

PROJECT DESCRIPTION

Alta Housing's proposed 1020 Terra Bella development will provide 108 apartments on the site of one vacant single family home and a portion of the existing one story Public Storage facility. The building will include 106 units of affordable housing and two units reserved for on-site management within a 6 story residential building. The proposed housing will be a mix of one, two, and three bedroom units with the majority of units sized to accommodate families. In addition to the housing, the building will include high quality amenities for residents including a large community room located to open directly onto an expansive, landscaped third floor courtyard, ample laundry facilities, offices for supportive housing services staff, and a resident lounge. The project will accommodate 105 off street parking spaces within two levels of above-grade garage space to yield a parking ratio of 0.97 spaces per unit, which corresponds to typical parking utilization at nearby buildings with a comparable resident demographic. Conscious of this parking ratio, the development seeks to incentivize zero carbon transportation by providing one bicycle parking space for each unit in a spacious and convenient resident bike room co-located with a bike workshop. The project will be all electric and is seeking to maximize energy generation through the use of rooftop photovoltaic panels.

The massing of the building has been carefully designed to mitigate the impact of its length and height. The building has been reduced from the original concept down to six stories and a height of 70 feet. The base of the building has been articulated as a two-story element with a rhythm of street-facing modules in order to echo traditional townhome proportions. The 'C' shape of the four story building above is also oriented to allow the bulk of the center section to recede behind the townhome elements. The 18'-6" wide front setback along Terra Bella Avenue allows for an active frontage meant to serve as an amenity for the broader community, including stoops and canopies, abundant planting, seating areas and an entry plaza at the corner. The rear setback adjacent to Public Storage is reduced to 12' and accommodates stormwater treatment and landscape screening between the buildings. Likewise, the west setback is increased to 13', where a wide planting strip screens the two story parking garage. The San Rafael frontage includes a 5' setback and incorporates the garage entry, exit stairs, and trash areas behind the lobby corner which require mostly hardscape surfaces. The proposed architecture uses detailing to focus attention at significant moments while setting a restrained precedent for future development appropriate for the eventual transformation of this industrial neighborhood. Vertical metal siding is used to emphasize the perpendicular wings of the building. This vertical siding is extended to the ground at the southeast corner where it cleaves through the clean horizontal siding material of the base to visually announce the main entrance lobby. A large horizontal entrance canopy echoes the smaller sunshades on the upper stories and creates an interplay between horizontal and vertical elements to subtly enliven the facade.

PROJECT DIRECTORY

<u>VNER</u> <u>ARCHITECT</u>

ALTA HOUSING

2595 E. BAYSHORE RD.
STE 200
PALO ALTO, CA 94303

CONTACT: Fred Pollack, Partner EMAIL: fred@vmwp.com

CIVIL ENGINEER

LANDSCAPE ARCHITECT

BKF ENGINEERS

THE GUZZARDO PARTNERSHIP INC.

 1730 N. First Street, Suite 600
 181 Greenwich Street

 San Jose, CA 95112
 San Francisco, CA 94111

 TEL: 408.467.9100
 TEL: 415.433.4672

JOINT TRENCH ENGINEER STR
URBAN DESIGN CONSULTING ENGINEERS KPF

 350 Townsend Street, Suite 409
 45 Fremont Street, 28th Floor

 San Francisco, CA 94107
 San Francisco, CA 94105

 TEL: 415.658.5850
 TEL: 415.989.1004

EMERALD CITY ENGINEERS, INC.
21705 Highway 99

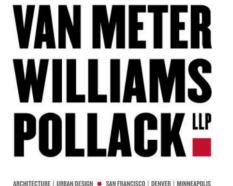
Lynnwood, WA 98036

TEL: 425.741.1200

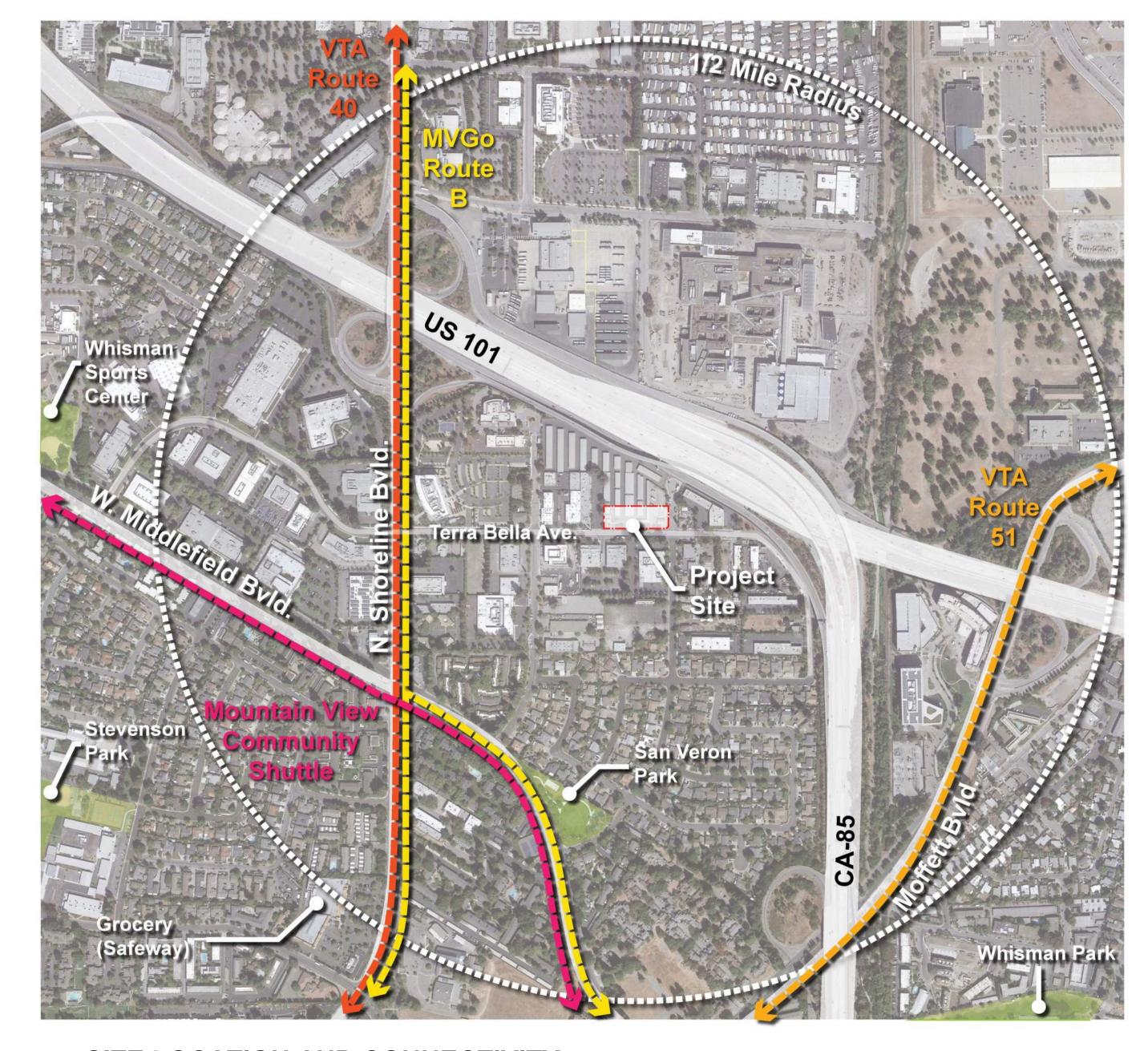
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A0.02	PROJECT VICINITY
A0.03	NEIGHBORHOOD CONTEXT
A0.04	RENDERINGS
A0.05	RENDERINGS
A0.06	RENDERINGS
A0.06 A0.07	RENDERINGS
A0.08	RENDERINGS BROUGGT INFO AND DATA
A0.11	PROJECT INFO AND DATA
A0.12	GPR CHECKLIST
A0.20	CODE ANALYSIS & OCCUPANCY
A0.21a	BUILDING EXITING PLAN
A0.21b	BUILDING EXITING PLAN
A0.22	AREA CALC DIAGRAMS
A0.23	VIEW TRIANGLE DIAGRAM
A0.24	CIRCULATION DIAGRAM
A0.25	FIRE RATING DIAGRAMS
A0.26	FIRE DEPARTMENT ACCESS DIAGRAMS
A0.27	UNPROTECTED OPENING DIAGRAMS
A0.28	RESIDENTIAL STORAGE DIAGRAMS
A0.29a	SOLAR STUDY - BUILDING SHADOWS
A0.29b	SOLAR STUDY - ELEVATIONS
A0.29c	SOLAR STUDY - ELEVATIONS
A0.29d	SOLAR STUDY - ELEVATIONS
A1.10	ILLUSTRATIVE SITE PLAN
A1.11	DETAILED SITE PLAN
A2.01	FLOOR PLANS - 1ST FLOOR
A2.01 A2.02	FLOOR PLANS - 151 FLOOR FLOOR PLANS - 2ND & 3RD FLOOR
A2.03	FLOOR PLANS - 4TH & 5TH FLOORS
A2.04	FLOOR PLANS - 6TH FLOOR & ROOF
A3.10a	ELEVATIONS
A3.11a	ELEVATIONS
A3.20	BUILDING SECTIONS
A8.21	EXT. WALL & WINDOW DETAILS
A11.50	COLORS AND MATERIALS
A11.51	ALTERNATIVE MATERIALS
A11.52	ALTERNATIVE COLORS
A11.53	ALTERNATIVE COLORS
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Sheet Name





333 Bryant Street, Suite 300, San Francisco, CA 94107 T 415.974.5352



SITE LOCATION AND CONNECTIVITY



SITE VICINITY MAP



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CIVIL ENGINEER

BKF ENGINEERS

1730 N. First Street, Suite 600, San Jose, CA 95112 408.467.9100

LANDSCAPE ARCHITECT

GUZZARDO PARTNERSHIP 181 Greenwich Street San Francisco CA 94111 415.433.4672

☐ JOINT TRENCH

URBAN DESIGN CONSULTING ENGINEERS

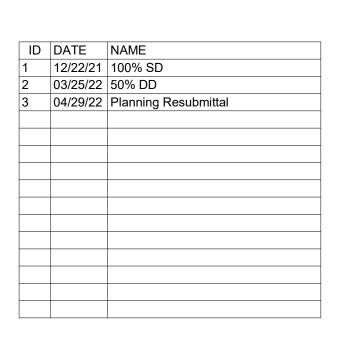
350 Townsend Street, Suite 409 San Francisco, CA 94107 415.658.5850

STRUCTURAL ENGINEER

45 Fremont Street, 28th Floor San Francisco, CA 94105 415.989.1004

MEP ENGINEER

Emerald City Engineers, Inc. 21705 Highway 99 Lynnwood, WA 98036 425.741.1200



1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

PROJECT VICINITY

JOB #: #1716



2. EXISTING SITE CONDITIONS - NORTH



3. EXISTING SITE CONDITIONS - NORTH



4. EXISTING SITE CONDITIONS - WEST

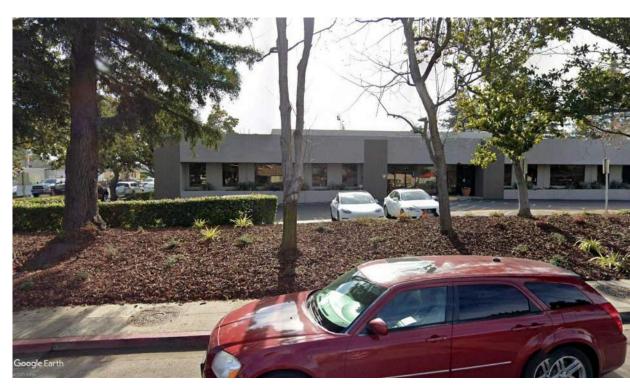


5. TERRA BELLA AVE. - NORTH

8. RAFAEL AVE. - WEST



6. TERRA BELLA AVE. - SOUTH



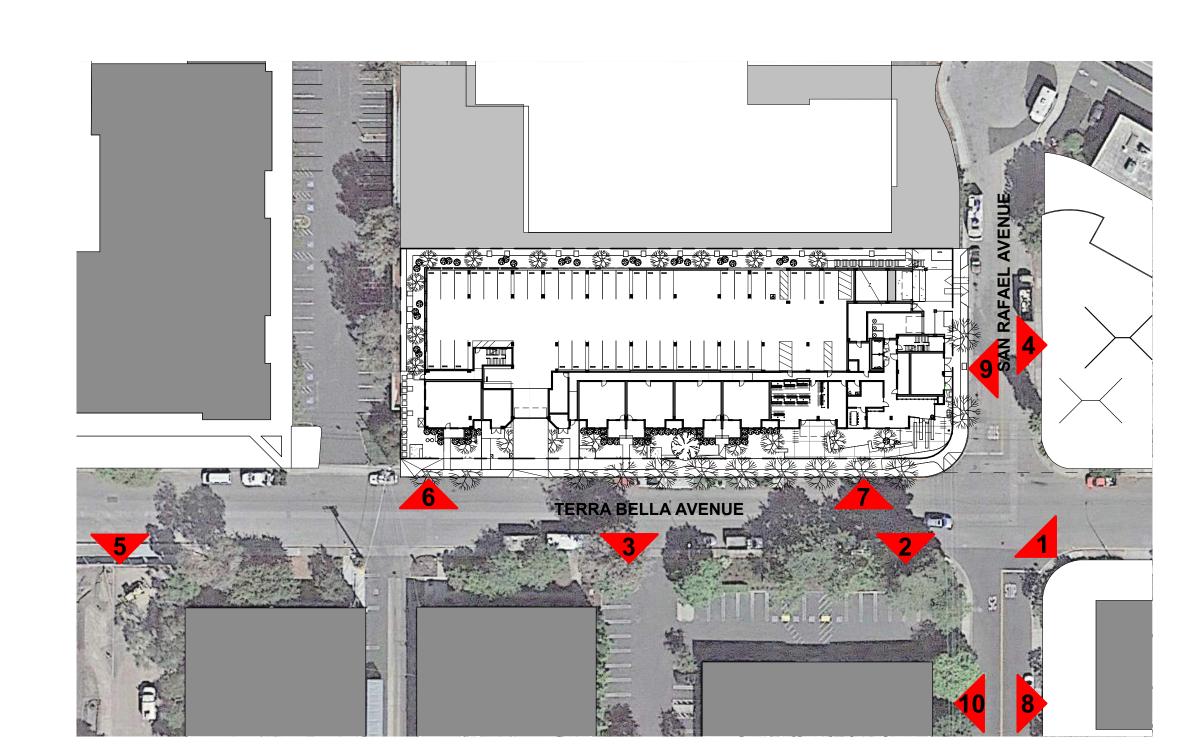
7. TERRA BELLA AVE. - SOUTH



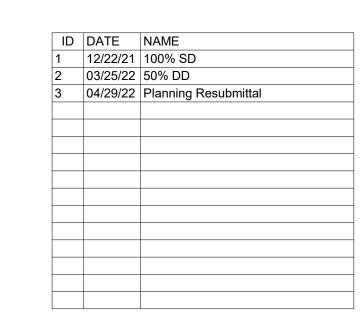
9. SAN RAFAEL AVE. - EAST



10. SAN RAFAEL AVE - EAST



1. TERRA BELLA & SAN RAFAEL PROPOSED OVERLAY



VAN METER

WILLIAMS

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BKF ENGINEERS

San Jose, CA 95112 408.467.9100

_ LANDSCAPE ARCHITECT

181 Greenwich Street San Francisco CA 94111 415.433.4672

JOINT TRENCH

ENGINEERS

KPFF

GUZZARDO PARTNERSHIP

URBAN DESIGN CONSULTING

350 Townsend Street, Suite 409

San Francisco, CA 94107 415.658.5850

☐ STRUCTURAL ENGINEER

45 Fremont Street, 28th Floor

Emerald City Engineers, Inc.

San Francisco, CA 94105 415.989.1004

MEP ENGINEER

21705 Highway 99 Lynnwood, WA 98036 425.741.1200

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

NEIGHBORHOOD CONTEXT

JOB#: #1716

A0.03



SCALE: As indicated



STREET VIEW FROM TERRA BELLA & SAN RAFAEL



AXON VIEW ABOVE TERRA BELLA



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BKF ENGINEERS
1730 N. First Street, Suite 600,

San Jose, CA 95112 408.467.9100

LANDSCAPE ARCHITECT

GUZZARDO PARTNERSHIP
181 Greenwich Street
San Francisco CA 94111
415.433.4672

☐ JOINT TRENCH

URBAN DESIGN CONSULTING ENGINEERS

350 Townsend Street, Suite 409 San Francisco, CA 94107 415.658.5850

☐ STRUCTURAL ENGINEER

KPFF45 Fremont Street, 28th Floor San Francisco, CA 94105

San Francisco, CA 94105 415.989.1004

MEP ENGINEER

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ID	DATE	NAME
1	12/22/21	100% SD
2	03/25/22	50% DD
3	04/29/22	Planning Resubmittal

Projec

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 940



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

RENDERINGS

JOB #: #1716 SCALE: 1/4" = 1'-0"



STREET VIEW FROM TERRA BELLA & SAN RAFAEL



AXON VIEW ABOVE TERRA BELLA



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CIVIL ENGINEER

BKF ENGINEERS1730 N. First Street, Suite 600,

San Jose, CA 95112 408.467.9100

LANDSCAPE ARCHITECT

GUZZARDO PARTNERSHIP
181 Greenwich Street
San Francisco CA 94111
415.433.4672

☐ JOINT TRENCH

URBAN DESIGN CONSULTING ENGINEERS

350 Townsend Street, Suite 409 San Francisco, CA 94107 415.658.5850

☐ STRUCTURAL ENGINEER

KPFF
45 Fremont Street, 28th Floor
San Francisco, CA 94105
415.989.1004

■ MEP ENGINEER

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08/03/2022 UPDATE

ID	DATE	NAME
1	12/22/21	100% SD
2	03/25/22	50% DD
3	04/29/22	Planning Resubmittal
	08/02/22	NOFA Update

Project

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 9404



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

RENDERINGS

JOB #: #1716 SCALE: 1/4" = 1'-0"



AERIAL VIEW ABOVE TERRA BELLA

COMMUNITY ROOM SPILL OVER SPACE ON PODIUM



PLAY AREA ON PODIUM

OUTDOOR DINING SPACE AND TRELLIS



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San Jose, CA 95112 408.467.9100

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415.433.4672

JOINT TRENCH

URBAN DESIGN CONSULTING ENGINEERS

350 Townsend Street, Suite 409 San Francisco, CA 94107 415.658.5850

STRUCTURAL ENGINEER

45 Fremont Street, 28th Floor San Francisco, CA 94105

San Francisco, CA 94105 415.989.1004

■ MEP ENGINEER

Emerald City Engineers, Inc. 21705 Highway 99 Lynnwood, WA 98036 425.741.1200

ID	DATE	NAME
1	12/22/21	100% SD
2	03/25/22	50% DD
3	04/29/22	Planning Resubmittal

Project:

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 9404



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

RENDERINGS

JOB #: #1716

SCALE: 1/4" = 1'-0"

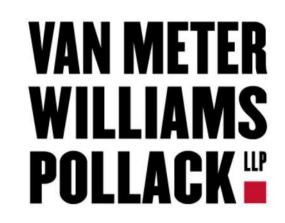


LOBBY PLAZA



RESIDENTIAL STOOP WITH FEATURE PLANTING AND EDUCATIONAL SIGNAGE

BIKE SHOP AND PLAZA



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CIVIL ENGINEER

BKF ENGINEERS

1730 N. First Street, Suite 600, San Jose, CA 95112 408.467.9100

LANDSCAPE ARCHITECT

GUZZARDO PARTNERSHIP

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Projec

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 940



ALTA

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RENDERINGS

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X	3	04/29/22	Planning Resubmittal
		08/02/22	NOFA Update
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No.			

Project

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ALTA

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RENDERINGS

JOB #: #1716 SCALE: 1/4" = 1'-0"



AXON VIEW FROM NORTHEAST CORNER

(P) Public

Storage

AXON VIEW FROM NORTHWEST CORNER



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Client:



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

RENDERINGS

JOB #: #1716 SCALE: 1/4" = 1'-0"



AXON VIEW FROM NORTHEAST CORNER

(P) Public _ Storage



AXON VIEW FROM NORTHWEST CORNER



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COMMUNITY ROOM CONNECTION TO PODIUM AT NIGHT



TERRA BELLA RESIDENTIAL STOOPS AT NIGHT



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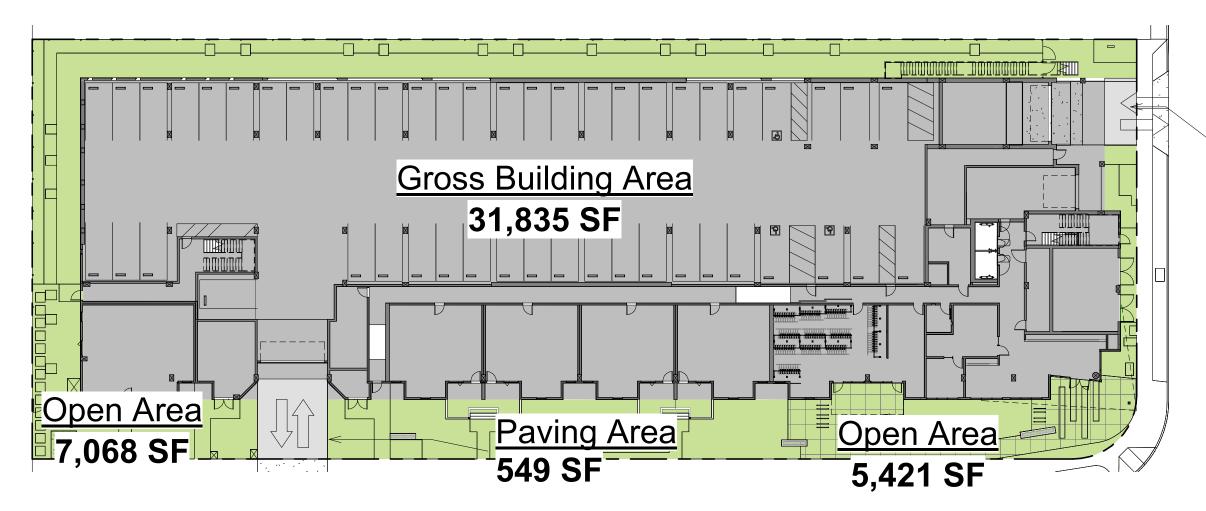
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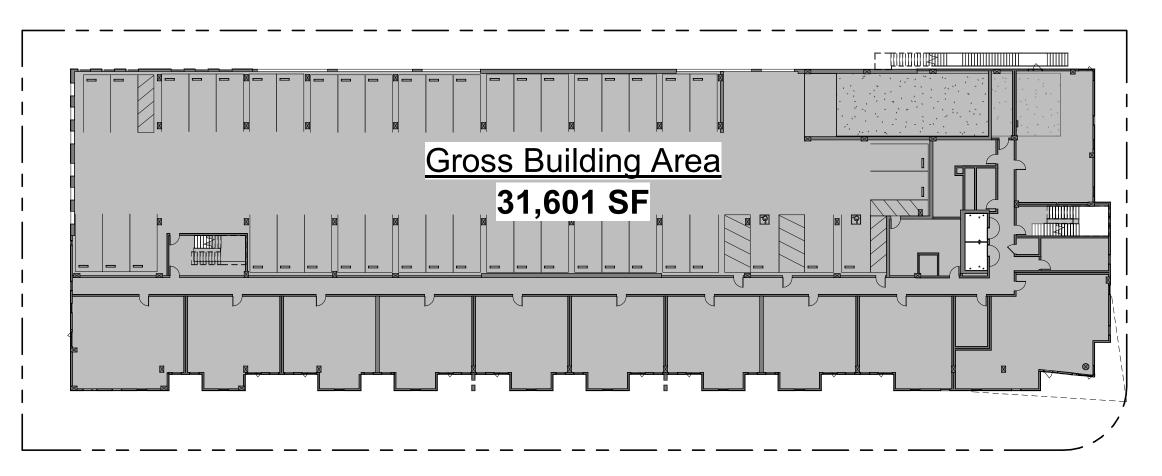
80.0A



Paving Area 211 SF

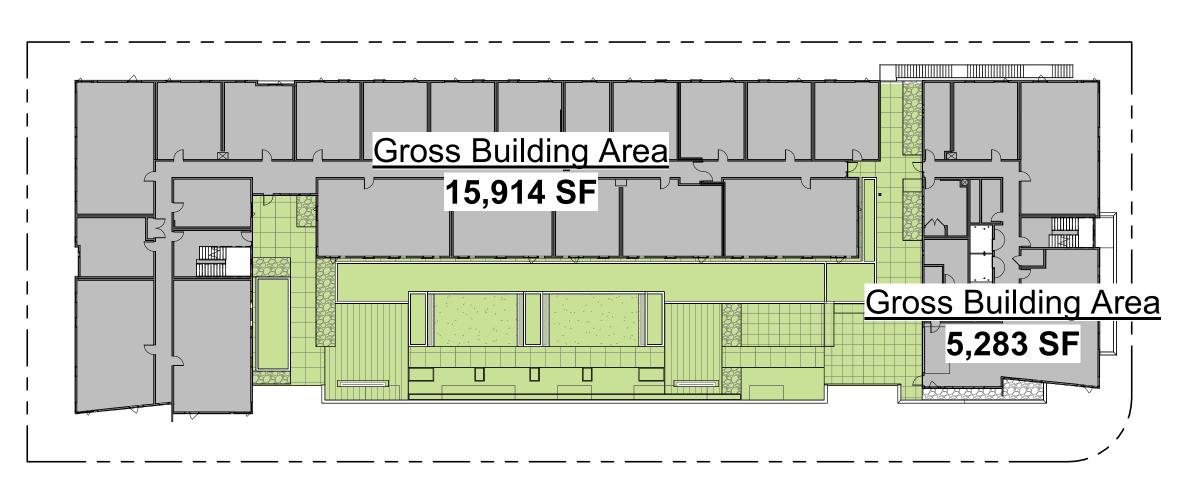
1 1ST FLOOR GROSS FLOOR AREA

SCALE: 1" = 30'-0"

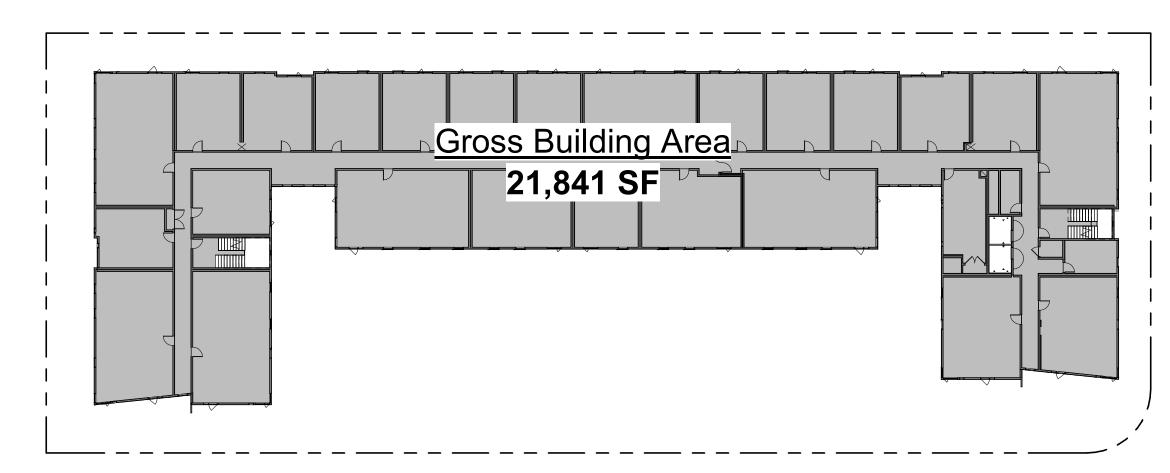


2 2ND FLOOR GROSS FLOOR AREA

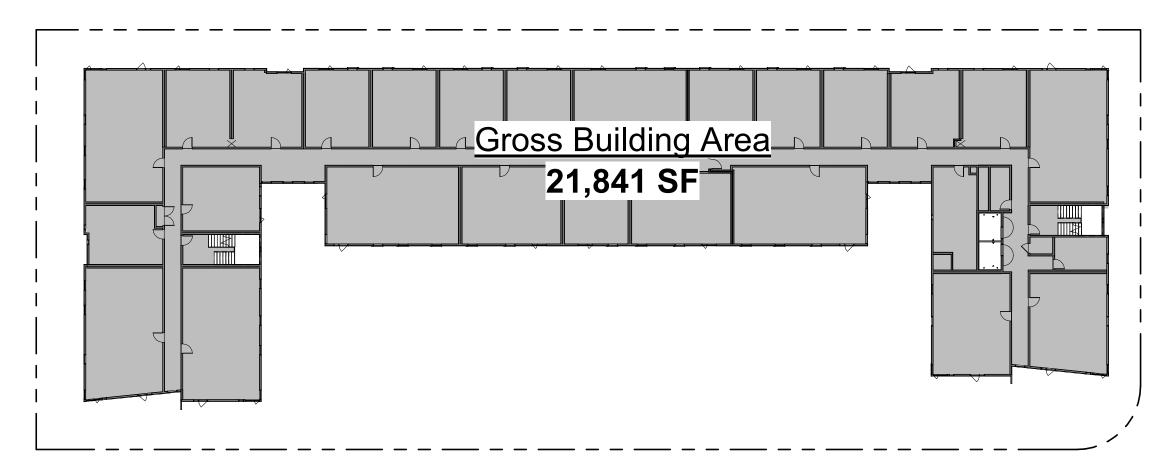
SCALE: 1" = 30'-0"



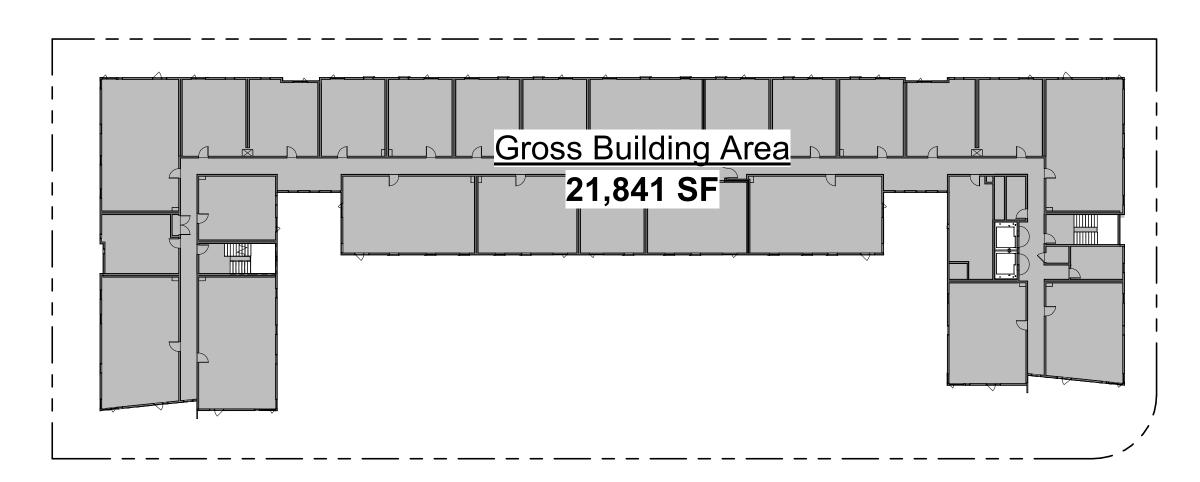
3 3RD FLOOR GROSS FLOOR AREA



4 4TH FLOOR GROSS FLOOR AREA



5 5TH FLOOR GROSS FLOOR AREA SCALE: 1" = 30'-0"



6 6TH FLOOR GROSS FLOOR AREA

PROJECT DATA Site Information	PLANNING				
Parcel APN	153-15-021 and portion of 153-15-002				
General Plan Land Use	Gene	ral Industrial			
Existing Zoning	MM - Ge	neral Industrial			
Lot Area	45,1	68 SQ. FT.			
Lot Acres (Acres)	1.0	4 ACRES			
Control (Taking influence from East Whismar Specific Plan High Intensity Mixed-Use)	East Whisman Specific Plan High Intensity Mixed-Use	Proposed			
Allowed FAR:	1.0 base, 3.5 Residential Bonus	FAR = 3.32 total FAR			
Density:	80 du/acre per GPD	104 du/acre			
Height:	95' roof plate, 75' streetwall	70' roof plate; 6 stories			
	10'	18'-6" (including 6' stoop			
Setback - Front @ Street (Terra Bella)		encroachment)			
Setback - Side @ Street (San Rafael)	10'	5'			
Setback - Side @ Interior	10'	15'			
Setback - Rear	15'	7'-2"			
Minimum Site Area:	n/a	45,168 SQ. FT.			
Gross Building Footprint	n/a	31,825 SQ. FT.			
Site Open Area	n/a	12,478 SQ. FT.			
Maximum Auto-Dedicated Pavement Coverage	n/a	760 SQ. FT.			
Common Usable Open Area (80 sf/	8,640 SQ. FT.	13,482 SQ. FT.			
unit) Private usable open space	n/a	488 SQ. FT.			
Usable Open Area (120 sf	12,960 SQ. FT.	13,970 SQ. FT.			
unit total) Percentage open space required	100%	108%			
Resident Storage	108 storage units @ 164 CF	108 storage units			
164 CF per unit	per unit	164 CF per unit			
Parking					
Parking Ratio:		0.97 SPACES : 1 UNIT			
		105 SPACES			
Conventional parking spaces		80 SPACES			
Puzzle lift spaces		25 SPACES			
Accessible spaces	5 SPACES	5 SPACES (1 Van Accessible)			
Designated EVCS	16 SPACES	16 SPACES			
Level 2 EV	15 SPACES	15 SPACES			
Level 3 EV Fast/Charger	1 SPACES	1 SPACES			
EV Ready (Prewired)	89 SPACES	89 SPACES			
ACCESSIBLE EV INSTALLED		2 SPACES (1 VAN)			
Resident Bicycle Parking	1 SPACE : 1 UNIT	108 SPACES			
Short Term Bicycle Parking	1 SPACE : 10 UNITS	12 SPACES			
Unit Co	ount				
Studio	2	1			
	49	1			
1 Bedroom	10	_			
1 Bedroom 2 Bedroom	29	1			

PROJECT DATA	BUILDING	
Gross Building Areas	SF	
Ground floor	31,825	includes covered parking
2nd floor	31,542	includes covered parking
3rd floor	21,194	
4th floor	21,841	
5th floor	21,841	
6th floor	21,841	
Total	150,084	
Usable Open Space	SF	
Ground level common	3,129	
Podium common	10,353	
Private open space	488	Ground level stoops only
Total	13,970	
Residential Units		
Ground floor	5	
2nd floor	11	
3rd floor	22	
4th floor	23	
5th floor	23	
6th floor	24	
Total	108	

VAN METER WILLIAMS

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1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

PROJECT INFO AND DATA

SCALE: 1" = 30'-0"

JOB#: #1716



NEW HOME RATING SYSTEM, VERSION 8.2

Points Targeted:

126.3

		9	Points Target Certification I Compliance F T24 Complian	Level Target Pathway Tar	geted:	Gold Option 2: Al	l Electric Com
Terra Bella		Points Targeted	Community	Energy	OSSOCIAL PORTER	Resources	Water
ALGreen Yes SITE	CALGreen (REQUIRED)	4		1 1	1	1 1	1
Yes	A2. Job Site Construction Waste Diversion A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2		1 1		2	
Yes Yes	A3. Recycled Content Base Material A4. Heat Island Effect Reduction (Non-Roof)	1		1		î	
Yes	A6. Stormwater Control: Prescriptive Path A6.2 Filtration and/or Bio-Retention Features	1				Ì	1
Yes FOUNDATION	A6.4 Smart Stormwater Street Design	1	1				
Yes LANDSCAPE	B1. Fly Ash and/or Slag in Concrete	1				1 1	Į:
21.27%	Enter the landscape area percentage. Points capped at 3 for less than 15%.						
Yes Yes	C1. Plants Grouped by Water Needs (Hydrozoning) C2. Three Inches of Mulch in Planting Beds	1		i i			1
Yes	C3. Resource Efficient Landscapes C3.1 No Invasive Species According to Cal-IPC	1		Ī		1	
Yes Yes	C3.2 Plants Chosen and Located to Grow to Natural Size C3.3 Drought Tolerant, Native, Mediterranean Species, or Other				:	- 1	9 5
163	Appropriate Species C4. Minimal Turf in Landscape	3		\$ 5			3
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2
s10%	C4.2 Turf on a Small Percentage of Landscaped Area C6. High-Efficiency Irrigation System	2					2
Yes Yes	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	2					2 2
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation C11. Landscape Meets Water Budget	2					2
≤0.5 Eto Yes	C13. Reduced Light Pollution	1	1				
STRUCTURAL FRAME A	AND BUILDING ENVELOPE D9. Reduced Pollution Entering the Home from the Garage	- 10		Y 07	a secondo	er.	YS
Yes	D9.2 Mitigation Strategies for Attached Garage D10. Structural Pest and Rot Controls	1		. 3	1		
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall	- 1		8		1	10
Yes EXTERIOR	Materials Other Than Wood	. 1				1	
Yes	E4. Durable and Non-Combustible Cladding Materials E5. Durable Roofing Materials	1				1	Į.
N/A NSULATION	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
EUS NE TRANSPORT NEC	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content	0.5		1 9		0.5	T.
Yes Yes	F1.1 Walls and Floors F1.2 Ceilings	0.5 0.5				0.5 0.5	
Yes	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions F2.1 Walls and Floors	0.5	3		0.5		
Yes	F2.2 Ceilings F3. Insulation That Does Not Contain Fire Retardants	0.5			0.5	1	
Yes Yes	F3.1 Cavity Walls and Floors F3.2 Ceilings	1		3	1 1		
PLUMBING	G1. Efficient Distribution of Domestic Hot Water					it .	ti.
Yes	G1.1 Insulated Hot Water Pipes G2. Install Water-Efficient Fixtures	1		1			į.
Yes Yes	G2.1 WaterSense Showerheads ≤ 1.8 gpm with Matching Compensation Valve G2.1 WaterSense Bathroom Facuets ≤ 1.0 gpm	2					2
1,1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	2					2
Yes	G6. Submeter Water for Tenants	2		1			2
HEATING, VENTILATION	N, AND AIR CONDITIONING H1. Sealed Combustion Units					.5.1	14.
Yes Yes	H1.1 Sealed Combustion Furnace H1.2 Sealed Combustion Water Heater	2		8	1 2	3	10
Yes	H4. ENERGY STAR® Bathroom Fans H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1	1	i	-1	ì	ì
Yes	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	V	R	R	R	R	R
BUILDING PERFORMAN	ICE AND TESTING						
	J4. All Electric or Combustion Appliance Safety Testing J5. Building Energy Performance	S (0)		1 3	1 15	1	1
Option 2: All Electric Compliance	J5.1 Home Outperforms Title 24	31.3316		25+			
Yes FINISHES	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1	2	1 1		1	10
Yes	K1. Entryways Designed to Reduce Tracked-In Contaminants K1.2 Entryways to Buildings	1		1 1	1		
Yes	K2. Low-VOC Interior Wall and Ceiling Paints K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2		1 1	2	1	Ĭ:
FLOORING Yes	L3. Durable Flooring	- 1		1 1		1	
APPLIANCES AND LIGH Yes	ITING M1. ENERGY STAR® Dishwasher			· ·		T	T 1
	M2. Efficient Clothes Washing and Drying			- 1			
<20 cubic feet	M2.1. CEE-Rated Clothes Washer M3. Size-Efficient ENERGY STAR® Refrigerator	2		2			2
Yes Yes	M7. Central Laundry M8. Gearless Elevator	3		1			1:
COMMUNITY	N1. Smart Development	0 /2	59.0	y 0:		4 2	Y
Yes >35	N1.1 Infill Site N1.3 Conserve Resources by Increasing Density	4	10	2		1 2	
676	N1.5 Home Size Efficiency Enter the area of the home, in square feet	9				10	
2	Enter the number of bedrooms N2. Home(s)/Development Located Near Transit						
Yes	N2.1 Within 1 Mile of a Major Transit Stop N3. Pedestrian and Bicycle Access	1	-1/	3			
4	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services Enter the number of Tier 1 services	. 1	2			1	
2	Enter the number of Tier 2 services		4		2		
Yes Yes	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide N3.5 Bicycle Storage for Residents N3.7 Reduced Redding Connects	1	1				
1 space per unit	N3.7 Reduced Parking Capacity N4. Outdoor Gathering Places	2	2			1	
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents N5. Social Interaction	1	213				
Yes Yes	N5.1 Residence Entries with Views to Callers N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
≥50%	N10. Affordability N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2				
to 1113 310	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	ī				3
Yes							
Yes OTHER Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R 0.5
Yes OTHER		2 Y	R	0.5 R	R	R 1 R	0.5 R
Yes OTHER Yes Yes	O1. GreenPoint Rated Checklist in Blueprints O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	Y	181	0.5		1	0.5



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GPR CHECKLIST

JOB #: #1716

SCALE:

FLOOR / ROOM DESIGNATION	OCCUPANCY GROUP	LOAD FACTOR	BUILDING	OCCUPANT	MAX LOAD	TOTAL EC		TOTAL	NUMBER	OF EXITS
T LOOK / ROOM DEGIGNATION	OCCUPANCE GROOT	LOADTACTOR	AREA	LOAD	FOR 1 EXIT	[CBC 10	05.3]	EGRESS	NONBER	OF EXITO
FIRST FLOOR	[CBC Chapter 3]	[CBC Table 1004.1.2]	[Gross Floor Area per CBC 202]	[Area/ Load Factor]	[CBC Table 1006.2.1]	STAIRWAYS x 0.2	OTHER x 0.15	INCHES PROVIDED	REQUIRED	PROVIDE
YPE IA PARKING GARAGE	S-2	200	17,820 sf	90	29				2	2
RASH BIN ROOM	S-2	300	187 sf	1	29				1	1
LECTRICAL ROOM IKE SHOP / BIKE PARKING	S-2 M	300 60	421 sf 1,204 sf	2 21	29 49				1 1	2
RANSFORMER ROOM	S-2	300	528 sf	2	29				1	2
MECHANICAL ROOM TIRE PUMP	S-2 S-2	300 300	88 sf	1	29				1	1
RASH ROOM	S-2 S-2	300	368 sf 504 sf	2 2	29 29				1	1
WITCHGEAR	S-2	300	188 sf	1	29				1	2
BUILDING STORAGE RESTROOM	S-2	300 150	266 sf 66 sf	1	29 49				1 1	1 1
OBBY/MAIL	В	150	575 sf	4	49				1	1
OFFICE	В	150	278 sf	2	49				1	1
CONFERENCE ROOM RESIDENTIAL UNITS	R-2	150 200	116 sf 3,934 sf	1 21	49 20				1 2	1 2
OTAL			le l	152						
GRESS COMPONENTS GRAGE TO LOBBY EXIT DOOR				45		9.00	6.75	39		
OBBY EXIT DOOR TO TERRA BELLA AVE				43		8.60	6.45	39		
LECTRICAL ROOM EXIT				2		0.40	0.30	39		
MECHANICAL ROOM EXIT				1		0.20	0.15	39		
BIKE SHOP / BIKE PARKING EXIT STAIR 1				21 43		4.20 8.60	3.15 6.45	39 44		
STAIR 2				43		8.60	6.45	44		
XTERIOR STAIR 3				0		0.00	0.00	44		
ECOND FLOOR YPE IA										
RESIDENTIAL UNITS	R-2	200	9,165 sf	48	20				2	2
PARKING GARAGE JANITOR	S-2 S-2	200 300	16,569 sf 157 sf	83 1	29 29				2	2
RASH ROOM	S-2 S-2	300	79 sf	1	29 29				1	1
JTILITY	S-2	300	135 sf	1	29				1	1
MAINTENANCE SHOP RESIDENT STORAGE	S-2 R-2/S-2	300 300	342 sf 298 sf	2	29 29				1 1	1
RESIDENT STORAGE	R-2/S-2 R-2/S-2	300	298 Sf 215 sf	1	29 29				1	1
DF	U	300	48 sf	1	29				1	1
OTAL: GRESS COMPONENTS				139						
STAIR 1				70		21.00	10.50	44		
STAIR 2 EXTERIOR STAIR 3				70 0		21.00 0.00	10.50 0.00	44 0		
			3	Ŭ.		0.00	0.00	<u> </u>		
THIRD FLOOR TYPE VA										
RESIDENTIAL UNITS	R-2	200	13,619 sf	78	20				2	2
COURTYARD	A-3	15	7,263 sf	485	49				2	2
AUNDRY COMMUNITY ROOM	R-2/INCIDENTAL A-3	200 15	227 sf 1,557 sf	2 104	29 49				1 2	1 2
RESTROOM	R-2	200	83 sf	1	20				1	1
MANAGER'S OFFICE	R-2	200	170 sf	1	20				1	1
OUTH ROOM RESIDENT STORAGE	R-2 R-2/S-1	200 300	151 sf 189 sf	1	20 29				1	1
RESIDENT STORAGE	R-2/S-1	300	430 sf	2	29				i	1
RASH ROOM	S-2	300	80 sf	1	29				1	1
DF F OTAL :	S-2	300	40 sf	677	29				1	
EGRESS COMPONENTS STAIR 1		Î		226		45.20	33.90	44		•
STAIR 2				226		45.20	33.90	44		
EXTERIOR STAIR 3				226		45.20	33.90	44		
FOURTH FLOOR										
TYPE VA RESIDENTIAL UNITS	R-2	200	14,515 sf	81	20		о.		2	2
AUNDRY	R-2/INCIDENTAL	200	362 sf	2	20 20				1	1
RESIDENT STORAGE	R-2/S-1	300	430 sf	2	29				1	1
RESIDENT STORAGE	R-2/S-1 S-2	300 300	491 sf 80 sf	2 1	29 29				1 1	1
TRASH ROOM	I - L	300	35 sf	1		I			1	1
DF	S-2			1	29		ı	1		1 1
DF JANITOR		300	166 sf	1	29 29				1	
IDF JANITOR TOTAL :	S-2			1 1 90					1	ļ.
TRASH ROOM IDF JANITOR TOTAL: EGRESS COMPONENTS STAIR 1	S-2			45		9.00	9.00	44	1	
DF JANITOR TOTAL: EGRESS COMPONENTS STAIR 1	S-2			, , , , , , , , , , , , , , , , , , , ,		9.00 9.00	9.00 9.00	44 44	1	'
JANITOR JANITOR TOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR	S-2			45		2,000,2025	CCCC 2000000		1	,
DF JANITOR FOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR FYPE VA	S-2 S-2	300	166 sf	45 45	29	2,000,2025	CCCC 2000000		1	2
DF JANITOR FOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR	S-2			45		2,000,2025	CCCC 2000000		2 1	2 1
DF JANITOR FOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR FYPE VA RESIDENTIAL UNITS LAUNDRY RESIDENT STORAGE	R-2 R-2/INCIDENTAL R-2/S-1	200 200 200 300	14,515 sf 362 sf 430 sf	45 45 81	29 20 20 20 29	2,000,2025	CCCC 2000000		2 1 1	2 1 1
DF JANITOR FOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR FYPE VA RESIDENTIAL UNITS LAUNDRY RESIDENT STORAGE RESIDENT STORAGE	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1	200 200 200 300 300	14,515 sf 362 sf 430 sf 491 sf	45 45 81 2	29 20 20 29 29	2,000,2025	CCCC 2000000		2 1 1 1 1 1	2 1 1 1 1
DF JANITOR TOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR TYPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE TRASH ROOM DF	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2	200 200 200 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf	45 45 81 2	29 20 20 29 29 29 29 29	2,000,2025	CCCC 2000000		2 1 1 1 1 1 1 1	2 1 1 1 1 1
DF JANITOR TOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR TYPE VA RESIDENTIAL UNITS LAUNDRY RESIDENT STORAGE RESIDENT STORAGE RESIDENT STORAGE TRASH ROOM DF JANITOR	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2	200 200 200 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf	45 45 81 2 2 2 1 1 1	29 20 20 29 29 29 29	2,000,2025	CCCC 2000000		2 1 1 1 1 1 1	2 1 1 1 1 1 1
DF JANITOR TOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR TYPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE RESIDENT STORAGE TRASH ROOM DF JANITOR TOTAL:	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2	200 200 200 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf	45 45 81 2	29 20 20 29 29 29 29 29	2,000,2025	CCCC 2000000		2 1 1 1 1 1 1 1 1	2 1 1 1 1 1 1
OF ANITOR OTAL: GRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR YPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE RESIDENT STORAGE RASH ROOM OF ANITOR OTAL: GRESS COMPONENTS	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2	200 200 200 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf	45 45 81 2 2 2 2 1 1 1 90	29 20 20 29 29 29 29 29	9.00	9.00		2 1 1 1 1 1 1 1	2 1 1 1 1 1 1
OF ANITOR OTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 EIFTH FLOOR TYPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE RASH ROOM DF ANITOR OTAL: EGRESS COMPONENTS STAIR 1 STAIR 2	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2	200 200 200 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf	45 45 81 2 2 2 1 1 1 90	29 20 20 29 29 29 29 29	9.00	9.00	44	2 1 1 1 1 1 1	2 1 1 1 1 1
DF DANITOR OTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR TYPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE TRASH ROOM DF DANITOR OTAL: EGRESS COMPONENTS STAIR 1 STAIR 2	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2	200 200 200 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf	45 45 81 2 2 2 2 1 1 1 90	29 20 20 29 29 29 29 29	9.00	9.00	44	2 1 1 1 1 1 1 1 1	2 1 1 1 1 1 1
ANITOR FOTAL: EGRESS COMPONENTS ETAIR 1 ETAIR 2 FIFTH FLOOR TYPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE RESIDENT STORAGE RASH ROOM DF ANITOR TOTAL: EGRESS COMPONENTS ETAIR 1 ETAIR 2 EIXTH FLOOR TYPE VA RESIDENTIAL UNITS	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2 S-2 S-2	200 200 200 300 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf 166 sf	45 45 81 2 2 2 2 1 1 1 90	29 20 20 29 29 29 29 29 29	9.00	9.00	44	2 1 1 1 1 1 1 1 1 2	2 1 1 1 1 1 1 1 1
ANITOR FOTAL: GRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR TYPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE RASH ROOM DF ANITOR FOTAL: GRESS COMPONENTS STAIR 1 STAIR 2 SIXTH FLOOR TYPE VA RESIDENTIAL UNITS RESIDENT STORAGE	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2 S-2 S-2 S-2	200 200 300 300 300 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf 166 sf	45 45 81 2 2 2 1 1 1 90 45 45 45	20 20 20 29 29 29 29 29 29	9.00	9.00	44	1 1 1 1 1	1 1 1 1 1
OF ANITOR OTAL: GRESS COMPONENTS TAIR 1 ETAIR 2 IFTH FLOOR YPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE RASH ROOM OF ANITOR OTAL: GRESS COMPONENTS ETAIR 1 ETAIR 2 IXTH FLOOR YPE VA RESIDENT STORAGE	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2 S-2 S-2 S-2 R-2/S-1 R-2/S-1	200 200 300 300 300 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf 166 sf 15,185 sf 465 sf 362 sf	45 45 81 2 2 2 1 1 1 90 45 45	29 20 20 29 29 29 29 29 29	9.00	9.00	44	1 1 1 1 1	1 1 1 1 1
ANITOR OTAL: GRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR YPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE RASH ROOM OF ANITOR OTAL: GRESS COMPONENTS STAIR 1 STAIR 2 SIXTH FLOOR YPE VA RESIDENTIAL UNITS RESIDENT STORAGE	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2 S-2 S-2 S-2 S-2 S-2	200 200 300 300 300 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf 166 sf	45 45 81 2 2 2 1 1 1 90 45 45 45	20 20 20 29 29 29 29 29 29	9.00	9.00	44	1 1 1 1 1	1 1 1 1 1
ANITOR OTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 EIFTH FLOOR TYPE VA RESIDENTIAL UNITS AUNDRY RESIDENT STORAGE RESIDENT STORAGE RASH ROOM DF ANITOR OTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 EIXTH FLOOR TYPE VA RESIDENT STORAGE RASH ROOM DF ANITOR	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2 S-2 S-2 S-2 S-2 S-2	200 200 300 300 300 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf 166 sf 15,185 sf 465 sf 362 sf 82 sf	45 45 81 2 2 2 1 1 1 90 45 45 45	20 20 20 29 29 29 29 29 29 29	9.00	9.00	44	1 1 1 1 1	1 1 1 1 1
DF JANITOR FOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR TYPE VA RESIDENTIAL UNITS LAUNDRY RESIDENT STORAGE RESIDENT STORAGE FIRASH ROOM DF JANITOR FOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 SIXTH FLOOR TYPE VA RESIDENT STORAGE RESIDENT	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2 S-2 S-2 S-2 S-2 S-2	200 200 300 300 300 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf 166 sf 15,185 sf 465 sf 362 sf 82 sf 35 sf	45 45 81 2 2 2 1 1 1 90 45 45 45	20 20 20 29 29 29 29 29 29 29 29 29 29	9.00	9.00	44	1 1 1 1 1	1 1 1 1 1
DF JANITOR JOTAL: EGRESS COMPONENTS STAIR 1 STAIR 2 FIFTH FLOOR TYPE VA RESIDENTIAL UNITS LAUNDRY RESIDENT STORAGE RESIDENT STORAGE FRASH ROOM DF JANITOR STAIR 1 STAIR 2 SIXTH FLOOR TYPE VA RESIDENTIAL UNITS RESIDENT STORAGE RESIDENT STORAGE FRASH ROOM DF JANITOR STAIR 1 STAIR 2 SIXTH FLOOR TYPE VA RESIDENTIAL UNITS RESIDENT STORAGE	R-2 R-2/INCIDENTAL R-2/S-1 R-2/S-1 S-2 S-2 S-2 S-2 S-2 S-2 S-2	200 200 300 300 300 300 300 300 300 300	14,515 sf 362 sf 430 sf 491 sf 80 sf 35 sf 166 sf 15,185 sf 465 sf 362 sf 82 sf 35 sf	45 45 81 2 2 2 1 1 1 90 45 45 45	20 20 20 29 29 29 29 29 29 29 29 29 29	9.00	9.00	44	1 1 1 1 1	1 1 1 1 1

APPLICABLE CODES	
ALL WORK SHALL BE IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, REGULATION GOVERNS), REQUIREMENTS AS ESTABLISHED BY STATE AND LOCA COMPANIES. SERVING THIS PROJECT.	4하는 사람들이 되었는데, 그는 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은
2019 MOUNTAIN VIEW BUILDING CODE AMENDMENTS OF THE CALIFORNIA BUILD	DING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS - TITLE 24)
MOUNTAIN VIEW BUILDING CODE AMENDMENTS	2019 EDITION
MOUNTAIN VIEW GREEN BUILDING STANDARDS CODE AMENDMENTS	2019 EDITION
MOUNTAIN VIEW FIRE CODE AMENDMENTS	2019 EDITION
2019 EDITION OF THE CALIFORNIA BUILDING CONSTRUCTION INCLUDES AMENDI	MENTS OF THE CA BUILDING STANDARDS CODE (T24)
PART 2 - CALIFORNIA BUILDING CODE [CBC]	2019 EDITION
PART 3 - CALIFORNIA ELECTRICAL CODE	2019 EDITION
PART 4 - CALIFORNIA MECHANICAL CODE	2019 EDITION
PART 5 - CALIFORNIA PLUMBING CODE	2019 EDITION
PART 6 - CALIFORNIA ENERGY CODE	2019 EDITION
PART 7 - CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE	2019 EDITION
PART 9 - CALIFORNIA FIRE CODE	2019 EDITION
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE [CALGreen]	2019 EDITION
MOUNTAIN VIEW MUNICIPAL CODE OF ORDINANCES	2019 EDITION

4	OCCUPANCY TYPE	CONSTRUCTION CLASSIFICATION	FIRE SPRINKLER REQUIREMENTS	EXTERIOR WALLS
TYPE IA	2 STORIES AT GRADE: LOBBY, OFFICES, GARAGE, UTILITY ROOMS, RESIDENTIAL UNITS B, R-2, S-1, S-2, M	TYPE IA [CBC TABLE 601 & TABLE 602]	PER NFPA-13 REQUIRED	3-HR LOAD BEARING WALLS 1-HR NON LOAD
	OCCUPANCY TYPE	CONSTRUCTION CLASSIFICATION	FIRE SPRINKLER	BEARING WALLS EXTERIOR WALLS
× ×			REQUIREMENTS	
TYPE	RESIDENTIAL UNITS, STORAGE, LAUNDRY 4 STORIES ABOVE 2 LEVELS OF TYPE IA	TYPE VA [CBC TABLE 601 & TABLE 602]	FIRE SPRINKLERS PER NFPA-13 REQUIRED	1 -HR WALLS THROUGHOUT

FIRE SPRINKLER REQUIREMENTS

APPROVED AUTOMATIC SPRINKLER SYSTEM REQUIRED THROUGHOUT PER CBC 903.3.1.1 [NFPA 13] NOTE: SPRINKLER SYSTEM NOTES ARE FOR REFERENCE ONLY. SPRINKLER SYSTEM SHALL BE DESIGN BUILD AND DRAWINGS SHALL BE SUBMITTED BY SPRINKLER SUBCONTRACTOR UNDER SEPARATE PERMIT.

ALLOWABLE HEIGHT & STORIES		ALLOWABLE STORIE	ALLOWABLE STORIES & HEIGHT, TABLES 504.3 & 504.4		PROVIDED STORIES AND HEIGHT	
BUILDING / CONSTRUCTION TYPE DESIGNATION	OCCUPANCY GROUP	AREA INCREASE	MAXIMUM HEIGHT WITHOUT AREA INCREASE [CBC Table 504.3]	PROVIDED STORIES	ACTUAL HEIGHT	
BUILDING 1: TYPE IA	R-2	UL	UL	2 STORIES	28'	
BUILDINGS 2: TYPE VA	R-2	4 STORIES	70'	4 STORIES	52'	

	TOTAL ALLOWABLE AREAS PER TABLE 506.2					
	FLOOR	MAIN OCCUPANCY			NS = BASE MAXIMUM Sq. Ft. PER TABLE 506.2 (FOR EQ. 5-2 BELOW)	
₹	1ST FLOOR	B, R-2, S-1, S-2, M	IA	UL	UL	
TYPE	2ND FLOOR	R-2, S-2	IA	UL	UL	
TYPE VA	3RD-6TH FLOOR	R-2	VA	36,000	12,000	

TYPE VA, LEVELS 3 THRU 6 = 86,717	> 76,848 Sq. Ft. 3 HR FIRE WALL TO BE PROVIDED
Aa = 76,848	ALLOWABLE Sq. Ft.
	12,000 x 0.202] x 2
ALLOWABLE AREA PER 506.2.3: $Aa = [At + NS \times At = At + At + NS \times At = At + At + At + At + At + At + At +$	If x Sa =
MAXIMUM ALLOWABLE AREA	
FRONTAGE INCREASE If = (424.5/940 - 0.25) x (30/30) = 0.24	5 x 1 = 0.202
W = 30' (per CBC 506.3.2)	
Perimeter P = 940'	
Frontage F = 424.5'	
$If = (F/P - 0.25) \times W/30$	
FRONTAGE INCREASE CALCULATION:	
4 STORIES OF VA OVER 2 STORIES OF IA	

SEPARATED OCCUPANCIES CALCULATION PER SECTION 508.4

PER CBC 508.4, IN EACH	STORY THE SUM OF THE ACTUAL AND	ALLOWED OCCUPANCY RATIO IS I	LESS THAN 1
3RD FLOOR	R2 ACTUAL/R2 ALLOWABLE	15,912/36,000	0.44 < 1
4TH FLOOR	R2 ACTUAL/R2 ALLOWABLE	21,841/36,000	0.61 < 1
5TH FLOOR	R2 ACTUAL/R2 ALLOWABLE	21,841/36,000	0.61 < 1
6TH FLOOR	R2 ACTUAL/R2 ALLOWABLE	21,841/36,000	0.61 < 1



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MEP ENGINEER

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ID	DATE	NAME
1	12/22/21	100% SD
2	03/25/22	50% DD
3	04/29/22	Planning Resubmittal

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043

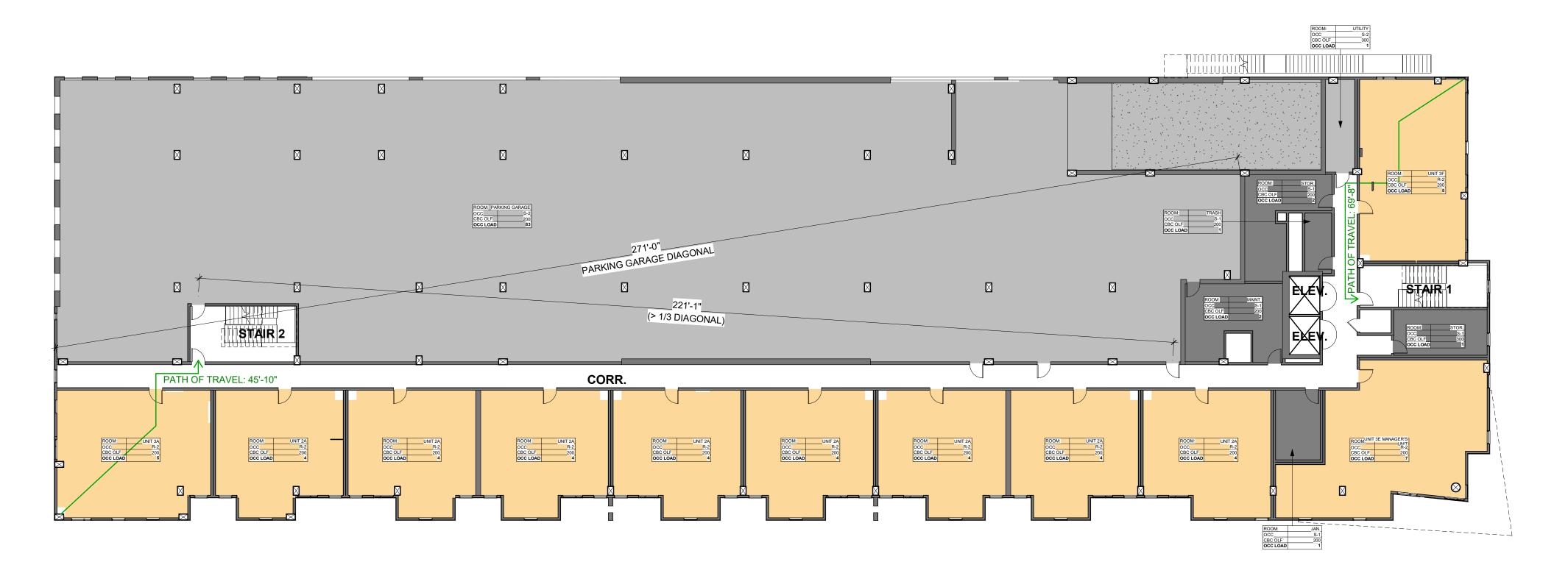


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CODE ANALYSIS & OCCUPANCY

JOB #: #1716

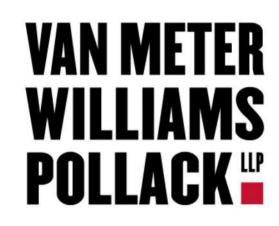
SCALE:



2 2ND FLOOR EXITING DIAGRAM
SCALE: 1/16" = 1'-0"



1 1ST FLOOR EXITING DIAGRAM SCALE: 1/16" = 1'-0"



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EXITING PLAN LEGEND

R-2 OCCUPANCY

A-3 OCCUPANCY

B OCCUPANCY

M OCCUPANCY

S-1 OCCUPANCY

S-2 OCCUPANCY

PATH OF TRAVEL/

COMMON PATH OF EGRESS

→ EXIT DISCHARGE

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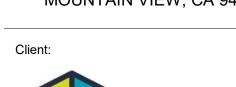
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BUILDING EXITING PLAN

JOB #: #1716

SCALE: As indicated

A0.21a





1 3RD FLOOR EXITING DIAGRAM SCALE: 1/16" = 1'-0"

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



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EXITING PLAN LEGEND

R-2 OCCUPANCY

A-3 OCCUPANCY

B OCCUPANCY

M OCCUPANCY

S-1 OCCUPANCY

S-2 OCCUPANCY

PATH OF TRAVEL/ COMMON PATH OF EGRESS

→ EXIT DISCHARGE

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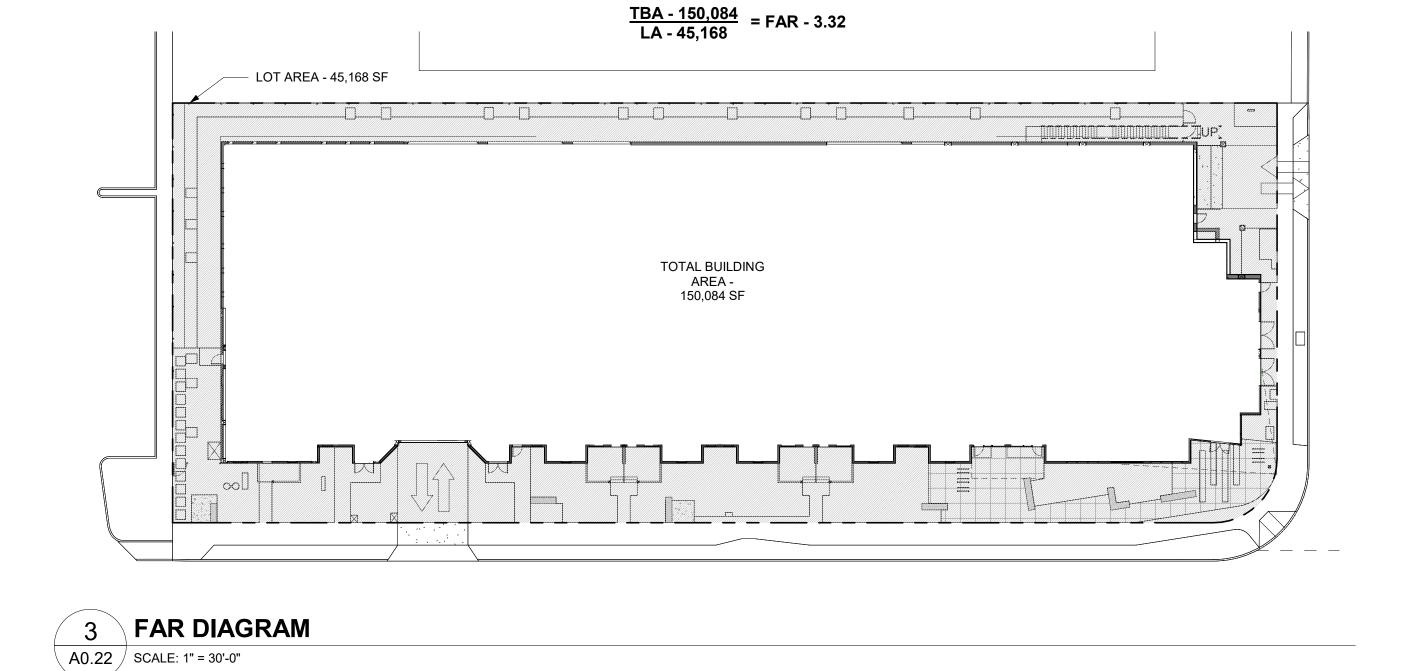


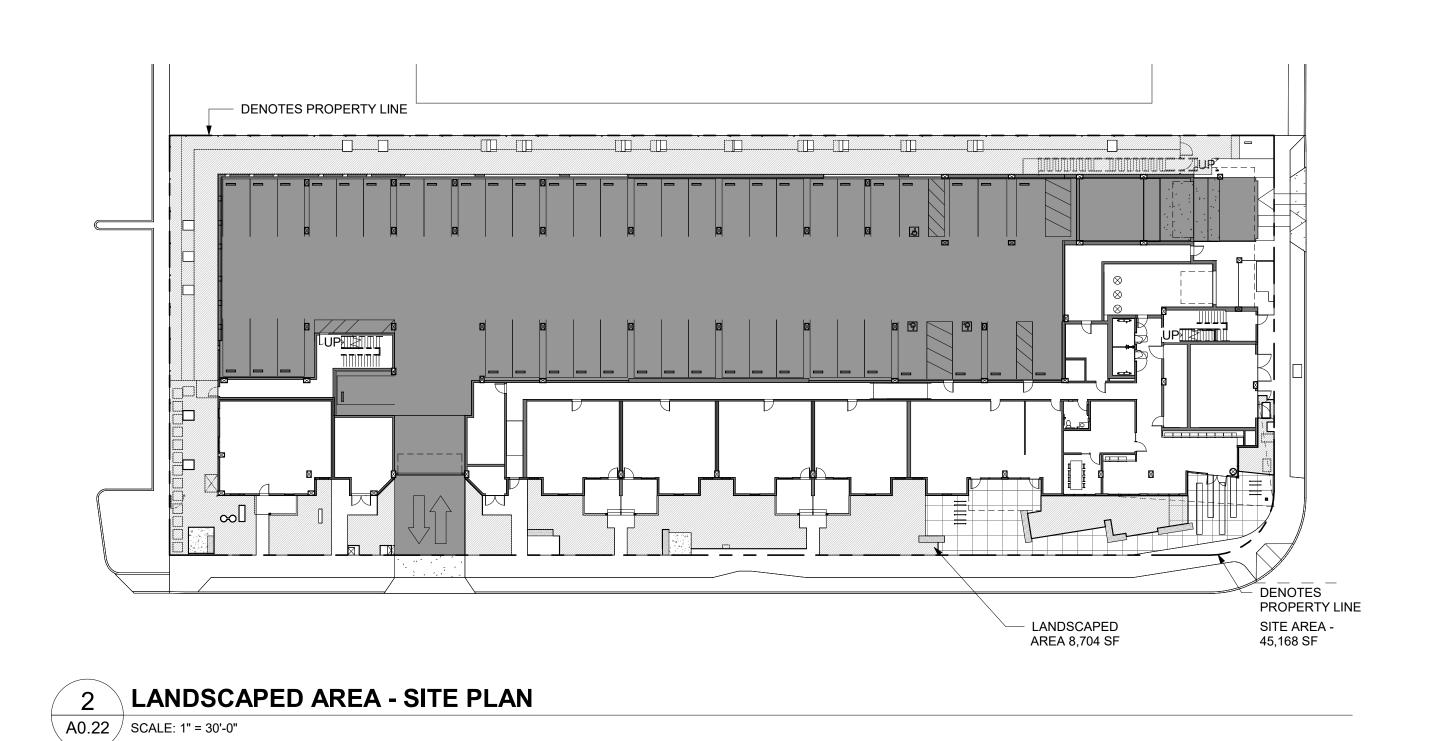
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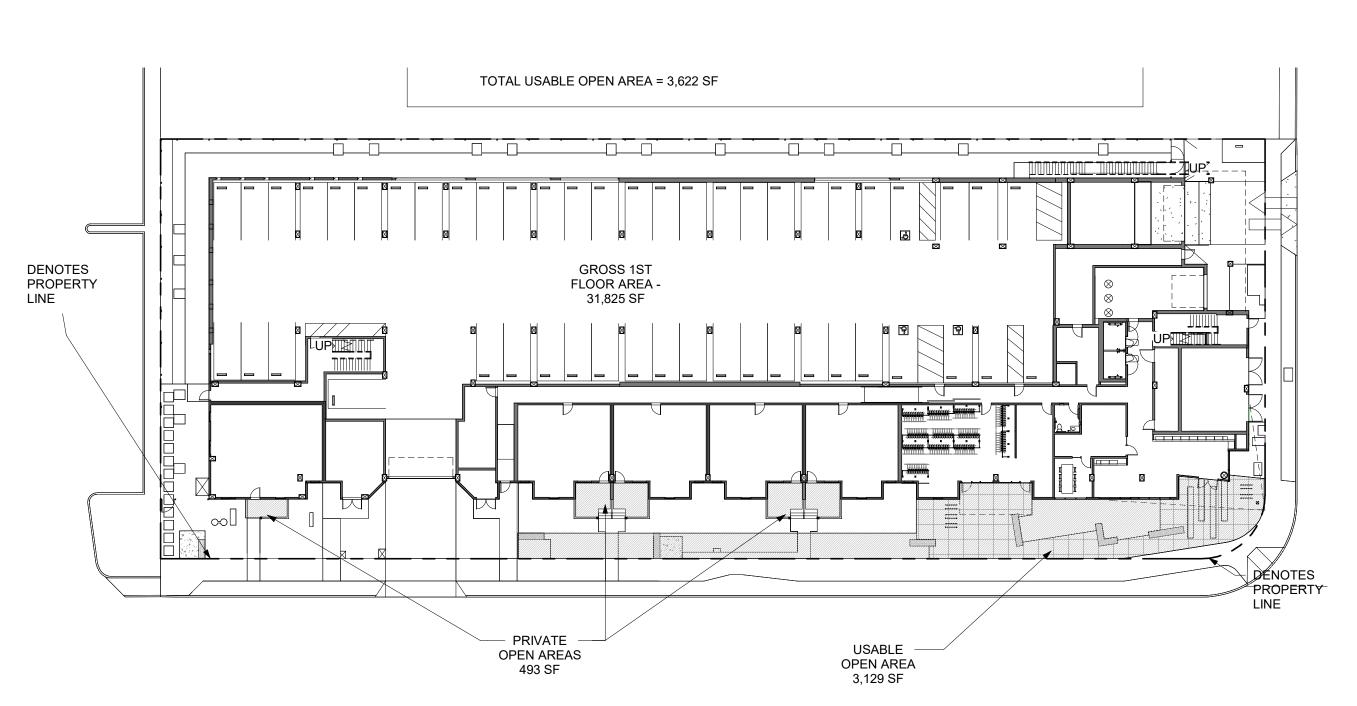
BUILDING EXITING PLAN

JOB #: #1716 SCALE: As indicated

A0.21b







USABLE OPEN AREA - SITE PLAN

A0.22 SCALE: 1" = 30'-0"



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AREA CALC DIAGRAMS

JOB#: #1716 SCALE: 1" = 30'-0"

A0.22



OPEN AREA COMMUNITY DECK 10,353 SF

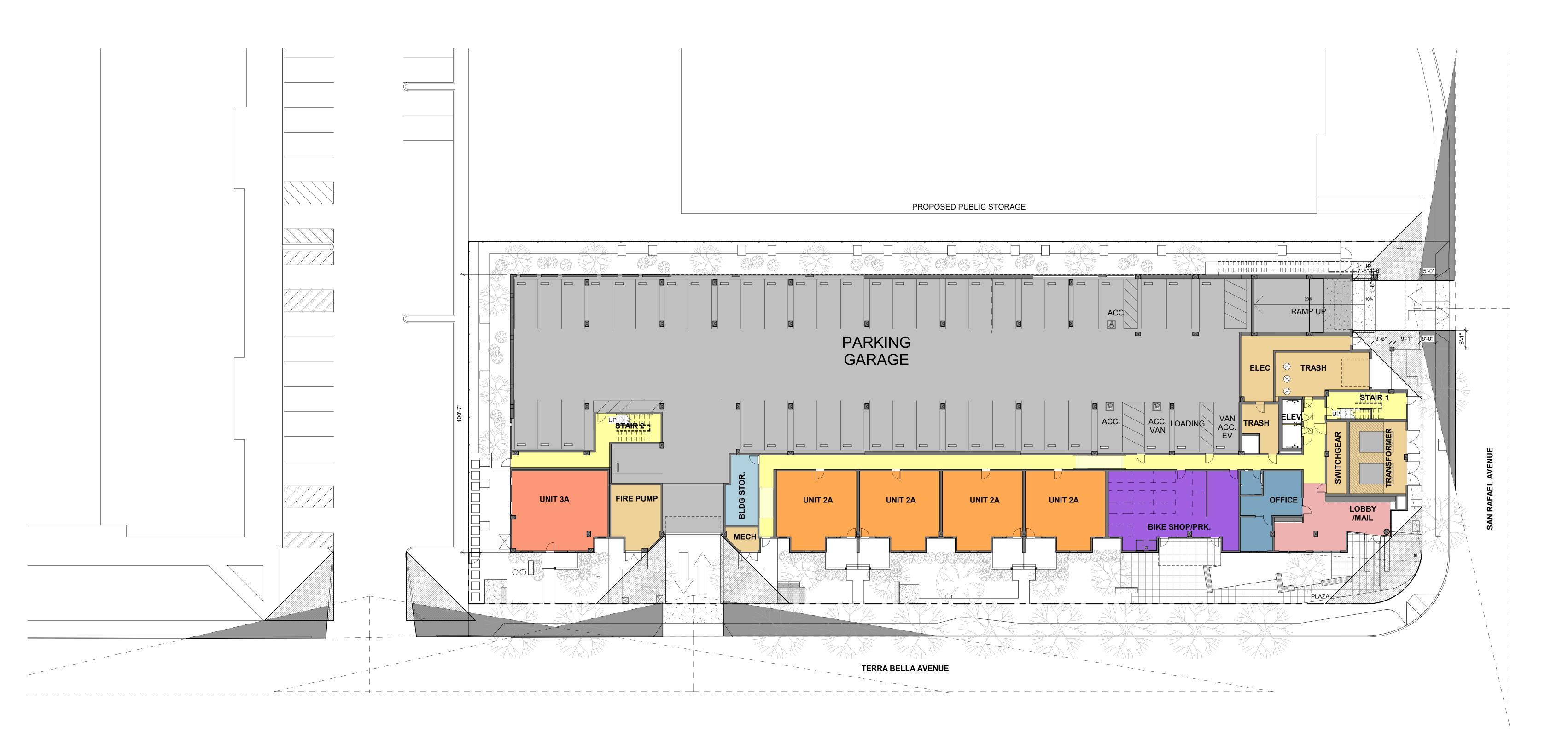
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3 NORTH BUILDING ELEVATION - VIEW TRIANGLE OPENING SCALE: 1/4" = 1'-0"



2 VIEW TRIANGLE AXONOMETRIC SCALE:



1 1ST FLOOR - DIAGRAM - VIEW TRIANGLE SCALE: 1/16" = 1'-0"



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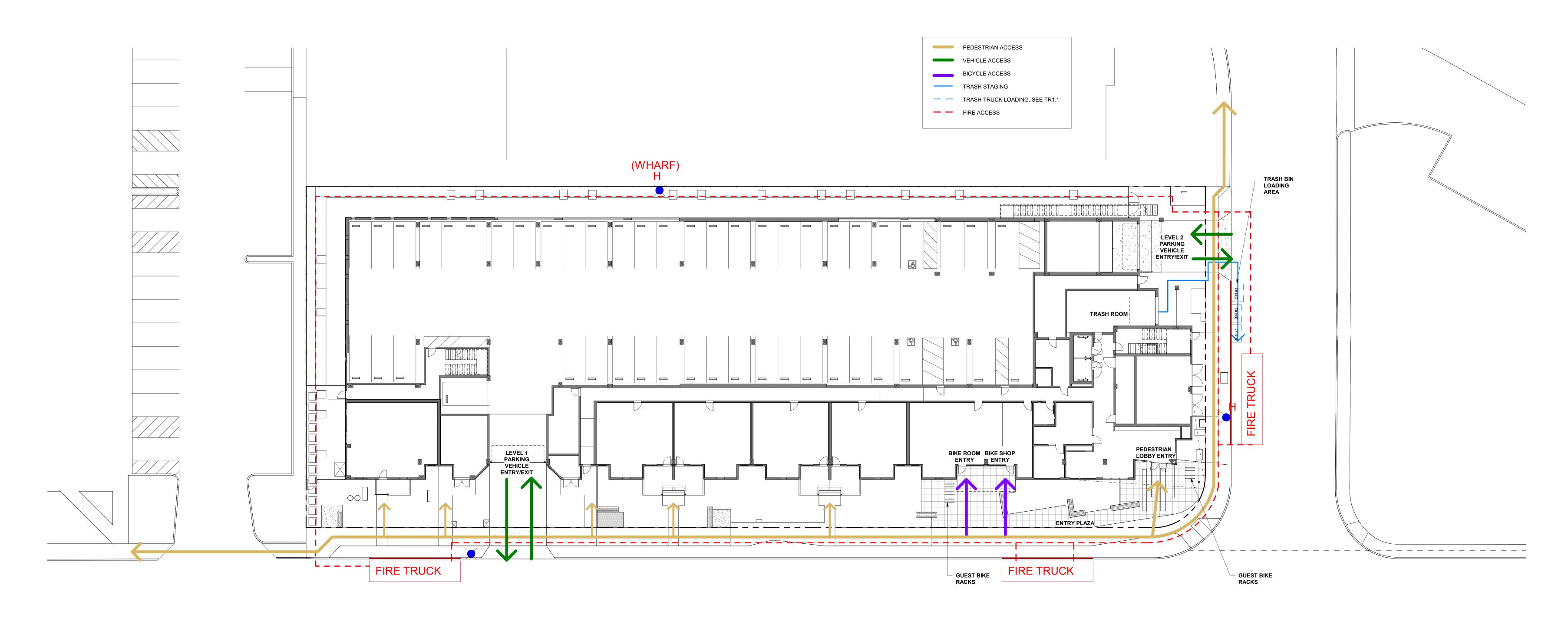




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VIEW TRIANGLE DIAGRAM

JOB #: #1716
SCALE: As indicated



VAN METER WILLIAMS POLLACK

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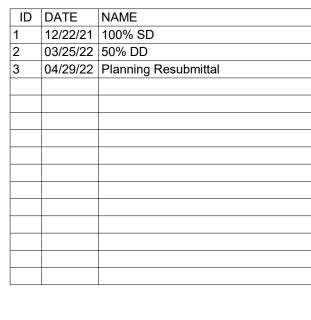
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MOUNTAIN VIEW, CAS



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> CIRCULATION DIAGRAM

JOB#: #1716 SCALE: 1/16" = 1'-0"

A0.24

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

WALL RATING LEGEND ~~~~

3-HR RATED HORIZONTAL BUILDING SEPARATION PER CBC SECTION 510.2 AVAVAVAVAV BETWEEN CONSTRUCTION TYPES IA & VA; PROTECTED OPENINGS ARE REQUIRED 3-HR FIRE RESISTANCE RATED STRUCTURAL MEMBER PER CBC TABLE 601 TYPICAL AT PRIMARY STRUCTURAL FRAME & BEARING WALLS AT TYPE IA

3-HR RATED FIRE WALL/AREA SEPARATION WALL/HORIZONTAL EXIT PER CBC SECTION 1025 & 706.4 - TYPE VA. PROTECTED OPENINGS ARE REQUIRED.

2-HR FIRE RESISTANCE RATED STRUCTURAL MEMBER PER CBC TABLE 601 TYPICAL AT FLOOR AND SECONDARY MEMBERS - TYPE IA

2-HR FIRE RESISTANCE RATED BARRIER PER CBC 707

TYPICAL AT SHAFT ENCLOSURES PER CBC/IBC 713.4. PER 713.6 WHERE EXTERIOR WALLS SERVE AS PART OF A SHAFT ENCLOSURE, SUCH WALLS SHALL COMPLY WITH CBC SECTION 705 AND FIRE RESISTANCE RATED SHAFT ENCLOSURE REQUIREMENTS SHALL NOT APPLY. PER SECTION 713.8.8 PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED IN THE SHAFT ENCLOSURE.

1-HR FIRE RESISTANCE RATED ASSEMBLY PER CBC TABLE 601 TYPICAL AT FLOOR AND ROOF ASSEMBLIES - TYPE VA

1-HR FIRE RATED EXTERIOR WALL PER CBC TABLE 601/602 TYPICAL AT EXTERIOR BEARING WALLS - TYPE VA

> 1-HR RATED FIRE BARRIER / OCCUPANCY SEPARATION PER CBC SECTION 707 TYPICAL AT WALLS SEPARATING DIFFERENT OCCUPANCIES CBC TABLE 508.4

1-HR FIRE PARTITION CBC SECTION 708 TYPICAL AT CORRIDORS AND WALLS SEPARATING DWELLING UNITS PROTECTED OPENINGS ARE REQUIRED.

5. WHERE COLUMNS REQUIRE FIRE RESISTANCE RATING, THE ENTIRE COLUMN, INCLUDING ITS CONNECTION TO BEAMS OR GIRDERS, SHALL BE PROTECTED. WHERE COLUMN EXTENDS THROUGH A CEILING, FIRE RESISTANCE OF THE COLUMN SHALL BE CONTINUOUS FROM THE TOP OF THE FLOOR THROUGH THE CEILING SPACE TO THE TOP OF THE COLUMN PER SECTON 704.2

1. PER CBC TABLE 602, TYPE VA EXTERIOR WALLS TO BE 1-HR FIRE RATED CONSTRUCTION.

3. PER CBC TABLE 602, INTERIOR LOAD BEARING WALLS ARE REQUIRED TO BE 1-HR RATED.

4. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE

2. TYPE IA EXTERIOR WALLS ARE NOT REQUIRED TO INCLUDE PROTECTED OPENINGS.

GENERAL NOTES:

PROTECTED OPENINGS ARE NOT REQUIRED.

PROTECTED OPENINGS ARE NOT REQUIRED.

PROTECTED AS REQUIRED IN CBC SECTION 714.

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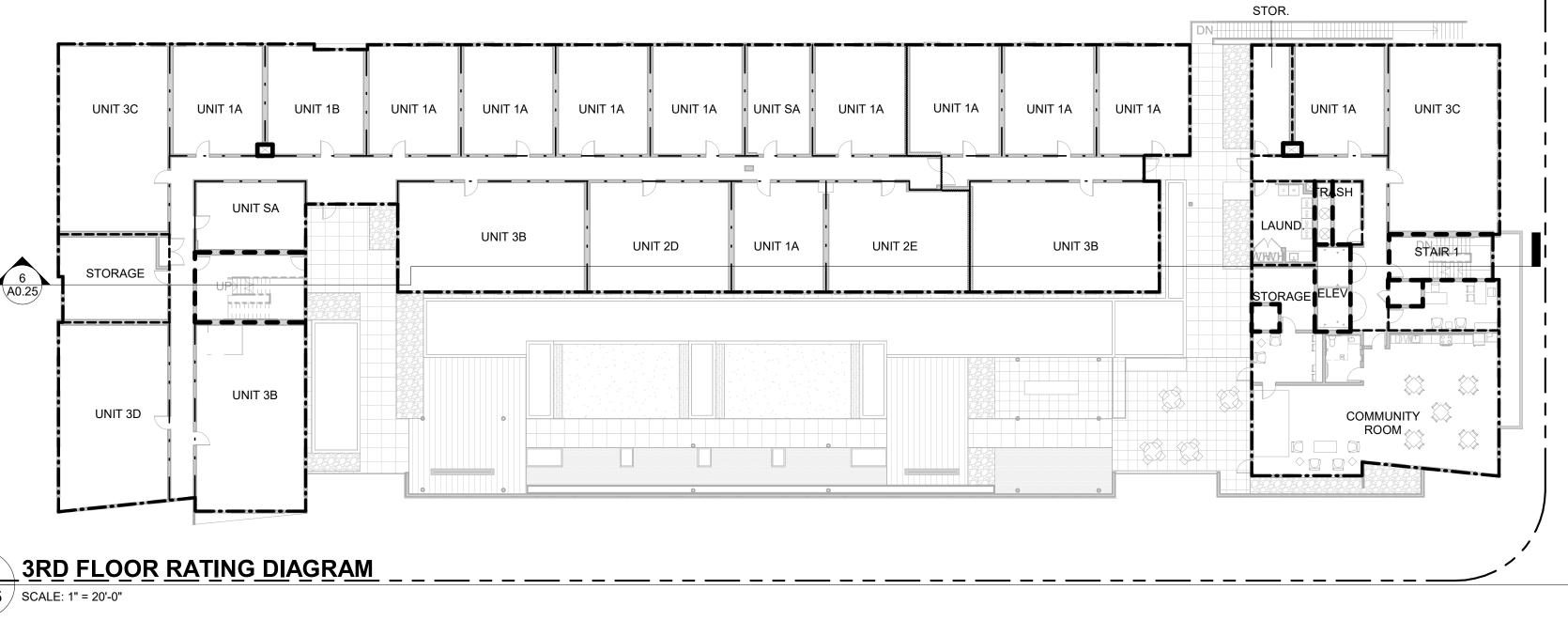
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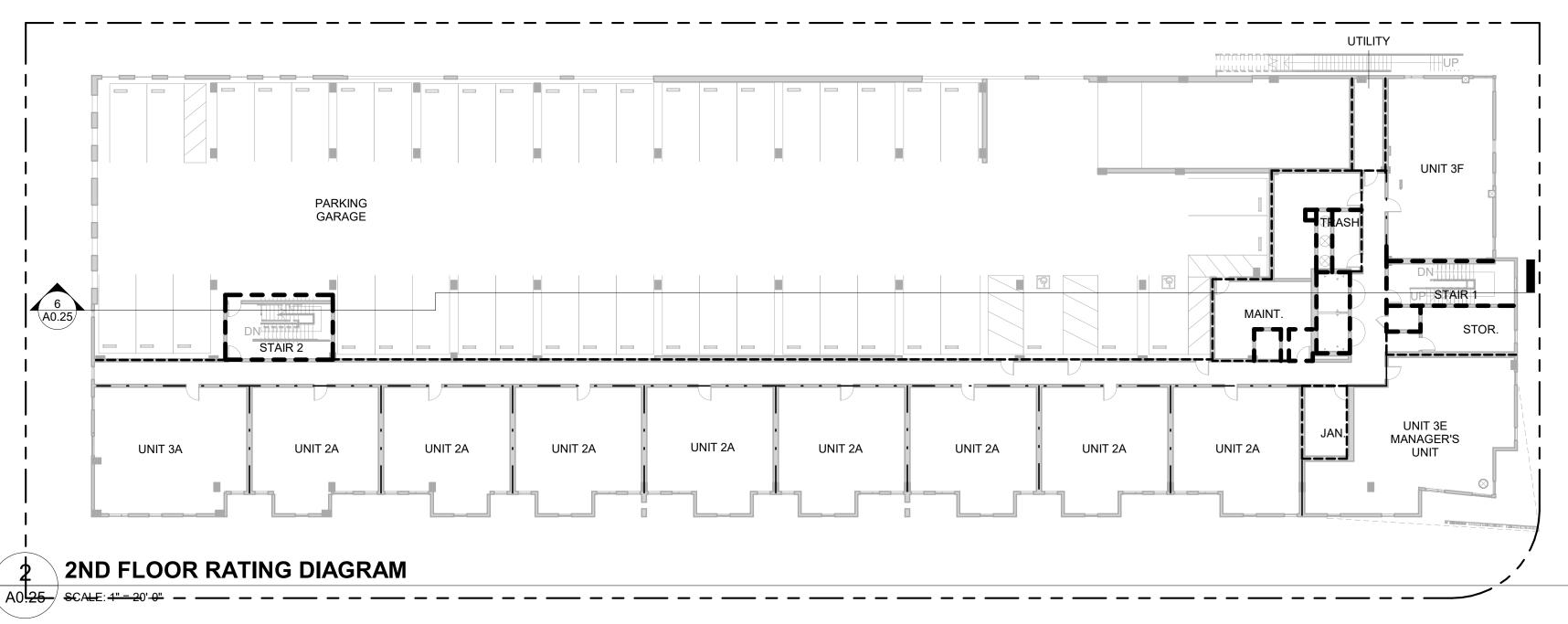
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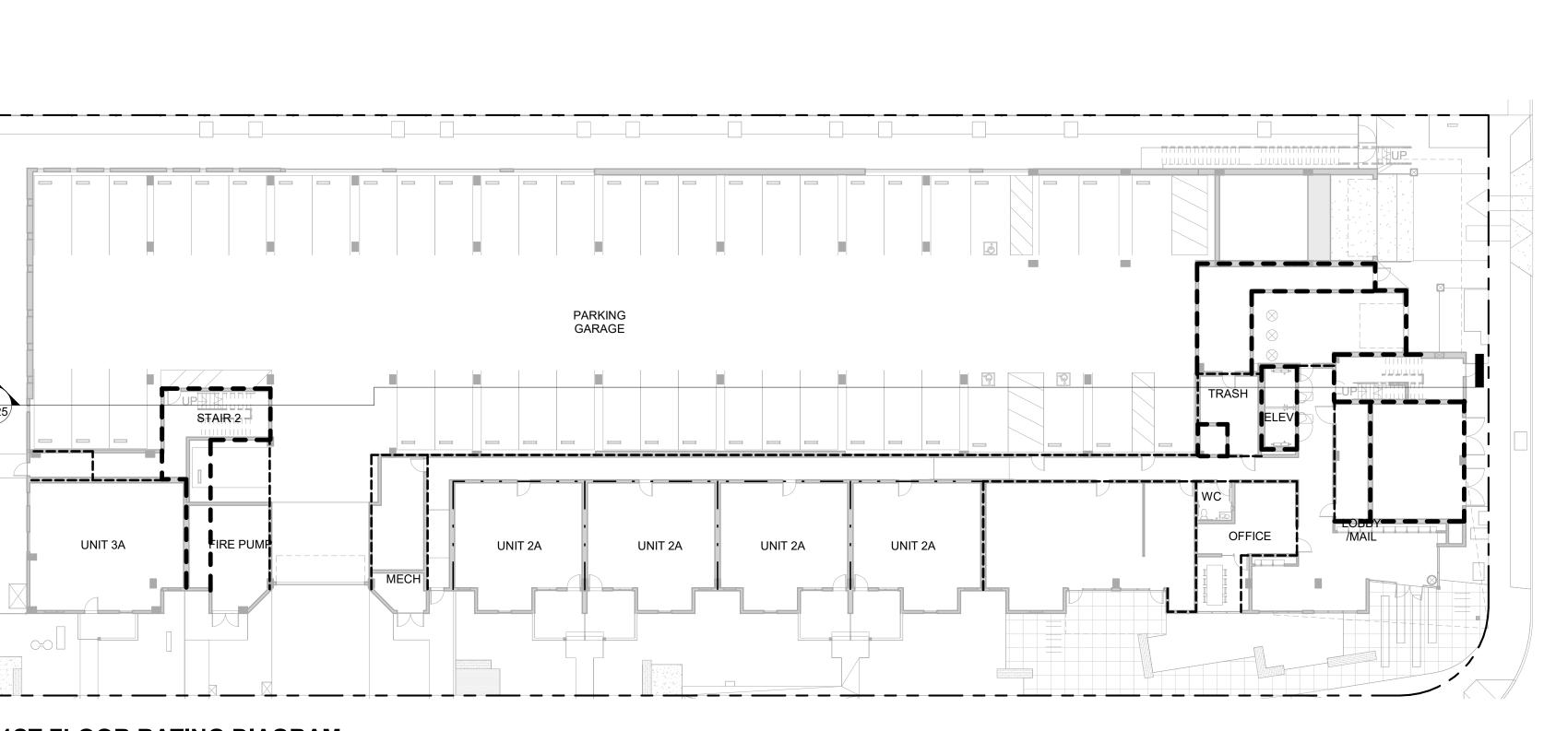
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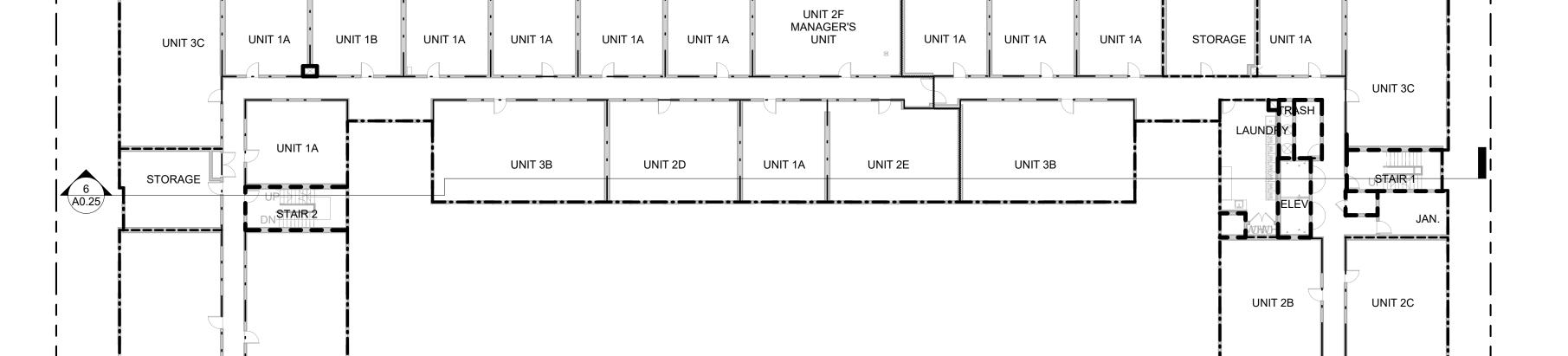
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UNIT 2E

UNIT 3B

UNIT 1A

UNIT 2D

STORAGE

UNIT 2B

UNIT 2C

4 4TH FLOOR RATING DIAGRAM

A0.25 SCALE: 1" = 20'-0"

BUILDING SECTION RATING DIAGRAM

STAIR 2

> 5TH -6TH FLOOR RATING DIAGRAM

A0.25 SCALE: 1" = 20'-0"

STORAGE

UNIT 3D

HOUSING

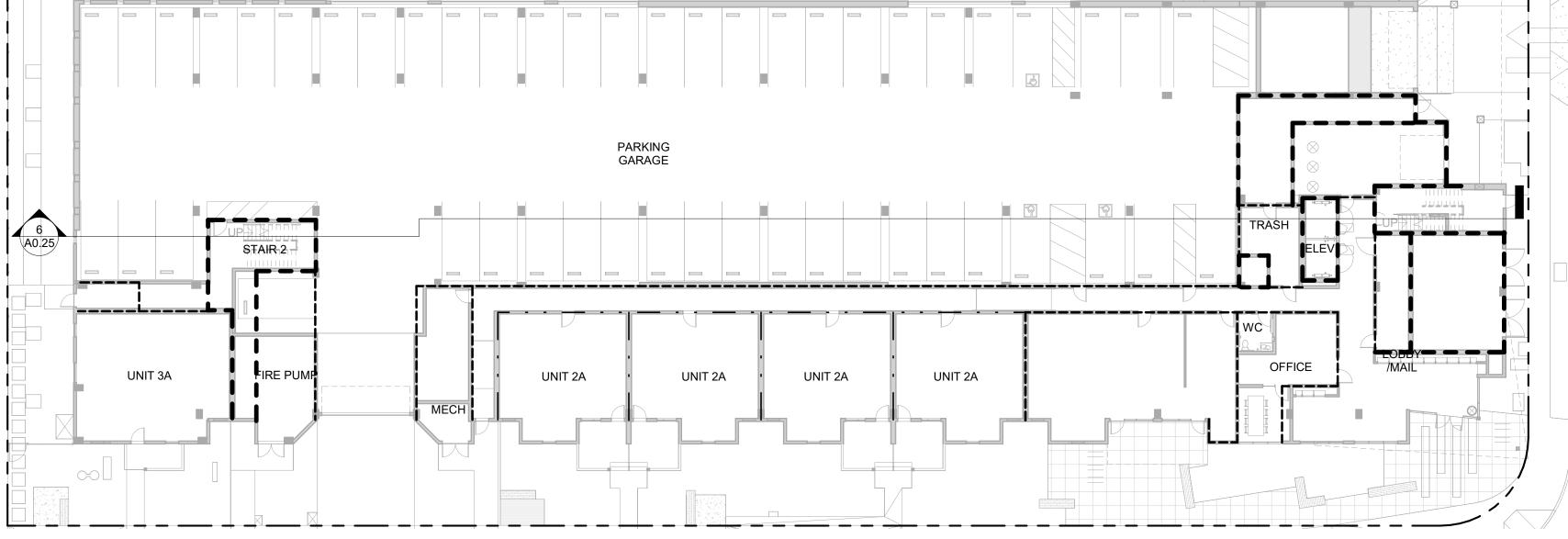
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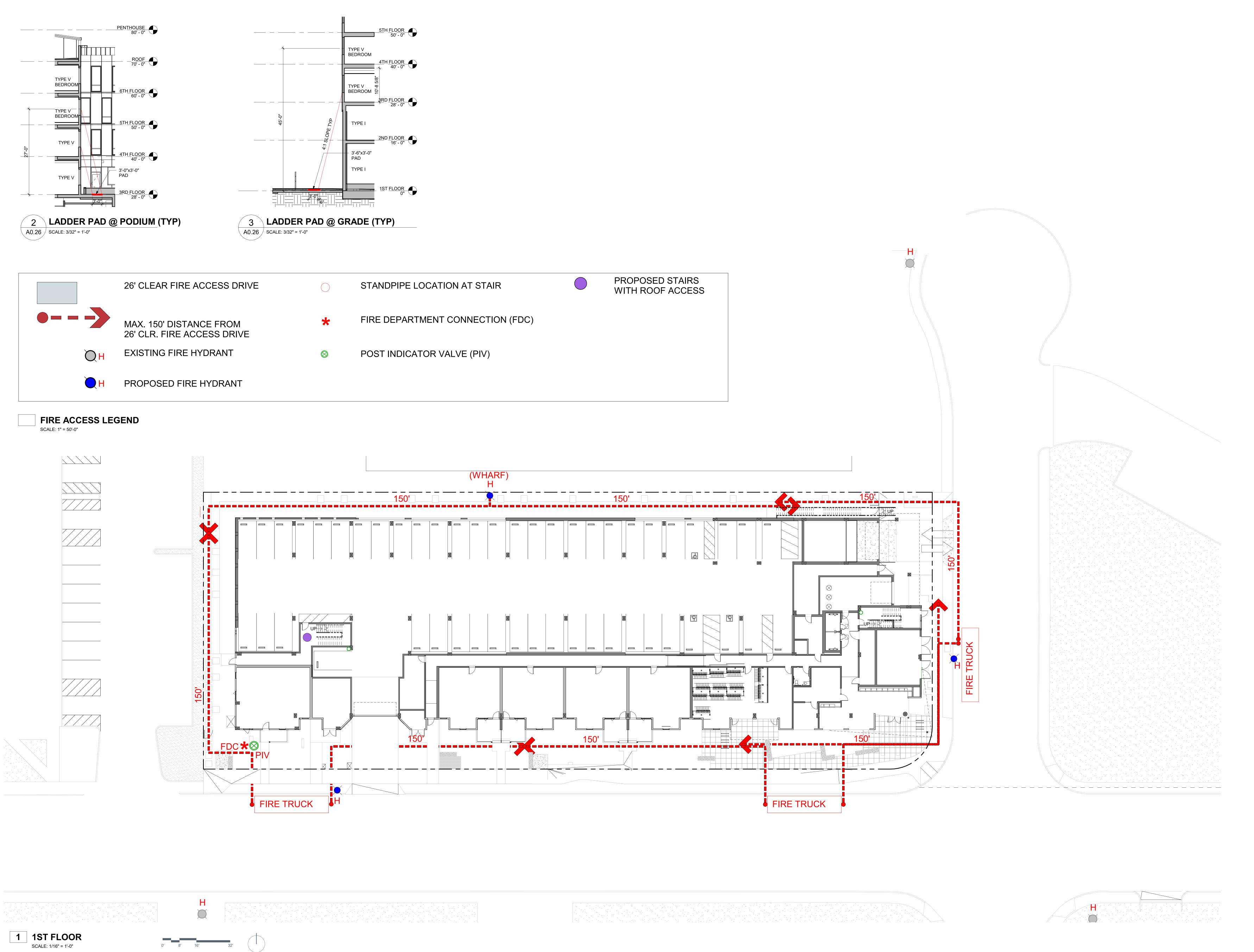
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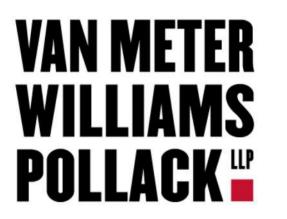
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FIRE RATING DIAGRAMS

JOB#: #1716 SCALE: As indicated







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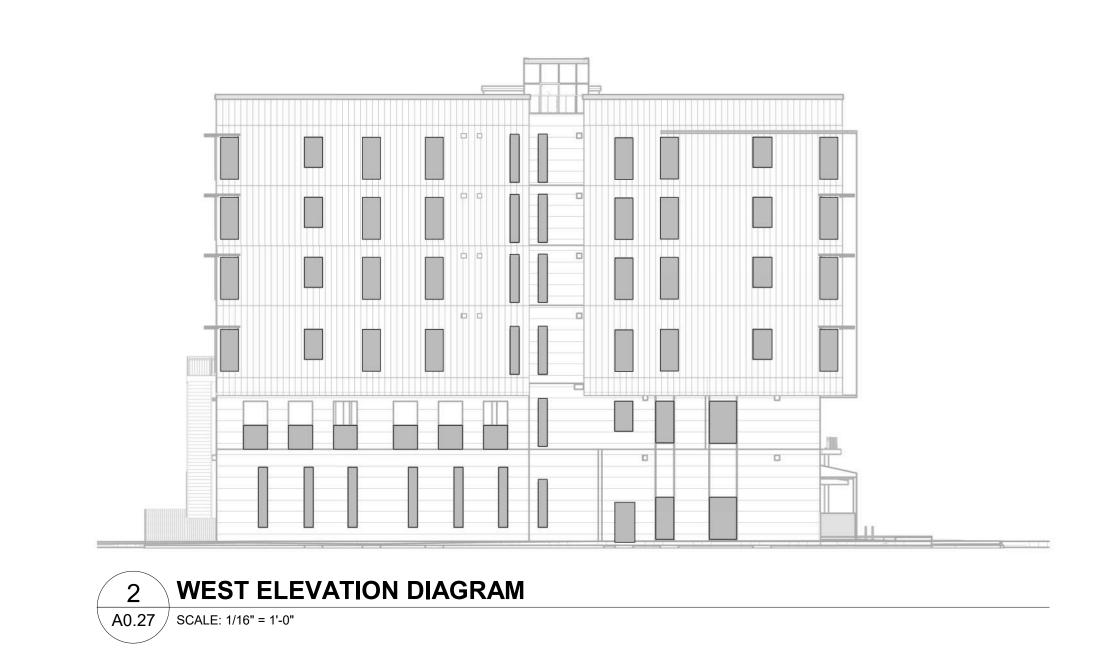


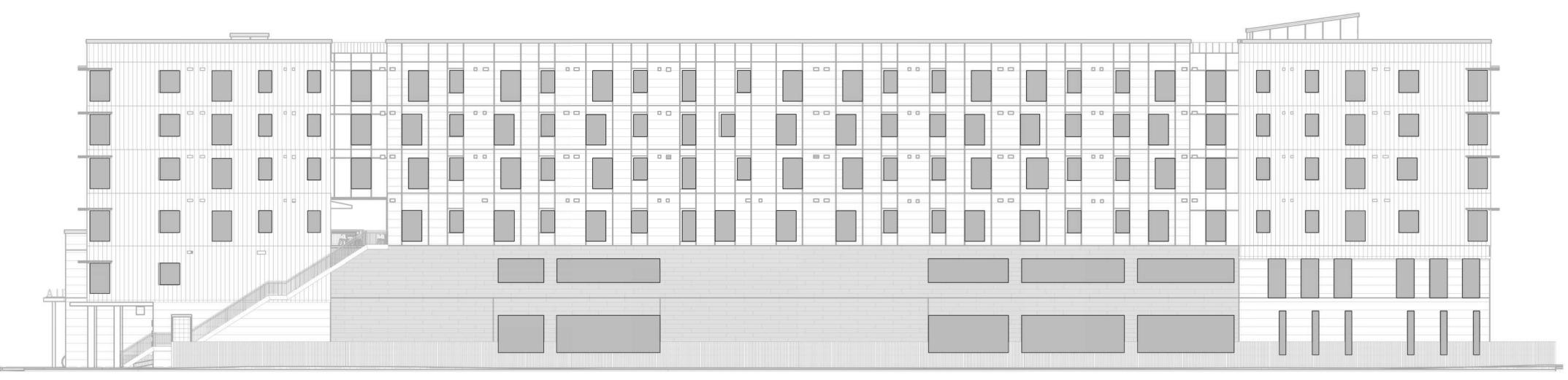
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FIRE DEPARTMENT ACCESS DIAGRAMS

JOB #: #1716

SCALE: As indicated





1 NORTH ELEVATION DIAGRAM
A0.27 SCALE: 1/16" = 1'-0"

WEST ELEVATION	FIRE SEPARATION DISTANCE (FT)	ALLOW. AREA OF OPENINGS (UNPROTECTED, SPRINKLERED)	WALL AREA (SF)	OPENING AREA (SF)	OPENING %
GROUND FLOOR	10' <u><</u> X <u><</u> 15'	45%	1,525 SF	181 SF	11.8%
SECOND FLOOR	10' <u><</u> X <u><</u> 15'	45%	1,206 SF	287 SF	23.8%
THIRD FLOOR	10' <u><</u> X <u><</u> 15'	45%	1,251 SF	168 SF	13.4%
FOURTH FLOOR	10' <u><</u> X <u><</u> 15'	45%	1,042 SF	168 SF	16.1%
FIFTH FLOOR	10' <u><</u> X <u><</u> 15'	45%	1,042 SF	168 SF	16.1%
SIXTH FLOOR	10' ≤ X ≤ 15'	45%	1,494 SF	168 SF	11.2%

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FIRE SEPARATION DISTANCE (FT) | ALLOW. AREA OF OPENINGS (UNPROTECTED, SPRINKLERED) | WALL AREA (SF) OPENING AREA (SF) OPENING % NORTH ELEVATION GROUND FLOOR 10' <u><</u> X <u><</u> 15' 4,234 SF 920 SF 21.7% 21.2% 817 SF SECOND FLOOR 10' <u><</u> X <u><</u> 15' THIRD FLOOR 10' <u><</u> X <u><</u> 15' 15.6% FOURTH FLOOR 10' <u><</u> X <u><</u> 15' 45% 3,204 SF 674 SF 21.0% 21.2% 10' <u><</u> X <u><</u> 15' FIFTH FLOOR 45% 3,204 SF 681 SF 10' <u><</u> X <u><</u> 15' 4,608 SF 683 SF SIXTH FLOOR 45% 14.8%

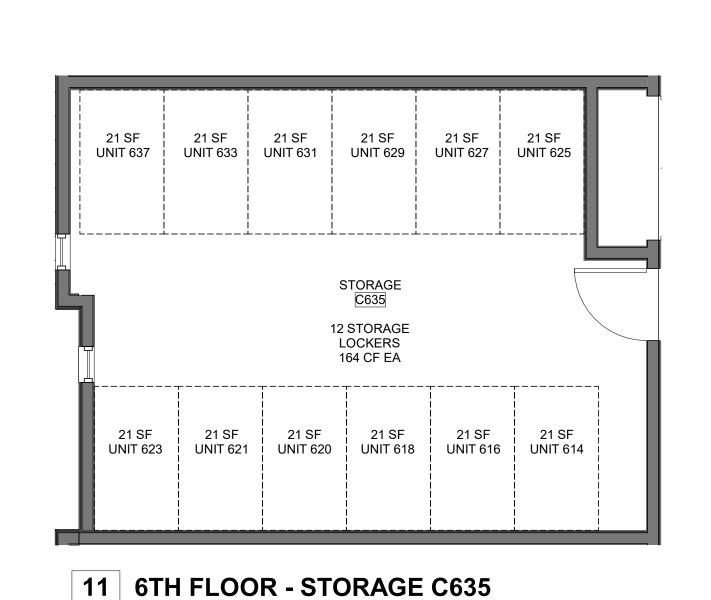
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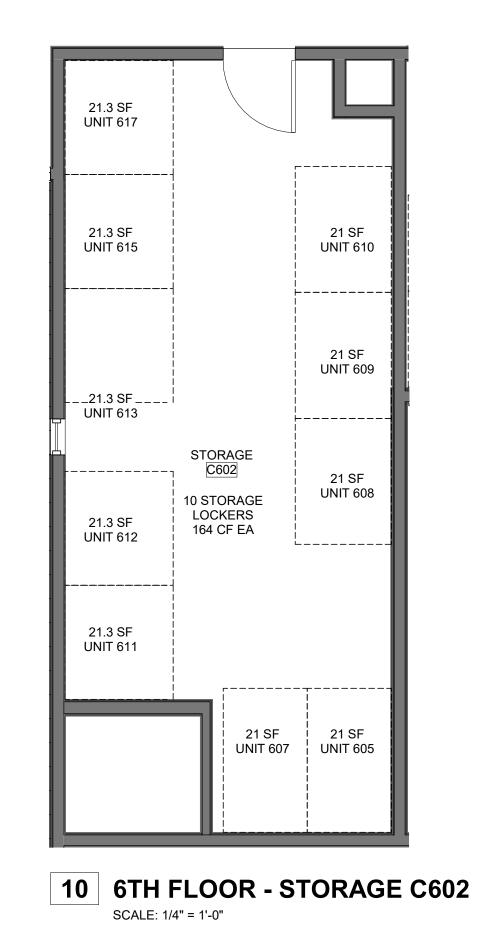
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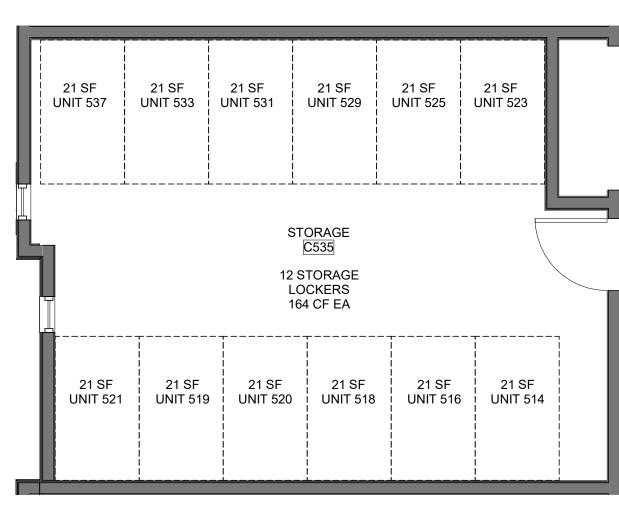
UNPROTECTED OPENING DIAGRAMS

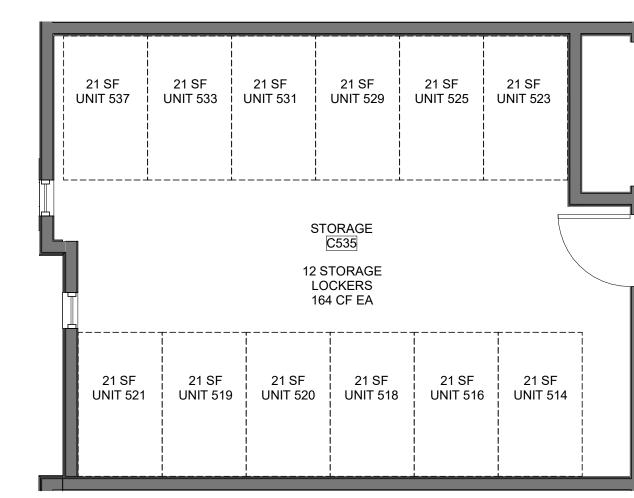
JOB #: #1716 SCALE: 1/16" = 1'-0"



SCALE: 1/4" = 1'-0"







9 5TH FLOOR - STORAGE C535

SCALE: 1/4" = 1'-0"



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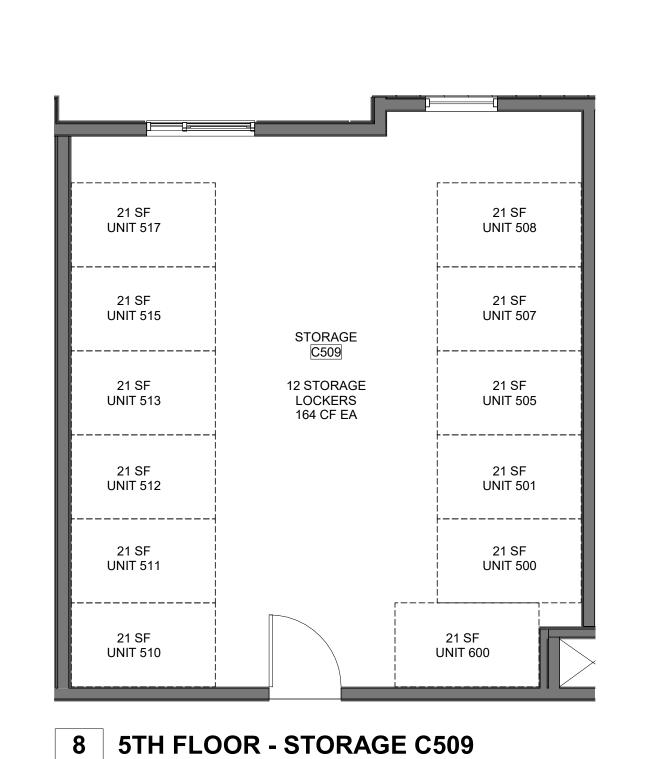
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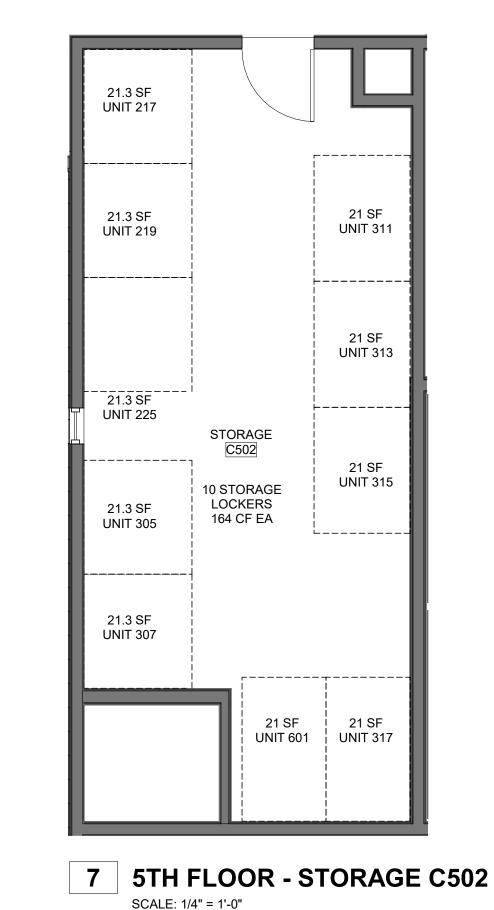
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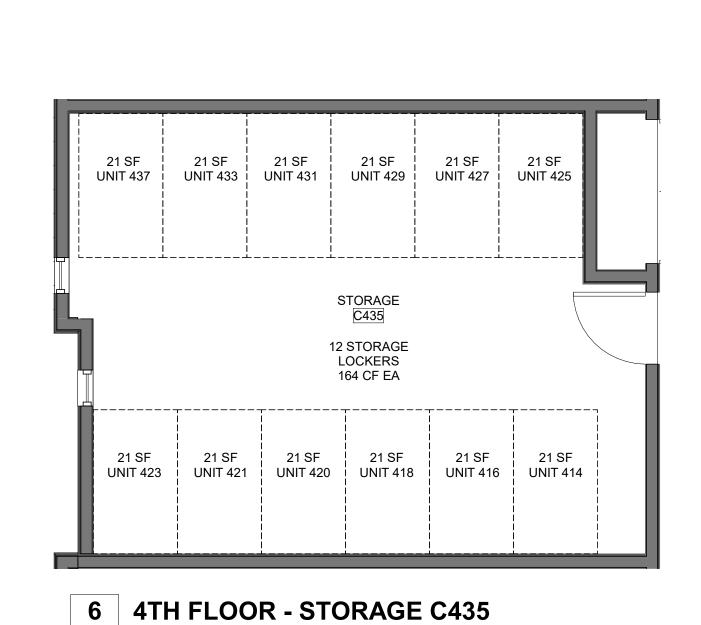
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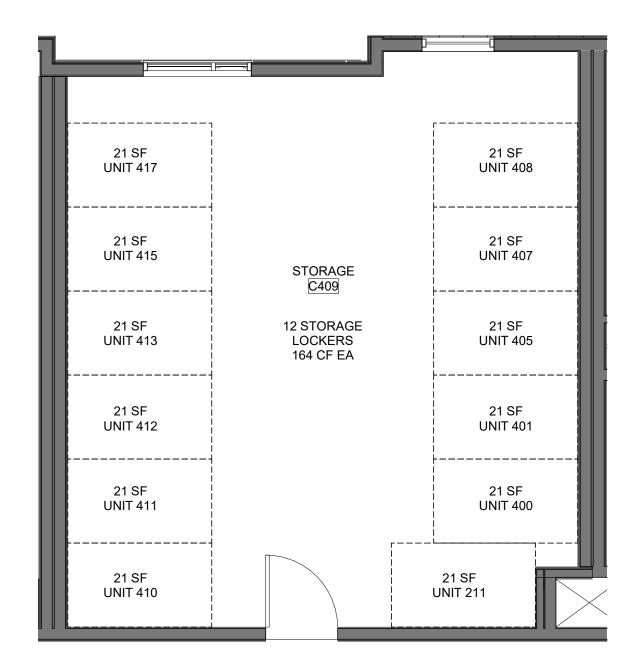
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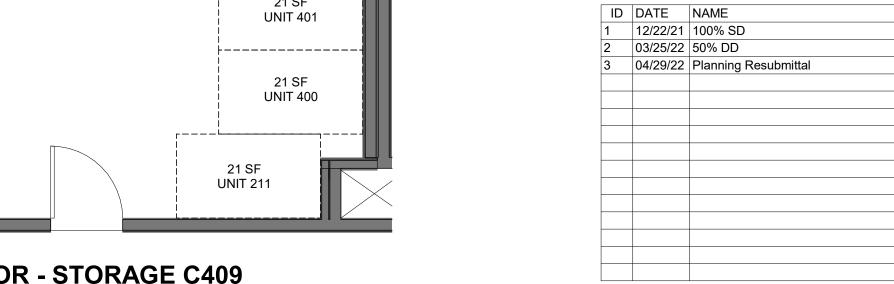


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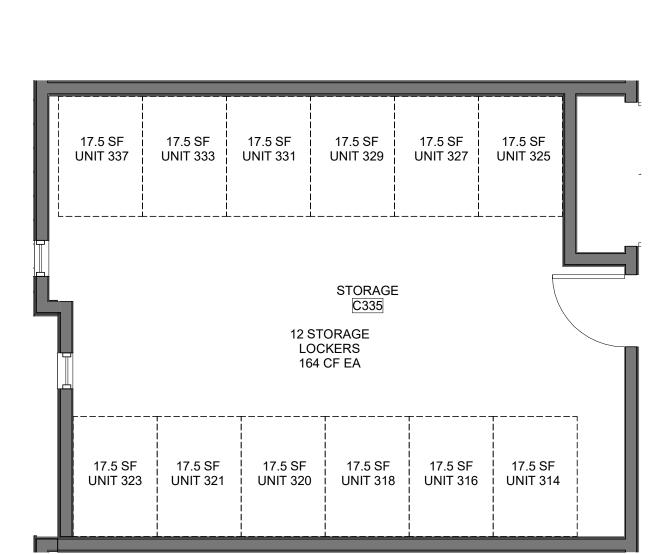


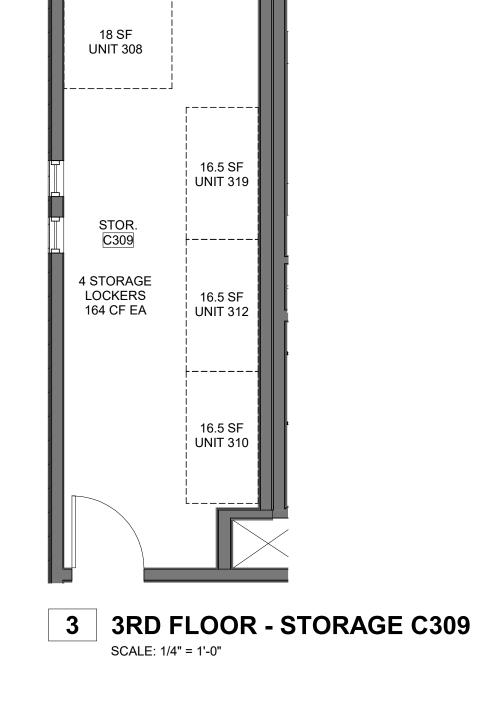


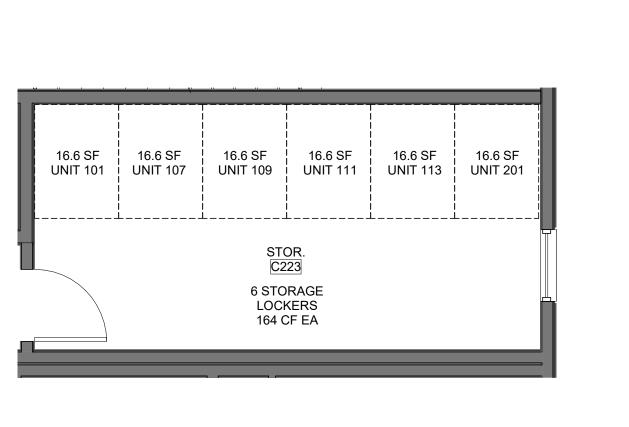


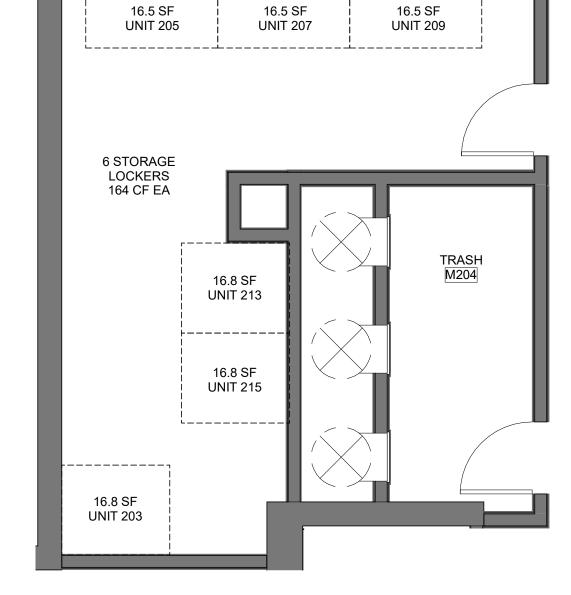


5 4TH FLOOR - STORAGE C409 SCALE: 1/4" = 1'-0"

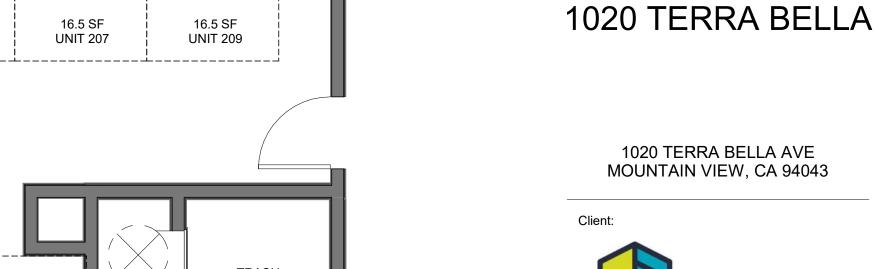


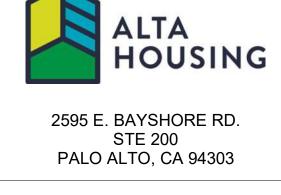






1 2ND FLOOR - STORAGE C202 A0.28





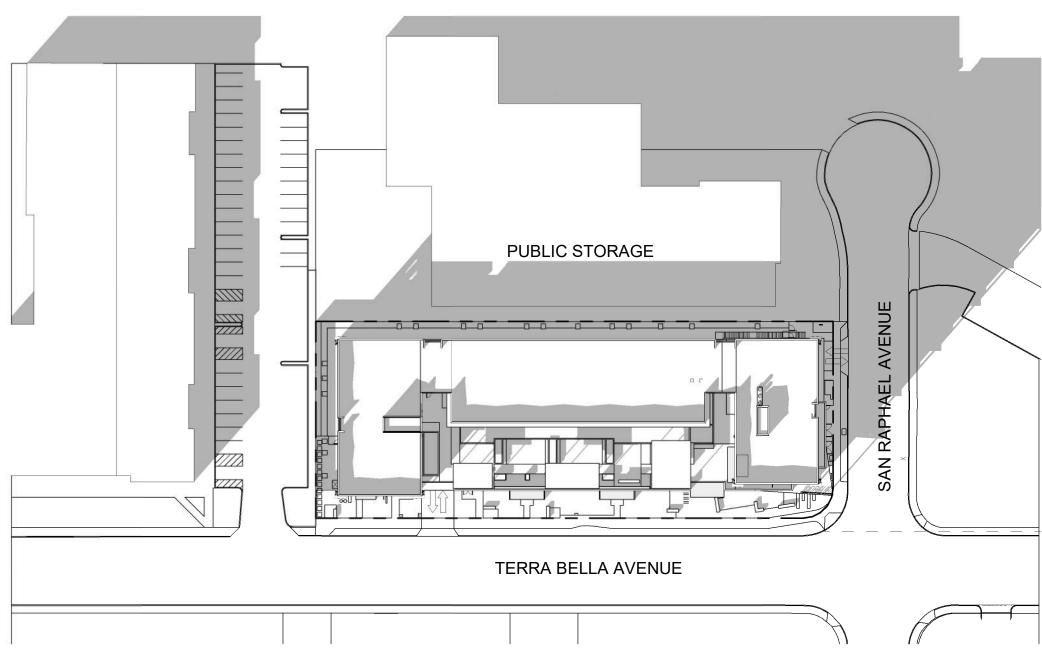
RESIDENTIAL STORAGE DIAGRAMS

JOB#: #1716 SCALE: 1/4" = 1'-0"

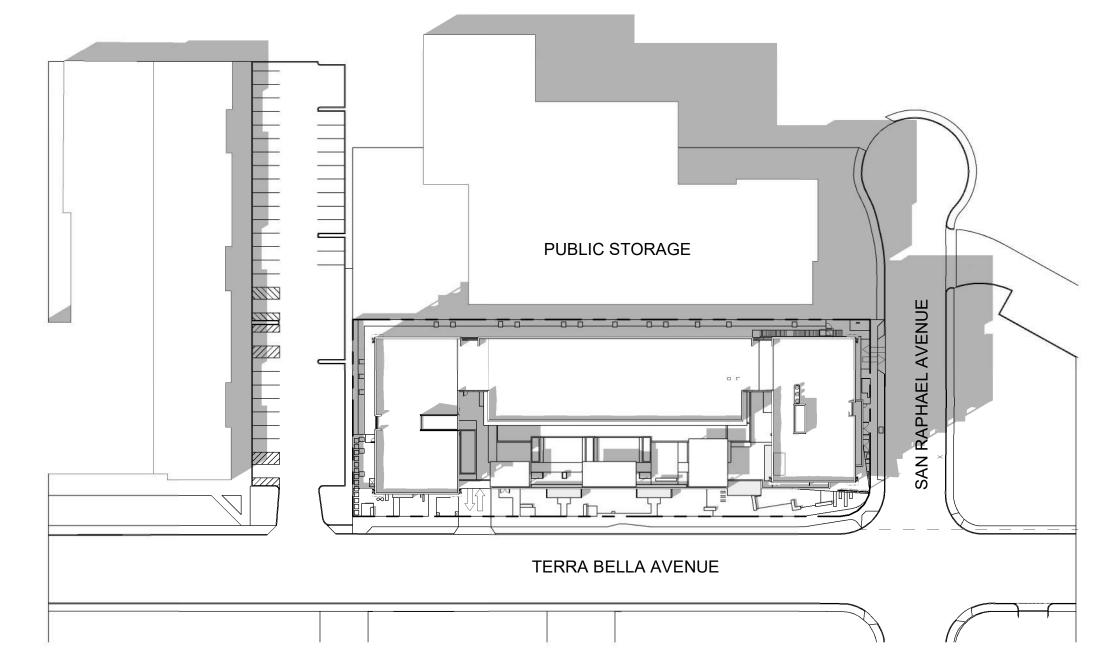
SCALE: 1/4" = 1'-0"

4 3RD FLOOR - STORAGE C335 SCALE: 1/4" = 1'-0"

2 2ND FLOOR - STORAGE C223 SCALE: 1/4" = 1'-0"

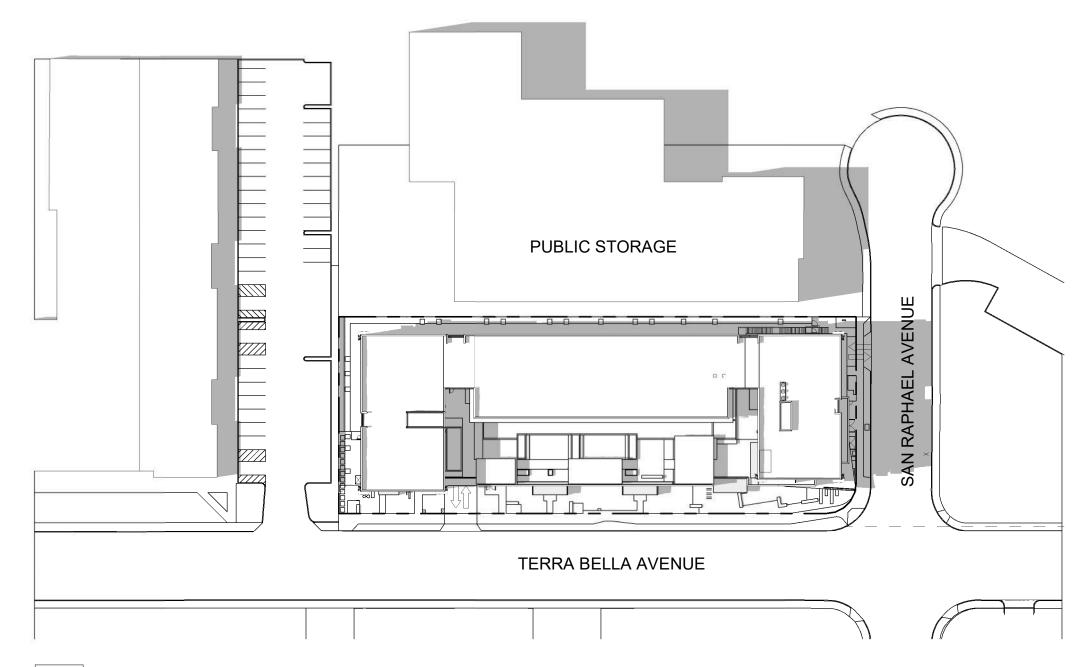


9 SITE SOLAR - WINTER 3PM SCALE: 1/64" = 1'-0"

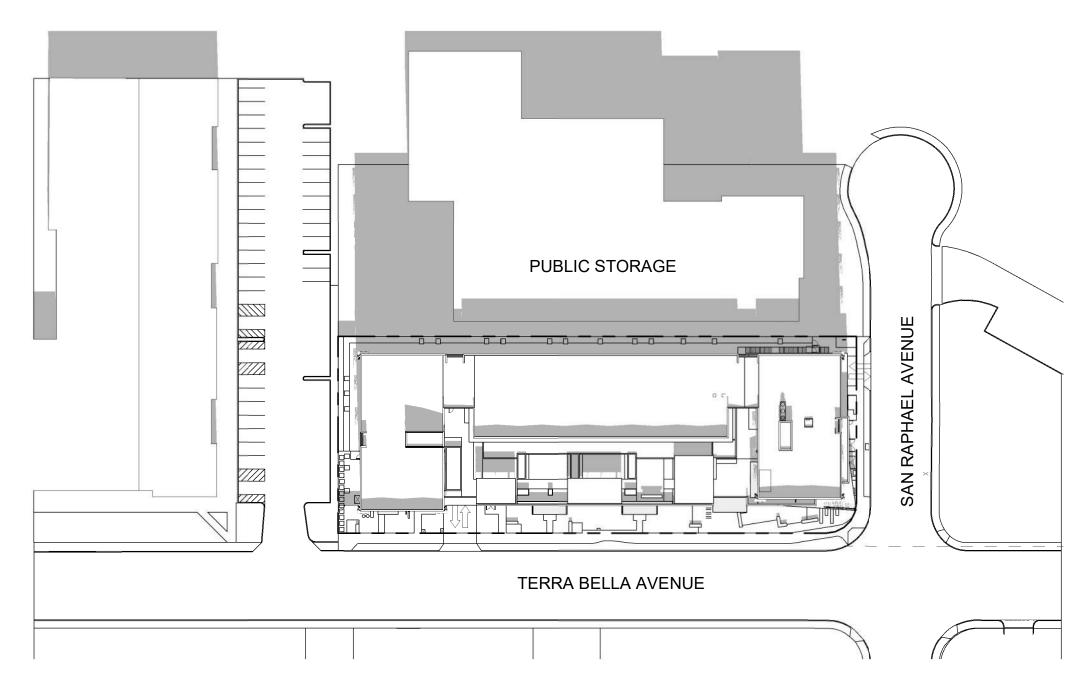


6 SITE SOLAR - EQUINOX 3PM

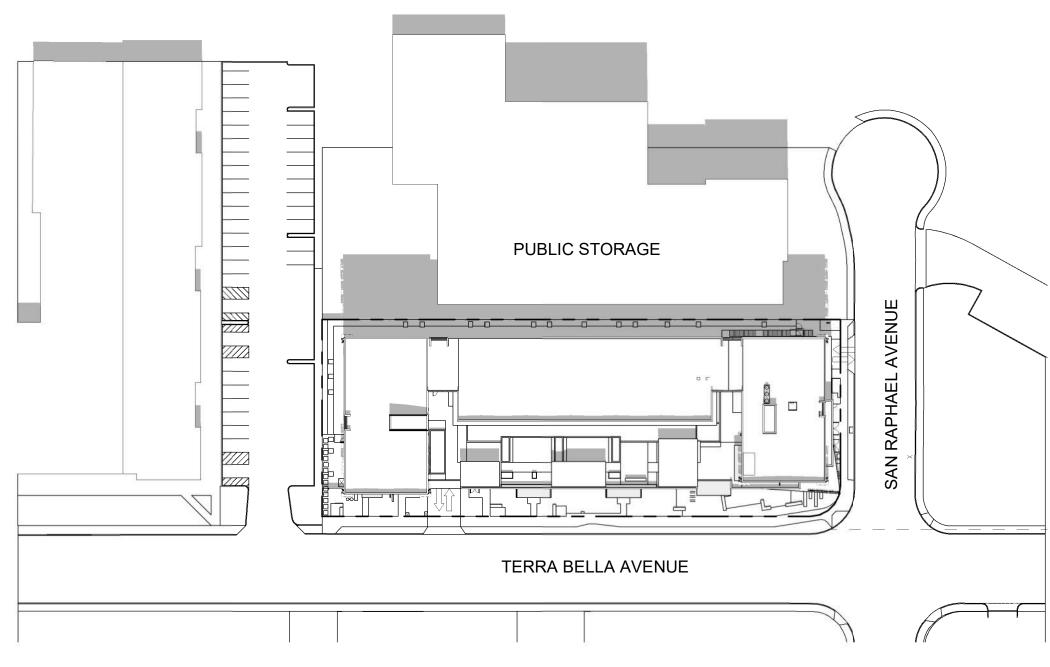
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3 SITE SOLAR - SUMMER 3PM SCALE: 1/64" = 1'-0"

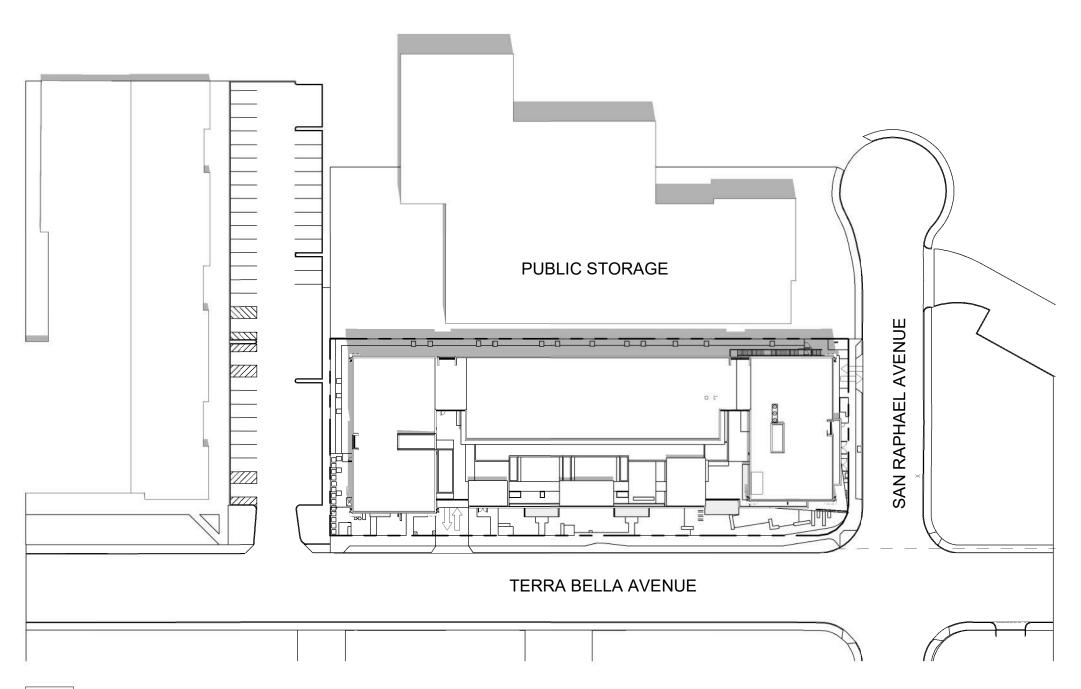


8 SITE SOLAR - WINTER 12PM SCALE: 1/64" = 1'-0"

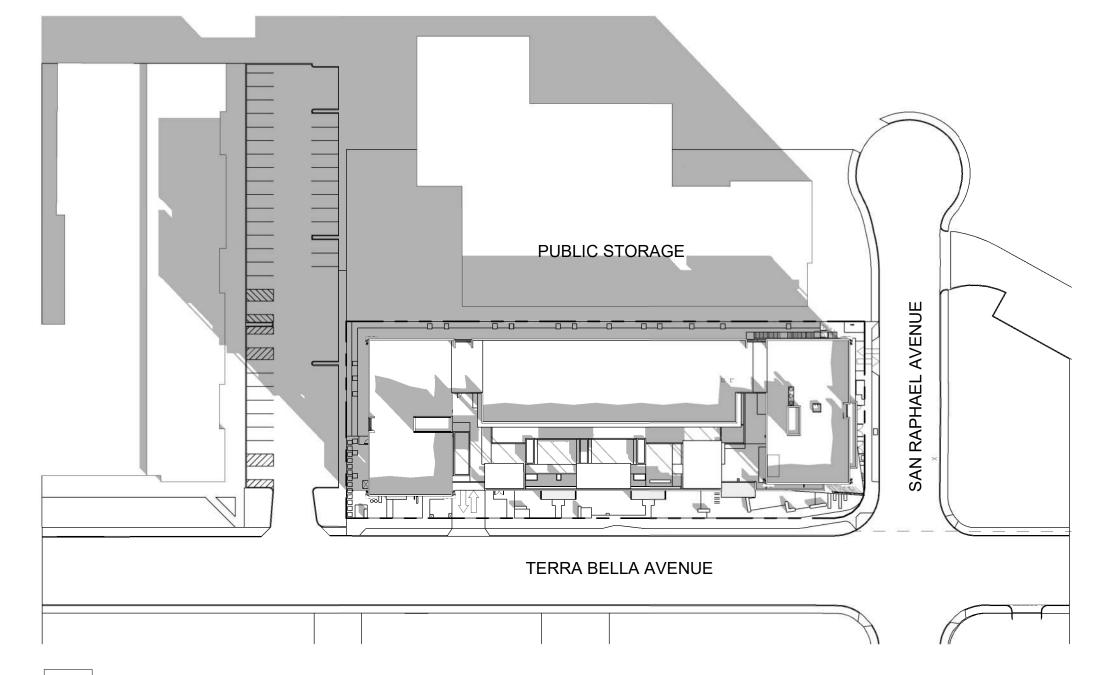


5 SITE SOLAR - EQUINOX 12PM

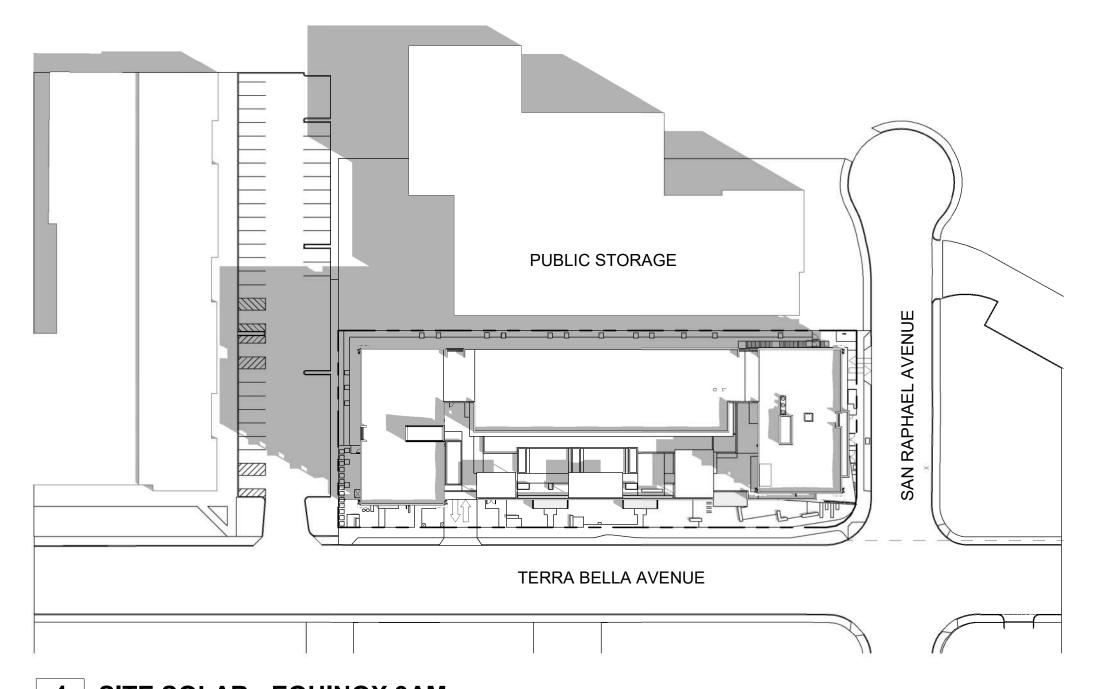
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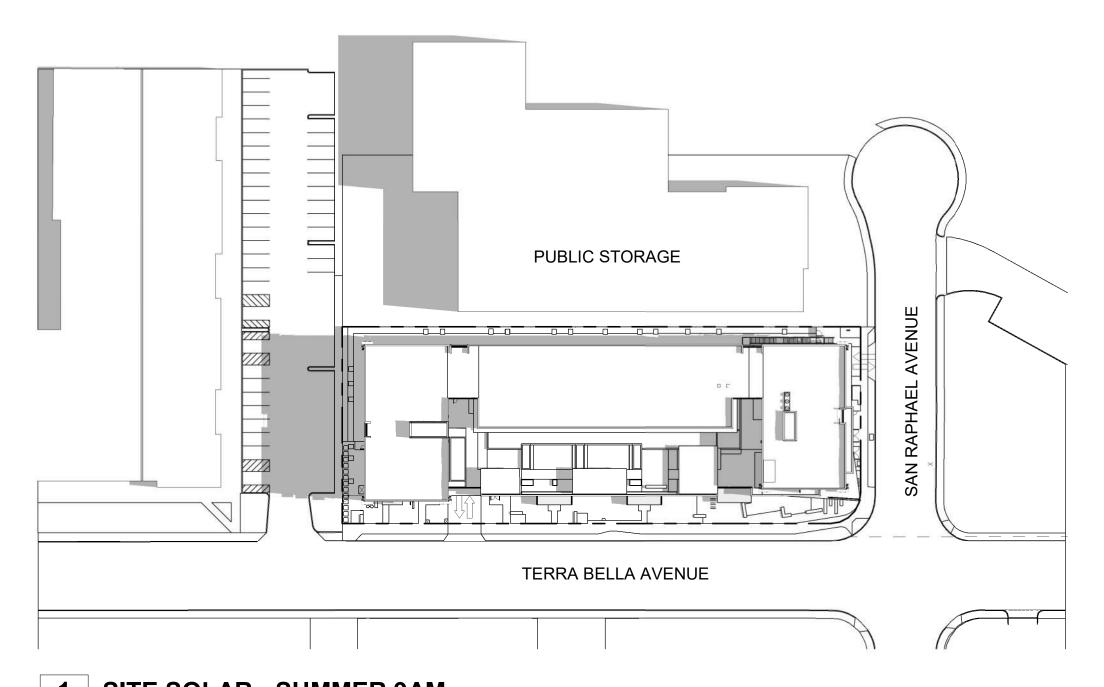
2 SITE SOLAR - SUMMER 12PM SCALE: 1/64" = 1'-0"



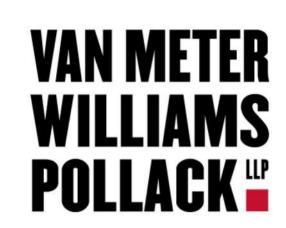
7 SITE SOLAR - WINTER 9AM SCALE: 1/64" = 1'-0"



4 SITE SOLAR - EQUINOX 9AM SCALE: 1/64" = 1'-0"



1 SITE SOLAR - SUMMER 9AM SCALE: 1/64" = 1'-0"



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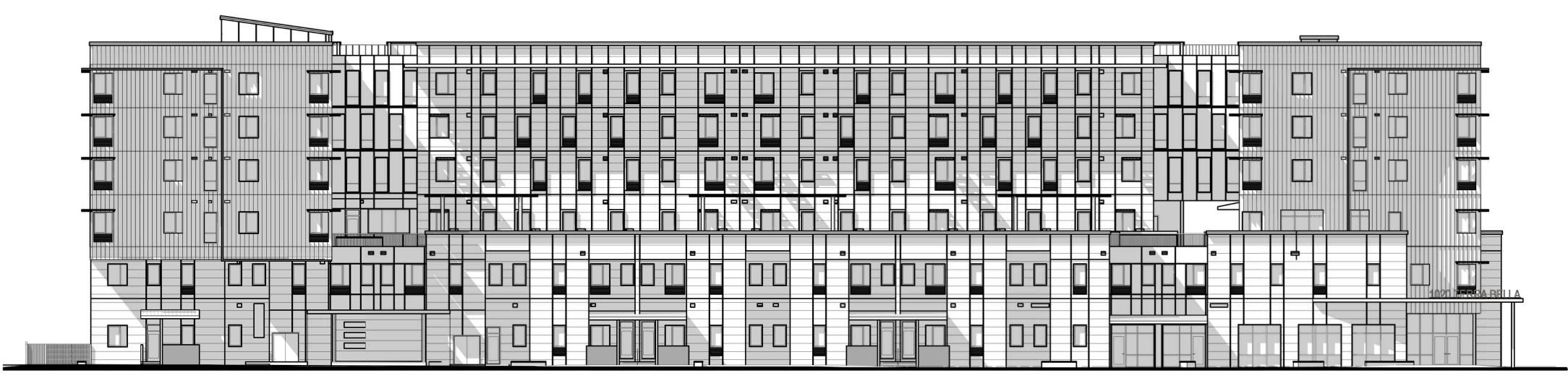
SOLAR STUDY -

BUILDING SHADOWS

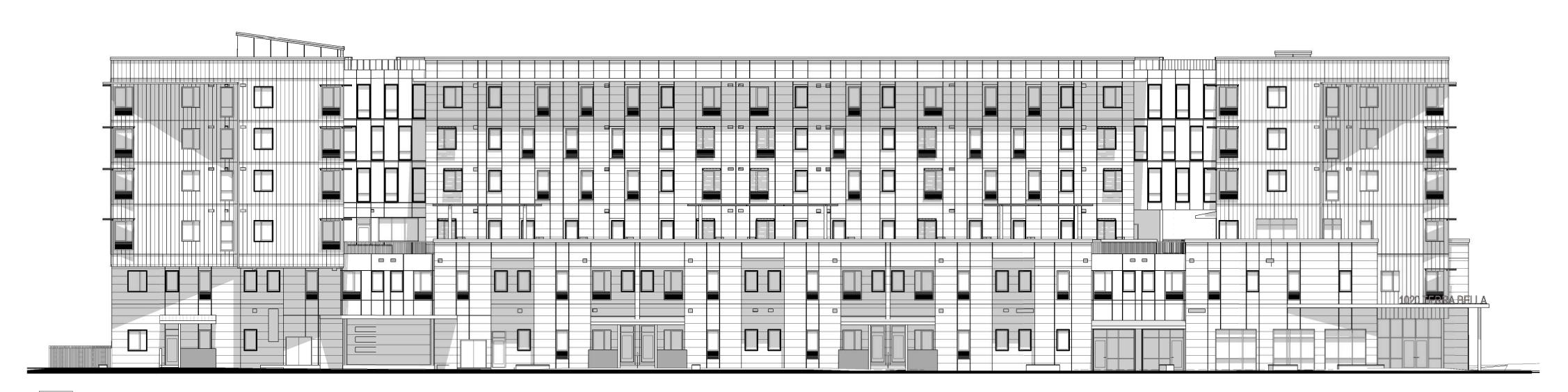
_____ ЈОВ #: #1716

SCALE: 1/64" = 1'-0"

A0.29a



3 SOUTH SUMMER 3 PM SCALE: 1/16" = 1'-0"



2 SOUTH SUMMER 12 PM SCALE: 1/16" = 1'-0"



1 SOUTH SUMMER 9 AM SCALE: 1/16" = 1'-0"



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SOLAR STUDY -ELEVATIONS

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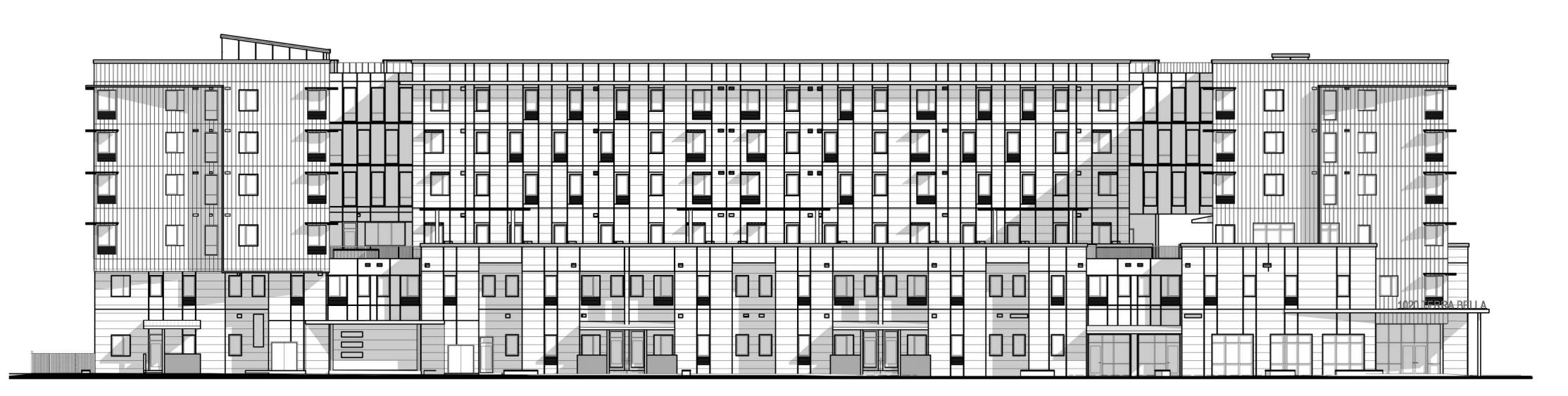
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3 SOUTH EQUINOX 3 PM SCALE: 1/16" = 1'-0"



2 SOUTH EQUINOX 12 PM SCALE: 1/16" = 1'-0"



1 SOUTH EQUINOX 9 AM SCALE: 1/16" = 1'-0"



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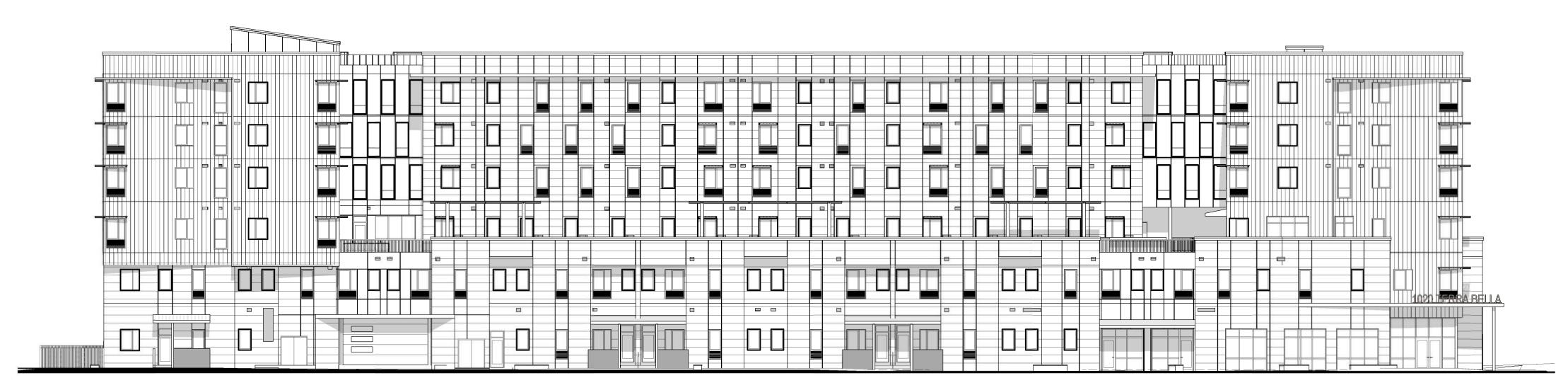
JOB #: #1716

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

A0.29c



3 SOUTH WINTER 3 PM
SCALE: 1/16" = 1'-0"



2 SOUTH WINTER 12 PM SCALE: 1/16" = 1'-0"



1 SOUTH WINTER 9 AM SCALE: 1/16" = 1'-0"



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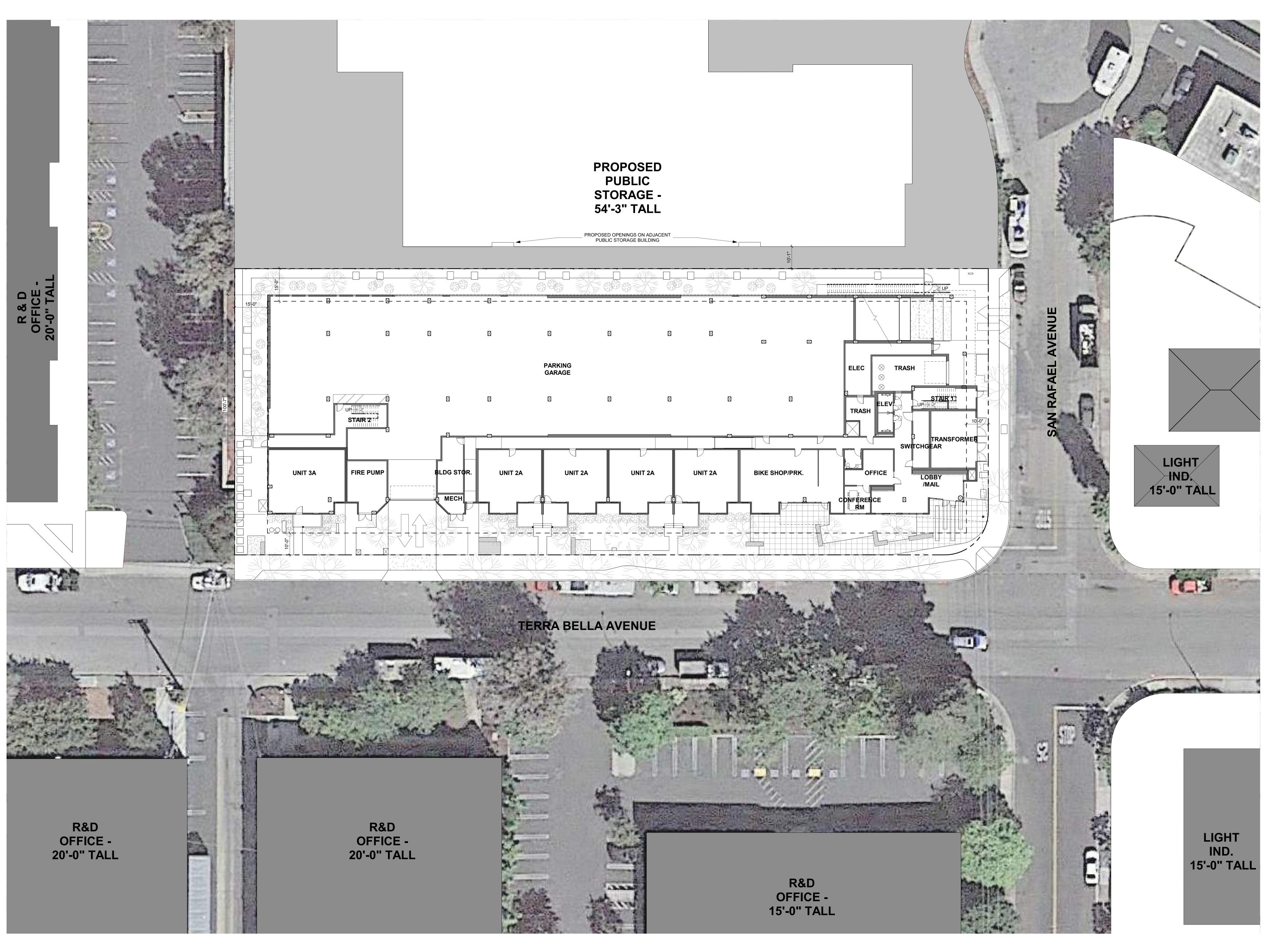
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SOLAR STUDY -ELEVATIONS

JOB #: #1716

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

A0.29d



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LANDSCAPE ARCHITECT

GUZZARDO PARTNERSHIP
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San Francisco CA 94111
415.433.4672

JOINT TRENCH

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ID	DATE	NAME
1	12/22/21	100% SD
2	03/25/22	
3	04/29/22	Planning Resubmittal

Project:

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043



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PALO ALTO, CA 94303

ILLUSTRATIVE SITE PLAN

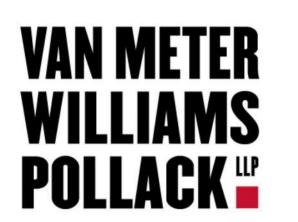
JOB #: #1716 SCALE: 1/16" = 1'-0"

A1.10

9 - STORMWATER AREA 10 - (N) HYDRANT 11 - LADDER PADS 12 - UNDERGROUND UTILITY, SJTD 13 - ABOVE GRADE BFPS, SCD 14 - GUEST BIKE RACKS 15 - TBD 16 -TBD PROPOSED PUBLIC STORAGE 11 5'-0" SETBACK 13 15'-0" SETBACK 5 CAR PUZZLE STACKER 5 CAR PUZZLE STACKER 5 CAR PUZZLE STACKER 5 CAR PUZZLE STACKER RAMP TO 2ND LEVEL PARKING PUZZLE STACKER 9'-0" 6'-6 ADJACENT EXISTING BUILDING PARKING 60 SPACES (30 AT GRADE, 30 STACKER) PUZZLÉ STACKER BIKE SHOP/PRK. UNIT 2A UNIT 2A

TERRA BELLA AVENUE

1 DETAILED SITE PLAN
SCALE: 1/16" = 1'-0"



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SITE PLAN KEY NOTES

1 - (E) PEDESTRIAN CURB RAMP

3 - (E) ELECTRICAL POLE TO REMAIN

2 - (N) VEHICULAR CURB CUT

4 - (E) TREES

5 - (N) TREES

6 - GARAGE ENTRY

7 - LOADING ZONE

8 - MOTORCYCLE PARKING

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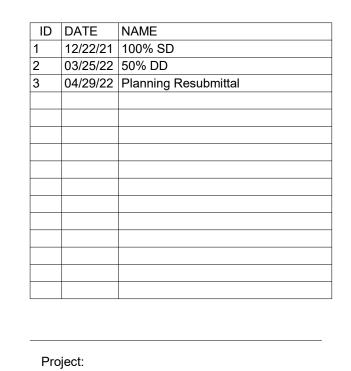
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WOOTT THE VIEW,



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

DETAILED SITE PLAN

JOB #: #1716

SCALE: As indicated

A1.11

11 - LADDER PADS 12 - UNDERGROUND UTILITY, SJTD 13 - ABOVE GRADE BFPS, SCD 14 - GUEST BIKE RACKS 15 - TBD 16 -TBD PROPOSED PUBLIC STORAGE 11 5'-0" SETBACK 15'-0" SETBACK 5 CAR PUZZLE STACKER 5 CAR PUZZLE STACKER 5 CAR PUZZLE STACKER 5 CAR PUZZLE STACKER RAMP TO 2ND LEVEL PARKING PUZZLE STACKER 9'-0" 6'-6 ADJACENT EXISTING BUILDING PARKING 60 SPACES (30 AT GRADE, 30 STACKER) PUZZLÉ STACKER BLDG STOR. BIKE SHOP/PRK. UNIT 2A UNIT 2A

TERRA BELLA AVENUE

1 DETAILED SITE PLAN

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

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SITE PLAN KEY NOTES

1 - (E) PEDESTRIAN CURB RAMP

3 - (E) ELECTRICAL POLE TO REMAIN

2 - (N) VEHICULAR CURB CUT

4 - (E) TREES

5 - (N) TREES

6 - GARAGE ENTRY

7 - LOADING ZONE

10 - (N) HYDRANT

8 - MOTORCYCLE PARKING

9 - STORMWATER AREA

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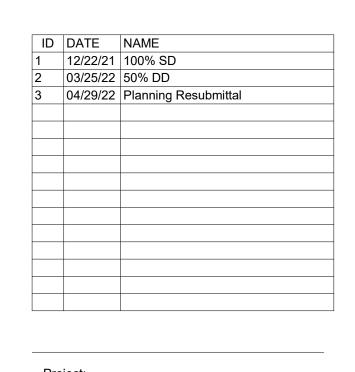
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DETAILED SITE PLAN

JOB #: #1716

SCALE: As indicated

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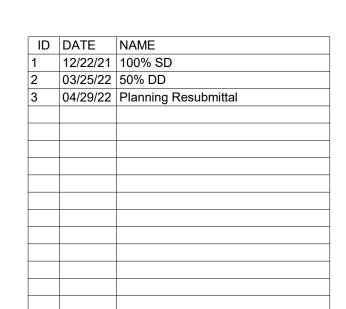
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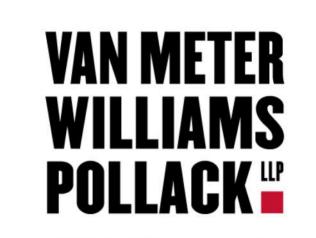
ALTA

2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

FLOOR PLANS - 1ST FLOOR

JOB#: #1716 SCALE: 1" = 10'-0"





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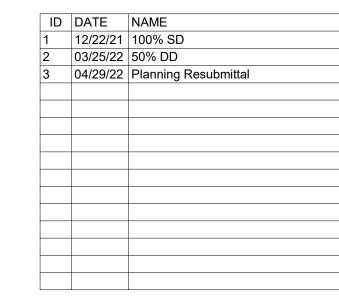
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2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

FLOOR PLANS - 1ST

FLOOR

JOB #: #1716 SCALE: 1" = 10'-0"





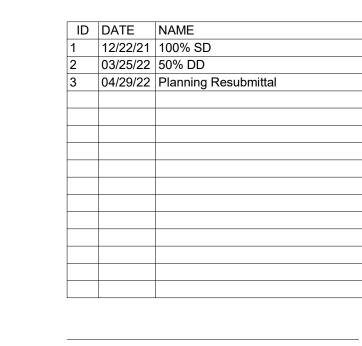
8'-0" 9'-0"

PARKING 45 SPACES

CORR. C1.2

1 2ND FLOOR - DIAGRAM

SCALE: 1" = 10'-0"



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Client:

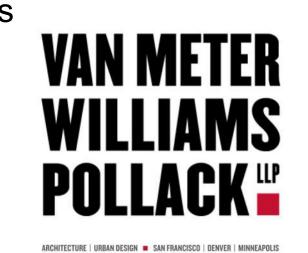
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FLOOR PLANS - 2ND & 3RD FLOOR

JOB #: #1716 SCALE: 1" = 10'-0"





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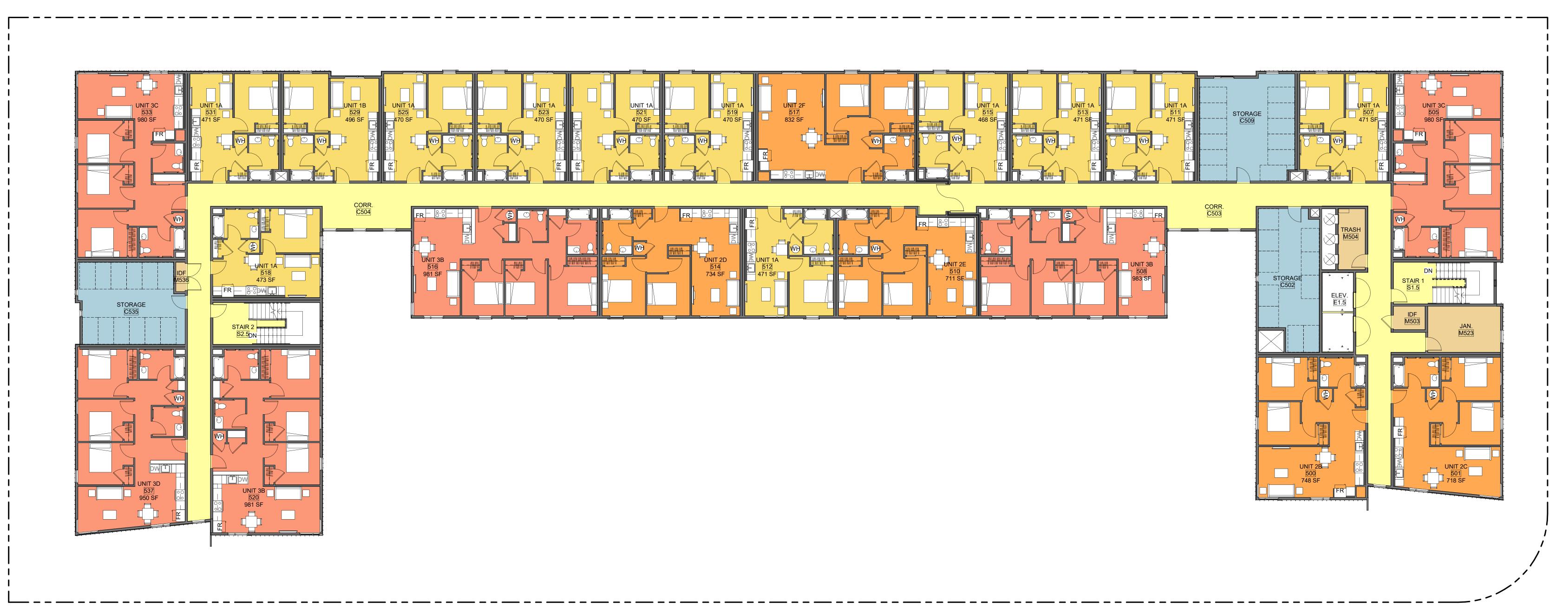
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ALTA HOUSING

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FLOOR PLANS - 2ND & 3RD FLOOR

JOB #: #1716 SCALE: 1" = 10'-0"



2 5TH FLOOR - DIAGRAM



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FLOOR PLANS - 4TH & 5TH FLOORS

JOB #: #1716

SCALE: 1" = 10'-0"



2 5TH FLOOR - DIAGRAM SCALE: 1" = 10'-0"



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1020 TERRA BELLA

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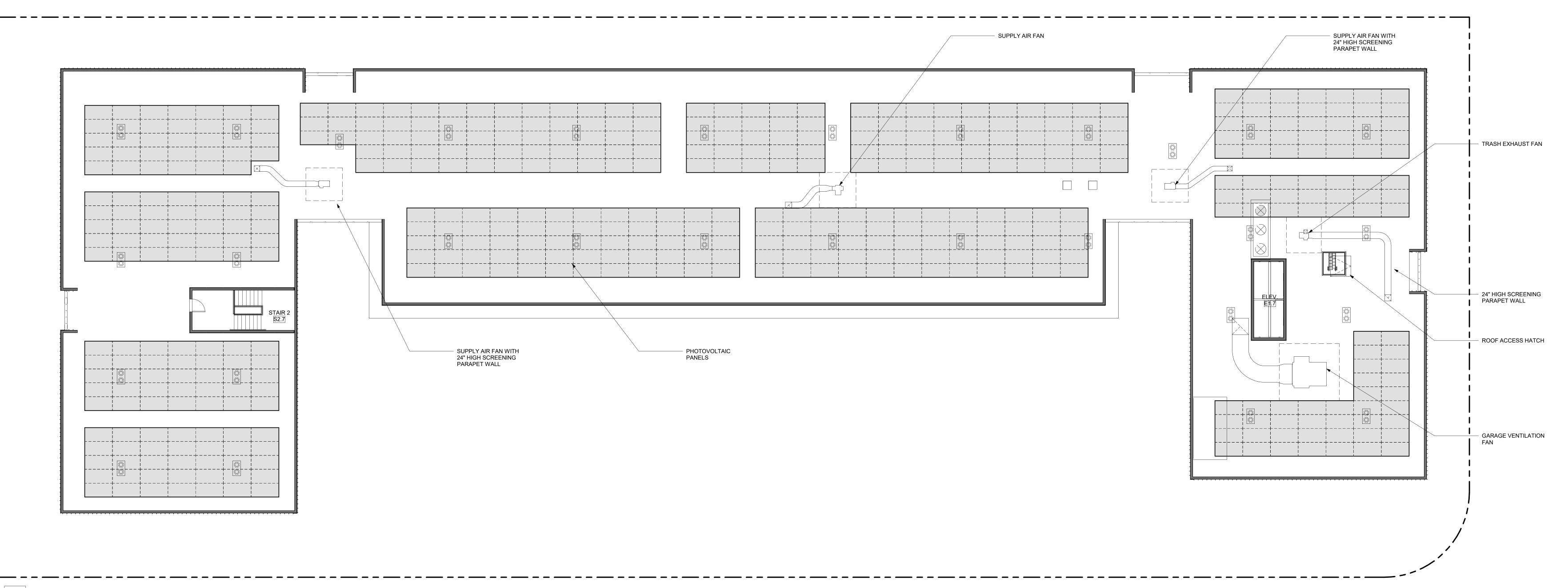
FLOOR PLANS - 4TH & 5TH FLOORS

JOB #: #1716

SCALE: 1" = 10'-0"

A2.03

1 4TH FLOOR - DIAGRAM SCALE: 1" = 10'-0"



2 ROOF - DIAGRAM

SCALE: 1" = 10'-0"



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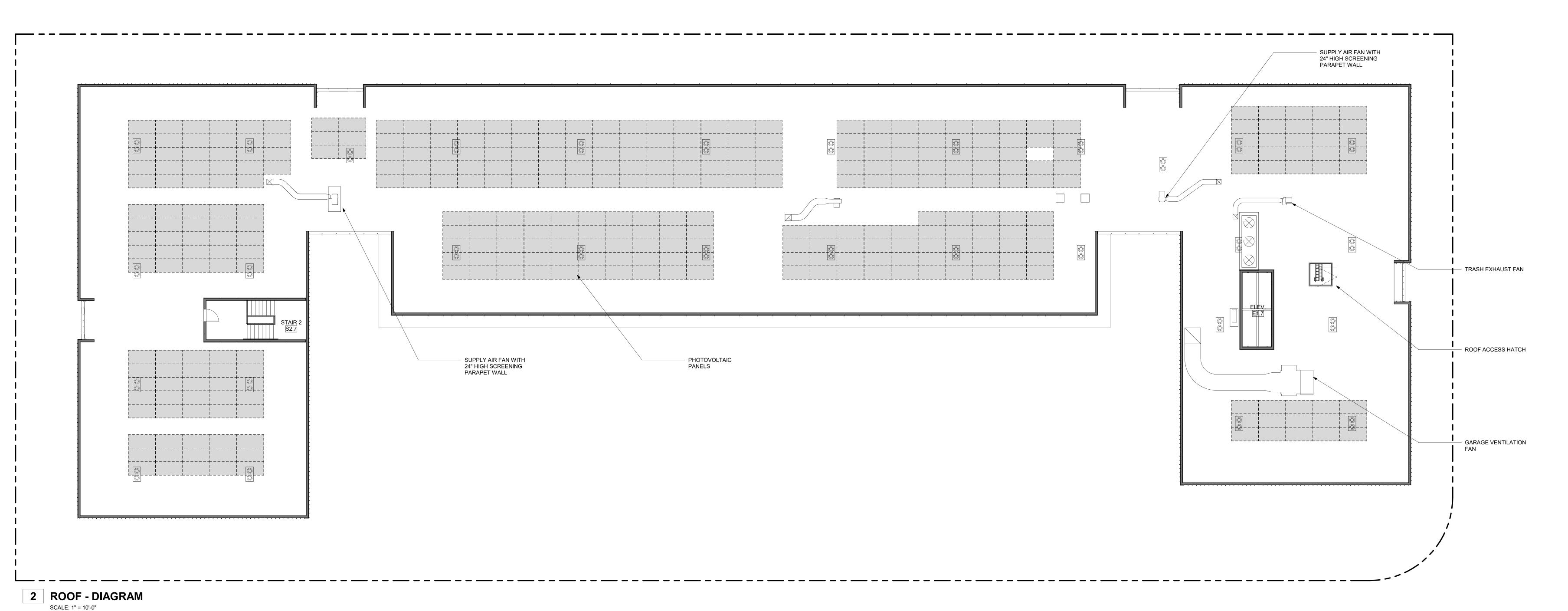
2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

FLOOR PLANS - 6TH FLOOR & ROOF

JOB #: #1716

SCALE: 1" = 10'-0"

A2.04



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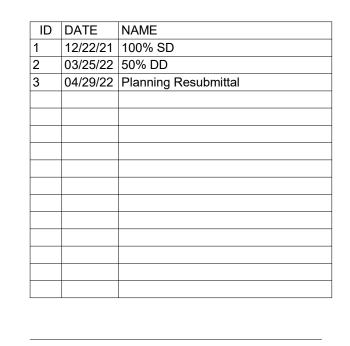
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Project

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HOUSING

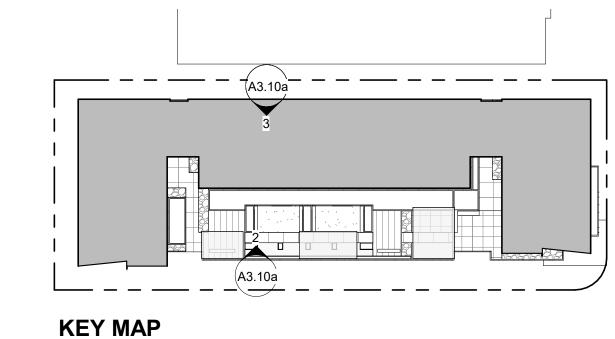
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FLOOR PLANS - 6TH FLOOR & ROOF

JOB #: #1716 SCALE: 1" = 10'-0"

A2.04





MATERIALS 1 FIBER CEMENT LAP SIDING 12 2 METAL SIDING - STANDING SEAM

3 METAL SIDING - PANEL 4 BOARD FORM CONCRETE 5 ALUMINUM WINDOW

6 ALUMINUM STOREFRONT 7 HORIZONTAL METAL SUNSHADE - SOLID PANEL

8 ENTRY CANOPY 9 METAL AWNING - SOLID PANEL 10 METAL COLUMN

METAL GUARDRAIL - PERFORATED

PERFORATED SCREEN 13 RAILING

PARAPET CAP 15 LOUVERS EXTERIOR STAIR

TRELLIS PROPOSED ADJACENT PUBLIC STORAGE BUILDING SECTIONAL GARAGE DOOR, MOUNTED TO INTERIOR SIDE OF WALL

FIBER CEMENT PANEL, CLOSED JOINT SYSTEM PERFORATED METAL GATE SYSTEM

COLORS

A AEP SPAN "METALLIC CHAMPAGNE" KELLY MOORE "VINTAGE COPPER"

KELLY MOORE "AGED TEAK" KELLY MOORE "METAL CHI"

KELLY MOORE "THUNDER CAT" F METALLIC CHAMPAGNE

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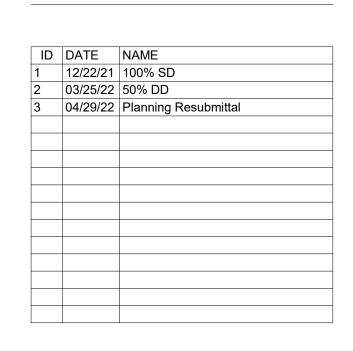
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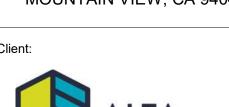
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HOUSING 2595 E. BAYSHORE RD. STE 200

ELEVATIONS

PALO ALTO, CA 94303

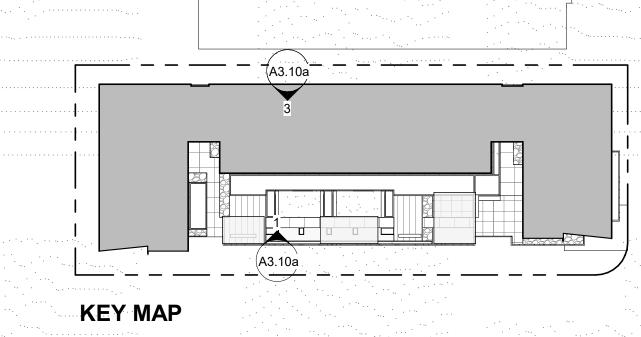
JOB#: #1716 SCALE: As indicated

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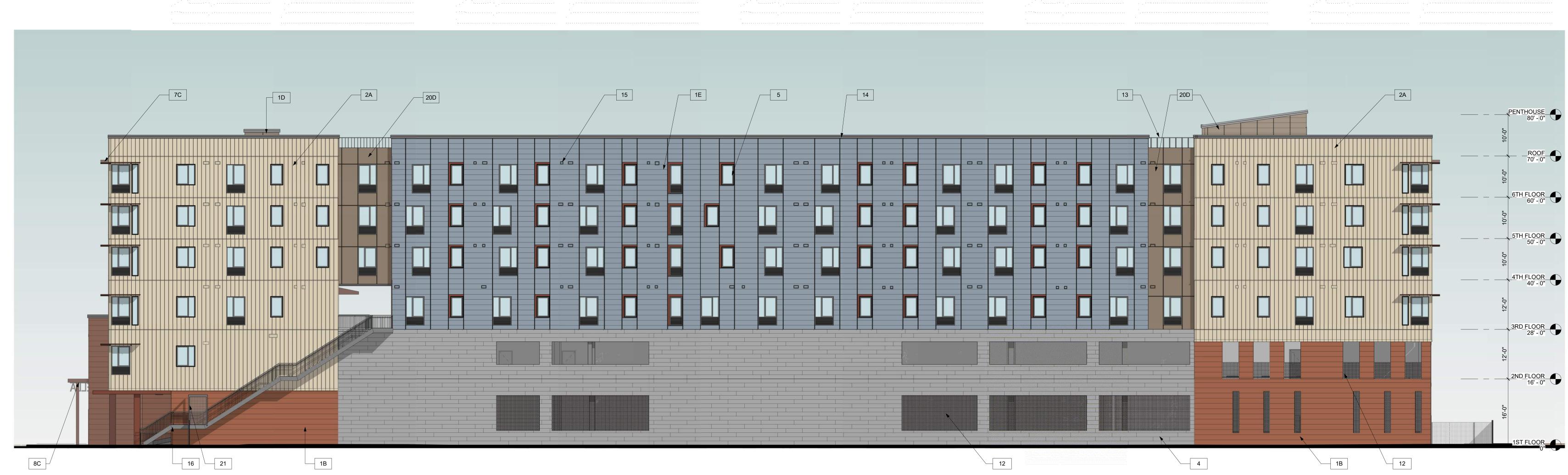


3 NORTH BUILDING ELEVATION - PUBLIC STORAGE SCALE: 3/32" = 1'-0"





MATERIALS 1 FIBER CEMENT LAP SIDING 11 METAL GUARDRAIL - PERFORATED A AEP SPAN "METALLIC CHAMPAGNE" 2 METAL SIDING - STANDING SEAM PERFORATED SCREEN 3 METAL SIDING - PANEL 13 RAILING 4 BOARD FORM CONCRETE PARAPET CAP 15 LOUVERS 5 ALUMINUM WINDOW F METALLIC CHAMPAGNE 16 EXTERIOR STAIR 6 ALUMINUM STOREFRONT 7 HORIZONTAL METAL SUNSHADE - SOLID PANEL TRELLIS 8 ENTRY CANOPY PROPOSED ADJACENT PUBLIC STORAGE BUILDING 9 METAL AWNING - SOLID PANEL SECTIONAL GARAGE DOOR, MOUNTED TO INTERIOR SIDE OF WALL 10 METAL COLUMN FIBER CEMENT PANEL, CLOSED JOINT SYSTEM 21 PERFORATED METAL GATE SYSTEM



2 NORTH BUILDING ELEVATION - PUBLIC STORAGE



1 SOUTH BUILDING ELEVATION - TERRA BELLA SCALE: 3/32" = 1'-0"



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CIVIL ENGINEER

KELLY MOORE "VINTAGE COPPER"

KELLY MOORE "TOWERING CLIFFS"

KELLY MOORE "AGED TEAK"

KELLY MOORE "THUNDER CAT"

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LANDSCAPE ARCHITECT

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3	04/29/22	Planning Resubmittal
	08/02/22	NOFA Update
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1020 TERRA BELLA

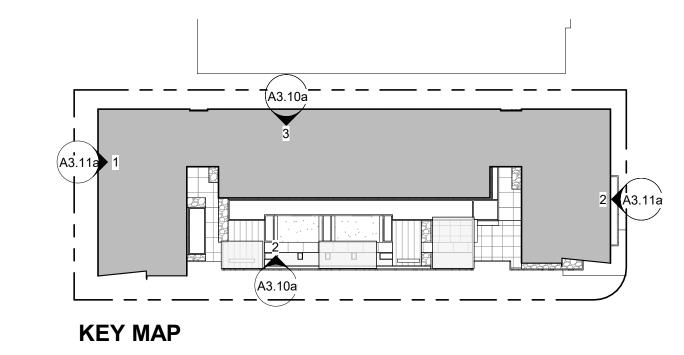


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ELEVATIONS

JOB#: #1716 SCALE: As indicated

A3.10a



MATER	MATERIALS			
1	FIBER CEMENT LAP SIDING			

3 METAL SIDING - PANEL

- METAL GUARDRAIL PERFORATED 12 2 METAL SIDING - STANDING SEAM
 - PERFORATED SCREEN 13 RAILING
- 4 BOARD FORM CONCRETE PARAPET CAP 5 ALUMINUM WINDOW 15 LOUVERS 6 ALUMINUM STOREFRONT EXTERIOR STAIR
- 7 HORIZONTAL METAL SUNSHADE SOLID PANEL TRELLIS 8 ENTRY CANOPY PROPOSED ADJACENT PUBLIC STORAGE BUILDING
- 9 METAL AWNING SOLID PANEL SECTIONAL GARAGE DOOR, MOUNTED TO INTERIOR SIDE OF WALL 10 METAL COLUMN
 - PERFORATED METAL GATE SYSTEM

FIBER CEMENT PANEL, CLOSED JOINT SYSTEM

A AEP SPAN "METALLIC CHAMPAGNE"

KELLY MOORE "METAL CHI"

KELLY MOORE "VINTAGE COPPER" KELLY MOORE "AGED TEAK"

KELLY MOORE "THUNDER CAT" F METALLIC CHAMPAGNE

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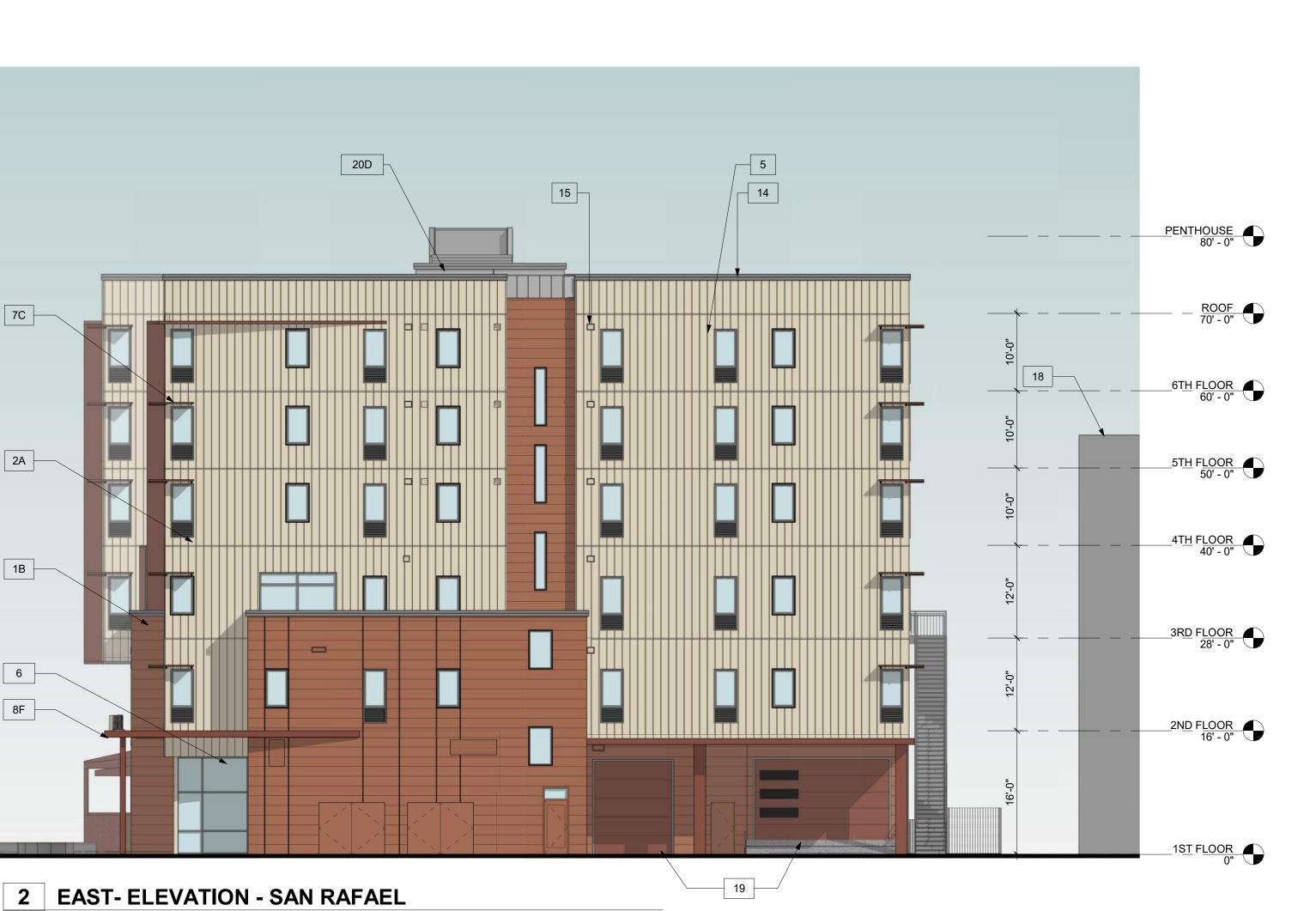
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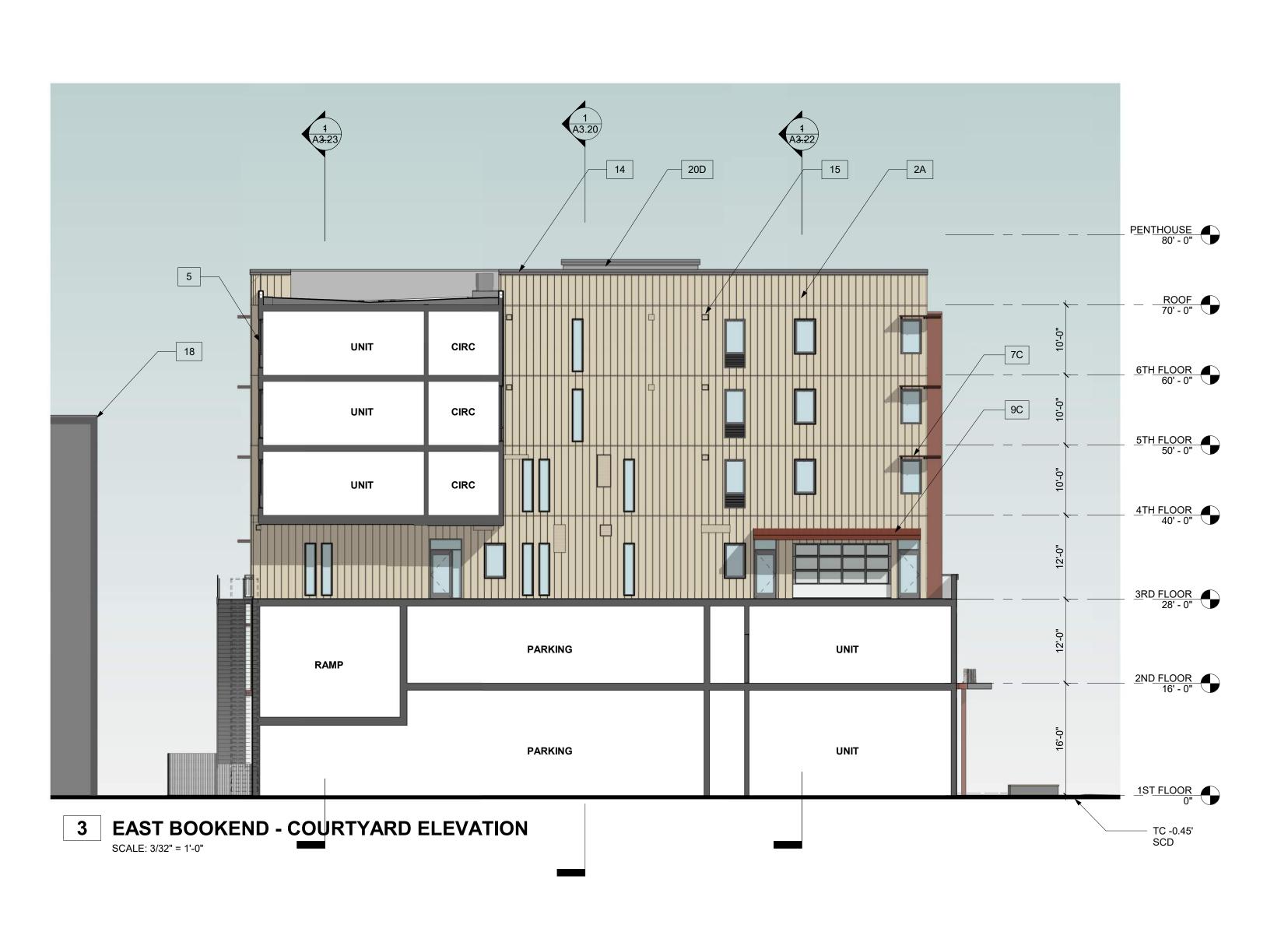
 1
 12/22/21
 100% SD

03/25/22 50% DD

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SCALE: 3/32" = 1'-0"

ELEVATIONS

2595 E. BAYSHORE RD.

STE 200 PALO ALTO, CA 94303

ALTA

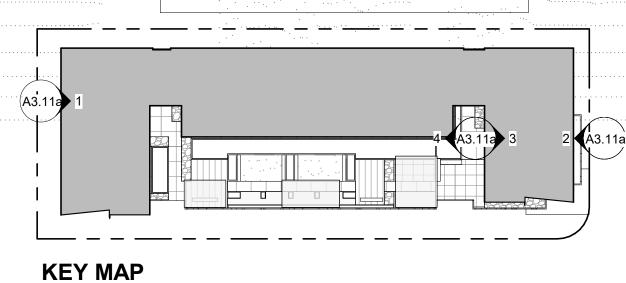
1020 TERRA BELLA

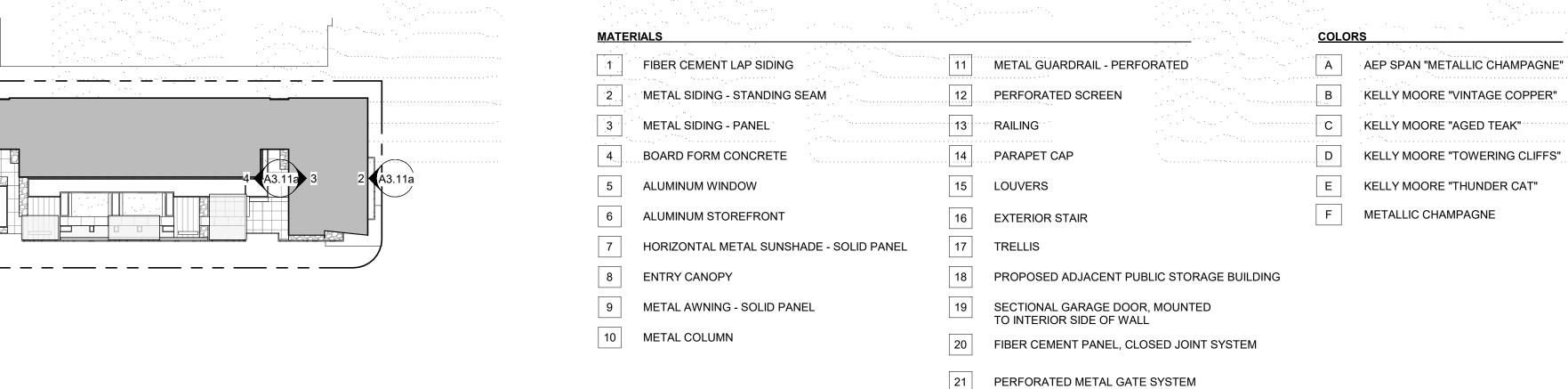
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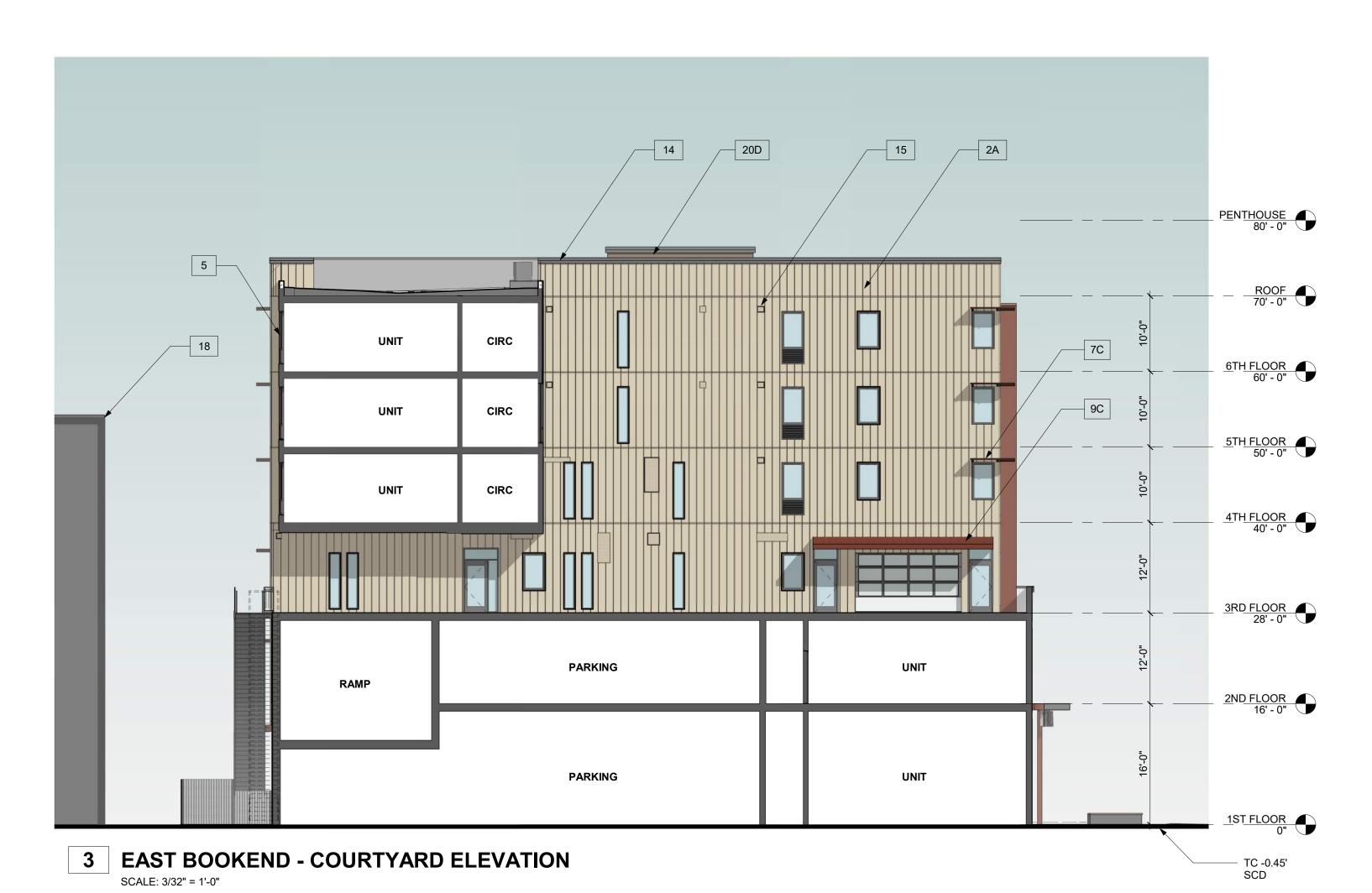
HOUSING

JOB#: #1716 SCALE: As indicated

A3.11a

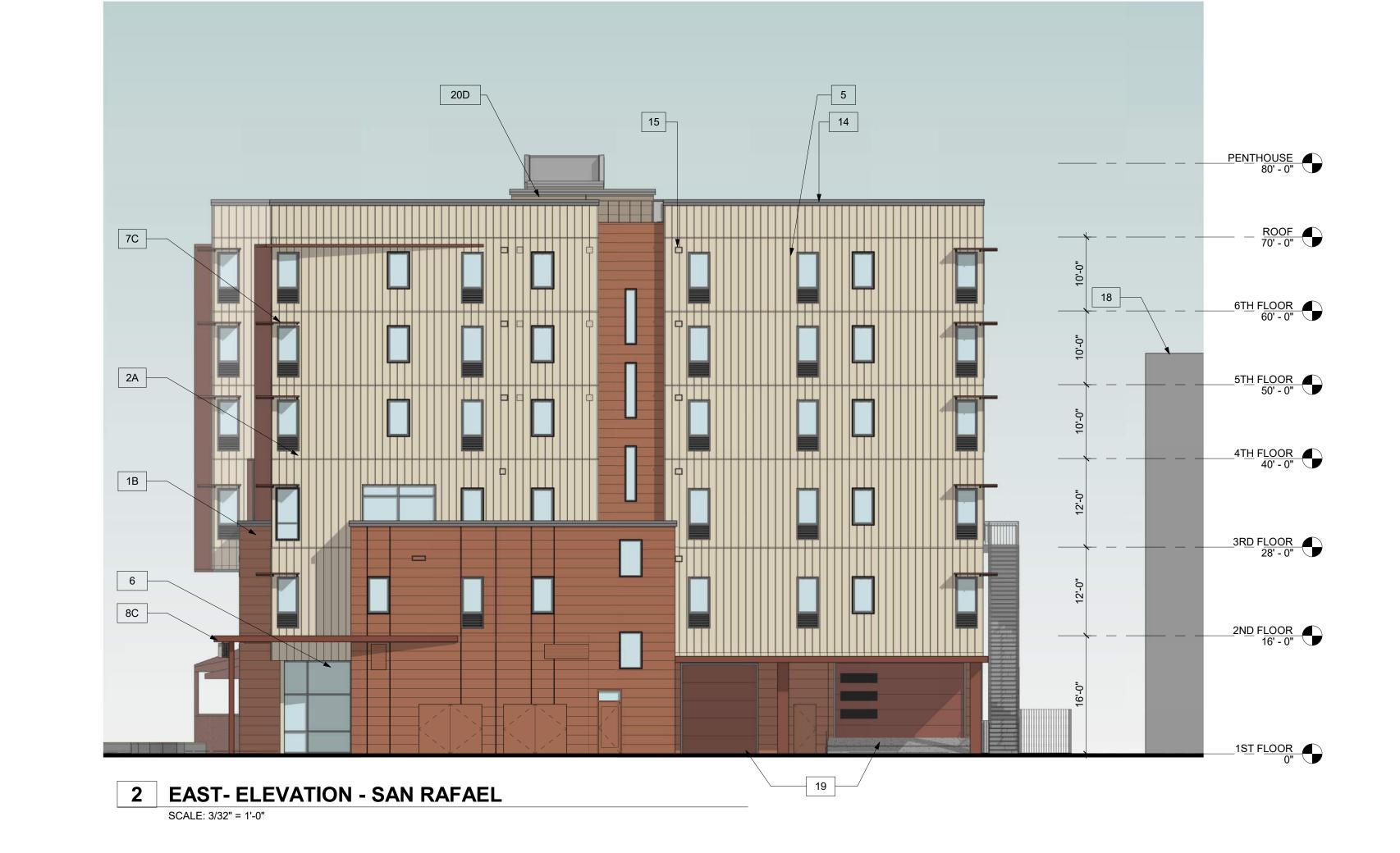












1 WEST BUILDING ELEVATION - KNIGHTSCOPE SCALE: 3/32" = 1'-0"

A3.11a



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KPFF 45 Fremont Street, 28th Floor San Francisco, CA 94105

MEP ENGINEER

415.989.1004

Emerald City Engineers, Inc. 21705 Highway 99 Lynnwood, WA 98036 425.741.1200

08/03/2022 **UPDATE**

	Territoria.		
1. 1. 1. 1.	·ID	DATE	NAME
	1	12/22/21	100% SD
	2	03/25/22	50% DD
	3	04/29/22	Planning Resubmittal
		08/02/22	NOFA Update
			* ***
			**

1020 TERRA BELLA

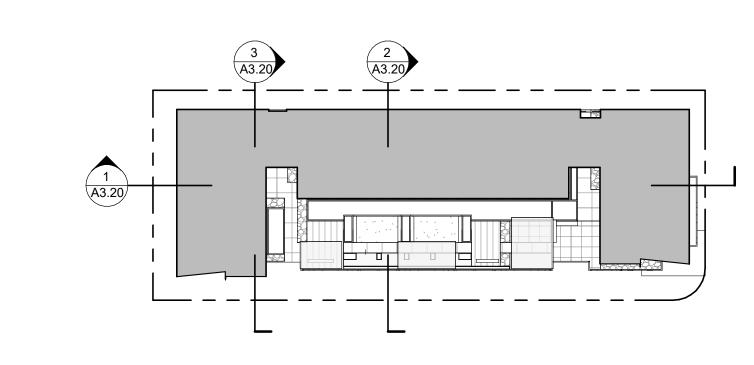
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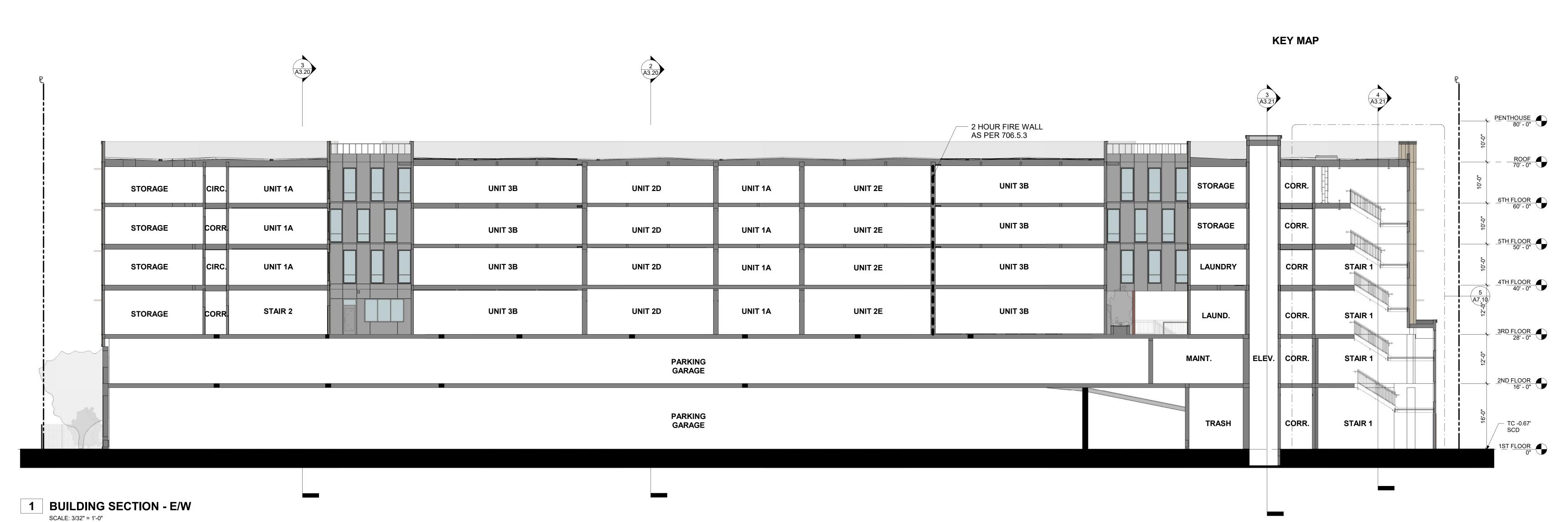


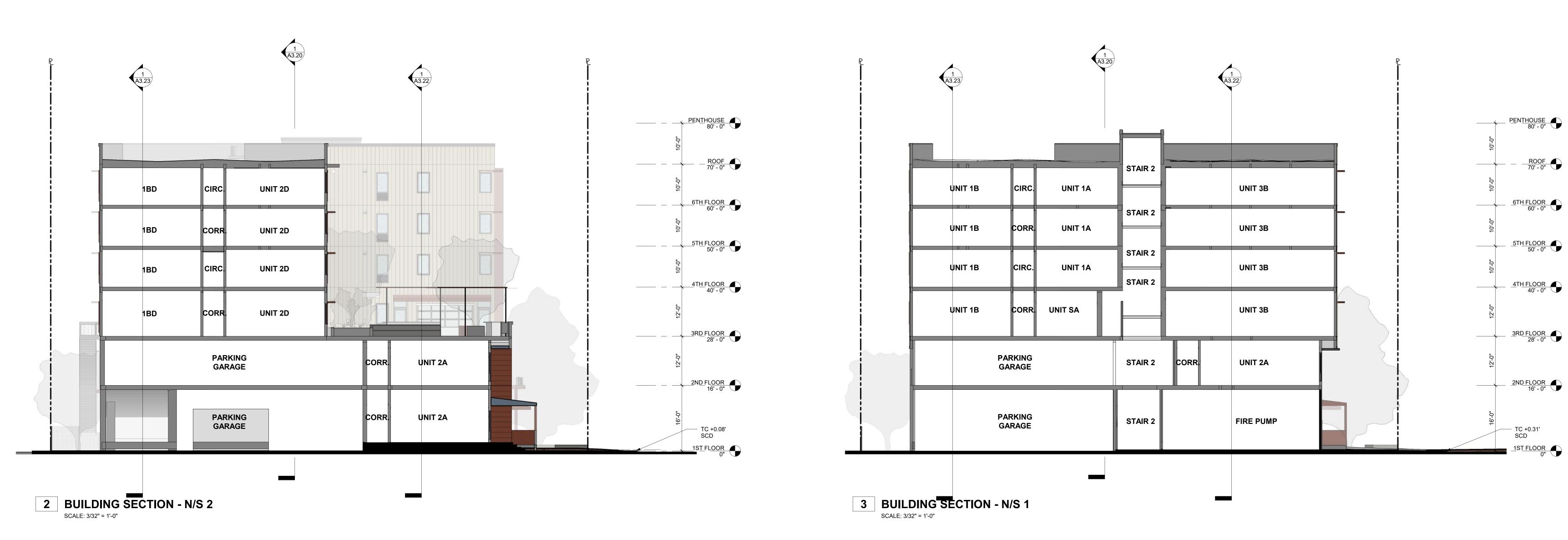
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ELEVATIONS

JOB#: #1716 SCALE: As indicated







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GUZZARDO PARTNERSHIP
181 Greenwich Street
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ID	DATE	NAME
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2	03/25/22	50% DD
3	04/29/22	Planning Resubmittal

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043



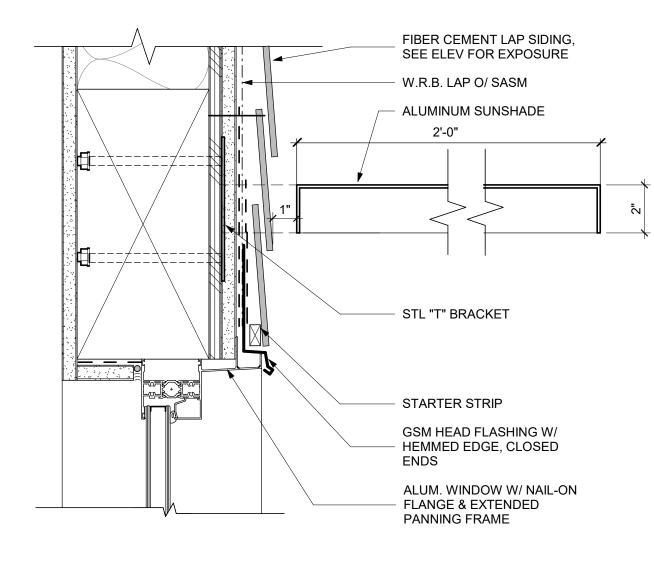
2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

BUILDING SECTIONS

JOB #: #1716

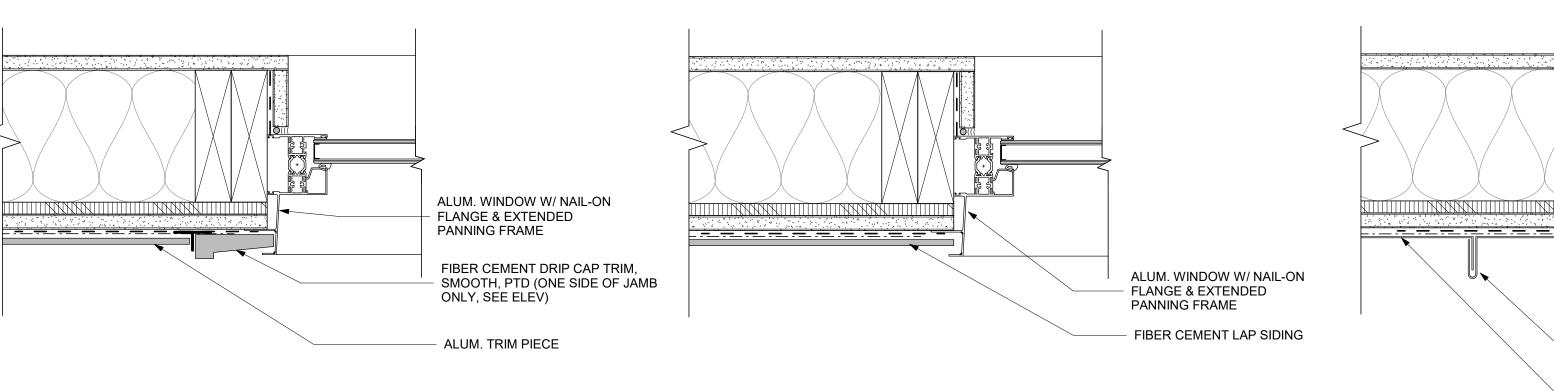
SCALE: As indicated

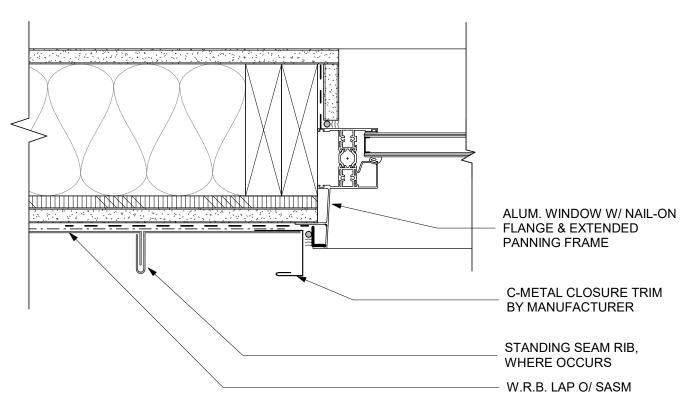
A3.20



SUNSHADE @ LAP SIDING

A8.21 SCALE: 3" = 1'-0"

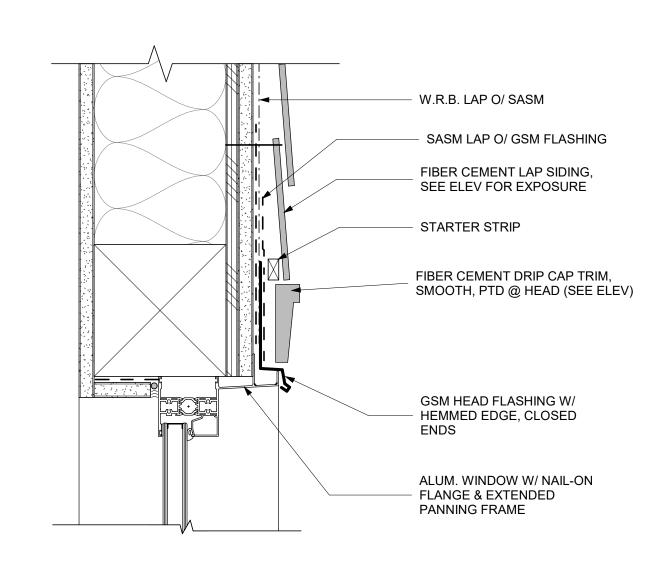


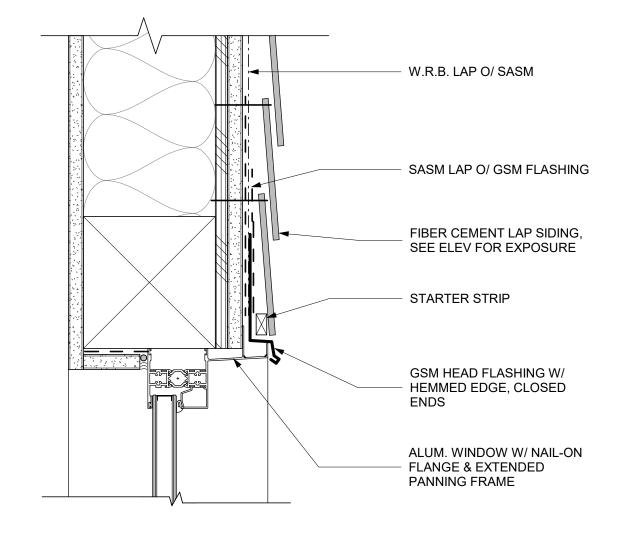


11 WINDOW JAMB @ LAP SIDING ACCENT A8.21 SCALE: 3" = 1'-0"

WINDOW JAMB @ LAP SIDING (TYP) A8.21 SCALE: 3" = 1'-0"







ALUM. WINDOW W/

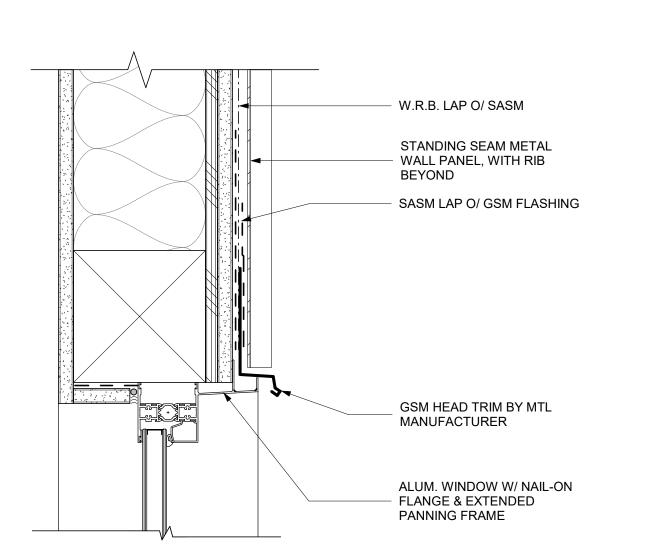
NAIL-ON FLANGE &
EXTENDED PANNING
FRAME

FIBER CEMENT LAP SIDING, SEE ELEVATIONS FOR

FOIL FACED BUTYL SASM OVER WRB & UNDER GSM DRIP EDGE

_ W.R.B. UNDER SASM - SEE FLASHING SEQUENCE

EXPOSURE

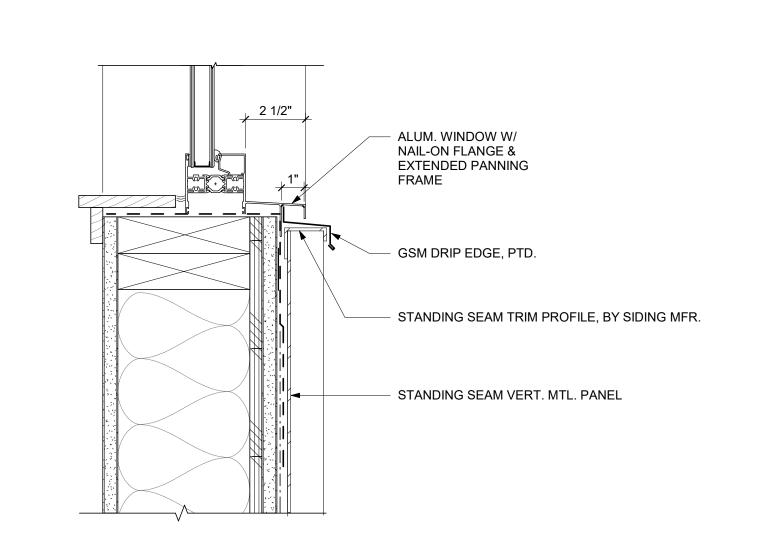


WINDOW HEAD @ LAP SIDING ACCENT

SCALE: 3" = 1'-0"

WINDOW HEAD @ LAP SIDING (TYP) SCALE: 3" = 1'-0"



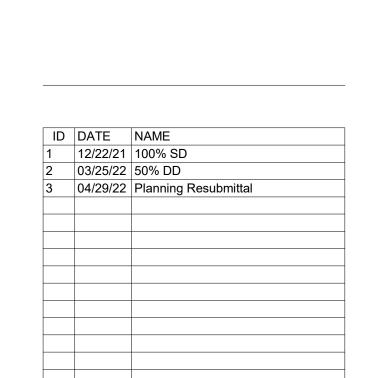


WINDOW SILL @ LAP SIDING (TYP)

SCALE: 3" = 1'-0"

A8.21 SCALE: 3" = 1'-0"

WINDOW SILL @ METAL PANEL (TYP)



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WILLIAMS

POLLACK **

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408.467.9100

415.433.4672

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425.741.1200

Lynnwood, WA 98036

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1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043

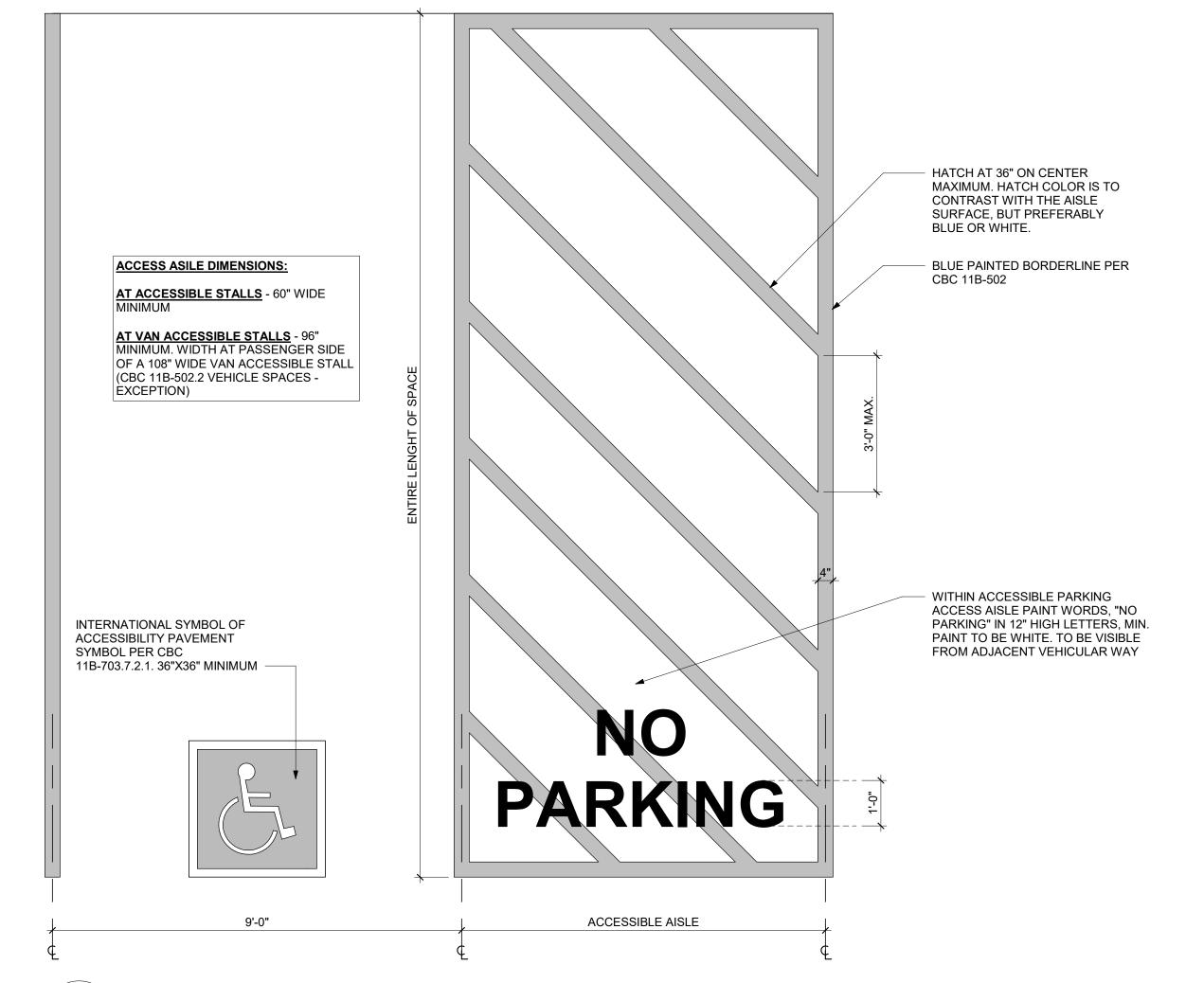


2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

EXT. WALL & WINDOW **DETAILS**

JOB#: #1716 SCALE: As indicated

A8.21



13 VAN ACCESSIBLE PARKING_DRC

A8.21 SCALE: 1/2" = 1'-0"



A - AEP SPAN
"METALLIC
CHAMPAGNE"





C - KELLY MOORE
"AGED TEAK"
KM4491



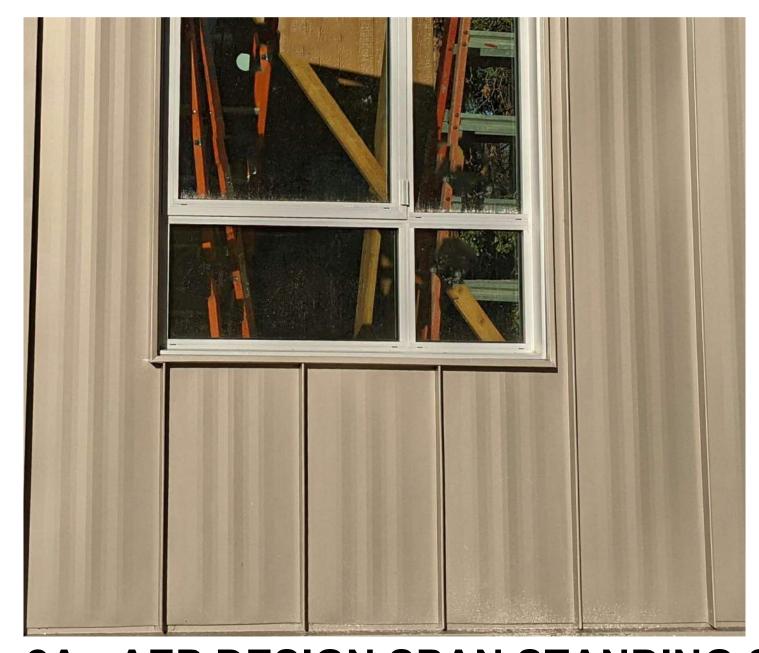
D - KELLY MOORE
"METAL CHI"
KM4909



E - KELLY MOORE
"THUNDER CAT"
KM4873



I - FIBER CEMENT LAP SIDING



2A - AEP DESIGN SPAN STANDING SEAM ALTERNATE: SIMILAR PROFILE BY WESTERN STATE



4 - BOARD FORM CONCRETE



5 - ALUMINUM WINDOWS
ALTERNATE: VINYL WINDOWS

MATERIALS AND COLOR PALETTES

AEP STANDING SEAM

* METALLIC CHAMPAGNE

BOARD FORM CONCRETE

ALUMINUM WINDOWS

* ALUMINUM FINISH

* UNPAINTED TEXTURED CONCRETE

HARDIE CEMENT BOARD LAP SIDING

* KM VINTAGE COPPER PAINT

* KM AGED TEAK PAINT * KM METAL CHI PAINT

* KM THUNDER CAT PAINT



F1 - LITHONIA WDGE2 F2 - LIGMAN JET 41 (BRONZE) (BRONZE)

EXTERIOR LIGHTING



F3 - GOTHAM EVO2 (BRONZE)



F4 - LOUIS POULSEN FLINDT (CORTEN)

VAN METER
WILLIAMS
POLLACK "
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ID	DATE	NAME
1	12/22/21	100% SD
2	03/25/22	50% DD
3	04/29/22	Planning Resubmittal

Project

1020 TERRA BELLA

1020 TERRA BELLA AV MOUNTAIN VIEW, CA 94



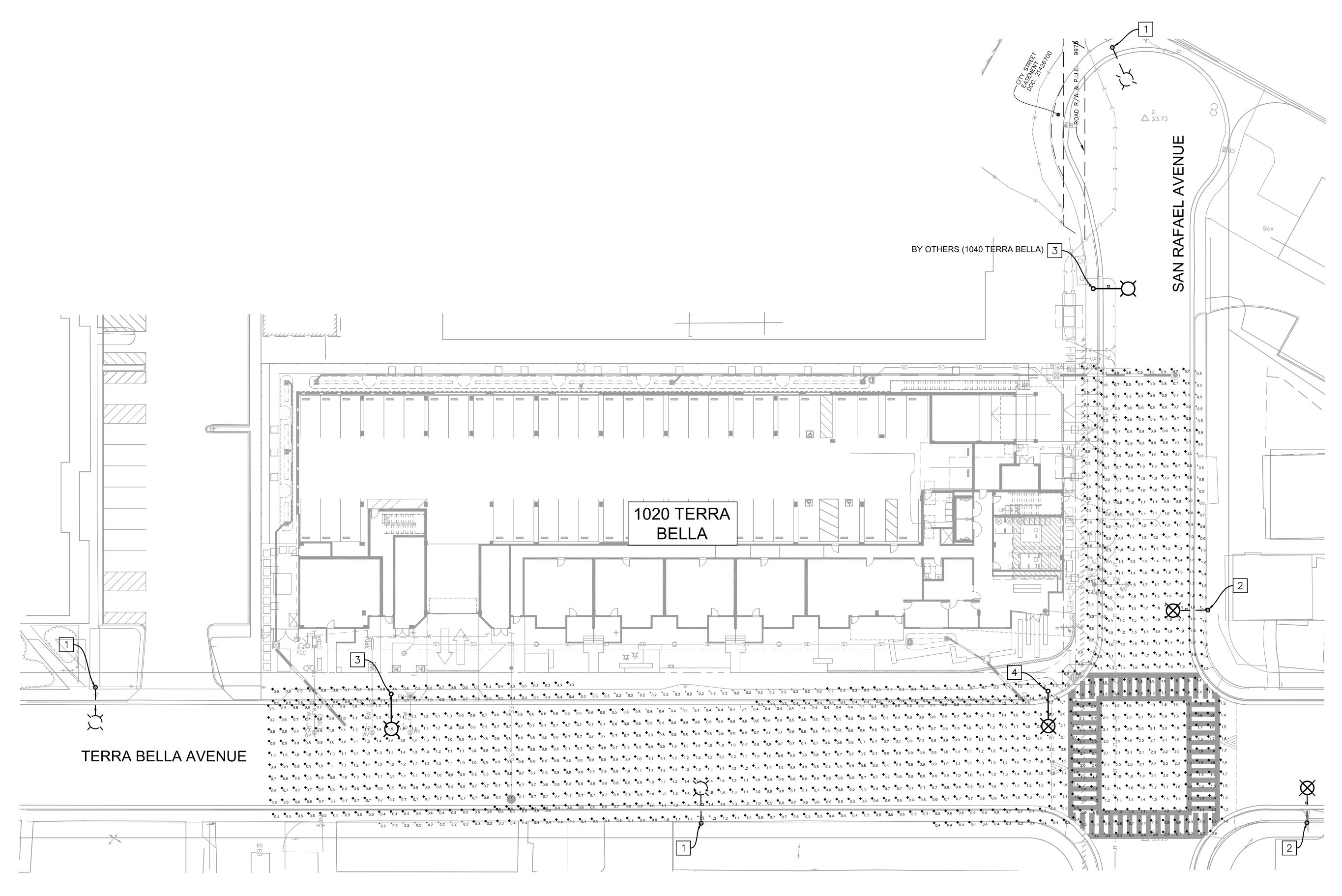
2595 E. BAYSHORE RD. STE 200

PALO ALTO, CA 94303

COLORS AND MATERIALS

JOB #: #1716 SCALE: 1" = 1'-0"

A11.50



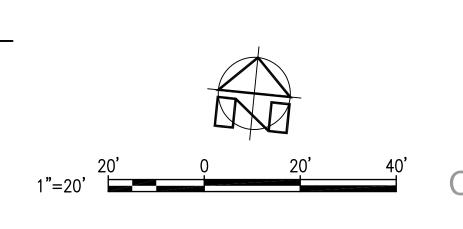
LEGEND

NOTE	DESCRIPTION	LUMENS	WATT	TYPE	*LLF	MOUNT HEIGHT	ARM LENGTH
1	EXISTING CITY STREET LIGHT WITH LEOTEK 63 W LED LUMINAIRE (MODEL No. EC3-10M2-MV-NW-2-GY-530-FDC-WL)	6,850	63	II	1.00	32'	8'
2	EXISTING CITY STREET LIGHT WITH NEW LEOTEK 87 W LED LUMINAIRE (MODEL No. EC3-10M2-MV-NW-2-GY-700-FDC-WL)	8,750	87	II	1.00	32'	8'
3	NEW CITY STREET LIGHT WITH LEOTEK 63 W LED LUMINAIRE (MODEL No. EC3-10M2-MV-NW-2-GY-530-FDC-WL)	6,850	63	II	1.00	32'	8'
4	NEW CITY STREET LIGHT WITH LEOTEK 87 W LED LUMINAIRE (MODEL No. EC3-10M2-MV-NW-2-GY-700-FDC-WL)	8,750	87	II	1.00	32'	8'

LIGHTING ANALYSIS RESULTS

	IES DESIGN CRITERIA			ANALYSIS RE		
SEGMENT - ROADWAY CLASSIFICATION	PEDESTRIAN CONFLICT AREA	AVERAGE FC	AVG/MIN	AVERAGE FC	AVG/MIN	CRITERIA MET?
TERRA BELLA AVE / SAN RAFAEL AVE - LOCAL / LOCAL	MEDIUM	1.4	6:1	1.6	4.0:1	YES
TERRA BELLA AVE - LOCAL	MEDIUM	0.7	6:1	0.9	2.3:1	YES
TERRA BELLA AVE SIDEWALK (FRONTAGE)	MEDIUM	0.5	4:1	0.6	3.0:1	YES
TERRA BELLA AVE SIDEWALK (OPPOSITE)	MEDIUM	0.5	4:1	0.5	2.5:1	YES
SAN RAFAEL AVE - LOCAL	MEDIUM	0.7	6:1	1.1	2.2:1	YES
SAN RAFAEL AVE SIDEWALK (FRONTAGE)	MEDIUM	0.5	4:1	0.6	1.5:1	YES
SAN RAFAEL AVE SIDEWALK (OPPOSITE)	MEDIUM	0.5	4:1	0.9	1.8:1	YES









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3	05/05/22	100% DD
	1	

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043





2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

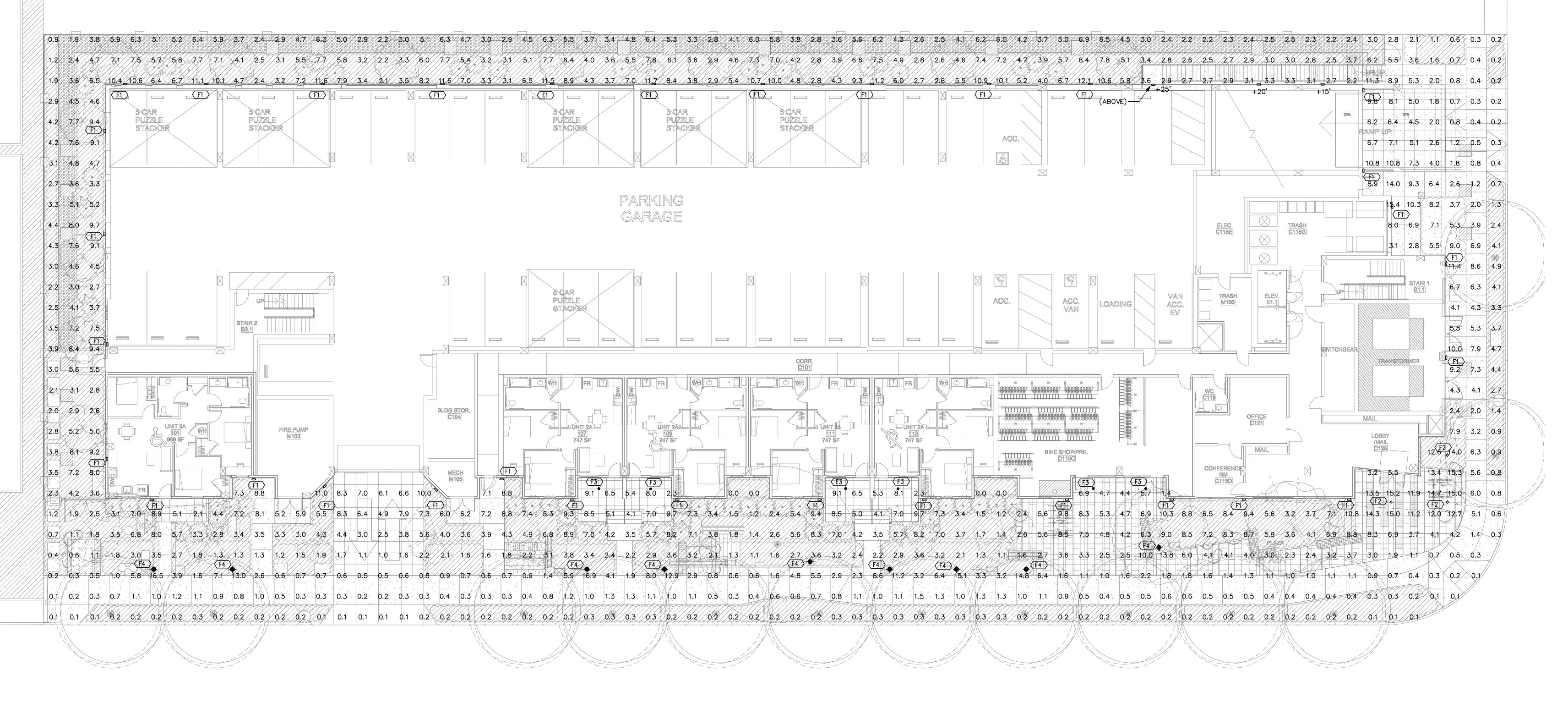
> PROPOSED STREET LIGHTING **PHOTOMETRICS**

JOB#: #1716 SCALE: AS SHOWN

SL1.01

^{*}PER CITY STANDARD DETAIL E-1B, MINIMUM LIGHTING LEVELS MEASURED AT TIME OF INSTALLATION; LLF = 1.00

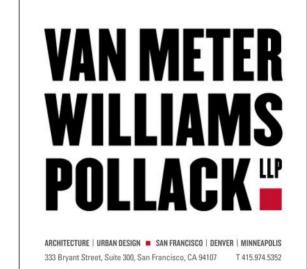
PROPOSED PUBLIC STORAGE



<u>PHOTOMETRICS</u>

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DRUFIN J:\2293-009 1020 TERRA BELLA, MOUNTAIN VIEW, CA\DWG\E100 - SITE LIGHTING.DWG 04-21-2022 18:31

SITE LIGHTING SCALE: 3/32" = 1'-0"



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Consultant:



ID	DATE	NAME
1	12/22/21	100% SD
2	03/18/22	50% DD
3	04/22/22	100% DD

1020 TERRA BELLA

MOUNTAIN VIEW, CA 94043



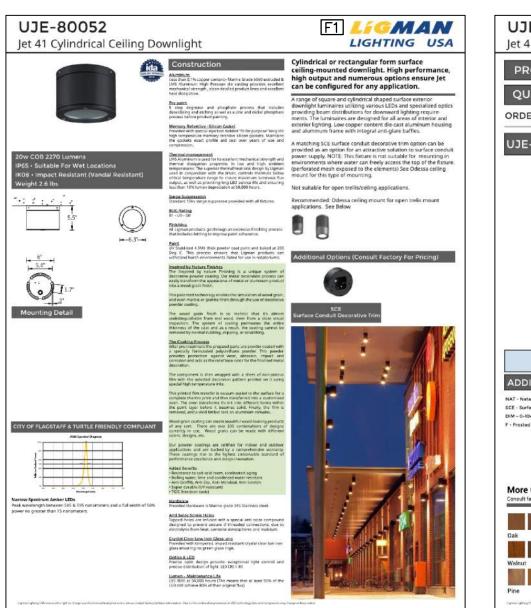
2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

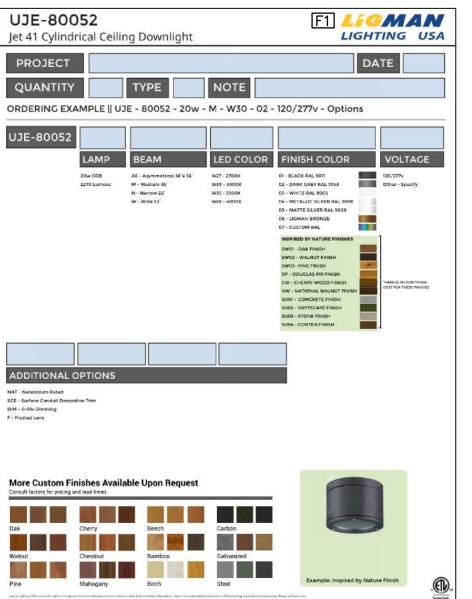
SITE LIGHTING

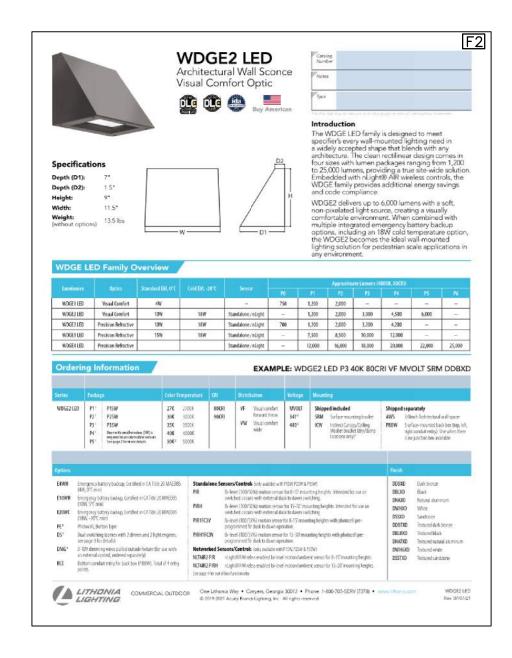
JOB #: 2293-009

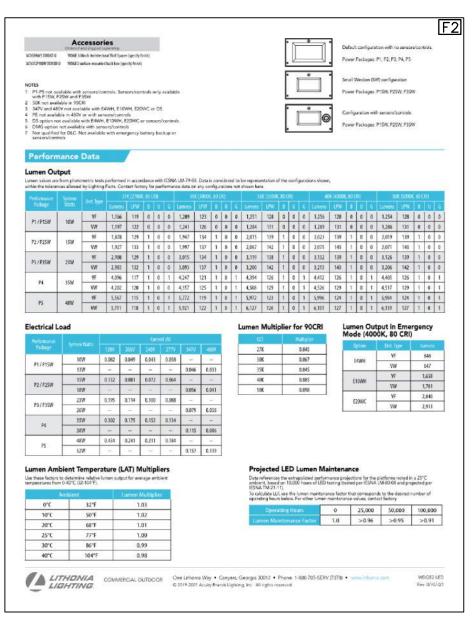
SCALE: AS NOTED

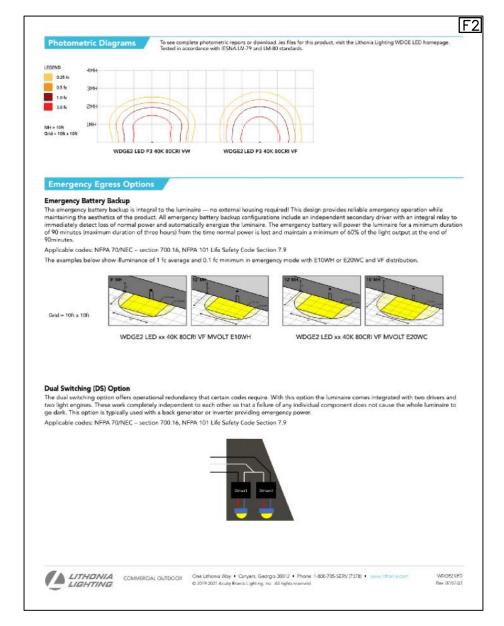
E1.00

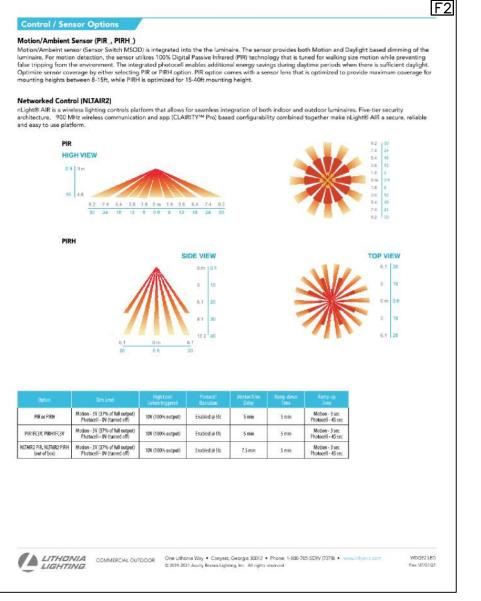


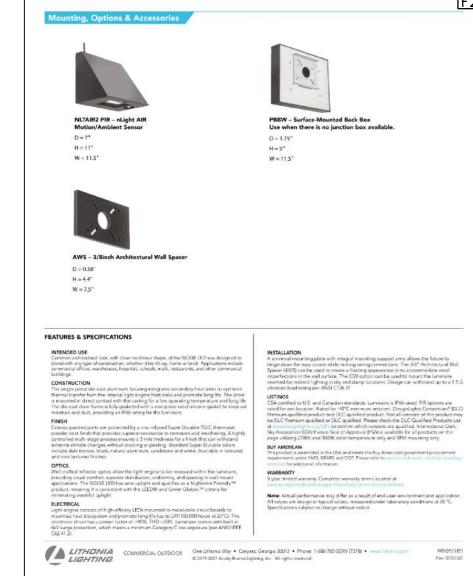




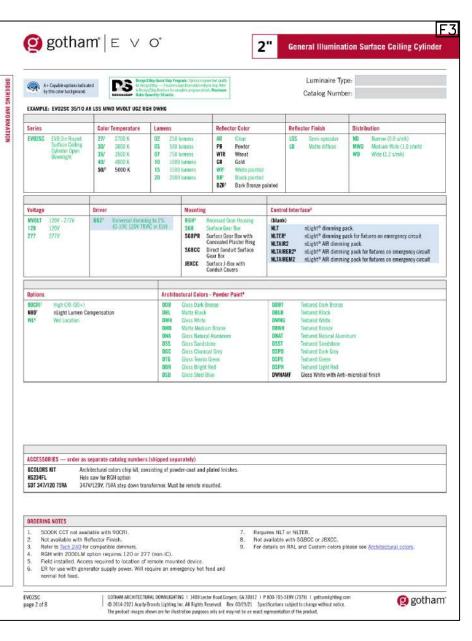


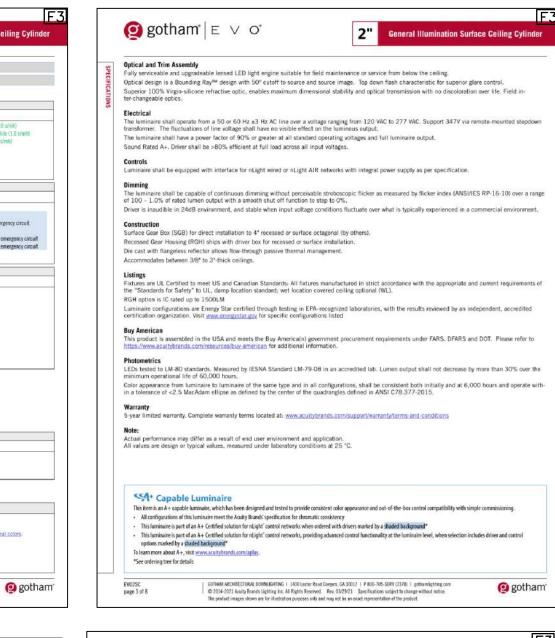


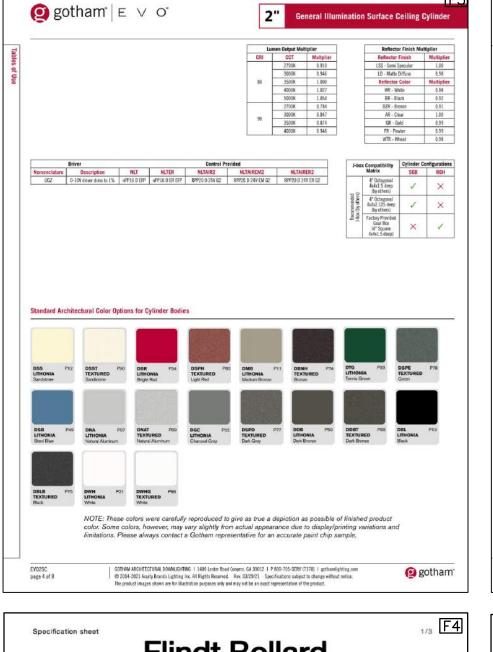


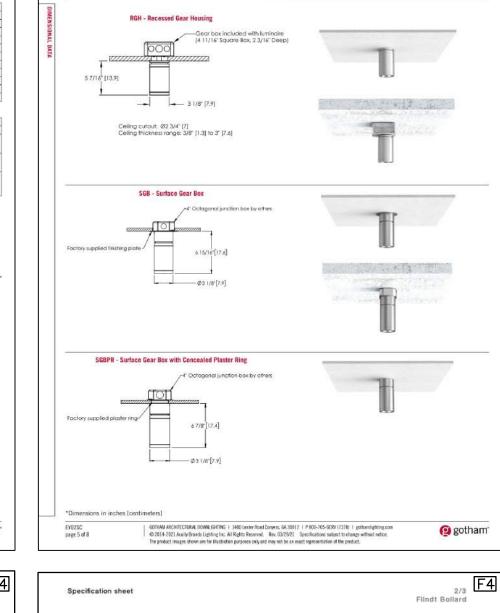


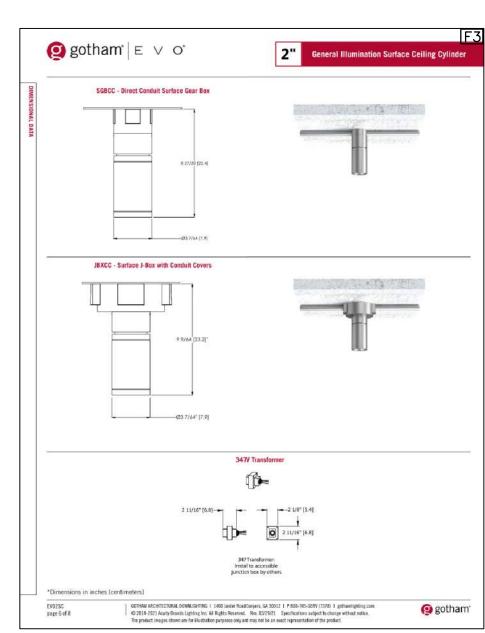




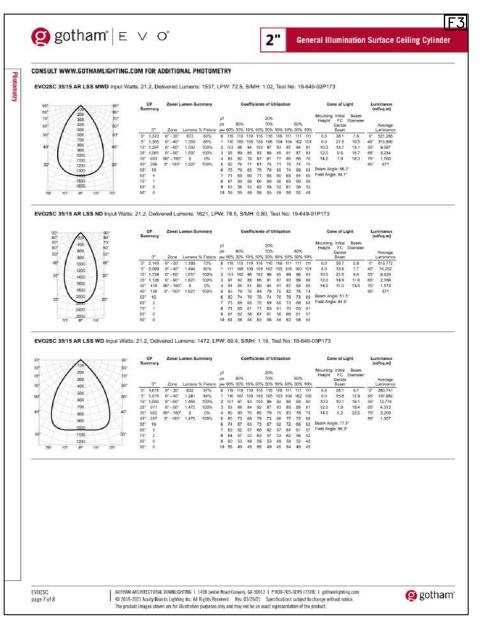


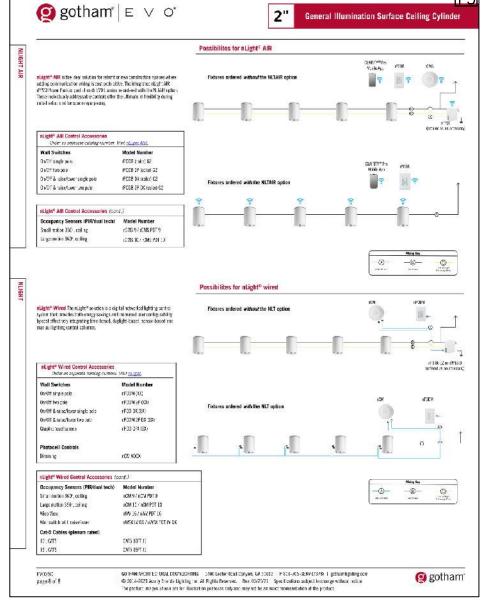


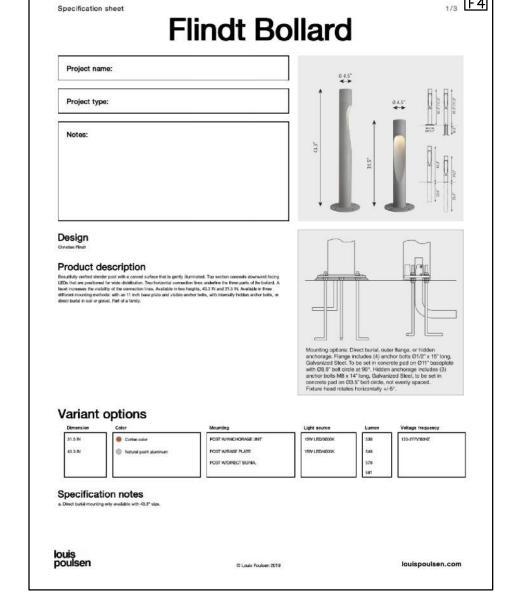


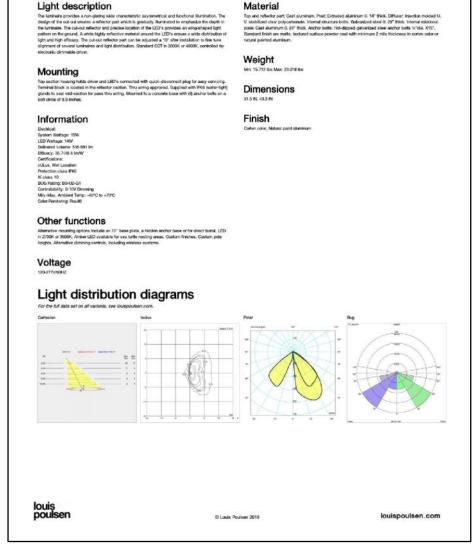


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DRUFIN J:\2293-009 1020 TERRA BELLA, MOUNTAIN VIEW, CA\DWG\E101 - SITE FIXTURE CUTSHEETS.DWG 04-21-2022 18:30



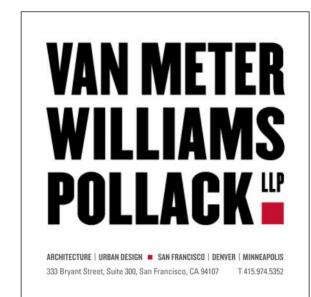






FIXTURE CUTSHEETS

SCALE: NONE



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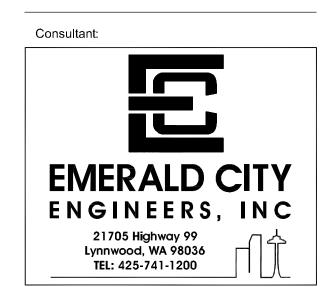
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ID	DATE	NAME
1	12/22/21	100% SD
2	03/18/22	
3	04/22/22	100% DD

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1020 TERRA BELLA

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2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

SITE FIXTURE CUTSHEETS

JOB #: 2293-009

SCALE: AS NOTED

E1.01

SITE PRECEDENT IMAGERY



BIKE RACKS













NATURAL STONES





INTERPRETIVE SIGNAGE / PLANT EDUCATION

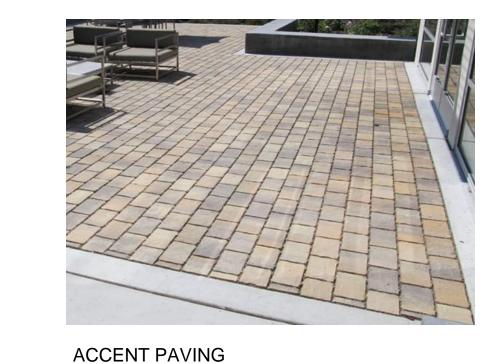


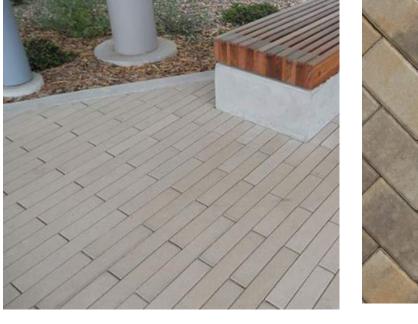
BOLLARD LIGHTS













PODIUM PRECEDENT IMAGERY



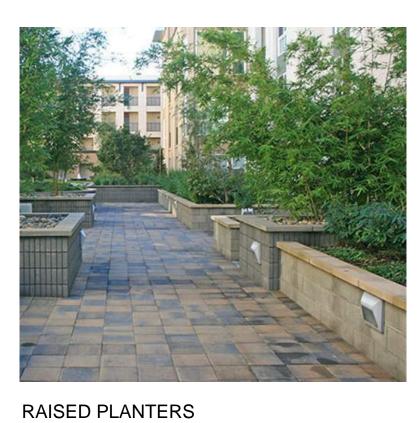


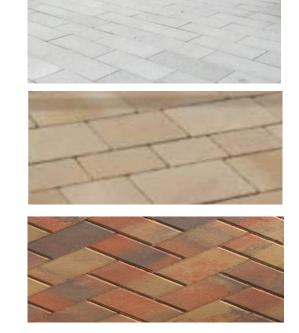




PLANTER POTS ON GRAVEL







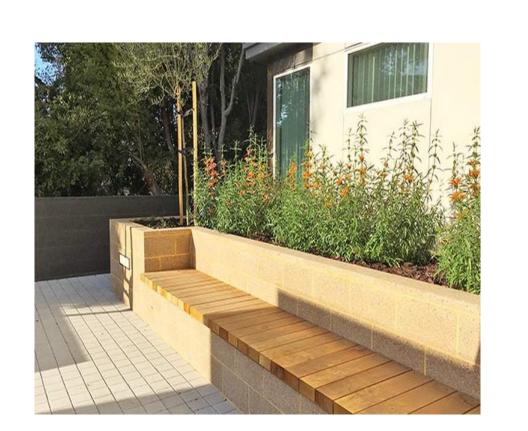
ACCENT PAVING



DINING AREA WITH STRING LIGHTS AND TRELLIS













PLAYGROUND EQUIPMENT ON RUBBERIZED SURFACE ARTIFICIAL TURF FLEXIBLE GAMES AREA

PLANTING PRECEDENT IMAGERY



LOUNGE FURNISHINGS



CRAPE MYRTLE





BURGUNDY PEPPERMINT TREE

INTEGRAL WOOD BENCH











MANZANITA 'HOWARD MCMINN'





1020 TERRA BELLA

1020 TERRA BELLA AVE

VAN METER

WILLIAMS

POLLACK **

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San Francisco, CA 94107 415.658.5850

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F 415 433 5003

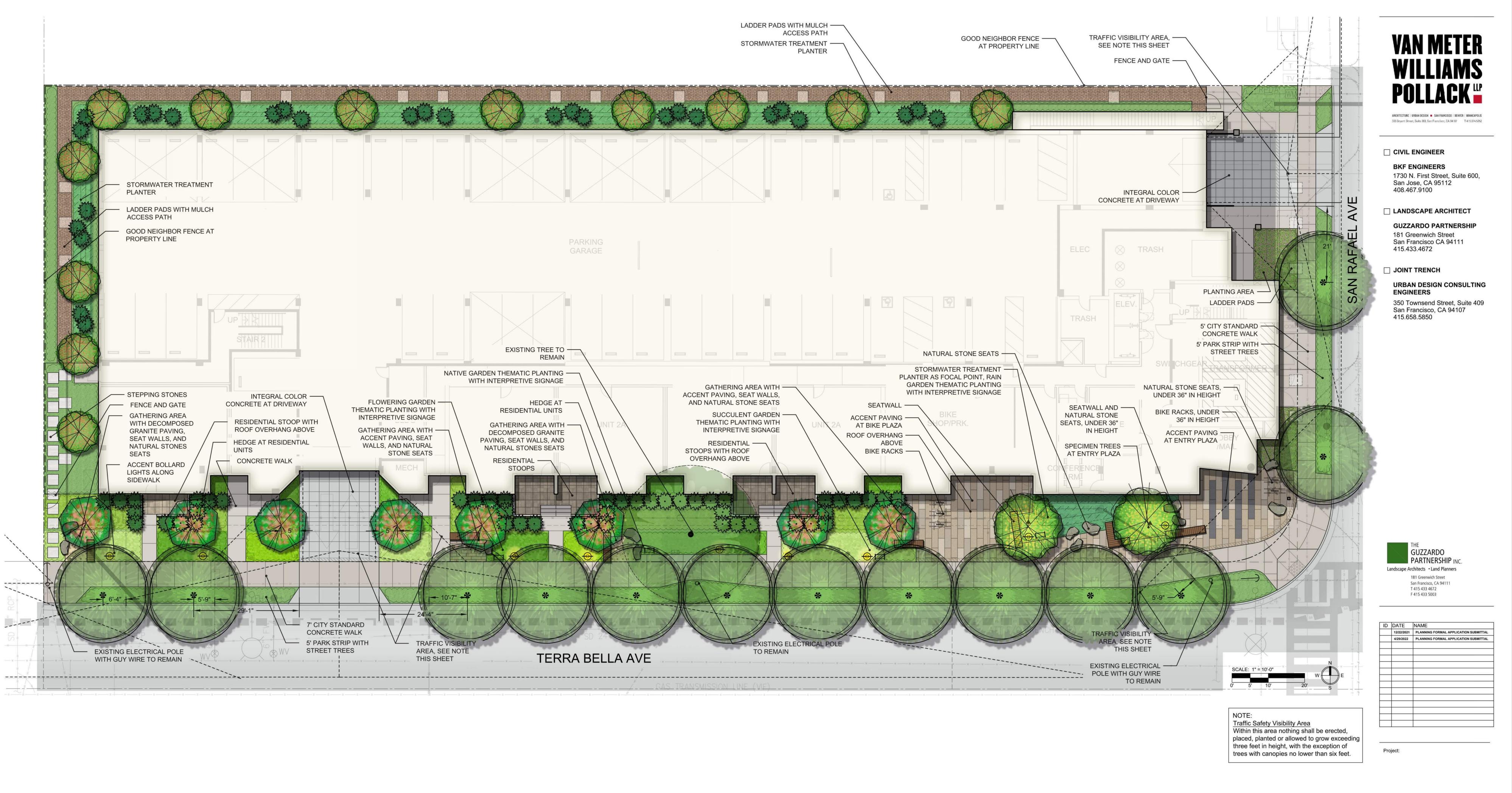
MATERIALS AND

JOB#: #1716 SCALE:

STORMWATER TREATMENT GARDENS SUCCULENT GARDENS NATIVE AND LOCALLY ADAPTED GARDENS

LANDSCAPE IMAGERY

L-1.0



1020 TERRA BELLA

1020 TERRA BELLA AVE

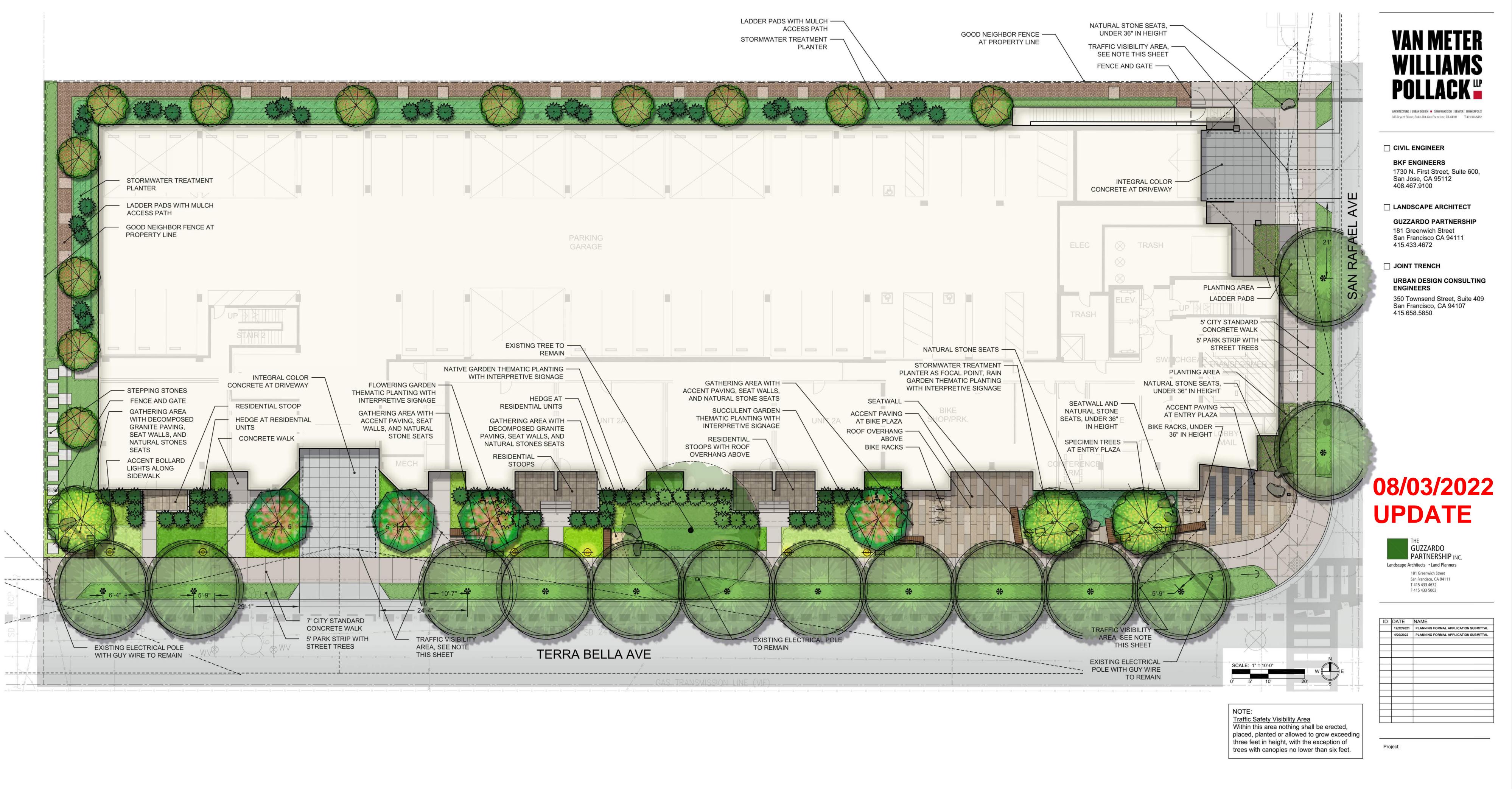
MOUNTAIN VIEW, CA 94043



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

LANDSCAPE SITE PLAN

JOB #: #1716



1020 TERRA BELLA

1020 TERRA BELLA AVE

MOUNTAIN VIEW, CA 94043

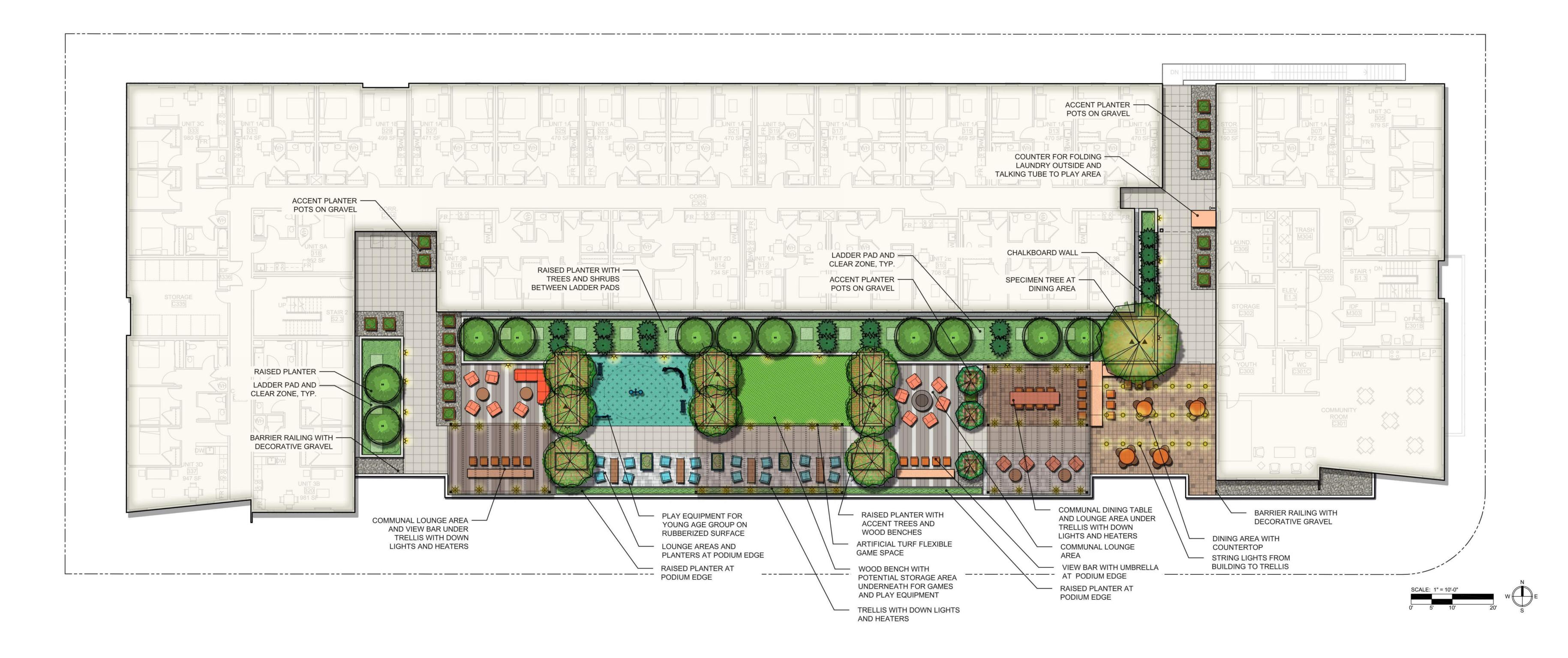


2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

LANDSCAPE SITE PLAN

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☐ LANDSCAPE ARCHITECT

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350 Townsend Street, Suite 409 San Francisco, CA 94107 415.658.5850



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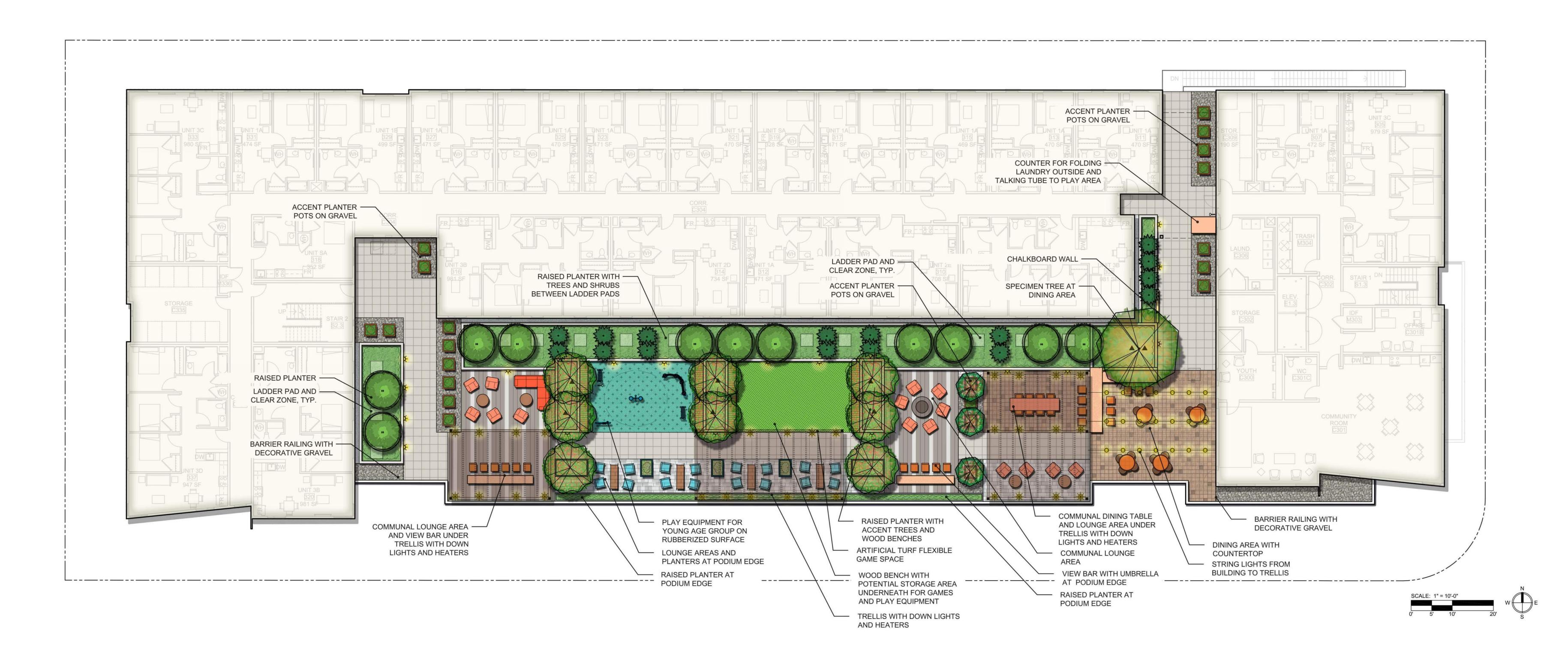
Client:



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> LANDSCAPE PODIUM PLAN

JOB#: #1716





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08/03/2022 UPDATE

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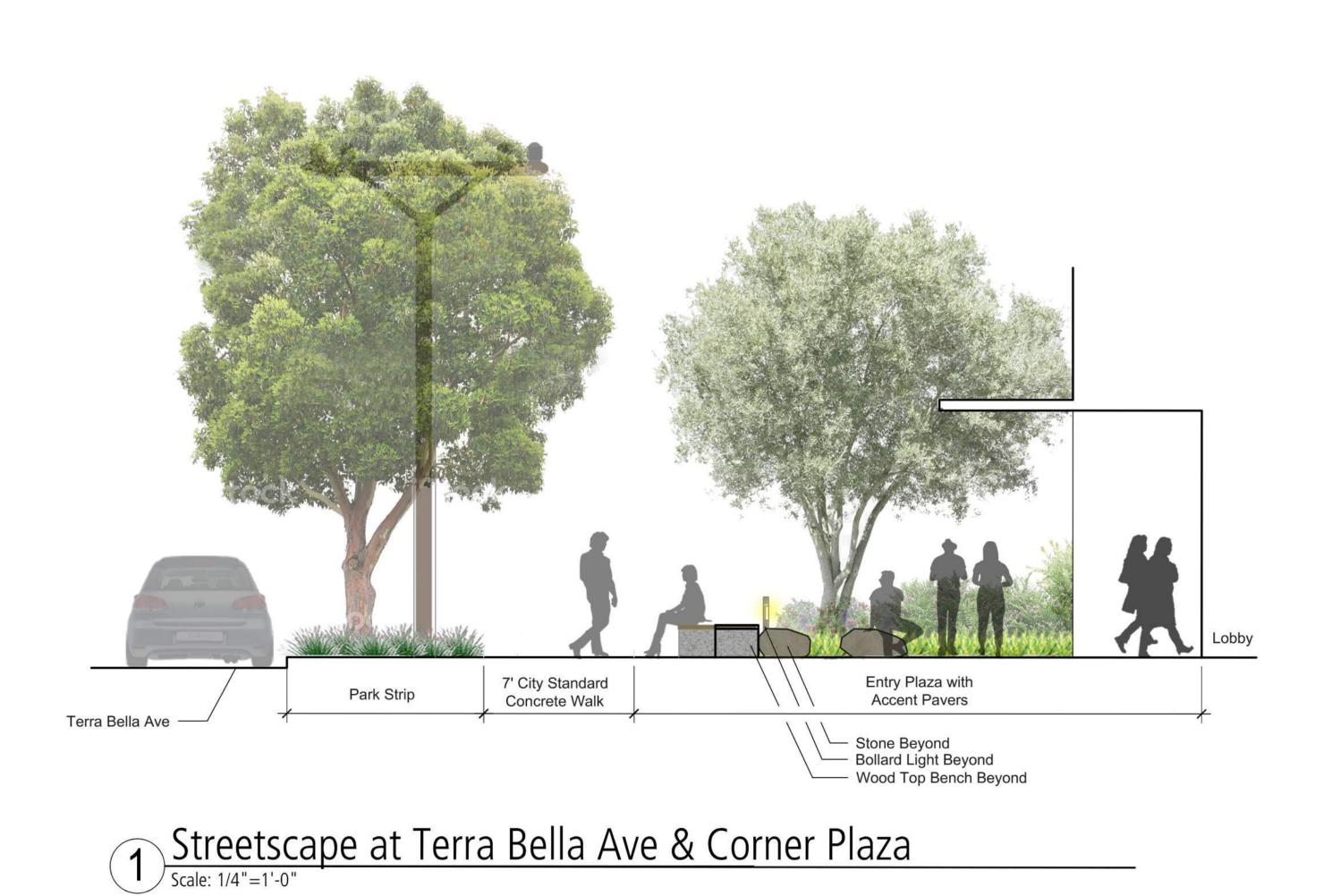




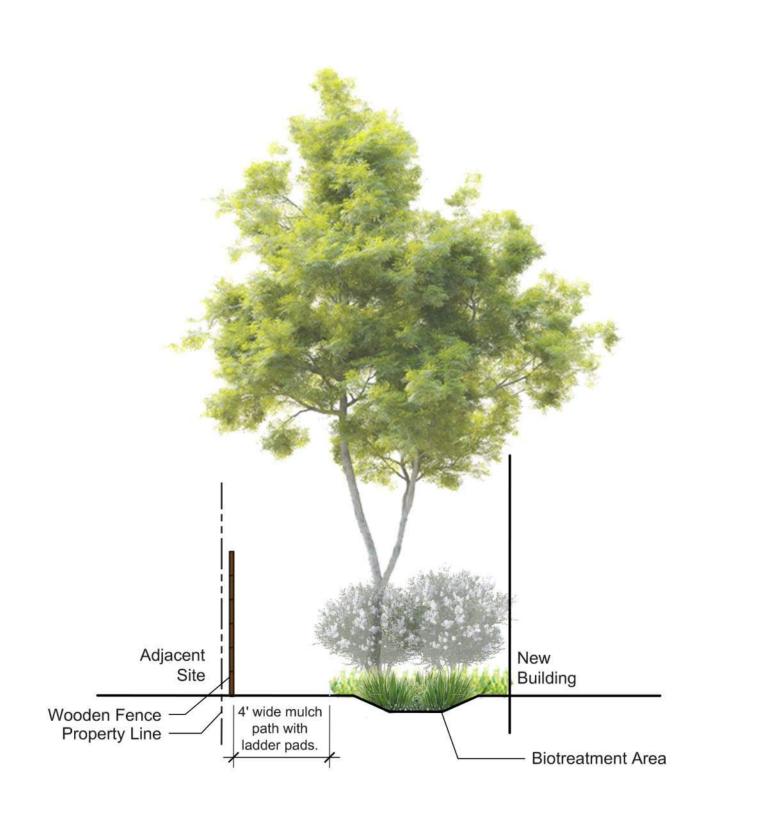
LANDSCAPE

PODIUM PLAN

JOB #: #1716







Streetscape at San Rafael Ave

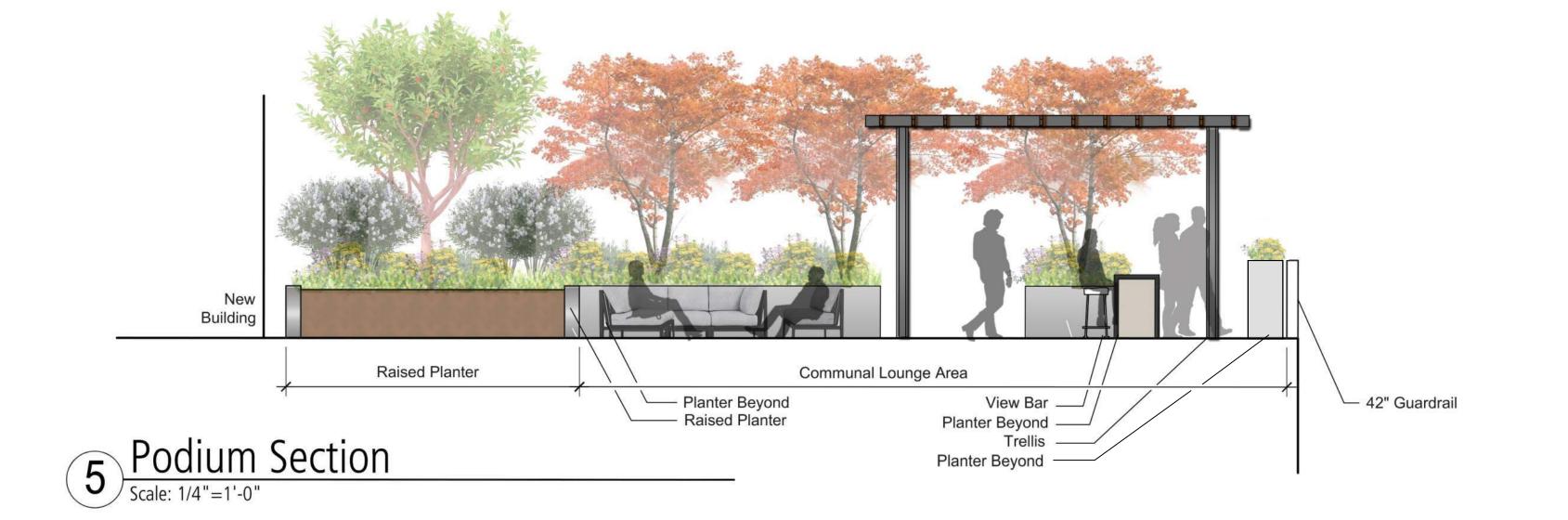
Fence and Planting Area

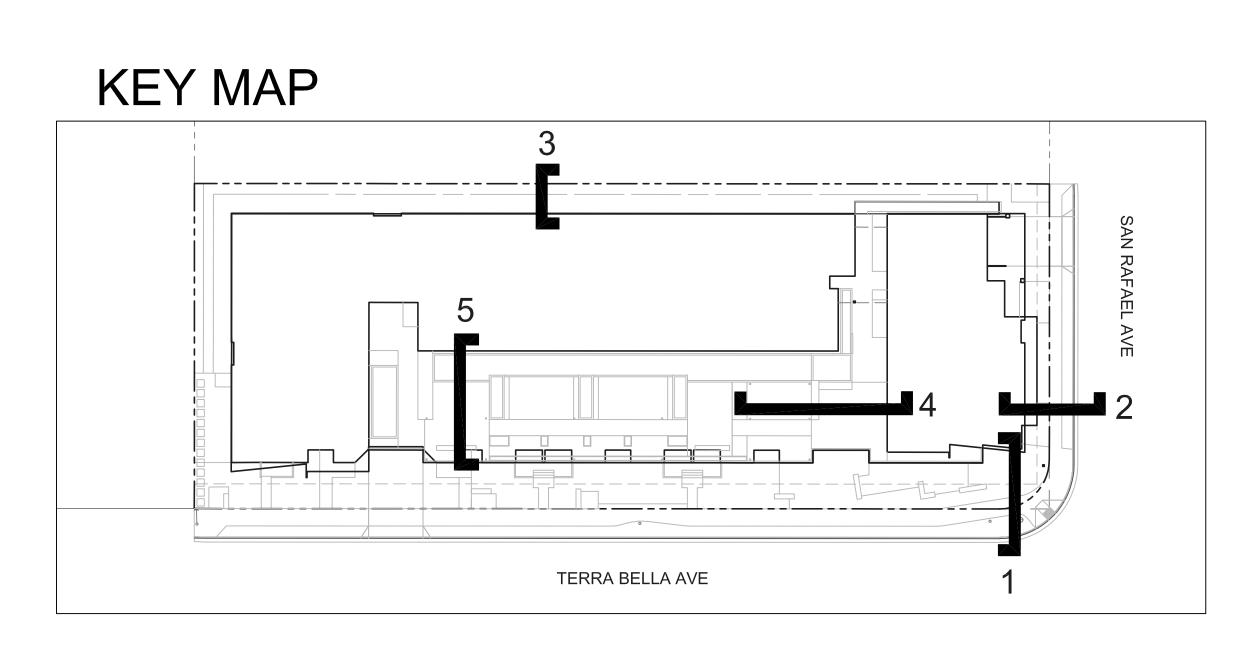
Scale: 1/4"=1'-0"

Scale: 1/4"=1'-0"











VAN METER

WILLIAMS

POLLACK **

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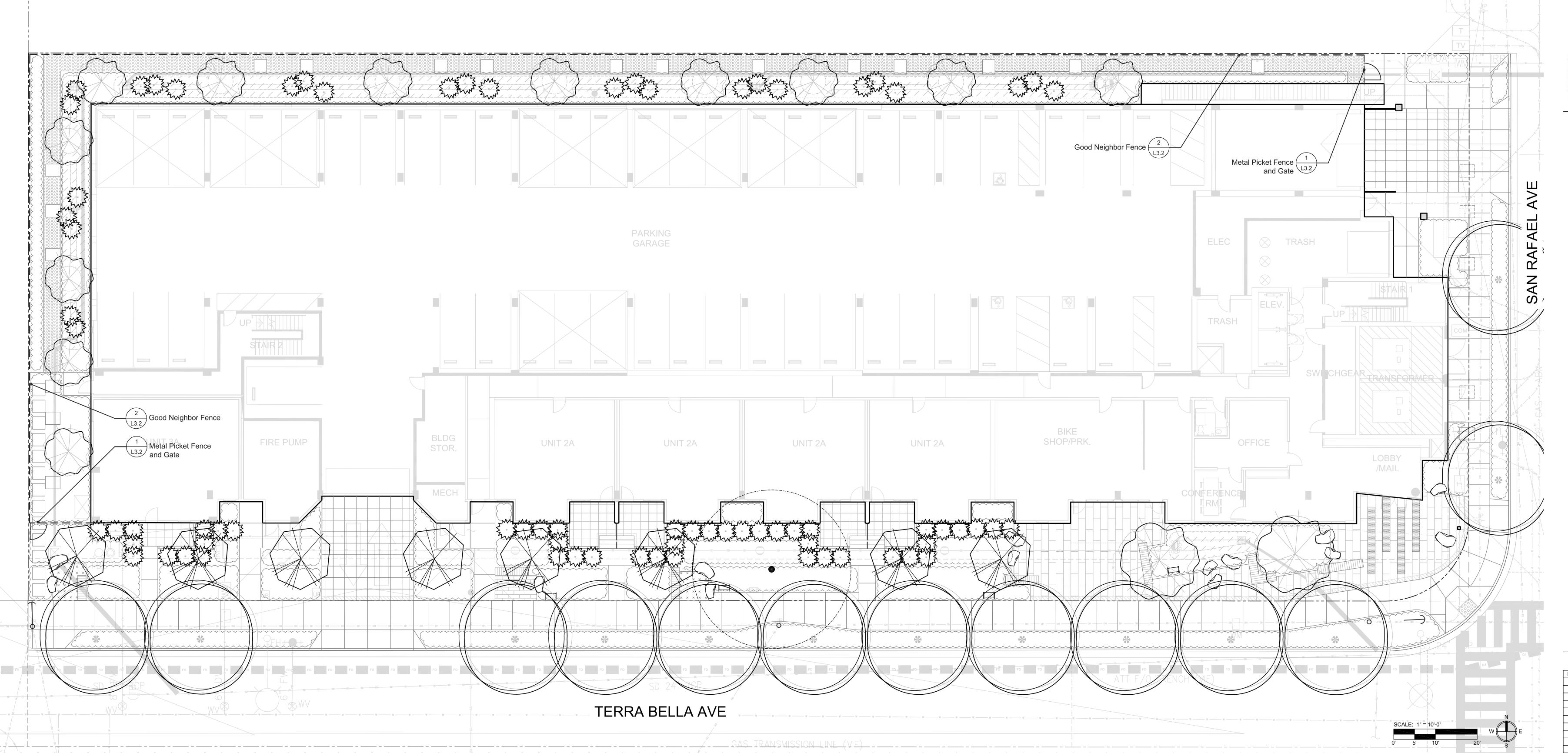


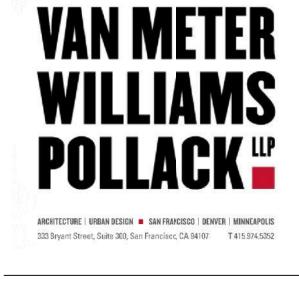
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ILLUSTRATIVE LANDSCAPE SECTIONS

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L-3.1





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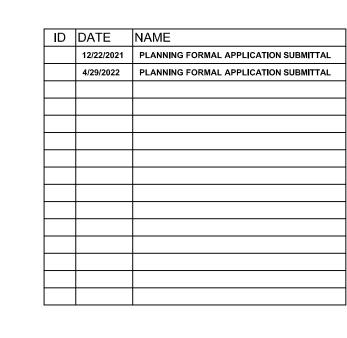
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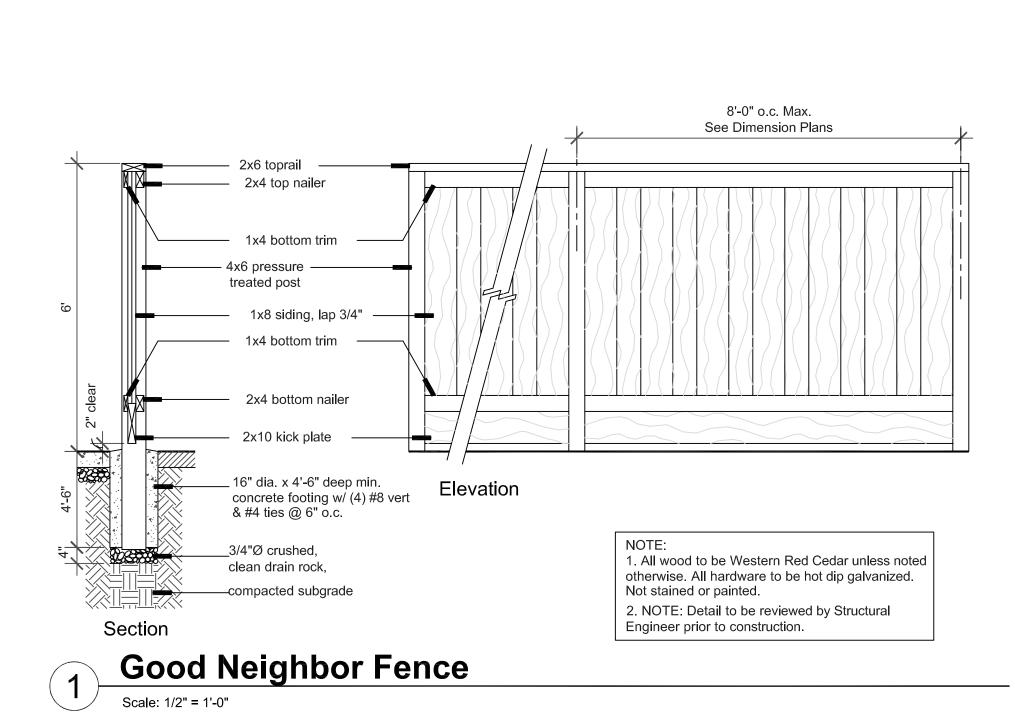
2595 E. BAYSHORE RD. STE 200

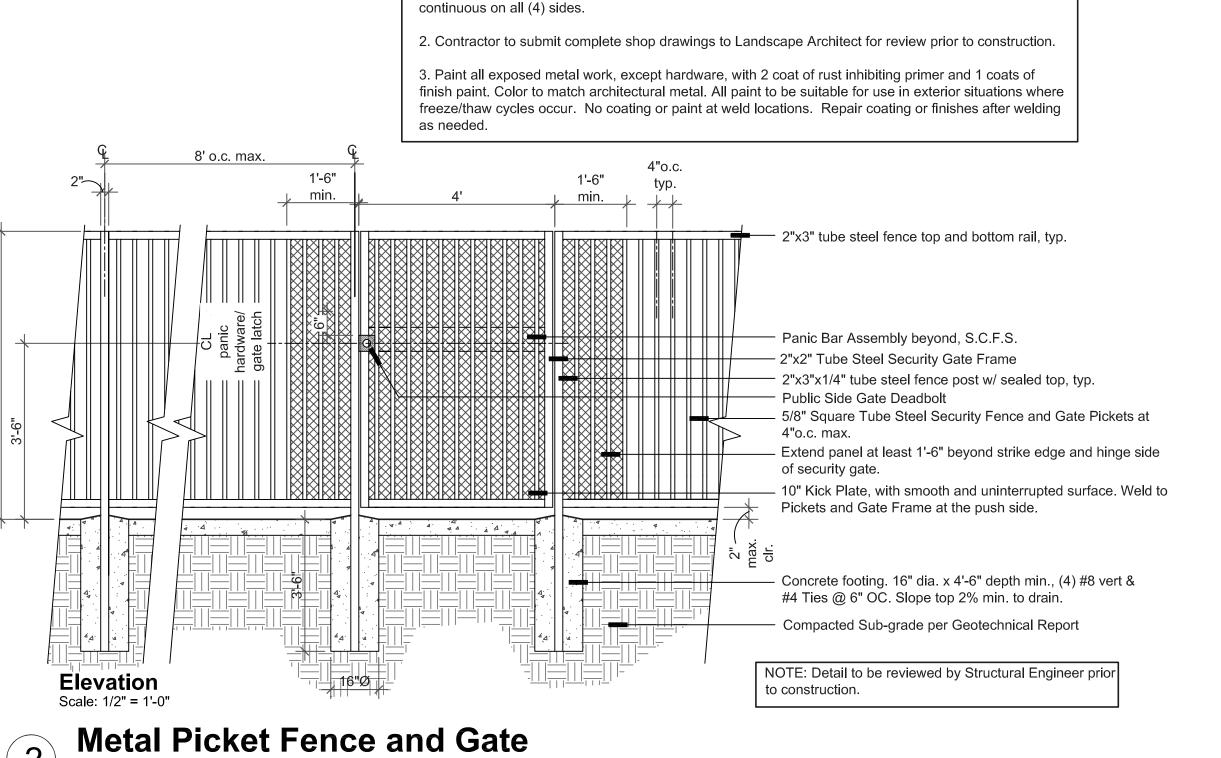
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LANDSCAPE FENCE PLAN

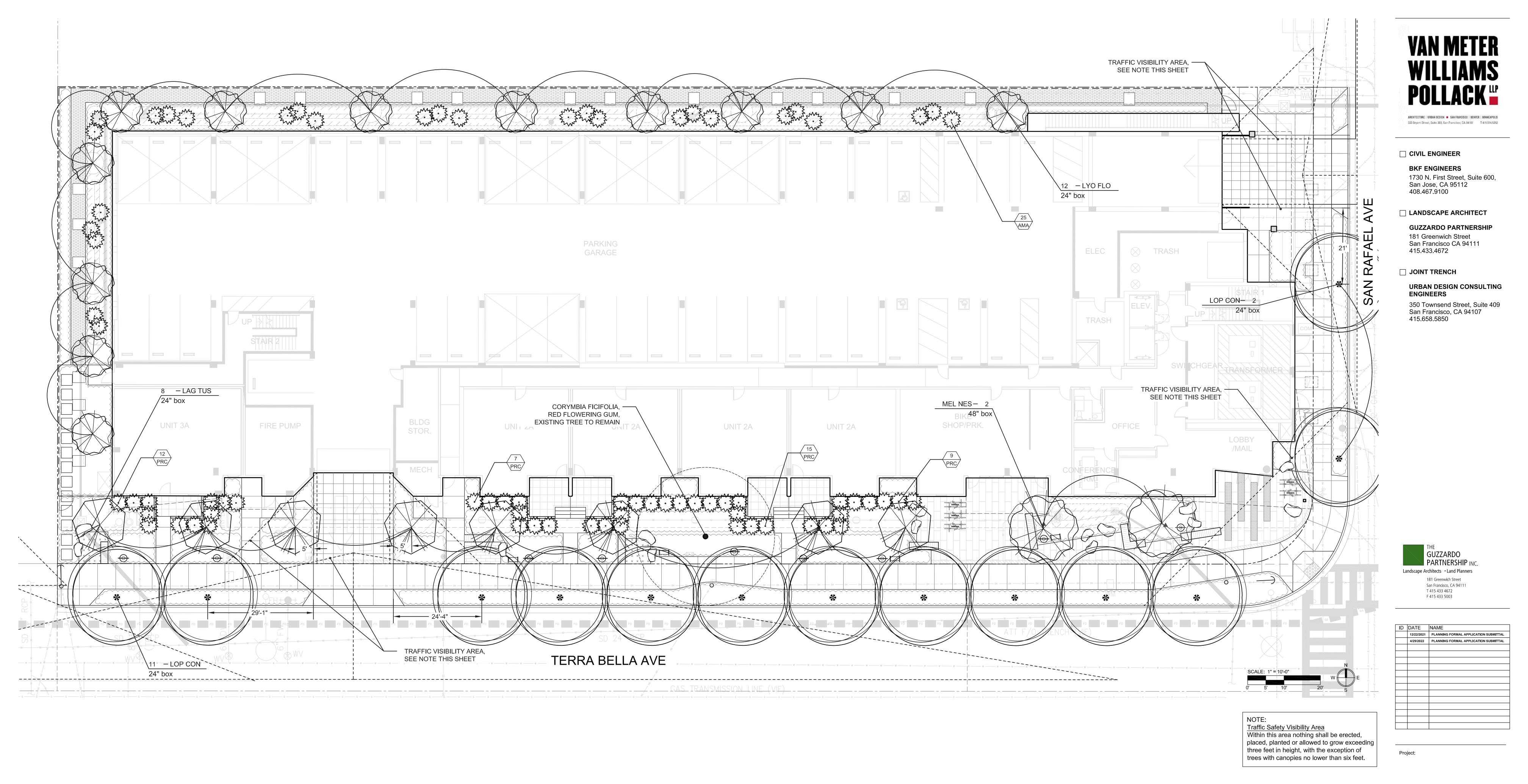
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L-3.2



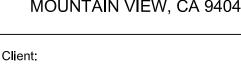


1. Welded steel construction, 1/4" weld min. Grind all welds smooth. Welds between all members to be



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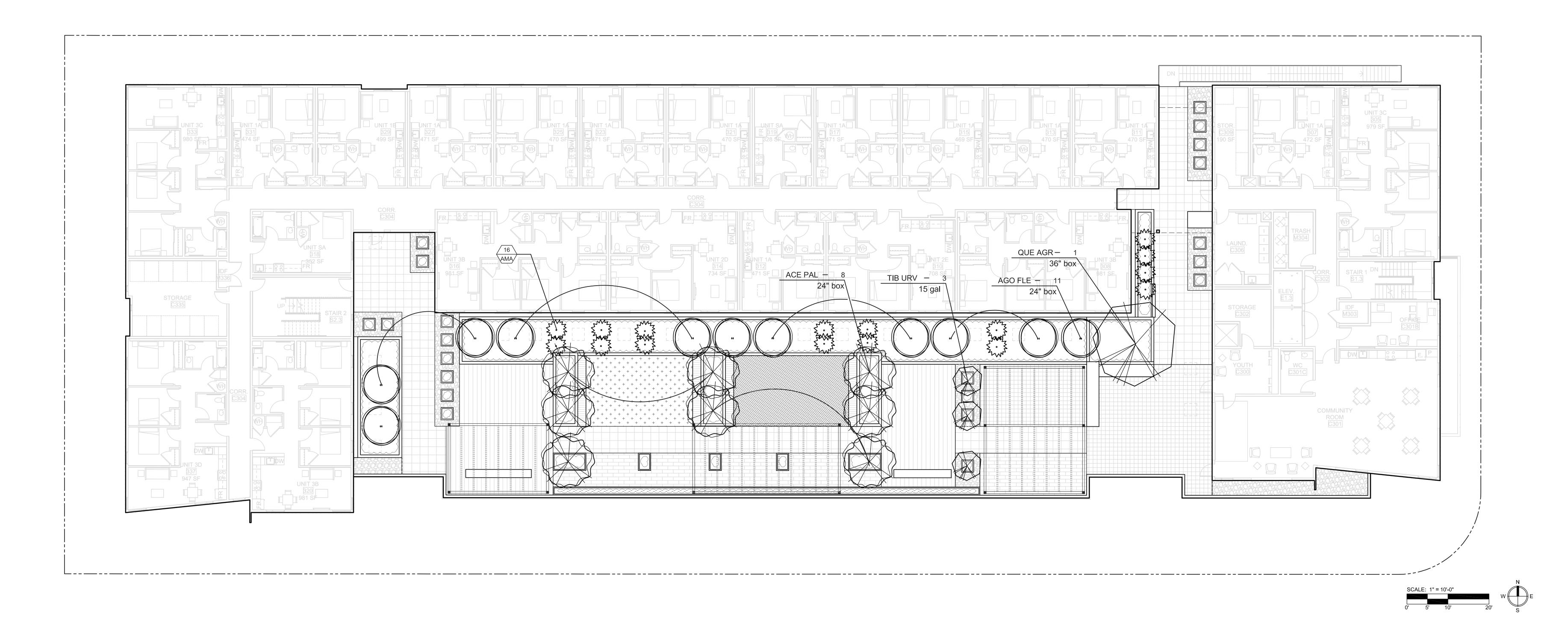


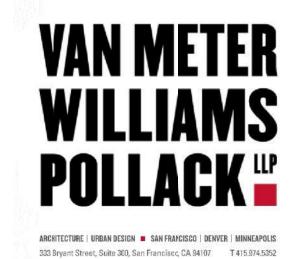


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> PLANTING PLAN SITE

JOB #: #1716 SCALE:





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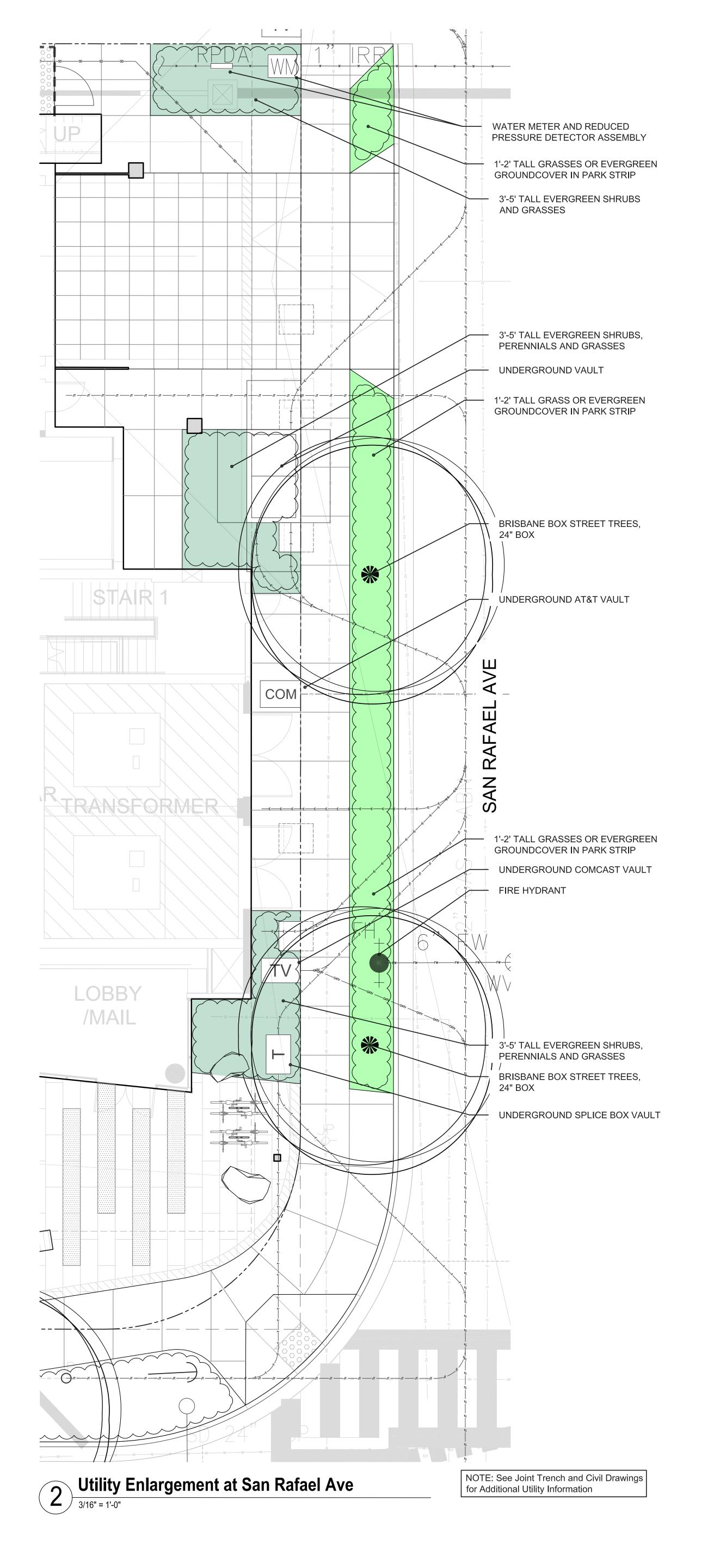


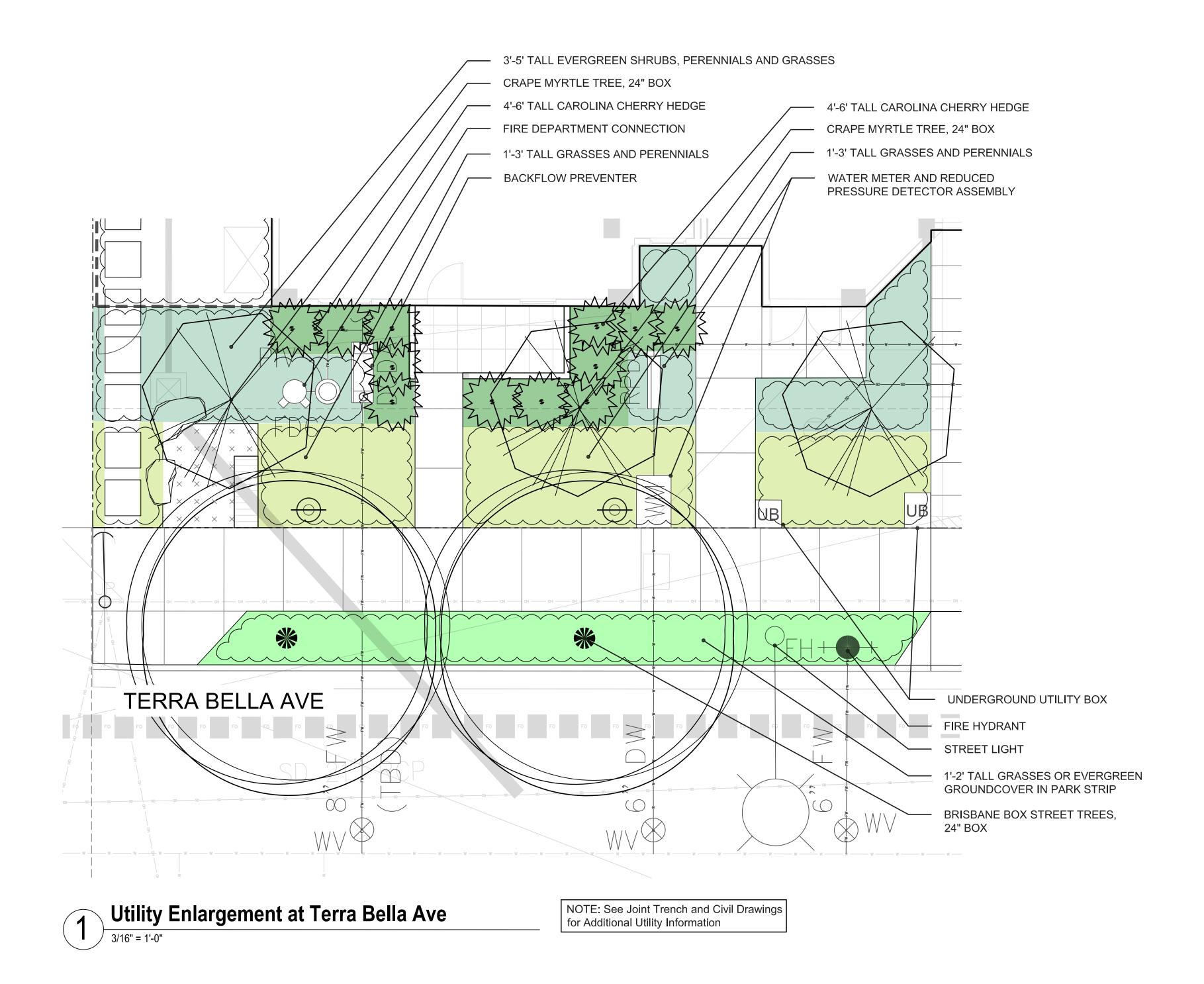


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> PLANTING PLAN PODIUM

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KEY MAP

TERRA BELLA AVE



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UTILITY AREA **ENLARGEMENT PLANS**

JOB#: #1716

PLANT PALETTE

		<u> </u>				
TREES	^ 36"	Box Standards Unless Noted Otherv	vise on Plans			0.4
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENT	WUCOL	NATIVE
ACE PAL		Acer palmatum	Japanese Maple	Multi Trunk	M	
AGO FLE		Agonis flexuosa 'Burgundy'	Burgundy Peppermint Tree		M	
LAG TUS		Lagerstroemia i. 'Tuskegee'	Crape Myrtle	Multi Trunk	L	
LOP CON		Lophostemon confertus	Brisbane Box		L	
LYO FLO		Lyonothamnus floribundus	Catalina Ironwood		L	Υ
MEL NES		Melaleuca nesophila	Pink Melaleuca	Multi Trunk	L	
QUE AGR		Quercus agrifolia	Coast Live Oak	Multi Trunk	VL	Υ
TIB URV		Tibouchina urvilleana	Princess Flower		М	

SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATI\
AMA	5 gal	Arctostaphylos m. 'Howard McMinn'	Howard McMinn Manzanita	48" o.c.	VL	Υ
BPI	5 gal	Baccharis pilularis	Coyote Brush	48" o.c.	L	Υ
CCO	5 gal	Ceanothus concha	California Mountain Lillac	48" o.c.	L	Υ
HXH	5 gal	Hypericum x 'Hidcote"	Gold Flower	36" o.c.	М	Υ
LAS	5 gal	Lavatera assurgentiflora	Tree Mallow	60" o.c.	L	Υ
LEB	5 gal	Leucadendron 'Ebony'	Ebony Conebush	48" o.c.	L	
LJE	5 gal	Leucadendron 'Jester'	Jester Conebush	48" o.c.	L	
MRE	5 gal	Mahonia repens	Oregon Grape	48" o.c.	L	Υ
MCA	5 gal	Myrica californica	California Coffeeberry	60" o.c.	М	Υ
PRC	5 gal	Prunus caroliniana	Carolina Cherry	60" o.c.	L	
RSA	5 gal	Ribes sanguineum	Red Flowering Currant	36" o.c.	L	Υ
RCA	5 gal	Rhamunus californiaca	Coffeeberry	48" o.c.	L	Υ
		· · · · · · · · · · · · · · · · · · ·	·	·		

ACCENT S	HRUBS	, GRASSES AND PERENNIALS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
AG	1 gal	Achillea millefolium spp.	Yarrow spp	24" o.c.	L	Y
AA	5 gal	Agave attenuata 'Variegata'	Variegated Fox Tail Agave	60" o.c.	L	
AD	5 gal	Agave 'desertii'	Desert Agave	30" o.c.	VL	Y
AM	5 gal	Asparagus d. 'Myers'	Myers Asparagus	24" o.c.	M	
AN	5 gal	Anigozanthos spp.	Kangaroo Paws	24" o.c.	L	
CA	5 gal	Calamagrostis foliosa	Mendocino Reed Grass	36" o.c.	M	Υ
CD	5 gal	Carex divulsa	Berkeley Sedge	24" o.c.	L	
CT	5 gal	Ceanothus thyrsiflorus 'Griseus'	Carmel ceanothus	36" o.c.	L	Υ
СН	5 gal	Chondropetalum tectorum	Cape Reed	36" o.c.	L	
DI	5 gal	Dietes vegeta / hybrids	Fortnight Lily / Lemon Drops	30" o.c.	L	
EC	1 gal	Elymus condensatus 'Canyon Prince'	Lyme Grass	30" o.c.	VL	Υ
HU	2 gal	Heuchera spp.	Coral Bells	24" o.c.	M	Υ
HP	5 gal	Hesperaloe parviflora	Red Yucca	36" o.c.	VL	
JP	1 gal	Juncus patens	California Gray Rush	24" o.c.	L	Υ
LA	5 gal	Lavandula x i. 'Provence'	French Lavender	30" o.c.	L	
LP	1 gal	Libertia p. 'Bronze Sword"	Libertia	24" o.c.	L	
LL	5 gal	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	24" o.c.	L	
MU	5 gal	Muhlenbergia c. 'Regal Mist'	R. Mist Pink Muhlenbergia	42" o.c.	L	
MR	5 gal	Muhlenbergia rigens	Deer Grass	42" o.c.	L	Y
MS	5 gal	Mimulus aurantiacus	Sticky Monkey Flower	24" o.c.	L	Υ
NE	1 gal	Nephrolepis cordifolia	Southern Sword Fern	24" o.c.	M	
РО	5 gal	Polystichum munitum	Western sword fern	24" o.c.	L	Υ
PE	5 gal	Pennisetum s. 'Rubrum'	Purple Fountain Grass	36" o.c.	L	
RC	5 gal	Romneya coulteri	Matilija Poppy	24" o.c.	L	Y
SI	1 gal	Sisyrinchium bellum	Blue-eyed Grass	18" o.c.	L	Y
SG	5 gal	Salvia greggii	Autumn Sage	30" o.c.	L	Y
ST	1 gal	Stipa arundinacea	New Zealand Wind Grass	18" o.c.	L	
ZC	5 gal	Zauscheneria California 'Ghostly Red'	California Fuschia 'Ghostly Red'	18" o.c.	L	Υ

GROUND	COVER	S				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
AE	5 gal	Arctostaphyllos 'Emerald Carpet'	Manzanita	36" o.c.	L	Υ
AC	5 gal	Acacia cognata 'Cousin Itt'	Little River Wattle	30" o.c.	L	
FE	1 gal	Festuca Rubra	Red Fescue	18" o.c.	L	Υ
LN	1 gal	Lantana montevidensis	Trailing Lantana	24" o.c.	L	
LM	1 gal	Lotus maculatus 'New Gold Flash'	Gold Flash Lotus	18" o.c.	L	
RP	5 gal	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	24" o.c.	L	
RI	1 gal	Ribes viburnifolium	Catalina Currant	48" o.c.	L	Υ
SM	1 gal	Senecio mandraliscae	Blue Chalk Sticks	12" o.c.	L	

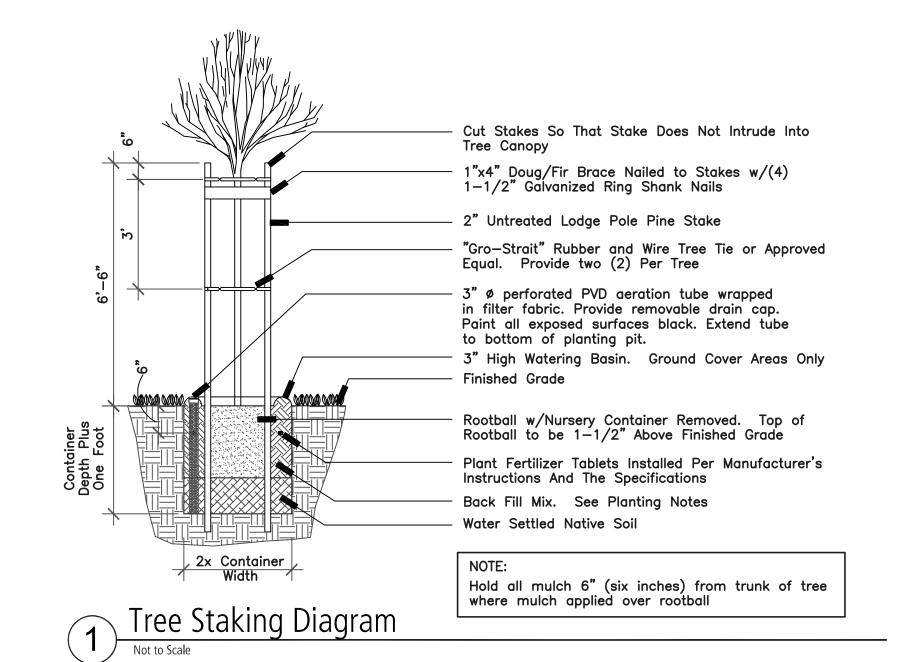
VINES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
CL	5 gal	Clematis armandii	Evergreen Clematis	24" o.c.	М	
MU	5 gal	Macfadyena unguis-cati	Cat's Claw	24" o.c.	М	

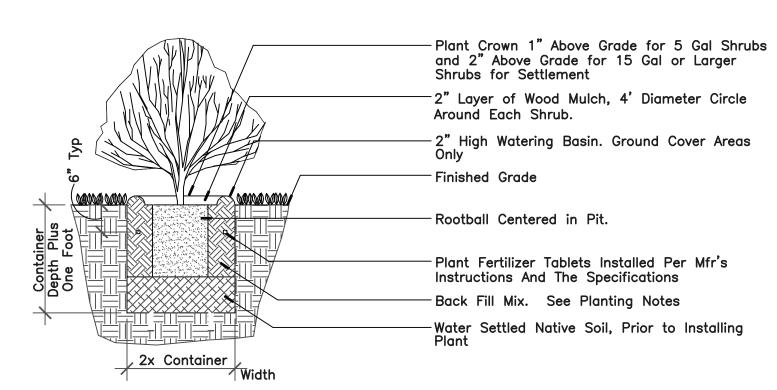
LANDSCAPE NOTES

- SITE RUNOFF AND SURFACE FILTRATION NOTES:
- 1. There will be no steep slopes on site. Any slopes will be directed to areas for surface infiltration,
- 2. Amend the soil with compost before planting. Quality compost shall be used to amend the soil at the rates indicated by a soil analysis, to bring the soil organic content to a minimum of 5% by dry weight. Compost shall be from processors that participate in the US Composting Council's Standard Testing Assurance Program.
- 3. 100% of compost and mulch is recycled from local, organic materials.
- Minimum 3" of mulch is to be installed in all planting areas. Storm water treatment areas are to have ground cover or non-floating mulch.
- Invasive species listed by Cal-IPC as invasive in the San Francisco Bay Area will not be planted. 6. Plants appropriate for the location in accordance with the appropriate climate zone and specific site conditions will be used.
- 7. Turf shall not be installed. 8. Pedestrian paving areas are to be directed to on site planting areas to promote on site surface infiltration

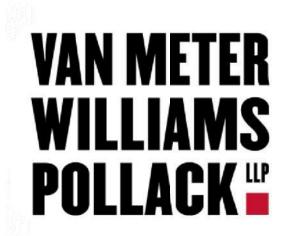
IRRIGATION NOTES:

- Irrigation timers to be set to avoid runoff by splitting cycles to shorter durations. Irrigation system to include a weather based controller that adjust based on weather conditions.
- Irrigation system to include rain shut off devices. All planting areas to be sub-surface drip irrigation and with trees to have bubblers.
- A master valve will be used to stop unscheduled flow.
- Flow reducers will be included to mitigate broken heads. Irrigation shall conform to the City's water conservation in landscaping regulations.
- Backflow devices will be screened with planting. 9. See irrigation notes sheet for additional information.
- 10. Street trees to be irrigated off project system.
- 11. Irrigation system will be recycled water ready.





2 Shrub Planting Detail
Not to Scale



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☐ LANDSCAPE ARCHITECT

GUZZARDO PARTNERSHIP 181 Greenwich Street San Francisco CA 94111

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415 433 4672

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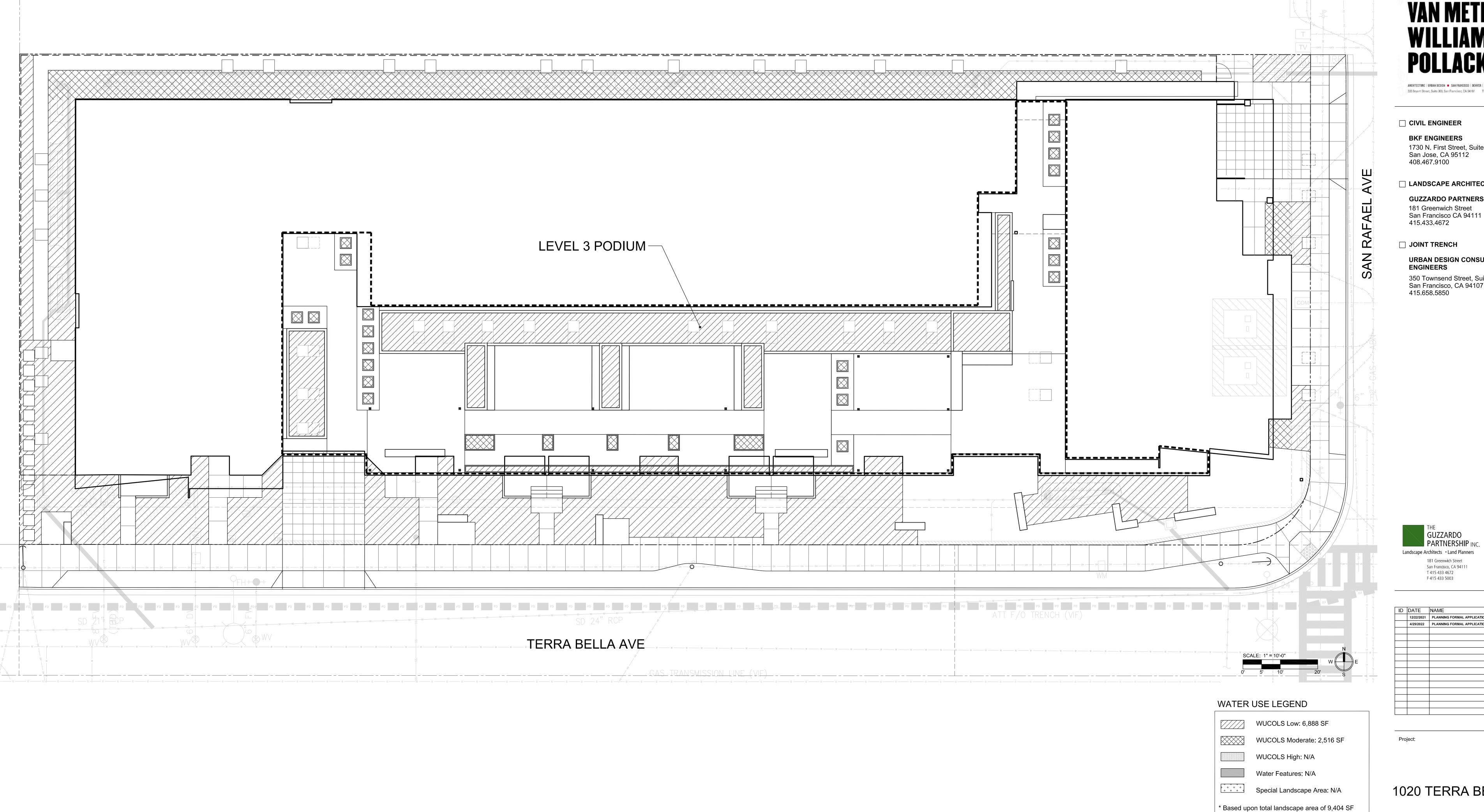


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HOUSING

LANDSCAPE PLANTING NOTES AND DETAILS

JOB#: #1716



VAN METER WILLIAMS POLLACK **

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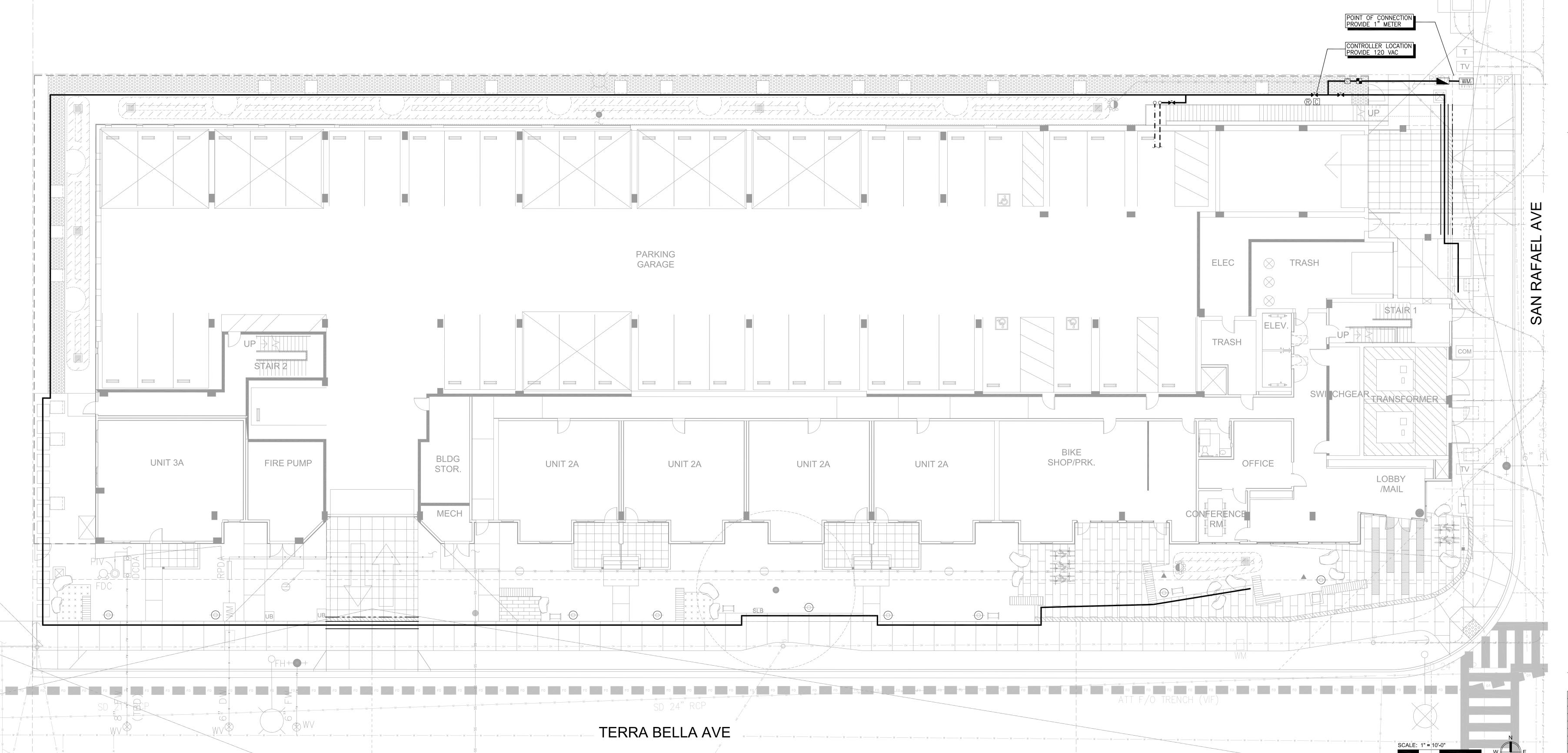
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HYDROZONE PLAN

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San Francisco CA 94111
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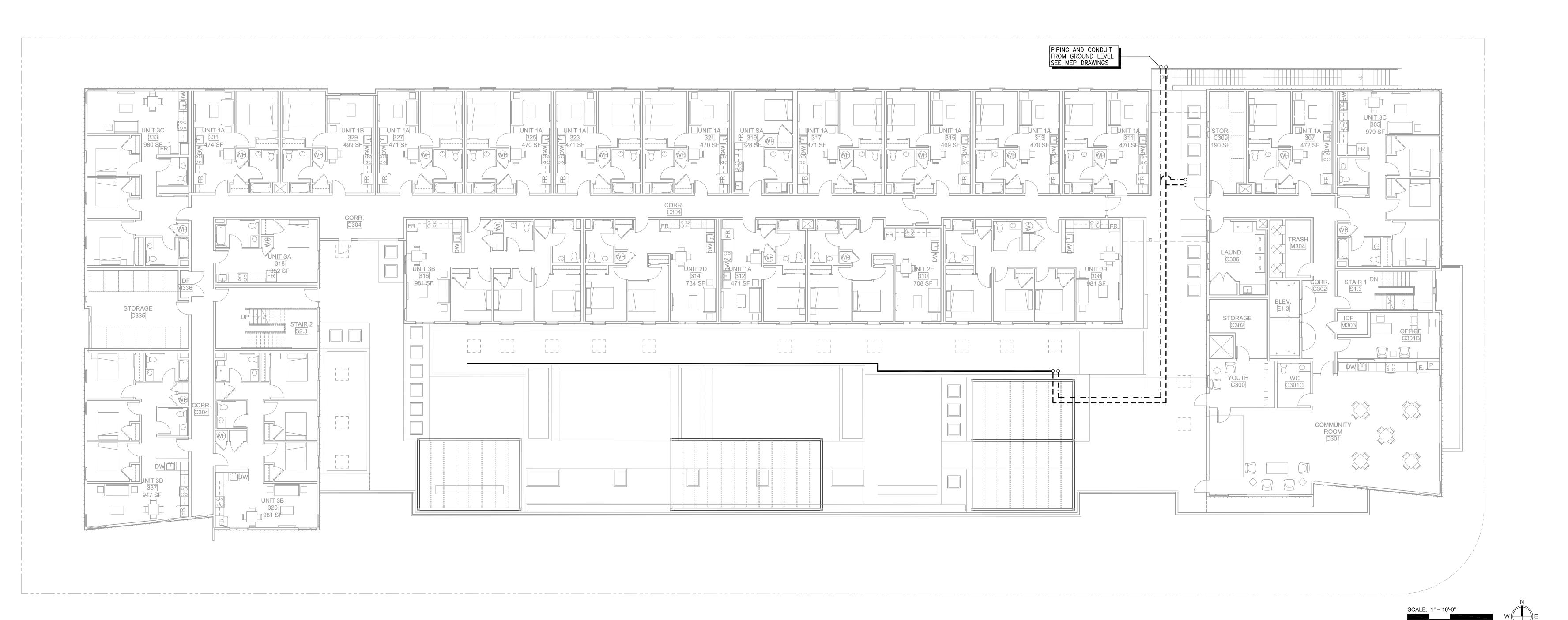
IRRIGATION PLAN SITE

ARTHUR LANDSCAPE
ALI Consulting IRRIGATION CONSULTING
Professional Member - ASIC
Post Office Box 3490
Livermore, Calif. 94551
T 925.518.3956

E ray@aliconsulting.net

JOB #: #1716 SCALE:

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IRRIGATION PLAN PODIUM

ARTHUR LANDSCAPE
ALI Consulting IRRIGATION CONSULTING
Professional Member - ASIC
Post Office Box 3490
Livermore, Calif. 94551
T 925.518.3956
E ray@aliconsulting.net

JOB #: #1716 SCALE:

L-5.2

	IRRIGATION SYST	TEM LEGEND
WM	IRRIGATION WATER METER-1" BACKFLOW PREVENTION DEVICE	-BY CIVIL SECTION OF CONTRACT -FEBCO-825YA-1"
© ■	ELECTRIC CONTROLLER (24 STATION) MASTER CONTROL VALVE FLOW SENSOR	-HUNTER-A2C-1200-SS/A2M-600/A2M-600/PED-SS -SUPERIOR-3100-1.25" -HUNTER-HFS/FCT-100
$\langle \mathbb{R} \rangle$	WIRELESS WEATHER/RAIN SENSOR	-HUNTER-WSS-SEN
→→→→→→	REMOTE CONTROL VALVE QUICK COUPLING VALVE GATE VALVE DRIP ZONE KIT DRIP FLUSH VALVE	-TORO-TPV-F-100-MM -RAINBIRD-33DRC -NIBCO-T113-IRR-LINE SIZE -TORO-DZK-TPV-1-LF -SEE DETAIL
•	TREE BUBBLER	-RAINBIRD-1401
A	SHRUB BUBBLER	-RAINBIRD-1401
	IRRIGATION SUPPLYLINE IRRIGATION LATERAL LINE SUBSURFACE DRIPLINE SLEEVING ELECTRICAL CONDUIT PIPING UNDER PEDESTAL PAVERS	-1120/SCHEDULE 40 PVC PIPE -18" COVER -1120/CLASS 200 PVC PIPE -12" COVER -NETAFIM-TLCV-6-12 -3" COVER -1120/SCHEDULE 40 PVC PIPE -24" COVER -1120/SCHEDULE 40 PVC ELEC. CONDUIT -24" COVER -COPPER TYPE L SEAMLESS TUBING
0	STRUCTURAL PENETRATION PIPING THROUGH STRUCTURE CONDUIT THROUGH STRUCTURE	
sta gpm size	CONTROLLER STATION NUMBER GALLONS PER MINUTE THROUGH VALVE CONTROL VALVE SIZE	

Table B-1. Plant Factor and Irrigation System Information
Hydrozone Label Was Type Plant Type Factor (PF) Area (HA) square feet Method Efficiency (IE)
LOW
6.888 2.516 Hydrozone areas, irrigation methods and efficiencies are entered where required: [6] Estimated Total Water Use = 109,418 gallons/year [7]
6,888 2,516 Hydrozone areas, irrigation methods and efficiencies are entered where required: [6] Estimated Total Water Use = 109,418 gallons/year [7]
6,888 2,516 Hydrozone areas, irrigation methods and efficiencies are entered where required: [6] Estimated Total Water Use = 109,418 gallons/year [7]
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2,516 Hydrozone areas, irrigation methods and efficiencies are entered where required: [6] Estimated Total Water Use = 109,418 gallons/year [7]
[6] Estimated Total Water Use = 109,418 gallons/year [7]
Estimated Total Water Use = 109,418 gallons/year [7]
Estimated Total Water Use = 109,418 gallons/year [7]
[7]
The calculated ETWU may not exceed the calculated MAWA.
$MAWA = 112,820 \geq ETWU = 109,418$
[from Section A] [from Section B]
[8]
Congratulations! Your electronic Water Budget Calculation Worksheet is con
6,888 2,516
O Please print Sections A, B & C and submit them with your application.
9,404

IRRIGATION SYSTEM NOTES

IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 25 G.P.M. AT 60 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 60 P.S.I. AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN PRESSURE.

- 2. NOTIFY OWNERS REPRESENTATIVE SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE- MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
- 3. CONNECT TO 1" IRRIGATION WATER METER IN IMMEDIATE VICINITY. SEE CIVIL DRAWINGS.
- 4. INSTALL BACKFLOW PREVENTION DEVICE IN ENCLOSURE WHERE INDICATED AND ACCORDING TO LOCAL CODES. BACKFLOW PREVENTION DEVICE TO BE TESTED AND CERTIFIED PRIOR TO FINAL INSPECTION. CONTACT LOCAL WATER DEPARTMENT FOR TESTING COORDINATION.
- 5. INSTALL WALL MOUNT CONTROLLER WHERE INDICATED. EXACT LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNERS REPRESENTATIVE. 120 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTION TO CONTROLLER. USE THIN WALL METAL CONDUIT ABOVE GRADE. PROGRAM CONTROLLER TO NOT EXCEED MAXIMUM FLOW RATE STATED IN NOTE NO. 1. INSTALL PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS AND MANUFACTURERS WRITTEN SPECIFICATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER. GROUNDING AND INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN SPECIFICATIONS.
- 6. INSTALL EQUIPMENT AS DETAILED. INSTALL R.C.V. ID TAGS MANUFACTURED BY T. CHRISTY ENT. STANDARD SIZE, 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.
- 7. IRRIGATION HEADS SHALL HAVE RISER ASSEMBLIES AS DETAILED. INSTALL CHECK VALVES AS SHOWN ON BUBBLER RISER ASSEMBLY DETAIL WHERE LOW HEAD DRAINAGE OCCURS. NOTE ESPECIALLY TO AVOID DRAINAGE AT SIDEWALKS AND OTHER POINTS WHERE PUDDLING WILL CAUSE DAMAGE OR HAZARD.
- 8. PIPE UNDER PAVEMENT SHALL BE SCHEDULE 40 PVC. PIPE AND WIRING UNDER PAVEMENT SHALL BE INSTALLED IN SLEEVING AND CONDUIT AT A TWENTY-FOUR INCH (24") DEPTH BELOW GRADE. INSTALL SAND FOR BACKFILL IN VEHICULAR PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS WHERE ROCKY TERRAIN IS ENCOUNTERED.
- 9. VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES WITH 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES. TAPE WIRES IN BUNDLES EVERY TEN FEET IN PLANTING AREAS.
- 10. PRIOR TO INSTALLATION OF SUBSURFACE DRIP SYSTEMS REVIEW DRIP COMPONENTS, EQUIPMENT AND INSTALLATION TECHNIQUES WITH MANUFACTURERS REPRESENTATIVE. SPECIAL ATTENTION SHALL BE PAID WHEN COORDINATING INSTALLATION OF PLANT MATERIALS AND DRIP SYSTEM. AVOID CONFLICTS BETWEEN INSTALLATION OF EMITTERLINE AND PLANT LOCATIONS. IF CONFLICTS OCCUR, THEN PLANT INSTALLATION LOCATIONS SHALL HAVE PRIORITY. LAYOUT SHOWN IS DIAGRAMMATIC ONLY. INSTALL SPECIFIED EMITTERLINE AS DETAILED AND PER MANUFACTURERS SPECIFICATIONS.
- 11. PROVIDE LITERATURE OF DRIP SYSTEM COMPONENTS INCLUDING ANY PREVENTATIVE MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING:
 CLEANING FILTER IN WYE STRAINERS
 REPAIRING BREAKS IN PIPES AND RISERS

ADDING EMITTERS OR TUBING FOR EXPANSION/INSTALLING PLUGS

12. MAINTENANCE CONSIDERATIONS:

- FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE (MORE FREQUENT FOR DIRTY WATER SITUATIONS) AND ADJUST TIMING AS APPROPRIATE. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS. DURING WINTER MONTHS, WHEN THE SYSTEM IS NOT IN USE, THE EMITTERLINE SYSTEM(S) SHOULD BE RUN ABOUT EVERY 2 WEEKS FOR 2-4 MINUTE MINIMUM RUNTIME.
- 13. PENETRATIONS FOR PIPE THROUGH STRUCTURAL SLAB SHALL BE PROVIDED AND SEALED IN MECHANICAL SECTION OF CONTRACT. WORK SHALL INCLUDE ALL INSTALLATION OF PIPING UNDER STRUCTURE UP TO AND INCLUDING STUBOUTS INTO PLANTERS ON STRUCTURE AND ON GRADE. CONNECT TO PIPE STUBOUTS USING PVC SCHEDULE 80 NIPPLES (THREADED ONE END) AND FITTINGS. CARE MUST BE TAKEN WHEN CONNECTING TO PREVENT BREAKING OF SEALS AT STUBOUTS.
- 14. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING THIS PROJECT.



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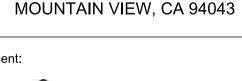
181 Greenwich Street San Francisco, CA 94111 T 415 433 4672 F 415 433 5003

ID	DATE	NAME
	12/22/2021	PLANNING FORMAL APPLICATION SUBMITTAL
	4/29/2022	PLANNING FORMAL APPLICATION SUBMITTAL

Dunin

1020 TERRA BELLA

1020 TERRA BELLA AVE





2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

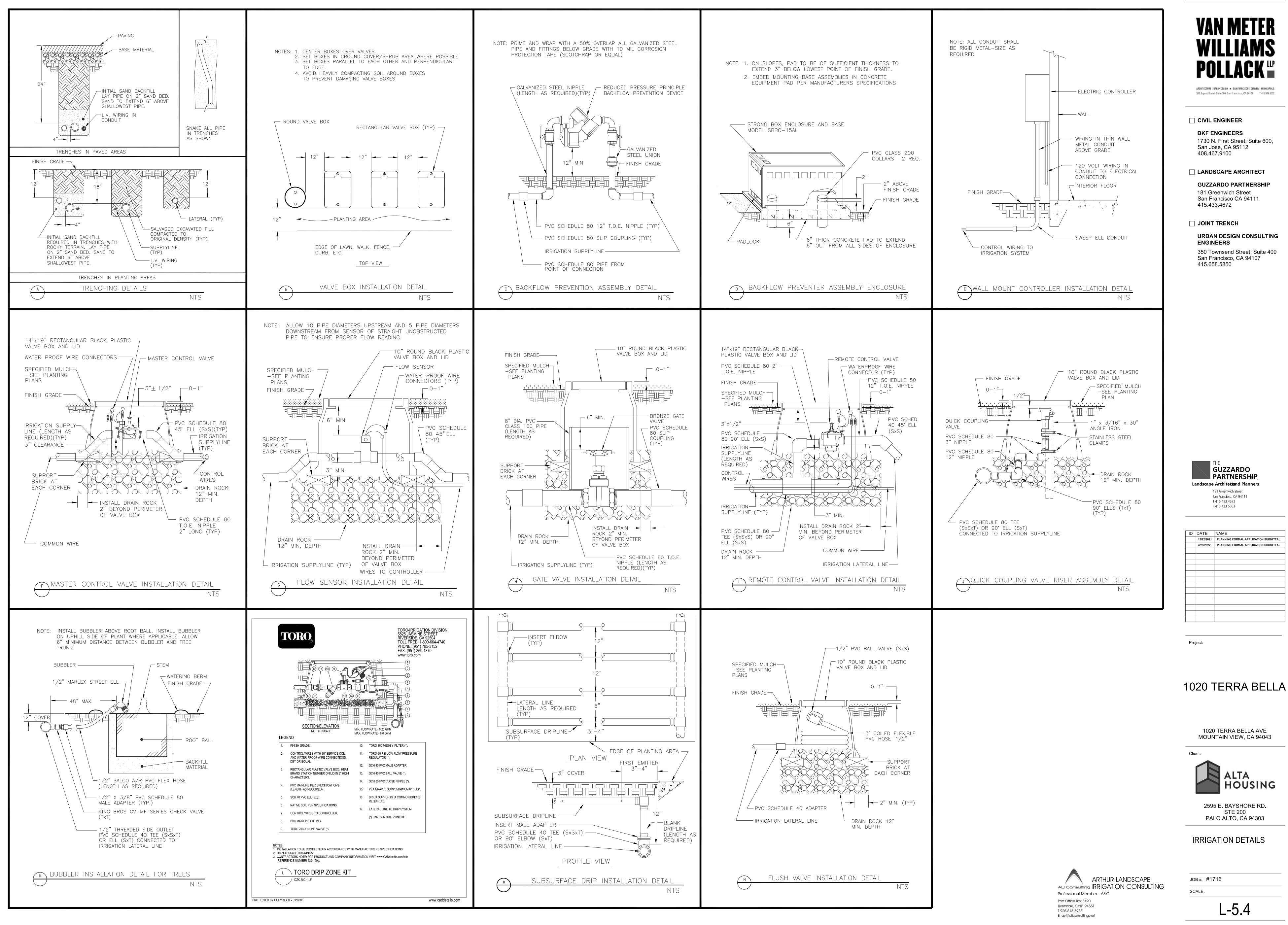
IRRIGATION NOTES
AND LEGEND

ARTHUR LANDSCAPE
ALI CONSULTING IRRIGATION CONSULTING
Professional Member - ASIC
Post Office Box 3490
Livermore, Calif. 94551
T 925.518.3956

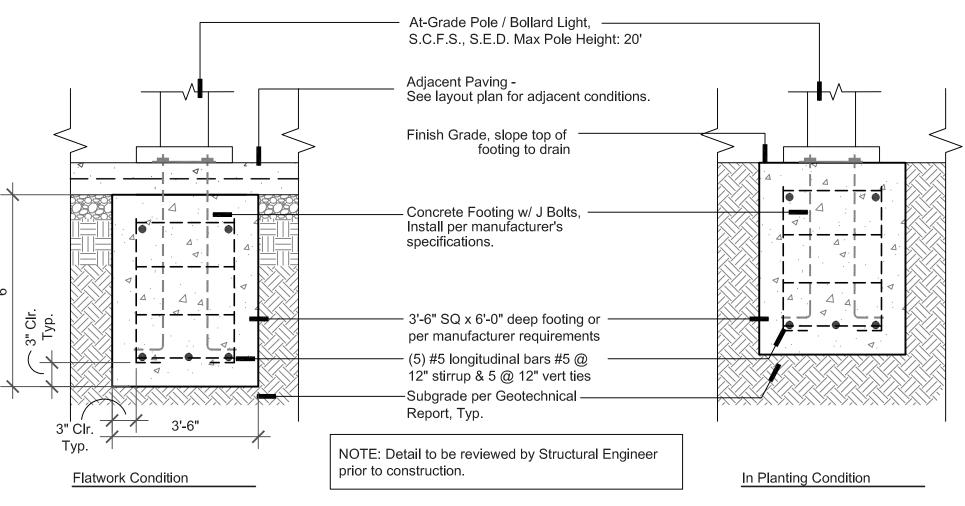
E ray@aliconsulting.net

JOB #: #1716 SCALE:

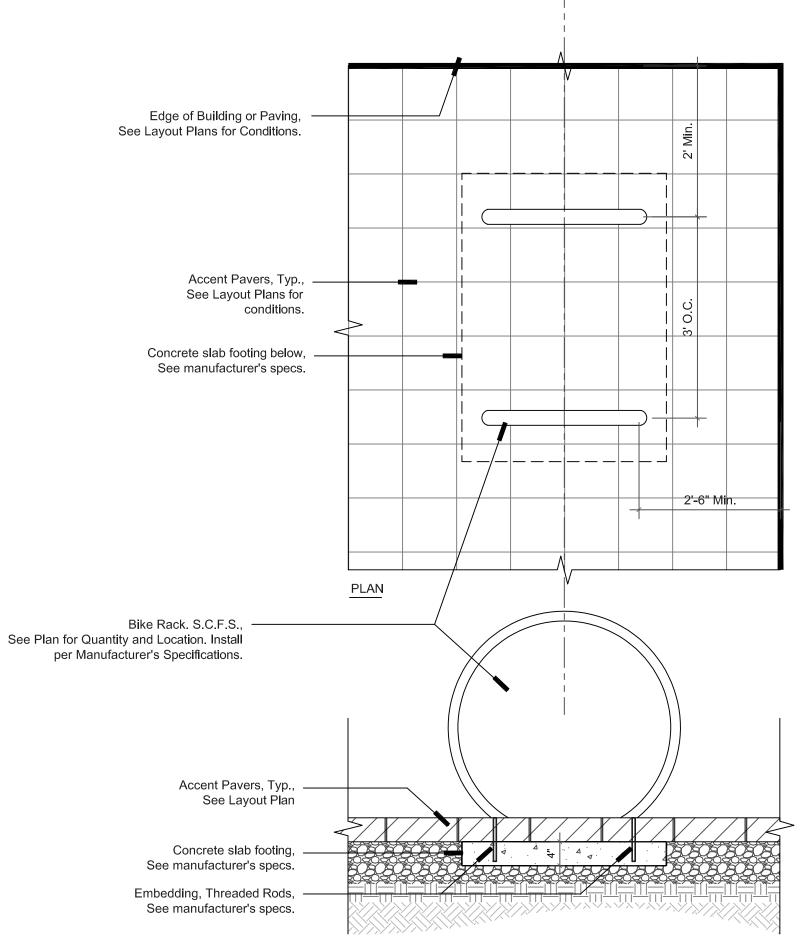
L-5.3



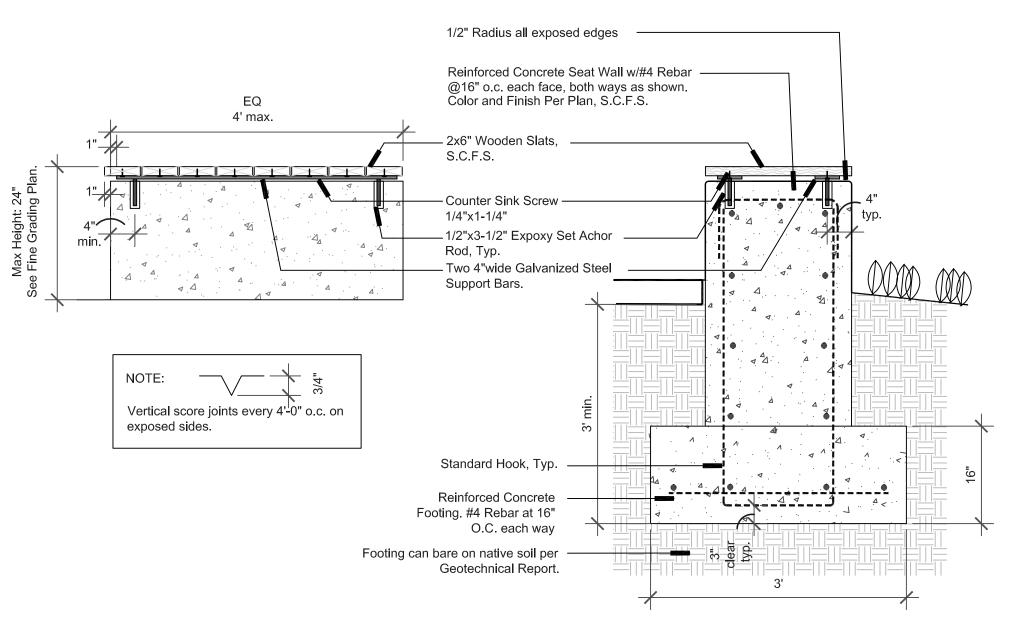
ID	DATE	NAME
	12/22/2021	PLANNING FORMAL APPLICATION SUBMITTAI
	4/29/2022	PLANNING FORMAL APPLICATION SUBMITTAI



Pole / Bollard Light Footing - At Grade



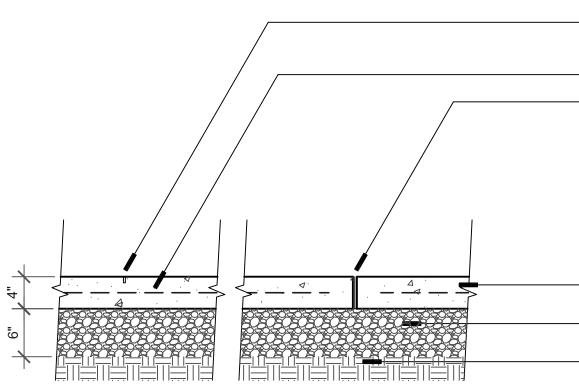
Bike Rack Scale: 3/4" = 1'-0"



8 Concrete Seat Wall with Wood Top
Scale: 3/4"=1'

 See Plans for Adjacent Conditions - StructurEdge 3/16" x 1 5/8" Paving Restraint Manufactured by Permaloc 1 (800) 356-9660. Install - 6" of non-expansive fill compacted to atleast 95% relative compaction per Geotech Report. Sub-base compacted to at least 90% relative compaction

Pedestrian Unit Paving



3/16" Wide by 1-1/4" Deep Score Joint at 7'-0" o.c. max. or as shown on Drawings

Interlocking Unit Pavers. See Color and Finish

Per Manufacturers Recommendations. See Layout Plans for

Mirafi Filter Fabric, #140N, Continuous. Install per Mfr's

Specifications. Turn Up Edges at Concrete Bands.

Schedule for Paver Specifications

Sand Setting Bed. 1" Max.

6"x6" #10/#10 W.W.M. Center in Pour. Expansion Joint. For Natural Grey Concrete use 1/2" Wide Fiberous Asphaltic material For Integral Color Concrete use 1/2" Homex, Non-Asphaltic Joint w/Polysulfide Bead over. Color to Match adjacent pedestrian concrete paving. Homex by Homasote, Trenton, N.J. 609.883.3300. All Joints to occur at 20'-0" o.c. max., at Material Interfaces, and as shown on Drawings

Concrete Paving. See Layout Plans and Color and Finish Schedule for finishes and colors. 6" Aggregate Base compacted to at least 9% per Geotechnical Report Sub-grade compacted to at least 90% or per Geotechnical Report

Pedestrian Concrete Paving

Scale: 4" = 41 0"

Aluminum Paver Restraint

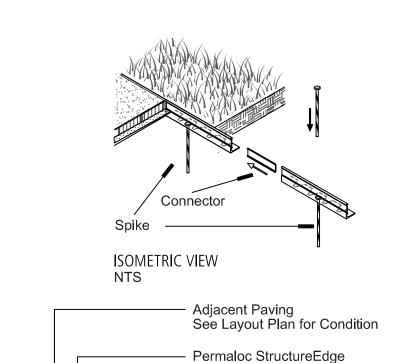
— 3/8" x 10" Spiral Steel Spike

at 12" O.C. or 4" O.C. Min.

6" Beyond Restraint

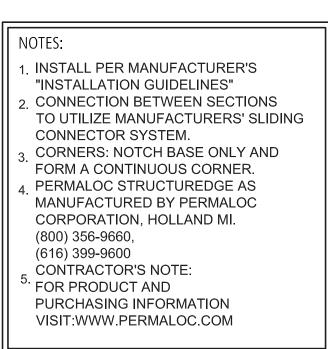
Subgrade

Compact Base Course Extending



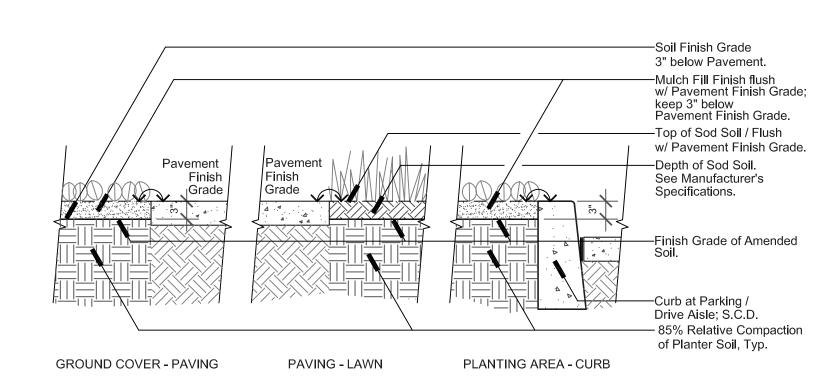
FINISH LEGEND: (MF) MILL FINISH-NATURAL ALUMINUM MEETS (BL) BLACK DURAFLEX-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603

SIZE: 1/8" X 21/4" (3.2MM X 57MM) W/ 0.190" (4.83MM) TOP LIP



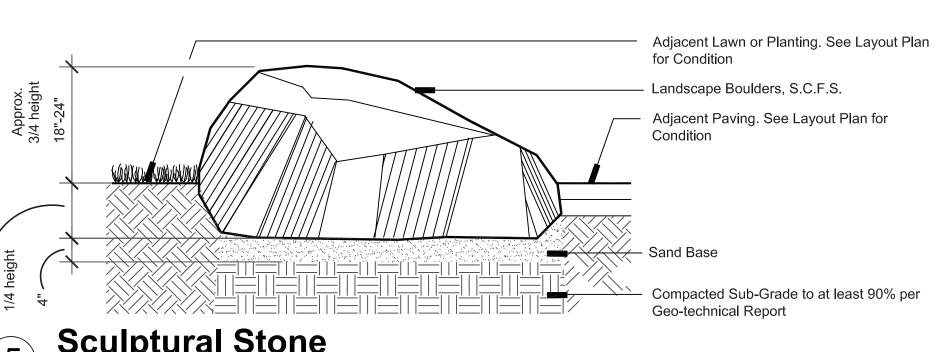
Metal Header

Scale: 1"=1'-0"



Fine Grading @ Paving Edges

Scale: 3/4" = 1'-0"



Sculptural Stone

Scale: 1/2" = 1'-0"

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ID	DATE	NAME
	12/22/2021	PLANNING FORMAL APPLICATION SUBMITTA
	4/29/2022	PLANNING FORMAL APPLICATION SUBMITTA

Project:

1020 TERRA BELLA

1020 TERRA BELLA AVE **MOUNTAIN VIEW, CA 94043**

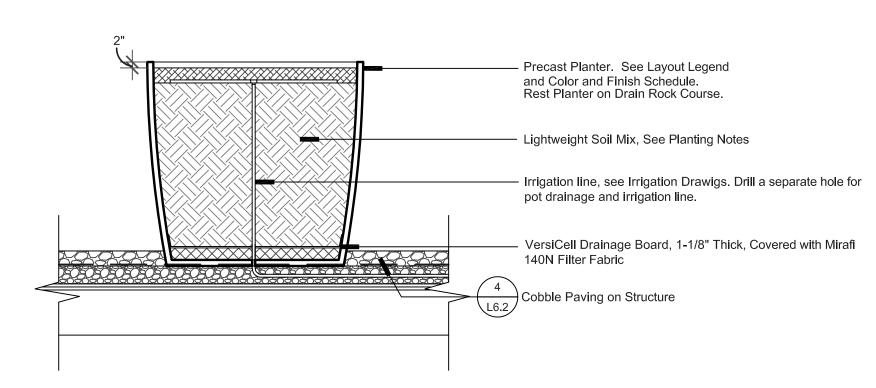


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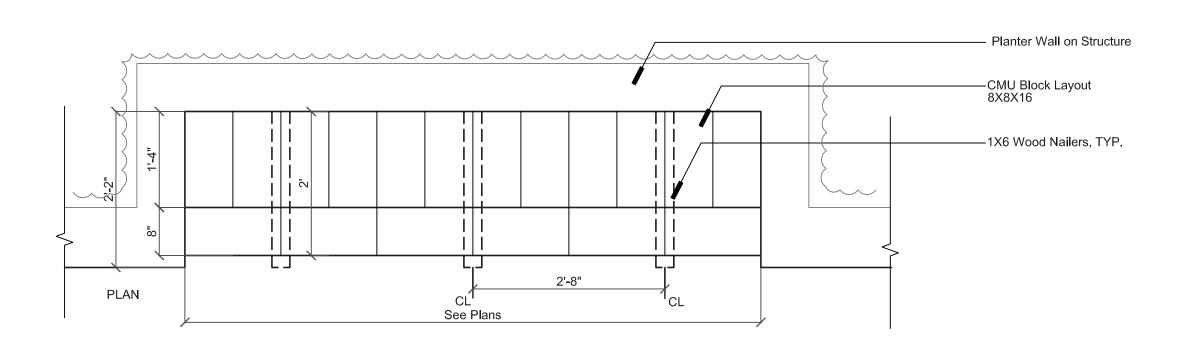
LANDSCAPE DETAILS

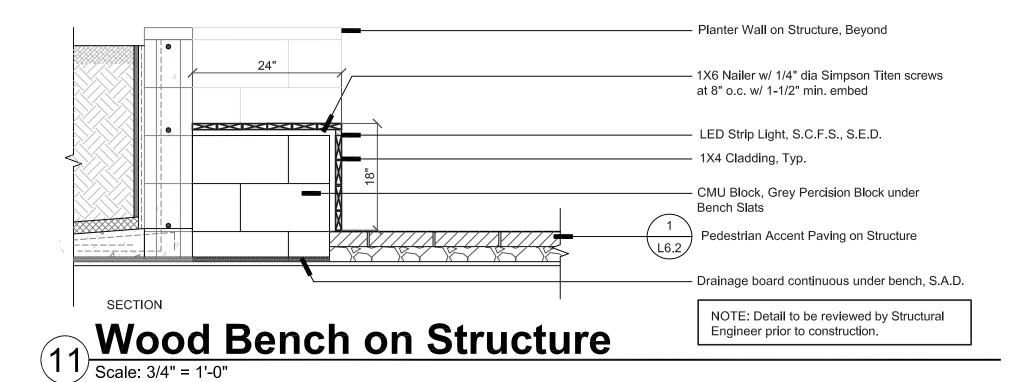
JOB#: #1716

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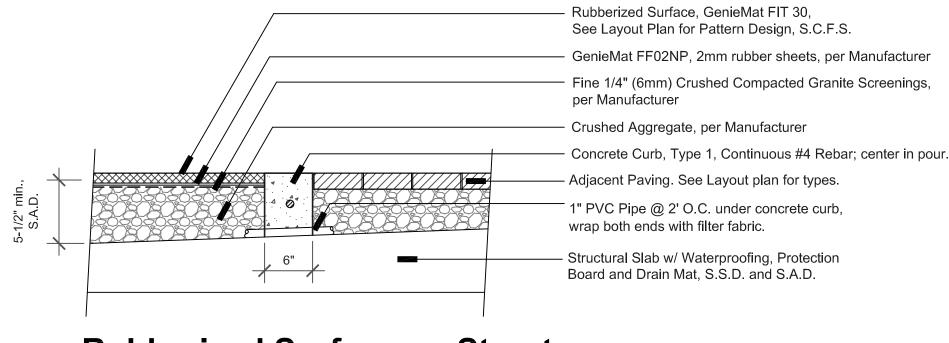


Planter Pot on Cobble on Structure Not to Scale

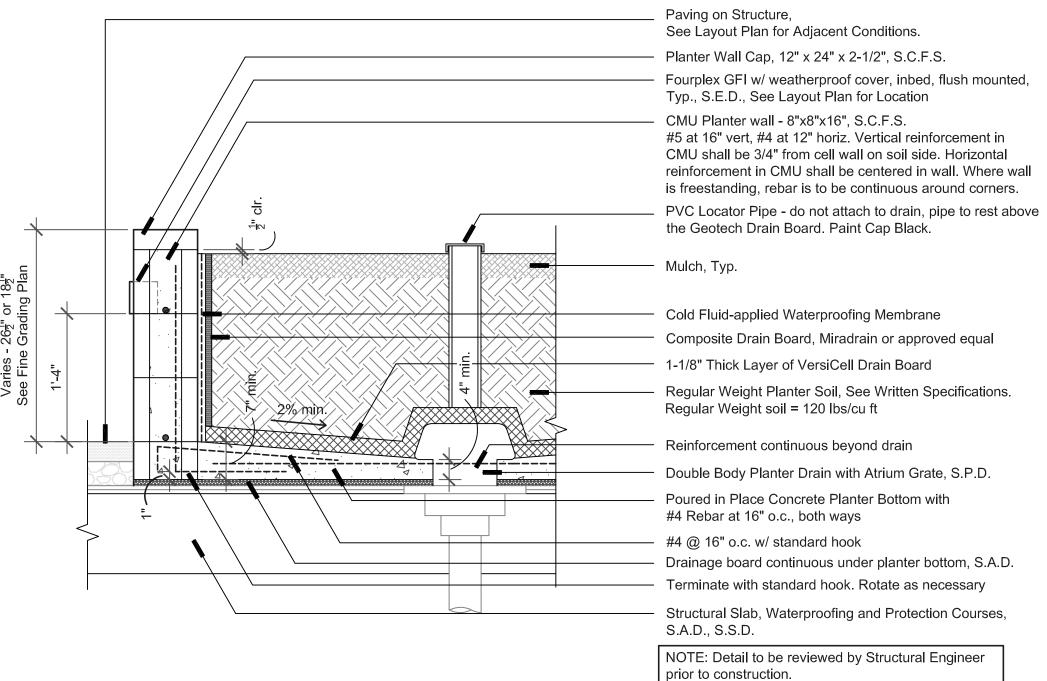




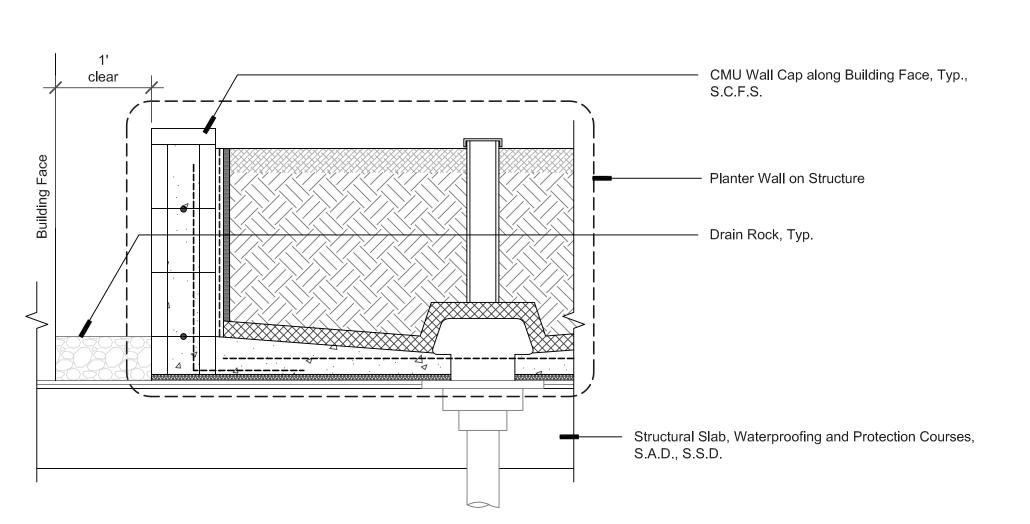
Wood Decking, S.C.F.S. Galvinized Steel 2x4 Stud Frame sized to reflect paving panel. Studs to be 14" o.c. maximum. Contractor to submit shop drawings for standard paving panel Bison Pedestal Support System, or Approved Equal @ 24" o.c. No Gaps to Exceed 1/4" _1/4" spacing - Stainless Steel Fasteners (2) @ 24" o.c. Adjacent Paving, See Layout Plan for Condition — 22 GA. Galvanized Metal Edging Structural Slab, Waterproofing, and Protection Board. S.A.D. Non-asphaltic expansion joint. Sized as required to bring flush to building wall finish. Metal edging to maintain a 1/4" - 1/2" gap from podium finish grade for drainage purposes. BID ALT: Stud Framing to be Aluminum Wood Deck on Structure



Rubberized Surface on Structure

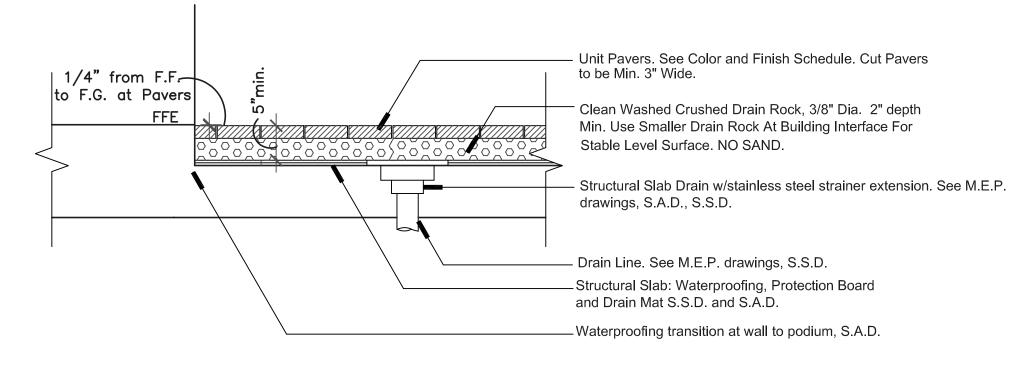


8 CMU Planter Wall on Structure Scale: 1" = 1'-0"



Planter Wall on Structure @ Building Face

Scale: 1" = 1'-0"



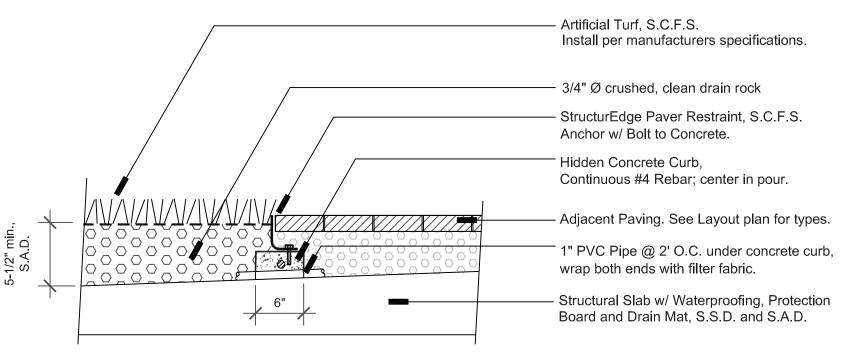
Unit Paving on Structure

Adjacent Paving, See Layout Plan
Porcelain Paver, S.C.F.S. w/ 4mm Mirage Spacer G
per manufacturer's recommendation
Mortar Set
#8 Clean, Washed, Crushed Drain Rock
NO SAND. Leave joints open, clear and free of debris.
Compact gravel per manufacturer's recommendation
Mirafi, #140N Filter Fabric. Wrap up Sides.
Concrete Band with welded wire mesh reinforcement, typ.
Keep top of concrete slab leveled. Concrete Band continuous at
Unit Paving/Gravel transition.

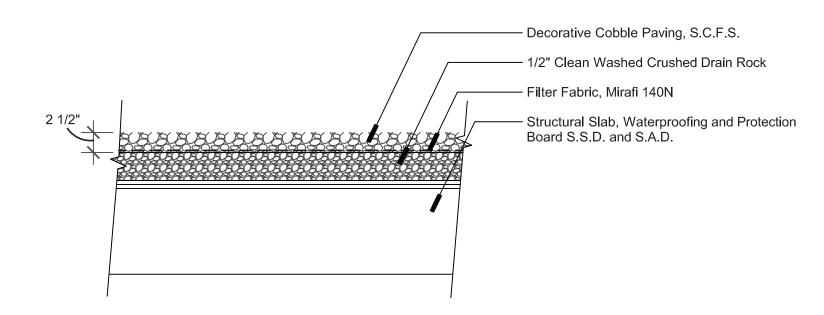
1"Ø PVC Drain Pipe under Concrete Band @ 3'o.c. Wrap both ends
with Filter Fabric.

Structural Slab, S.A.D., S.S.D. Waterproofing and Protection board,
S.A.D. Drain Mat, S.P.D.

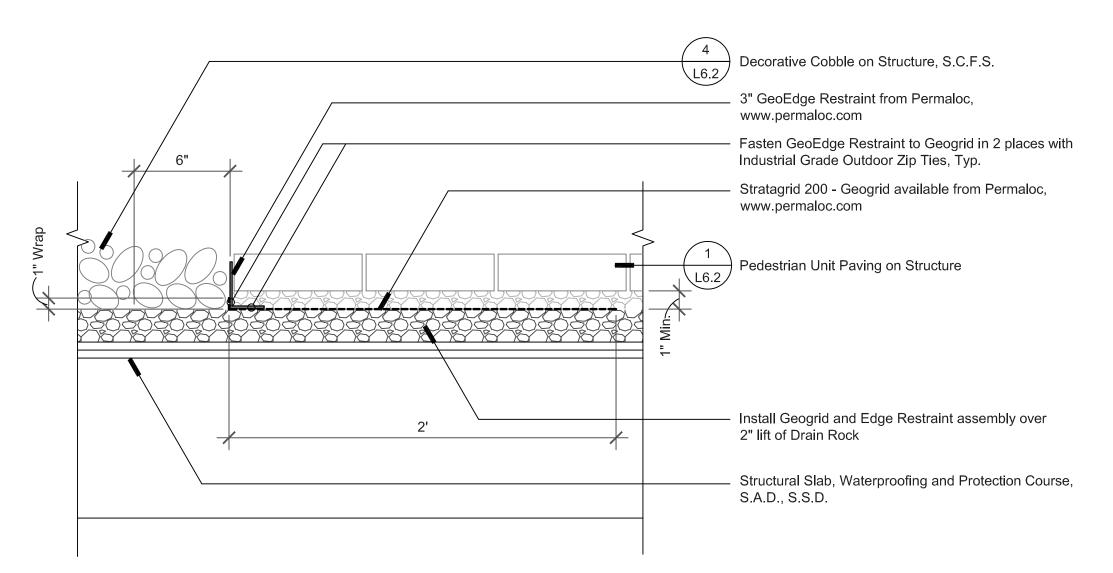
Porcelain Paving on Structure Scale: 1" = 1'-0"



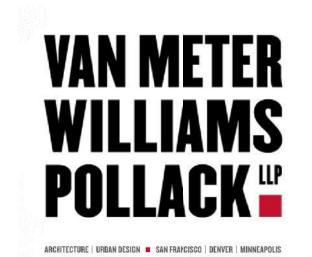
Artificial Turf on Structure



Decorative Cobble on Structure | Scale: 1" = 1'-0"



Metal Edging on Structure | Scale: 2" = 1'-0" |



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	4/29/2022	PLANNING FORMAL APPLICATION SUBMIT

Project:

1020 TERRA BELLA

1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043

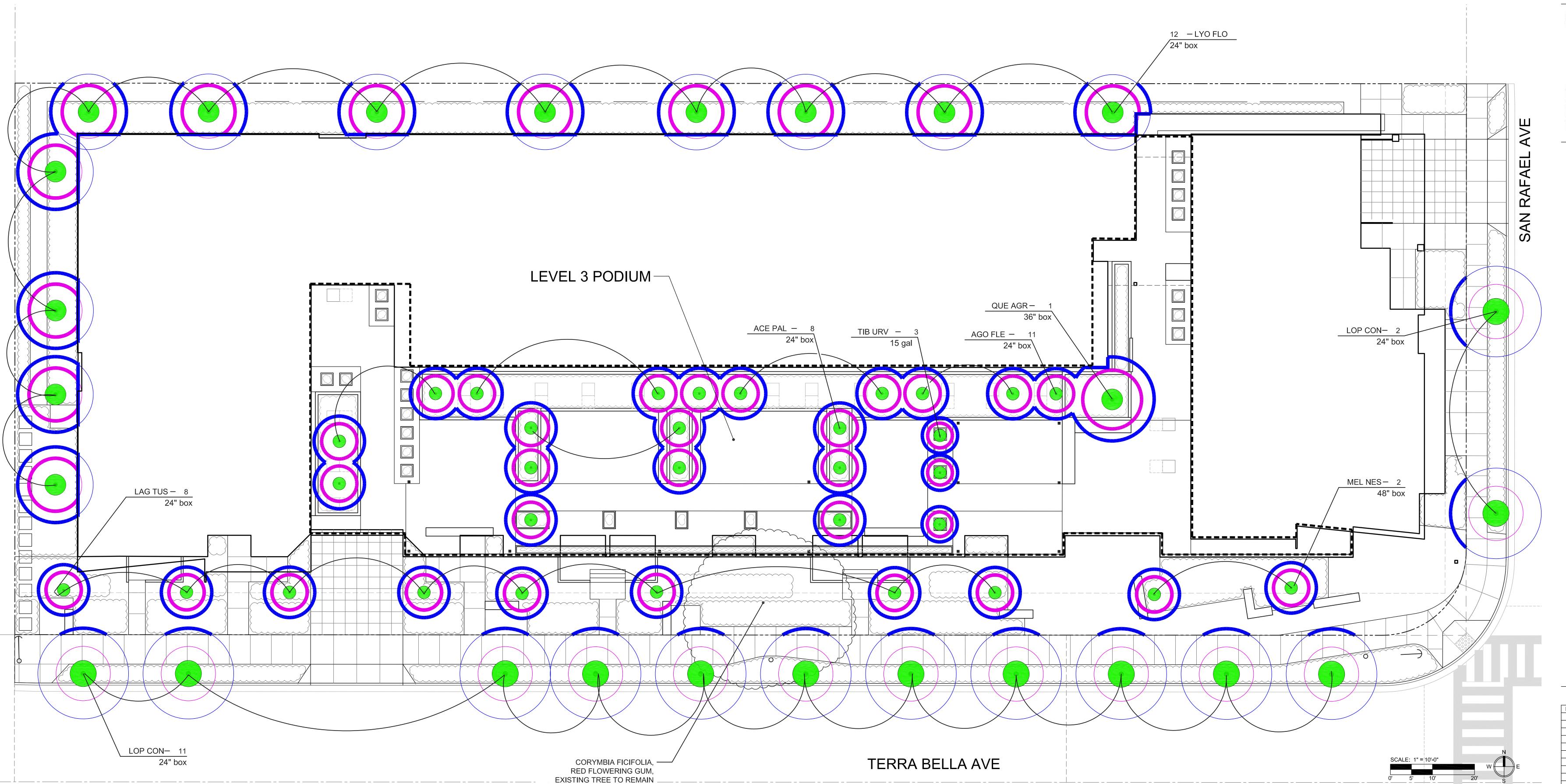


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LANDSCAPE DETAILS

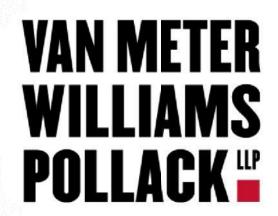
JOB #: #1716 SCALE:

L-6.2



TREE CANOPY TABLE AND LEGEND

SITE AREA IS 45,180 SQ. FT. *	SQ. FT. AREA	% SITE
EXISTING CANOPY	3,676 SF	8.1 %
CANOPY AT PLANTING	1,336 SF	2.9 %
CANOPY AT 5 YEARS	4,139 SF	9.1 %
CANOPY AT 15 YEARS	7,142 SF	15.8 %
INCLUDES 855 SQ. FT. OF EXISTING TREE - CANOPY AT 5 AND 15 YEARS DOES NOT EXISTING CANOPY TO REMA	INCLUDE GROWTH OF E	EXISTING TREE.
NEW TREE CANOPY AT COMP	LETION OF ——————————————————————————————————	
NEW TREE CANOPY AT 5 YE.	ARS AFTER ————————————————————————————————————	
NEW TREE CANOPY AT 15 YE	ARS AFTER ————————————————————————————————————	
* SITE AREA IS BASED ON PROPERTY LINI	≣	



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ID I	DATE	NAME
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1020 TERRA BELLA

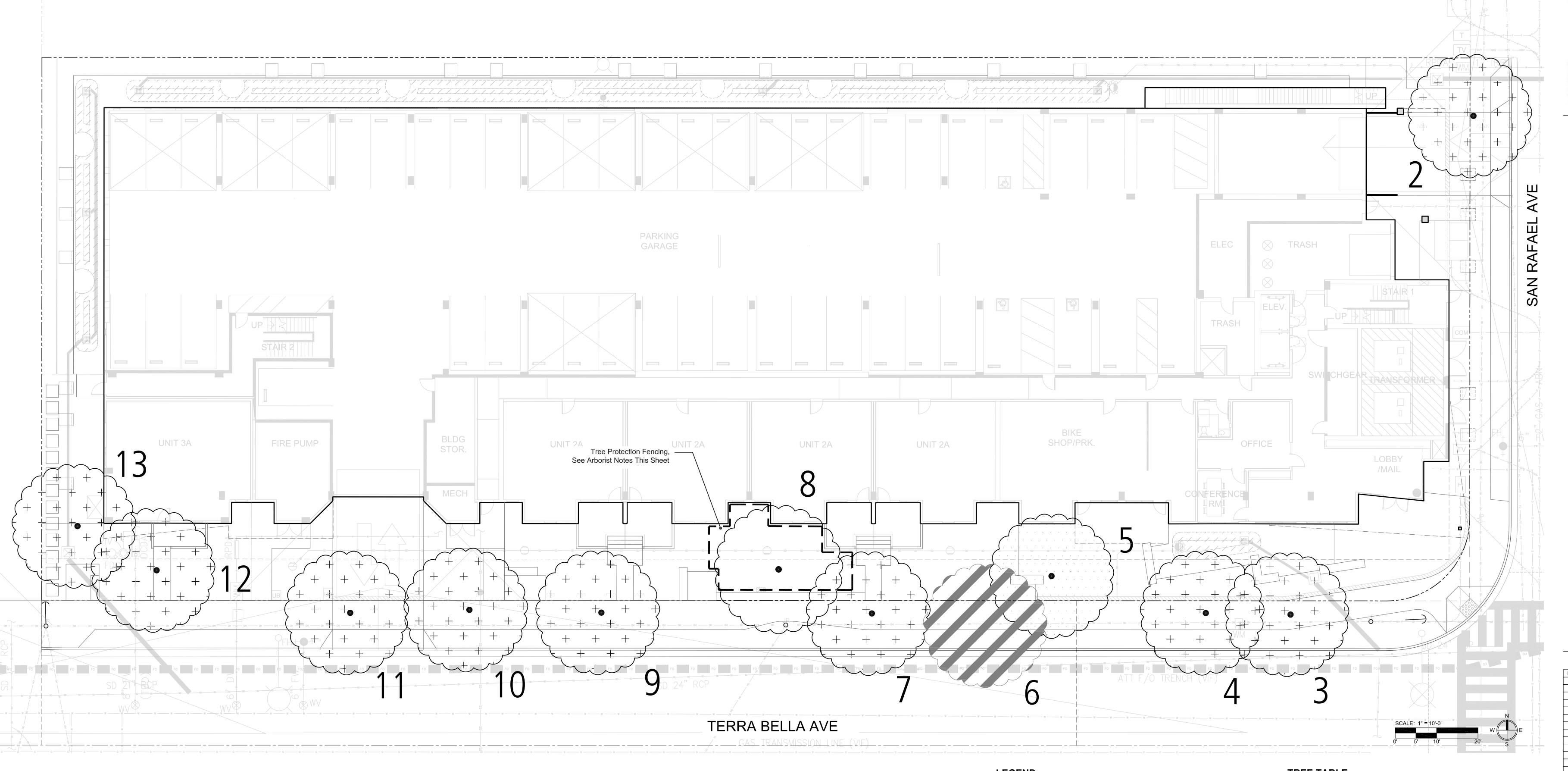
1020 TERRA BELLA AVE



2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

TREE CANOPY COVERAGE PLAN

JOВ #: #1716 L-7.1



ARBORIST REPORT

February 26, 2021 Revised August 11, 2021 Revised December 20, 2021 Revised March 7, 2022 5899.00

> **PROJECT** Terra Bella Mountain View, CA

PREPARED FOR

PREPARED BY

111V11-1

1570 Oakland Road San Jose, CA 95131 William Sowa ISA Certified Arborist #WE-12270A

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

Site preparation: All existing trees shall be fenced off 10' beyond the outside the drip line (foliar spread) of the tree. Alternatively, where this is not feasible, fence to the drip line of the tree. Where fencing is not possible, the trunk shall be protected straw waddle and orange snow fencing. The fence should be a minimum of six feet high, made of pig wire with steel stakes or any material superior in quality, such as cyclone fencing. Tree protection zone sign shall be affixed to fencing at appropriate intervals as determined by the arborist on site. If the fence is within the drip line of the trees, the foliar fringe shall be raised to offset the chance of limb breakage from construction equipment encroaching within the drip line. All contractors, subcontractors and other personnel shall be warned that encroachment within the fenced area is forbidden without the consent of the certified arborist on the job. This includes, but is not limited to, storage of lumber and other materials, disposal of paints, solvents or other noxious materials, parked cars, grading equipment or other heavy equipment. Penalties, based on the cost of remedial repairs and the evaluation guide published by the international society of arboriculture, shall be assessed for damages to the trees. Please see City of Mountain View tree protection specifications.

Grading/excavating: All grading plans that specify grading within the drip line of any tree, or within the distance from the trunk as outlined in the site preparation section above when said distance is outside the drip line, shall first be reviewed by a certified arborist. Provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning or other necessary actions to protect the trees shall be outlined by an arborist. If trenching is necessary within the area as described above, said trenching shall be undertaken by hand labor and dug directly beneath the trunk of the tree. All roots 2 inches or larger shall be tunneled under and other roots shall be cut smoothly to the trunk side of the trench. The trunk side should be draped immediately with two layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is back filled to the original level. An arborist shall examine the trench prior to back filling to ascertain the number and size of roots cut, so as to suggest the necessary remedial repairs.

Remedial repairs: An arborist shall have the responsibility of observing all ongoing activities that may affect the trees, and prescribing necessary remedial work to ensure the health and stability of the trees. This includes, but is not limited to, all arborist activities brought out in the previous sections. In addition, pruning, as outlined in the "pruning standards" of the western chapter of the International Society of Arboriculture, shall be prescribed as necessary. Fertilizing, aeration, irrigation, pest control and other activities shall be prescribed according to the tree needs, local site requirements, and state agricultural pest control laws. All specifications shall be in writing. For pest control operations, consult the local county agricultural commissioner's office for individuals licensed as pest control advisors or pest control operators.

Final inspection: Upon completion of the project, the arborist shall review all work undertaken that may impact the existing trees. Special attention shall be given to cuts and fills, compacting, drainage, pruning and future remedial work. An arborist should submit a final report in writing outlining the ongoing remedial care following the final inspection.

LEGEND

SYMBOL	NO. OF TREES	DESCRIPTION
	rotection Fending, borist Notes This Sheet	Heritage Tree to Remain
₩ xx	1	Heritage Tree Removed per Design
××	9	Non-Heritage Tree Removed per Design
xx	1	Non-Heritage Tree Removed per Arborist
	11	TOTAL NUMBER OF TREES TO BE REMOVED
	1	EXISTING TREES TO REMAIN

TREE REPLACEMENT RATIOS: Heritage Trees 2:1 Non-Heritage Trees 1:1 Total Replacement Trees Required: 12 TOTAL NUMBER OF NEW TREES PLANTED = 58 TOTAL NUMBER OF TREES

TO EXIST ON SITE AT PROJECT COMPLETION = 59 11 TREES REMOVED AND 58 TREES REPLANTED

NOTE: All existing tree information is referenced from the Arborist Report dated March 7, 2022 prepared by HMH. (408) 487-2200.

HERITAGE TREES MAY NOT BE REMOVED, UNLESS A BUILDING PERMIT HAS BEEN ISSUED FOR CONSTRUCTION.

TREE TABLE:

EXISTING TREES TO BE REMOVED	QUANTITY
#2, Magnolia grandiflora, Southern Magnolia, Non-Hertigate Tree	1
#3, Pistacia chinensis, Chinese Pistache, Non-Hertigate Tree	1
#4, Pistacia chinensis, Chinese Pistache, Non-Hertigate Tree	1
#5, Prunus caroliniana, Carolina Laurel Cherry, Non-Hertigate Tree	1
#6, Corymbia ficifolia, Red Flowering Gum, Hertigate Tree	1
#7, Platanus x hispanica, London Plane Tree, Non-Hertigate Tree	1
#9, Pistacia chinensis, Chinese Pistache, Non-Hertigate Tree	1
#10, Pistacia chinensis, Chinese Pistache, Non-Hertigate Tree	1
#11, Pistacia chinensis, Chinese Pistache, Non-Hertigate Tree	1
#12, Pyrus calleryana, Callery Pear, Non-Hertigate Tree	1
#12, Pyrus calleryana, Callery Pear, Non-Hertigate Tree	1
TOTAL	

EXISTING TREES TO REMAIN	QUANTITY
#8, Corymbia ficifolia, Red Flowering Gum, Hertigate Tree	1
TOTAL	1

PROPOSED TREES	QUANTITY
Acer Palmatum, Japanese Maple, 24" box	8
Agonis flexuosa 'Burgundy', Burgundy Peppermint Tree, 24" box	11
Lagerstroemia i. 'Tuskegee', Crape Myrtle, 24" box	8
Lophostemon confertus, Brisbane Box, 24" box	13
Lyonothamnus floribundus, Catalina Ironwood, 24" box	12
Melaleuca nesophila, Pink Melaleuca, 48" box	2
Quercus agrifolia, Coast Live Oak, 36" box	1
Tibouchina urvilleana, Princess Flower, 15 gal.	3
TOTAL	58

VAN METER WILLIAMS

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San Francisco CA 94111

☐ JOINT TRENCH

415.433.4672

URBAN DESIGN CONSULTING ENGINEERS

350 Townsend Street, Suite 409 San Francisco, CA 94107 415.658.5850

GUZZARDO PARTNERSHIP INC Landscape Architects • Land Planners 181 Greenwich Street San Francisco, CA 94111 T 415 433 4672

F 415 433 5003

ID	DATE	NAME
	12/22/2021	PLANNING FORMAL APPLICATION SUBMITTA
	4/29/2022	PLANNING FORMAL APPLICATION SUBMITTA

1020 TERRA BELLA

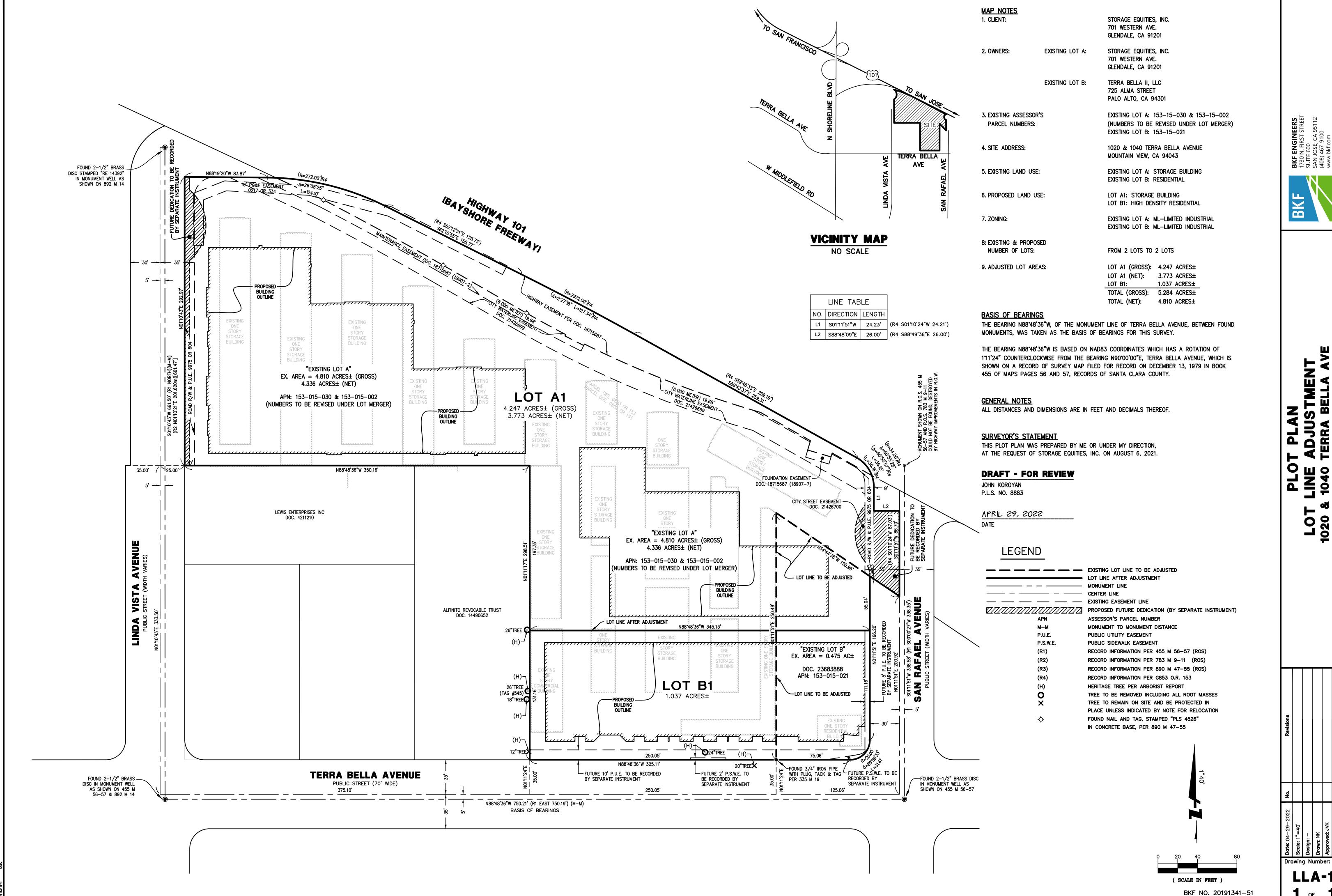
1020 TERRA BELLA AVE MOUNTAIN VIEW, CA 94043



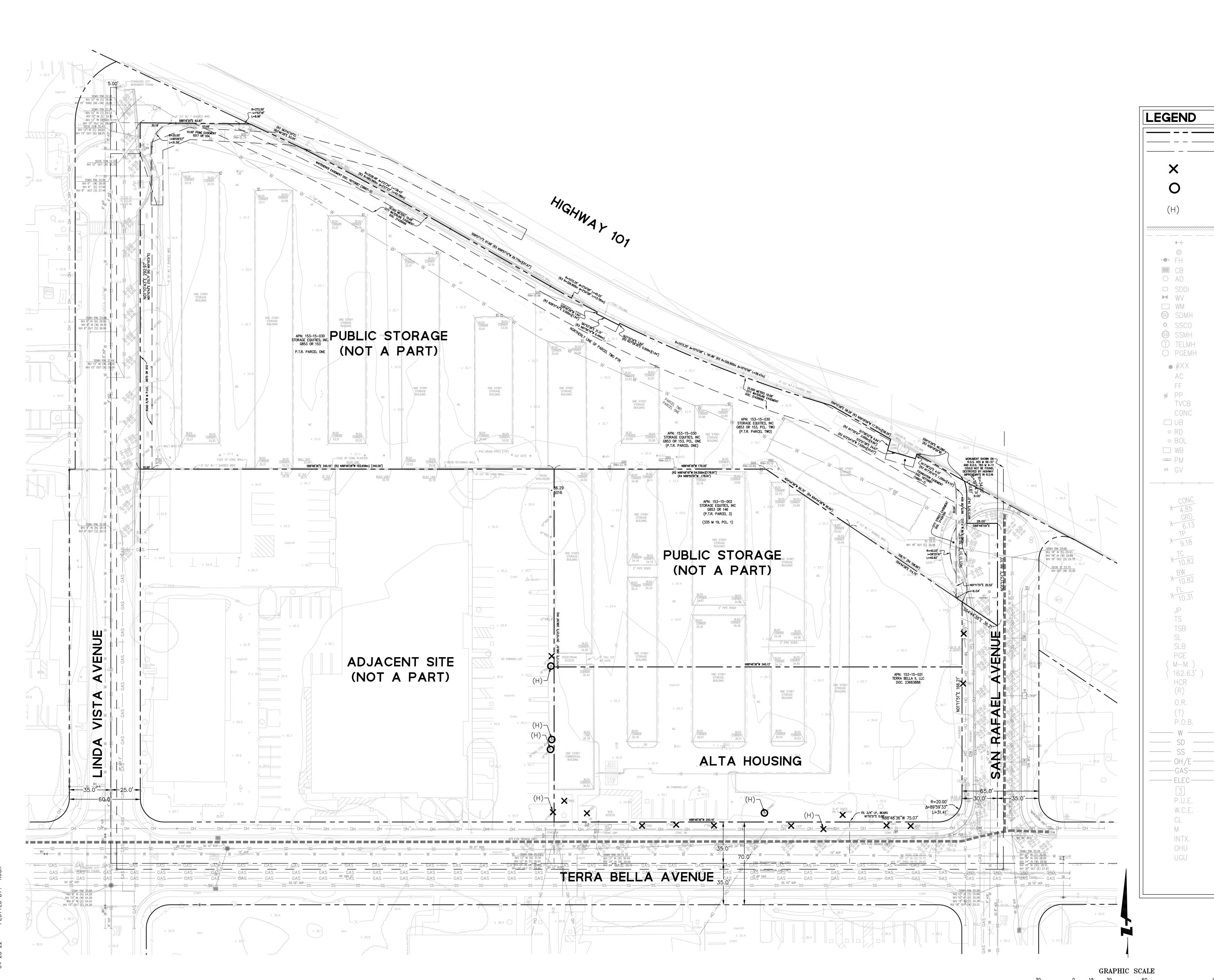
2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

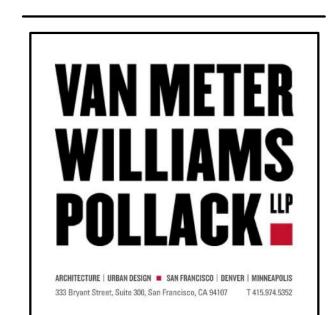
TREE DISPOSITION PLAN

JOB #: #1716 SCALE:



LLA-1 OF





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TOP OF PAVEMENT ELEVATION

TREE TO BE REMOVED INCLUDING ALL ROOT MASSES. COORDINATE WITH LANDSCAPE ARCHITECT AND ARBORIST REPORT PRIOR TO REMOVAL OF TREES.

TREE TO REMAIN ON SITE AND BE PROTECTED IN PLACE UNLESS INDICATED BY NOTE FOR RELOCATION.

HERITAGE TREE PER ARBORIST REPORT

FOUND MONUMENT AS NOTED

STORM DRAIN DROP INLET

STORM DRAIN MANHOLE

SANITARY SEWER CLEANOUT

SANITARY SEWER MANHOLE

TREE NUMBER PER ARBORIST REPORT

TELEPHONE MANHOLE

ELECTRIC MANHOLE

ASPHALT CONCRETE

TELEVISION CABLE BOX

FINISH FLOOR

POWER POLE

CONCRETE
UTILITY BOX

ROOF DRAIN
4" BOLLARD

WATER BOX

GAS VALVE

PARKING METER

BUILDING OUTLINE
OVERHANG LINE

ELECTROLIER

FIRE HYDRANT

CATCH BASIN

AREA DRAIN

WATER VALVE

WATER METER

TOP OF CURB ELEVATION

CONCRETE ELEVATION

GROUND ELEVATION

BACK OF WALK ELEVATION

FLOW LINE ELEVATION

JOINT POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
STREET LIGHT
STREET LIGHT BOX

PACIFIC GAS AND ELECTRIC BOX
MONUMENT TO MONUMENT
RECORD INFORMATION
HANDICAPPED RAMP
RADIAL BEARING
OFFICIAL RECORDS

UNDER GROUND UTILITY LINES

TITLE ITEM REFERENCE NUMBER

PUBLIC UTILITY EASEMENT

OVERHEAD UTILITY LINES

UNDER GROUND UTILITY LINES

CENTERLINE MONUMENT

INTERSECTION

(IN FEET) 1 inch = 30 ft. WIRE CLEARANCE EASEMENT

OFFICIAL RECORDS

TOTAL

POINT OF BEGINNING

SANITARY SEWER LINE

OVERHEAD UTILITY LINES

UNDER GROUND UTILITY LINES

1020 TERRA BELLA

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ALTA HOUSING

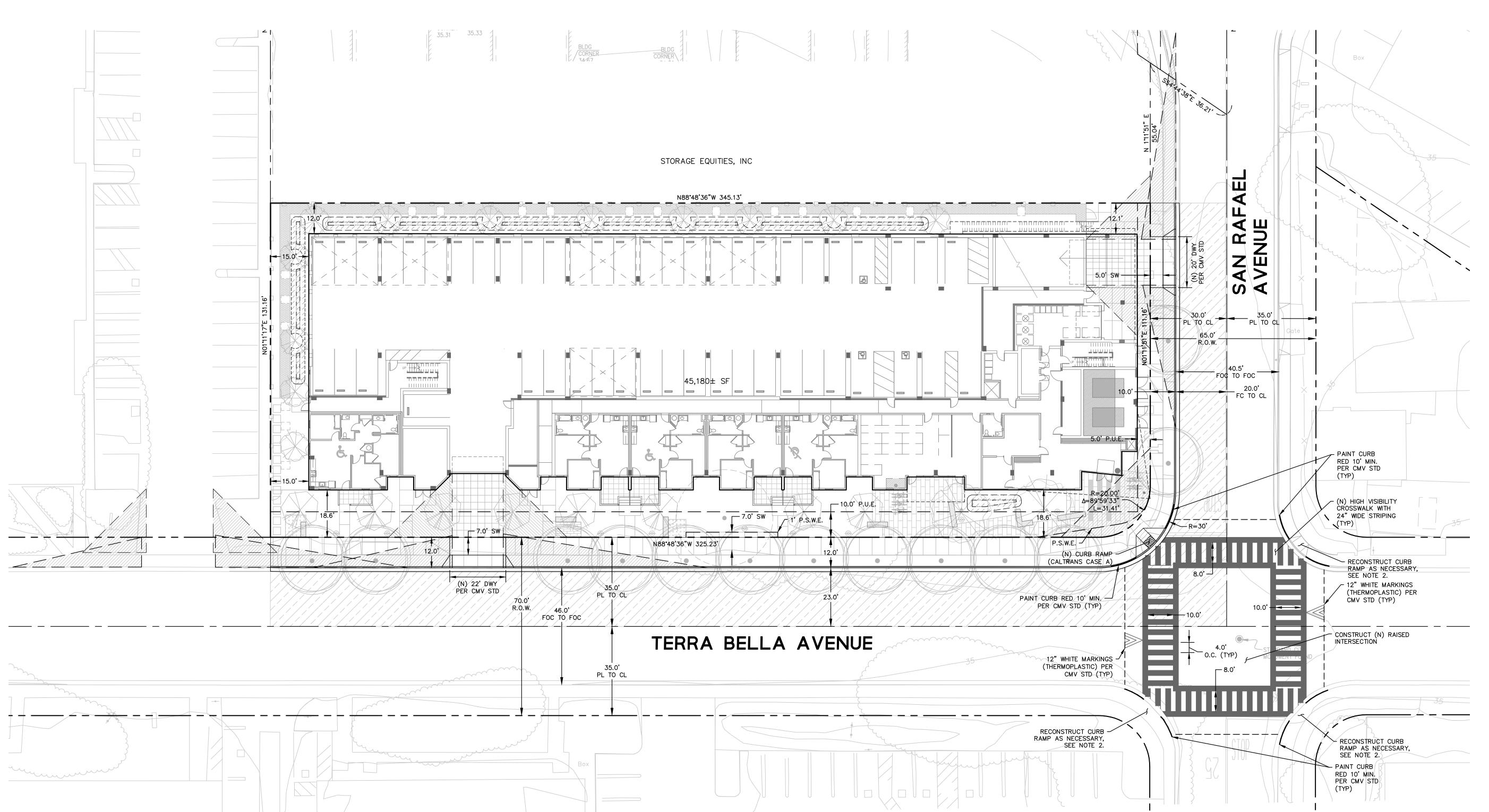
2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

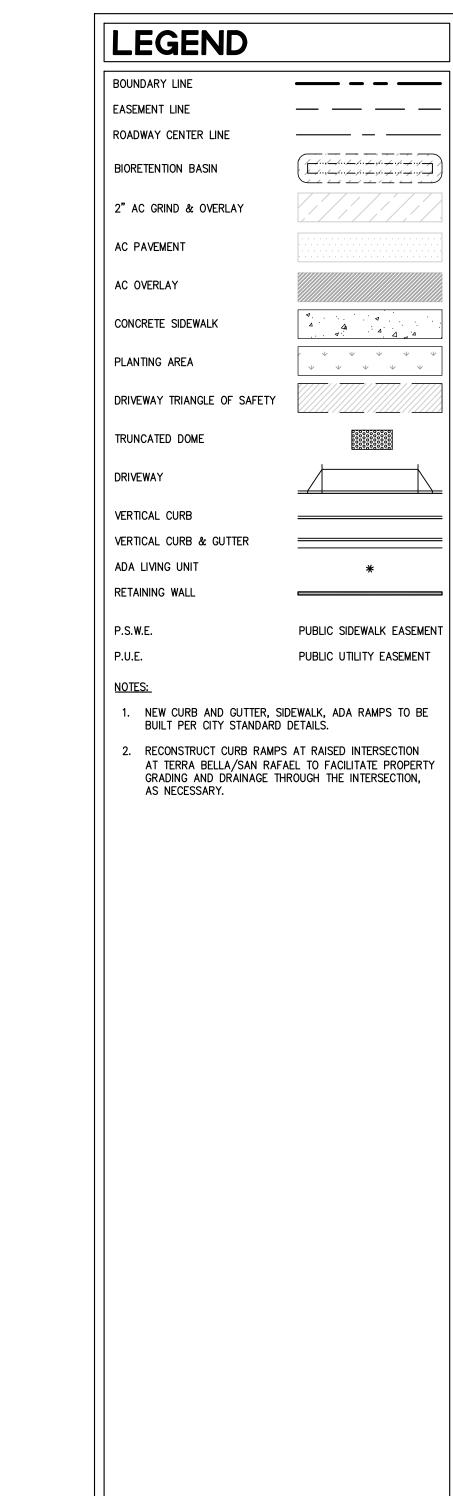
EXISTING
CONDITIONS AND

CONDITIONS AND TREE REMOVAL PLAN

JOB#: #1716

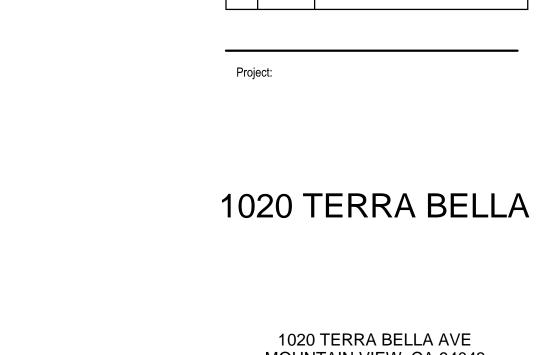
C1.0





GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.



MOUNTAIN VIEW, CA 94043

Client:

ALTA
HOUSING

VAN METER

WILLIAMS

POLLACK "

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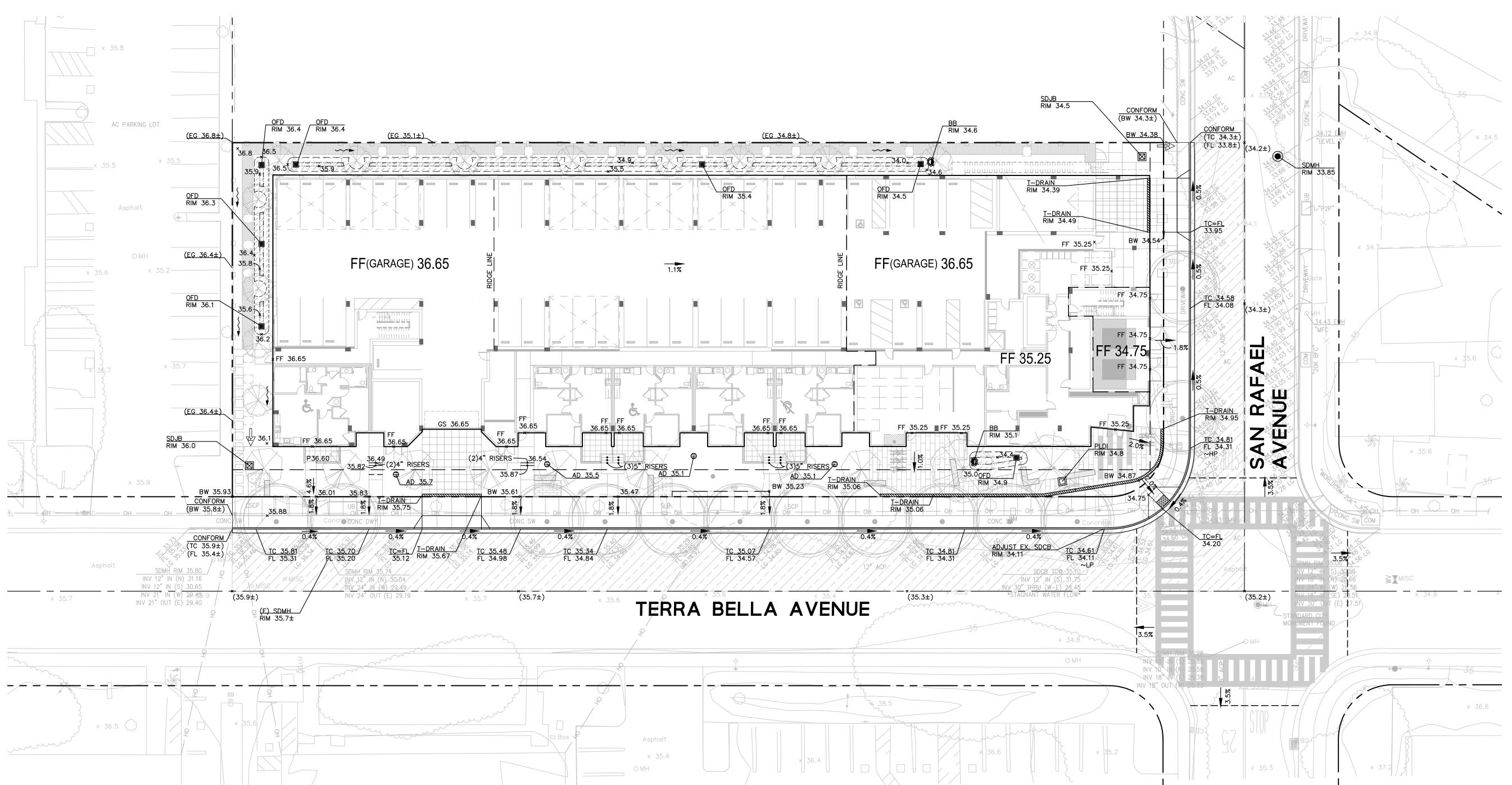
2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

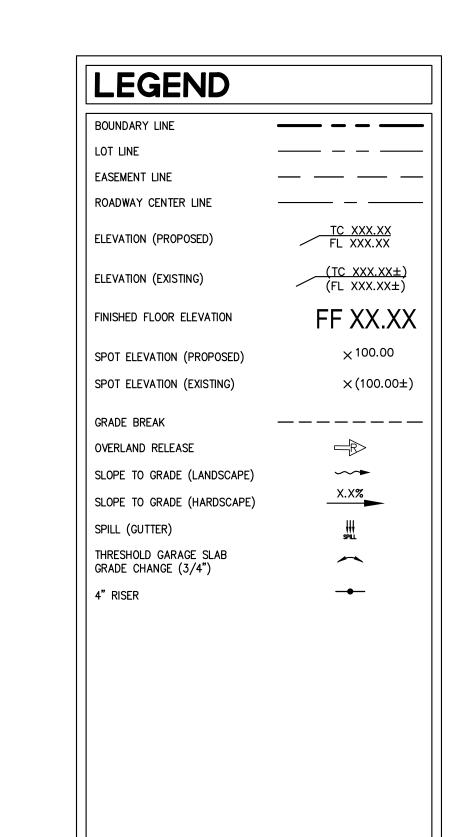
PRELIMINARY HORIZONTAL CONTROL PLAN

JOB#: #1716

C2.0

DRAWING NAME: K:\2020\200718_1020_Terra_Bella_MV_PAH\ENG\PLANNING\SHEETS\2.0_1020TB-SP.dwg PLOT DATE: 04-28-22 PLOTTED BY: hoan





APPROXIMATE EARTH WORK QUANTITIES

CUT: 0 CY

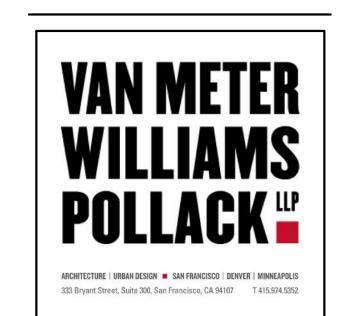
FILL: ±130 CY

EXPORT: 0 CY

IMPORT: ±130 CY

GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.



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3	05/05/22	100% DD
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1020 TERRA BELLA

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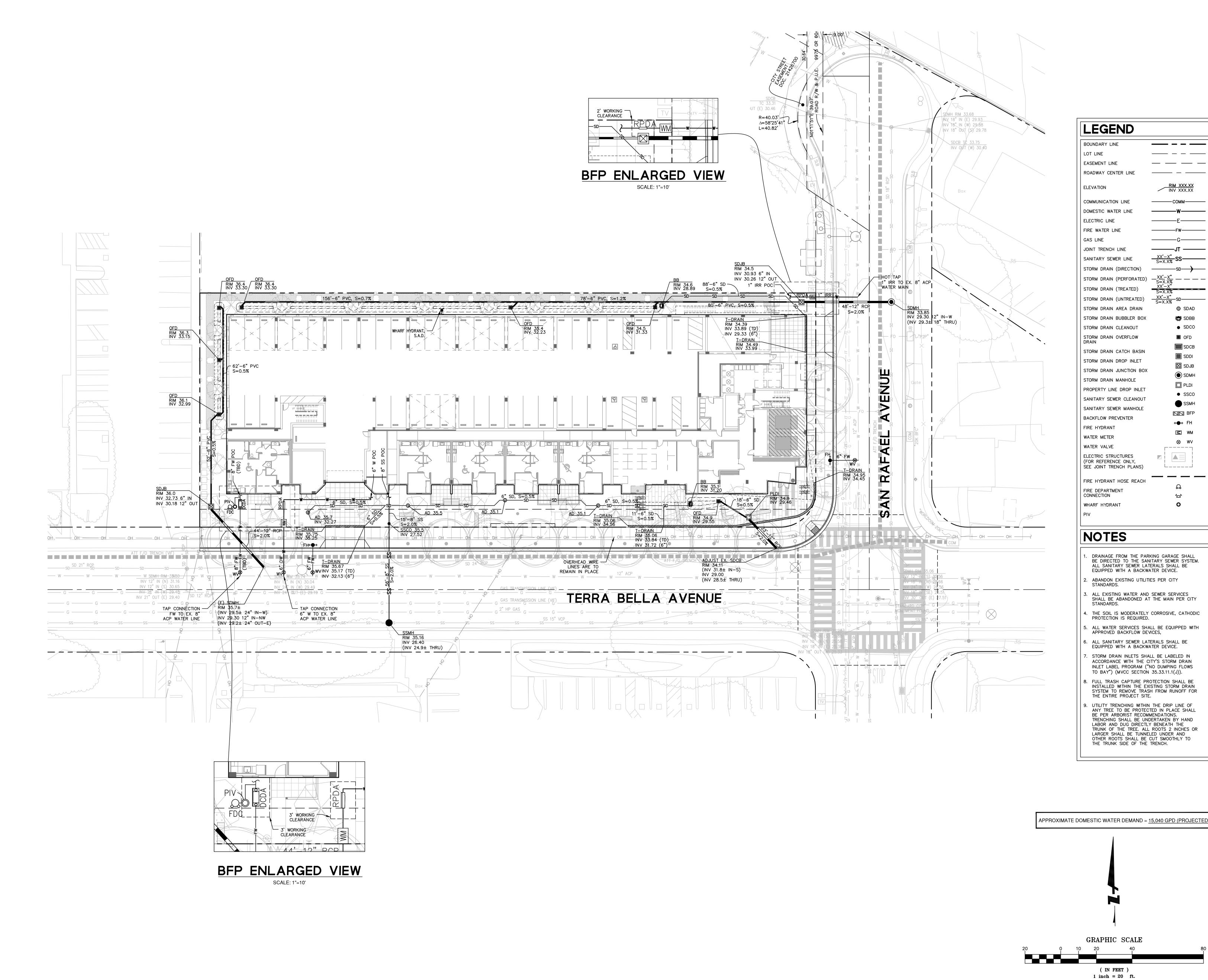


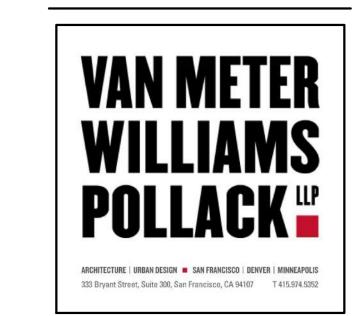
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PRELIMINARY GRADING AND DRAINAGE PLAN

OB #: #1716

C3.0





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RIM XXX.XX
INV XXX.XX

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SDBB 🕽

SDCO

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3	05/05/22	100% DD	
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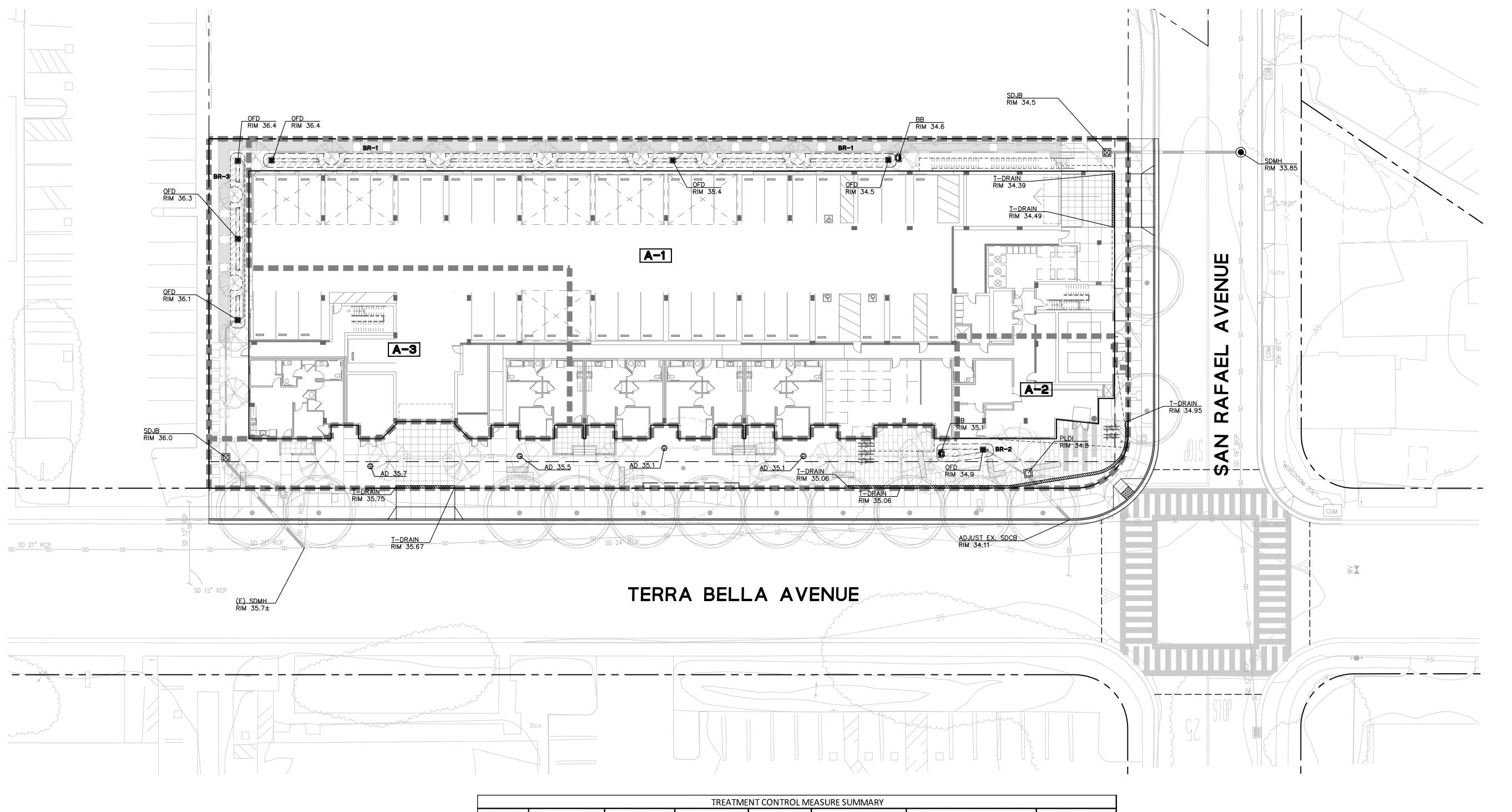


2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

PRELIMINARY UTILITY PLAN

JOB #: #1716

C4.0



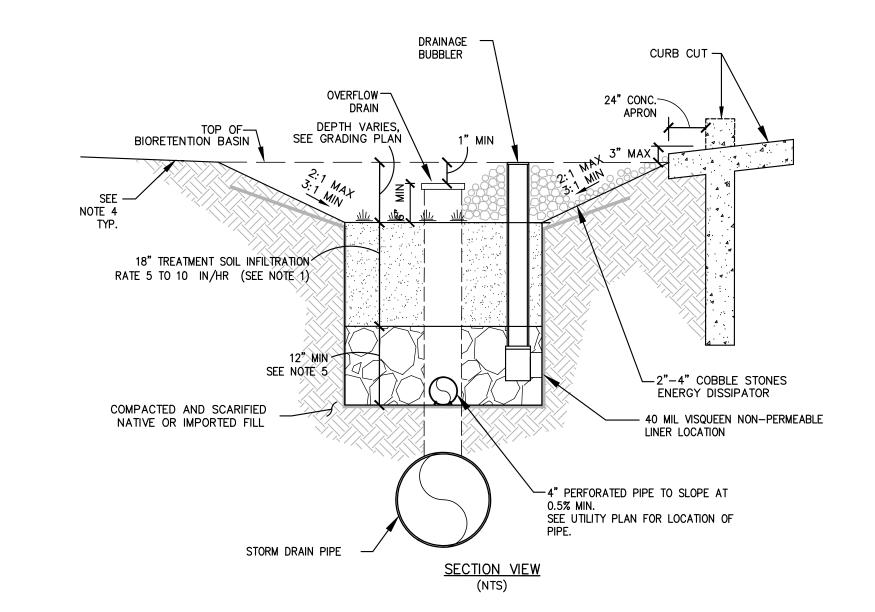
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ASPHALT CONCRETE	
PCC CONCRETE	A A A A
GRASS PAVER	
PLANTING AREA	·
RAIN GARDEN (FLOW THROUGH PLANTER WITH STEPS)	
DRAINAGE MANAGEMENT AREA	A-1
STORM DRAIN (PERFORATED)	-
STORM DRAIN (TREATED)	
STORM DRAIN (UNTREATED)	———SD—
STORM DRAIN AREA DRAIN	⊖
STORM DRAIN BUBBLER BOX	***
STORM DRAIN CLEANOUT	•
STORM DRAIN CATCH BASIN	
STORM DRAIN DROP INLET	
STORM DRAIN JUNCTION BOX	
STORM DRAIN MANHOLE	
) ~~~
FLOW DIRECTION (PLANTING AREA)	
FLOW DIRECTION (PLANTING AREA) FLOW DIRECTION (PAVEMENT AREA)	a) -

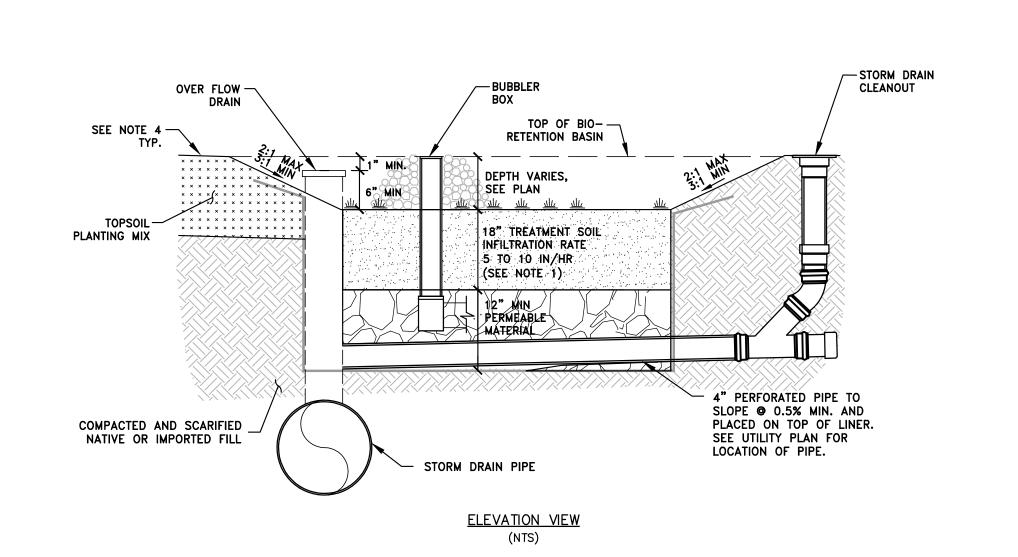
APPROXIMATE HYDRAULIC CALCULATIONS

PRE-DEVELOPMENT FLOW: ±1.22 CFS

POST-DEVELOPMENT FLOW: ±1.45 CFS

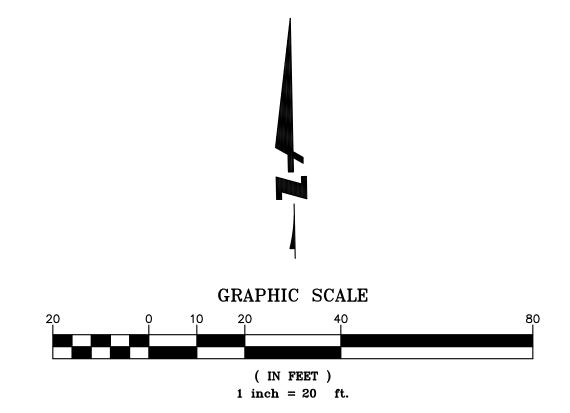
TREATMENT CONTROL MEASURE SUMMARY								
ADEAC	AREAS DRAINAGE AREA RAINAGE SIZE (SF)	EA PERVIOUS PER	TYPE OF PERVIOUS SURFACE IMPERVIOUS SURFACE (SF)	IMPEDATOLIS	TYPE OF IMPERVIOUS	WATER QUANTITY		PROPOSED
DRAINAGE					REQUIRED (SF)	PROVIDED (SF)	TREATMENT CONTROLS	
A-1	28,151	4,740	Landscape	23,411	AC/Concrete/Roof	936	1,101	BR-1
A-2	9,454	6,629	Landscape	2,825	AC/Concrete/Roof	113	113	BR-2
A-3	7,575	1,200	Landscape	6,375	Roof	255	303	BR-3
	45,180	12,569		32,611		1,304	1,517	





NOTE: 1. FOR TREATMENT SOIL SPECIFICATION, SEE APPENDIX C IN SCYURPPP C3 STORMWATER HANDBOOK DATED JUNE 2016.

- 2. BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL. CONTRACTOR MUST COORDINATE WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION.
- 3. CONTACT THE CITY'S URBAN RUNOFF COORDINATOR FOR INSPECTION DURING INSTALLATION OF BIOTREATMENT SOIL, OF THE TREE POD SYSTEM, AND FINAL LANDSCAPING. RESULT FROM A PERCOLATION RATE SHALL BE GREATER THAN 5.0 IN/HR AND LESS THAN 10.0 IN/HR.
- A MINIMUM 2-FOOT LEVEL CLEARANCE (MAX 2%) SHALL BE PROVIDE BETWEEN THE TOP OF BASIN AND WALKWAYS/PUBLIC SIDEWALKS.
- 5. DRAIN ROCK TO BE CLASS 2 PERMEABLE MATERIAL PER CALTRANS STANDARD SPECIFICATIONS, SECTION 68-2.02F.



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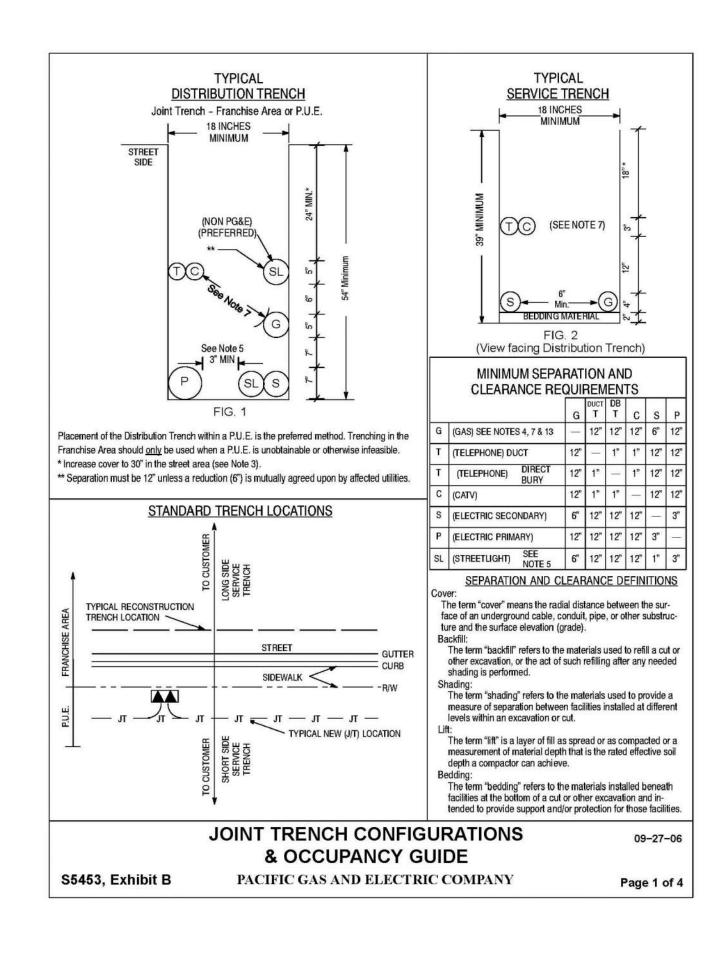


2595 E. BAYSHORE RD. STE 200 PALO ALTO, CA 94303

PRELIMINARY STORMWATER MANAGEMENT PLAN

JOB#: #1716

C5.0





Utility Bulletin: TD-5453B-002 Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev

Jpdated Separation Requirements For Conduit in Joint Trench

This utility bulletin updates Electric Standard 062288, "Underground Conduits" and Utility Standard S5453, "Joint Trench" with the requirements listed below:

The minimum separation requirement must be 1.5 inch (in.) between:

- Secondary to: Secondary, service, and streetlight conduit
- Service to: Service and streetlight conduit
- The minimum separation requirement must be 3 in. between
- Primary-to-primary conduit
- Primary to: Secondary, service, and streetlight conduit

This increase in separation is required to improve access to the conduits during future maintenance, re-routing and replacement of the facilities.

Note that the 3 in requirement above is already included in Electric Standard 062288 but not in Utility Standard S5453.

Additionally, separation requirements between Pacific Gas and Electric Company (PG&E or Company) Joint Trench utilities and Non-PG&E owned Foreign Electric duct (e.g., non-PG&E Streetlight) have been added to the updated Table, "Minimum Separation and Clearance Requirements (Inches)", in this utility bulletin. These are not new requirements, but they were not previously located in the Exhibit B table.

The requirements of this bulletin apply to any PG&E job estimate and any PG&E design jobs for New Business and Work Request by Others (NBWRO), and on any Applicant Design jobs where Globals are issued after the effective date of this bulletin (7/31/2015).

AFFECTED DOCUMENT

Utility Standard S5453, "Joint Trench"

Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide"

Electric Standard 062288, "Underground Conduits" TARGET AUDIENCE

GENERAL NOTES

Personnel in: electric construction, electric distribution engineering, electric estimating, gas distribution estimating, gas distribution engineering, customer service delivery estimating, and gas construction management.

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1. THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL

NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION. PROVIDE

ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION AND ELEVATION TO AVOID

CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER

PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT

OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO

COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.

UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK

APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER

DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY

THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO

DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS

SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER

CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF MOUNTAIN VIEW

CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT

SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS

HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER

AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL

FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES

CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS.

11. THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO

ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS NOT SHOWN ON THE

THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND

SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR

PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR

3. ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY

MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.

PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM NOTICE)

COMPANY AND THEIR INSPECTOR SHALL TAKE PRECEDENCE.

PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.

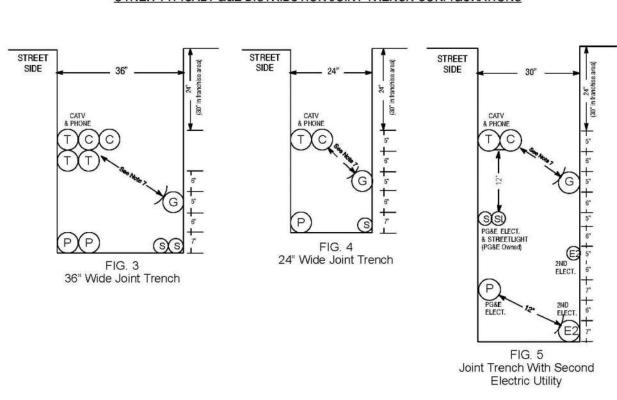
ADJACENT LAND USERS AND TENANTS AT ALL TIMES.

FILLING AND INSTALLATION WORK.

ADDITIONAL COMPENSATION.

REQUIREMENTS.

OTHER TYPICAL PG&E DISTRIBUTION JOINT TRENCH CONFIGURATIONS



Trench Configuration Notes

The trench configurations shown in this guide are to be considered "typical" only and that other trench widths, depths, as well as utility configurations (placement) may be used, provided all minimum requirements for separation, clearances, and cover are observed. In no case shall electric primary or secondary (excluding street lighting) be placed at a level higher than that of the gas and communications level. Gas shall be placed at the same level or below communications when gas is placed above the electric facilities.

Special Notes for Joint Trench With Second Electric Utility

- A. Refer to Sheet 3 for General Notes B. A red 3-inch wide "PG&E Electric Line in Conduit" plastic marking tape, Code 375054, shall be installed, spiral wound in a manner that allows for the tape to be readily visible every 3 feet, with each conduit intended to be used for PG&E electric facilities. An equivalent red tape marked to identify the owner shall be installed with the conduit intended to be used for the
- Each utility shall ensure adequate grounding between electric facilities is provided (See UO Standard S5453, "Joint Trench"). Provide a minimum of 2 inches of compacted PG&E approved bedding material as a trench leveling concourse, where required.

& OCCUPANCY GUIDE

PACIFIC GAS AND ELECTRIC COMPANY

MINIMUM SEPARATION AND

CLEARANCE REQUIREMENTS

S (ELECTRIC SECONDARY) 6" 12" 12" 12" - 3

SL (STREETLIGHT) SEE 6" 12" 12" 12" 1" 3"

Utility Standard S5453, "Joint Trench," Exhibit B, is updated per this bulletin as follows:

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (Inches)

See General Notes Items 11 and 12 (on Page 3), in order to obtain proper compaction.

Updated Separation Requirements For Conduit in Joint Trench

Utility Standard S5453, "Joint Trench," Exhibit B, currently shows:

(GAS) SEE NOTES 4, 7 & 13

(TELEPHONE) DUCT

(ELECTRIC PRIMARY)

(TELEPHONE)

S5453, Exhibit B

Pacific Gas and Electric Company

WHAT YOU NEED TO KNOW

09-27-06

Utility Bulletin: TD-5453B-002

JOINT TRENCH CONFIGURATIONS

Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev.

12" 1" 1" - 12" 12

12" 12" 12" 12" 3"

Page 2 of 4

S5453, Exhibit B

& OCCUPANCY GUIDE PACIFIC GAS AND ELECTRIC COMPANY Page 3 of 4

JOINT TRENCH CONFIGURATIONS

General Notes

Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less

49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to

ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to

Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions.

Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements

are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.

It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may

When communication ducts are installed, a minimum of 12" radial separation shall be maintained from gas facilities. Exception: With

mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.

allowable horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the

If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the

local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 1' or less are

not permissible and will not be allowed. The Company may agree to waive the minimum 3' separation requirement at the request of an

. And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth

Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench, 100% of the sample must pass through

a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and

Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purposes of this standard.

be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench

Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private

Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard S5453. The minimum

. Be made in writing and submitted to the Company ADE during the planning and design phase of the project,

Provide separation from trench wall and other facilities sufficient to ensure proper compaction.

applicant if warranted and the need is justified. The request for a waiver must:

than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321.

The preferred trench location is in a Public Utility easement (P.U.E.).

with a second electric utility

Include a proposed design,

The sieves and screens shall be:

telephone systems, outdoor electrical cable, etc.

installation of a suitable barrier between the facilities

Clearly describe the conditions necessitating the waiver,

10. Separations shall be maintained at aboveground termination points.

11. Procedures for approving native backfill for shading of PG&E gas facilities:

1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.

#4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

are to be taken at the discretion of the PG&E representative on site.

• The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.

. At no time shall the over saturation of native soils be used to achieve these requirements

• The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.

Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.

All depths and resulting cover requirements are measured from final grade.

Utility Bulletin: TD-5453B-002 Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev

Notes continued on the next page

09-27-06

Updated Separation Requirements For Conduit in Joint Trench

DOCUMENT APPROVER

Jim Herren, Manager, Gas Distribution Engineering and Design DOCUMENT CONTACT

Lisseth Villareal, Electric Standards Engineer, Sr

David Krause, Gas Engineer, Codes and Standards - Design and Construction John Pickering, Expert Business Process Analyst, Distribution Engineering and Design

Daniel Jantz, Expert Engineering Standards Technical Specialist, EAM Distribution Standards INCLUSION PLAN

This update will be included in the next revision of Electric Standard 0662288 "Underground Conduits" and Utility Standard S5453, "Joint Trench," Exhibit B

SEE NOTE 5 *Must be considered a 'Utility' as defined in Utility Standard S5453, "Joint Trench." Notes 4, 5, 7, and 13 are located in Utility Standard S5453, Exhibit B, "Joint Trench

SEE NOTES 4,7, & 13

S (ELECTRIC SECONDARY)

P (ELECTRIC PRIMARY)

(FOREIGN ELECTRIC SOURCES, NON-PG &E*)

(STREETLIGHT)

SEE NOTE 5

(TELEPHONE) DIRECT BUR'

(TELEPHONE) DUCT

Configurations and Occupancy Guide." **For exceptions, refer to G.O. 128 rule, Section B, Items (1) and (2).

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CONTRACT DOCUMENTS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO SUBMITTING HIS BID.

RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATION. 14. ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE

13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE

BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES. ADDITIONS, DELETIONS OR OMISSIONS FINAL QUANTITIES MAY VARY. THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES.

EXCAVATION MAY BE REQUIRED OVER. UNDER OR ADJACENT TO EXISTING UNDERGROUND.

UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING. EXPOSING AND PROTECTING

- ALL EXISTING FACILITIES. 16. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
- 17. ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
- 7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES. LACK OF TIMELINESS ON THE 18. IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE. EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
 - THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIARIZED WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
 - 20. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL, WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PRECEDING WITH THE WORK AT ISSUE.
 - THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
 - ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO

23. ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.

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STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.

24. CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE

25. FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL. SHOP DRAWINGS AND LOCAL INSPECTION.

26. ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH PG&E GREEN BOOK, CURRENT EDITION.

- 27. CONTRACTOR SHALL INSTALL 3/4 " x 10' GROUND RODS IN ALL PRIMARY SUBSURFACE
- ENCLOSURES AND 5/8" x 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
- 28. ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS
- 29. ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
- 30. PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY 31. SWEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE
- CONDUITS ARE 4".
- 32. ALL WORK INCLUDING SIDEWALK AND PAVEMENT CUTTING AND REMOVAL, LAGGING, EXCAVATION, BACKFILL, AND SIDEWALK AND PAVEMENT RESTORATION SHALL BE DONE BY A LICENSED PAVING CONTRACTOR AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE BUREAU OF ENGINEERING. DEPARTMENT OF PUBLIC WORKS, JULY 1986 EDITION AND DEPARTMENT OF PUBLIC WORKS ORDER NOS. 135,595 OR

General Notes, continued Procedures for approving native backfill for shading at PG&E electric facilities Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site. Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand. Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material. At no time shall the over saturation of native soils be used to achieve these requirements. Refer to Engineering Document 062288, Item 13 on Page 2. Competent native soils are preferred to be used for shading, bedding, and backfilling throughout the trench. Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities. PG&E approved import material is per CGT Engineering Guideline 4123. . If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved import materials is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved import material. For electric facilities, refer to Note 12. This applies to leveling courses as well as shading. . The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.). The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction. The applicant is responsible for the removal of excess spoil and associated costs. Separation between gas facilities and electric facilities may be reduced to 6" when crossing. Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE

. Revised Note 9 to clarify the minimum allowable horizontal separations requirements.

2. This document was revised on 09-27-2006.

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY SEE ENLARGEMENT

KEY MAP NOT TO SCALE

EQUIPMENT TAG:

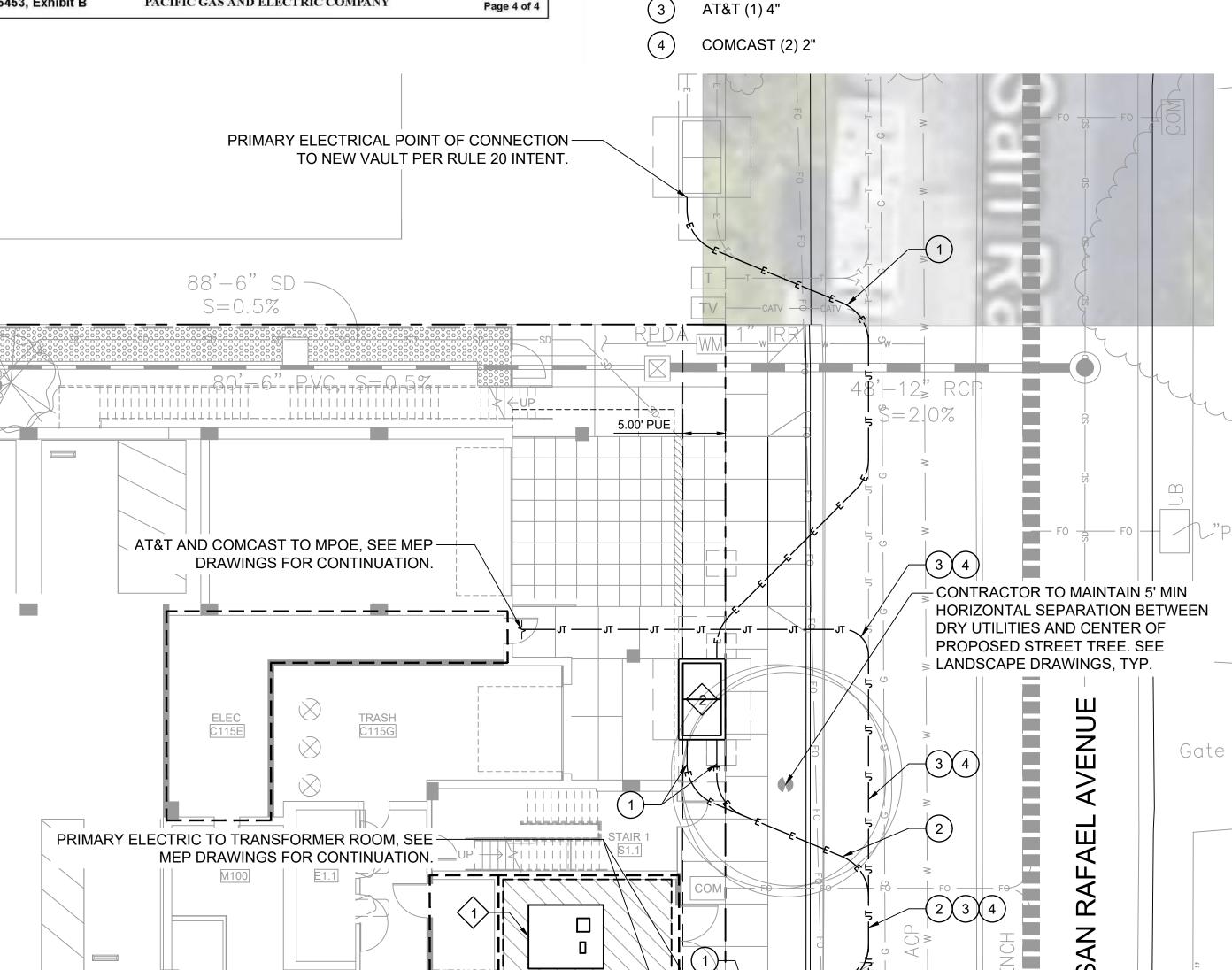
PRECAST PAD FOR TRANSFORMER, TYPE IIE-LBM 90" X 106", SEE PG&E DRAWINGS. REFER TO PG&E GREENBOOK SECTION 045292 (PG&E ORDERING CODE: 040292)

PG&E SUBSURFACE INTERRUPTER SWITCH (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 6'-0" (PG&E ORDERING CODE: 043411)

CONDUIT NOTE TAG:

- PG&E PRIMARY ELECTRICAL (2) 6"
- PG&E PRIMARY ELECTRICAL (4) 6"

09-27-06



LOBBY

UNDERGROUNDING NOTE:

SEE SHEET JT1.02 FOR ADDITIONAL

INFORMATION REGARDING

UNDERGROUNDING.

COMCAST POINT OF CONNECTION TO

NEW VAULT PER RULE 20 INTENT

AT&T POINT OF CONNECTION TO

SECOND FLOOR OVERHANG-

NEW VAULT PER RULE 20 INTENT

X-1/---/---/---/---/---

JOINT TRENCH INTENT

NEW PG&E CONDUIT REQUIREMENT (EFFECTIVE 2/15/2020):

SCALE: 1" = 10'

PROJECT SERVICE PLANNER OR FIELD INSPECTOR.

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EXP. <u>6/30/22</u>

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STE 200 PALO ALTO, CA 94303

JOINT TRENCH **STANDARDS** AND INTENT

JOB #: #1716

SCALE: AS SHOWN

PER UTILITY BULLETIN TD-062288-B006, ALL RIGID PVC CONDUITS, COUPLINGS, FITTINGS, AND BENDS TO BE USED IN PG&E'S ELECTRIC DISTRIBUTION SYSTEM ARE TO BE PVC SCHEDULE 40. PVC DB-120 IS NOW PROHIBITED. FOR QUESTIONS, CONTACT YOUR PG&E

CONTRACTOR TO MAINTAIN 3' MIN

HORIZONTAL AND 1' MIN VERTICAL

SEPARATIONS BETWEEN WET AND

CONTRACTOR TO MAINTAIN 5' MIN

DRY UTILITIES AND CENTER OF

PROPOSED STREET TREE. SEE

LANDSCAPE DRAWINGS, TYP.

HORIZONTAL SEPARATION BETWEEN

DRY UTILITIES, TYP.

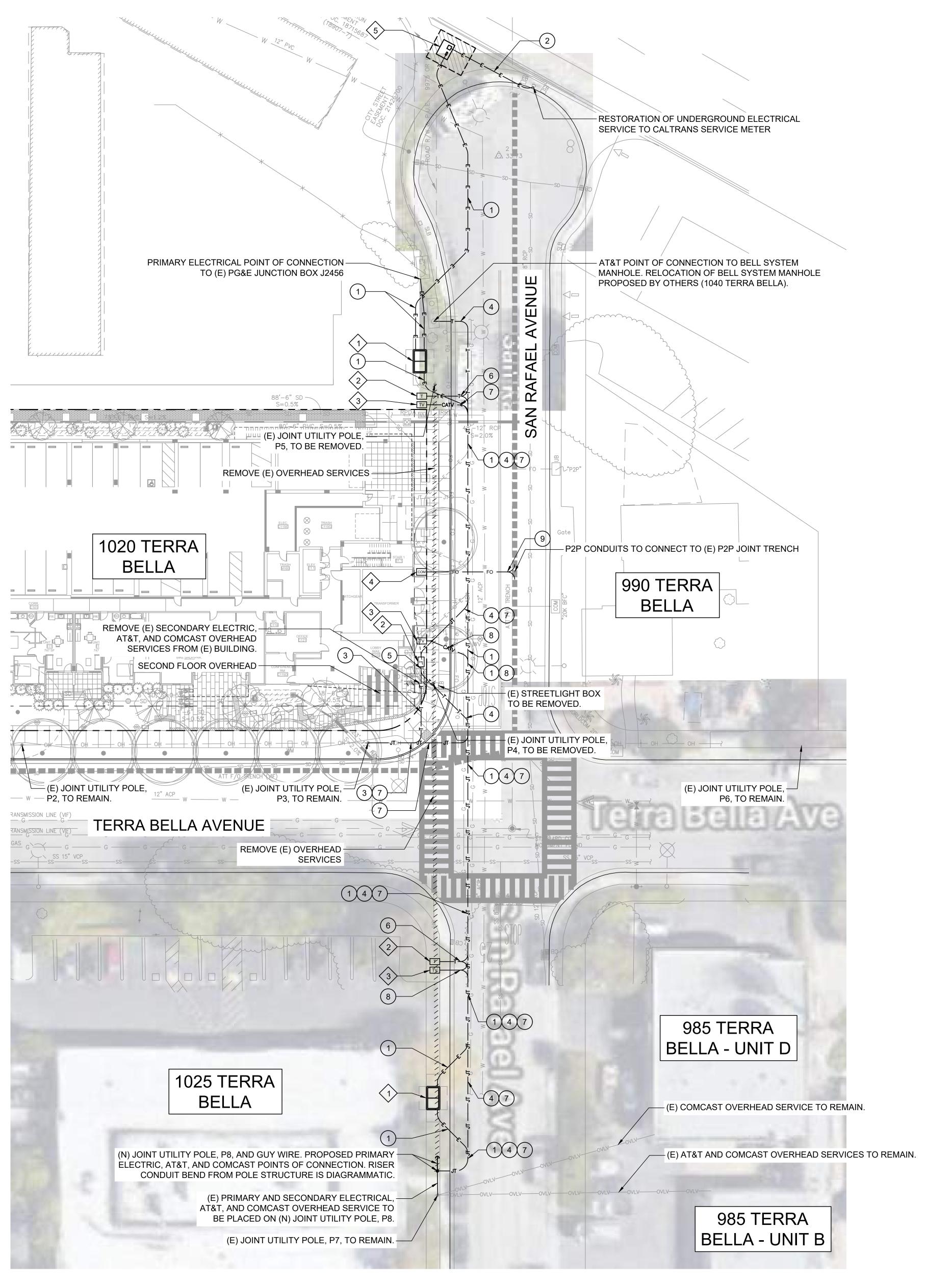
KNOW WHAT'S BELOW **CALL BEFORE YOU DIG!!**

ONE CALI

NOTES:

CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.

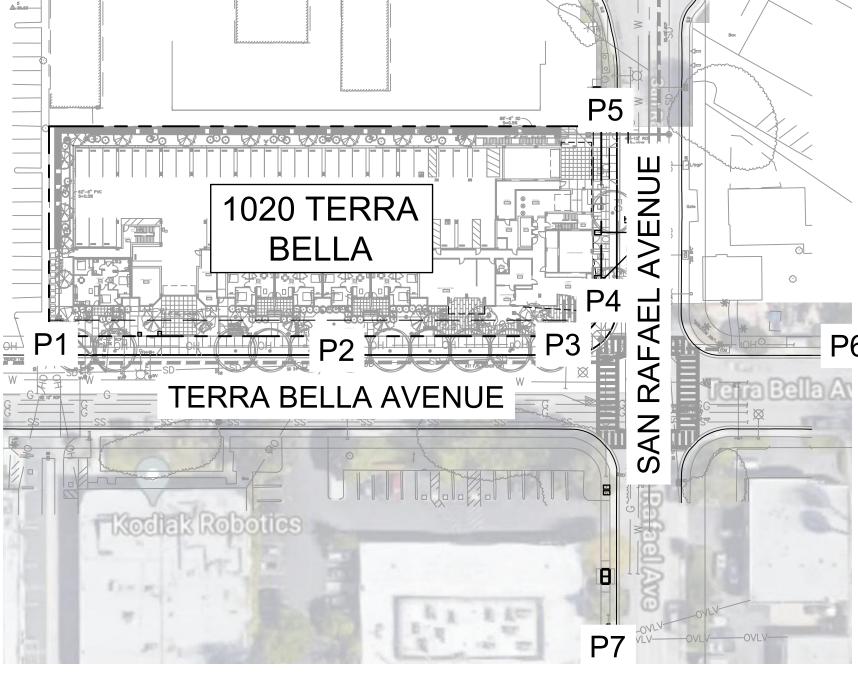
CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.







NOTE: SEE SHEET JT1.01 FOR DRY UTILITY NOTES AND STANDARDS. CONDUIT ROUTING NOTE: SEE SHEET JT1.01 FOR ADDITIONAL INFORMATION REGARDING CONDUIT ROUTING FOR THE PROJECT.



POLE IDENTIFICATION DIAGRAM NOT TO SCALE

LEGEND:

PROPERTY LINE — л — л — л — PROPOSED JOINT TRENCH PROPOSED ELECTRICAL TRENCH

——T——T——T——T—— PROPOSED AT&T TRENCH ——catv ——catv —— PROPOSED COMCAST TRENCH

— FO — FO — PROPOSED P2P TRENCH //////////// OVERHEAD LINES TO BE REMOVED

——OH ——OH ——OH ——OVERHEAD LINES TO REMAIN

LOW VOLTAGE OVERHEAD SERVICES TO REMAIN

EQUIPMENT TAG:

PG&E SUBSURFACE INTERRUPTER SWITCH (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 6'-0" (PG&E ORDERING CODE: 043411)

AT&T VAULT, 30" X 48" X 36"

COMCAST VAULT, 30" X 48" X 24" (WYE CAST INTO (E) CONDUIT AND TIE INTO PULL BOX)

(E) P2P SPLICE BOX, No. 4, TYPE B, 30" X 48" X 36" (VAULT TO BE RELOCATED PER CITY REQUIREMENTS)

PRECAST PAD FOR TRANSFORMER, TYPE IIE-LB 80" X 61", SEE PG&E DRAWINGS. REFER TO PG&E GREENBOOK SECTION 045292 (PG&E ORDERING CODE: 040291)

CONDUIT NOTE TAG:

PG&E PRIMARY ELECTRICAL (2) 6"

PG&E SECONDARY ELECTRICAL (1) 3"

AT&T (1) 4"

AT&T (2) 4"

AT&T (3) 4"

AT&T (4) 4"

COMCAST (2) 2"

COMCAST (4) 2"

9 P2P HDPE (4) 1.5"

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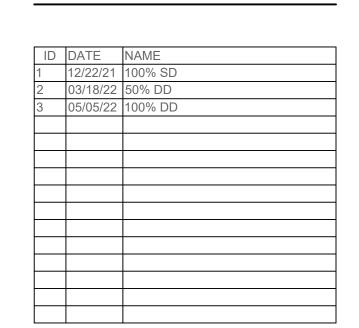
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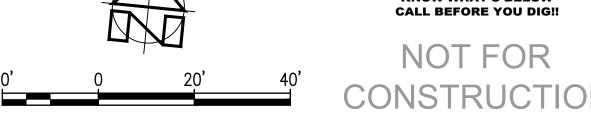
HOUSING

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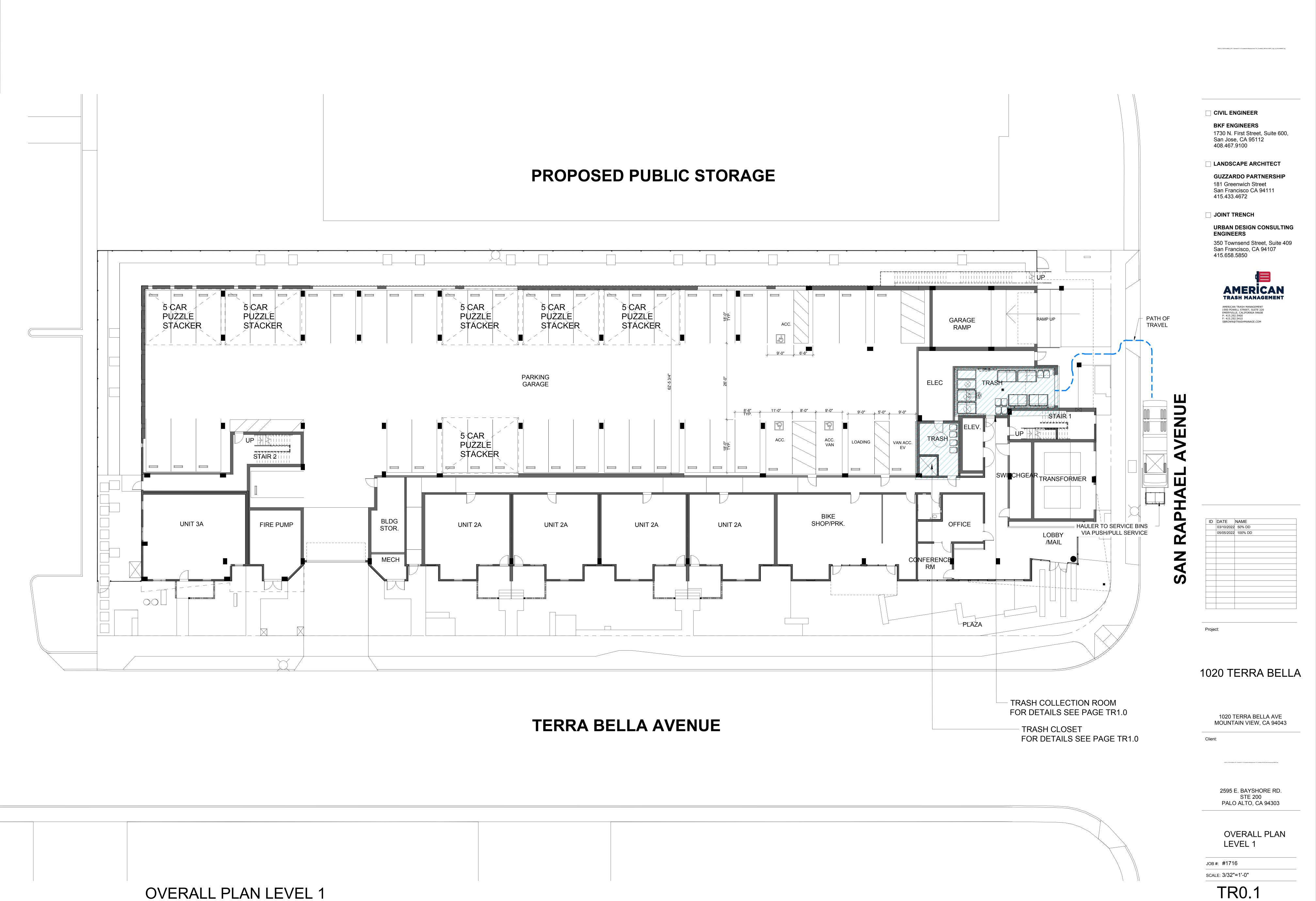
PG&E RULE 20 UNDERGROUNDING INTENT

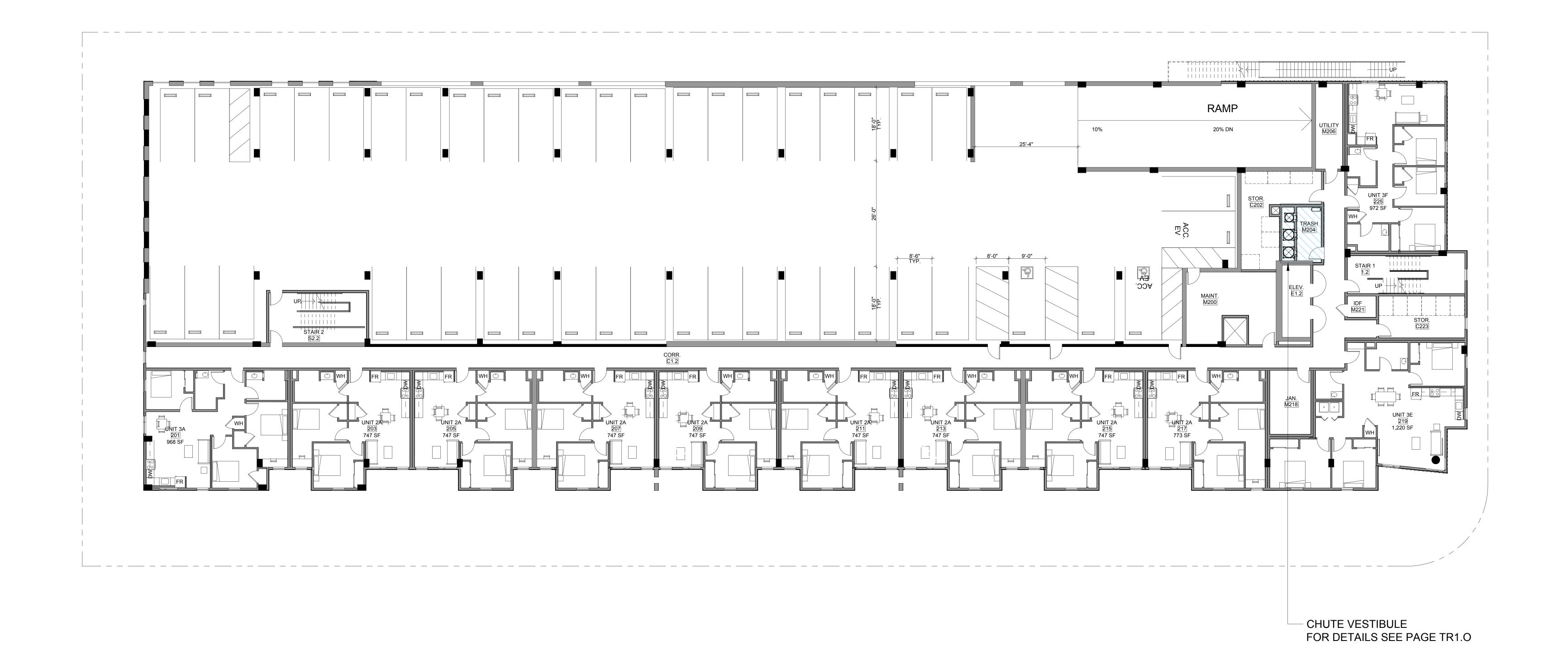
JOB#: #1716 SCALE: AS SHOWN

JT1.02



ONE CALL





OVERALL PLAN LEVEL2

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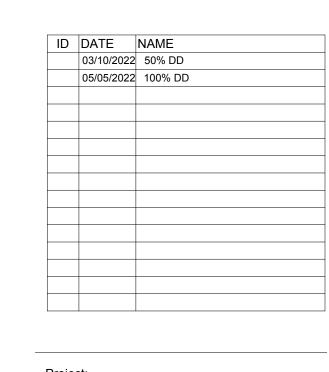
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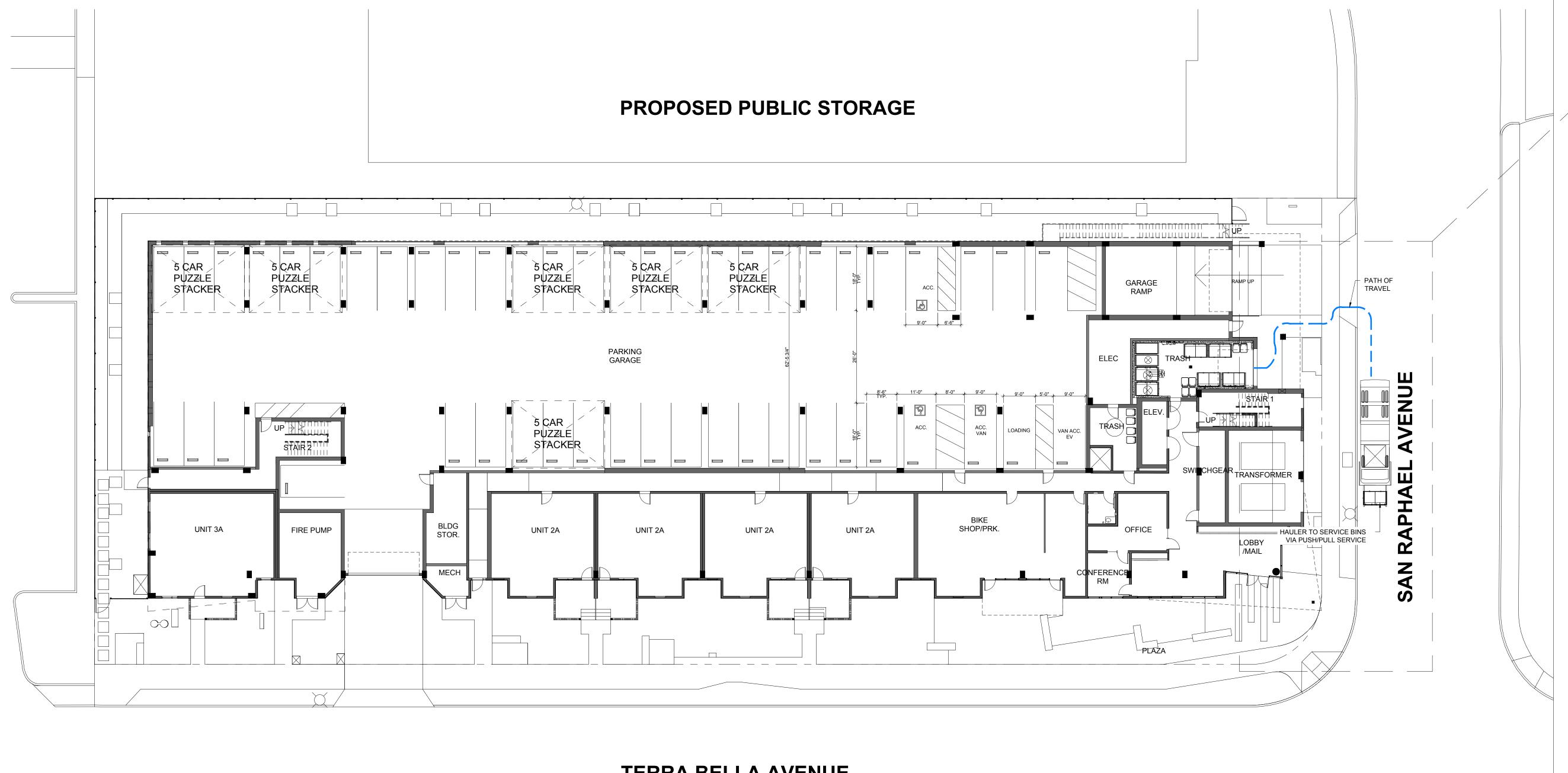
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OVERALL PLAN LEVEL 2

JOB#: #1716 SCALE: 3/32"=1'-0"

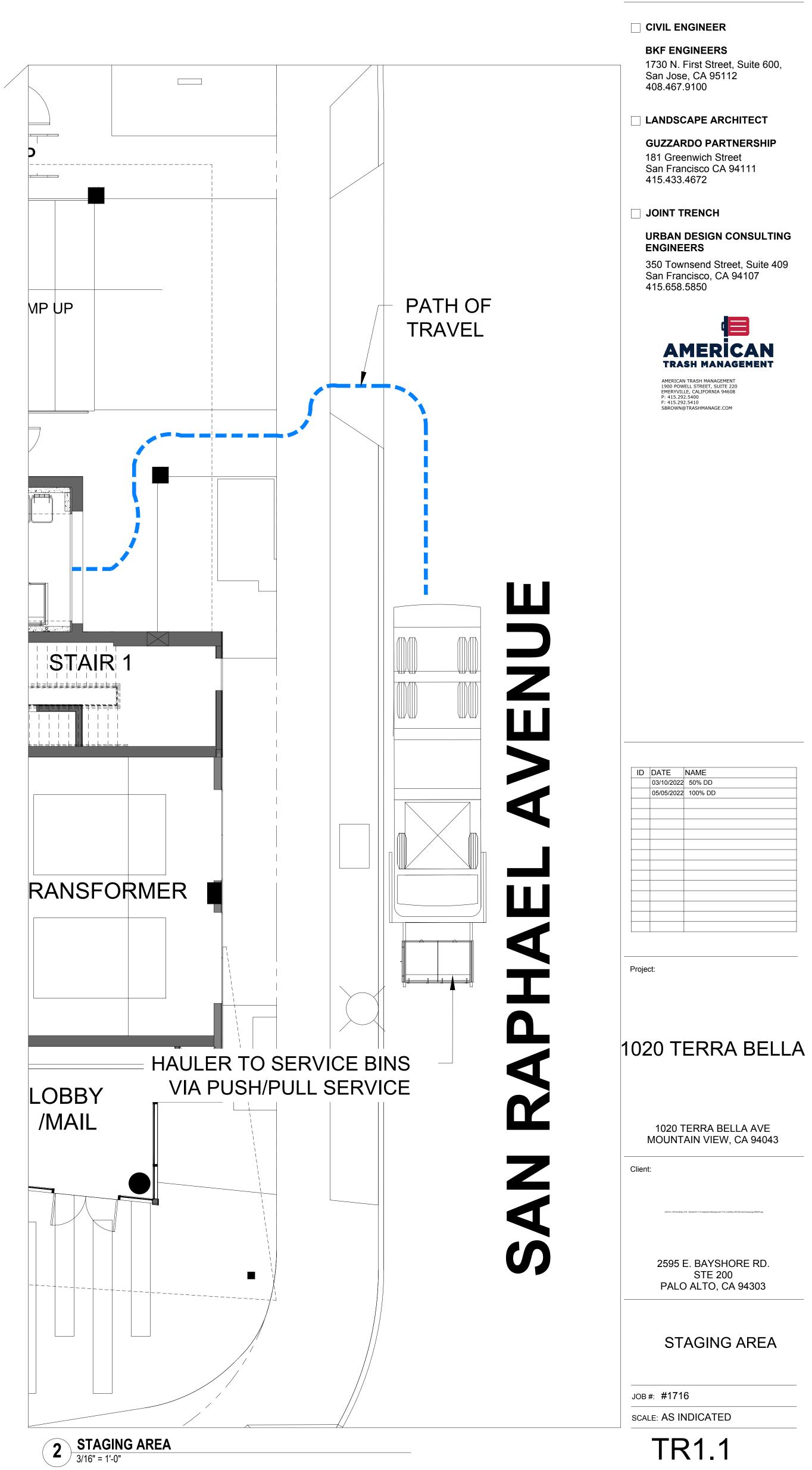
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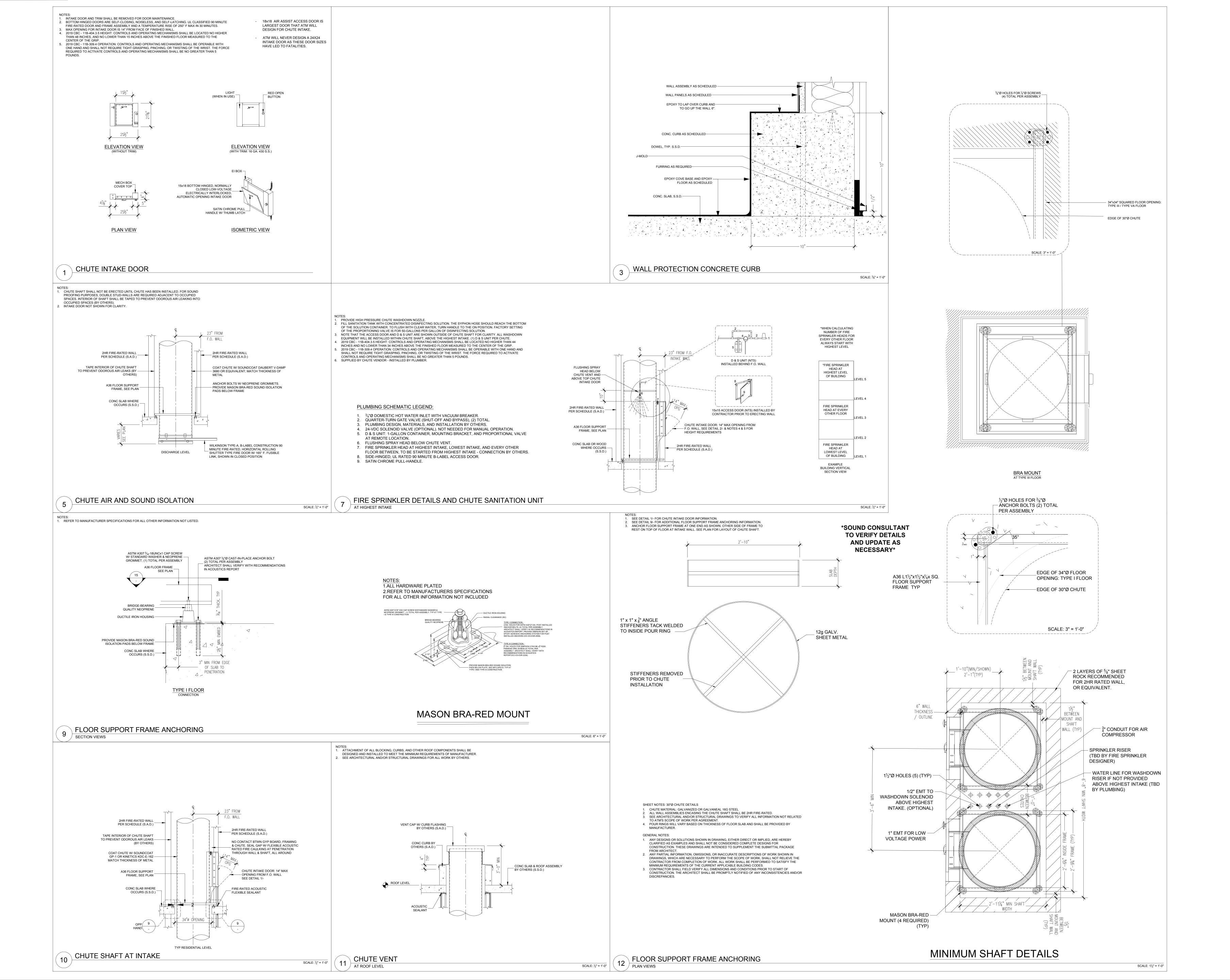
TERRA BELLA AVENUE

1 OVERALL SITE PLAN
1/16" = 1'-0"

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK									
SERVICE	M	Т	W	Т	F	S	SU		
LOOSE WASTE (3CY)	3				3				
LOOSE RECYCLE (3CY)		3		2					
LOOSE CONTAINER RECYCLING (2CY)			2						
COMPOST (64GAL)						5			



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ID DATE NAME 03/10/2022 50% DD 05/05/2022 100% DD

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CHUTE DETAILS

JOB #: #1716 SCALE: AS INDICATED