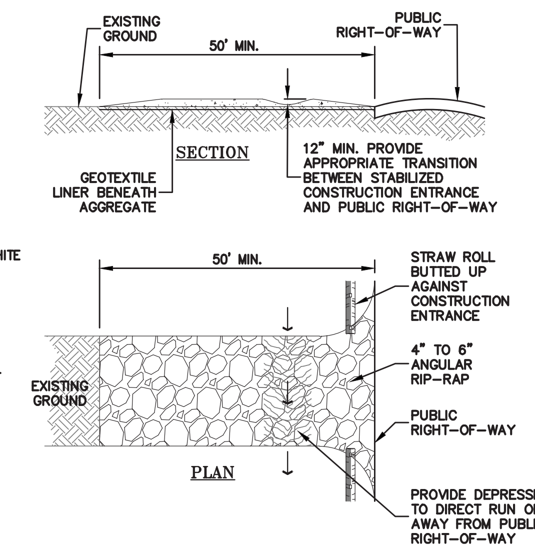
2 ER-2 **STREET INLET PROTECTION**
NTS



NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

3 ER-2 **CONCRETE WASHOUT**
NTS



NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

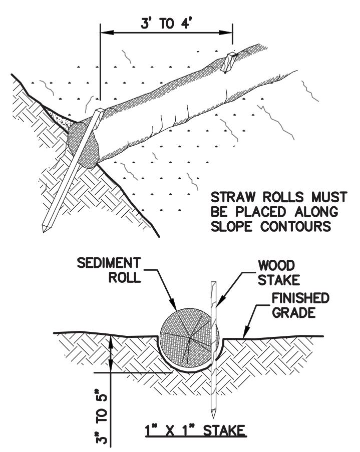
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

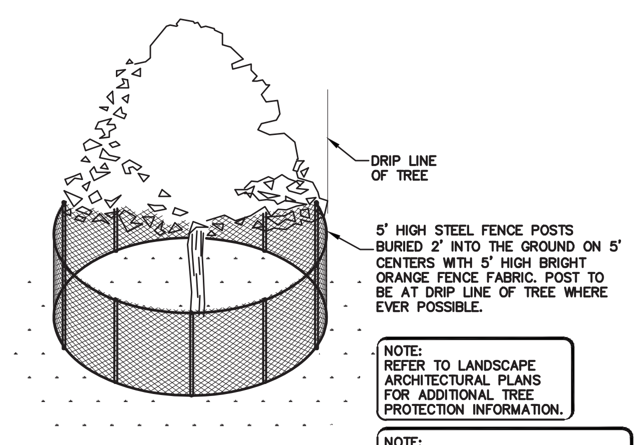
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

4 ER-2 **CONSTRUCTION ENTRANCE**
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 ER-2 **STRAW ROLLS FLAT LOT**
NTS

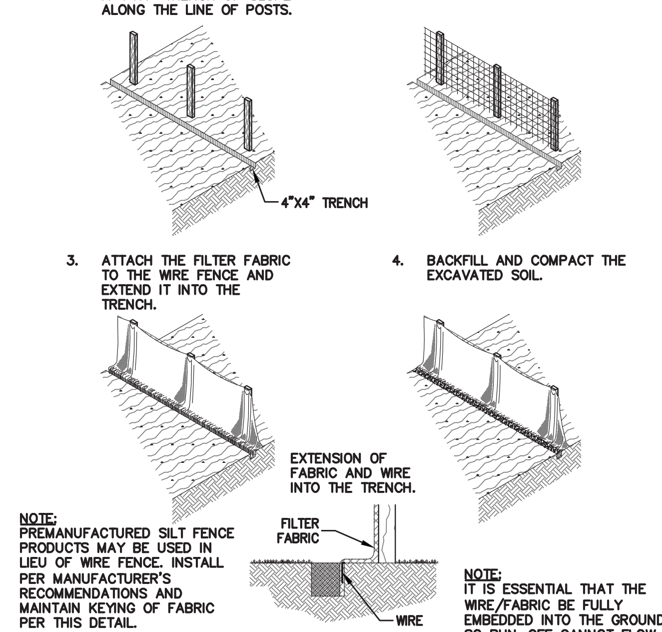


NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS

1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. STAPLE WIRE FENCE TO THE POSTS.
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN–OFF CANNOT FLOW FREELY UNDER FENCE.

7 ER-2 **SILT FENCE**
NTS


09/19/18

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MENLO PARK, CALIFORNIA
APN: 060-092-140
UNINCORPORATED SAN MATEO COUNTY

EROSION CONTROL DETAILS

REVISIONS	BY
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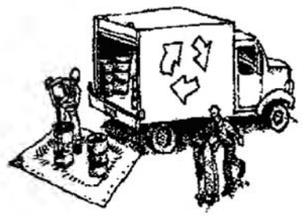
JOB NO: 2170957P2
DATE: 09-19-18
SCALE: NTS
DESIGN BY: JH
CHECKED BY: CA
SHEET NO:
ER-2
12 OF 13 SHEETS

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving

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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application

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

Landscaping

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

Painting & Paint Removal

Painting Cleanup and Removal

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

Dewatering

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

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

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No. C79555 CIVIL STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER — WATER CONTROL — ORIGINAL SIGNATURES IN BLUE INK
09/19/18

3252 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA
UNINCORPORATED SAN MATEO COUNTY
APN: 060-092-140

STORMWATER POLLUTION PREVENTION PLAN

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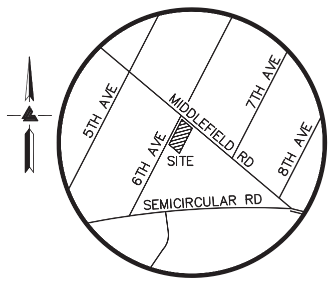
REVISIONS	BY

JOB NO:	2170957P2
DATE:	09-19-18
SCALE:	NTS
DESIGN BY:	JH
CHECKED BY:	CA

SHEET NO:
SW-1
---OF 13 SHEETS



VICINITY MAP

NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

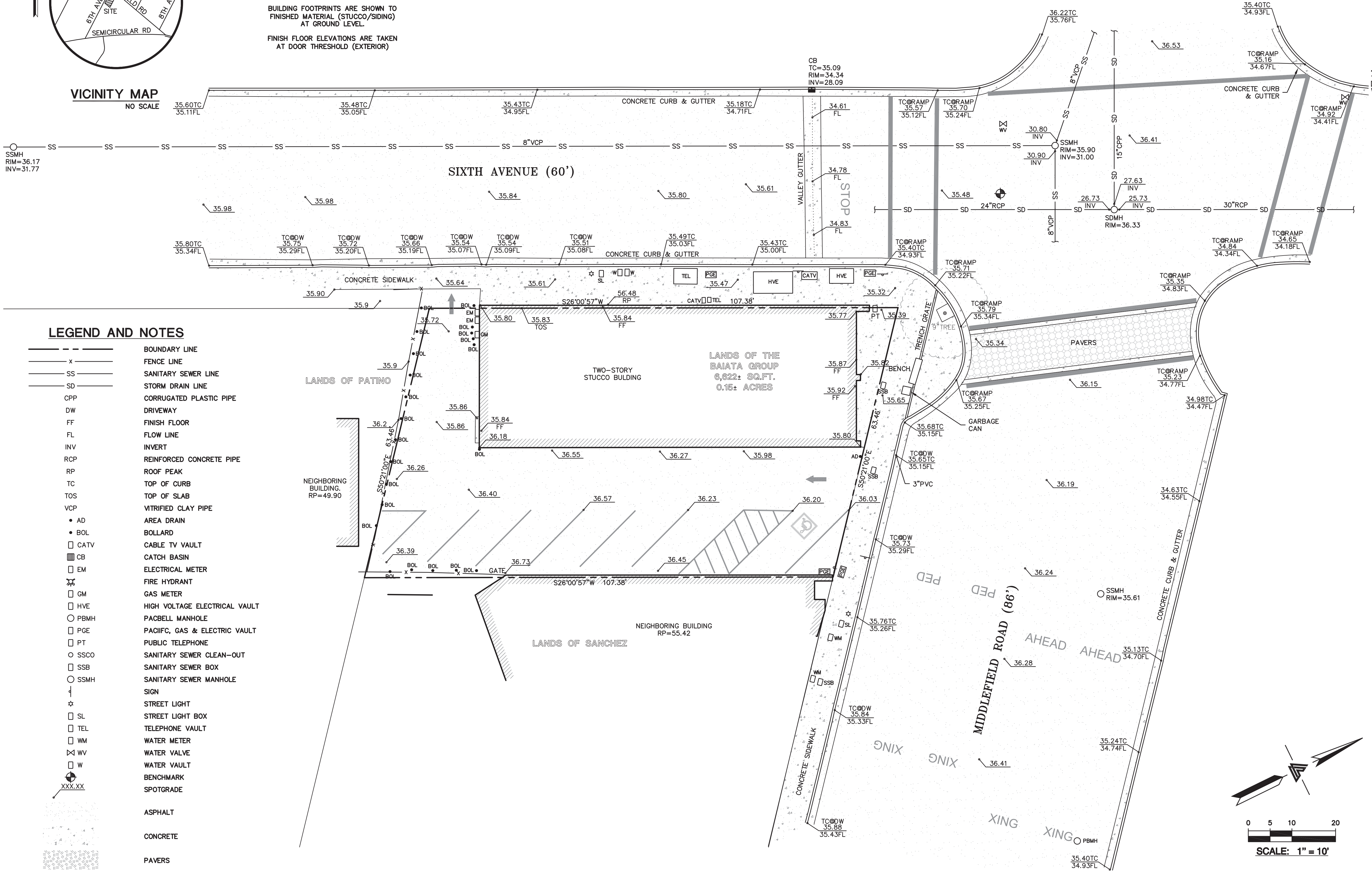
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. FWTO-4071700074-JJ, DATED AS OF MAY 10, 2017

BENCHMARK

BENCHMARK
FD BRASS CAP IN WELL
ELEVATION = 36.65' (NAVD 88)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 35.68' (NAVD 88)



LEGEND AND NOTES

——— — —	BOUNDARY LINE
——x——	FENCE LINE
——SS——	SANITARY SEWER LINE
——SD——	STORM DRAIN LINE
CPP	CORRUGATED PLASTIC PIPE
DW	DRIVEWAY
FF	FINISH FLOOR
FL	FLOW LINE
INV	INVERT
RCP	REINFORCED CONCRETE PIPE
RP	ROOF PEAK
TC	TOP OF CURB
TOS	TOP OF SLAB
VCP	VITRIFIED CLAY PIPE
• AD	AREA DRAIN
• BOL	BOLLARD
CATV	CABLE TV VAULT
CB	CATCH BASIN
EM	ELECTRICAL METER
	FIRE HYDRANT
GM	GAS METER
HVE	HIGH VOLTAGE ELECTRICAL VAULT
PBMH	PACBELL MANHOLE
PGE	PACIIFC, GAS & ELECTRIC VAULT
PT	PUBLIC TELEPHONE
SSCO	SANITARY SEWER CLEAN-OUT
SSB	SANITARY SEWER BOX
SSMH	SANITARY SEWER MANHOLE
	SIGN
	STREET LIGHT
SL	STREET LIGHT BOX
TEL	TELEPHONE VAULT
WM	WATER METER
WV	WATER VALVE
W	WATER VAULT
	BENCHMARK
XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE
	PAVERS

GREGORY E. BRAZE
No. 7623
12-31-18
STATE OF CALIFORNIA

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3252 MIDDLEFIELD ROAD MENLO PARK, CALIFORNIA

UNINCORPORATED SAN MATEO COUNTY

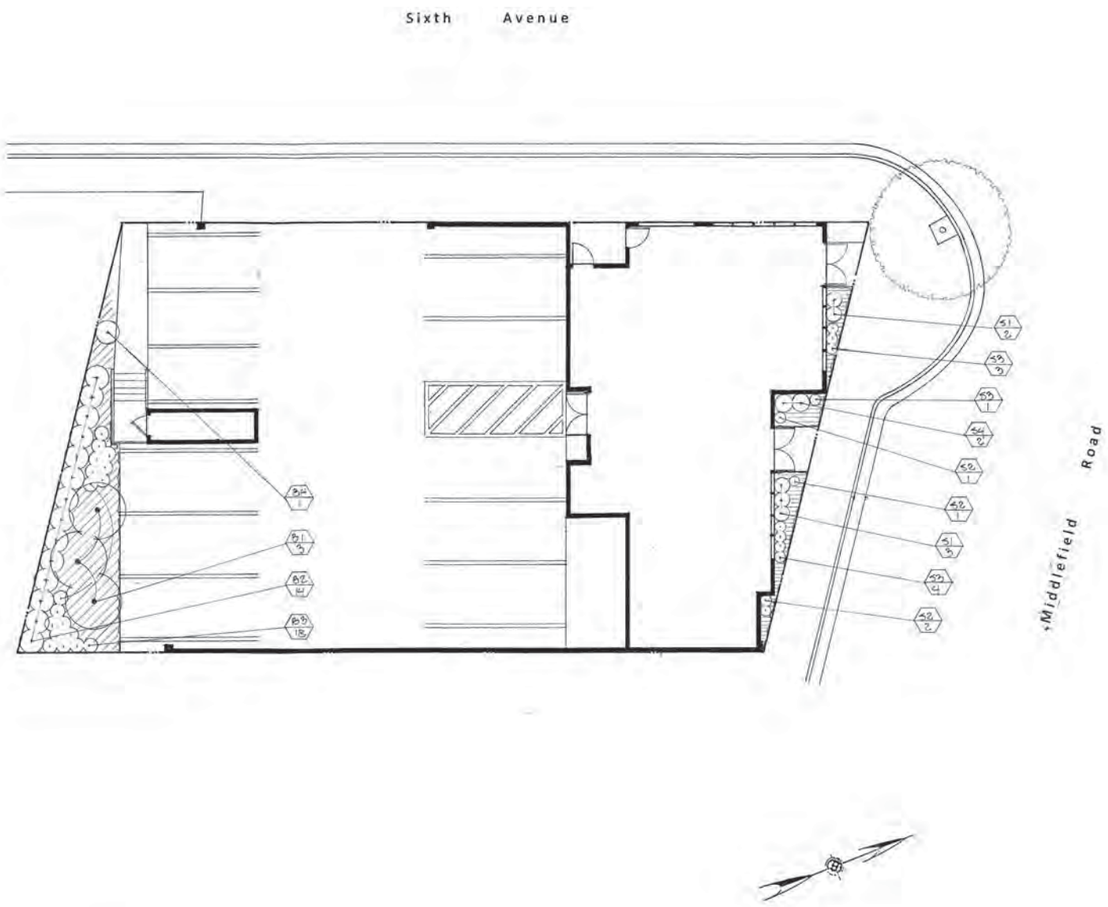
APN: 060-092-140

TOPOGRAPHIC SURVEY

REVISIONS	BY
-	-
-	-
-	-
-	-

JOB NO:	2170840
DATE:	08-01-17
SCALE:	1" = 10'
FIELD BY:	EH
DRAWN BY:	JN
SHEET NO:	SU1

01 OF 01 SHEETS



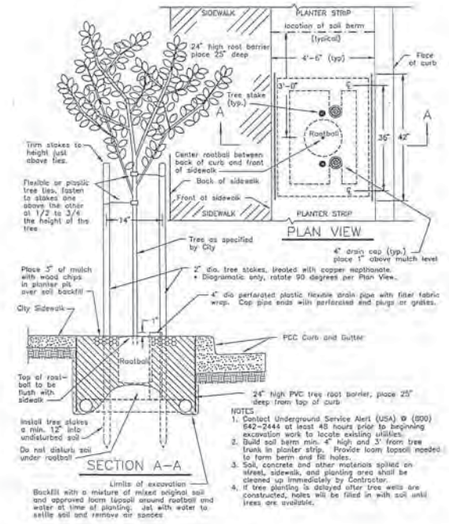
Plant Legend

Key	Botanical & Common Names	Qty.	Size	Water Req't.	Comments
	Shrubs:				
S1	Berberis t. "Crimson Pygmy" / Dwarf Barberry	6	5 gl.	L	
S2	Nandina d. "Nana" / Dwarf Nandina	4	5 gl.	L	
S3	Polystichem munitum / Sword Fern	8	5 gl.	M	
S4	Viburnum t. Spring Bouquet" / Laurustinus	2	5 gl.	L	
	Bio-retention:				
B1	Acer circinatum / Vine Maple	3	15 gl.	L	Multi-Stem
B2	Carpenteria c. "Elizabeth" / Bush Anemone	14	5 gl.	L	
B3	Juncus p. "Elk Blue" / Calif. Gray Rush	18	5 gl.	M	
B4	Mimulus aurantiacus / Monkey Flower	1	5 gl.	L	
	Groundcovers:				
G1	Carex tumulicola / Berkeley Sedge	as req'd.	1 gl.	L	Set @ 12" o.c.
G2	Mahonia repens / Creeping Oregon Grape	" "	1 gl.	L	Set @ 16" o.c.

Water conservation classification is based on Water Use Classification of Landscape Species (WUCOLS) prepared by the Water conservation Office of the Department of Water Resources (2000)

Notes:

1. Locations of trees and shrubs shown on Plan are schematic and shall be adjusted in the field to avoid conflicts with utilities, irrigation, footings, etc.
2. ⬡ ← indicates plant key
   ⬡ ← indicates plant count
3. Quantities in the Plant Legend are for general reference only (Verify count per Plan).
4. All planting areas to be top dressed with a 3" layer of medium grind fir bark mulch.



Tree Planting Detail

Revisions

7/17/2018	MWELO Notes
8/21/2018	Rear Landing

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3252 Middlefield Road
Menlo Park, California

Planting Plan

Date	3/7/2018
Scale	1" = 10'- 0"
	LBW
Sheet	L1

Planting Plan

CalGreen Landscape Notes:

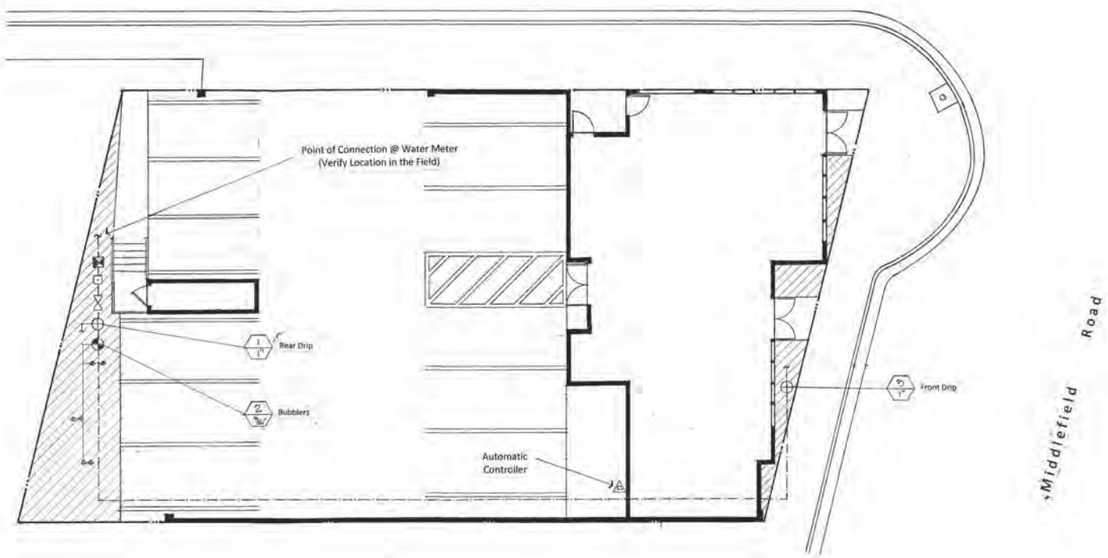
Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following: CGBSC 4.304.1.

1. Controllers shall be weather or soil-moisture based controllers that automatically adjust irrigation in response to changes in plant' needs as weather conditions change.
2. Weather based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil-moisture based controllers are not required to have rain sensor input.

Irrigation Legend

Symbol	Description	GPM	PSI
	Emission Devices:		
	Rainbird XF-Series Dripline, Lateral Rows 18" o.c., Emitters 12" o.c.	.1	35
	Rainbird 1401 Pressure Compensating Bubbler	.25	35
	Other Equipment:		
	Class 200 PVC Piping, size as Noted		
	Schedule 40 PVC Pressure Mainline Piping, Size as Noted		
	Rainbird ASVF Remote Control Valve w/ Anti-Siphon, Size as Noted		
	Rainbird XACZ-075-PRF Control Zone Kit w/ Anti-Siphon & PR Filter		
	Febco 825Y Reduced Pressure Backflow Preventer, 1" Size		
	Line Size Brass Ball Valve		
	Data Industrial IFS Flow Sensor, Line Size		
	Rainbird ESP-SMTe Smart Modular Controller w/ Upgrade Kit		

Sixth Avenue



Irrigation Notes:

1. Maximum design flow: 15 gpm
2. Maximum design pressure: 65 psi
3. All valves shall cycle/soak runtimes to eliminate run-off based on soil types.
4. Finish grades shall be set at 2" below adjacent paving to all for mulch placement.
5. Compact all trenches to 90% relative compaction.
6. All hardscape, utilities and grades to be per Civil Engineer.
7. Owner shall provide audit of finished irrigation system by a certified third party, per the provisions of A.B. 1881. Audit to include recommended maximum seasonal run times (July) and quarterly adjustments to irrigation schedule for each valve.
8. The irrigation system shall be installed by a Contractor to conform with all applicable State and local codes and ordinances. The Contractor shall obtain and pay for all required permits and fees related to the work.
9. Do not willfully install the irrigation system as shown when it is obvious in the field that unknown obstructions, grade differences, or differences in the dimensions exist that may not have been considered in the design. Such discrepancies should be brought to the attention of the Owner's representative, in the event that notification is not performed, the Contractor shall assume responsibility for any necessary changes.
10. The irrigation system design is based on the minimum pressure and the maximum flow demand as stated on the drawings for each point of connection. Verify the static water pressure, service line size and water meter size prior to construction. Any discrepancies between the actual water pressure, service size and meter size with that indicated on the drawings shall be immediately reported to the Owner's representative as well as the Landscape Architect prior to beginning work.
11. All piping and control wires under paving or walls shall shall be installed in separate PVC sleeves. Mainline sleeves shall be a minimum of 2" diameter. Control wire sleeves shall be of sufficient size (minimum 1" size) for the required number of wires under the paving.
12. All excavations are to be backfilled to 85% compaction (95% compaction under paving) unless otherwise noted.
13. The location and type of electrical power source shall be reviewed in the field with the Owner's representative and compared with the electrical drawings. Any discrepancies shall be reported to both the Owner's representative and the Landscape Architect.
14. Exact routing of irrigation wiring is not shown and shall be determined in the field by the Contractor.
15. All wire splices shall be made within valve boxes. Splices shall be made with copper crimp-type connectors and installed within "3M" #DBY sealing pack, or approved equal.
16. Contractor shall submit all material specifications and samples to the Landscape Architect for approval.
17. Flush and adjust all distribution heads, drippers and nozzles before use. No overspray onto walks or pavement will be permitted.
18. Irrigation equipment not otherwise detailed or specified shall be installed according to the manufacturer's recommendations and specifications.
19. Contractor to provide irrigation system audit to be conducted prior to the Owner's acceptance by a certified party per the provisions of State Assembly bill 1881.
20. Irrigation drip and lateral lines shall be looped where possible to insure even pressure distribution.

Additional Notes:

1. This irrigation system utilizes a weather based irrigation controller.
2. Pressure regulators are to be installed to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
3. A manual shut-off valve will be installed at the point of connection of the water supply.
4. Areas less than 10 feet in width utilize sub-surface drip irrigation.
5. This is a non-residential project with less than 1,000 square feet of landscape area.
6. "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance."
7. "Unless contradicted by a soils test, compost at a rate of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."

Revisions
7/17/2018 MWELO Notes
8/21/2018 Rear Landing

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3252 Middlefield Road
Menlo Park, California

Irrigation Plan

Date 3/7/2018
Scale 1" = 10'- 0"
LBW
Sheet
L2

Irrigation Plan

3252 Middlefield Site Lighting Summary

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
▯	E1	10	Lithonia Lighting	DSXPG LED 20C 530 40K T5W MVOLT	DSXPG PARKING GARAGE FIXTURE WITH 2 LIGHT ENGINES, 530mA DRIVER, 4000K LEDs, T5W OPTIC.	LED	DSXPG_LED_20C_530_40K_T5W_MVOLT.ies	4288	0.85	37
□	E2	4	LIGMAN	MT-31426-VW-W40	Matrix 4 square wall down light	LED	E2 -MT-31426-VW-W40.ies	1119	0.85	14.3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Garage	+	6.2 fc	8.8 fc	1.4 fc	6.3:1	4.4:1
North Entrance Lower	+	4.6 fc	10.7 fc	0.7 fc	15.3:1	6.6:1
North Entrance Upper	+	5.5 fc	10.4 fc	1.3 fc	8.0:1	4.2:1
North Path	+	1.8 fc	6.5 fc	1.0 fc	6.5:1	1.8:1
North Stair Entrance	+	8.8 fc	11.0 fc	7.3 fc	1.5:1	1.2:1
Site Exterior	+	1.2 fc	5.6 fc	0.0 fc	N/A	N/A
West Entrance	+	6.8 fc	10.8 fc	3.2 fc	3.4:1	2.1:1

sixteen5hundred

Ceiling Height: Varies
Luminaire Mounting Height: As Noted
Reflectances: 50% for Ceiling, 50% for Wall, 20% for Floor
Calculation Point Height: 0' AFF

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstances.

Designer: lc
Date: 8/27/2018
Scale: As Noted
Rev No.: Rv 00
Summary