The SOBRATO Organization

803 - 851 OLD COUNTY ROAD SAN CARLOS, CA 94070

PLANNING RESUBMISSION JAN 11, 2023

STUDIOS architecture
350 CALIFORNIA STREET, FLOOR 21
SAN FRANCISCO, CA 94104 ~ 415.398.7575

Project Number	20510.00

1/12/2023 11:07:48 AM

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APPLICABLE CODES & REGULATIONS

ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL COMPLY. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING (OR OTHERWISE NOTED):

CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 (2019)
- PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- PART 2 - CALIFORNIA BUILDING CODE (CBC), VOL. I & II
- PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)
- PART 4 - CALIFORNIA MECHANICAL CODE (CMC)
- PART 5 - CALIFORNIA PLUMBING CODE (CPC)
- PART 6 - CALIFORNIA ENERGY CODE
- PART 9 - CALIFORNIA FIRE CODE. (CFC)
- PART 10 - CALIFORNIA EXISTING BUILDING CODE
- PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
- PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 8, CAL/OSHA

CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24

AMERICANS WITH DISABILITIES ACT (2010)

LOCAL BUILDING CODE:
- 2019 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1 AND 2 WITH CITY OF SAN CARLOS AMENDMENTS
- 2019 CALIFORNIA FIRE CODE (CFC) WITH CITY OF SAN CARLOS AND REDWOOD CITY AMENDMENTS

NATIONAL FIRE PROTECTION AGENCY
- NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2016)
- NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (2016)
- NFPA 24 INSTALLATION OF PRIVATE FIRE SERVICE MAIN AND THEIR APPERTUNANCES (2016)
- NFPA 70 NATIONAL ELECTRICAL CODE (2020)
- NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE (2019)
- NFPA 101 LIFE SAFETY CODE (2018)
- NFPA 110 STANDARD FOR EMERGENCY AND STAND BY POWER SYSTEM (2016)

IT IS NOTED THAT IF HAZARDOUS MATERIAL QUANTITIES EXCEED THE MAXIMUM ALLOWABLE QUANTITIES (MAQ) OF HAZARDOUS MATERIALS PER CALIFORNIA FIRE CODE AND CALIFORNIA BUILDING CODE, ADDITIONAL FIRE AND LIFE SAFETY PROTECTION FEATURES MAY BE REQUIRED

PROPOSED BUILDING PARKING ANALYSIS

PER TABLE 18.20.040-A(3): SPACES REQUIRED:

CALCULATION 1:
Offices: Business and Professional: 1 per 350 sq. ft. over 100,000 sq. ft.

CALCULATION: 325,473 SF / 350 = 930 SPACES REQUIRED

PARKING REDUCTION: 18.20.050 Parking reductions/ B. Transit Accessibility: 20% Reduction

REDUCTION CALCULATION: 930 SPACES - 20% = **744 SPACES REQUIRED FOR PHASES 1&2**

PHASE 1 CALCULATION: 193,852 SF / 350 = 554 SPACES REQUIRED
PARKING REDUCTION: 20% Reduction
CALCULATION: 554 SPACES - 20% = 443 SPACES REQUIRED (**474 SPACES PROVIDED**)

PHASE 2 CALCULATION (FROM ABOVE): 744 SPACES REQUIRED (**745 SPACES PROVIDED**)

CALCULATION 2:
Research and Development: 1 per 300 sq. ft. of office; and 1 per 800 sq. ft. of laboratory.
ASSUMED 60/40 SPLIT FOR R&D

LAB AREA: 325,473 SF (60%) = 195,284 SF
LAB CALCULATION: 195,284 SF / 800 = 245 SPACES REQUIRED

REDUCTION CALCULATION (per 18.20.050 Parking reductions):
245 SPACES - 20% = **196 SPACES REQUIRED FOR PHASES 1&2**

OFFICE AREA: 325,473 SF (40%) = 130,189 SF
OFFICE CALCUATION: 130,189 SF / 300 = 434 SPACES REQUIRED

REDUCTION CALCULATION (per 18.20.050 Parking reductions):
434 SPACES - 20% = **348 SPACES REQUIRED FOR PHASES 1&2**

TOTAL PARKING SPACES REQUIRED: 196 + 348 = **544 SPACES REQUIRED FOR PHASES 1&2**

∴ THE MORE RESTRICTIVE CALCULATION IS USED FOR PLANNING COMPLIANCE

AUTOMOBILE PARKING STALL DIMENSIONS
(TABLE 20-220)

STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNISTALL	8' - 6"	18' - 0"	26' - 0"	YES

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS
(CBC TABLE (11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
501 to 1,000	2 %	YES

OVERALL SITE PARKING CALCULATION

SOUTH LOT	UNISTALL	TANDEM UNISTALL	ACCESSIBLE	VAN ACCESSIBLE	EV	EV ACCESSIBLE	EV VAN ACCESSIBLE	EV AMBULATORY	CELAN AIR / VANPOOL	TOTAL
LEVEL 01	36	0	7	3	0	0	0	0	0	46
LEVEL B1	137	0	2	0	52	1	0	2	9	203
LEVEL B2	225	0	0	0	0	0	0	0	0	225
SOUTH LOT TOTAL	**398**	**0**	**9**	**3**	**52**	**1**	**0**	**2**	**9**	**474**
NORTH LOT										
LEVEL 1	0	0	0	0	0	0	0	0	0	0
LEVEL B1	88	14	2	0	23	1	1	0	6	135
LEVEL B2	122	14	0	0	0	0	0	0	0	136
NORTH LOT TOTAL	**210**	**28**	**2**	**0**	**23**	**1**	**1**	**0**	**6**	**271**
SITE TOTALS	**608**	**28**	**11**	**3**	**75**	**2**	**1**	**2**	**15**	**745**

MOTORCYCLE PARKING MAY SUBSTITUTE FOR UP TO FIVE PERCENT OF REQUIRED AUTOMOBILE PARKING. EACH MOTOTCYCLE SPACE MUST BE AT LEAST FOUR FEET WIDE AND SEVEN FEET DEEP.

5% OF 745 = 37 MOTORCYCLE SPACES (ALLOWED)

MOTOR CYCLE PARKING:
B2: 20 (SOUTH PHASE: 6 NORTH PHASE: 14)
B1: 20 (SOUTH PHASE: 6 NORTH PHASE: 14)
TOTAL: **40** > 37 (5% X 745 = 37)

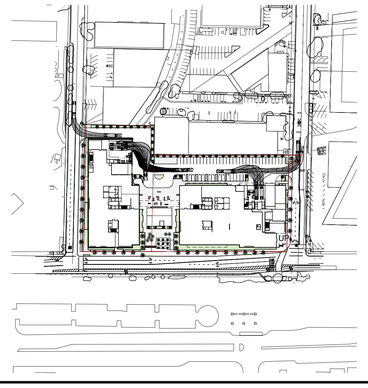
BICYCLE PARKING CALCULATION

PER SECTION 18.20.080:

SHORT-TERM SPACES
10% OF 745 VEHICLE SPACES: 75 REQUIRED **80 PROVIDED**

LONG-TERM SPACES
1/20 OF 745 VEHICLE SPACES: 38 REQUIRED **55 PROVIDED**
B2: 23 (SOUTH PHASE: 12 NORTH PHASE: 11)
B1: 32 (SOUTH PHASE: 0 NORTH PHASE: 32)

SITE MAP



PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A 325,473 SF PLANNED DEVELOPMENT FOR COMMERCIAL OFFICE, AND RESEARCH & DEVELOPMENT / LIFE SCIENCES LAND USES. THE PROJECT IS SHOWN AS A PHASED DEVELOPMENT; THE FIRST PHASE WOULD BE THE SOUTH LOT AND THE SECOND PHASE WOULD BE THE NORTH LOT.

THE 3.4 ACRE PROJECT SITE IS BOUNDED BY BRANSTEN STREET TO THE NORTH, COMMERCIAL STREET TO THE SOUTH, AND OLD COUNTY ROAD TO THE WEST. THE SITE DESIGN PROPOSES A FIVE STORY STRUCTURE ALONG COMMERCIAL STREET (SOUTH), AND ANOTHER 4 STORY STRUCTURE ALONG BRANSTEN (NORTH) OVER TWO LEVELS OF BELOW-GRADE PARKING, AND WITH A CENTRAL COURTYARD BETWEEN THEM. THE INTENT OF THE COURTYARD IS TO SERVE AS OUTDOOR COLLABORATION SPACES FOR THE TENANTS IN ORDER TO ACTIVATE THE SITE AND GROUND PLANE. THE PRIMARY ACCESS TO THE SITE IS FROM COMMERCIAL AND BRANSTEN STREETS, WITH SECONDARY ENTRANCES AT THE CORNERS OF OLD COUNTY ROAD TO ACTIVATE THE STREET.

THE SITE IS CURRENTLY ZONED AS IH: HEAVY INDUSTRIAL, AND PROPOSES A CHANGE IN ZONING TO PD: PLANNED DEVELOPMENT. THE PROJECT IS PROPOSING AMENDMENTS TO THE CURRENT ZONING AS INDICATED IN THIS SUBMITTAL. THIS INCLUDES BUT IS NOT LIMITED TO;
1. INCREASE IN BUILDING HEIGHT.
2. INCREASED FAR
3. REDUCED ABOVE GRADE SETBACK ALONG COMMERCIAL STREET:
4. REDUCED BELOW GRADE SETBACK FROM PROPERTY LINE FOR PARKING STRUCTURE:
5. NO PARKING LOT TREE PLANTING REQUIREMENT.

THE PROJECT IS LOCATED IN THE EAST SIDE INNOVATION DISTRICT VISION PLAN AREA. THE PROJECT HAS BEEN DESIGNED TO FURTHERS THE GOALS OF THE EAST SIDE DISTRICT VISION PLAN BY ACTIVATING OLD COUNTY ROAD, TRANSFORMING IT IN SUPPORT OF THE PLAN'S OBJECTIVES FOR SAFE, PEOPLE FRIENDLY STREETS AND VIBRANT NEIGHBORHOODS. FURTHER, THE PROJECT SPECIFICALLY RESPONDS TO 6 OF THE PLAN'S "10 BIG MOVES" AS FOLLOWS:
- *BIG MOVE #2* - ESTABLISH AN OPEN SPACE NETWORK: THE PROJECT IS PROPOSING TO PROVIDE A CONNECTION TO THE LINEAR PARK SYSTEM ALONG BRANSTEN.
- *BIG MOVE #3:* PROMOTE ENVIRONMENTAL STEWARDSHIP: THE PROJECT WILL SUPPORT THIS GOAL THROUGH NUMEROUS ENVIRONMENTAL AND SUSTAINABILITY ASPECTS, AS FOLLOWS:
  - TO REDUCE TRANSPORTATION-RELATED EMISSIONS, THE PROJECT WILL BE ENCOURAGING ALTERNATIVE TRANSPORTATION LIKE WALKING, BICYCLES, AND ELECTRIC CARS IN LIEU OF GAS-POWERED AUTOMOBILES. THE PROJECT WILL PROVIDE SHORT TERM AND LONG-TERM BIKE RACKS, OUTDOOR ACTIVITY SPACES AND WALKING PATHS, IN ADDITION TO SHOWERS FOR BUILDING OCCUPANTS AND VISITORS.
  - TO SUPPORT THE CITY'S GOAL OF TRANSITIONING TO ELECTRIC AND PLUG-IN HYBRID VEHICLES, THE PROJECT WILL BE PROVIDING 10% ELECTRIC VEHICLE CHARGING STATIONS.
  - A PRIMARY GHG REDUCTION STRATEGY IS ENERGY USE REDUCTION. THE PROJECT IS STRIVING FOR 3.4-7.0% SAVINGS OVER T24 BASELINE, WHICH WILL REDUCE CO2 EMISSIONS ASSOCIATED WITH ENERGY CONSUMPTION.
  - THE PROJECT WILL BE AN ALL-ELECTRIC BUILDING WITH THE INTENT OF BEING POWERED BY ZERO-CARBON ELECTRICITY LIKE SOLAR AND WIND POWER THROUGH UTILITY PROGRAMS OR PURCHASING RENEWABLE ENERGY CERTIFICATES.
  - IN LINE WITH THE CITY'S GHG REDUCTION STRATEGY RELATED TO CONSTRUCTION WASTE, THE PROJECT HAS A 75% CONSTRUCTION WASTE DIVERSION TARGET TO DECREASE THE BURDEN ON LANDFILL. THE GENERAL CONTRACTOR WILL BE ENCOURAGED TO SITE SEPARATE WASTE STREAMS TO THE EXTENT POSSIBLE TO REDUCE CONTAMINATION OF RECYCLABLES.
  - TO MINIMIZE WATER DEMAND AND INCREASE WASTEWATER REDUCTION, THE PROJECT WILL UTILIZE HIGH EFFICIENCY PLUMBING FIXTURES AND HAVE A WATER-EFFICIENT LANDSCAPING FAVORING NATIVE AND ADAPTED PLANTING.
  - ADDITIONALLY, ON-SITE RENEWABLE ENERGY PRODUCTION IS CURRENTLY BEING STUDIED AND UNDER CONSIDERATION.
- *BIG MOVE #4 - INTEGRATE RECYCLED WATER INFRASTRUCTURE*: THE PROJECT WILL COMPLY WITH REQUIREMENTS TO BE PURPLE PIPE READY.
- *BIG MOVE #5 - SUPPORT DISTINCT DISTRICT SUB AREAS*: THE PROJECT'S DESIGN WILL ENHANCE THIS DISTRICT SUB-AREA AS BEING PART OF THE DISTINCT CATALYST AREA BY BEING A BUILDING THAT SUPPORTS INNOVATION. FURTHER, THE GROUND LEVELS HAVE BEEN DESIGNED TO ENHANCE THE PUBLIC EXPERIENCE AT THE CORNERS. THE CHARACTER OF OLD COUNTY ROAD HAS BEEN SIGNIFICANTLY ENHANCED FOR THE PEDESTRIAN EXPERIENCE BY PROVIDING MORE OPPORTUNITY FOR SEATING, AND BIKE PARKING.
- *BIG MOVE #6 - PRIORITIZE ACTIVITY HUB*: THE PROJECT IS DESIGNED TO ENHANCE THE ACTIVITY HUB AT THE CORNER OF COMMERCIAL AND OLD COUNTY ROAD BY STRENGTHENING THE CONNECTION TO THE EXISTING TUNNEL ACROSS THE STREET LINKING TO DOWNTOWN SAN CARLOS. THIS IS ACHIEVED BY ESTABLISHING A MINI PLAZA AND BUILDING ENTRANCE TO ACTIVATE THIS CORNER, ALLOWING ACTIVITY TO SPILL OUT AND ENERGIZE THIS SPACE.
- *BIG MOVE #8* - INVEST IN MULTIMODAL STREETS: THE PROJECT IS DESIGNED TO SUPPORT THIS GOAL BY RE-ORGANIZING THE SURROUNDING STREETS TO INCORPORATE NEW OR IMPROVED BICYCLE LANES.

THE ULTIMATE TWO-PHASED PROJECT IS DESIGNED AS A SINGLE BUILDING UNDER THE BUILDING AND FIRE LIFE SAFETY CODES. THE ARCHITECTURAL DESIGN IS INTENDED TO RESPECT THE SAN CARLOS INNOVATION AND INDUSTRIAL CHARACTER THROUGH USE OF NATURAL MATERIALS INCLUDING RED BRICK MASONRY AND TERRACOTTA. UPPER LEVEL TERRACES ARE INCORPORATED TO INCREASE ACTIVE OUTDOOR SPACES THAT CAN BE USED BY THE TENANTS.

VICINITY MAP

803 - 851 OLD COUNTY RD

PROJECT INFORMATION

OWNER NAME THE SOBRATO ORGANIZATION
599 CASTRO ST., SUITE 400
MOUNTAIN VIEW, CA 94041

PROJECT ADDRESS 803-851 OLD COUNTY ROAD
SAN CARLOS, CA 94070

PLANNING INFORMATION

APN 046-133-160, 046-134-050,
046-134-060, 046-135-010,
046-135-020, 046-135-030,
046-135-040, 046-182-100,
046-182-110, 046-182-150

SITE AREA 148,633 SF

ZONING PROPOSED USES ALLOWED PLANNED DEVELOPMENT
COMMERCIAL OFFICE
INDUSTRIAL RESEARCH & DEVELOPMENT

SETBACKS:
PRIMARY STREET (OLD COUNTY): ALLOWED: 10'
PROPOSED GROUND: 11'
SIDE STREET (BRANSTEN): ALLOWED: 5'
PROPOSED GROUND: 7' - 9 1/2"
SIDE STREET (COMMERCIAL): ALLOWED: 5'
PROPOSED GROUND: 2'-6"

BELOW GRADE SETBACK: PROPOSED: 2' - 0"

OPEN SPACE AREA
NORTH PHASE: 21,026 SF
SOUTH PHASE: 11,917 SF
TOTAL OPEN AREA: 21,206 + 11,917 = 33,123 SF
33,123SF/148,633 SF = 22% > 10%

F.A.R. 326,460/148,633 = **2.20** 3

BUILDING HEIGHT:
T.O. S ROOF EQUIPMENT **113'-0"**
T.O. S ROOF SCREEN **100'-6"**
T.O. S ROOF STAIR **98'-6"**
T.O. S PARAPET **90'-6"**
T.O. N ROOF EQUIPMENT **90'-0"**
T.O. N ROOF SCREEN **83'-7"**
T.O. N ROOF PENTHOUSE **82'-6"**
T.O. N PARAPET **74'-6"**

BUILDING INFO

NORTH PHASE: 3
BUILDING AREA: 133,923 SF
NUMBER OF STORIES: 4 STORIES
HEIGHT TO HIGHEST OCCUPIABLE FLR: 54'-0" < 75' ABOVE GRADE THEREFORE NOT A HIGHRISE PER CBC 403
CONSTRUCTION TYPE: TYPE I-B
FIRE SPRINKLER: FULLY SPRINKLERED
OCCUPANCY TYPE: GROUP A, B, L

SOUTH PHASE: 3
BUILDING AREA: 205,247 SF
NUMBER OF STORIES: 5 STORIES
HEIGHT TO HIGHEST OCCUPIABLE FLR: 70'-0" < 75' ABOVE GRADE THEREFORE NOT A HIGHRISE PER CBC 403
CONSTRUCTION TYPE: TYPE I-B
FIRE SPRINKLER: FULLY SPRINKLERED
OCCUPANCY TYPE: MIXED OCCUPANCY WITH GROUPS A, B, & L

GARAGE:
GARAGE AREA: 270,598 SF
NUMBER OF LEVELS: 2 LEVELS
CONSTRUCTION TYPE: TYPE I-B
FIRE SPRINKLER: FULLY SPRINKLERED
OCCUPANCY TYPE: MIXED OCCUPANCY WITH GROUPS S1 & S2

* BUILDING AREA SQUARE FOOTAGE IN PROJECT DATA ABOVE IS GROSS AND IS CALCULATED BASED ON THE DEFINITION IN THE UNIFORM BUILDING CODE.

REFER TO SHEET A1.02 FOR GROSS, AND PLANNING AREA SQUARE FOOTAGE CALCULATION BASED ON SAN CARLOS MUNICIPAL CODE ORDINANCE 18.03.080, WITH EXCLUSIONS PER 18.03.090

HAZARDOUS MATERIALS: IT IS EXPECTED THAT A FUTURE TENANT WILL STORE AND USE SMALL QUANTITIES OF HAZARDOUS MATERIALS. IF THE QUANITIES EXCEED THER PERMITTED AMOUNT OF MAXIMUM ALLOWABLE QUANTITIES (MAQ) OF HAZARDOUS MATERIALS AS DISCRIBED IN THE CFC 5003.1.3, THEN ADDITIONAL LIFE SAFETY AND FIRE PROTECTION FEATURES MAY BE REQUIRED BY THE FUTURE TENANT AS PART OF THE BUILDING PERMIT FOR THAT FUTURE OCCUPANCY

SHEET INDEX

PROJECT DIRECTORY

CLIENT: THE SOBRATO ORGANIZATION
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LANDSCAPE: THE GUZZARDO PARTNERSHIP, INC.
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ISSUED FOR: DATE:
PLANNING SUBMISSION 2021-05-12
1 PLANNING RESUBMISSION 1 2021-12-02
2 PLANNING RESUBMISSION 2 2022-04-29
3 PLANNING RESUBMISSION 3 2023-01-11

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ARCHITECT
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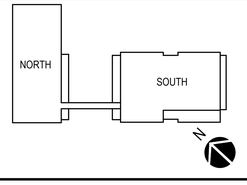

PROJECT INFORMATION, VICINITY MAP, SHEET INDEX
G1.00

PROJECT NO. 20510.00

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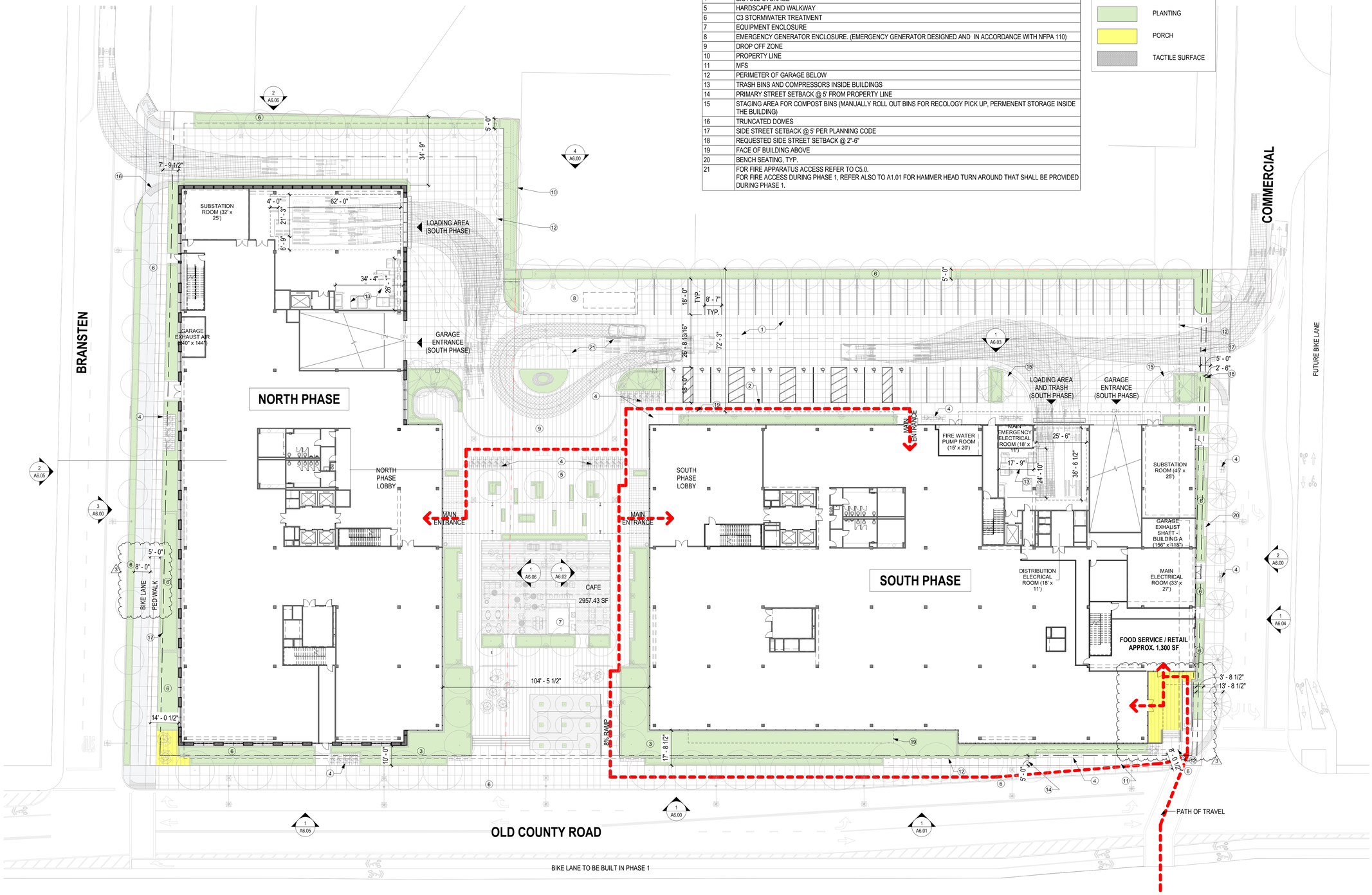
20510.00
SOBRATO

PLAN NOTE LEGEND - SITE

NOTE NO.	COMMENT
1	PAVED PARKING AND DRIVES
2	6" CONCRETE CURB
3	LANDSCAPE AREA
4	BICYCLE STORAGE
5	HARDSCAPE AND WALKWAY
6	C3 STORMWATER TREATMENT
7	EQUIPMENT ENCLOSURE
8	EMERGENCY GENERATOR ENCLOSURE. (EMERGENCY GENERATOR DESIGNED AND IN ACCORDANCE WITH NFPA 110)
9	DROP OFF ZONE
10	PROPERTY LINE
11	MFS
12	PERIMETER OF GARAGE BELOW
13	TRASH BINS AND COMPRESSORS INSIDE BUILDINGS
14	PRIMARY STREET SETBACK @ 5' FROM PROPERTY LINE
15	STAGING AREA FOR COMPOST BINS (MANUALLY ROLL OUT BINS FOR RECOLOGY PICK UP, PERMENENT STORAGE INSIDE THE BUILDING)
16	TRUNCATED DOMES
17	SIDE STREET SETBACK @ 5' PER PLANNING CODE
18	REQUESTED SIDE STREET SETBACK @ 2'-6"
19	FACE OF BUILDING ABOVE
20	BENCH SEATING, TYP.
21	FOR FIRE APPARATUS ACCESS REFER TO C5.0. FOR FIRE ACCESS DURING PHASE 1, REFER ALSO TO A1.01 FOR HAMMER HEAD TURN AROUND THAT SHALL BE PROVIDED DURING PHASE 1.

SITE PLAN LEGEND

- PROPERTY LINE
- PATH OF TRAVEL
- EXISTING BUILDING
- PLANTING
- PORCH
- TACTILE SURFACE



1 SITE PLAN

SCALE: 1" = 20'-0"

ISSUED FOR:		DATE:
	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
2	PLANNING RESUBMISSION 2	2022-04-29
3	PLANNING RESUBMISSION 3	2023-01-11

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ARCHITECT

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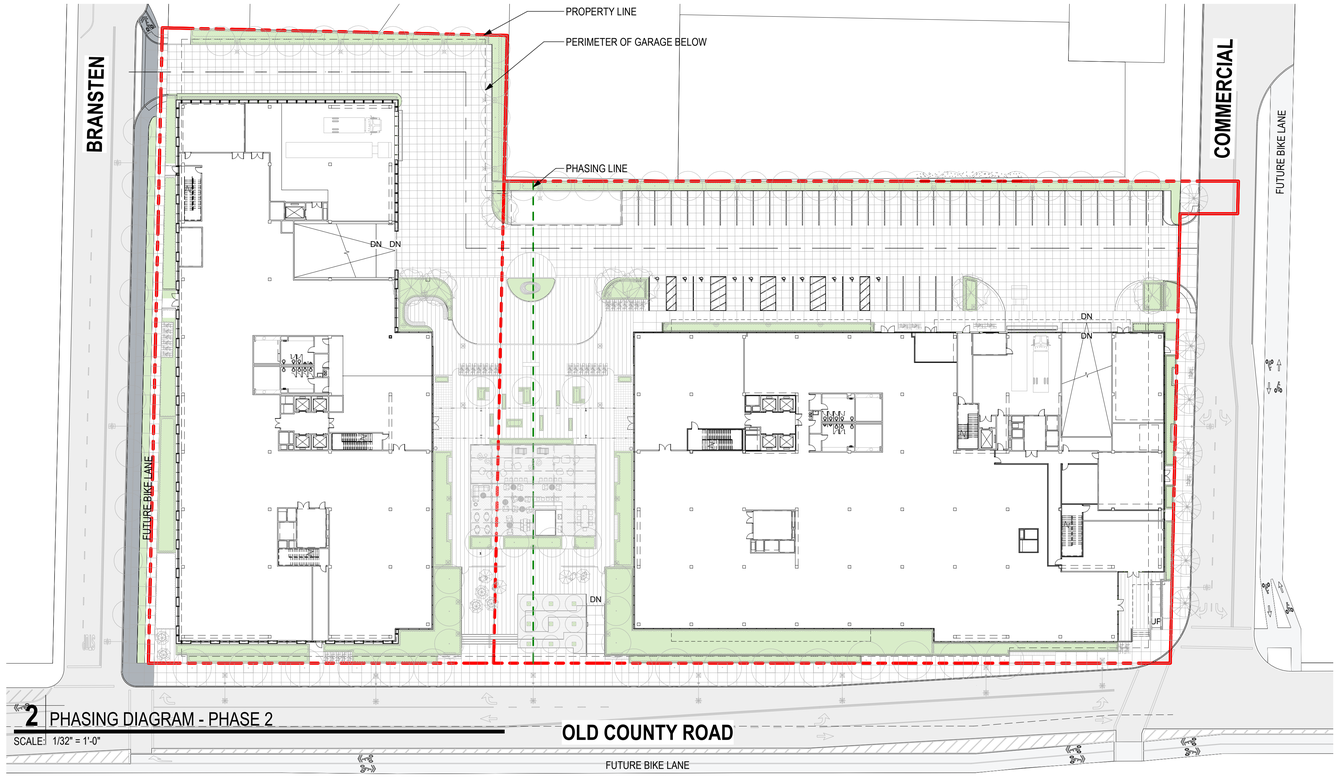
NORTH SOUTH

SITE PLAN

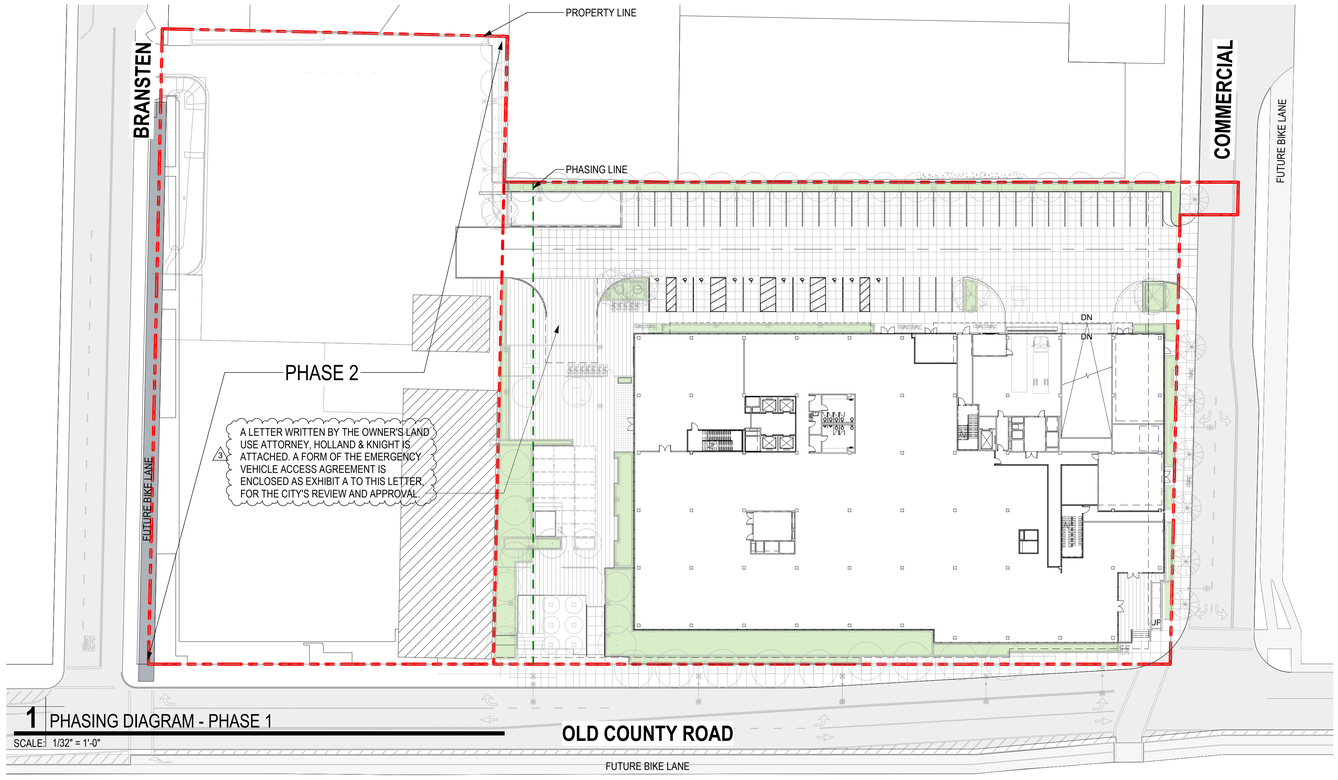
A1.00

PROJECT NO. 20510.00



2 PHASING DIAGRAM - PHASE 2

SCALE: 1/32" = 1'-0"



1 PHASING DIAGRAM - PHASE 1

SCALE: 1/32" = 1'-0"

PHASING SITE PLAN LEGEND

- PROPERTY LINE
- BASEMENT PHASING LINE
- EXISTING BUILDING
- PLANTING

ISSUED FOR:		DATE:
	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
2	PLANNING RESUBMISSION 2	2022-04-29
3	PLANNING RESUBMISSION 3	2023-01-11

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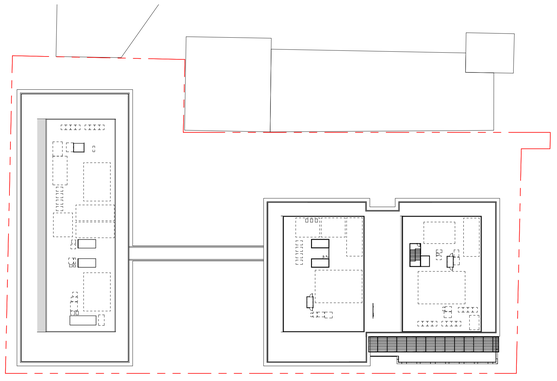
NORTH SOUTH N

PHASING DIAGRAM

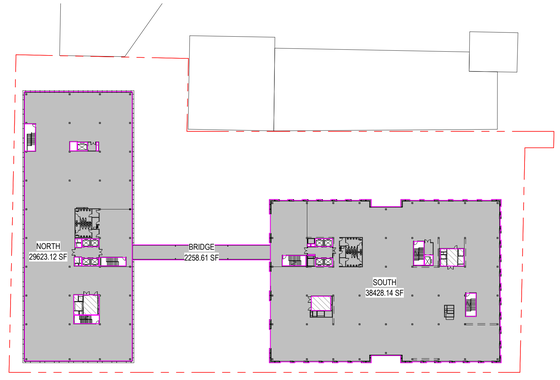
A1.01

PROJECT NO. 20510.00



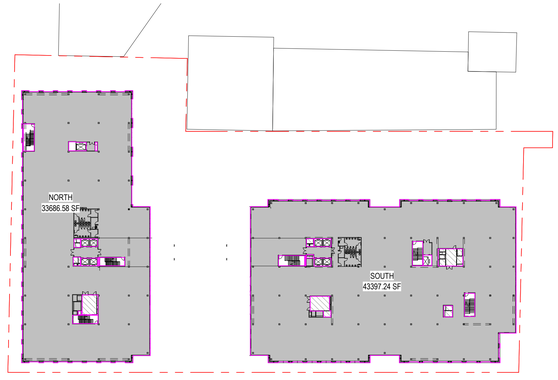
T.O. SOUTH ROOF STRUCTURE

NAME	GROSS BUILDING AREA	PLANNING AREA
SOUTH	274 SF	



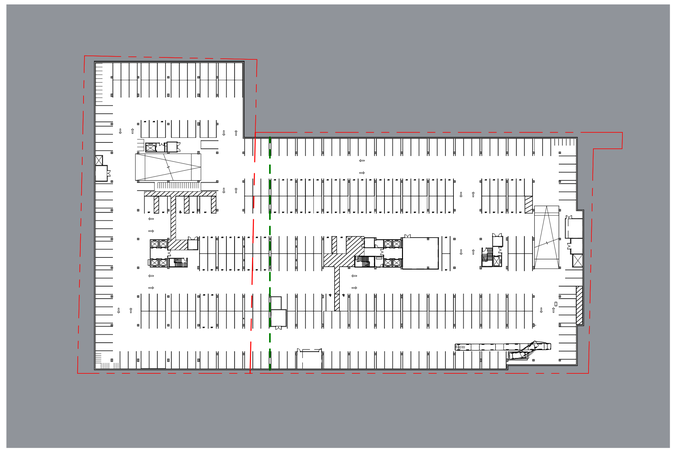
LEVEL 4

NAME	GROSS BUILDING AREA	PLANNING AREA
BRIDGE	2251 SF	2259 SF
NORTH	31833 SF	29623 SF
SOUTH	40354 SF	38428 SF



LEVEL 2

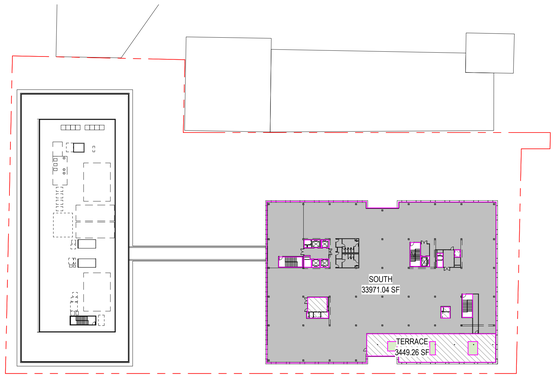
NAME	GROSS BUILDING AREA	PLANNING AREA
NORTH	35414 SF	33687 SF
SOUTH	45627 SF	43397 SF



BASEMENT LEVEL 1

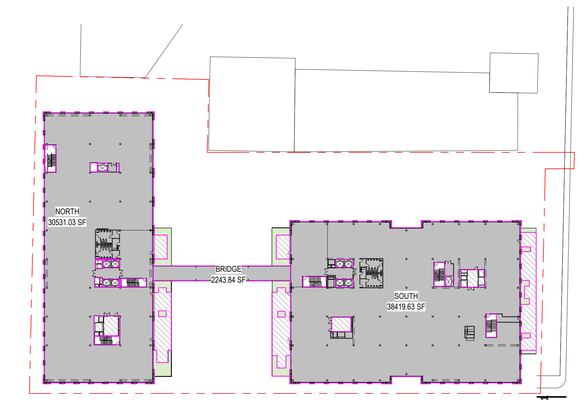
NAME	GROSS BUILDING AREA
BASEMENT	135299 SF

BASEMENT AREA IS NOT INCLUDED IN PLANNING AREA



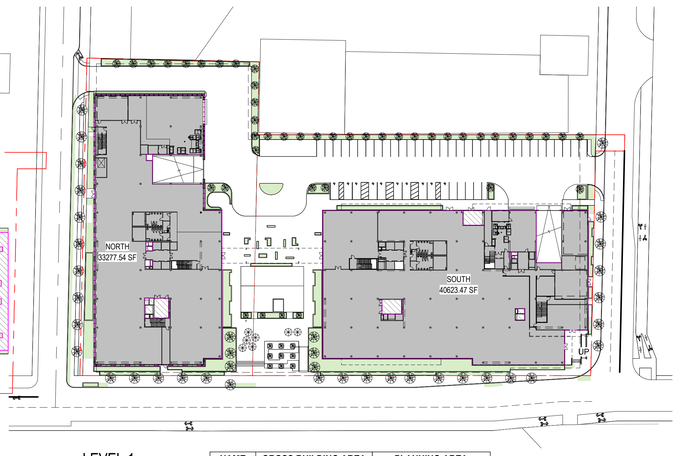
LEVEL 5

NAME	GROSS BUILDING AREA	PLANNING AREA
NORTH	266 SF	
SOUTH	35983 SF	33971 SF



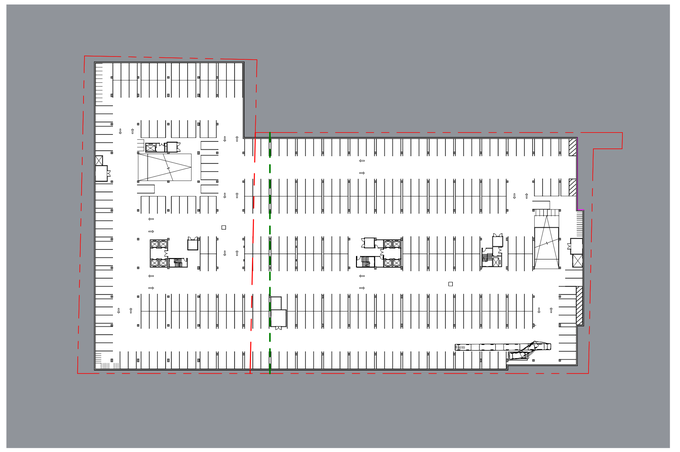
LEVEL 3

NAME	GROSS BUILDING AREA	PLANNING AREA
BRIDGE	2244 SF	2244 SF
NORTH	32476 SF	30531 SF
SOUTH	40354 SF	38420 SF



LEVEL 1

NAME	GROSS BUILDING AREA	PLANNING AREA
NORTH	33934 SF	33278 SF
SOUTH	42929 SF	40623 SF



BASEMENT LEVEL 2

NAME	GROSS BUILDING AREA
BASEMENT	135299 SF

BASEMENT AREA IS NOT INCLUDED IN PLANNING AREA

SECTION DIAGRAM MOVED TO SHEET A1.03

EXCLUDED BASEMENT AREA

LEVEL	AREA
BASEMENT LEVEL 2	135299 SF
BASEMENT LEVEL 1	135299 SF
TOTAL GROSS BASEMENT AREA	270598 SF

EXCLUDED TERRACE AREA

LEVEL	AREA
FLOOR 3	5073 SF
FLOOR 5	3449 SF
TOTAL TERRACE AREA	8523 SF

EXCLUDED MEP AREA

LEVEL	AREA
FLOOR 1	1394 SF
FLOOR 2	1480 SF
FLOOR 3	1443 SF
FLOOR 4	1412 SF
FLOOR 5	744 SF
TOTAL MEP AREA	6473 SF

BUILDING AREA

NAME	GROSS AREA	2%
FLOOR 1		
NORTH	33934 SF	679 SF
SOUTH	42929 SF	859 SF
	76863 SF	1537 SF
FLOOR 2		
NORTH	35414 SF	708 SF
SOUTH	45627 SF	913 SF
	81041 SF	1621 SF
FLOOR 3		
BRIDGE	2244 SF	45 SF
NORTH	32476 SF	650 SF
SOUTH	40354 SF	807 SF
	75073 SF	1501 SF
FLOOR 4		
BRIDGE	2251 SF	45 SF
NORTH	31833 SF	637 SF
SOUTH	40354 SF	807 SF
	74437 SF	1489 SF
FLOOR 5		
NORTH	266 SF	5 SF
SOUTH	35983 SF	720 SF
	36249 SF	725 SF
T.O. SOUTH ROOF STRUCTURE		
SOUTH	274 SF	5 SF
	274 SF	5 SF
TOTAL GROSS BUILDING AREA	343937 SF	6879 SF

PLANNING FLOOR AREA

NAME	AREA
FLOOR 1	
NORTH	33278 SF
SOUTH	40623 SF
	73901 SF
FLOOR 2	
NORTH	33687 SF
SOUTH	43397 SF
	77084 SF
FLOOR 3	
BRIDGE	2244 SF
NORTH	30531 SF
SOUTH	38420 SF
	71194 SF
FLOOR 4	
BRIDGE	2259 SF
NORTH	29623 SF
SOUTH	38428 SF
	70310 SF
FLOOR 5	
SOUTH	33971 SF
	33971 SF
TOTAL PLANNING AREA	326460 SF

PLANNING AREAS LEGEND:

- AREA INCLUDED IN F.A.R. (EXCLUDING BASEMENT LEVELS)
- AREA NOT INCLUDED IN F.A.R.
- AREA NOT INCLUDED IN F.A.R. MEP AREA < 2% OF BUILDING'S GROSS FLOOR AREA

FLOOR AREA (PLANNING) IS CALCULATED PER SAN CARLOS ORDINANCE 18.03.080 WITH EXCLUSIONS PER 18.03.090

SITE AREA: 148,633 SQFT
F.A.R: 2.20 3

ISSUED FOR: DATE:

	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
2	PLANNING RESUBMISSION 2	2022-04-29
3	PLANNING RESUBMISSION 3	2023-01-11

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CLIENT

The SOBRATO Organization

803 - 851 OLD COUNTY ROAD
SAN CARLOS, CA 94070

ARCHITECT

STUDIOS architecture

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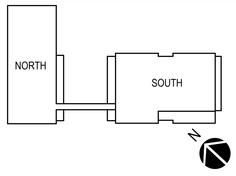
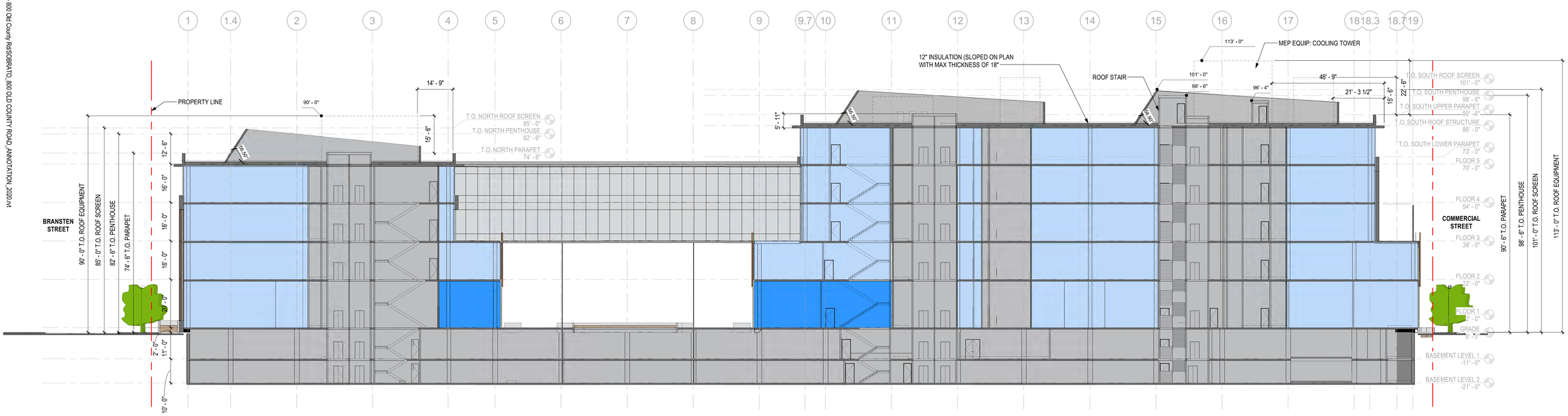


AREA CALCULATIONS

A1.02

PROJECT NO. 20510.00



1 BUILDING SECTION DIAGRAM

SCALE: 1/16" = 1'-0"

PROGRAM LEGEND

- OFFICE
- LOBBY
- CORE
- LANDSCAPE
- MECHANICAL EQUIPMENT

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION 1	2021-12-02
2 PLANNING RESUBMISSION 2	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

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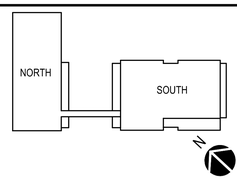
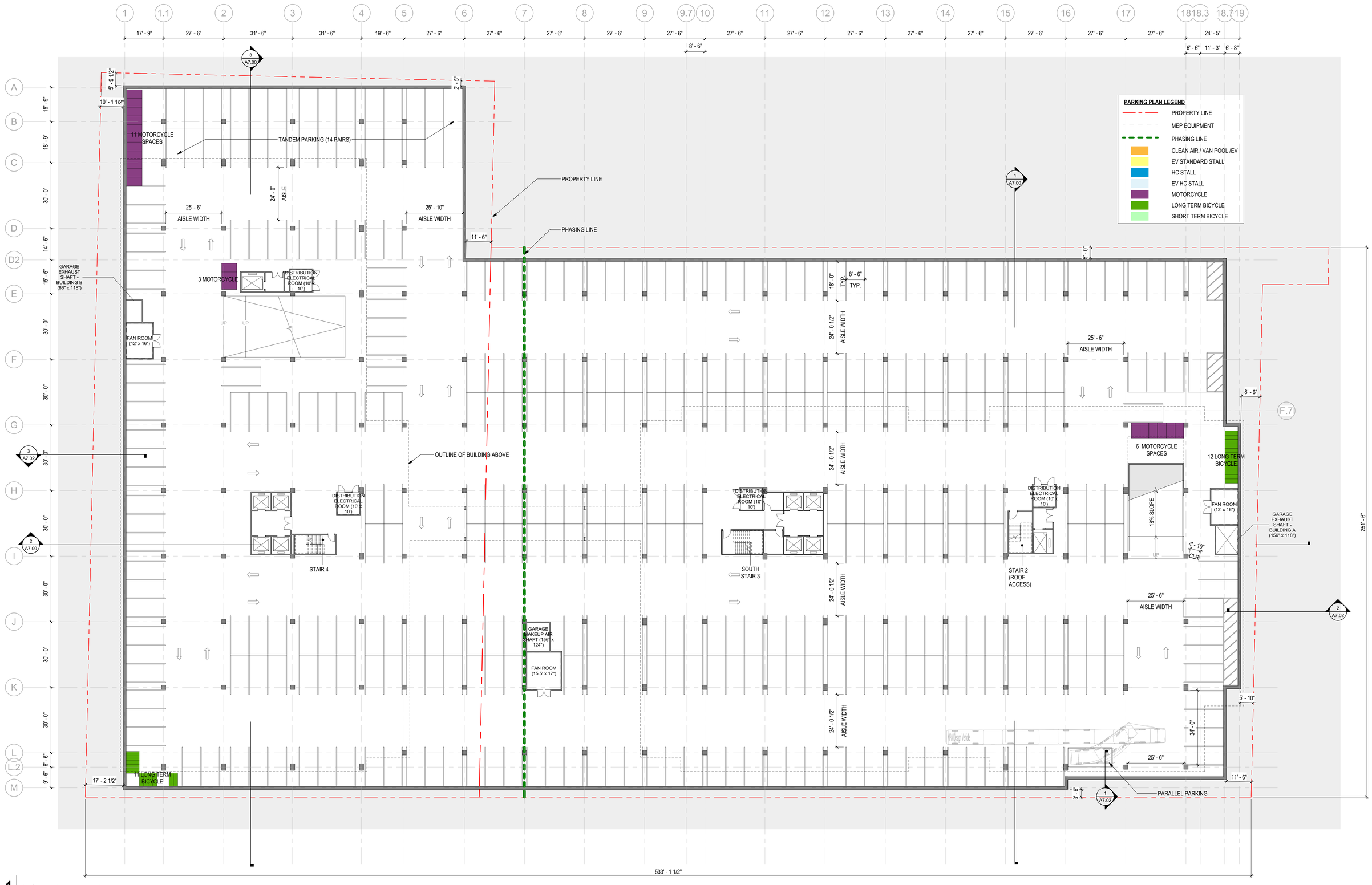


HEIGHT LIMITS

A1.03

PROJECT NO. 20510.00



1 BASEMENT LEVEL 2

SCALE: 1/16" = 1'-0"

ISSUED FOR:		DATE:
	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
2	PLANNING RESUBMISSION 2	2022-04-29
3	PLANNING RESUBMISSION 3	2023-01-11

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GARAGE PLAN B2

A2.00.1

PROJECT NO. 20510.00

1 1.1 2 3 4 5 6 7 8 9 9.7 10 11 12 13 14 15 16 17 18 18.3 18.7 19

17' - 9" | 27' - 6" | 31' - 6" | 31' - 6" | 19' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 8' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 24' - 5"

6' - 6" | 11' - 3" | 6' - 8"

A | B | C | D | D2 | E | F | G | H | I | J | K | L | L.2 | M

15' - 9" | 18' - 9" | 30' - 0" | 14' - 6" | 15' - 6" | 30' - 0" | 30' - 0" | 30' - 0" | 30' - 0" | 30' - 0" | 30' - 0" | 30' - 0" | 9' - 6" | 6' - 6"

5' - 9 1/2" | 10' - 1 1/2" | 2' - 5"

11 MOTORCYCLE SPACE

TANDEM PARKING (14 PAIRS)

24' - 0" AISLE WIDTH

25' - 6" AISLE WIDTH | 25' - 10" AISLE WIDTH

PROPERTY LINE

PHASING LINE

11' - 6"

5' - 0"

3 MOTOR

DISTRIBUTION ELECTRICAL ROOM (10' x 10')

GARAGE EXHAUST SHAFT - BUILDING B (86" x 118")

FAN ROOM (12' x 16")

MIN. CLEARANCE OF 98" VERTICAL SHALL BE MAINTAINED FROM THE GARAGE ENTRANCE TO ALL ACCESSIBLE STALLS, INCLUDING DRIVE AISLES.

21 LONG TERM BICYCLE

AMB EV | ADA EV | ADA VAN EV

OUTLINE OF BUILDING ABOVE

DISTRIBUTION ELECTRICAL ROOM (10' x 10')

STAIR 4

ADA EV | AMB EV

DISTRIBUTION ELECTRICAL ROOM

SOUTH STAIR 3

GARAGE MAKEUP AIR SHAFT (156" x 124")

FAN ROOM (15.5' x 17')

MPOE ROOM

11 LONG TERM BICYCLE

17' - 2 1/2"

6 MOTOR CYCLE

18' - 0" TYP. | 8' - 6" TYP.

24' - 0 1/2" AISLE WIDTH

25' - 6" AISLE WIDTH

STAIR 2 (ROOF ACCESS)

DISTRIBUTION ELECTRICAL ROOM (10' x 10')

18% SLOPE

DOMESTIC WATER PUMP ROOM (15' x 20')

FAN ROOM (12' x 16')

GARAGE EXHAUST SHAFT - BUILDING A (156" x 118")

5' - 10" CLR

MIN. CLEARANCE OF 98" VERTICAL SHALL BE MAINTAINED FROM THE GARAGE ENTRANCE TO ALL ACCESSIBLE STALLS, INCLUDING DRIVE AISLES.

20' - 0" TYP.

8' - 6" TYP.

34' - 0"

11' - 6"

3' - 6"

PARALLEL PARKING

F.7

251' - 6"

533' - 1 1/2"

PARKING PLAN LEGEND

- PROPERTY LINE
- MEP EQUIPMENT
- PHASING LINE
- CLEAN AIR / VAN POOL /EV
- EV STANDARD STALL
- HC STALL
- EV HC STALL
- MOTORCYCLE
- LONG TERM BICYCLE
- SHORT TERM BICYCLE

1 BASEMENT LEVEL 1

SCALE: 1/16" = 1'-0"

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
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3 PLANNING RESUBMISSION 3	2023-01-11

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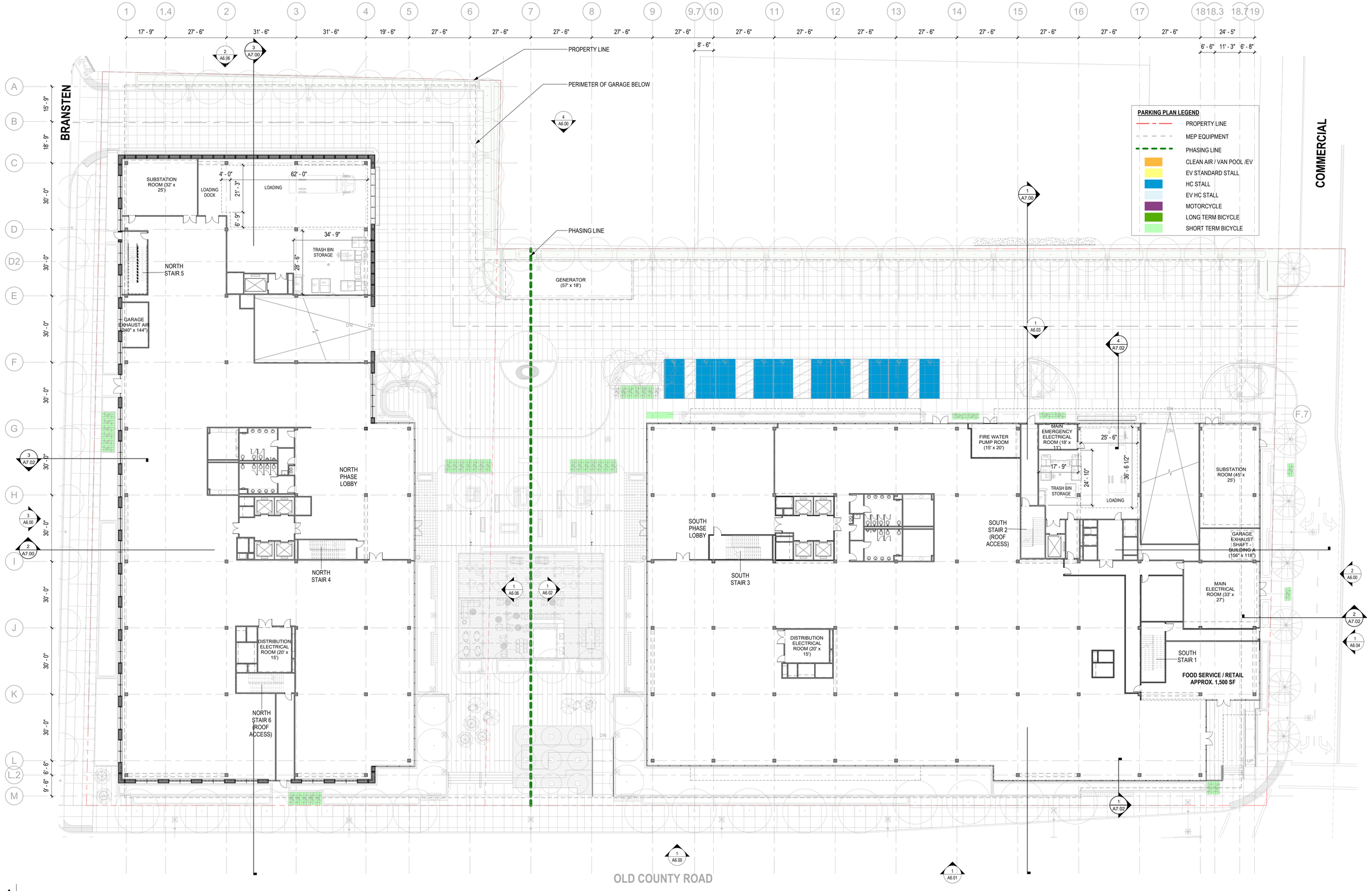
NORTH | SOUTH

GARAGE PLAN B1

A2.00.2

PROJECT NO. 20510.00



1 FLOOR PLAN - FLOOR 1

SCALE: 1/16" = 1'-0"

ISSUED FOR:		DATE:
	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
2	PLANNING RESUBMISSION 2	2022-04-29
3	PLANNING RESUBMISSION 3	2023-01-11

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NORTH / SOUTH

GROUND LEVEL PLAN

A2.01

PROJECT NO. 20510.00

1 2 3 4 5 6 7 8 9 9.7 10 11 12 13 14 15 16 17 18 18.3 18.7 19

17' - 9" | 27' - 6" | 31' - 6" | 31' - 6" | 19' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 8' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 27' - 6" | 24' - 5"

6' - 6" | 11' - 3" | 6' - 8"

A | B | C | D | D2 | E | F | G | H | I | J | K | L | L.2 | M

15' - 9" | 18' - 9" | 30' - 0" | 30' - 0" | 30' - 0" | 30' - 0" | 30' - 0" | 30' - 0" | 30' - 0" | 30' - 0" | 6' - 6" | 9' - 6"

BRANSTEN

COMMERCIAL

PROPERTY LINE

FLOOR PLAN LEGEND

- PROPERTY LINE
- MEP EQUIPMENT
- PATH OF travel
- EXISTING BUILDING
- PLANTING

NORTH STAIR 3

21' - 0"

TOTAL TRAVEL DISTANCE: 189'-9" < 200'

31' - 0 1/4"

NORTH STAIR 1

NORTH STAIR 2 (ROOF ACCESS)

BRIDGE ABOVE

SOUTH STAIR 3

SOUTH STAIR 2 (ROOF ACCESS)

13' - 2"

TOTAL TRAVEL DISTANCE: 193' - 11" < 200'

CROSS BRACING TYP.

SOUTH STAIR 1

OLD COUNTY ROAD

F.7

1 FLOOR PLAN - FLOOR 2

SCALE: 1/16" = 1'-0"

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION 1	2021-12-02
2 PLANNING RESUBMISSION 2	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

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ARCHITECT

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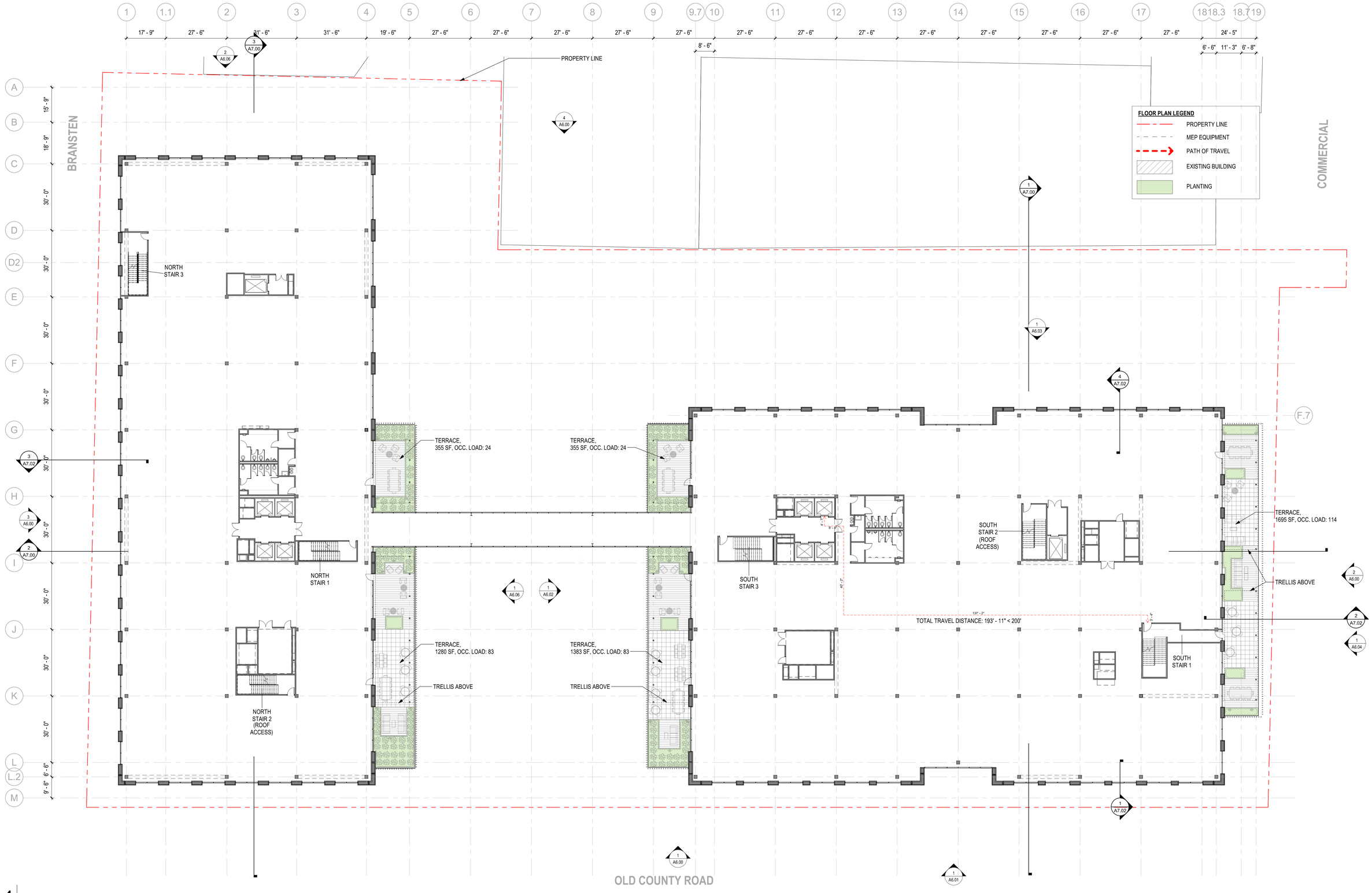
NORTH | SOUTH

FLOOR 2 PLAN

A2.02

PROJECT NO. 20510.00



1 FLOOR PLAN - FLOOR 3

SCALE: 1/16" = 1'-0"

ISSUED FOR:		DATE:
	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
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3	PLANNING RESUBMISSION 3	2023-01-11

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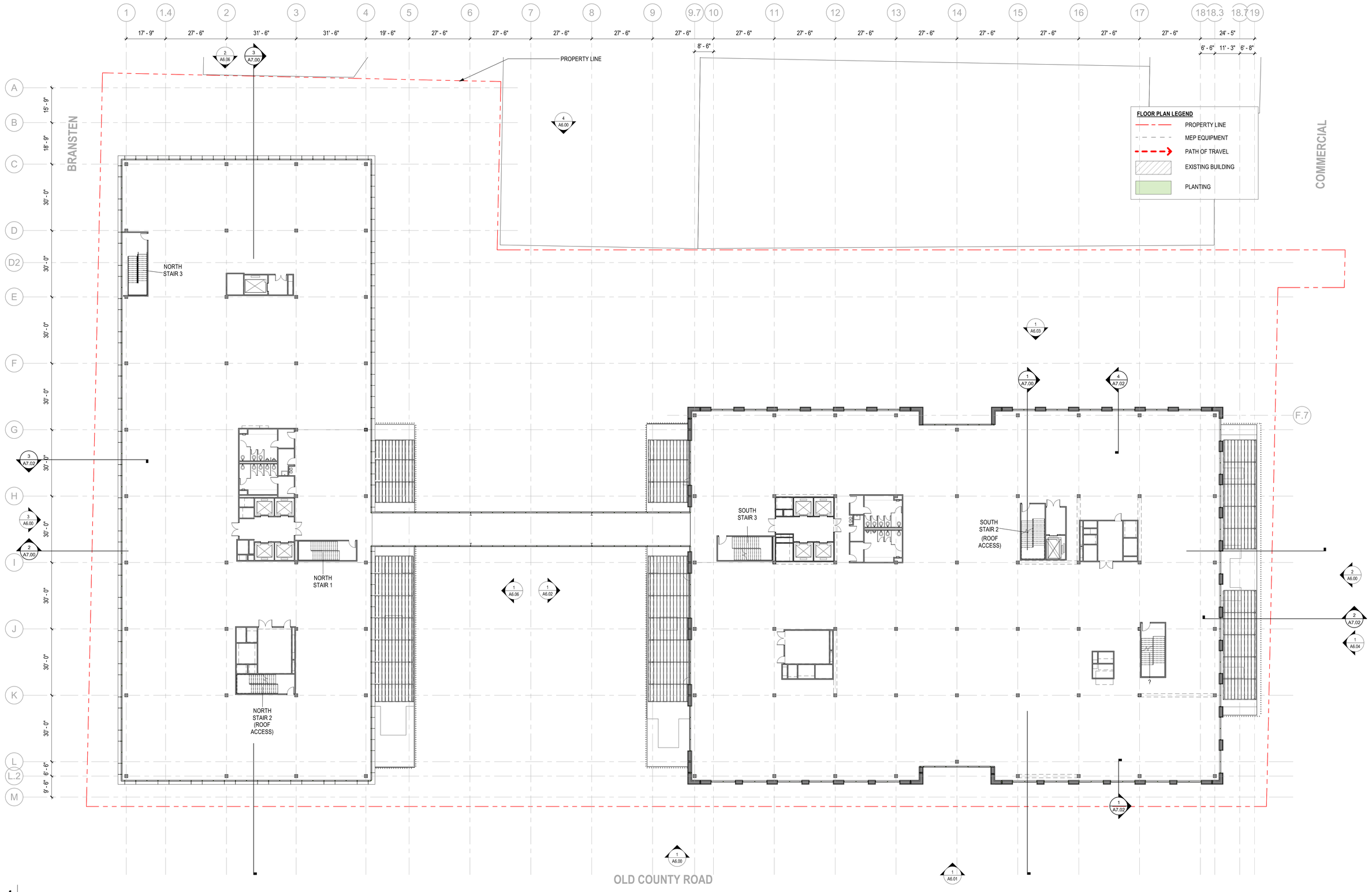
NORTH SOUTH

FLOOR 3 PLAN

A2.03

PROJECT NO. 20510.00



1 FLOOR PLAN - FLOOR 4

SCALE: 1/16" = 1'-0"

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION 1	2021-12-02
2 PLANNING RESUBMISSION 2	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

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ARCHITECT

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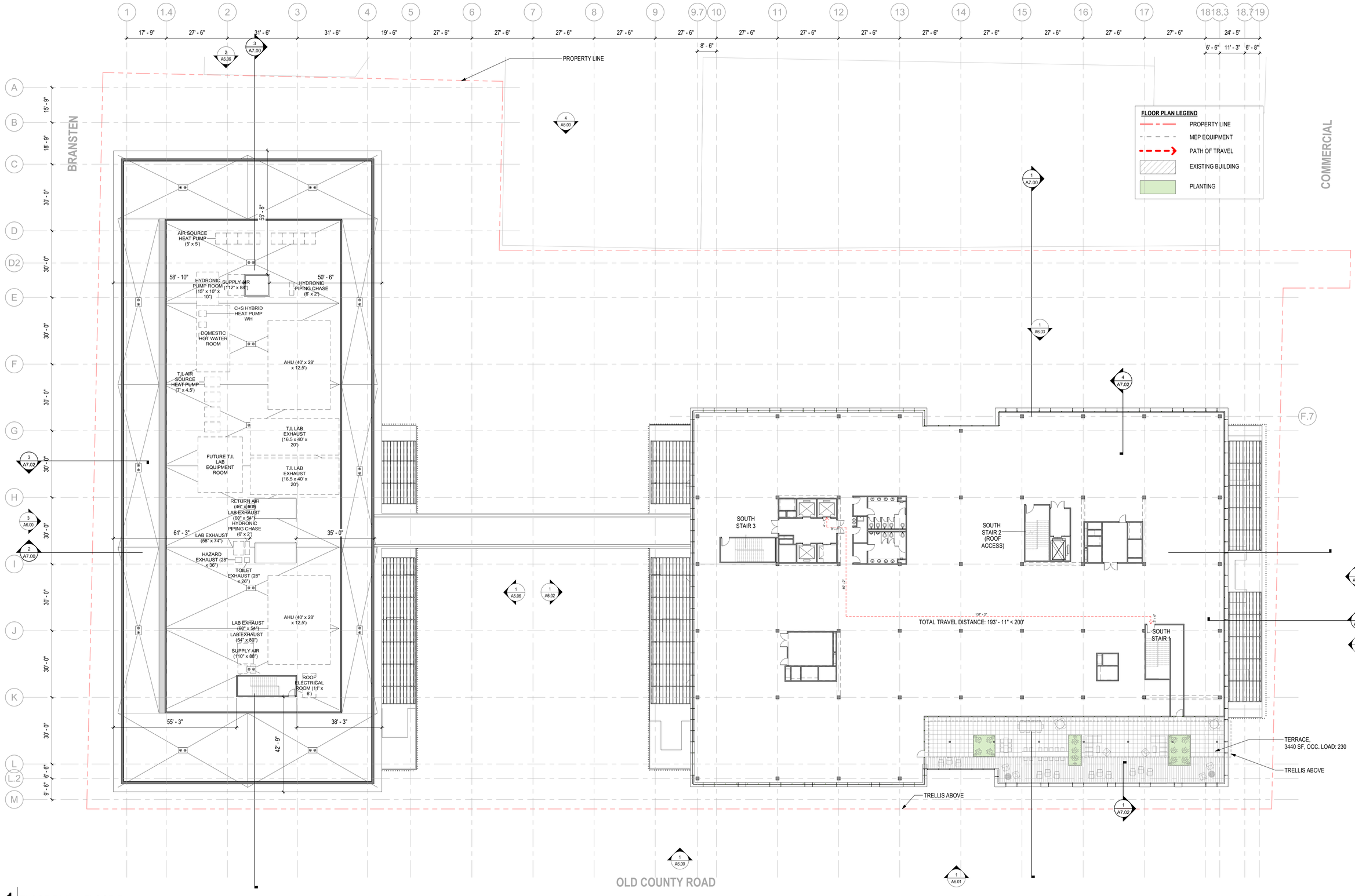
FLOOR 4 PLAN

A2.04

PROJECT NO. 20510.00



1 FLOOR PLAN - FLOOR 5

SCALE: 1/16" = 1'-0"

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION 1	2021-12-02
2 PLANNING RESUBMISSION 2	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

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ARCHITECT

STUDIOS architecture

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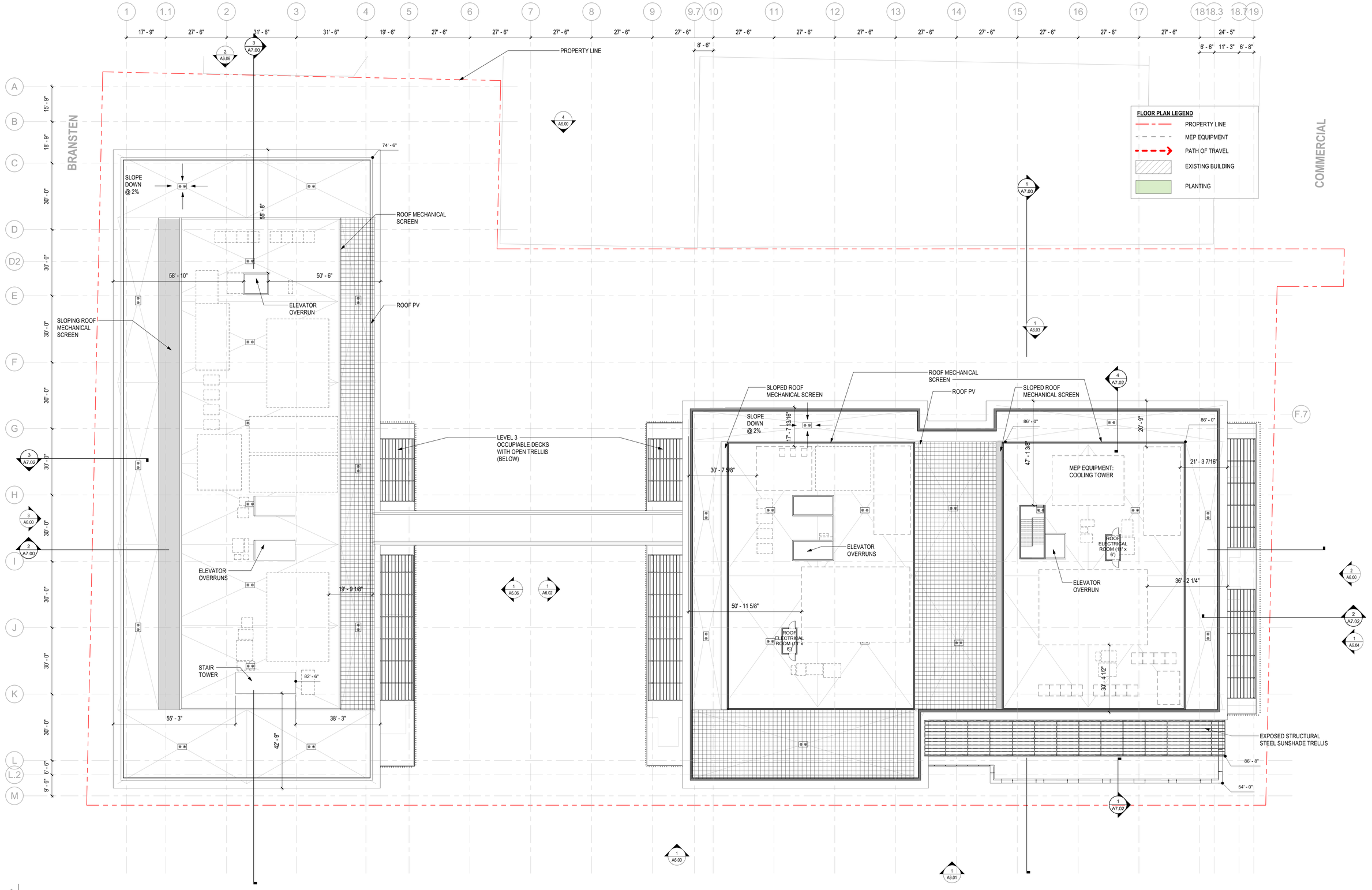
NORTH SOUTH

FLOOR 5 PLAN

A2.05

PROJECT NO. 20510.00



1 T.O. SOUTH ROOF STRUCTURE

SCALE: 1/16" = 1'-0"

ISSUED FOR:		DATE:
	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
2	PLANNING RESUBMISSION 2	2022-04-29
3	PLANNING RESUBMISSION 3	2023-01-11

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ARCHITECT

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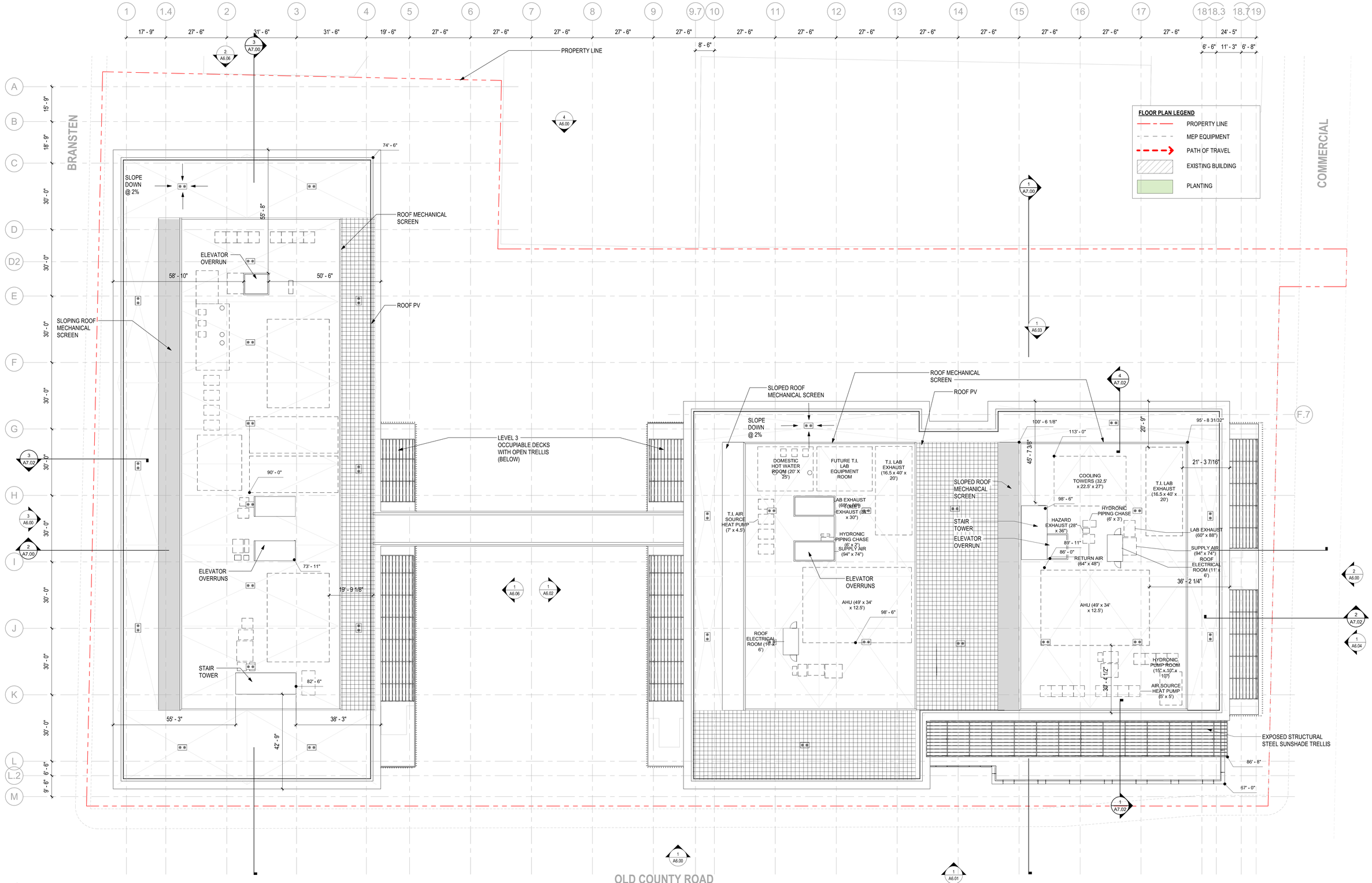
NORTH SOUTH

T.O. SOUTH ROOF PLAN

A2.06

PROJECT NO. 20510.00



1 T.O. SOUTH ROOF SCREEN

SCALE: 1/16" = 1'-0"

ISSUED FOR:		DATE:
	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
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3	PLANNING RESUBMISSION 3	2023-01-11

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ARCHITECT

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NORTH
SOUTH

ROOF PLAN

A2.07

PROJECT NO. 20510.00

1/12/2023 11:00:53 AM

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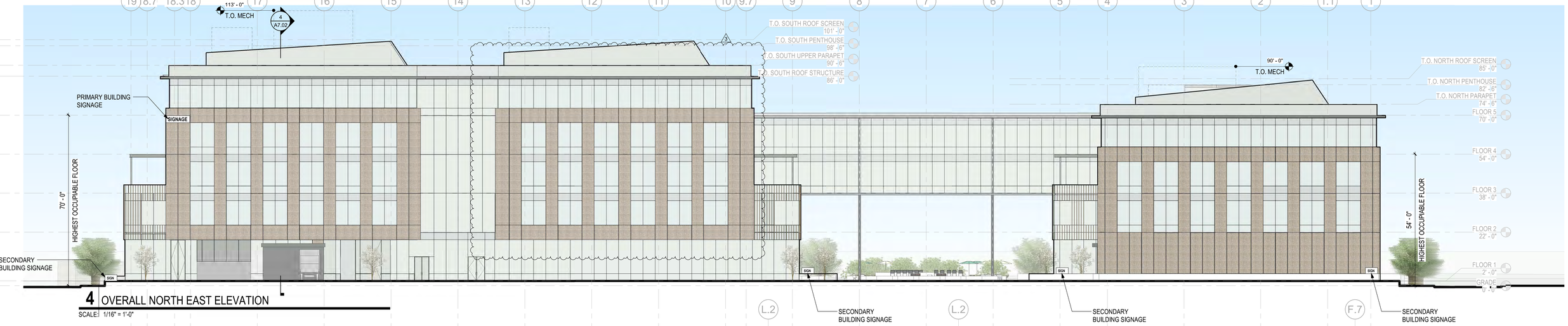
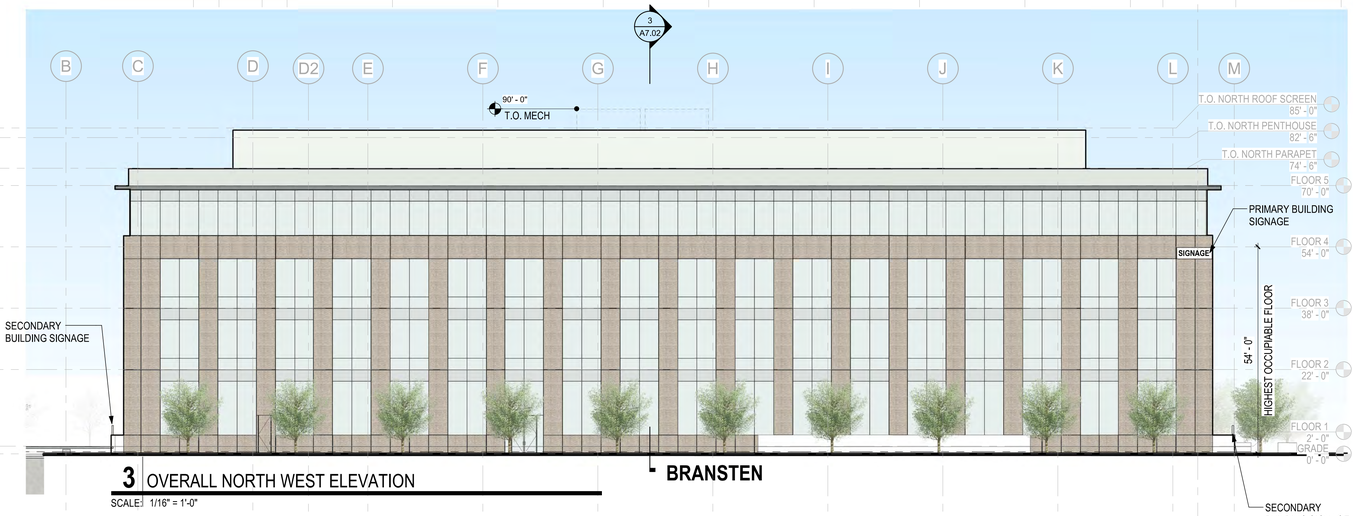
20510.00

SOBRATO



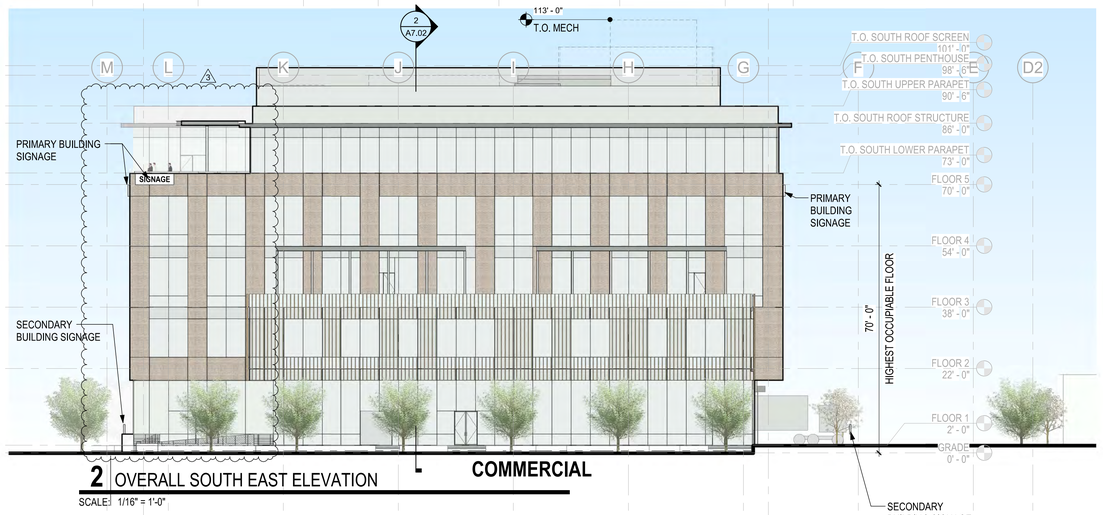
4 OVERALL NORTH EAST ELEVATION

SCALE: 1/16" = 1'-0"



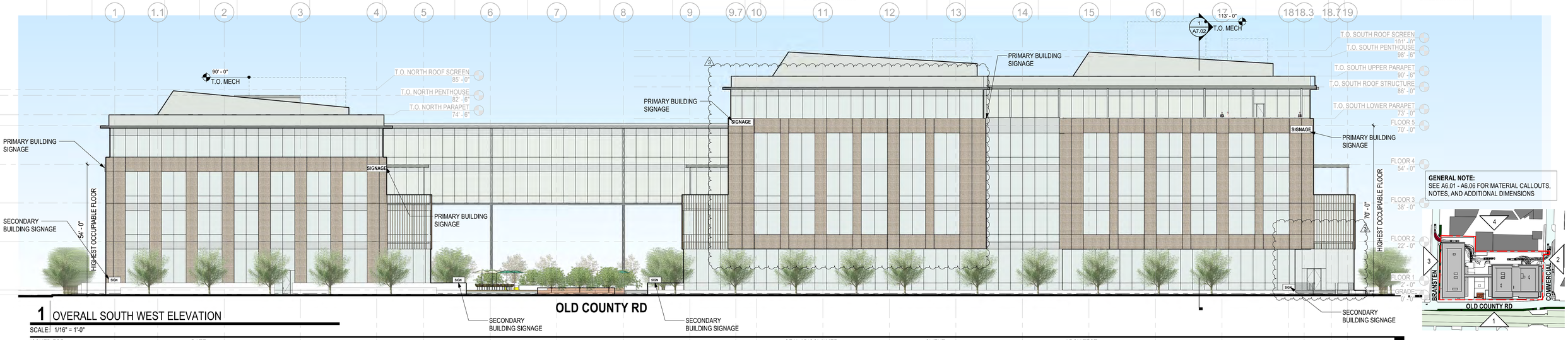
3 OVERALL NORTH WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 OVERALL SOUTH EAST ELEVATION

SCALE: 1/16" = 1'-0"



1 OVERALL SOUTH WEST ELEVATION

SCALE: 1/16" = 1'-0"

GENERAL NOTE:
SEE A6.01 - A6.06 FOR MATERIAL CALLOUTS, NOTES, AND ADDITIONAL DIMENSIONS

ISSUED FOR:		DATE:
	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
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3	PLANNING RESUBMISSION 3	2023-01-11

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ARCHITECT

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NORTH
SOUTH

ELEVATIONS

A6.00

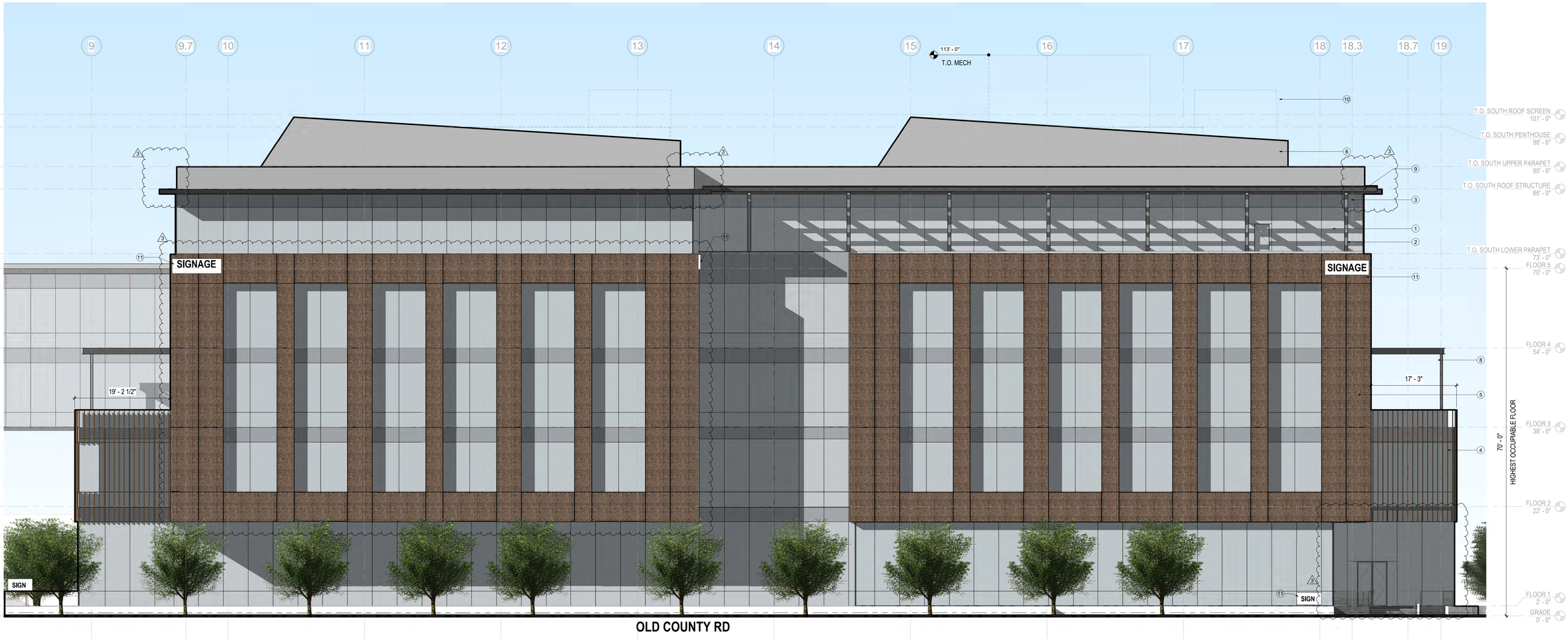
PROJECT NO. 20510.00

1/12/2023 11:02:31 AM

BIM 360://20510.00 - 800 Old County Rd/SOBRATO_800 OLD COUNTY ROAD_ANNOTATION_2020.rvt

20510.00

SOBRATO

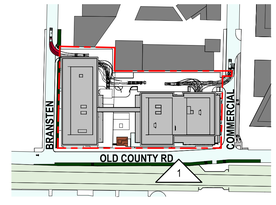


1 SOUTH PHASE - SOUTH WEST ELEVATION

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

PLAN NOTE LEGEND - FINISH

NOTE NO.	COMMENT
1	SSG THERMALLY BROKEN CURTAINWALL
2	INSULATED VISION GLASS, SEE A6.22
3	INSULATED SPANDREL GLASS, SEE A6.22
4	TERRACOTTA & ALUMINUM SHADE SYSTEM, SEE A6.22
5	RED BRICK RAINSCREEN WALL SYSTEM, SEE A6.22
6	DURANAUTIC PAINTED METAL PANEL, SEE A6.22
7	INSULATED METAL SOFFIT SYSTEM
8	STEEL & ALUMINUM SUNSHADE TRELLIS
9	EXPOSED STRUCTURAL STEEL SUNSHADE TRELLIS, PAINTED
10	MECHANICAL EQUIPMENT
11	TENANT SIGNAGE



ISSUED FOR:		DATE:
	PLANNING SUBMISSION	2021-05-12
1	PLANNING RESUBMISSION 1	2021-12-02
2	PLANNING RESUBMISSION 2	2022-04-29
3	PLANNING RESUBMISSION 3	2023-01-11

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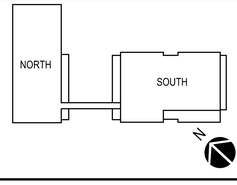
The SOBRATO Organization

803 - 851 OLD COUNTY ROAD
SAN CARLOS, CA 94070

ARCHITECT

STUDIOS architecture

350 CALIFORNIA STREET, FLOOR 21 ~ SAN FRANCISCO, CA 94104 ~ 415.398.7575



SOUTH PHASE EXTERIOR BUILDING ELEVATIONS

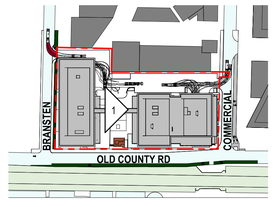
A6.01

PROJECT NO. 20510.00

1 SOUTH PHASE - NORTH WEST ELEVATION

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

PLAN NOTE LEGEND - FINISH	
NOTE NO.	COMMENT
1	SSG THERMALLY BROKEN CURTAINWALL
2	INSULATED VISION GLASS, SEE A6.22
3	INSULATED SPANDREL GLASS, SEE A6.22
4	TERRACOTTA & ALUMINUM SHADE SYSTEM, SEE A6.22
5	RED BRICK RAINSCREEN WALL SYSTEM, SEE A6.22
6	DURANAUTIC PAINTED METAL PANEL, SEE A6.22
7	INSULATED METAL SOFFIT SYSTEM
8	STEEL & ALUMINUM SUNSHADE TRELLIS
9	EXPOSED STRUCTURAL STEEL SUNSHADE TRELLIS, PAINTED
10	MECHANICAL EQUIPMENT
11	TENANT SIGNAGE



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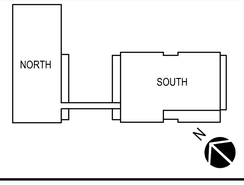
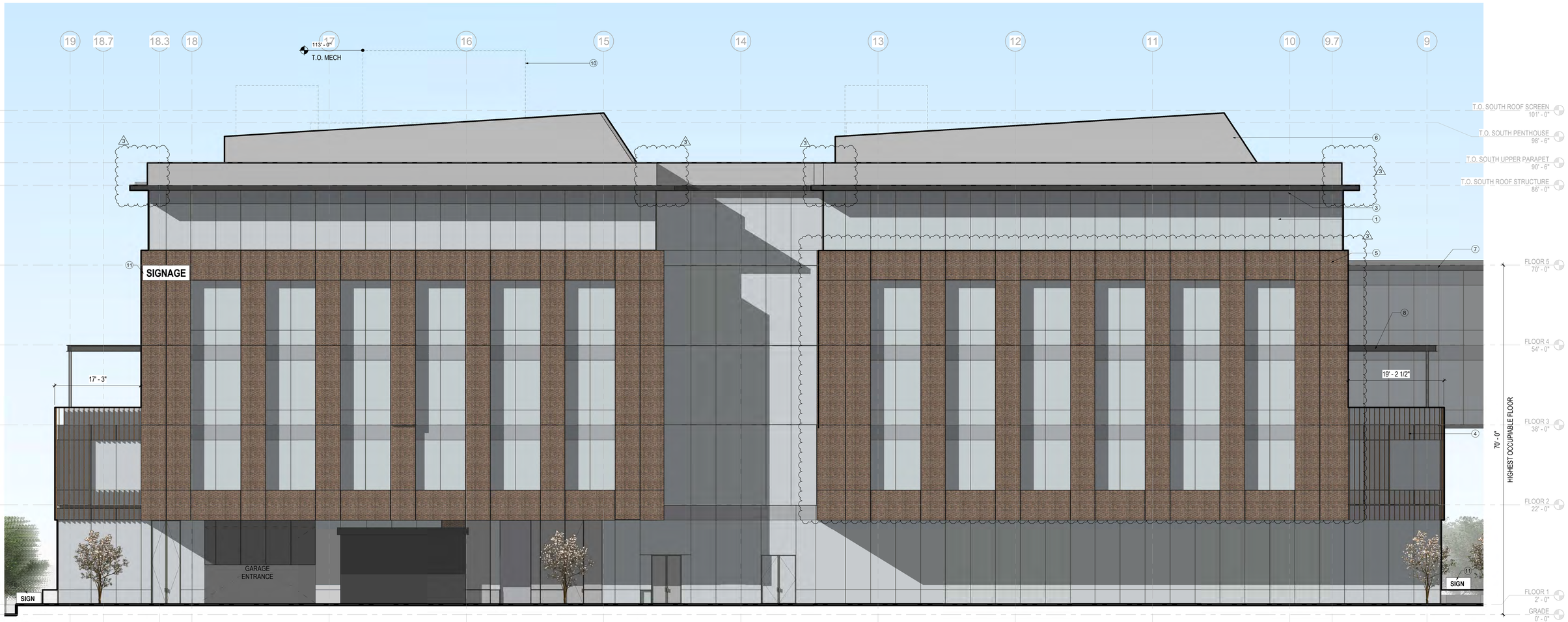


SOUTH PHASE EXTERIOR BUILDING ELEVATIONS

A6.02

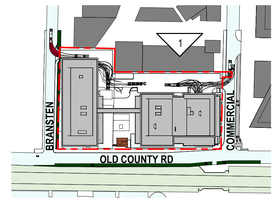
PROJECT NO. 20510.00



1 SOUTH PHASE - NORTH EAST ELEVATION

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

PLAN NOTE LEGEND - FINISH	
NOTE NO.	COMMENT
1	SSG THERMALLY BROKEN CURTAINWALL
2	INSULATED VISION GLASS, SEE A6.22
3	INSULATED SPANDREL GLASS, SEE A6.22
4	TERRACOTTA & ALUMINUM SHADE SYSTEM, SEE A6.22
5	RED BRICK RAINSCREEN WALL SYSTEM, SEE A6.22
6	DURANAUTIC PAINTED METAL PANEL, SEE A6.22
7	INSULATED METAL SOFFIT SYSTEM
8	STEEL & ALUMINUM SUNSHADE TRELLIS
9	EXPOSED STRUCTURAL STEEL SUNSHADE TRELLIS, PAINTED
10	MECHANICAL EQUIPMENT
11	TENANT SIGNAGE



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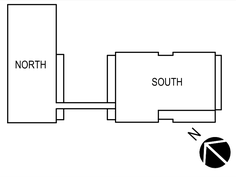
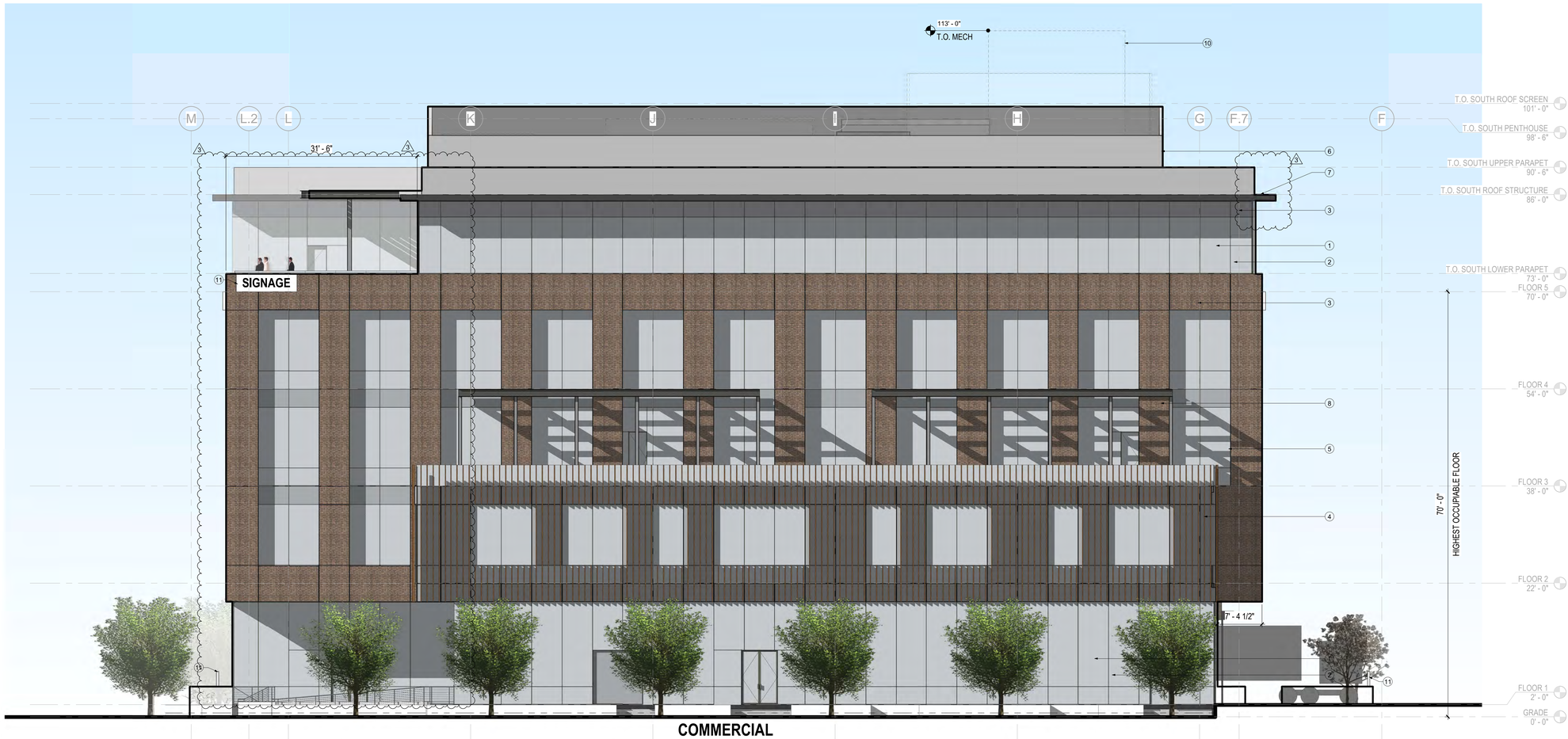


SOUTH PHASE EXTERIOR BUILDING ELEVATIONS

A6.03

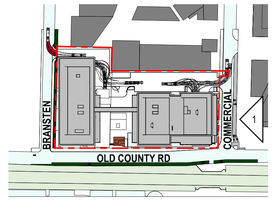
PROJECT NO. 20510.00



1 SOUTH PHASE - SOUTH EAST ELEVATION

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

PLAN NOTE LEGEND - FINISH	
NOTE NO.	COMMENT
1	SSG THERMALLY BROKEN CURTAINWALL
2	INSULATED VISION GLASS, SEE A6.22
3	INSULATED SPANDREL GLASS, SEE A6.22
4	TERRACOTTA & ALUMINUM SHADE SYSTEM, SEE A6.22
5	RED BRICK RAINSCREEN WALL SYSTEM, SEE A6.22
6	DURANAUTIC PAINTED METAL PANEL, SEE A6.22
7	INSULATED METAL SOFFIT SYSTEM
8	STEEL & ALUMINUM SUNSHADE TRELLIS
9	EXPOSED STRUCTURAL STEEL SUNSHADE TRELLIS, PAINTED
10	MECHANICAL EQUIPMENT
11	TENANT SIGNAGE



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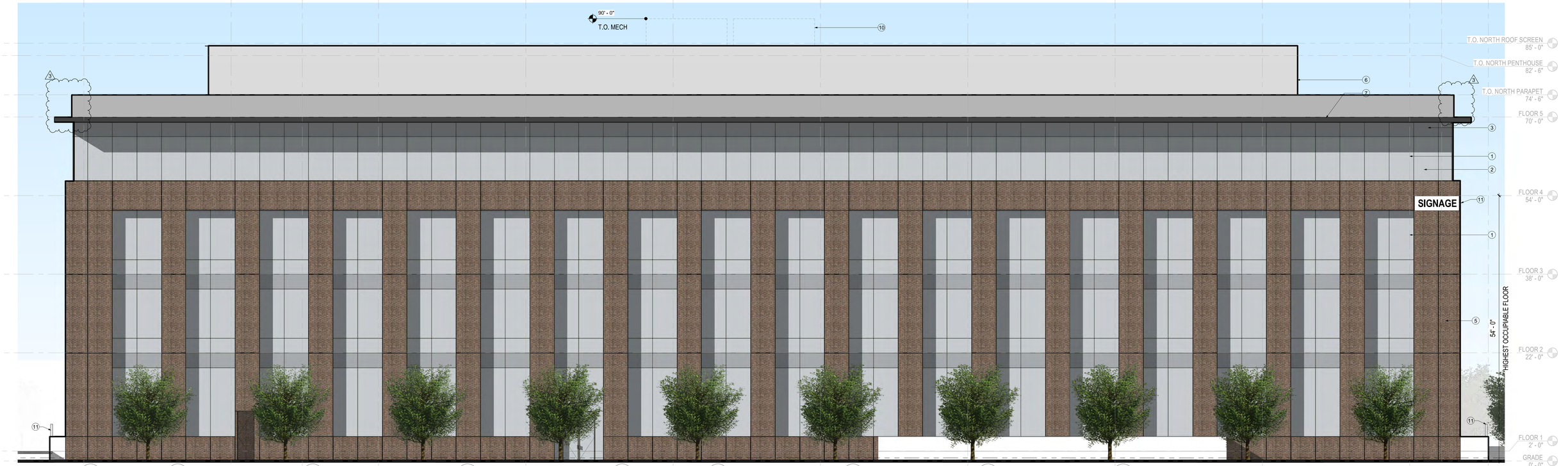
NORTH
SOUTH

SOUTH PHASE EXTERIOR BUILDING ELEVATIONS

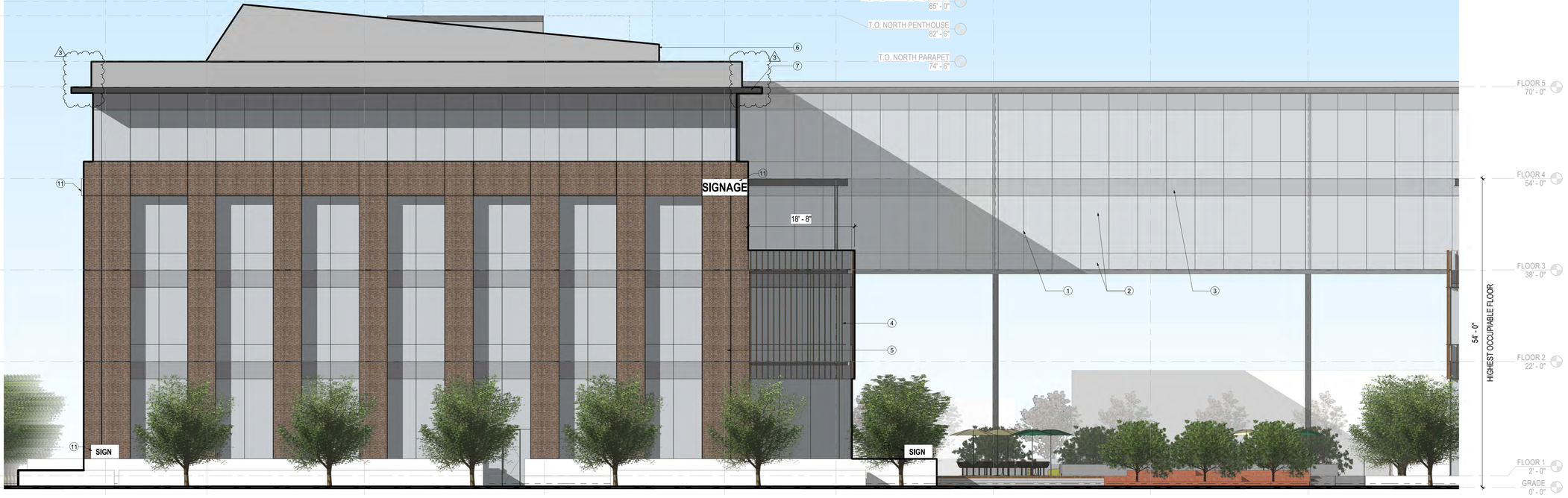
A6.04

PROJECT NO. 20510.00



2 NORTH PHASE - NORTH WEST ELEVATION

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



1 NORTH PHASE - SOUTH WEST ELEVATION

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

PLAN NOTE LEGEND - FINISH

NOTE NO.	COMMENT
1	SSG THERMALLY BROKEN CURTAINWALL
2	INSULATED VISION GLASS, SEE A6.22
3	INSULATED SPANDREL GLASS, SEE A6.22
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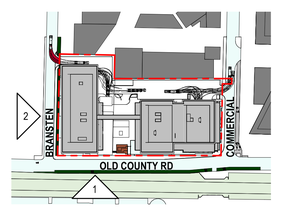
11	TENANT SIGNAGE



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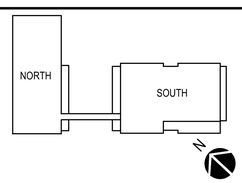
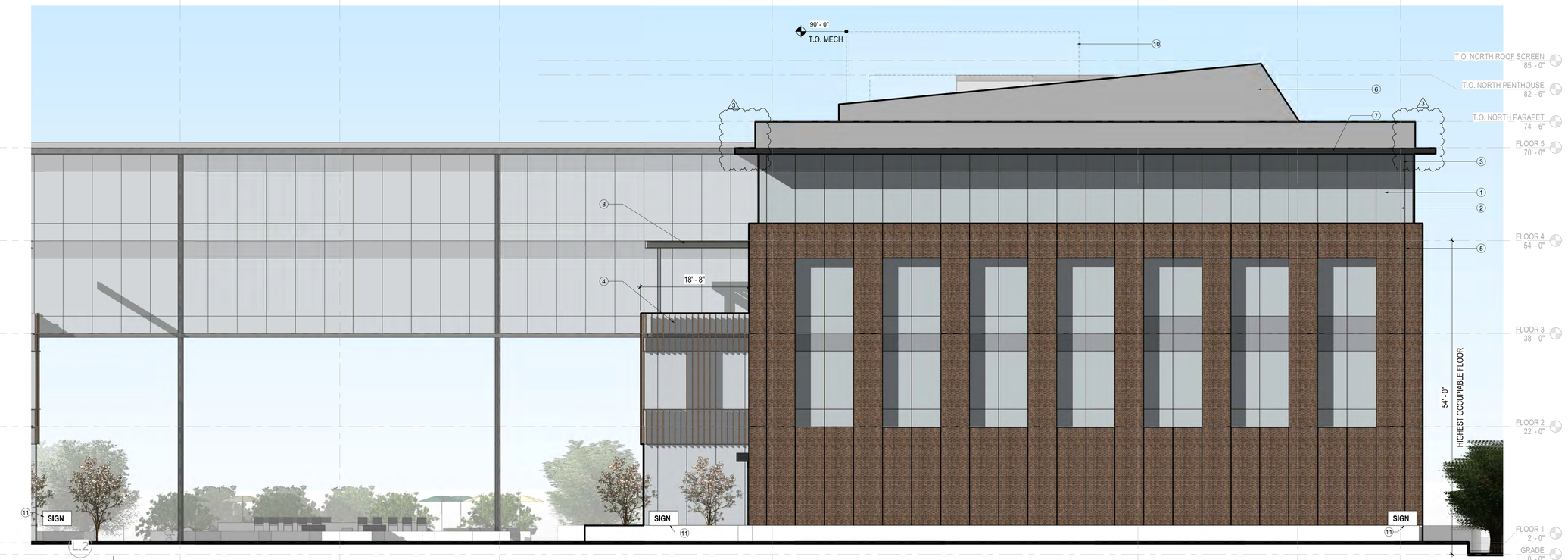


NORTH PHASE EXTERIOR BUILDING ELEVATIONS

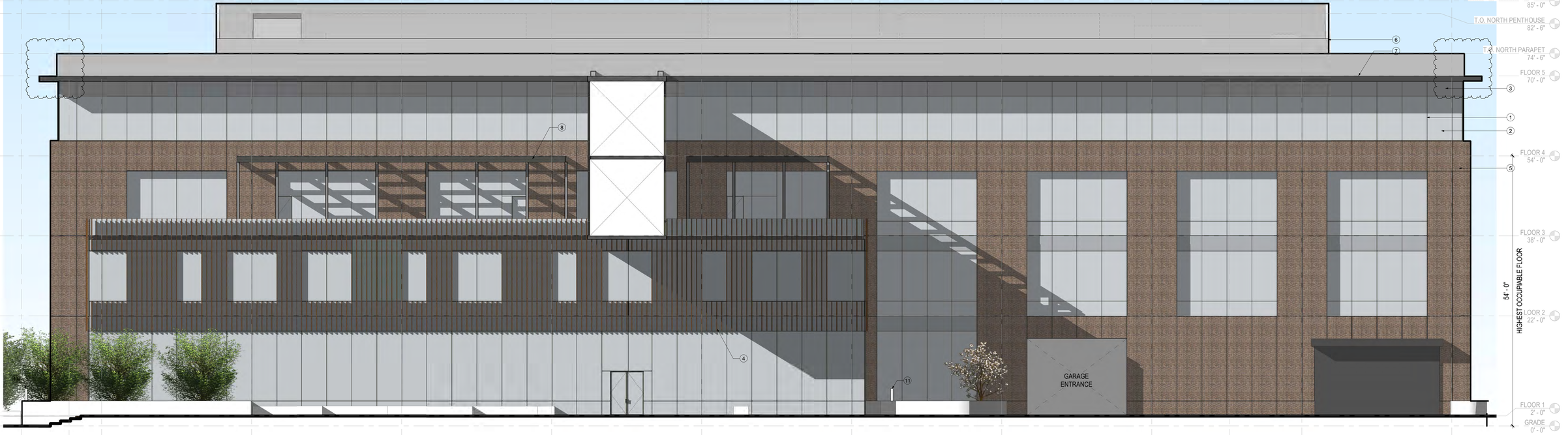
A6.05

PROJECT NO. 20510.00



2 NORTH PHASE - NORTH EAST ELEVATION

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



1 NORTH PHASE - SOUTH EAST ELEVATION

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

PLAN NOTE LEGEND - FINISH

NOTE NO.	COMMENT
1	SSG THERMALLY BROKEN CURTAINWALL
2	INSULATED VISION GLASS, SEE A6.22
3	INSULATED SPANDREL GLASS, SEE A6.22
4	TERRACOTTA & ALUMINUM SHADE SYSTEM, SEE A6.22
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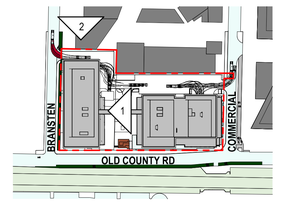

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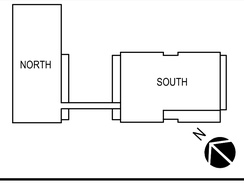


NORTH PHASE EXTERIOR BUILDING ELEVATIONS

A6.06

PROJECT NO. 20510.00

4 RENDER - COURTYARD VIEW2

SCALE: 12" = 1'-0"

2 RENDER - OLD COUNTY AND COMMERCIAL

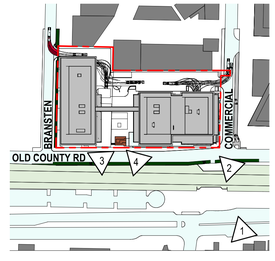
SCALE: 12" = 1'-0"

3 RENDER - COURTYARD VIEW1

SCALE: 12" = 1'-0"

1 RENDER - EL CAMINO AERIAL

SCALE: 12" = 1'-0"



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NORTH

SOUTH

N

MATERIAL & RENDERINGS

A6.20

PROJECT NO. 20510.00

3 RENDER - EYE LEVEL - OLD COUNTY AND BRANSTEN

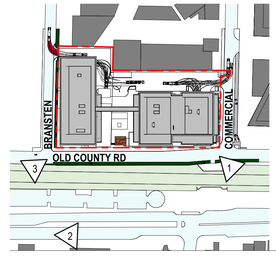
SCALE: 12" = 1'-0"

2 RENDER - EYE LEVEL - EL CAMINO AND OLIVE

SCALE: 12" = 1'-0"

1 RENDER - EYE LEVEL - OLD COUNTY AND COMMERCIAL

SCALE: 12" = 1'-0"



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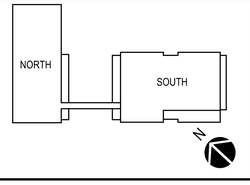


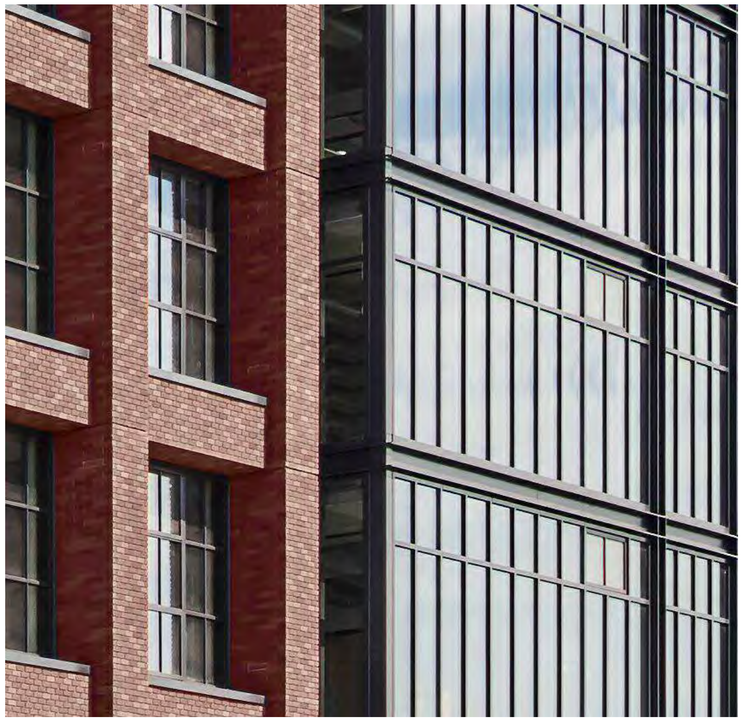
MATERIAL & EYE LEVEL RENDERINGS

A6.21

PROJECT NO. 20510.00

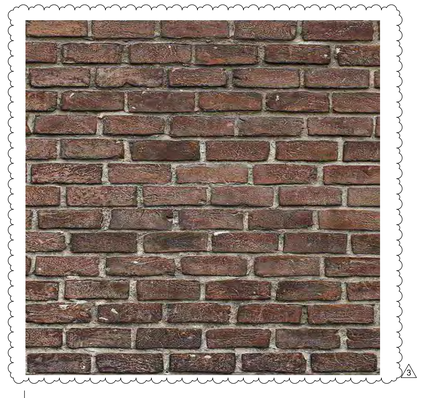
6 EXTERIOR ALUMINUM - DK BRONZE

SCALE : N.T.S.



5A EXTERIOR BRICK EXAMPLE

SCALE : N.T.S.

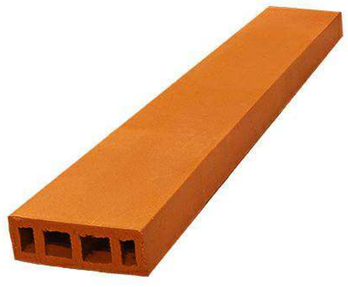


5B EXTERIOR WALL - BRICK

SCALE : N.T.S.

4A EXTERIOR SCREEN - TERRACOTTA

SCALE : N.T.S.



4B EXTERIOR - TERRACOTTA FIN

SCALE : N.T.S.

PLAN NOTE LEGEND - FINISH	
NOTE NO.	COMMENT
1	SSG THERMALLY BROKEN CURTAINWALL
2	INSULATED VISION GLASS, SEE A6.22
3	INSULATED SPANDREL GLASS, SEE A6.22
4	TERRACOTTA & ALUMINUM SHADE SYSTEM, SEE A6.22
5	RED BRICK RAINSCREEN WALL SYSTEM, SEE A6.22
6	DURANAUTIC PAINTED METAL PANEL, SEE A6.22
7	INSULATED METAL SOFFIT SYSTEM
8	STEEL & ALUMINUM SUNSHADE TRELLIS
9	EXPOSED STRUCTURAL STEEL SUNSHADE TRELLIS, PAINTED
10	MECHANICAL EQUIPMENT
11	TENANT SIGNAGE

3 EXTERIOR GLAZING - SPANDREL

6MM SNX 62/27 #2 ON CLEAR
#4 "KNOXVILLE GRAY"

SCALE : N.T.S.

2 EXTERIOR GLAZING - VISION

6MM SNX 62/27 #2 ON CLEAR

SCALE : N.T.S.

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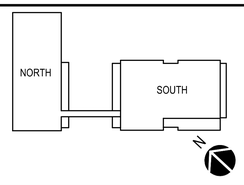
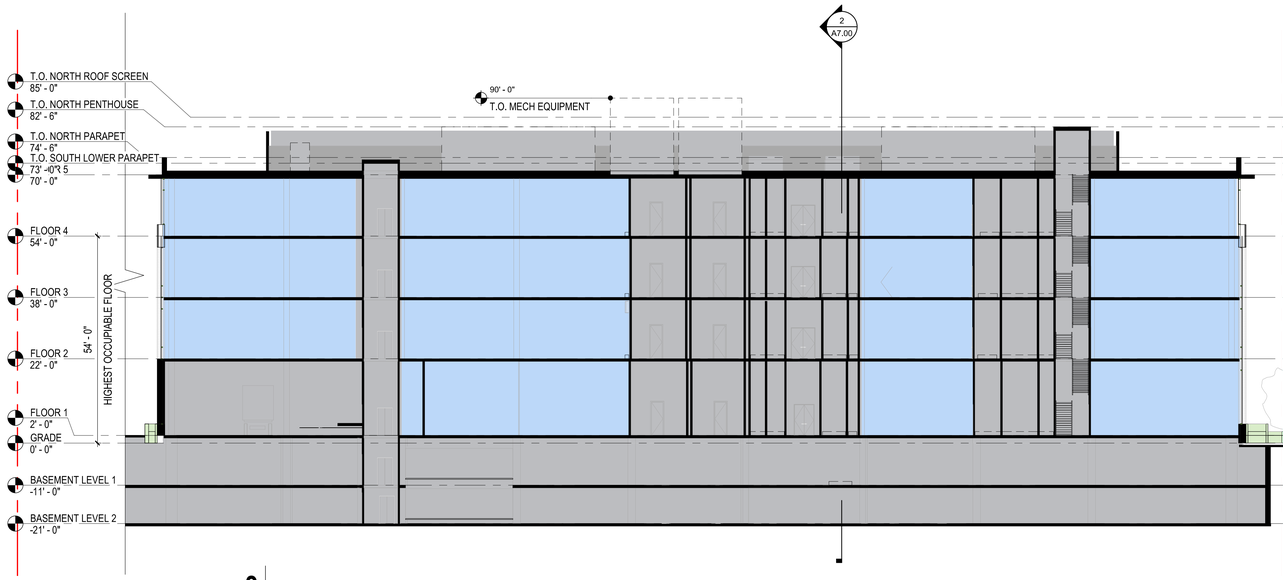


EXTERIOR BUILDING MATERIALS

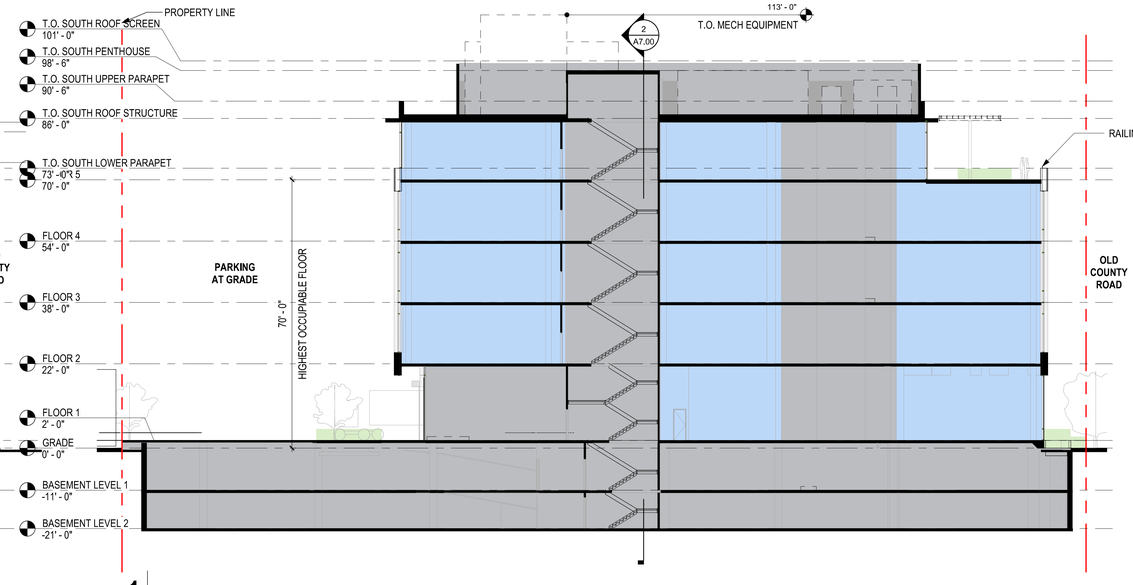
A6.22

PROJECT NO. 20510.00



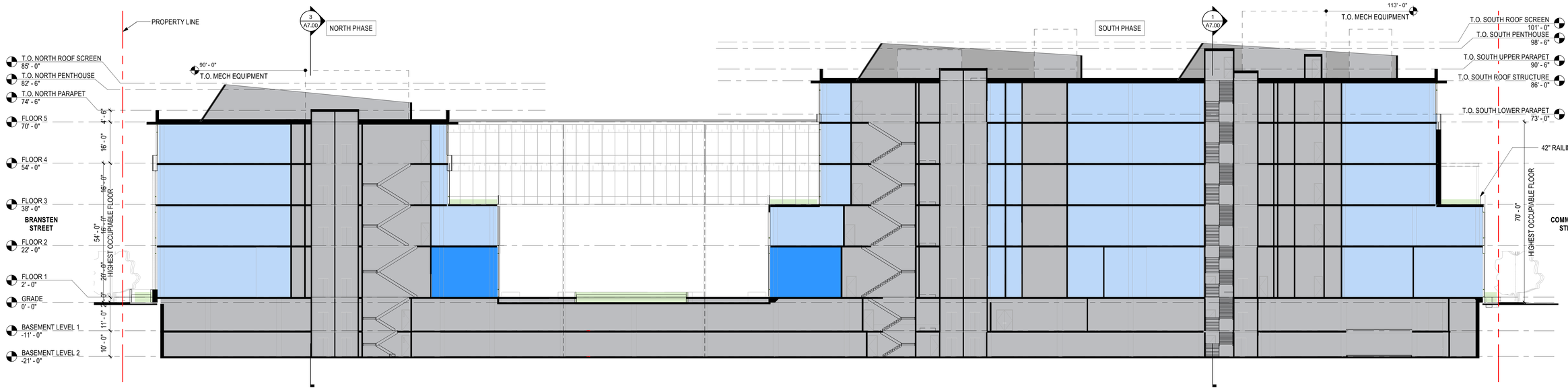
3 SECTION THROUGH NORTH PHASE

SCALE: 1/16" = 1'-0"



1 SECTION THROUGH SOUTH PHASE

SCALE: 1/16" = 1'-0"



2 TRANSVERSE SECTION THROUGH NORTH & SOUTH PHASE

SCALE: 1/16" = 1'-0"

PROGRAM LEGEND

- OFFICE
- LOBBY
- CORE
- LANDSCAPE
- MECHANICAL EQUIPMENT

ISSUED FOR:	DATE:
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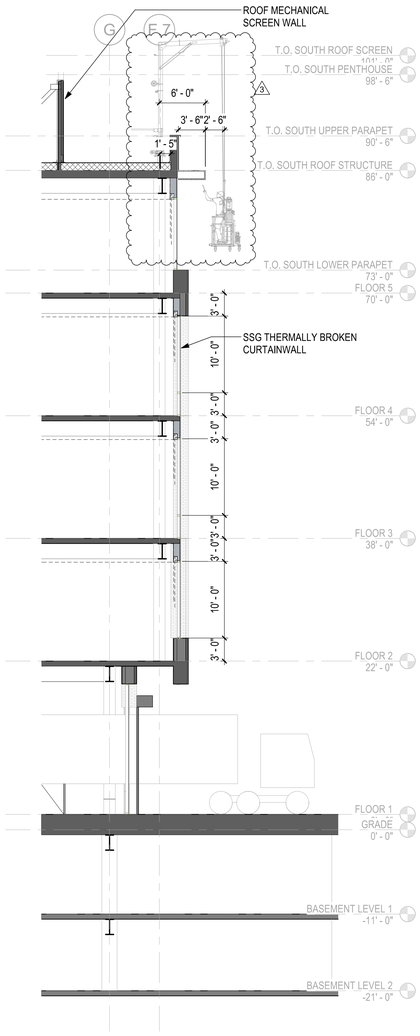
NORTH SOUTH

N

SECTIONS - BUILDING

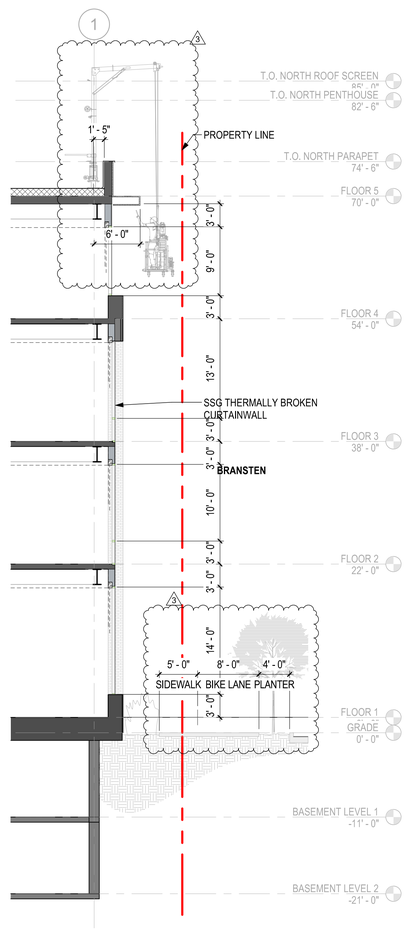
A7.00

PROJECT NO. 20510.00



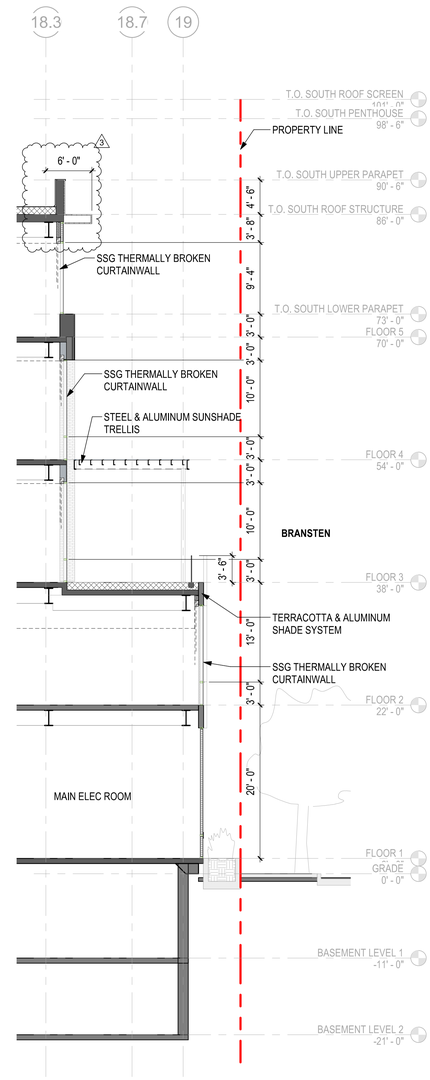
4 EXTERIOR WALL SECTION NORTH PHASE @ LOADING

SCALE 1/8" = 1'-0"



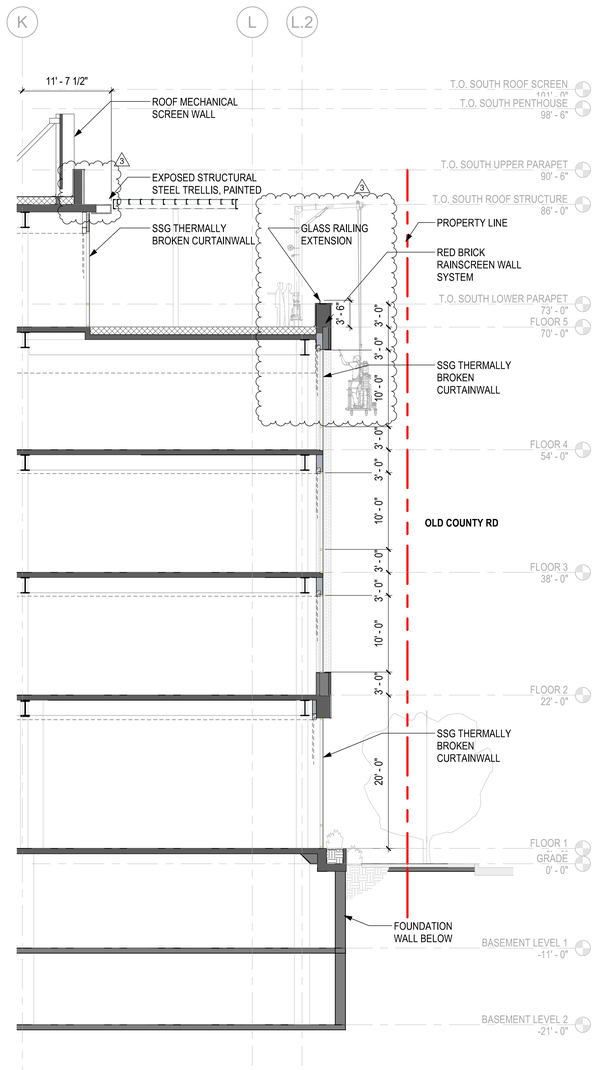
3 EXTERIOR WALL SECTION @ BRANSTEN ST.

SCALE 1/8" = 1'-0"



2 EXTERIOR WALL SECTION @ COMMERCIAL ST.

SCALE 1/8" = 1'-0"



1 EXTERIOR WALL SECTION @ OLD COUNTY RD.

SCALE 1/8" = 1'-0"

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
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2 PLANNING RESUBMISSION 2	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

SEAL / DISCLAIMER:

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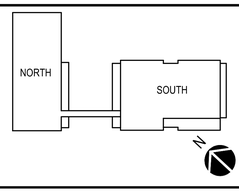
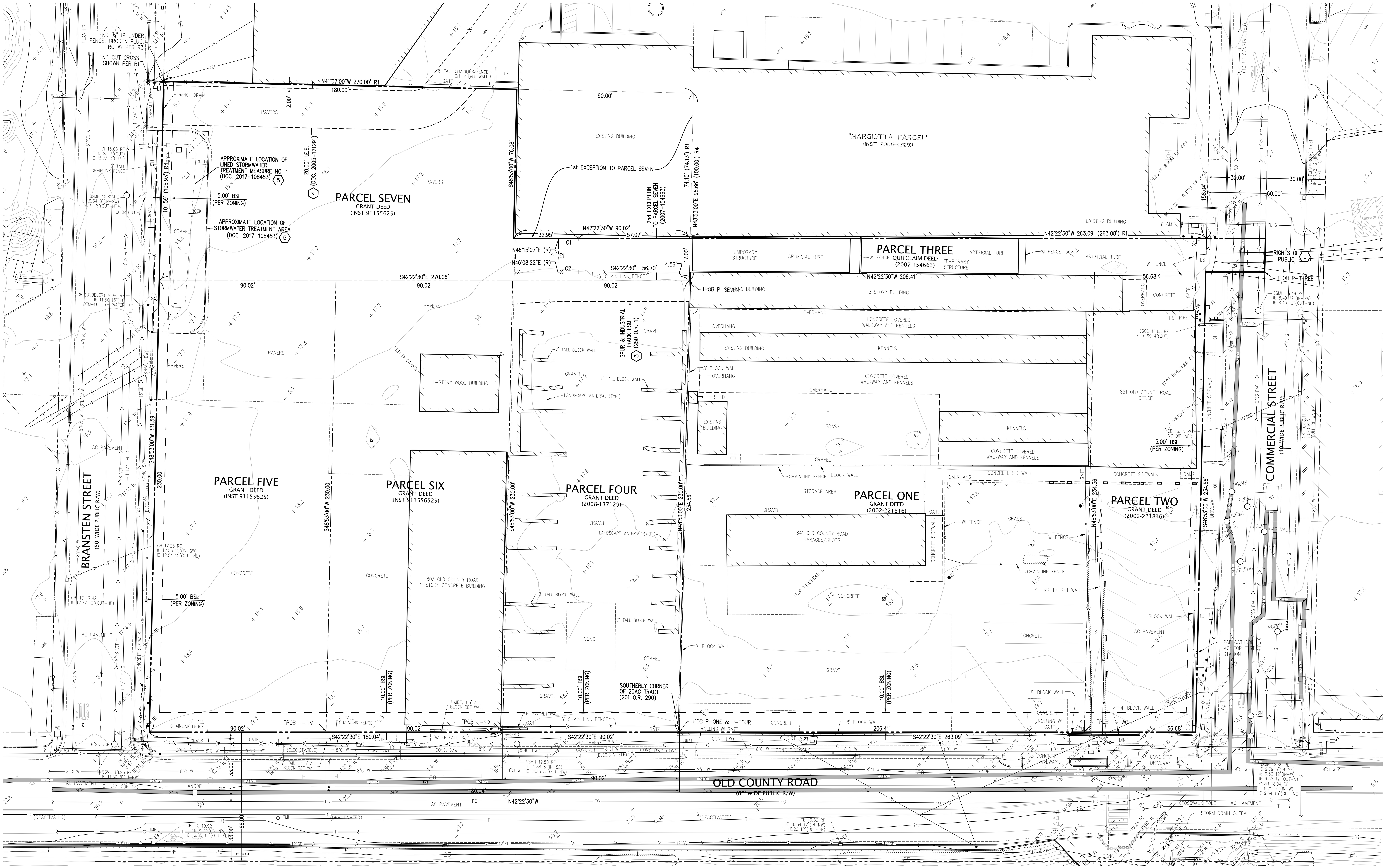


ENLARGED ELEVATIONS AND WALL SECTIONS

A7.02

PROJECT NO. 20510.00



LEGEND

- BUILDING LINE
- BARRICADE
- CENTERLINE
- COMMUNICATION LINE
- CONCRETE/BLOCK/RETAINING WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- FIRE SERVICE LINE & VALVE
- GAS LINE-VALVE & METER
- GUARD RAIL
- JOINT TRENCH LINE
- LOT LINE
- MONUMENT/MONUMENT LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- RAILROAD TRACKS
- SANITARY SEWER LINE-MANHOLE & CLEANOUT
- SANITARY SEWER FORCE MAIN LINE
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
- STORM DRAIN FORCE MAIN LINE
- STREET LIGHT CONDUIT LINE
- TELEPHONE LINE
- TRAFFIC SIGNAL CONDUIT LINE
- CABLE TELEVISION LINE
- WATER LINE & VALVE
- WATER LINE OVER 24"DIAMETER
- ACCESSIBLE PARKING SYMBOL
- ANODE
- AREA DRAIN
- AUTOMATIC SPRINKLER RISER
- BACKFLOW PREVENTION DEVICE
- DOUBLE DETECTOR CHECK VALVE
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GUY ANCHOR
- HOSEBIBB
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- RAILROAD CROSSING
- TRANSFORMER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TREE
- UTILITY BOX
- WALK-BOLLARD LIGHT
- WATER VALVE
- WELL
- TITLE EXCEPTION NUMBER

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BL	BUILDING
BLDG	BUILDING
BOL	BOLLARD
BTM	BOTTOM
BW	BACK OF WALK
C.	CONCRETE
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT TO GRADE
CONC	CONCRETE
CTV	CABLE TELEVISION
DI	DROP INLET
DWY	DRIVEWAY
E	EAST
ELEC	ELECTRICAL
EM	ELECTRIC METER
EMH	ELECTRICAL MANHOLE
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FC	FACE OF CURB
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FNC	FENCE
FND	FOUND
FOB	FIBER OPTIC BOX
FW	FACE OF WALL
GA	GAUGE
GM	GAS METER
GUY	GUY WIRE
GV	GAS VALVE
HT	HEIGHT
IB	IRRIGATION BOX
IE	INVERT ELEVATION
IP	IRON PIPE
JP	JOINT POLE
LIP	LIP OF GUTTER
LS	LANDSCAPE
MH	MANHOLE
N	NORTH
NE	NORTH EAST
NO	NORTH
NW	NORTH WEST
OH	OVERHEAD
PGE	PACIFIC GAS & ELECTRIC
PGEV	PACIFIC GAS & ELECTRIC VALVE
PGEMH	PACIFIC GAS & ELECTRIC MANHOLE
PP	POWER POLE
RE	RIM ELEVATION
RET	RETAINING
RR	RAIL ROAD
RWL	RAIN WATER LEADER
S	SOUTH
S/W	SIDEWALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SE	SOUTH EAST
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SW	SOUTH WEST
T.E.	TRASH ENCLOSURE
TB	TELEPHONE BOX
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TRN	TRANSFORMER
TW	TOP OF WALL
UB	UTILITY BOX
UP	UTILITY POLE
W	WEST
WB	WATER BOX
WI	WROUGHT IRON
WM	WATER METER
WV	WATER VALVE

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PROFORMA POLICY OF TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. BY THE SOBRATO ORGANIZATION ON MARCH 10, 2020, ORDER NUMBER NCS-1003522; APRIL 7, 2020, ORDER NUMBER NCS-978380; APRIL 22,2020, ORDER NUMBER NCS-978382. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. UTILITY INFORMATION HEREON IS PROGRESS AT THIS TIME. A REQUEST WAS MADE TO TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR WATER FACILITIES ON THIS SITE. AS OF 10-13-20, SFPUC (SAN FRANCISCO PUBLIC UTILITY COMPANY) HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.

5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0169G FOR COMMUNITY NUMBER 060327 (CITY OF SAN MATEO), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: AREAS OF MINIMAL FLOOD HAZARD.

FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

6. BENCHMARK:
CITY OF SAN CARLOS BENCHMARK BM50, A BRASS DISK SET IN THE TOP OF THE NORTHEAST CURB RETURN ON BRITTAN AVENUE AT INDUSTRIAL ROAD. (1091 INDUSTRIAL ROAD)

ELEVATION: 8.62 FEET (NAVD88 DATUM)

7. BASIS OF BEARINGS:
THE BEARING OF SOUTH 48°53'00" WEST TAKEN ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRANSTEN STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON APRIL 22, 2008, IN VOLUME 31 OF LLS MAPS AT PAGE 14, OFFICIAL RECORDS OF SAN MATEO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

8. CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

9. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1911008. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 11-11-19, ORIGINAL COMPILED MAP SCALE 1"=20', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, SANTA CLARA, CA.

KEY NOTES

3. AN EASEMENT FOR INDUSTRIAL SPUR TRACK, IN FAVOR OF SOUTHERN PACIFIC RAILROAD COMPANY. BOOK 250, PAGE 1 OF OFFICIAL RECORDS.
4. AN EASEMENT FOR INGRESS & EGRESS, IN FAVOR OF MARGIOTTA. INSTRUMENT NO. 2005-121291
5. STORMWATER TREATMENT AREA. INSTRUMENT NO. 2017-108453 OF OFFICIAL RECORDS

ISSUED FOR:		DATE:
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SEAL / DISCLAIMER:

LICENSED LAND SURVEYOR
RYAN M. AMAYA
No. 8134
STATE OF CALIFORNIA

[illegible] 11/11/2020

PREPARED BY OR UNDER THE SUPERVISION OF RYAN M. AMAYA II P.L.S. 8134 — DATE

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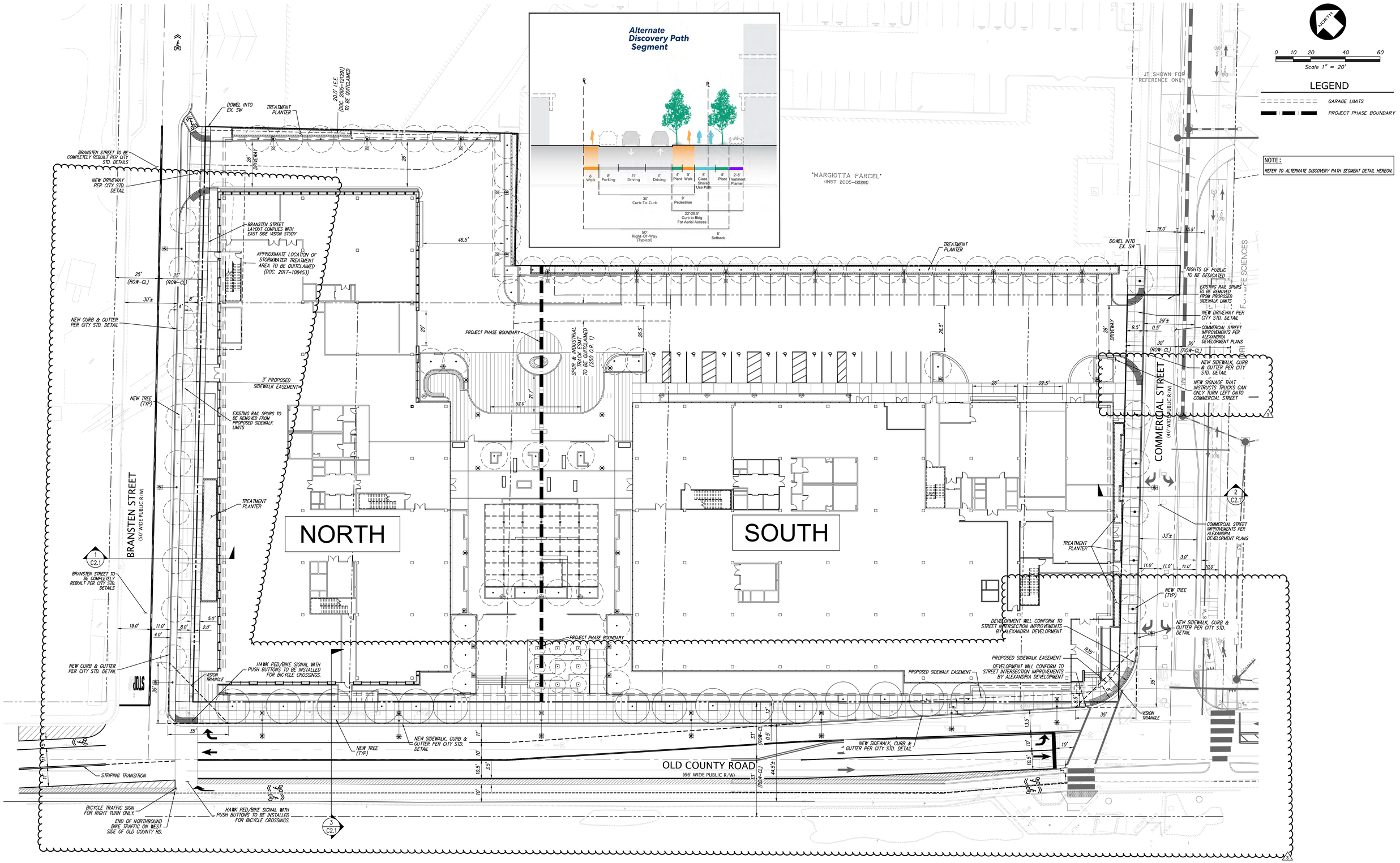
NORTH
SOUTH
N

EXISTING CONDITIONS PLAN

C1.0

PROJECT NO. A19129

Z:\2019\A19129\DWG\ENTITLEMENTS\PD PERMIT\A19129-PG-TS.dwg 1-11-23 11:15:57 AM jzimmerman



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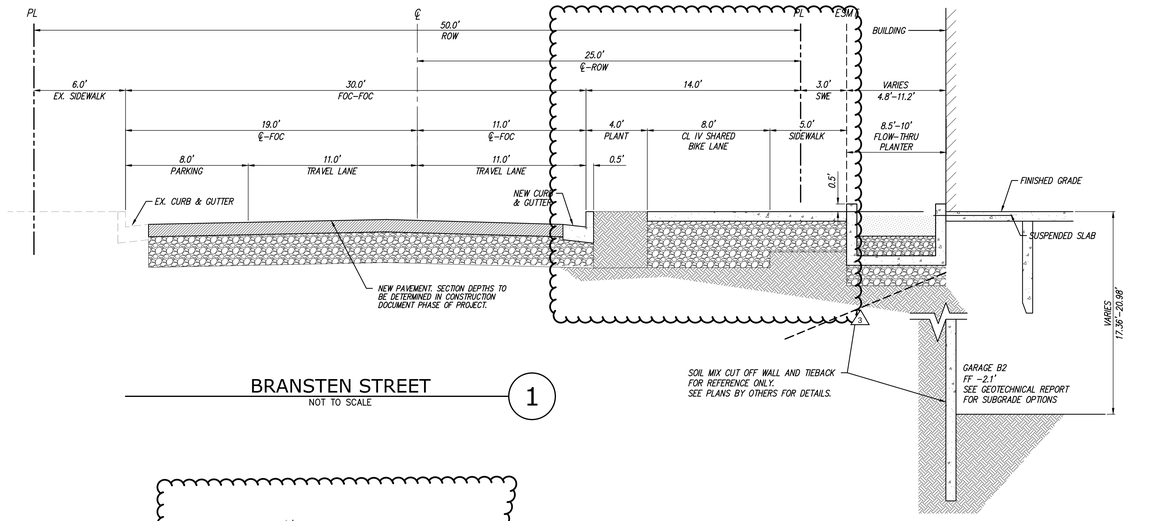
NORTH / SOUTH

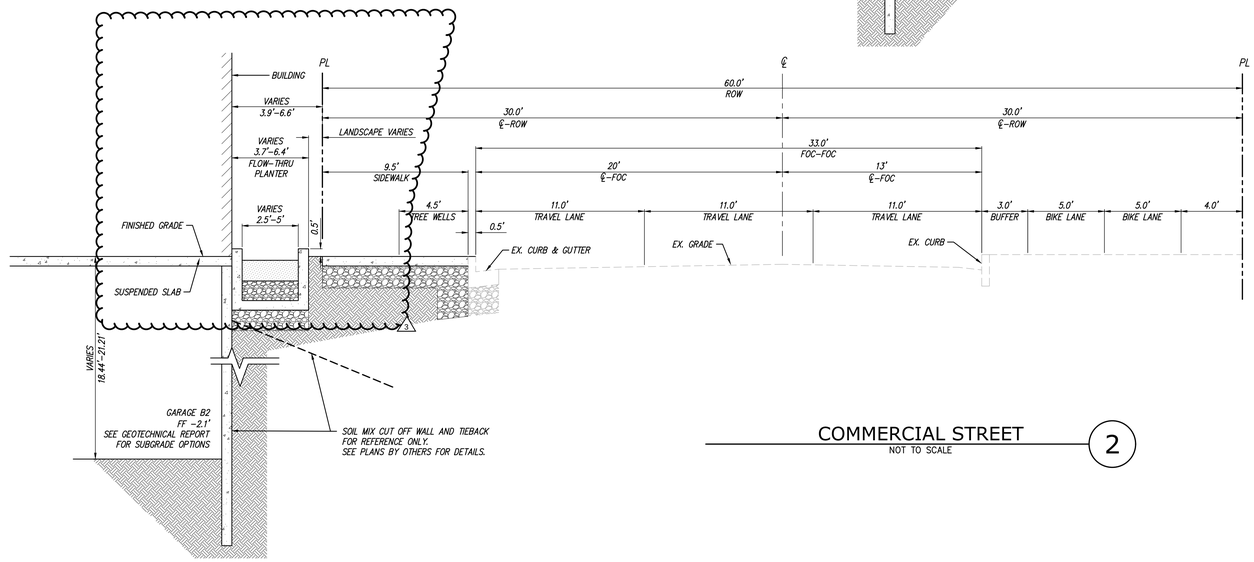
PRELIMINARY CIVIL SITE PLAN

C2.0

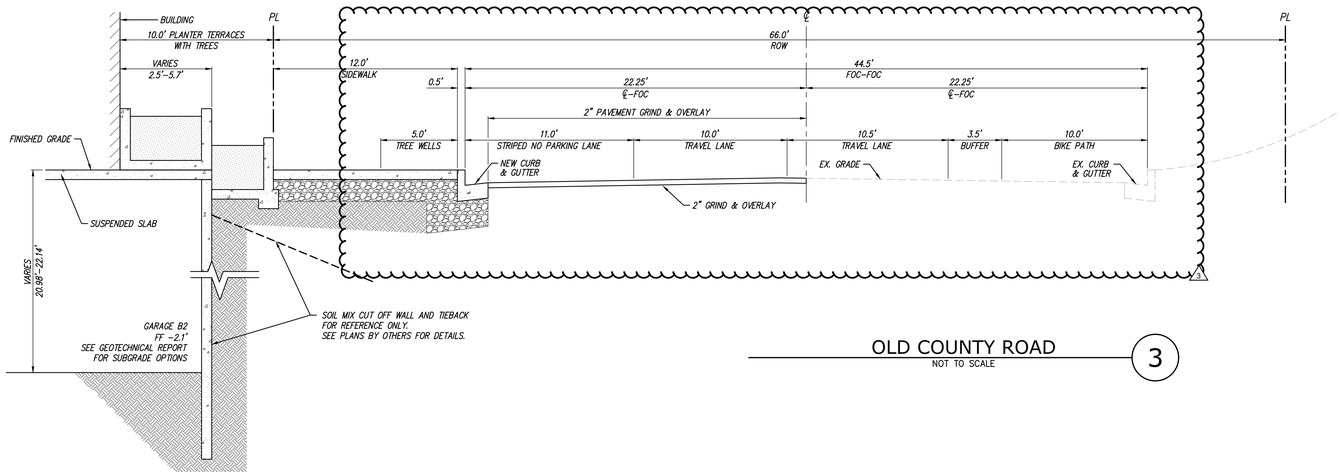
PROJECT NO. A19129



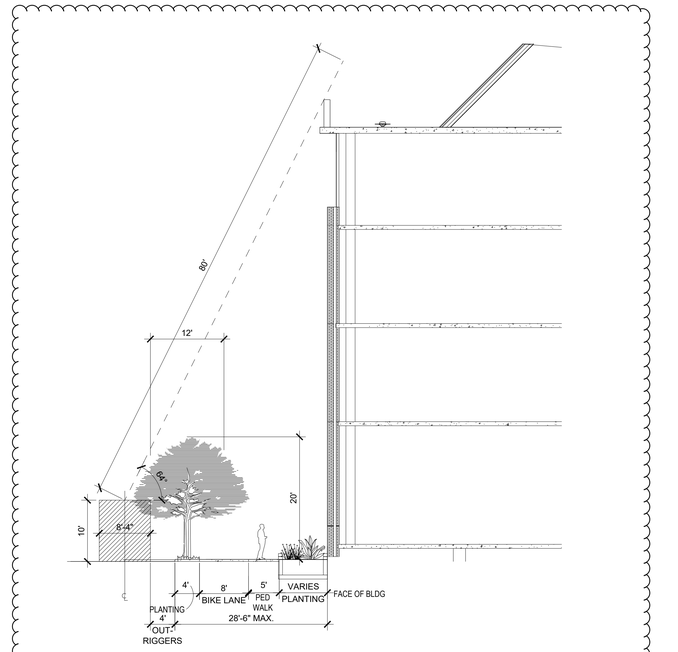
BRANSTEN STREET
NOT TO SCALE
1



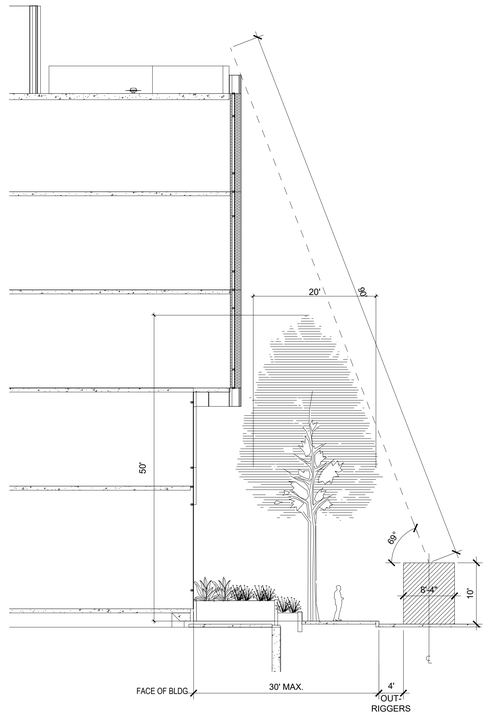
COMMERCIAL STREET
NOT TO SCALE
2



OLD COUNTY ROAD
NOT TO SCALE
3



BRANSTEN STREET AERIAL ACCESS
SCALE: 1"=10'
4



OLD COUNTY ROAD AERIAL ACCESS
SCALE: 1"=10'
5

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NORTH SOUTH

SECTIONS

C2.1

PROJECT NO. A19129

NORTH

0 10 20 40 60

Scale 1" = 20'

LEGEND

	STORM DRAIN CATCH BASIN
	STORM DRAIN MANHOLE
CB	CATCH BASIN
BW	BACK OF WALK
HP	HIGH POINT
LP	LOW POINT
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
53.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB
SDMH	STORM DRAIN MANHOLE
	GARAGE LIMITS
	PROJECT PHASE BOUNDARY
	CURB CUT

GRADING QUANTITIES

CUT:	117,881 CY
FILL:	3,576 CY
EXPORT:	114,060 CY
IMPORT:	0 CY

BRANSTEN STREET
(50' WIDE PUBLIC R/W)

COMMERCIAL STREET
(40' WIDE PUBLIC R/W)

OLD COUNTY ROAD
(66' WIDE PUBLIC R/W)

"MARGIOTTA PARCEL"
(INST 2005-121291)

ALEXANDRIA CENTER FOR LIFE SCIENCES

NORTH
FF=20.90

SOUTH
FF=21.10

PROJECT PHASE BOUNDARY

TREATED STORMWATER TO BE DISCHARGED TO THE NEW SD MAIN ALONG COMMERCIAL STREET.

20' I.E.E. TO BE QUITCLAIMED (DOC. 2005-121291)

BRANSTEN STREET LAYOUT COMPLIES WITH EAST SIDE VISION STUDY

APPROXIMATE LOCATION OF STORMWATER TREATMENT AREA TO BE QUITCLAIMED (DOC. 2017-108453)

3' PROPOSED SIDEWALK EASEMENT

EX. SD BUBBLER BYPASS SYSTEM TO BE DEMOLISHED/ABANDONED IN PLACE

SPUR & INDUSTRIAL WAY TO BE QUITCLAIMED (250 O.R. 1)

RIGHTS OF PUBLIC TO BE DEDICATED

COMMERCIAL STREET IMPROVEMENTS PER 987 COMMERCIAL STREET DEVELOPMENT PLANS

OLD COUNTY ROAD IMPROVEMENTS PER ALEXANDRIA DEVELOPMENT PLANS

VISION TRIANGLE

EX. FH

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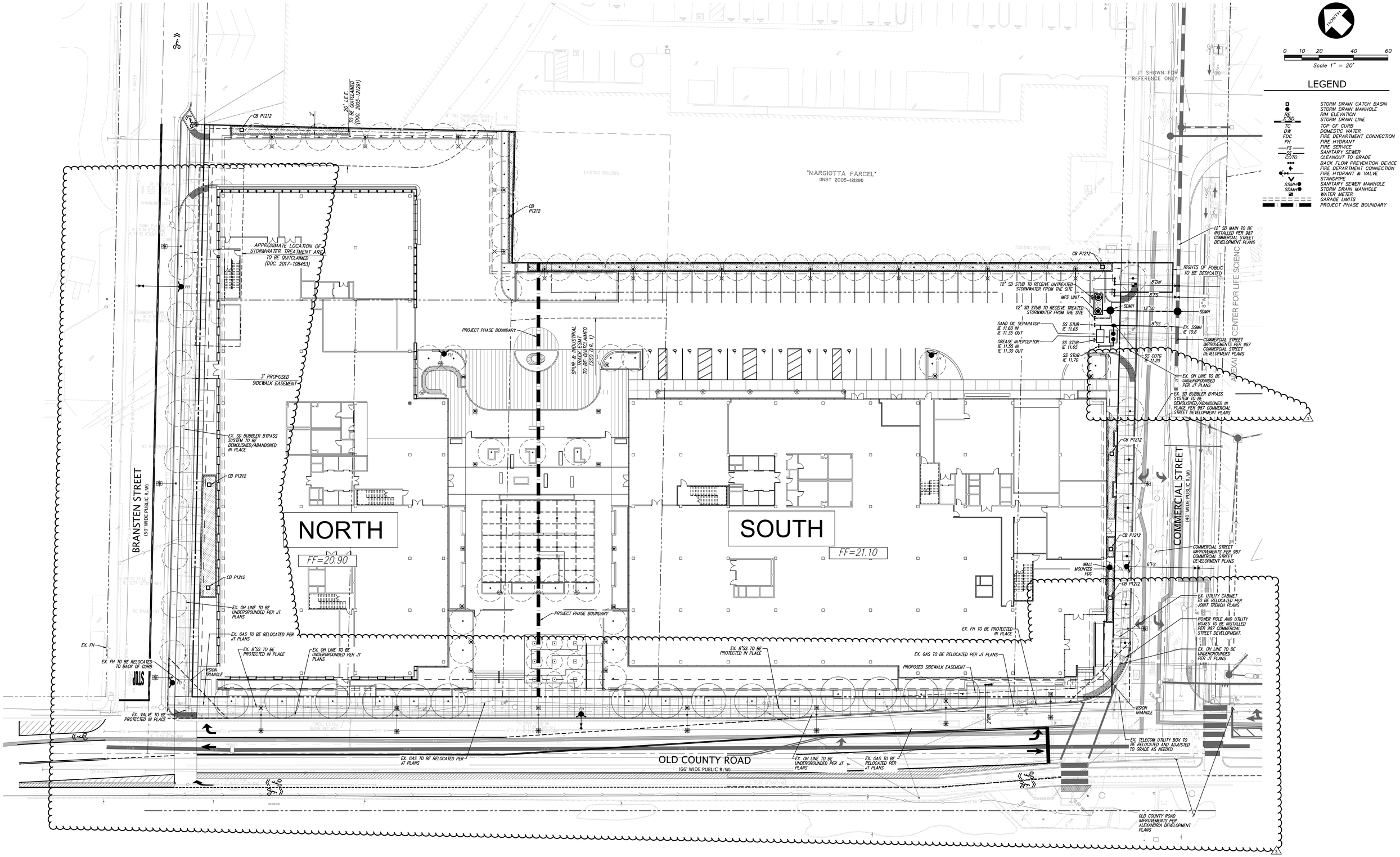
NORTH
SOUTH

PRELIMINARY GRADING AND DRAINAGE PLAN

C3.0

PROJECT NO. A19129



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NORTH / SOUTH

PRELIMINARY UTILITY PLAN

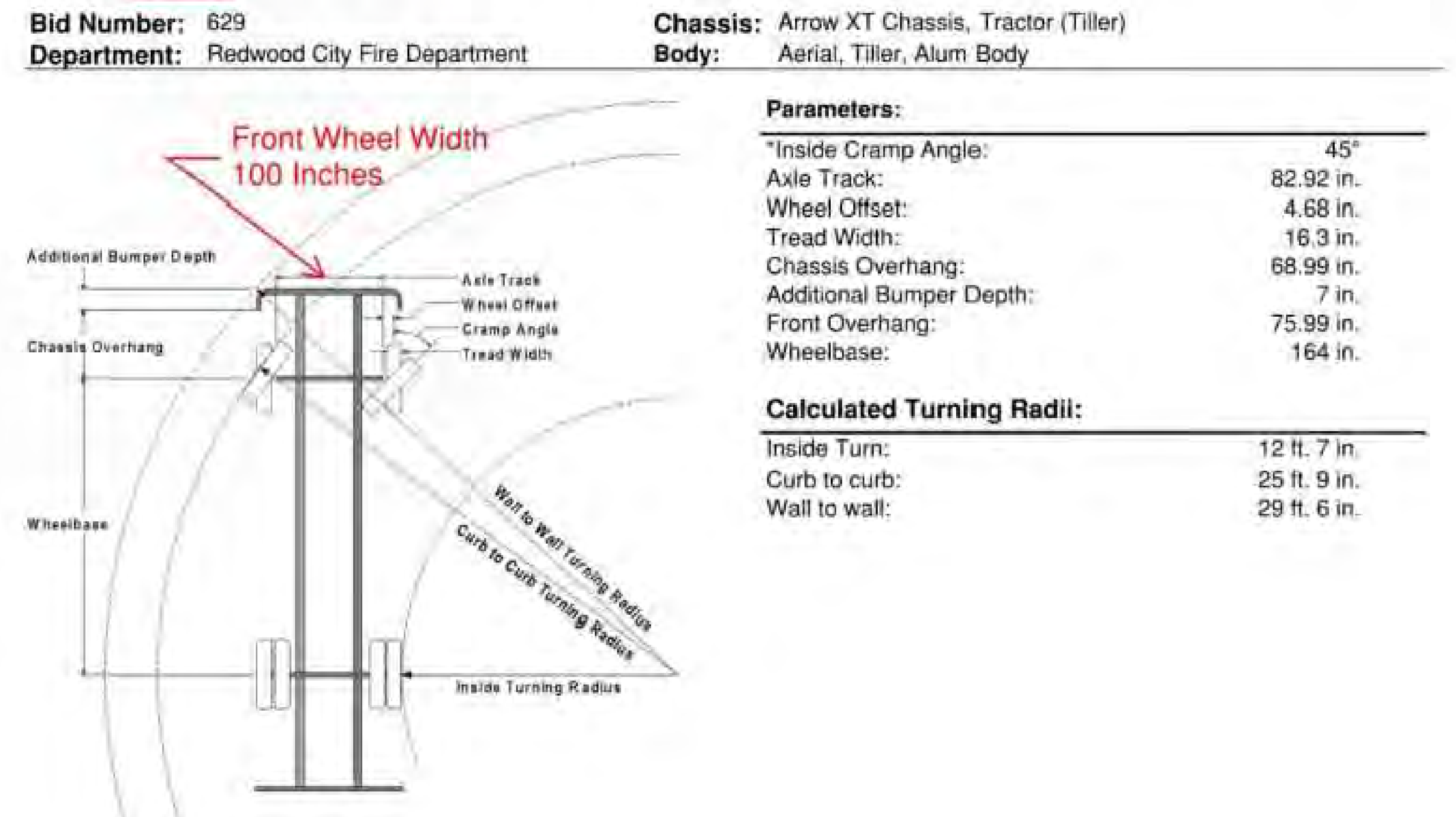
C4.0

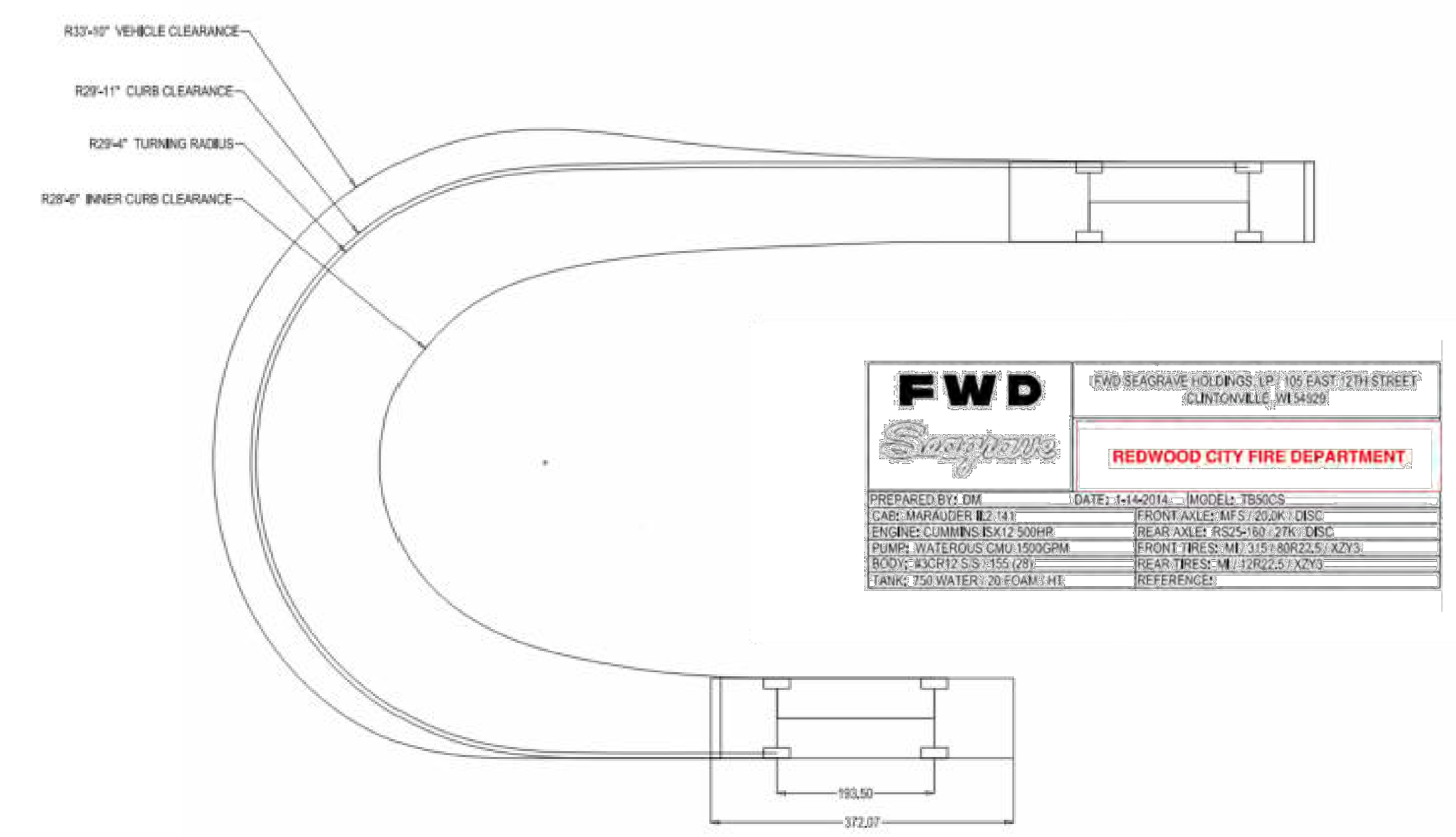
PROJECT NO. A19129

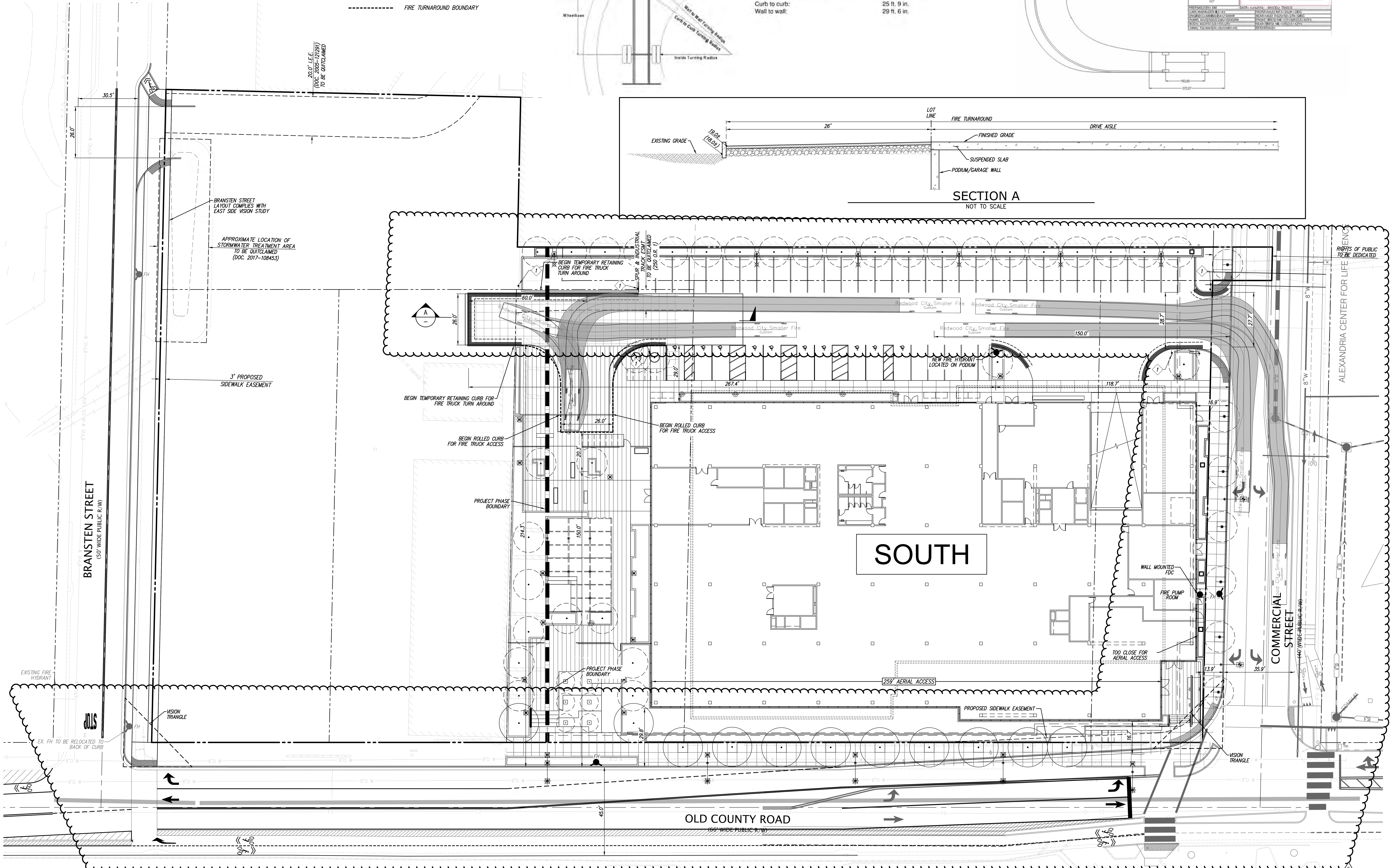
Scale 1" = 20'

PLAN LEGEND

FH	FIRE HYDRANT
EX	EXISTING
R	RADIUS
	(FH) FIRE HYDRANT
	(FDC) FIRE DEPARTMENT CONNECTION
	PAINTED RED CURB WITH WHITE LETTERING READING "NO PARKING – FIRE LANE"
	TEXT SHALL BE A MINIMUM OF FOUR INCHES TALL AND SHALL BE PLACED EVERY 30 FEET OR PORTION THEREOF, ON TOP OF DESIGNATED CURBING.
	PROJECT PHASE BOUNDARY
	FIRE TURNAROUND BOUNDARY







KEYNOTE

1 — "NO PARKING–FIRE LANE" SIGNS TO BE INSTALLED PER DETAIL 1

NOTES UNDERGROUND FIRE PROTECTION SYSTEM

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THIS DRAWING SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL OF THE PREPARER.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUESTED BY SPECIFICATIONS, NFPA 13, 24 AND THE LOCAL FIRE MARSHAL.
3. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE LOCAL FIRE MARSHAL/BUILDING OFFICIAL AND THE OWNER'S REVIEWING AGENT FOR PERMIT AND APPROVAL/ACCEPTANCE.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
5. SHOP DRAWINGS, APPROVED BY THE LOCAL FIRE MARSHAL AND OWNER'S REVIEWING AGENT, SHALL BE SUBMITTED BY THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER, TO THE ARCHITECT, PRIOR TO REQUESTING FINAL APPROVAL AND PAYMENT. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
6. REFER TO SPECIFICATIONS FOR UNDERGROUND FIRE PROTECTION SYSTEM REQUIREMENTS. SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS AND APPLIES TO THE GENERAL CONTRACTOR AND THE FIRE PROTECTION SYSTEM INSTALLER.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF THE SHOP DRAWINGS TO THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTAL.
8. GENERAL CONTRACTOR SHALL NOT DIVIDE THE WORK SPECIFIED UNDER THIS SECTION BETWEEN SUBCONTRACTORS.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL DRAWINGS. 10. SEE ARCHITECTURAL FLOOR PLANS FOR DIMENSIONED AUTOMATIC SPRINKLER RISER (ASR) LOCATIONS.

FIRE FLOW AND HYDRANT SPACING CALCULATION

THE FOLLOWING IS BASED ON THE FEBRUARY 11 2021 COORDINATION SET GROSS AREA DRAWINGS.

BUILDING IS TYPE 1–B CONSTRUCTION

TOTAL BUILDING GSF: 607,003 SF

FIRE FLOW FOR TYPE I–B BASED ON THREE LARGEST SUCCESSIVE FLOORS (CFC APPENDIX B SECTION B104.3):
- BASEMENT LEVEL 1: 134,789 SF
- BASEMENT LEVEL 2: 134,789 SF
- TOWER A+B LEVEL 1: 77,273 SF

TOTAL: 346 , 851 SF

PER CFC APPENDIX B TABLE B105.1(2) FIRE FLOW: 6,000 GPM AT 20 PSI

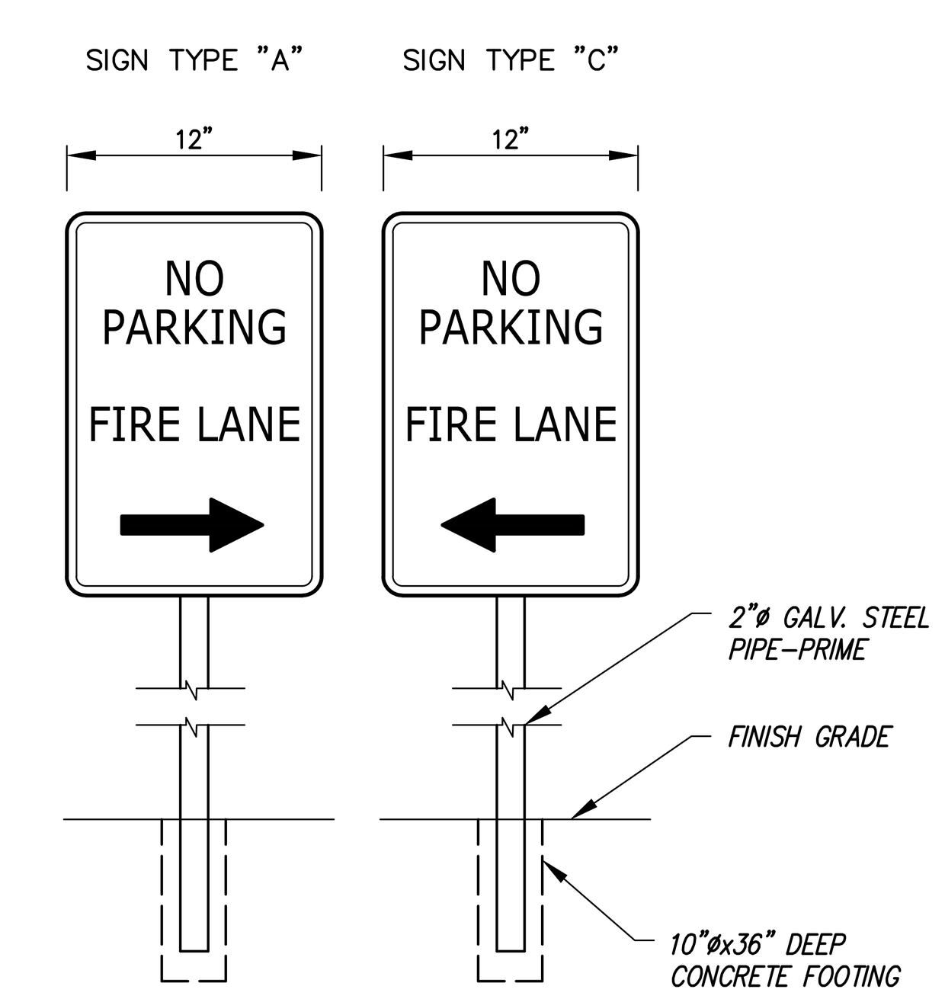
REDWOOD CITY FIRE CODE 507.1.1 AND CFC TABLE B105.2, ALLOWS A 50% REDUCTION IN FIRE FLOW WHERE THE BUILDING IS INSTALLED WITH AN AUTOMATIC SPRINKLER SYSTEM.
REQUIRED FIRE FLOW: 3,000 GPM AT 20 PSI

PER CFC APPENDIX C TABLE C102.1, A FIRE FLOW OF ~3,000 GPM REQUIRES:
- 3 FIRE HYDRANTS
- AVERAGE SPACING OF 600 FT*
- MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT OF 337 FT*

* FOOTNOTE F PER TABLE C102.1 ALLOWS FOR A 50% SPACING INCREASE WHERE THE BUILDING IS SPRINKLERED
**CALCULATIONS PROVIDED BY HOLMES FIRE

ACCESS NOTE

1. THE ON–SITE FIRE ACCESS ROADS HAVE BEEN DESIGNED TO ACCOMMODATE THE CLEARANCE REQUIREMENTS OF THE TB50CS MODEL REDWOOD CITY FIRE TRUCK. SEE TURNING TEMPLATE PROVIDED ON THIS SHEET.
2. THE GROUND FLOOR SLAB AT THE NORTHERN AND SOUTHERN ENTRANCES TO THE SITE WILL BE DESIGNED TO SUPPORT FIRE TRUCK ACCESS (HS20–44 PER AASHTO).



FIRE LANE "NO PARKING" SIGN — 1

NOT TO SCALE

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION	2021-12-02
2 PLANNING RESUBMISSION	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

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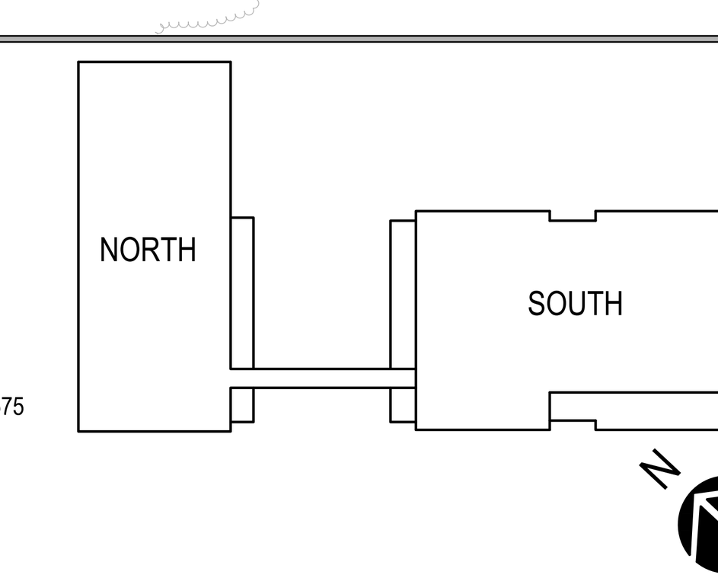

PRELIMINARY FIRE ACCESS PLAN PHASE 1

C5.0

PROJECT NO. A19129

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PLAN LEGEND

FH	FIRE HYDRANT
EX	EXISTING
R	RADIUS
	(FH) FIRE HYDRANT
	(FDC) FIRE DEPARTMENT CONNECTION
	PAINTED RED CURB WITH WHITE LETTERING READING "NO PARKING – FIRE LANE"
	TEXT SHALL BE A MINIMUM OF FOUR INCHES TALL AND SHALL BE PLACED EVERY 30 FEET OR PORTION THEREOF, ON TOP OF DESIGNATED CURBING.
	PROJECT PHASE BOUNDARY

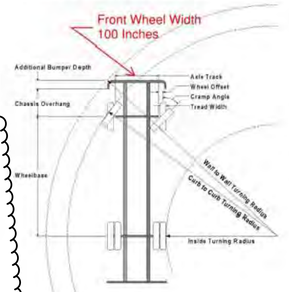
NORTH

0 10 20 40 60

Scale 1" = 20'

Bid Number: 629
Department: Redwood City Fire Department

Chassis: Arrow XT Chassis, Tractor (Tiller)
Body: Aerial, Tiller, Alum Body

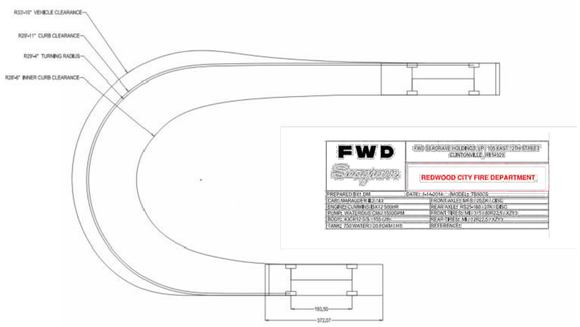


Parameters:

*Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	7 in.
Front Overhang:	75.99 in.
Wheelbase:	164 in.

Calculated Turning Radii:

Inside Turn:	12 ft. 7 in.
Curb to curb:	25 ft. 9 in.
Wall to wall:	29 ft. 6 in.



KEYNOTE

1. "NO PARKING–FIRE LANE" SIGNS TO BE INSTALLED PER DETAIL 1

NOTES UNDERGROUND FIRE PROTECTION SYSTEM

1. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS DRAWING IS SCHEMATIC AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. THIS DRAWING SHALL NOT BE USED AS A BASE SHEET FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL OF THE PREPARER.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUESTED BY SPECIFICATIONS, NFPA 13, 24 AND THE LOCAL FIRE MARSHAL.
3. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE LOCAL FIRE MARSHAL/BUILDING OFFICIAL AND THE OWNER'S REVIEWING AGENT FOR PERMIT AND APPROVAL/ACCEPTANCE.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
5. SHOP DRAWINGS, APPROVED BY THE LOCAL FIRE MARSHAL AND OWNER'S REVIEWING AGENT, SHALL BE SUBMITTED BY THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER, TO THE ARCHITECT, PRIOR TO REQUESTING FINAL APPROVAL AND PAYMENT. REQUIREMENTS FOR SHOP DRAWINGS SUBMITTAL ARE LISTED IN SPECIFICATIONS.
6. REFER TO SPECIFICATIONS FOR UNDERGROUND FIRE PROTECTION SYSTEM REQUIREMENTS. SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS AND APPLIES TO THE GENERAL CONTRACTOR AND THE FIRE PROTECTION SYSTEM INSTALLER.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF THE SHOP DRAWINGS TO THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTAL.
8. GENERAL CONTRACTOR SHALL NOT DIVIDE THE WORK SPECIFIED UNDER THIS SECTION BETWEEN SUBCONTRACTORS.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS. RISER LOCATIONS ARE SHOWN ON ARCHITECTURAL DRAWINGS. 10. SEE ARCHITECTURAL FLOOR PLANS FOR DIMENSIONED AUTOMATIC SPRINKLER RISER (ASR) LOCATIONS.

FIRE FLOW AND HYDRANT SPACING CALCULATION

THE FOLLOWING IS BASED ON THE FEBRUARY 11 2021 COORDINATION SET GROSS AREA DRAWINGS.

BUILDING IS TYPE 1–B CONSTRUCTION

TOTAL BUILDING GSF: 607,003 SF

FIRE FLOW FOR TYPE I–B BASED ON THREE LARGEST SUCCESSIVE FLOORS (CFC APPENDIX B SECTION B104.3):
- BASEMENT LEVEL 1: 134,789 SF
- BASEMENT LEVEL 2: 134,789 SF
- TOWER A+B LEVEL 1: 77,273 SF
  TOTAL: 346 , 851 SF

PER CFC APPENDIX B TABLE B105.1(2) FIRE FLOW: 6,000 GPM AT 20 PSI

REDWOOD CITY FIRE CODE 507.1.1 AND CFC TABLE B105.2, ALLOWS A 50% REDUCTION IN FIRE FLOW WHERE THE BUILDING IS INSTALLED WITH AN AUTOMATIC SPRINKLER SYSTEM.
REQUIRED FIRE FLOW: 3,000 GPM AT 20 PSI

PER CFC APPENDIX C TABLE C102.1, A FIRE FLOW OF ~3,000 GPM REQUIRES:
- 3 FIRE HYDRANTS
- AVERAGE SPACING OF 600 FT*
- MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT OF 337 FT*

* FOOTNOTE F PER TABLE C102.1 ALLOWS FOR A 50% SPACING INCREASE WHERE THE BUILDING IS SPRINKLERED
**CALCULATIONS PROVIDED BY HOLMES FIRE

ACCESS NOTE

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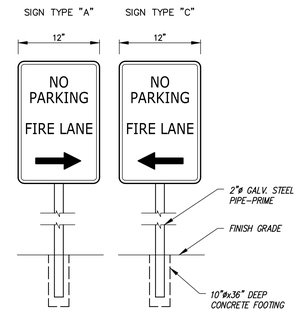

FIRE LANE "NO PARKING" SIGN — 1

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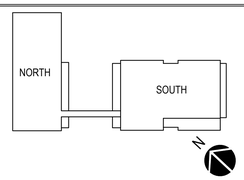

PRELIMINARY FIRE ACCESS PLAN

C5.1

PROJECT NO. A19129

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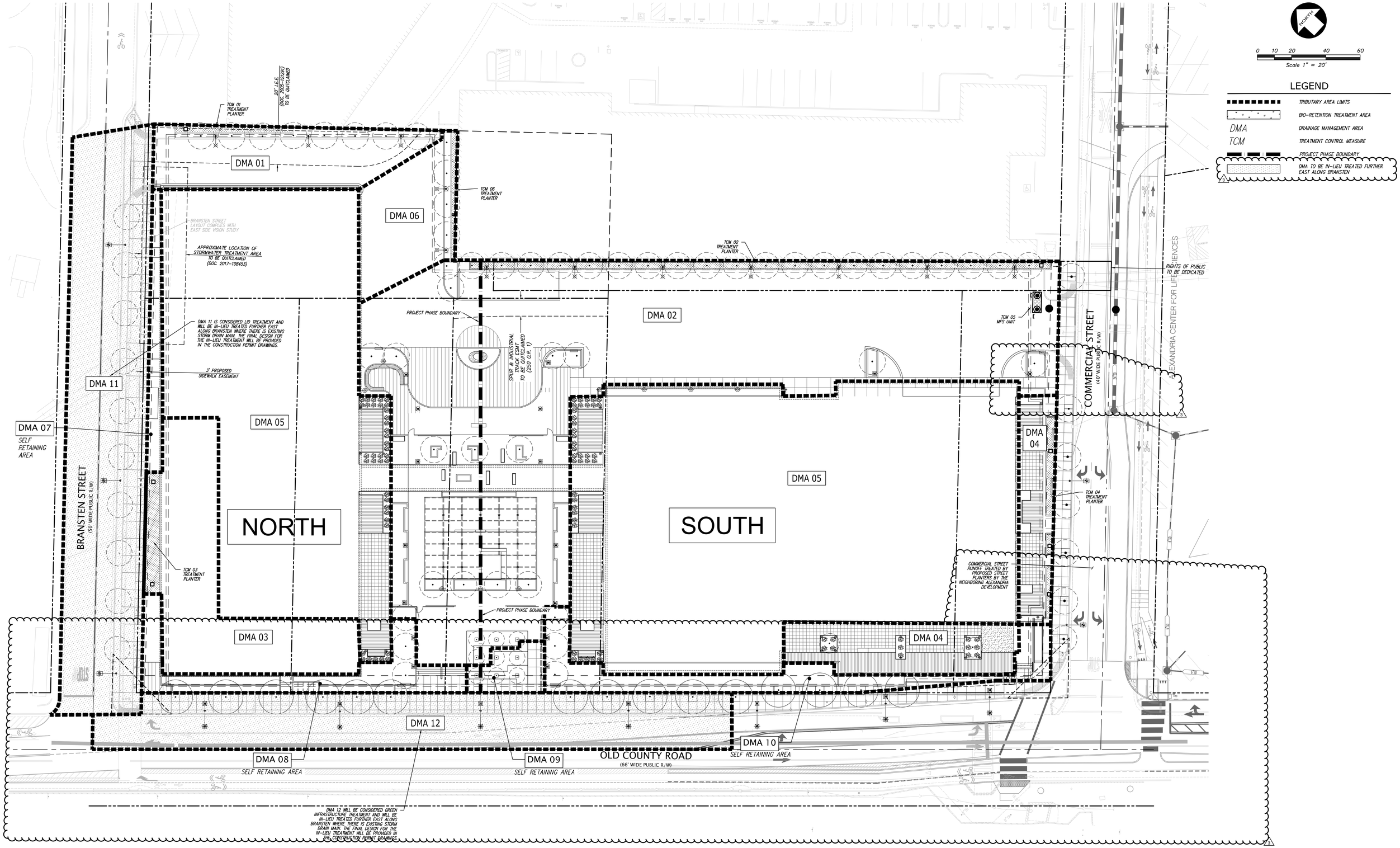

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PRELIMINARY STORMWATER QUALITY CONTROL PLAN

C6.0

PROJECT NO. A19129

TREATMENT CONTROL MEASURE SUMMARY TABLE

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	5,503	4,180	0	1,323	3.70%	157	234	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2	2	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	48,079	43,129	0	4,950	32.35%	1,170	1,193	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3	3	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	7,961	7,495	0	466	5.36%	189	466	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4	4	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	6,313	6,031	0	282	4.25%	182	283	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
5	5	Onsite	Proprietary Media Filter System (MFS)	Non-LID	3. Flow-Volume Combo	66,642	66,642	0	0	44.84%	N/A	N/A	N/A	N/A	N/A	13	13	PerkFilter	18	N/A	N/A	
6	6	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	3,874	2,953	0	921	2.61%	104	176	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
7	7	Onsite	Self-retaining areas	LID	1B. Volume	2,231	95	0	2,136	1.50%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
8	8	Onsite	Self-retaining areas	LID	1B. Volume	2,558	639	0	1,919	1.72%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
9	9	Onsite	Self-retaining areas	LID	1B. Volume	1,041	501	0	540	0.70%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
10	10	Onsite	Self-retaining areas	LID	1B. Volume	4,431	914	0	3,517	2.98%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
11	11	Offsite	Untreated ****	LID	N/A	16,203	15,085	0	1,118		453	453	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	DMA 11 is considered LID treatment and will be in-lieu treated further East along Bransten where there is existing storm drain main. The final design for the in-liue treatment will be provided in the construction permit drawings.
12	12	Offsite	Untreated ****	N/A	N/A	11,988	11,754	0	234		453	453	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	DMA 12 will be considered green infrastructure treatment and will be in-lieu treated further East along Bransten where there is existing storm drain main. The final design for in-lieu treatment will be provided in the construction permit drawings.
					On-Site Totals:	148,633	132,579	0	16,054	100%												

SITE DESIGN MEASURES

1. *PARKING ON TOP OF OR UNDER BUILDING.*

SOURCE CONTROL MEASURES

1. *MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).*
2. *STORM DRAIN LABELING*
3. *INTERIOR PARKING STRUCTURES*

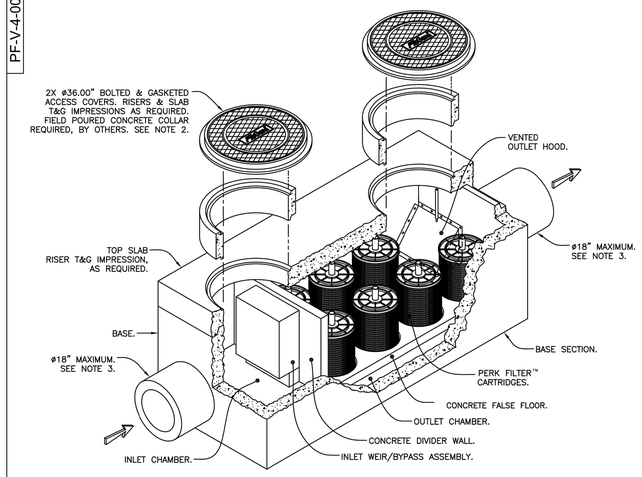
FLOW THROUGH INSPECTION & MAINTENANCE

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	*INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.*	*QUARTERLY*
2	*INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.*	*QUARTERLY*
3	*CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.*	*QUARTERLY*
4	*MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.*	*QUARTERLY*
5	*EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.*	*ANNUALLY, BEFORE THE RAINY SEASON BEGINS*
6	*USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.*	*ANNUALLY, BEFORE THE RAINY SEASON BEGINS*
7	*INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.*	*ANNUALLY, BEFORE THE RAINY SEASON BEGINS*
8	*INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.*	*ANNUALLY, BEFORE THE RAINY SEASON BEGINS*
9	*INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.*	*ANNUALLY, BEFORE THE RAINY SEASON BEGINS*
10	*INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.*	*ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,*
11	*INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.*	*ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,*

MEDIA FILTER INSPECTION & MAINTENANCE

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	*INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.*	*MONTHLY DURING RAINY SEASON*
2	*REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.*	*MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS*
3	*INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.*	*ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.*
4	*REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.*	*PER MANUFACTURER'S SPECIFICATIONS.*
5	*INSPECT OUTLETS TO ENSURE PROPER DRAINAGE.*	*MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS*

PF-V-4-0001



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required,by others.
3. Inlet & outlet pipe(s) (Ø 18" maximum) may enter device on all three sides of the inlet & outlet chambers respectively.
4. Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
5. For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

Media Filtration

PerkFilter™

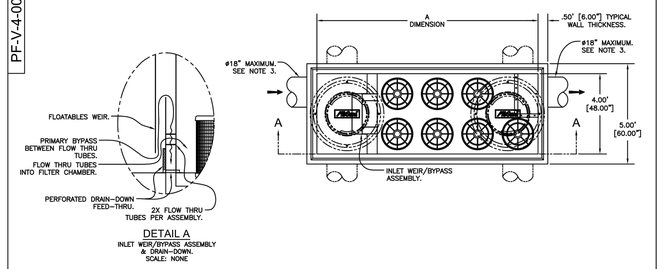
4' Wide Concrete Vault

Three to Eight Cartridges / Stacks

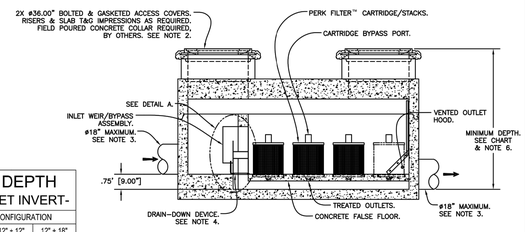
Oldcastle Infrastructure™ A CRH COMPANY

DRAWING NO.	REV	DATE	
PF-V-4-0001	F	CJS 6/17/20	SHEET 1 OF 2

PF-V-4-0001



DETAIL A
INLET WEIR/BYPASS ASSEMBLY & DRAIN-DOWN.
SCALE: NONE



SECTION A-A

MINIMUM DEPTH
-RIM TO OUTLET INVERT-

CARTRIDGE STACK CONFIGURATION			
12"	18"	12" + 12"	12" + 18"
4.25'	5.00'	5.92'	6.67'

4' VAULT
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	A DIMENSION -LENGTH- (ID - FT)	CARTRIDGE STACK CONFIGURATION							
		12"		18"		12" + 12"		12" + 18"	
		TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
3	8	36 / 0.08	2.9	54 / 0.12	4.3	72 / 0.16	5.0	90 / 0.20	6.7
4	8	48 / 0.11	2.9	72 / 0.16	4.4	96 / 0.21	5.0	120 / 0.27	6.8
5	12	60 / 0.13	2.9	90 / 0.20	4.4	120 / 0.27	5.1	150 / 0.33	6.8
6	12	72 / 0.16	3.0	108 / 0.24	4.5	144 / 0.32	5.1	180 / 0.40	6.9
7	12	84 / 0.19	3.0	126 / 0.28	4.5	168 / 0.37	5.2	210 / 0.47	7.0
8	12	96 / 0.21	3.0	144 / 0.32	4.5	192 / 0.43	5.2	240 / 0.53	7.0
MAXIMUM HEAD LOSS		1.7 FT		2.3 FT		2.9 FT		3.5 FT	

Media Filtration

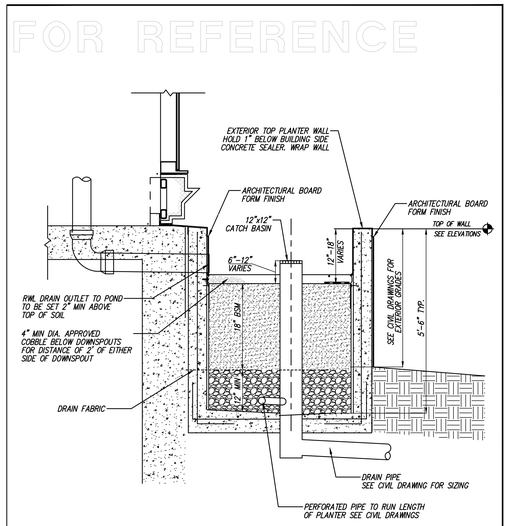
PerkFilter™

4' Wide Concrete Vault

Three to Eight Cartridges / Stacks

Oldcastle Infrastructure™ A CRH COMPANY

DRAWING NO.	REV	DATE	
PF-V-4-0001	F	CJS 6/17/20	SHEET 2 OF 2



NOT TO SCALE

FLOW THROUGH PLANTER
(REFER TO BUILDING SITE PERMIT PACKAGE, ARCHITECTURAL AND STRUCTURAL PROVIDED)

01

ISSUED FOR:	DATE:
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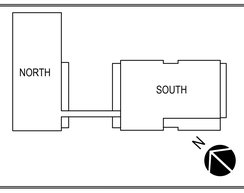


PRELIMINARY STORMWATER QUALITY CONTROL NOTES AND DETAILS

C6.1

PROJECT NO. A19129

FLOW-THROUGH PLANTER COMBO FLOW & VOLUME CALC

DMA 01 - SIZING FOR VOLUME BASED TREATMENT

A= 5,503 s.f.
Impervious Area = 4,180 s.f. **% Imperviousness= 75.96%**

MAPsite = 13.8 Correction Factor= **0.9928**
MAPgage = 13.9

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type: Clay

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.502472 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.527876 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.502472 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.49886 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 228.77 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 5,503.00 sq. ft
Impervious Area = 4,180.00 sq. ft
Pervious Area = 1,323.00 sq. ft
Equivalent Impervious Area = 132.30 **Total Equivalent Impervious = 4,312.30** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.49428 hrs

Estimate the Surface Area = 148.62 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 154.46 cu. ft
Volume in Ponding Area = 74.31 cu. ft
Depth of Ponding = 0.50 ft Depth of Ponding = 6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

DMA 02 - SIZING FOR VOLUME BASED TREATMENT

A= 48,079 s.f.
Impervious Area = 43,129 s.f. **% Imperviousness= 89.70%**

MAPsite = 13.8 Correction Factor= **0.9928**
MAPgage = 13.9

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type: Clay

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.545084 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.569113 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.545084 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.54116 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 2,168.21 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 48,079.00 sq. ft
Impervious Area = 43,129.00 sq. ft
Pervious Area = 4,950.00 sq. ft
Equivalent Impervious Area = 495.00 **Total Equivalent Impervious = 43,624.00** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.70581 hrs

Estimate the Surface Area = 1208.54 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 1362.53 cu. ft
Volume in Ponding Area = 805.68 cu. ft
Depth of Ponding = 0.67 ft Depth of Ponding = 8 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

DMA 03 - SIZING FOR VOLUME BASED TREATMENT

A= 7,961 s.f.
Impervious Area = 7,495 s.f. **% Imperviousness= 94.15%**

MAPsite = 13.8 Correction Factor= **0.9928**
MAPgage = 13.9

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type: Clay

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.558854 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.582439 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.558854 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.55483 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 368.09 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 7,961.00 sq. ft
Impervious Area = 7,495.00 sq. ft
Pervious Area = 466.00 sq. ft
Equivalent Impervious Area = 46.60 **Total Equivalent Impervious = 7,541.60** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.77417 hrs

Estimate the Surface Area = 222.29 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 256.95 cu. ft
Volume in Ponding Area = 111.14 cu. ft
Depth of Ponding = 0.50 ft Depth of Ponding = 6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

DMA 04 - SIZING FOR VOLUME BASED TREATMENT

A= 6,313 s.f.
Impervious Area = 6,031 s.f. **% Imperviousness= 95.53%**

MAPsite = 13.8 Correction Factor= **0.9928**
MAPgage = 13.9

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type: Clay

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.563152 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.586599 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.563152 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5591 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 294.13 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 6,313.00 sq. ft
Impervious Area = 6,031.00 sq. ft
Pervious Area = 282.00 sq. ft
Equivalent Impervious Area = 28.20 **Total Equivalent Impervious = 6,059.20** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.7955 hrs

Estimate the Surface Area = 176.68 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 205.80 cu. ft
Volume in Ponding Area = 88.34 cu. ft
Depth of Ponding = 0.50 ft Depth of Ponding = 6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

DMA 06 - SIZING FOR VOLUME BASED TREATMENT

A= 3,874 s.f.
Impervious Area = 2,953 s.f. **% Imperviousness= 76.23%**

MAPsite = 13.8 Correction Factor= **0.9928**
MAPgage = 13.9

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type: Clay

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.503301 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.528678 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.503301 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.49968 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 161.31 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 3,874.00 sq. ft
Impervious Area = 2,953.00 sq. ft
Pervious Area = 921.00 sq. ft
Equivalent Impervious Area = 92.10 **Total Equivalent Impervious = 3,045.10** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.4984 hrs

Estimate the Surface Area = 104.69 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 108.98 cu. ft
Volume in Ponding Area = 52.33 cu. ft
Depth of Ponding = 0.50 ft Depth of Ponding = 6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

DMA 11 - SIZING FOR VOLUME BASED TREATMENT

A= 16,122 s.f.
Impervious Area = 15,736 s.f. **% Imperviousness= 97.61%**

MAPsite = 13.8 Correction Factor= **0.9928**
MAPgage = 13.9

Clay (D): X Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type: Clay

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.569578 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.592817 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.569578 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.56548 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 759.72 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 16,122.00 sq. ft
Impervious Area = 15,736.00 sq. ft
Pervious Area = 386.00 sq. ft
Equivalent Impervious Area = 38.60 **Total Equivalent Impervious = 15,774.60** sq. ft

Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.8274 hrs

Estimate the Surface Area = 452.74 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 533.37 cu. ft
Volume in Ponding Area = 226.36 cu. ft
Depth of Ponding = 0.50 ft Depth of Ponding = 6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

MEDIA FILTER CALCULATIONS

MEDIA FILTER SIZING

DMA # 5
A= 66642 s.f. A= 1.52989 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	66,642	0.900
0.8	0	
0.7	0	
0.1	0	

Rainfall Intensity (i)
i = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.2753802 cfs

Manufacturer: Kristar/Oldcastle
Cartridge Height: 18 in.
Cartidge Media (if applicable): Perk Filter
G.U.L.D. Cartridge Treatment Flowrate (CTF): **10.2** gpm/cartridge

\# Cartridges= [Q x (449 gpm/cfs)] / CTF
\# Cartridges = 12.12213 (round up)
 # Cartridges Required= 13
Treatment Flow Rate Capacity= 0.295323 **cfs**

LID TREATMENT REDUCTION CREDIT CALCULATION

F.2 LID Treatment Reduction Credit Calculation

(If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density[16] or FAR[16]	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C				**Location credit (select one)[20]:**		
				Within ¼ mile of transit hub	50%	
				Within ½ mile of transit hub	25%	25
				Within a planned PDA	25%	
				Density credit (select one):		
	132,784	89%	2:1	Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	10
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≤ 10% at-grade surface parking[21]	10%	10
				No surface parking	20%	
				TOTAL TOD CREDIT =		**45**

ISSUED FOR: DATE:

PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION	2021-12-02
2 PLANNING RESUBMISSION	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

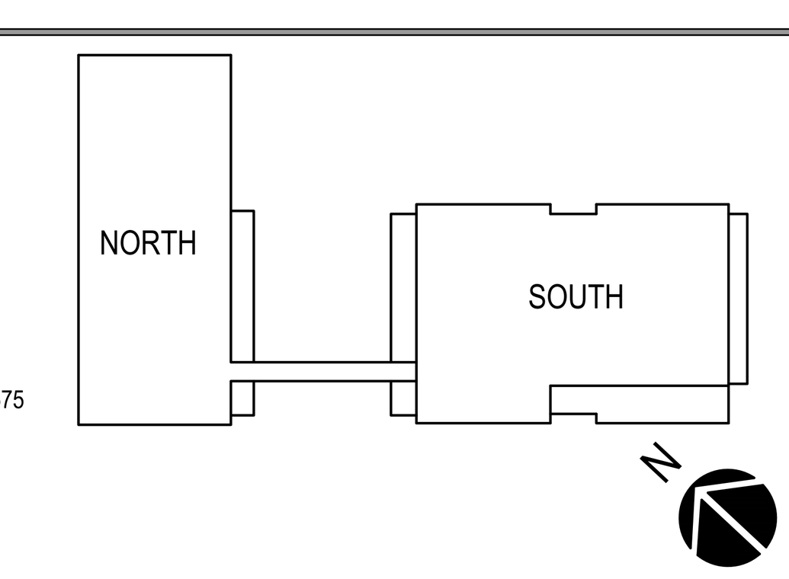
SEAL / DISCLAIMER:

REGISTERED PROFESSIONAL ENGINEER NEKTARIOS MATHEOU 71236 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
3350 Scott Boulevard, Building 22 Santa Clara, California 95054
Phone: (408) 727-6665 www.kierwright.com

CLIENT
The SOBRATO Organization
803 - 851 OLD COUNTY ROAD
SAN CARLOS, CA 94070

ARCHITECT
STUDIOS architecture
350 CALIFORNIA STREET, FLOOR 21 ~ SAN FRANCISCO, CA 94104 ~ 415.398.7575



PRELIMINARY STORMWATER QUALITY CONTROL CALCULATION

C6.2

PROJECT NO. A19129

Z:\2019\A19129\DWG\ENTITLEMENTS\PD PERMIT\A19129-PG-SWM.dwg 1-11-23 11:18:13 AM jzimmerman

800 Old County Rd. Preliminary Mass Excavation Haul Routes

7/5/22

200 ft

Haul Route

Project Area

11,000 LOADS
11CY/LOAD

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
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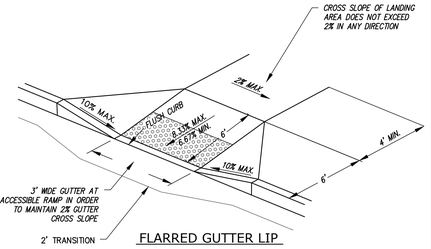
NORTH
SOUTH

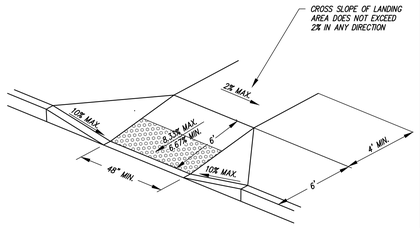
PRELIMINARY EXCAVATION HAUL ROUTE

C7.0

PROJECT NO. A19129



FLARRED GUTTER LIP

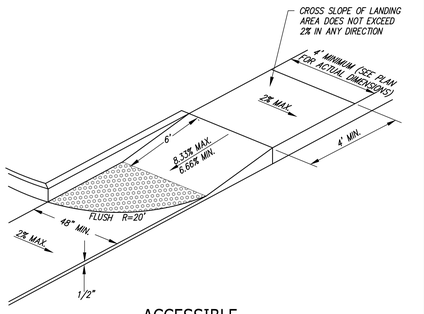


STANDARD CURB

ACCESSIBLE ACCESS RAMP WITH FLARES

NOT TO SCALE

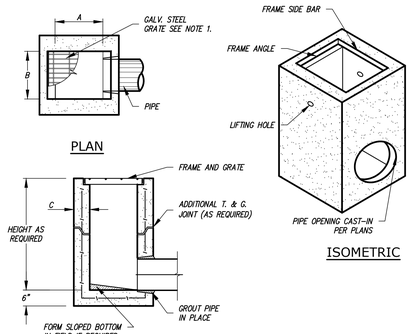
1



ACCESSIBLE ACCESS RAMP DRIVEWAY

NOT TO SCALE

2



NOTES :

1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING "LOCK" ON PAGE 1–7 OF THE US CONCRETE CATALOG. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI–50" PAGE 1–6 AND "DI–D0" PAGE 1–5 OF THE US CONCRETE CATALOG.
3. FRAMES AND GRATES DETAILS SEE PAGES 1–8, 1–9, AND 1–10 OF THE US CONCRETE CATALOG.
4. WALL THICKNESS ON ALL D.I.S. CAN BE CHANGED UPON REQUEST. THE 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

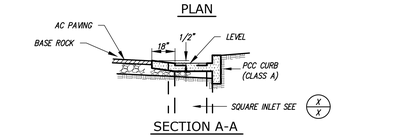
DROP INLET TABLE

MODEL No.	CPC MODEL NAME	A		B		C	
		IN	MM	IN	MM	IN	MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

DROP INLET US CONCRETE PRECAST GROUP

NOT TO SCALE

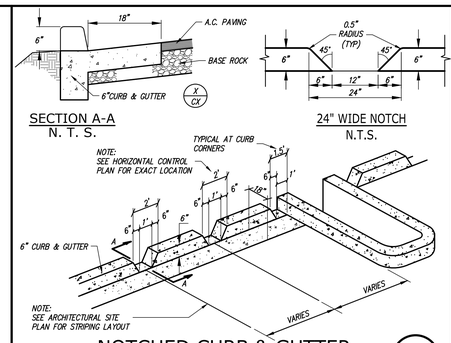
4



CONCRETE CURB & GUTTER

NOT TO SCALE

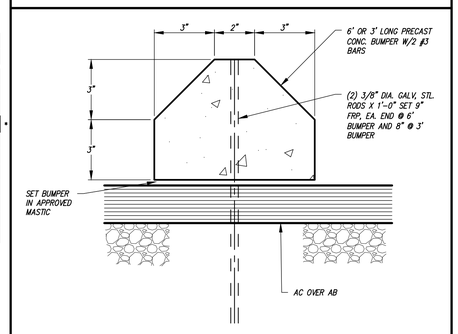
5



NOTCHED CURB & GUTTER

NOT TO SCALE

7



WHEEL STOP

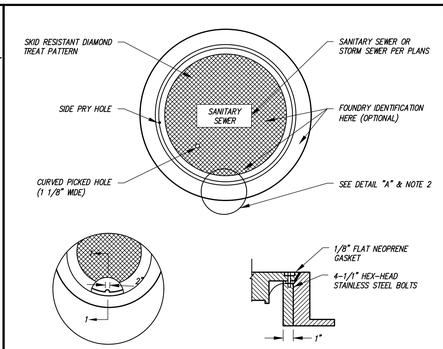
NOT TO SCALE

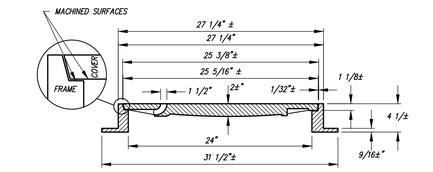
8

TYPICAL GRADES AT PROP. LINE

NOT TO SCALE

9





SECTION

NOTES:

1. MINIMUM WEIGHT OF SET 320 LBS.
2. ADDED BOSS TO FRAME (4 ea.@ 90°) FOR HOLD DOWN BOLTS. PRESSURE TYPE MANHOLES TO BE USED ONLY WHERE CALLED FOR ON THE PLANS.

STANDARD MANHOLE FRAME AND COVER

NOT TO SCALE

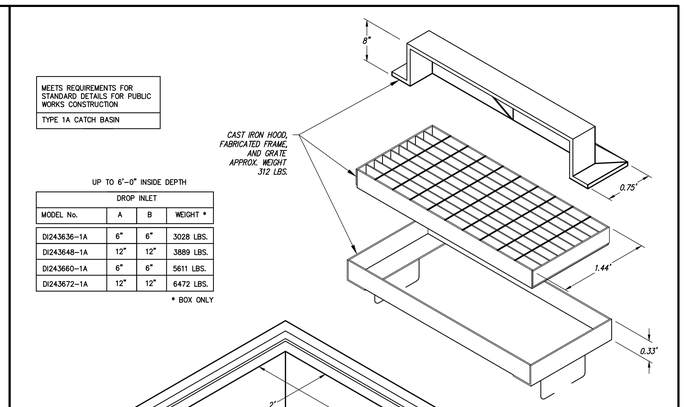
11

MANHOLE DETAIL

(FOR 24" AND SMALLER DIAMETER PIPE)

NOT TO SCALE

12

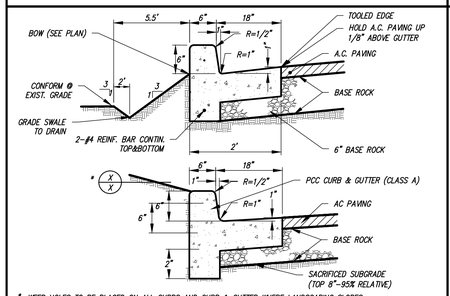


JENSEN PRECAST

24"x36" CURB INLET WITH CAST IRON HOOD FABRICATED FRAME & GRATE

NOT TO SCALE

13



KEYED CURB AND GUTTER

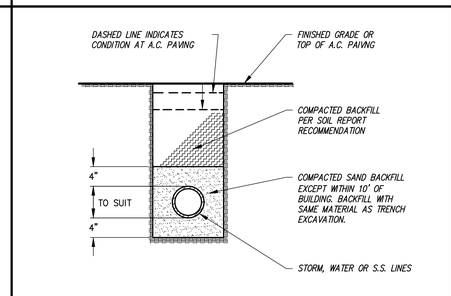
NOT TO SCALE

3

GUTTER FLARE DETAIL AT CURB

NOT TO SCALE

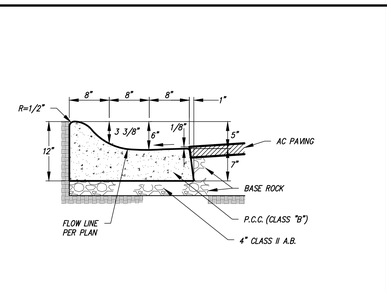
6



PIPE LINE BACKFILL AND BEDDING DETAIL

NOT TO SCALE

10



ROLLED CURB AND GUTTER

NOT TO SCALE

14

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION	2021-12-02
2 PLANNING RESUBMISSION	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

SEAL / DISCLAIMER:

REGISTERED PROFESSIONAL ENGINEER — NEKTARIOS MATHIOU — 71236 — CIVIL — STATE OF CALIFORNIA

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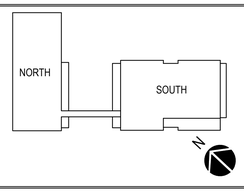
ARCHITECT

STUDIOS architecture
350 CALIFORNIA STREET, FLOOR 21 ~ SAN FRANCISCO, CA 94104 ~ 415.398.7575

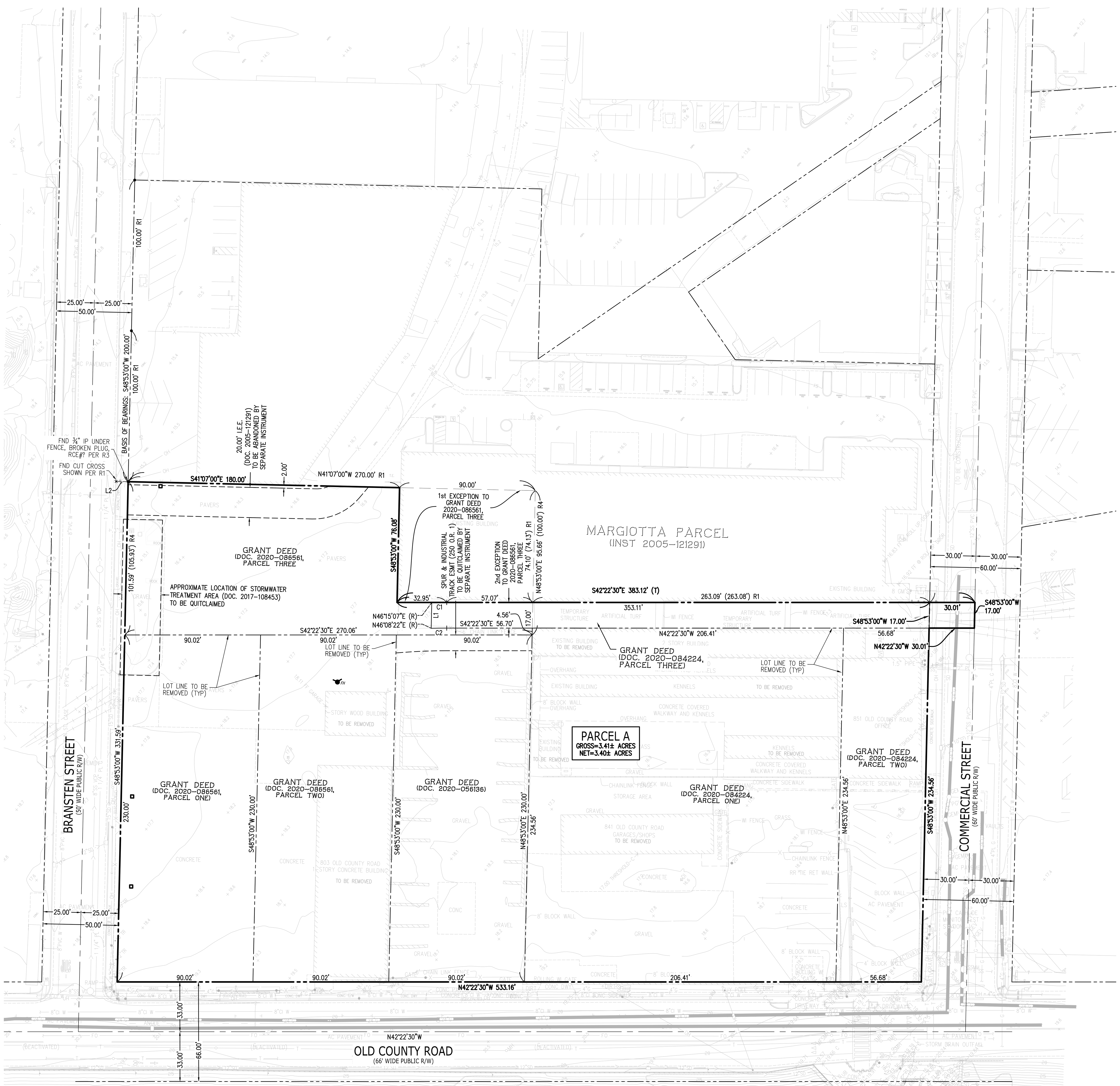


DETAILS

C8.0

PROJECT NO. A19129

TENTATIVE PARCEL MAP
803-851 OLD COUNTY ROAD
SAN CARLOS



LEGEND

BUILDING LINE
BARRICADE
CENTERLINE
COMMUNICATION LINE
CONCRETE/BLOCK/RETAINING WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
CONTOUR LINE
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
ELECTRIC LINE
FENCE LINE
FIBER OPTICS LINE
FIRE SERVICE LINE & VALVE
GAS LINE-VALVE & METER
GUARD RAIL
JOINT TRENCH LINE
LOT LINE
MONUMENT/MONUMENT LINE
OVERHEAD POWER LINE
PROPERTY LINE
RAILROAD TRACKS
SANITARY SEWER LINE-MANHOLE & CLEANOUT
SANITARY SEWER FORCE MAIN LINE
SIDEWALK
SPOT ELEVATION
STORM DRAIN LINE-MANHOLE & CATCH BASIN
STORM DRAIN LINE-MANHOLE & CATCH BASIN
STORM DRAIN FORCE MAIN LINE
STREET LIGHT CONDUIT LINE
TELEPHONE LINE
TRAFFIC SIGNAL CONDUIT LINE
CABLE TELEVISION LINE
WATER LINE & VALVE
WATER LINE OVER 24"DIAMETER
ACCESSIBLE PARKING SYMBOL
ANODE
AREA DRAIN
AUTOMATIC SPRINKLER RISER
BACKFLOW PREVENTION DEVICE
DOUBLE DETECTOR CHECK VALVE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
GUY ANCHOR
HOSEBIBB
POST INDICATOR VALVE
POWER POLE/JOINT POLE
RAILROAD CROSSING
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
TREE
UTILITY BOX
WALK-BOLLARD LIGHT
WATER VALVE
WELL

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BL	BUILDING
BLDG	BUILDING
BOL	BOLLARD
BTM	BOTTOM
BW	BACK OF WALK
C.	CONCRETE
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT TO GRADE
CONC	CONCRETE
CTV	CABLE TELEVISION
DI	DROP INLET
DWY	DRIVEWAY
E	EAST
ELEC	ELECTRICAL
EM	ELECTRIC METER
EMH	ELECTRICAL MANHOLE
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FC	FACE OF CURB
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FNC	FENCE
FND	FOUND
FOB	FIBER OPTIC BOX
FW	FACE OF WALL
GA	GAUGE
GM	GAS METER
GUY	GUY WIRE
GV	GAS VALVE
HT	HEIGHT
IB	IRRIGATION BOX
IE	INVERT ELEVATION
IP	IRON PIPE
JP	JOINT POLE
LIP	LIP OF GUTTER
LS	LANDSCAPE
MH	MANHOLE
N	NORTH
NE	NORTH EAST
NO	NORTH
NW	NORTH WEST
OH	OVERHEAD
PGE	PACIFIC GAS & ELECTRIC
PGEV	PACIFIC GAS & ELECTRIC VALVE
PGEMH	PACIFIC GAS & ELECTRIC MANHOLE
PP	POWER POLE
RE	RIM ELEVATION
RET	RETAINING
RR	RAIL ROAD
RWL	RAIN WATER LEADER
S	SOUTH
S/W	SIDEWALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SE	SOUTH EAST
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SW	SOUTH WEST
T.E.	TRASH ENCLOSURE
TB	TELEPHONE BOX
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TRN	TRANSFORMER
TW	TOP OF WALL
UB	UTILITY BOX
UP	UTILITY POLE
W	WEST
WB	WATER BOX
WI	WROUGHT IRON
WM	WATER METER
WV	WATER VALVE

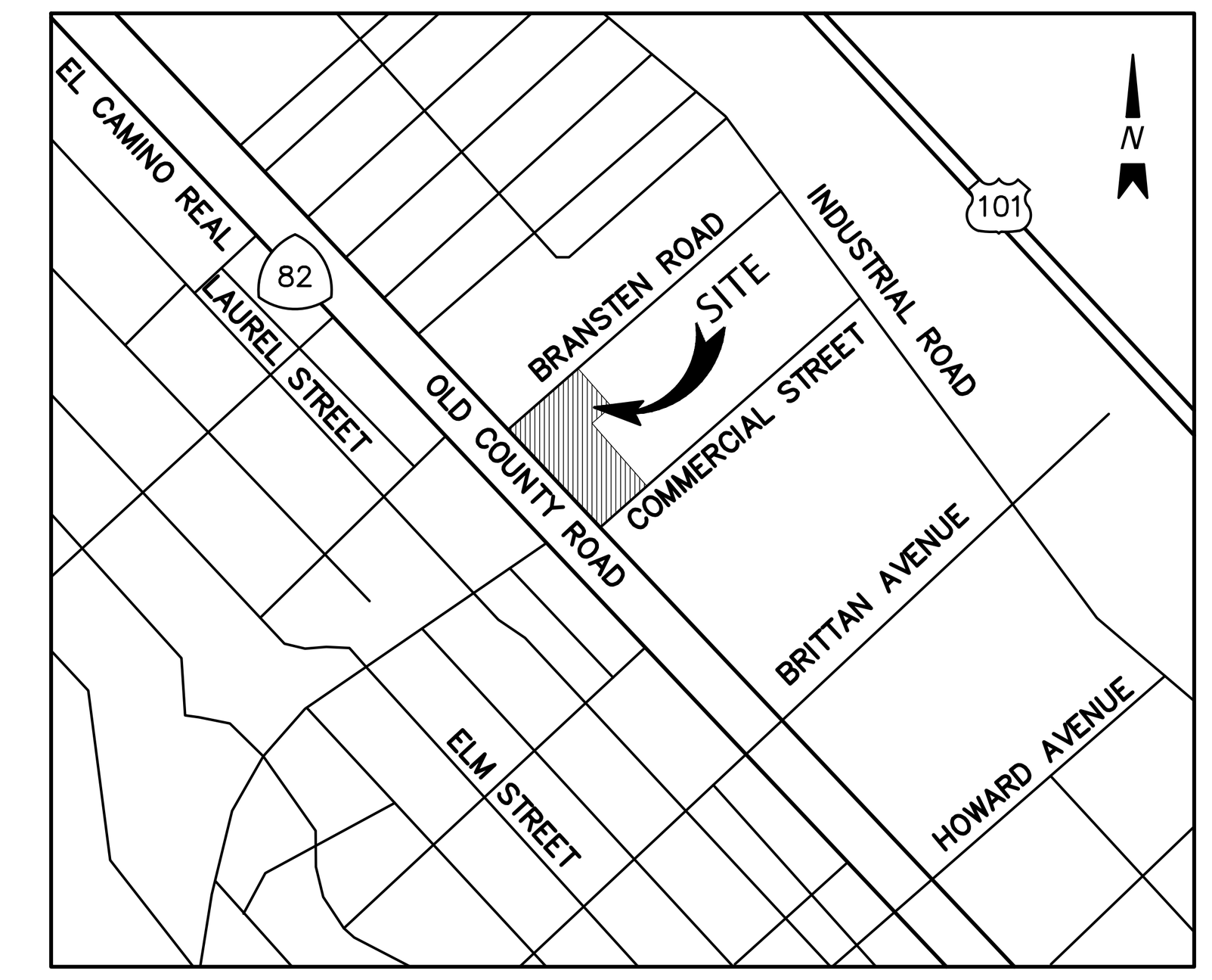
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N48°53'00"E	17.02'
L2	N41°07'00"W	7.93'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	414.97'	1°22'23"	9.94'
C2	397.97'	1°29'08"	10.32'

Z:\2019\A19129\DWG\SURVEY\MAPPING\TM\A19129-TM.dwg 1-11-23 01:36:04 PM ekamikawa



VICINITY MAP
NOT TO SCALE

PROJECT DATA

1. OWNER/DEVELOPER: SI 74, LLC
599 CASTRO STREET, STE #400
MOUNTAIN VIEW, CA 94041
PHONE: (650) 876-7010
CONTACT: JEFFREY SOBRATO
2. MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
CONTACT: RYAN M. AMAYA, LS 8134
3. APN: 046-133-160, 046-134-050, 046-134-060, 046-135-010, 046-135-020, 046-135-030, 046-135-040, 046-182-100, 046-182-110, 046-182-150
4. EXISTING USE: COMMERCIAL
5. PROPOSED USE: COMMERCIAL OFFICE
INDUSTRIAL RESEARCH & DEVELOPMENT
6. EXISTING ZONING: IH, HEAVY INDUSTRIAL
7. PROPOSED ZONING: PLANNED DEVELOPMENT
COMMERCIAL OFFICE
INDUSTRIAL RESEARCH & DEVELOPMENT
8. GENERAL PLAN: PLANNED INDUSTRIAL
9. PROPOSED NUMBER OF LOTS: 1
10. TOTAL ACREAGE: 3.41± ACRES (GROSS)
3.40± ACRES (NET)
11. ALL DISTANCES ARE APPROXIMATE.
12. NO NEW STREET NAMES PROPOSED.
13. THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF NOVEMBER 1, 2021, ORDER NUMBER NCS-1033730-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
14. FLOOD ZONE NOTE:
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0169G FOR COMMUNITY NUMBER 060327 (CITY OF SAN CARLOS), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "X (UNSHADED)".
ACCORDING TO FEMA THE DEFINITION OF ZONE "X (UNSHADED)" IS: AREAS OF MINIMAL FLOOD HAZARD
FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.
15. BENCHMARK:
CITY OF SAN CARLOS BENCHMARK: BM50 – A BRASS DISK SET IN THE TOP OF THE NORTHEAST CURB RETURN ON BRITTAN AVENUE AT INDUSTRIAL ROAD (1091 INDUSTRIAL ROAD)
ELEVATION: 8.62 FEET (DATUM: NAVD88)
16. BASIS OF BEARINGS:
THE BEARING OF SOUTH 48°53'00" WEST TAKEN ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BRANSTEN STREET, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILE FOR RECORD ON APRIL 22, 2008, IN VOLUME 31 OF LLS AT PAGE 14, OFFICIAL RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
17. GEOTECHNICAL REPORT:
A GEOTECHNICAL REPORT FOR THE SUBJECT PROPERTY HAS BEEN PREPARED BY CORNERSTONE EARTH GROUP, PROJECT NO. 102-30-2, DATED JULY 16, 2021.
18. ADDITIONAL EASEMENTS MAY BE NECESSARY, ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.
19. PROPOSED IMPROVEMENTS:
THE DEVELOPMENT WILL INCLUDE THE FOLLOWING STREET IMPROVEMENTS: OVERHEAD UNDERGROUNDING, STREET TREES, NEW CURB, GUTTER AND SIDEWALK, TREATMENT PLANTERS, STREET STRIPING AND STREET PAVEMENT REPAIRS AS NEEDED. THE PROJECT AND CORRESPONDING STREET IMPROVEMENTS ARE EXPECTED TO BE COMPLETED BY 2024.
20. UTILITIES:

STORM DRAIN:	CITY OF SAN CARLOS
SANITARY SEWER:	CITY OF SAN CARLOS
WATER SUPPLY:	CAL WATER
GAS:	PACIFIC GAS & ELECTRIC COMPANY
ELECTRIC:	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE:	AT&T
CABLE:	COMCAST

TABLE OF CONTENTS

LEGEND & ABBREVIATIONS

PROPERTY LINE
ADJACENT PROPERTY LINE
PROPERTY LINE TO BE REMOVED
CENTERLINE/MONUMENT LINE, AS NOTED
EASEMENT LINE

I.E.E.	INGRESS EGRESS EASEMENT
O.R.	OFFICIAL RECORDS
R1	REFERENCE MAP NUMBER
R/W	RIGHT OF WAY
(T)	TOTAL

REFERENCES

R1	RECORD OF SURVEY	(31 LLS 14)
R2	GRANT DEED	(DOC 2002-221816)
R3	RECORD OF SURVEY	(15 LLS 127)

NORTH

0 15 30 60 90
Scale 1" = 30'

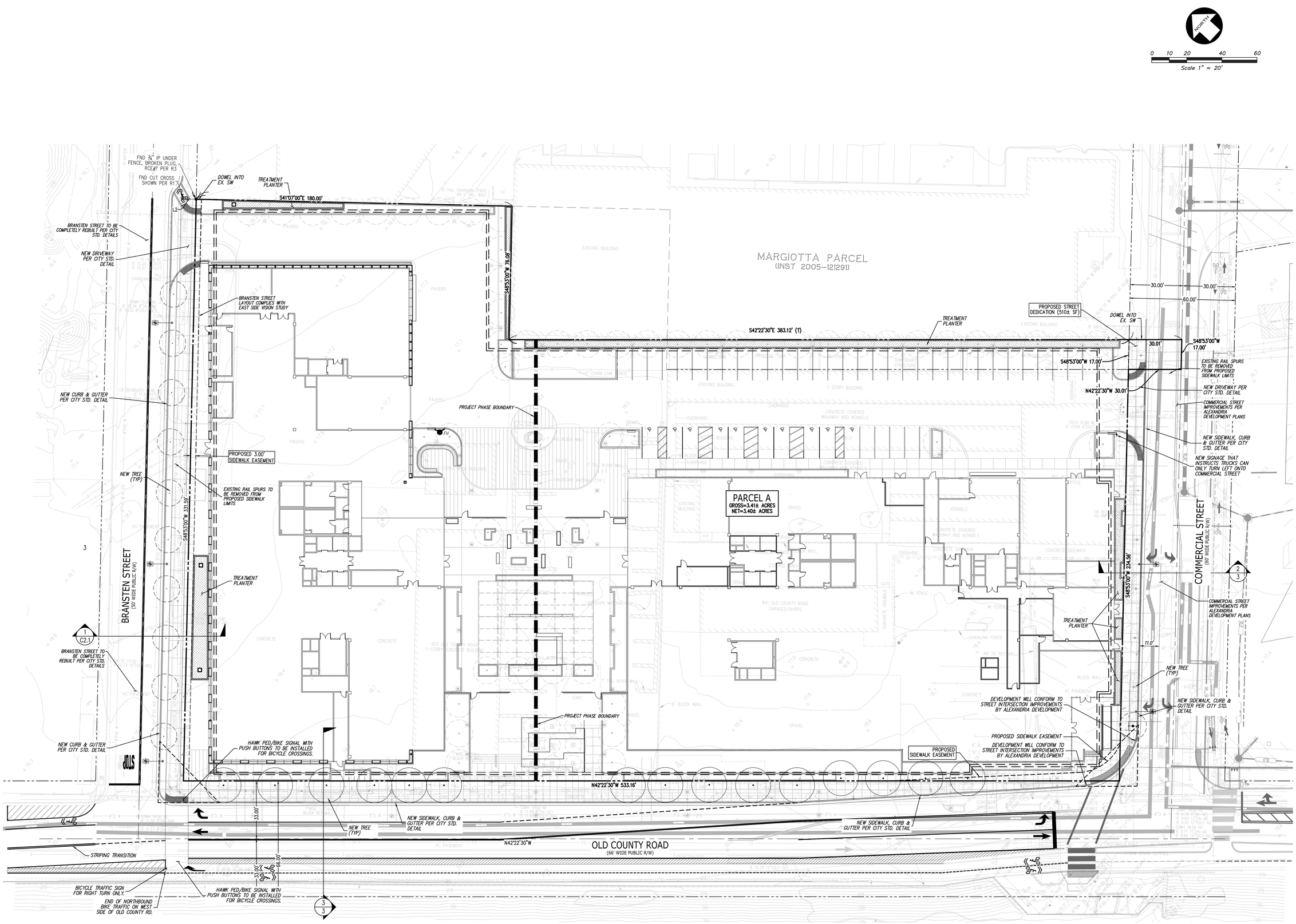
EXISTING CONDITIONS

NO.	REVISION	BY
1	UPDATED PER COMMENTS - 4/15/22	EK
2	UPDATED PER COMMENTS - 1/10/23	EK

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

TENTATIVE PARCEL MAP
OF
803-851 OLD COUNTY ROAD
FOR
THE SOBRATO ORGANIZATION
SAN CARLOS, CALIFORNIA

DATE	JAN., 2023
SCALE	AS SHOWN
SURVEYOR	RSII
DRAWN BY	CT
JOB NO.	A19129-1
SHEET	1
OF	5 SHEETS



PRELIMINARY SITE PLAN

NO.	REVISION	BY
1	UPDATED PER COMMENTS - 4/15/22	EK
2	UPDATED PER COMMENTS - 1/10/23	EK

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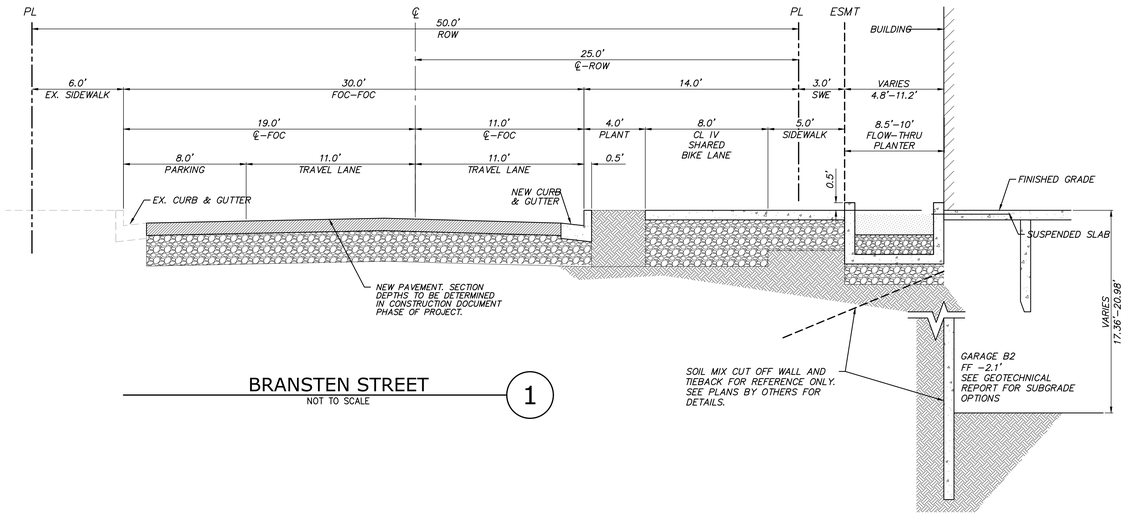
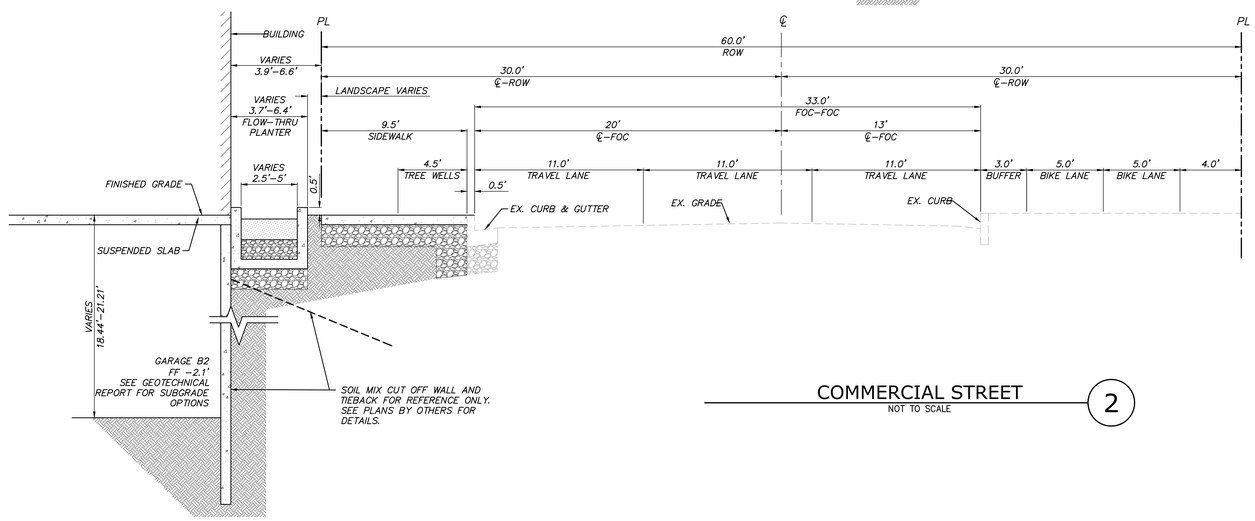
TENTATIVE PARCEL MAP
OF
803-851 OLD COUNTY ROAD
FOR
THE SOBRATO ORGANIZATION

SAN CARLOS, CALIFORNIA

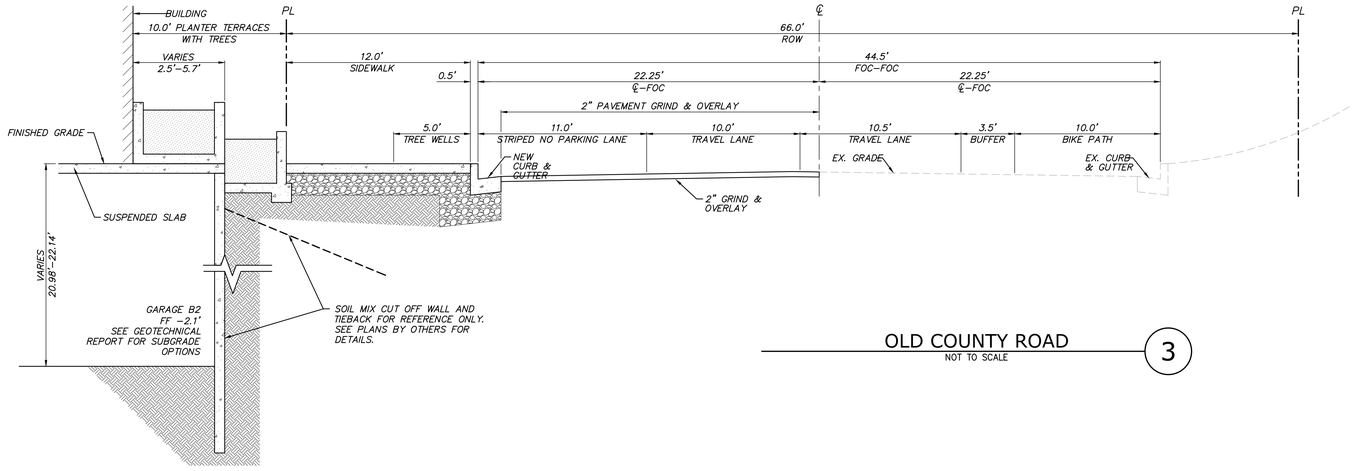
DATE	JAN., 2023
SCALE	AS SHOWN
SURVEYOR	RSII
DRAWN BY	CT
JOB NO.	A19129-1
SHEET	2
OF	5 SHEETS



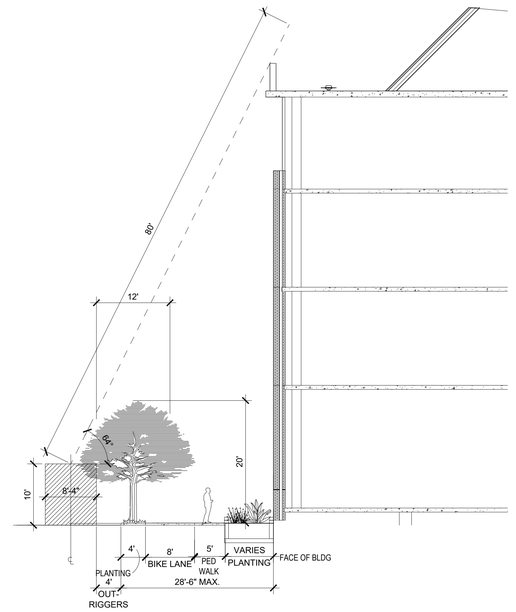
BRANSTEN STREET
NOT TO SCALE
1



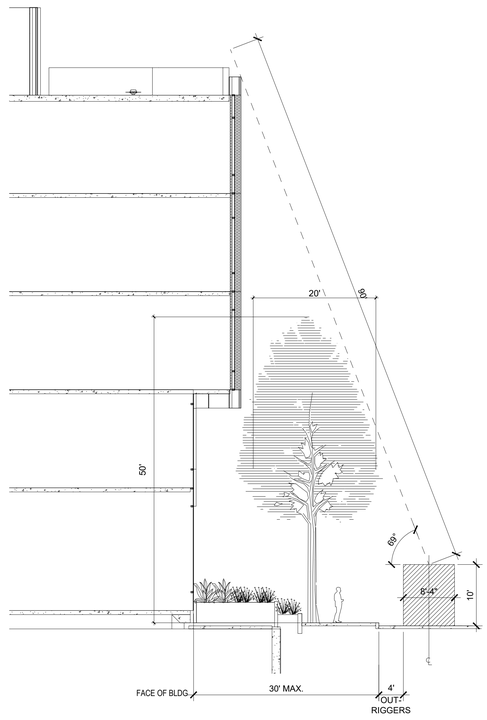
COMMERCIAL STREET
NOT TO SCALE
2



OLD COUNTY ROAD
NOT TO SCALE
3



BRANSTEN STREET AERIAL ACCESS
SCALE: 1"=10'
4



OLD COUNTY ROAD AERIAL ACCESS
SCALE: 1"=10'
5

CROSS SECTIONS

NO.	REVISION	BY
1	UPDATED PER COMMENTS - 4/15/22	EK
2	UPDATED PER COMMENTS - 1/10/23	EK

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TENTATIVE PARCEL MAP
OF
803-851 OLD COUNTY ROAD
FOR
THE SOBRATO ORGANIZATION
SAN CARLOS, CALIFORNIA

DATE	JAN., 2023
SCALE	AS SHOWN
SURVEYOR	RSII
DRAWN BY	CT
JOB NO.	A19129-1
SHEET	3
OF	5 SHEETS

LEGEND

	STORM DRAIN CATCH BASIN
	STORM DRAIN MANHOLE
CB	CATCH BASIN
BW	BACK OF WALK
HP	HIGH POINT
LP	LOW POINT
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
4.5%	STORM DRAIN LINE
TC	TOP OF CURB
SDMH	STORM DRAIN MANHOLE
	GARAGE LIMITS
	PROJECT PHASE BOUNDARY
	CURB CUT

NORTH

0 10 20 40 60

Scale 1" = 20'

JT SHOWN FOR REFERENCE ONLY

MARGIOTTA PARCEL
(INST 2005-121291)

ALEXANDRIA CENTER FOR LIFE SCIENCES

TREATED STORMWATER TO BE DISCHARGED TO THE NEW SD MAIN ALONG COMMERCIAL STREET.

15.30 TW
14.55 BSM

19.00 TW
18.25 BSM

17.00 TW
16.08 BSM

18.50 TW
17.75 BSM

15.00 TW
17.25 BSM

PROPOSED STREET DEDICATION (5102 SF)

RIGHTS OF PUBLIC TO BE DEDICATED

BRANSTEN STREET LAYOUT COMPLIES WITH EAST SIDE VISION STUDY

PROJECT PHASE BOUNDARY

PROPOSED 3.00' SIDEWALK EASEMENT

EX. SD BUBBLER BYPASS SYSTEM TO BE DEMOLISHED/ABANDONED IN PLACE

PARCEL A
GROSS=3.41± ACRES
NET=3.40± ACRES

FF=20.90

FF=21.10

BRANSTEN STREET
(50' WIDE PUBLIC R/W)

COMMERCIAL STREET
(66' WIDE PUBLIC R/W)

COMMERCIAL STREET IMPROVEMENTS PER 987 COMMERCIAL STREET DEVELOPMENT PLANS

WALL MOUNTED FDC

PROPOSED SIDEWALK EASEMENT

OLD COUNTY ROAD
(66' WIDE PUBLIC R/W)

OLD COUNTY ROAD IMPROVEMENTS PER ALEXANDRIA DEVELOPMENT PLANS

EX. FH

PRELIMINARY GRADING PLAN

NO.	REVISION	BY
1	UPDATED PER COMMENTS - 4/15/22	EK
2	UPDATED PER COMMENTS - 1/10/23	EK

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TENTATIVE PARCEL MAP

OF

803-851 OLD COUNTY ROAD

FOR

THE SOBRATO ORGANIZATION

SAN CARLOS, CALIFORNIA

DATE	JAN., 2023
SCALE	AS SHOWN
SURVEYOR	RSII
DRAWN BY	CT
JOB NO.	A19129-1
SHEET	4
OF	5 SHEETS

LEGEND

- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- RIM ELEVATION
- STORM DRAIN LINE
- TOP OF CURB
- DOMESTIC WATER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FIRE SERVICE
- SANITARY SEWER
- CLEANOUT TO GRADE
- BACK FLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT & VALVE
- STANDPIPE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- GARAGE LIMITS
- PROJECT PHASE BOUNDARY

NORTH

0 10 20 40 60

Scale 1" = 20'

JT SHOWN FOR REFERENCE ONLY

MARGIOTTA PARCEL (INST 2005-121291)

PARCEL A
GROSS=3.41± ACRES
NET=3.40± ACRES

PROPOSED STREET DEDICATION (5102 SF)

PROPOSED 3.00' SIDEWALK EASEMENT

PROPOSED SIDEWALK EASEMENT

PROJECT PHASE BOUNDARY

BRANSTEN STREET
(50' WIDE PUBLIC R/W)

COMMERCIAL STREET
(66' WIDE PUBLIC R/W)

OLD COUNTY ROAD
(66' WIDE PUBLIC R/W)

BRANSTEN STREET LAYOUT COMPLIES WITH EAST SIDE VISION STUDY

FF=20.90

FF=21.10

CB P1212

FH

12" SD STUB TO RECEIVE UNTREATED STORMWATER FROM THE SITE

12" SD STUB TO RECEIVE TREATED STORMWATER FROM THE SITE

MFS UNIT

SDMH

12"SD

8"DW

8"FS

8"SS

SAND OIL SEPARATOR
IE 11.60 IN
IE 11.35 OUT

GREASE INTERCEPTOR
IE 11.55 IN
IE 11.30 OUT

SS STUB
IE 11.65

SS STUB
IE 11.65

SS STUB
IE 11.70

EX. SSMH
IE 10.6

SS COTG
IE 11.20

12" SD MAIN TO BE INSTALLED PER 987 COMMERCIAL STREET DEVELOPMENT PLANS

COMMERCIAL STREET IMPROVEMENTS PER 987 COMMERCIAL STREET DEVELOPMENT PLANS

EX. OH LINE TO BE UNDERGROUNDED PER JT PLANS

EX. SD BUBBLER BYPASS SYSTEM TO BE DEMOLISHED/ABANDONED IN PLACE PER 987 COMMERCIAL STREET DEVELOPMENT PLANS

EX. SD BUBBLER BYPASS SYSTEM TO BE DEMOLISHED/ABANDONED IN PLACE

WALL MOUNTED FDC

EX. UTILITY CABINET TO BE RELOCATED PER JOINT TRENCH PLANS

POWER POLE AND UTILITY BOXES TO BE INSTALLED PER 987 COMMERCIAL STREET DEVELOPMENT.

EX. FH

EX. FH TO BE RELOCATED TO BACK OF CURB

EX. FH TO BE PROTECTED IN PLACE

EX. GAS TO BE RELOCATED PER JT PLANS

EX. 8"SS TO BE PROTECTED IN PLACE

EX. VALVE TO BE PROTECTED IN PLACE

EX. TELECOM UTILITY BOX TO BE RELOCATED AND ADJUSTED TO GRADE AS NEEDED.

OLD COUNTY ROAD IMPROVEMENTS PER ALEXANDRIA DEVELOPMENT PLANS

2'MIN

PRELIMINARY UTILITY PLAN

NO.	REVISION	BY

NO.	REVISION	BY
1	UPDATED PER COMMENTS - 4/15/22	EK
2	UPDATED PER COMMENTS - 1/10/23	EK

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TENTATIVE PARCEL MAP

OF

803-851 OLD COUNTY ROAD

FOR

THE SOBRATO ORGANIZATION

SAN CARLOS, CALIFORNIA

DATE	JAN., 2023
SCALE	AS SHOWN
SURVEYOR	RSII
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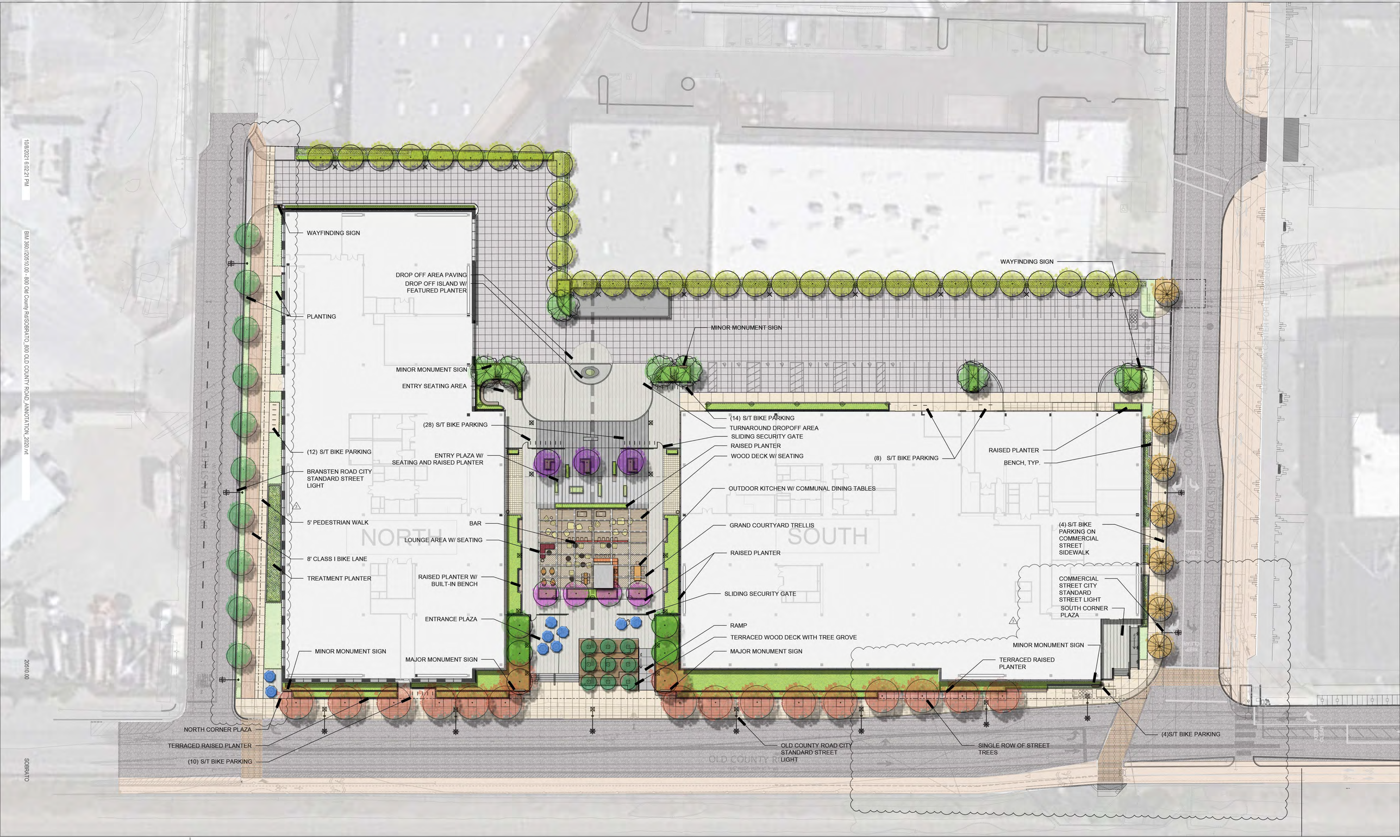
JOB NO.	A19129-1
SHEET	5
OF	5 SHEETS



1 SCHEMATIC LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"
0' 10' 20' 40'

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION 1	2021-12-02
2 PLANNING RESUBMISSION 2	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

LANDSCAPE ARCHITECT:
THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

CLIENT
The SOBRATO Organization
803 - 851 OLD COUNTY ROAD
SAN CARLOS, CA 94070

ARCHITECT
STUDIOS architecture
350 CALIFORNIA STREET, FLOOR 21 ~ SAN FRANCISCO, CA 94104 ~ 415.398.7575

NORTH
SOUTH

SCHEMATIC LANDSCAPE PLAN

L1.01

PROJECT NO. 20510.00

10/8/2021 6:02:21 PM

BIM 360/20510.00 - 800 Old County Rd/SOBRATO_800 OLD COUNTY ROAD_ANNOTATION_2020.rvt

20510.00

SOBRATO

Extension for Fire Truck Hammerhead

Temporary Trees in Planters

Turnaround Driveway

Rolled Curb

Temporary Fence

Garage Ventilation Shaft

Raised Planter as a Buffer

Temporary Fence

Half of Sliding Gate in Phase 1

Phase 1 Courtyard

Phase 1 Temporary Stairs.
To be covered with Terrace in Phase 2

Ramp

Major Monument Sign

SOUTH

ALEXANDRIA CENTER FOR LIFE SCIENCES

1 LANDSCAPE PHASE 1 PLAN

SCALE: 1" = 20'-0"

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION 1	2021-12-02
2 PLANNING RESUBMISSION 2	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

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CLIENT
The SOBRATO Organization
803-851 OLD COUNTY ROAD
SAN CARLOS, CA 94070

ARCHITECT
STUDIOS architecture
350 CALIFORNIA STREET, FLOOR 21 ~ SAN FRANCISCO, CA 94104 ~ 415.398.7575

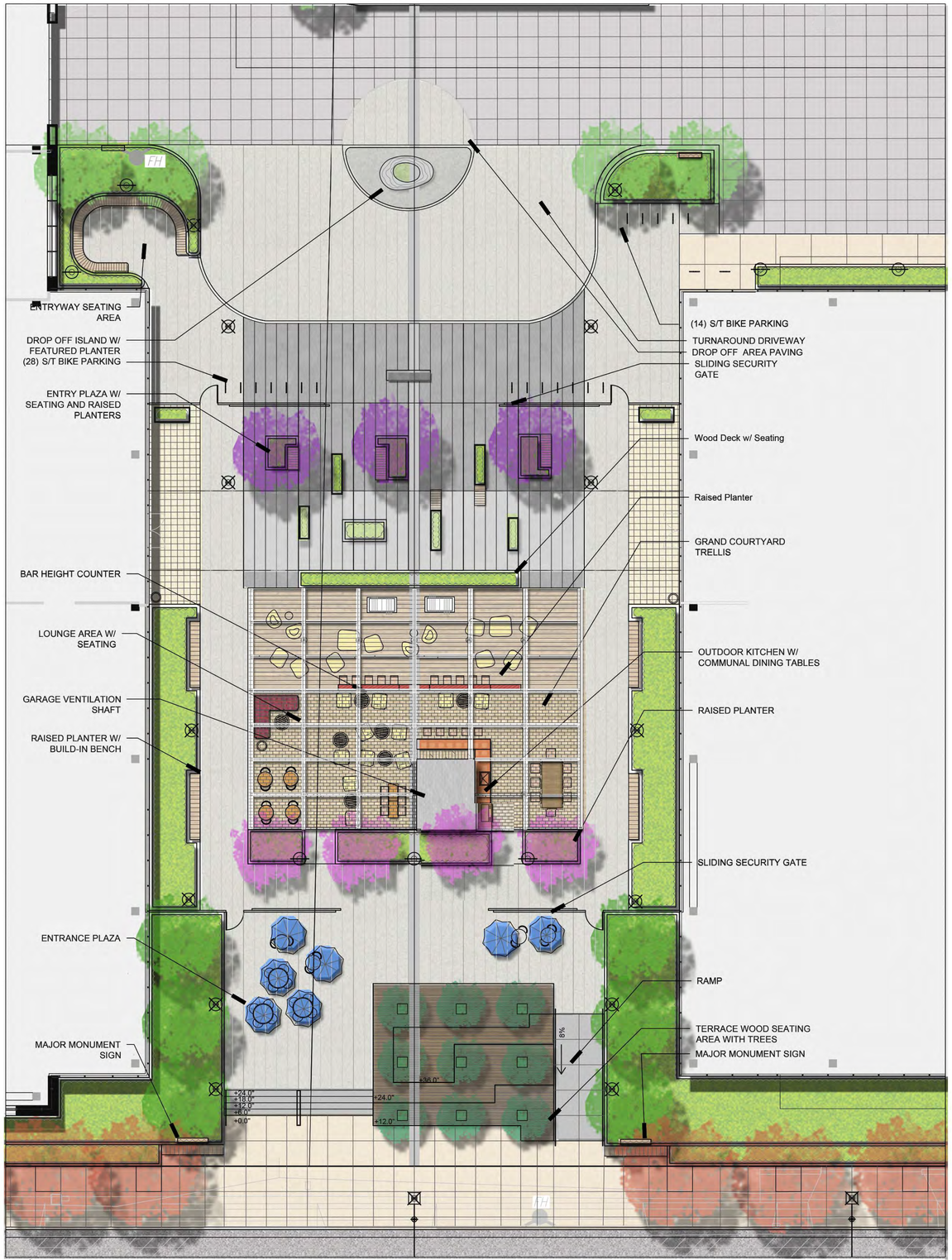
NORTH

SOUTH

LANDSCAPE PHASE 1 PLAN

L1.02

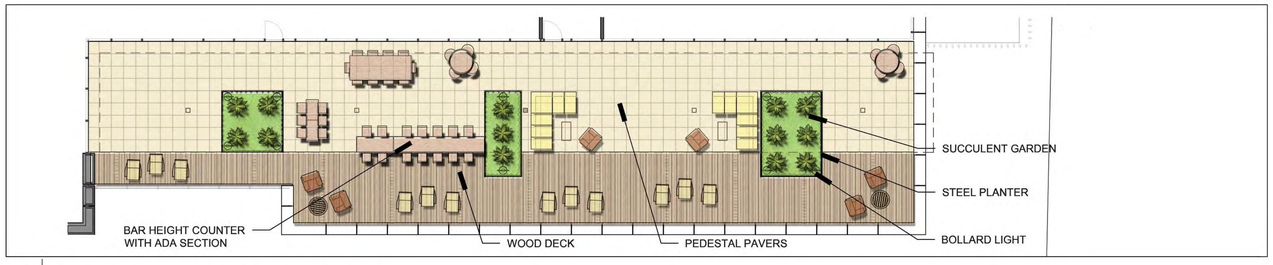
PROJECT NO. 20510.00



1 SCHEMATIC COURTYARD PLAN ENLARGEMENT

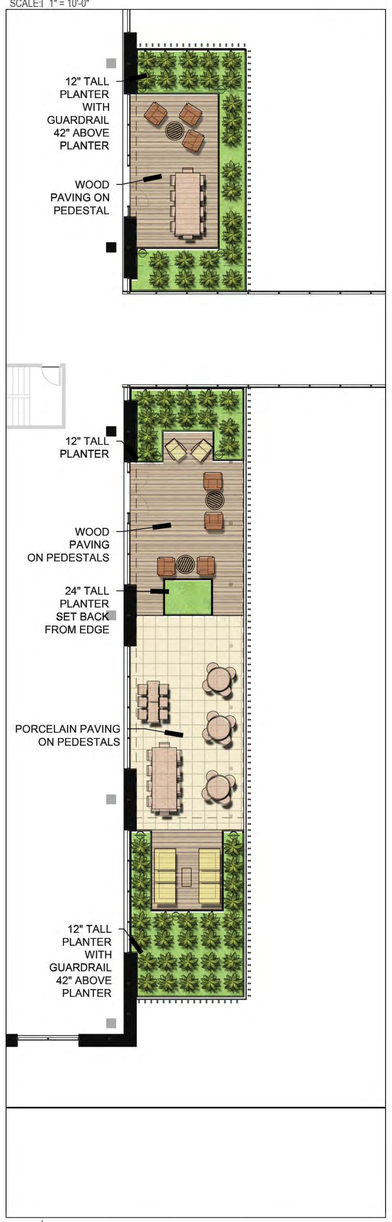
SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"
0' 5' 10' 20'



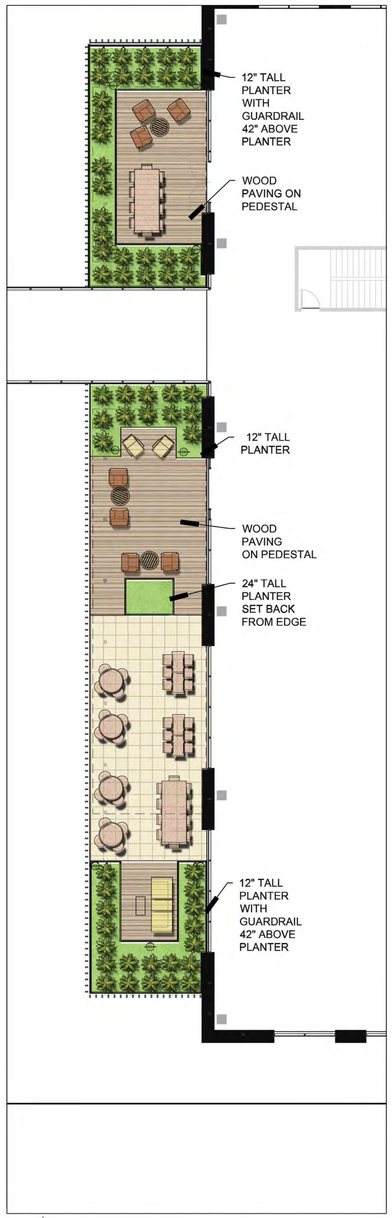
5 PHASE 1 SOUTH BUILDING TERRACE LEVEL 5

SCALE: 1" = 10'-0"



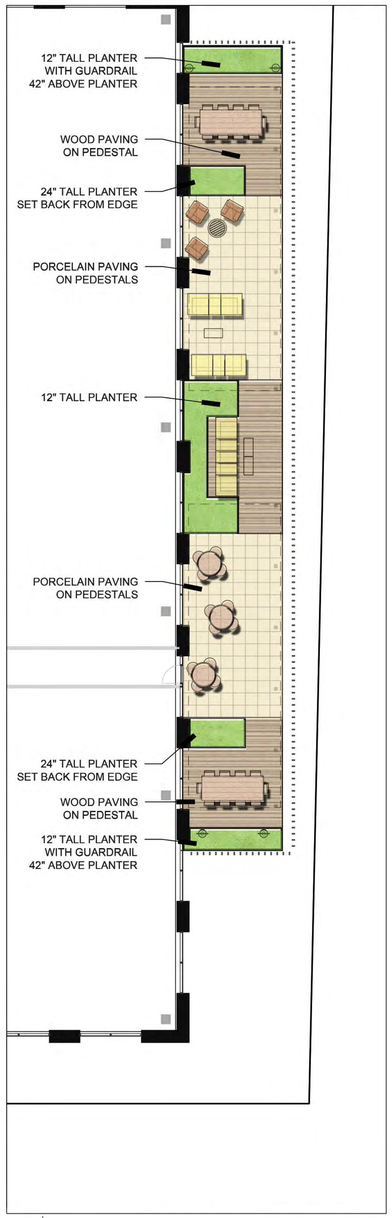
2 PHASE 2 NORTH BUILDING TERRACE LEVEL 3

SCALE: 1" = 10'-0"



3 PHASE 1 SOUTH BUILDING TERRACE LEVEL 3

SCALE: 1" = 10'-0"



4 PHASE 1 SOUTH BUILDING TERRACE LEVEL 3

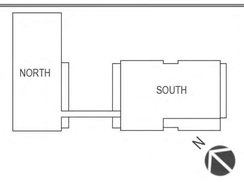
SCALE: 1" = 10'-0"

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION	2021-12-02
2 PLANNING RESUBMISSION	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

LANDSCAPE ARCHITECT:
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

CLIENT
The SOBRATO Organization
803 - 851 OLD COUNTY ROAD
SAN CARLOS, CA 94070

ARCHITECT
STUDIOS architecture
350 CALIFORNIA STREET, FLOOR 21 ~ SAN FRANCISCO, CA 94104 ~ 415.398.7575



SCHEMATIC LANDSCAPE PLAN ENLARGEMENTS

L1.11

PROJECT NO. 20510.00

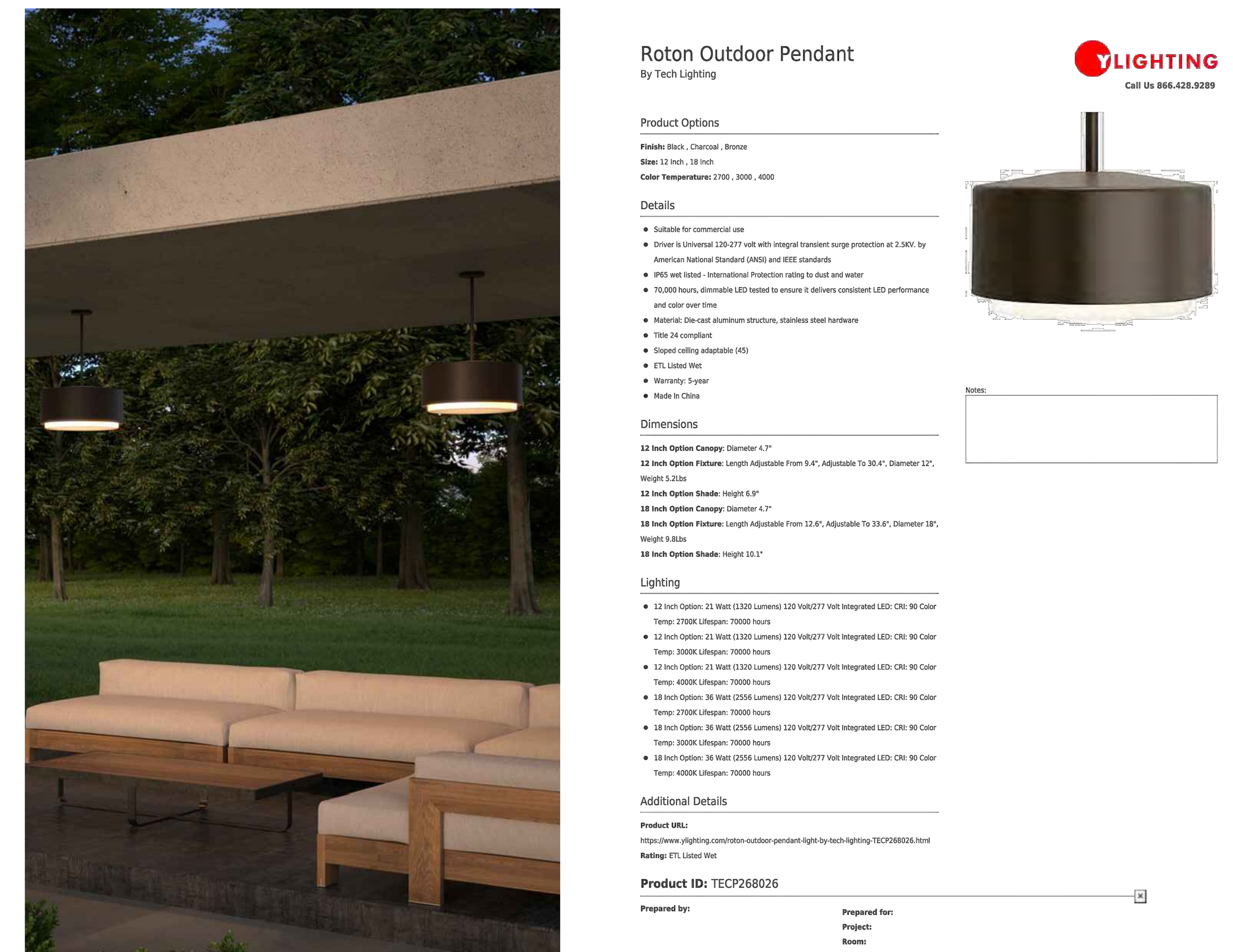
OLD COUNTY ROAD STREET LIGHT
STERNBERG LIGHTING

STREET SIDE- STERNBERG 1914LED-3L40T4-MDL09-SG-HSS
28' MOUNTING HEIGHT TYPE IV LIGHT DIST.
30' POLE WITH 8' MAST ARM

PEDESTRIAN SIDE- STERNBERG A850SRLED-12L40T3-MDL008
13' MOUNTING HEIGHT CROSS ARM TO POLE.
TYPE III SEMI CUT-OFF.

BRANSTEN ROAD COMMERCIAL STREET LIGHTING LIGHTING
CREE LEDWAY SERIES STR-LWY-3M-_-06-E-UL-700-40K
28' MOUNTING HEIGHT. TYPE III MEDIUM LIGHT DISTRIBUTION.

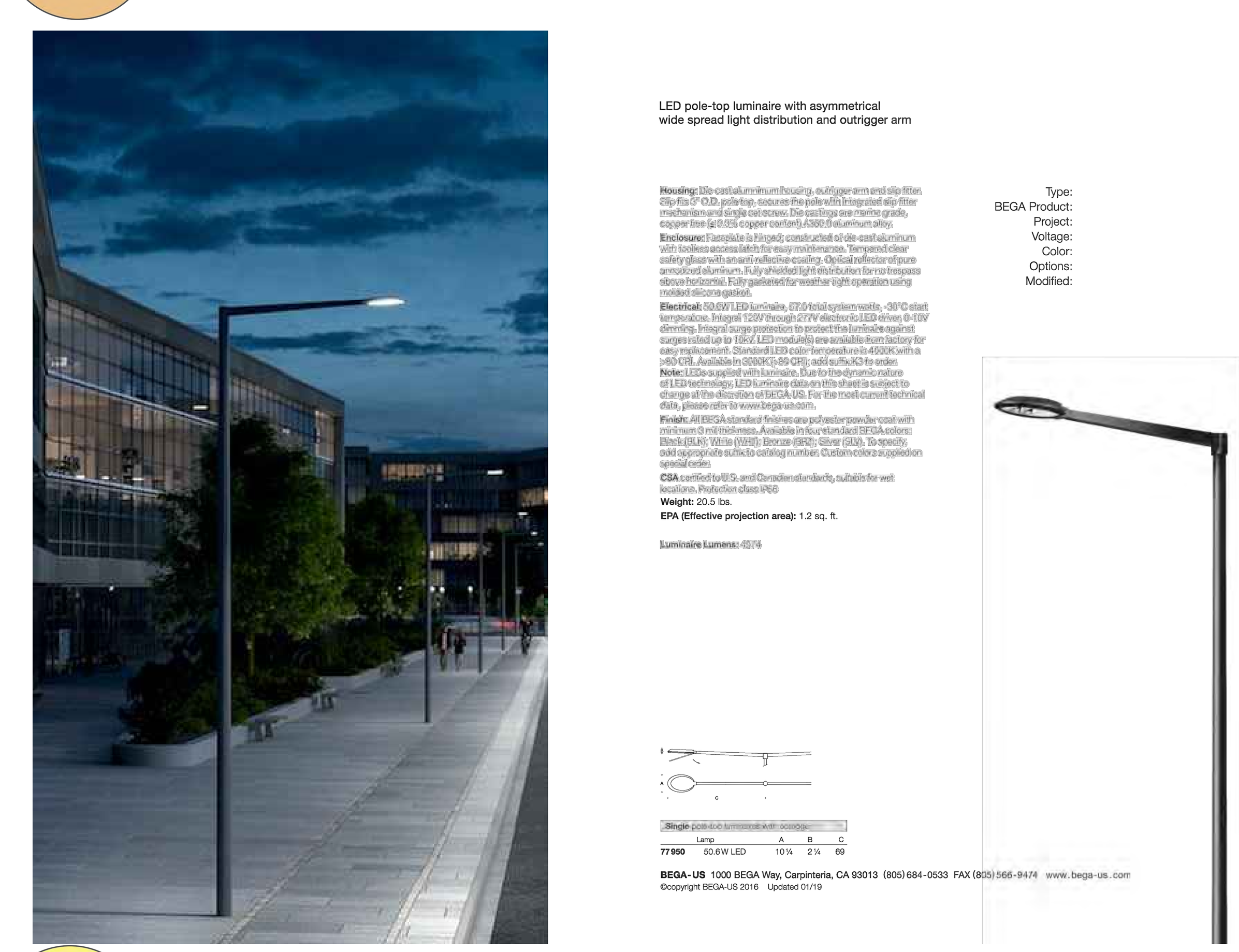
WALL LIGHT
BEGA 33 058 LED RECESSED WALL LIGHT



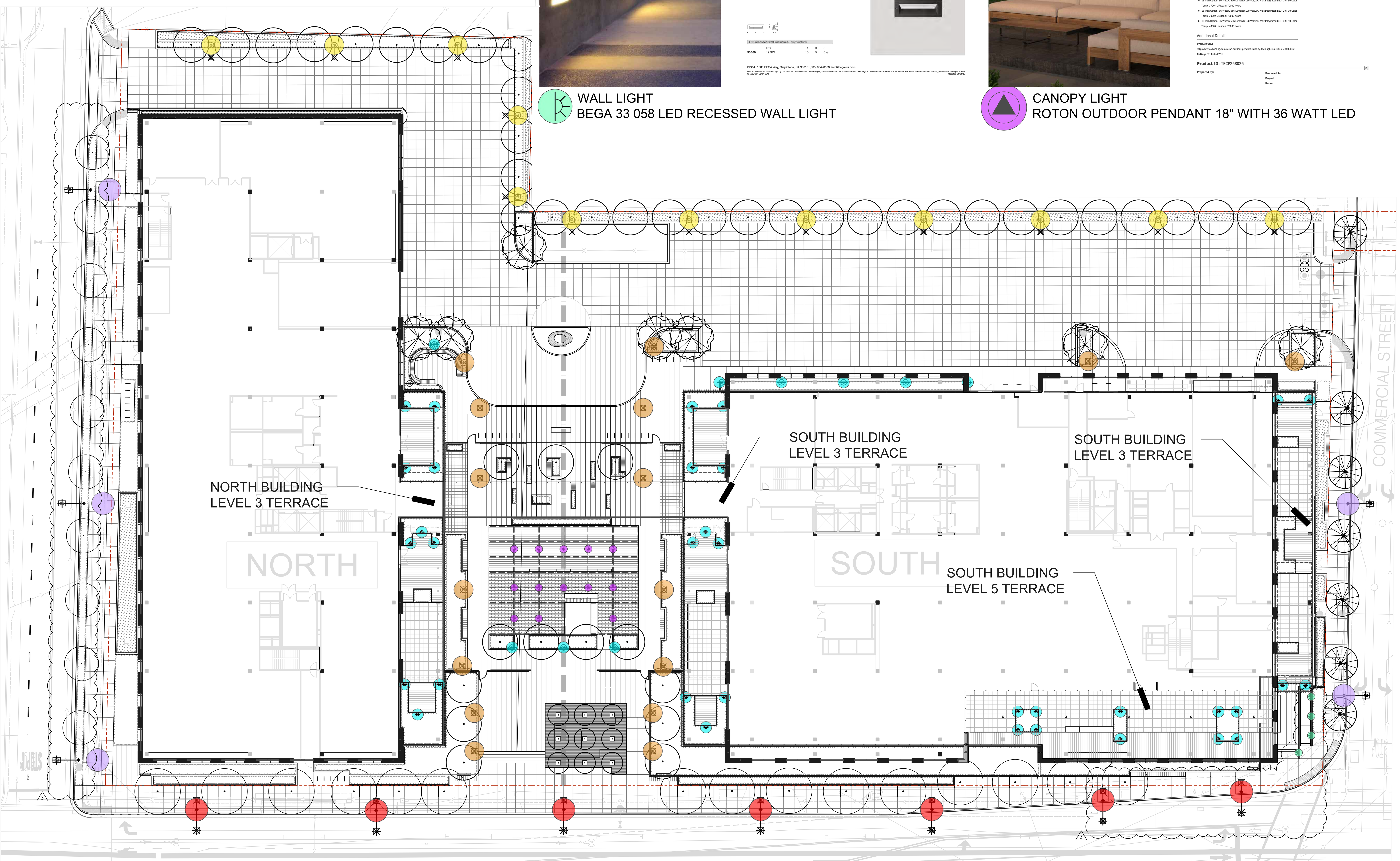
CANOPY LIGHT
ROTON OUTDOOR PENDANT 18" WITH 36 WATT LED

BOLLARD LIGHT
BEGA 77 752/753/787 LED BOLLARDS (VARIOUS HEIGHTS)

PARKING LOT POLE LIGHT
BEGA 88 164 LED POLE TOP LUMINARIES



PARKING LOT POLE TOP LIGHT
BEGA 77 950 LED POLE TOP LUMINARIES
WITH OUTRIGGER



1 SCHEMATIC LANDSCAPE LIGHTING PLAN
SCALE: 1" = 20'-0"

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
PLANNING RESUBMISSION 1	2021-12-02
PLANNING RESUBMISSION 2	2022-04-29
PLANNING RESUBMISSION 3	2023-01-11

LANDSCAPE ARCHITECT:
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NORTH
SOUTH

SCHEMATIC LANDSCAPE LIGHTING PLAN

L2.01

PROJECT NO. 20510.00

10/9/2021 6:02:21 PM
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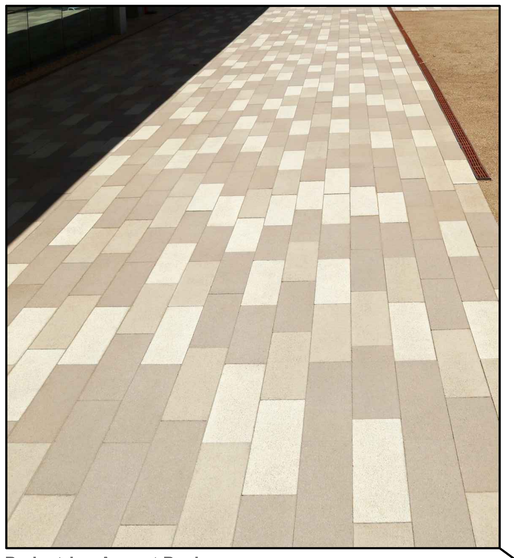
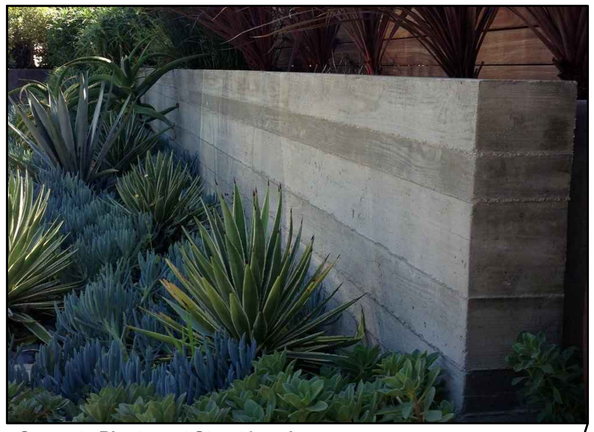
20510.00
SOBRATO



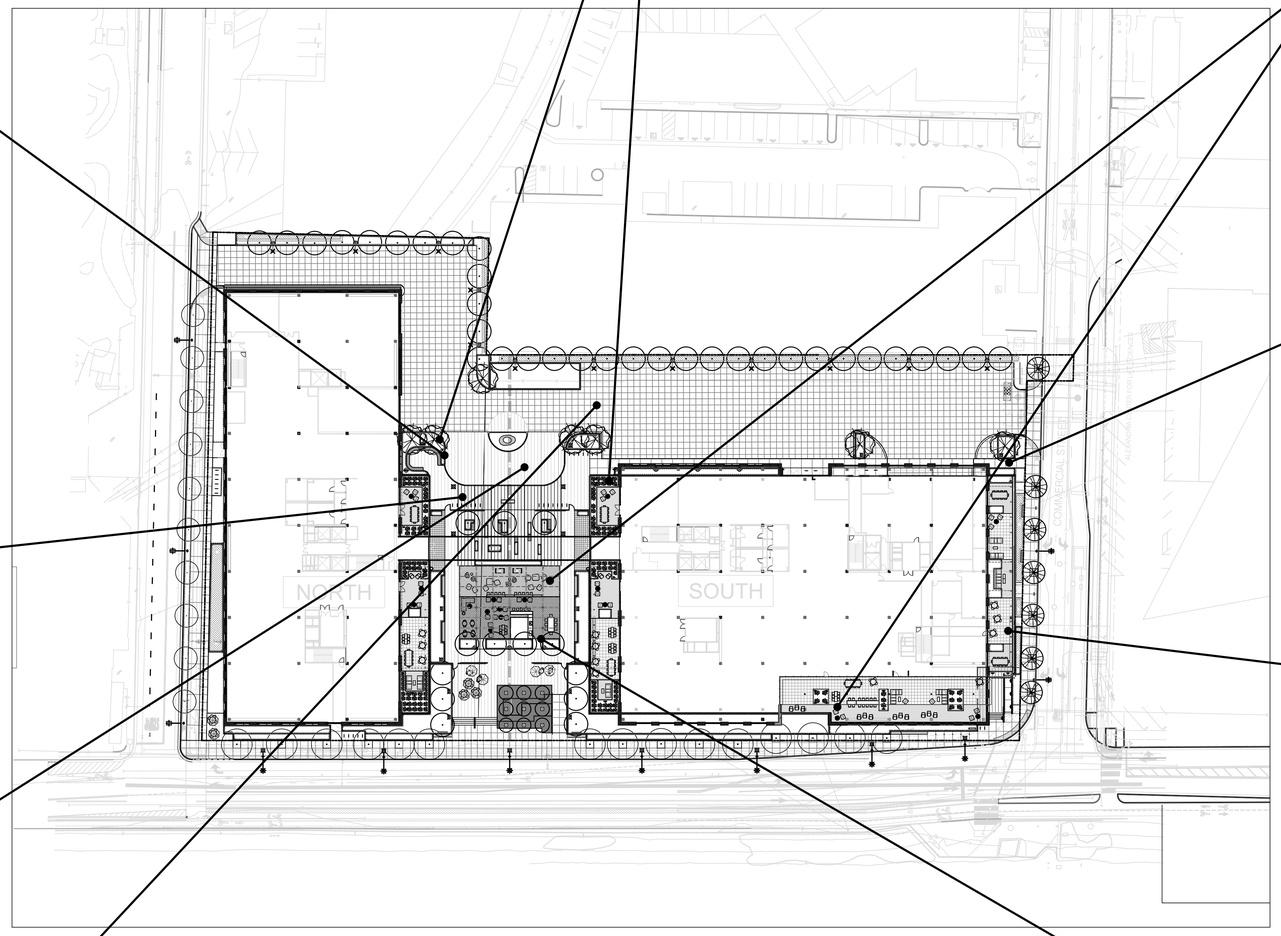
Pedestrian Accent Paving

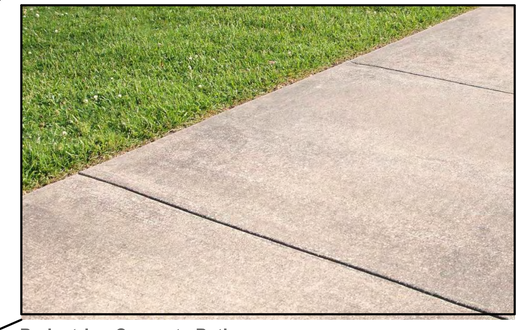


Concrete Planters at Street Level

Steel Planters on Roof Terraces

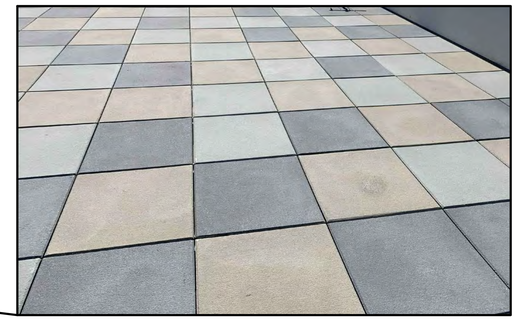
Wood Deck Paving





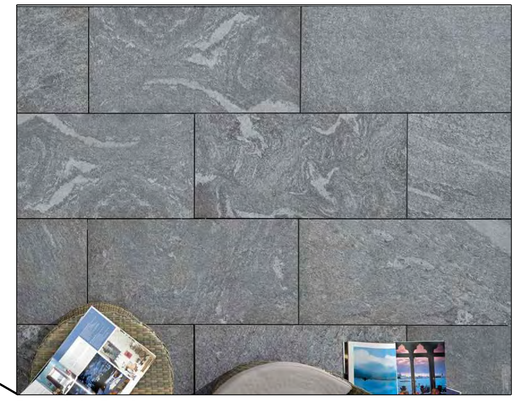
Pedestrian Concrete Pathway

Pedestrian Accent Paving



Concrete Pedestal Paving on Roof Terraces

Drop off Concrete Paving



Porcelain Paving

Vehicular Concrete Paving

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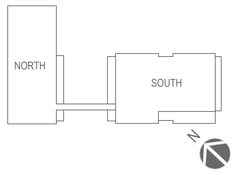


Landscape Material: Paving

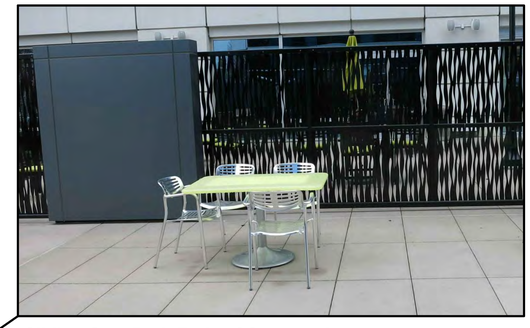
L3.01

PROJECT NO. 20510.00

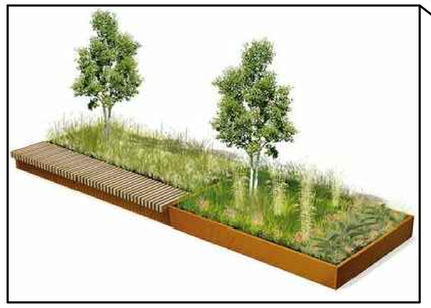
Intimate Seating Area

Featured Raised Planter

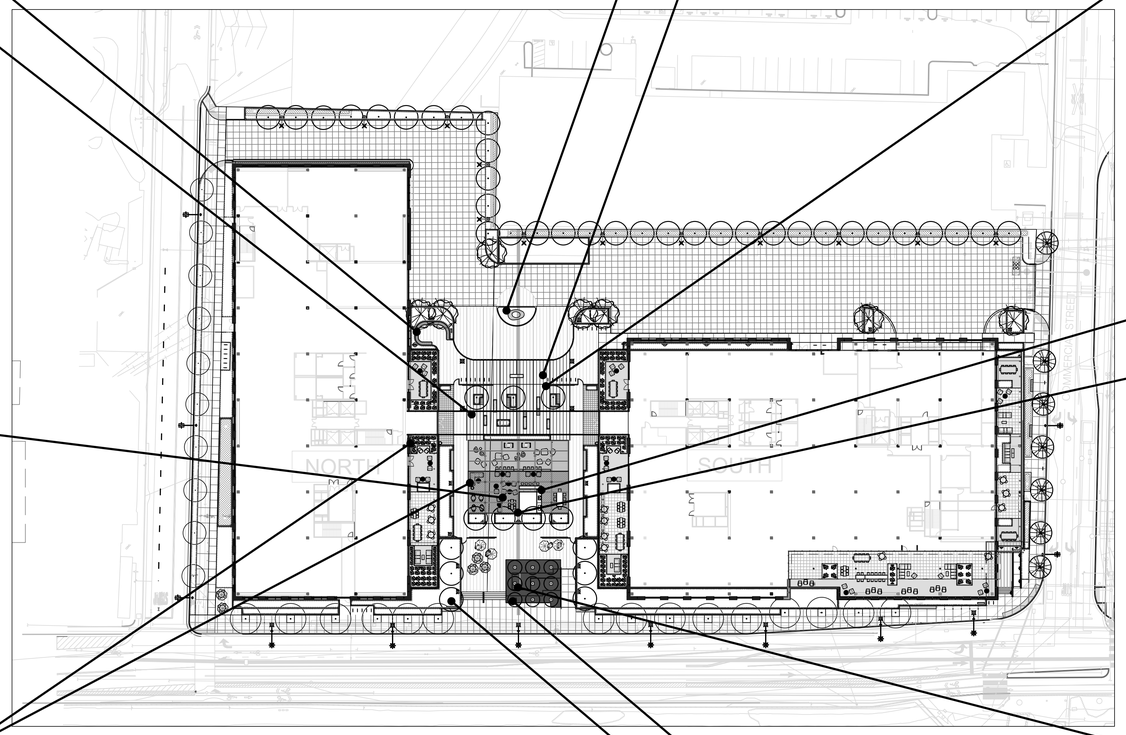
Bike Rack



Sliding Gate Both Ends of Courtyard



Raised Planter with Seating

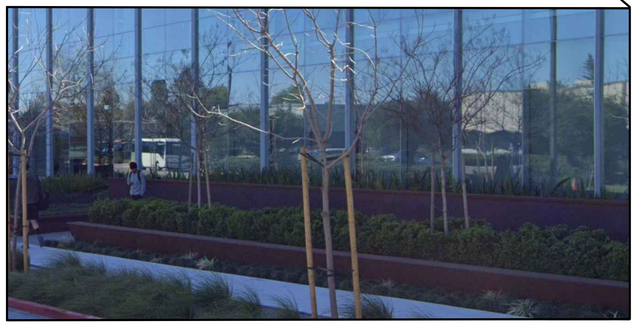


Outdoor Kitchen

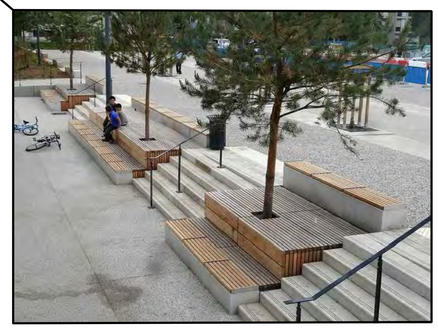
Communal Dining under Shade Structure

Cafe Seating

Outdoor Lounge Area



Continuous Raised Planter on Street Frontage



Terraced Seating Area

Signage

20510.00

SOBRATO

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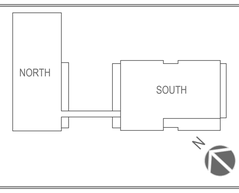

Landscape Material: Furnishings

L3.02

PROJECT NO. 20510.00

10/8/2021 6:02:21 PM

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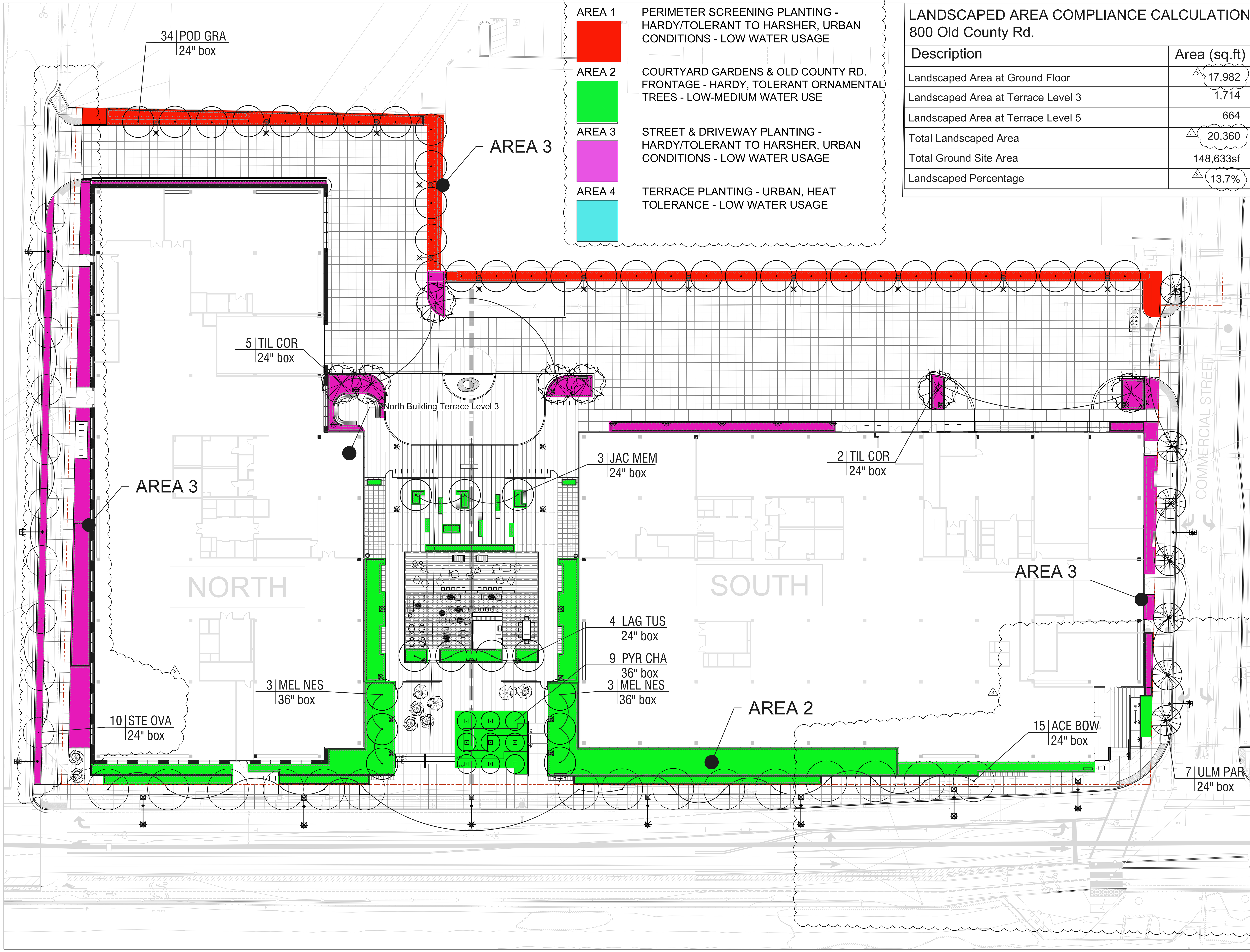

AREA 1 🟥	PERIMETER SCREENING PLANTING - HARDY/TOLERANT TO HARSHER, URBAN CONDITIONS - LOW WATER USAGE
AREA 2 🟩	COURTYARD GARDENS & OLD COUNTY RD. FRONTAGE - HARDY, TOLERANT ORNAMENTAL TREES - LOW-MEDIUM WATER USE
AREA 3 🟪	STREET & DRIVEWAY PLANTING - HARDY/TOLERANT TO HARSHER, URBAN CONDITIONS - LOW WATER USAGE
AREA 4 🟦	TERRACE PLANTING - URBAN, HEAT TOLERANCE - LOW WATER USAGE

LANDSCAPED AREA COMPLIANCE CALCULATION
800 Old County Rd.

Description	Area (sq.ft)
Landscaped Area at Ground Floor	17,982
Landscaped Area at Terrace Level 3	1,714
Landscaped Area at Terrace Level 5	664
Total Landscaped Area	20,360
Total Ground Site Area	148,633sf
Landscaped Percentage	13.7%

PLANT PALETTE

TREES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	NATIVE (Y/N)
ACE ARM	See Plan	Acer x freemanii 'Armstrong'	Armstrong Maple		Medium	N
ACE BOW	See Plan	Acer rubrum 'Bowhall'	Bowhall Maple		Medium	N
ARB MAR	See Plan	Arbutus marina	Strawberry Tree		Low	N
CEL SIN	See Plan	Celtis sinensis	Chinese Hackberry		Low	N
GIN BIL	See Plan	Ginkgo biloba 'Princeton Centry'	Columnar Ginkgo		Medium	N
JAC MIM	See Plan	Jacaranda Mimosifolia	Jacaranda Tree		Medium	N
LAG TUS	See Plan	Lagerstroemia 'Tuskegee'	Crape Myrtle		Low	N
MEL NES	See Plan	Melaleuca nesophila	Pink Melaleuca		Low	N
POD GRA	See Plan	Podocarpus gracilior	Fern Podocarpus		Medium	N
PRU COL	See Plan	Prunus sargentii 'columnaris'	Columnar Sargent Cherry		Medium	N
PYR CHA	See Plan	Pyrus calleryana 'Chastity'	Chastity Flowering Pear		Medium	N
STE OVA	See Plan	Stewartia ovata	Mountain Stewartia		Medium	N
TIL COR	See Plan	Tilia cordata 'June Bride'	Little Leaf Linden		Medium	N
ULM PAR	See Plan	Ulmus parvifolia 'Dynasty'	Evergreen Elm		Low	N
YUC ALO	See Plan	Yucca aloifolia	Spanish Dagger		Low	N

SHRUBS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
ACC	5 Gal	Acacia c. 'Cousin Itt'	Little River Wattle	36" o.c.	Low	Y
ARU	5 Gal	Arbutus unedo compacta	Strawberry Bush	36" o.c.	Low	N
BAA	15 Gal	Bambusa m. 'Alphonse Karr'	Bamboo 'Alphonse Karr'	48" o.c.	Low	N
BUF	5 Gal	Bulbine frutescens	Yellow Stalked Bulbine	30" o.c.	Low	N
CAL	5 Gal	Callistemon 'Little John'	Dwarf Callistemon	42" o.c.	Low	N
CIS	5 gal	Cistus x skanbergii	Pink Rockrose	36" oc	Low	Y
DIV**	5 Gal	Dietes vegeta	Fortnight Lily	30" o.c.	Low	N
EPI	3 gal	Epilobium canum 'Catalina'	California Fuchsia	24" oc	Low	Y
ILV	5 Gal	Ilex vomitoria 'Nana'	Dwarf Yaupon	30" o.c.	Low	N
IRD**	1 Gal	Iris douglasiana	Pacific Coast Iris	24" o.c.	Low	Y
LAG**	1 Gal	Lavandula x intermedia 'Grosso'	Hedge Lavender	24" o.c.	Low	N
LIM	1 Gal	Liriope muscari 'Majestic'	Lily Turf	18" o.c.	Medium	N
LOR	5 Gal	Loropetalum chinense 'Rubrum'	Ruby Chinese Fringe	30" o.c.	Low	N
PEH	3 gal	Penstemon heterophyllus	Foothill Penstemon	36" o.c.	Low	Y
PIT	5 Gal	Pittosporum tobira 'Wheeler's Dwarf'	Pittosporum 'Wheeler's Dwarf'	36" o.c.	Medium	N
PHA	5 Gal	Phormium 'Amazing Red'	New Zealand Flax cvs	24" o.c.	Low	N
POM	1 Gal	Polystichum munitum	Western Sword Fern	24" o.c.	Medium	Y
PRC	5 Gal	Prunus caroliniana 'Bright & Tight'	Carolina Laurel Cherry	60" o.c.	Low	N
RHM	5 Gal	Rhamnus c. 'Mound San Bruno'	Coffeeberry	42" o.c.	Low	Y
RHI	5 Gal	Rhaphiolepis indica 'Pink Lady'	Indian Hawthorn	36" o.c.	Low	N
ROC	5 Gal	Rosa Californica	California Rose	36" o.c.	Low	Y
SAC	1 gal	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	30" oc	Low	Y
SAL**	3 Gal	Salvia leucantha	Mexican Sage	36" o.c.	Low	Y
SAS	1 gal	Salvia leucantha 'Santa Barbara'	Compact Mexican Sage	36 oc	Low	Y
SAR	5 Gal	Sarcococca ruscifolia	Sweet Box	36" o.c.	Low	N

GRASSES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
CNU	1 gal	Calamagrostis nutkaensis	Reed Grass	24" oc	Low	Y
CAD**	1 Gal	Carex divulsa	Berkeley Sedge	24" o.c.	Low	N
CHT**	1 Gal	Chondropetalum tectorum	Cape Rush	30" o.c.	Low	N
DEC**	1 Gal	Deschampsia cespitosa	Tufted Hairgrass	24" o.c.	Low	Y
FES**	1 Gal	Festuca Californica 'Serpentine Blue'	California Fescue	18" o.c.	Low	Y
FEB	1 Gal	Festuca glauca	Blue Fescue	12" o.c.	Low	Y
JUP**	1 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" o.c.	Low	Y
LOM	1 Gal	Lomandra multiflora	Mat Rush	36" oc	Low	N
MUH**	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	24" o.c.	Low	Y
MUR	1 gal	Muhlenbergia rigens	Deer Grass	36" oc	Low	Y
NAP**	1 Gal	Nassella pulchra	Purple Needlegrass	24" o.c.	Very Low	Y

SUCCULENTS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
AGT	5 Gal	Agave perryi var. truncata	Artichoke Agave	36" o.c.	Low	N
CAS	1 Gal	Calandrinia spectabilis	Rock Purslane	18 o.c.	Low	N
ECP	1 Gal	Echeveria 'Perle von Nurnberg'	Perle von Nurnberg Echeveria	12" o.c.	Low	N
OSD	1 Gal	Oscularia deltiodes	Deltiod Leaf Dew Plant	18" o.c.	Low	N
SES	4" pot	Sedum spurium 'John Creech'	John Creech Stonecrop	9" o.c.	Low	N

GROUNDCOVERS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
ACR	1 Gal	Acacia redolens	Acacia	48" o.c.	Very Low	N
ARP	1 Gal	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	30" o.c.	Low	Y
CEG	1 gal	Ceanothus g. h. 'Yankee Point'	Yanke Point Ceanothus	48" oc	Low	Y
COK	1 Gal	Coprosma kirkii 'Variegata'	Variegated Mirror Plant	36" o.c.	Low	Y
EGB	1 gal	Erigeron glaucus 'Bountiful'	Seaside Daisy	24" oc	Low	Y
GEI	1 Gal	Geranium incanum	Geranium	24" o.c.	Low	N
MAA	5 gal	Mahonia aquifolium	Oregon Grape	30" o.c.	Low	Y
MAC	5 gal	Mahonia aquifolium 'Compacta'	Oregon Grape	30" o.c.	Low	Y
MYP**	1 Gal	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	36" o.c.	Low	N

VINES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/ COMMENTS	WUCOLS*	
CLA	5 Gal	Clematis armandii	Evergreen Clematis	See Plan	Medium	N
BOS	1 Gal	Bougainvillea 'San Diego Red'	Violet Trumpet Vine	See Plan	Low	N
FIP	1 Gal	Ficus pumila	Creeping Fig	See Plan	Medium	N

Native plant designation based on WUCOLS and Western Garden Book

* WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) WATER USE RATING

** Stormwater Treatment Area Plant

SCALE: 1" = 20'-0"
0' 10' 20' 40'

1 | SCHEMATIC PLANTING PLAN
SCALE: 1" = 20'-0"

20510.00

SOBRATO

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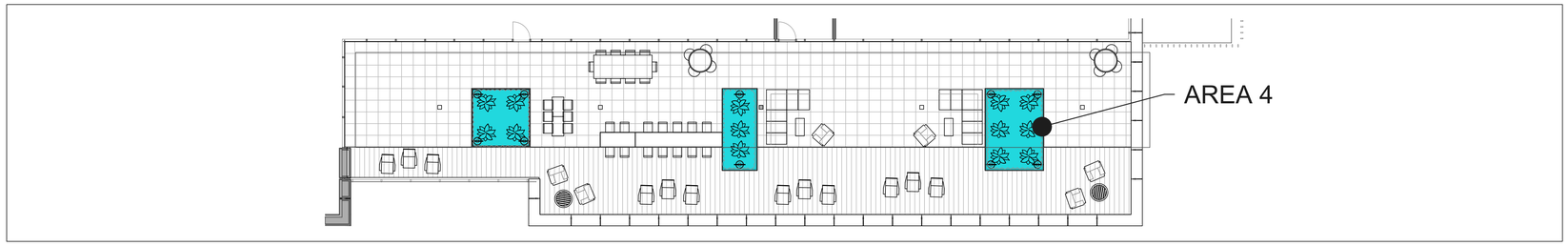
NORTH
SOUTH

TREE SCHEMATIC PLANTING PLAN

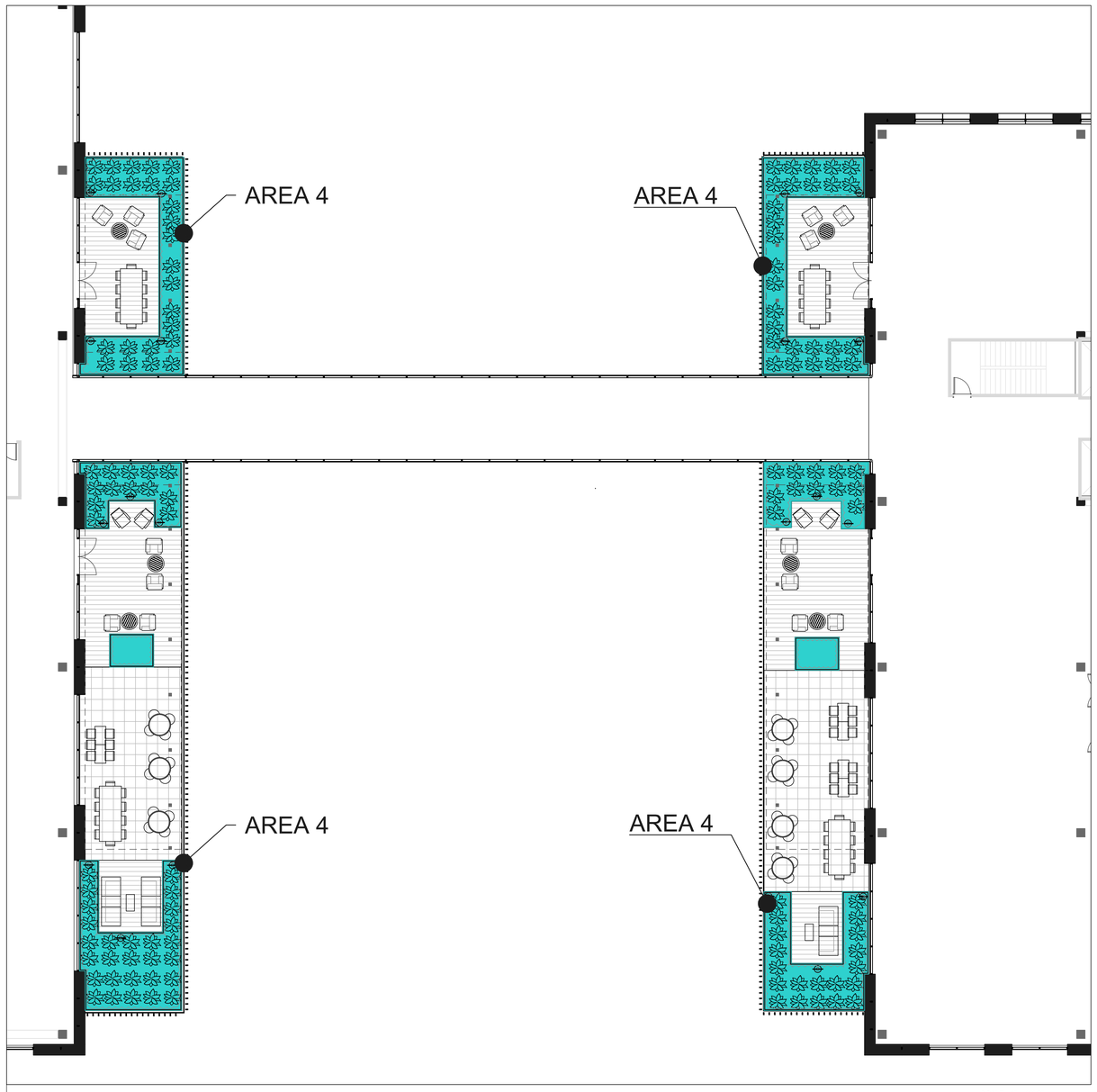
L4.01

PROJECT NO. 20510.00



5 PHASE 1 SOUTH BUILDING TERRACE LEVEL 5

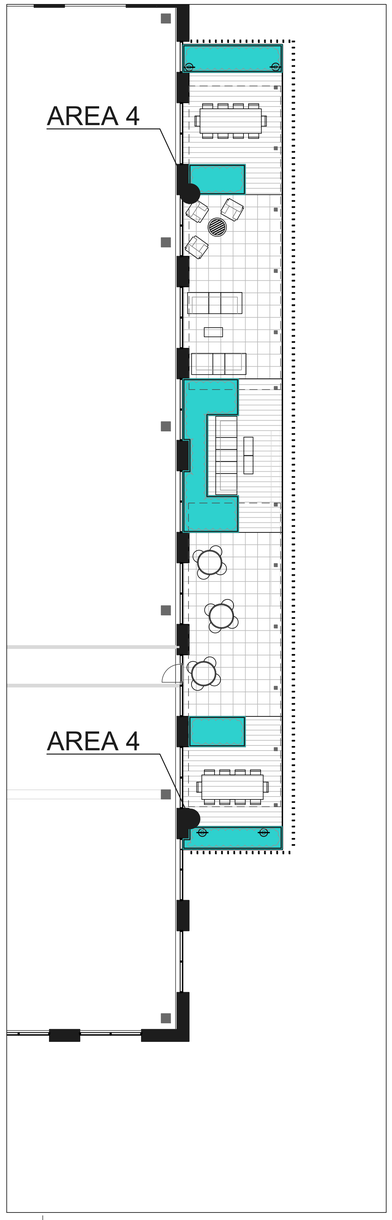
SCALE: 1" = 10'-0"



1 SCHEMATIC PLANTING PLAN ON TERRACE LEVEL 3

SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"
0' 5' 10' 20'



4 PHASE 1 SOUTH BUILDING TERRACE LEVEL 3

SCALE: 1" = 10'-0"

AREA 1

PERIMETER SCREENING PLANTING - HARDY/TOLERANT TO HARSHER, URBAN CONDITIONS - LOW WATER USAGE


Podocarpus gracilior


Dietes vegata


Juncus 'Elk Blue'


Rhaphiolepis 'Pink Lady'

AREA 2

COURTYARD GARDENS & OLD COUNTY RD. FRONTAGE - HARDY, TOLERANT ORNAMENTAL TREES - LOW-MEDIUM WATER USE


Lagerstoemia 'Tuskegee'


Liriope 'Majestic'


Loropetalum 'Rubrum'


Nephrolepis cordifolia


Melaleuca nesophila


Calandrinia spectabilis


Jacaranda mimosifolia


Olea europaea

AREA 3

STREET & DRIVEWAY PLANTING - HARDY/TOLERANT TO HARSHER, URBAN CONDITIONS - LOW WATER USAGE


Festuca glauca


Rosmarinus 'Prostratus'


Chondropetalum tectorum


Callistemon 'Little John'


Lomandra multoflora


Tilia cordata 'June Bride'


Festuca Californica 'Serpentine Blue'


Erigeron glaucus 'Bountiful'

AREA 4

TERRACE PLANTING - URBAN, HEAT TOLERANCE - LOW WATER USAGE


Agave parryi var. truncate


Sedum 'John Creech'


Tibouchina urvilleana

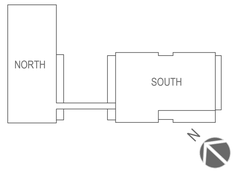

Coprosma kirkii 'Variegata'

ISSUED FOR:	DATE:
PLANNING SUBMISSION	2021-05-12
1 PLANNING RESUBMISSION 1	2021-12-02
2 PLANNING RESUBMISSION 2	2022-04-29
3 PLANNING RESUBMISSION 3	2023-01-11

LANDSCAPE ARCHITECT:
THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

CLIENT
The SOBRATO Organization
803 & 851 OLD COUNTY ROAD
SAN CARLOS, CA 94070

ARCHITECT
STUDIOS architecture
350 CALIFORNIA STREET, FLOOR 21 ~ SAN FRANCISCO, CA 94104 ~ 415.398.7575



SCHEMATIC PLANTING PLAN
UPPER LEVELS AND IMAGERY

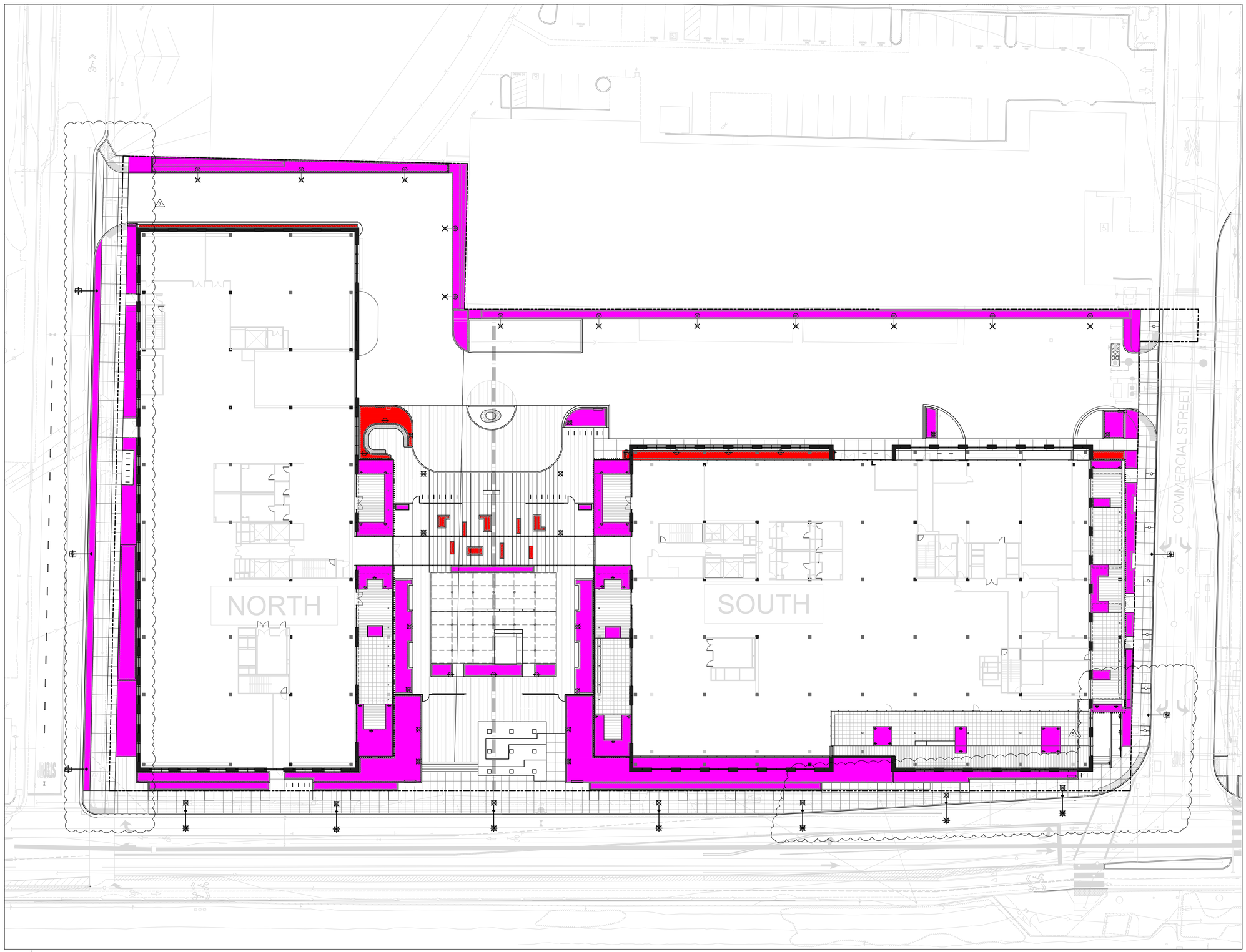
L4.02

PROJECT NO. 20510.00

WATER USE LEGEND

- Wucols Low: - 14,360 sf
- Wucols Moderate: - 1,146 sf
- Wucols High: - 0 sf

Based upon Total Landscape Area of - 15,506 sf



5 HYDROZONE PLAN

SCALE: 1" = 20'-0"

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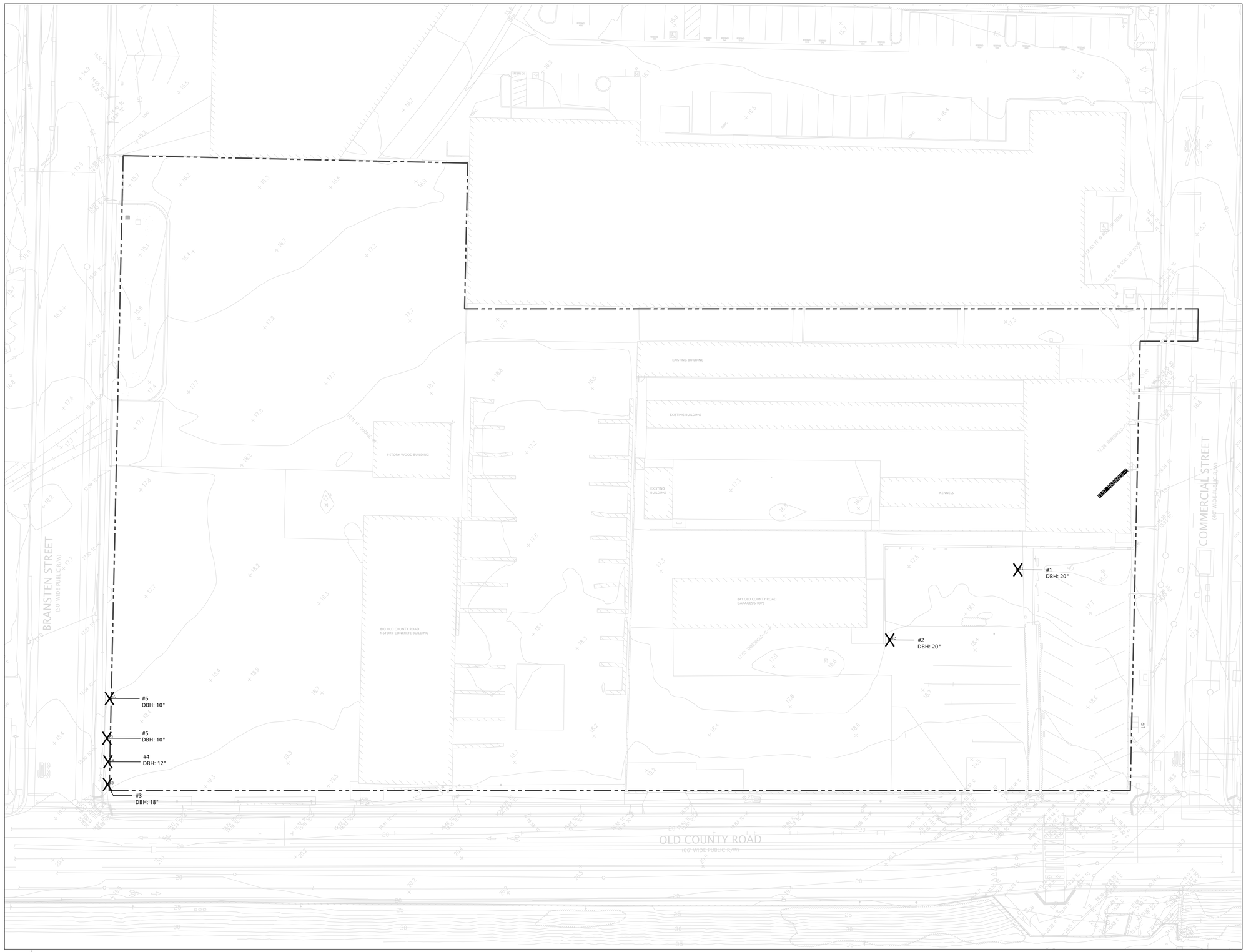
Hydrozone Plan

L5.01

PROJECT NO. 20510.00



6 TREE DISPOSITION PLAN

SCALE: 1" = 20'-0"

TREE DISPOSITION - LEGEND

Tree Disposition Plan is to be used in conjunction with Arborist Report by Kier & Wright dated 05.18.2021.

Key	Description
XX	Existing Tree to Remain. Tree # per Arborist Report
X	Existing Tree to be Removed per Project Design
———	Property Line

TREE DISPOSITION - SUMMARY
Stevens Creek Promenade

Description	Quantity
Total Existing Trees On-Site	2
Total Existing Street Trees	4
Total Existing Trees to Remain	0
Total Trees Removed	6
Proposed Mitigation (New) Tree-24" box	10
Total Trees On-Site at completion	95

NOTES:
Current Preliminary Tree Disposition plan has been prepared based on preliminary site survey (tree canopies), site observations and Arborist Report by McClenahan Consulting, LLC dated May 18, 2021.

All new proposed trees (see sheet L-X Planting Plan) will be counted towards mitigation requirements.

TREE COMPLIANCE CALCULATION
A. 1 tree per 5,000.0 sf of building lot coverage.
Required trees: 30
B. 1 tree per 5 parking spaces.
Required trees: 10

Currently proposed new trees: 95 (24"box size min.)

TREE PROTECTION/PRUNING NOTES

1. All trees designated to be preserved shall be verified by the Project Superintendent. This shall occur prior to the removal of any trees on-site.
2. Neighboring trees overhanging the site should be protected from site construction impacts in the same manner as existing on-site trees to be preserved.
3. Tree drip zone areas shall be protected with a 5' high chain link fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
4. No materials or topsoil shall be stored within the tree enclosure area.
5. No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
6. No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
7. No soil sterilants shall be applied under pavement near existing trees.
8. Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutrileaf 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per inch of tree caliper.
9. Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
10. A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the 'dripline' in an amount sufficient to supply approximately fifteen gallons of water for each inch in trunk diameter.
11. Irrigation can be provide by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hose, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.
12. Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
13. Tree Pruning Notes. All trees shall be pruned in compliance with the following industry standards:

A. All specifications for working on protected trees shall be written and administered by a qualified arborist.

B. All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSII A300-1995 and ANSI33-1994.

C. All Specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture). An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.

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The SOBRATO Organization
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ARCHITECT
STUDIOS architecture
350 CALIFORNIA STREET, FLOOR 21 ~ SAN FRANCISCO, CA 94104 ~ 415.398.7575

NORTH SOUTH

Tree Disposition Plan

L6.01

PROJECT NO. 20510.00

4 REAR AUTO COURT WITH SLIDING GATE CLOSED

SCALE: NTS

5 AERIAL FROM OLD COUNTY ROAD

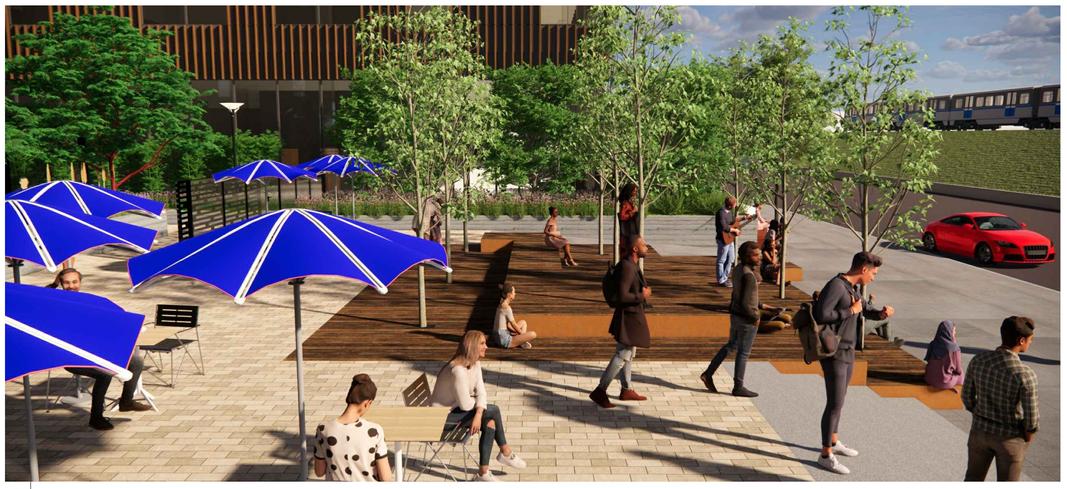
SCALE: NTS

6 COURTYARD CANOPY AREA

SCALE: NTS

1 SLIDING GATE AT PUBLIC PLAZA

SCALE: NTS



2 PUBLIC PLAZA WOOD DECK TERRACE

SCALE: NTS

3 INTERFACE WITH OLD COUNTY ROAD SIDEWALK

SCALE: NTS

ISSUED FOR:	DATE:
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The SOBRATO Organization
803 - 851 OLD COUNTY ROAD
SAN CARLOS, CA 94070

ARCHITECT

STUDIOS architecture
350 CALIFORNIA STREET, FLOOR 21 ~ SAN FRANCISCO, CA 94104 ~ 415.398.7575

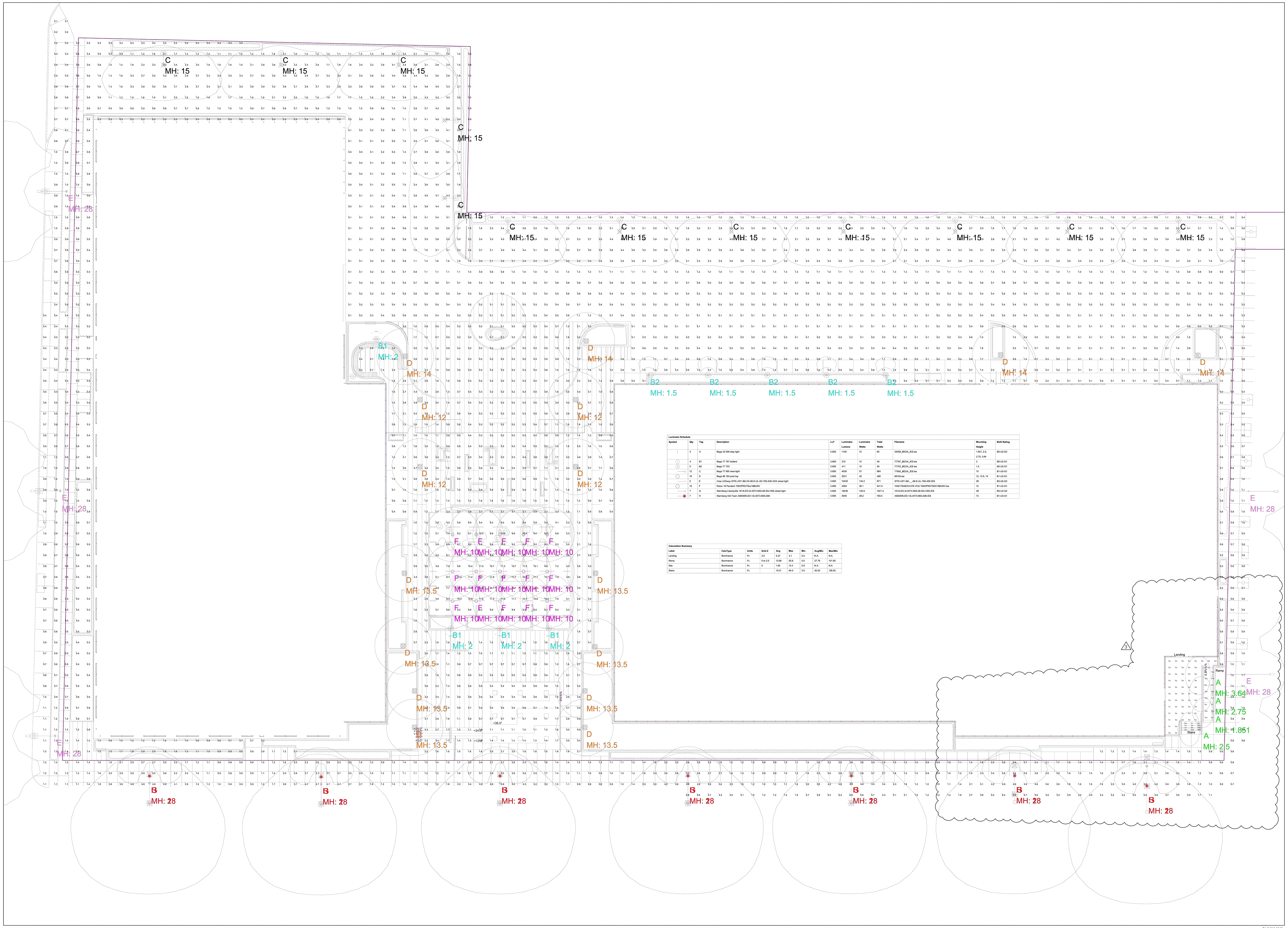
NORTH SOUTH

Courtyard Perspectives

L7.01

PROJECT NO. 20510.00

NTS



Luminaire Schedule										
Symbol	Qty	Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Filename	Mounting Height	BUG Rating
	4	A	Bega 33 058 step light	0.850	1100	15	60	33058_BEGA_IES.ies	1.851, 2.5, 2.75, 3.64	B0-U2-G2
	4	B1	Bega 77 787 bollard	0.850	212	10	40	77787_BEGA_IES.ies	2	B0-U2-G1
	5	B2	Bega 77 753	0.850	411	10	50	77753_BEGA_IES.ies	1.5	B0-U2-G1
	12	C	Bega 77 950 area light	0.850	4530	57	684	77950_BEGA_IES.ies	15	B1-U0-G1
	16	D	Bega 88 164 post top	0.850	2531	30	480	88164.ies	12, 13.5, 14	B1-U2-G1
	5	E	Cree LEDway STR-LWY-3M-XX-06-E-UL-SV-700-40K-XXX street light	0.850	10430	134.2	671	STR-LWY-3M-__-06-E-UL-700-40K.IES	28	B3-U0-G3
	15	F	Roton 18 Pendant 700OPROT9xx18BUNV	0.850	2463	36.1	541.5	103017649CHI-076 VCG 700OPROT9XX18BUNV.ies	10	B1-U2-G1
	7	G	Sternberg Libertyville 1914LED-3L40T4-MDL09-SG-HSS street light	0.850	18436	145.9	1021.3	1914LED-3L40T4-MDL09-SG-HSS.IES	28	B3-U2-G2
	7	H	Sternberg Old Town A850SRLED-12L40T3-MDL008	0.850	3040	26.2	183.4	A850SRLED-12L40T3-MDL008.IES	13	B1-U3-G1

Calculation Summary								
Label	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
Landing	Illuminance	Fc	2.5	0.27	3.1	0.0	N.A.	N.A.
Ramp	Illuminance	Fc	0 to 2.5	13.88	50.8	0.5	27.76	101.60
Site	Illuminance	Fc	0	1.63	12.4	0.0	N.A.	N.A.
Stairs	Illuminance	Fc		15.01	64.0	0.5	30.02	128.00

E1-7.35(0.8647)

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.

Oakland, CA
7777 Pardee Lane
94621
510-638-3800

Sacramento, CA
1912 Del Paso Rd.
95834
916-383-4545

Fresno, CA
2720 North Grove
93727
559-453-0444

Reno, NV
9070 Double Diamond Pkwy.
89521
775-849-9770

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

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

REPORT FOR :
THE GUZZARDO PARTNERSHIP, INC.

SALES REPRESENTATIVE :
TIM HALEY, LC
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEERING :
ERIN COLCORD, LC, MIES, LEED GA (she/her/hers)
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION
803-851 OLD COUNTY ROAD - SITE
SAN CARLOS, CA

DRAWING NO. / INPUT FILE
20118HAL-R01

REV	SHEET	DATE	SCALE
1	1 OF 1	01/10/2023	1/16" = 1'-0"

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NORTH
SOUTH

Photometric Plan

L8.01

PROJECT NO. 20510.00