SCHEMBRI VILLAGE - DUPLEX

739 SCHEMBRI LANE EAST PALO ALTO, CA
94303

PLANNING APPLICATION

7.6.2023

PROJECT DIRECTORY

CLIENT
DICK & SUE JACOBSEN
761 SOUTHAMPTON DRIVE
PALO ALTO, CA, 94301
650.906.2247 PH
CONTACT: DICK & SUE JACOBSEN
rmj@wsjproperties.com
sue@quickwater.org

ARCHITECT
HAYES GROUP ARCHITECTS
2657 SPRING STREET
REDWOOD CITY, CA 94063
650.365.0600 PH
650.365.0670 FAX
CONTACT: JEFF GALBRAITH x:119
jgalbraith@thehayesgroup.com

LANDSCAPE ARCHITECT
MILLER COMPANY LA, Inc.
2973 16th STREET, SUITE 200
SAN FRANCISCO, CA 94103
415.605.0264 PH
CONTACT: JEFFREY MILLER x:101
jmiller@millercomp.com

CIVIL / SURVEYOR
BKF
1650 TECHNOLOGY DRIVE, STE 650
SAN JOSE, CA 95110
408.467.9187 PH
CONTACT: ISAAC KONTOROVSKY
ikontorovsky@bkf.com

GEOTECHNICAL ENGINEER
ROMIG ENGINEERS
1390 EL CAMINO REAL, SECOND FLR
SAN CARLOS, CA 94070
650.591.5224 PH
CONTACT: BENJAMIN ROMIG, P.E.
ben@romigengineers.com

PROJECT INFORMATION

PROJECT DESCRIPTION:	NEW RESIDENTIAL DEVELOPMENT WITH A TOTAL OF 2 UNITS. PARCEL (063-361-260) IS ZONED AS R-MD-1 & WILL HAVE ONE (1) DUPLEX WITH A TOTAL OF TWO (2) UNITS SEE CIVIL PLANS & AREA ANALYSIS FOR DETAILS
APN:	063-361-260
ZONING:	R-MD-1
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V
BUILDING CODES:	2022 CBC 2022 CEC 2022 CFC 2022 CMC 2022 CPC 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS
TOTAL SITE AREA:	PARCEL 1: 10,914.20 SQFT. (0.25 ACRES)
PARKING:	SEE SITE PLAN
TRASH/RECYCLE:	TO BE COLLECTED & SERVICED ON SITE AT EACH RESIDENTIAL UNIT
AFFORDABILITY:	OWNER TO PAY IN-LIEU FEE FOR 0.4 BMR UNITS BASED ON THE PROPOSED TOTAL OF 2 PRIMARY RESIDENTIAL UNITS MULTIPLIED BY THE CITY OF EPA FACTOR OF 0.2 (20%).

VICINITY MAP

SHEET INDEX

ARCHITECTURAL

A0.00	COVER SHEET
A0.10	STREETSCAPES & ZONING DIAGRAMS
A0.20	PROPOSED DEVELOPMENT SUMMARY PLAN
A0.21	739 SCHEMBRI: AREA CALCULATIONS
A1.00	PROPOSED SITE PLAN
A1.01	739 SCHEMBRI LANE SITE PLAN
A3.01	EXTERIOR ELEVATIONS - 739 SCHEMBRI

CIVIL

C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C2.1	PRELIMINARY CROSS-SECTIONS
C3.0	PRELIMINARY GRADING &DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS

LANDSCAPE

L0.01	TREE REMOVAL PLAN
L1.00	LANDSCAPE PLAN
L2.01	PLANTING PALLETTE
L2.02	PLANTING PALLETTE
L3.00	HYDROZONE PLAN

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE - DUPLEX
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
COVER SHEET

STAMP

JOB NUMBER:
2203.00

SCALE:
AS NOTED

DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

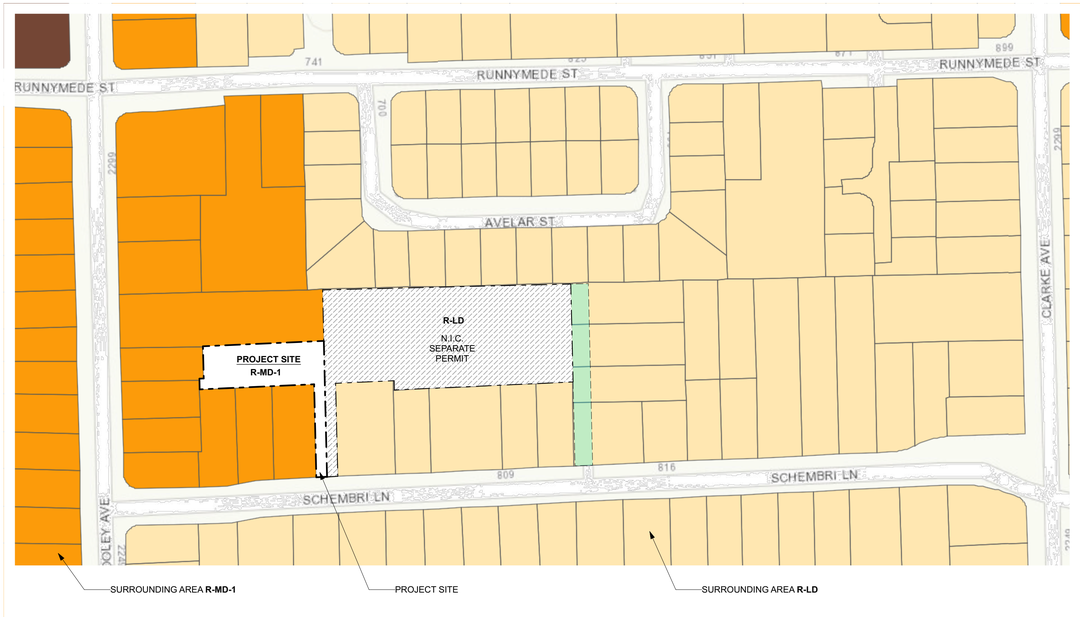
DRAWING NUMBER
A0.00

Date: 8/15/23
File Name: 739 Schembri_BIM_ARCH

STREETSCAPE
SCALE:
2

N

EXISTING AERIAL CONTEXT PHOTO
SCALE: 1" =100'
3



N

EXISTING ZONING MAP
SCALE: 1" =100'
1

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE - DUPLEX
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION 10.21.2022
PLANNING APPLICATION SUBMISSION 2 7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
STREETSCAPES & ZONING DIAGRAMS

STAMP

JOB NUMBER:
2203.00

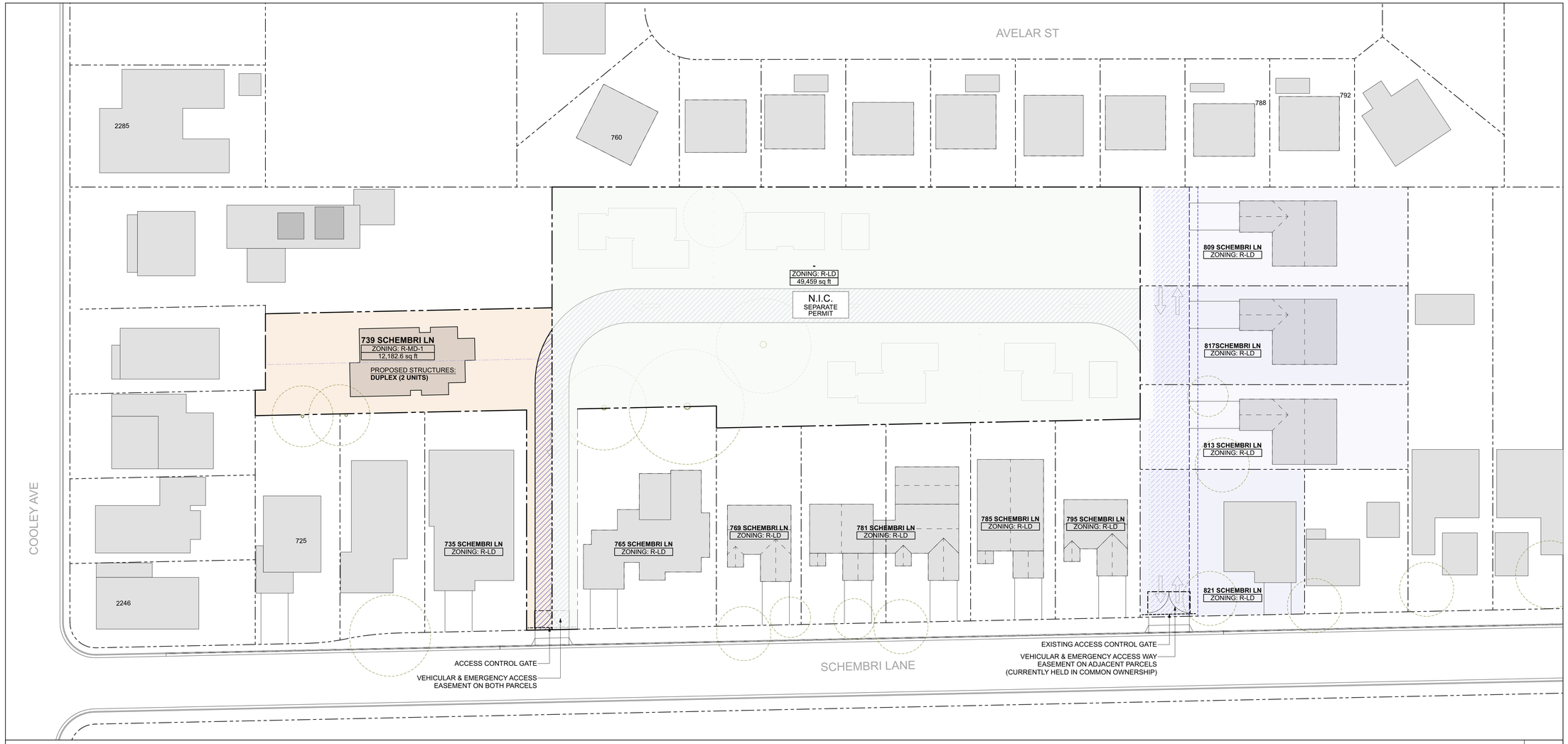
SCALE:
AS NOTED

DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER
A0.10

Date: 7/12/23
File Name: 739 Schembri_BIM_ARCH



PROPOSED DEVELOPMENT SUMMARY PLAN

SCALE: 1" = 30'

1

SHEET NOTES:

1. AS PART OF THE PROPOSED DEVELOPMENTS THE LOT ZONED R-LD WILL BE DEVELOPED UNDER THE PROVISIONS OF SB9 TO ALLOW TWO (2) PRIMARY DWELLING UNITS & TWO (2) ACCESSORY DWELLING UNITS AND IS A SEPARATE PERMIT.

2. EXISTING RESIDENTIAL PARCELS WITH ADDRESSES 809 THROUGH 821 SCHEMBRI LANE ARE EXISTING DEVELOPMENTS TO REMAIN. NO NEW OR MODIFIED STRUCTURES ARE PROPOSED ON THESE PROPERTIES. WORK ON THOSE LOTS IS LIMITED TO MINIMAL ADJUSTMENTS TO EXISTING PAVING, CURBS AND GUTTERS, AND STROM DRAIN INLETS TO COORDINATE WITH PROPOSED GRADING AND DRAINAGE IN PRIMARY AREA OF WORK. SEE CIVIL DRAWINGS.

3. THE 4 LOTS WITH ADDRESSES 809 THROUGH 821 SCHEMBRI LANE ARE CURRENTLY HELD IN COMMON OWNERSHIP. THE REAR LOTS ARE ACCESSED THROUGH THE LOTS IN FRONT OF THEM VIA A 24 FOOT WIDE ASPHALT ROADWAY WITH CURBS ON EITHER SIDE. AS PART OF THE PROPOSED SCOPE OF WORK THIS ROADWAY SHALL BE BE CONNECTED TO THE NEW SHAREX DRIVEWAY ON SCHEMBRI LANE. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

4. BOTH PARCELS IN THE PROPOSED PROJECT WILL RECORD AN ACCESS EASEMENT TO PROVIDE VEHICULAR ACCESS TO RESIDENTS, VISITORS, AND SERVICE (AND EMERGENCY VEHICLES IF REQUIRED) AS DEPICTED IN THE PLAN ABOVE WITH A BLUE DIAGONAL HATCH. ALL PARCELS ARE HELD IN COMMON OWNERSHIP. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE - DUPLEX
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
PROPOSED DEVELOPMENT SUMMARY PLAN

STAMP

JOB NUMBER:
2203.00

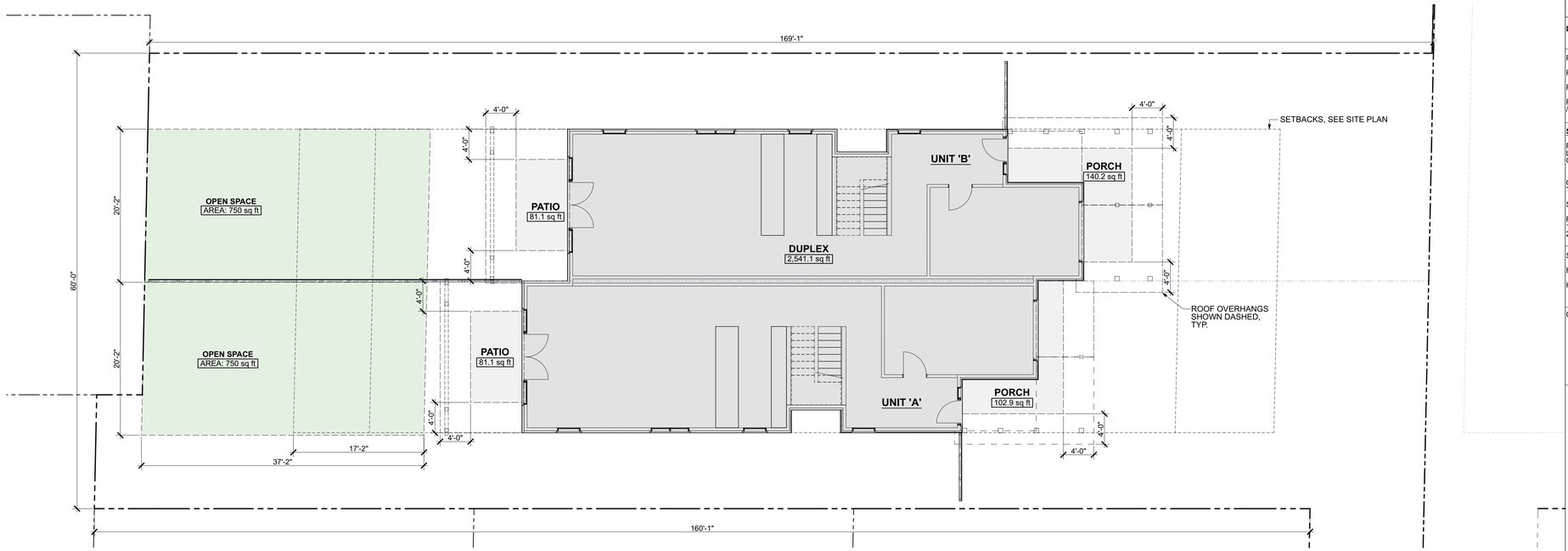
SCALE:
AS NOTED

DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER
A0.20

Date: 7/12/23
File Name: 739 Schembri_BIM_ARCH



SITE AREA COMPLIANCE PLAN (739 SCHEMBRI) 2

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

ZONING COMPLIANCE ANALYSIS

DEVELOPMENT	REQUIRED R-MD-1	PROPOSED
PARCEL AREA	5,000 SF	12,182.6
PARCEL WIDTH	50'	60'
PARCEL DEPTH	100'	169'-1"'
PARCEL DENSITY /INTENSITY	R-MD-1 12-15 du/ACRE	7.15 du / ACRE
SETBACKS		
FRONT LIVING AREA: GARAGE FACE:	10' 23'	>10', SEE SITE PLAN >23', SEE SITE PLAN
CORNER VISION TRIANGLE	12'	N/A
SIDE/STREET SIDE	10'	10'
REAR 1ST STORY 2ND STORY	20' 30'	>20', SEE SITE PLAN >30', SEE SITE PLAN
SITE COVERAGE	60%	23.4% < 60%
FLOOR AREA RATIO	.65	.32
HEIGHT	**R-MD-1:** 2.5 STORIES OR 30' WHICHEVER IS GREATER	23'-5 1/4"
OPEN SPACE	MIN. SF. OF OPEN SPACE REQ. FOR EA. DU. ALL OPEN SPACE AREAS SHALL BE LANDSCAPED PER CH. 18.28 750 SF IN REAR OF PROPERTY USABLE & OPEN, NO PERMANENT HARDSCAPE	SEE SITE PLAN

LOT COVERAGE SUMMARY

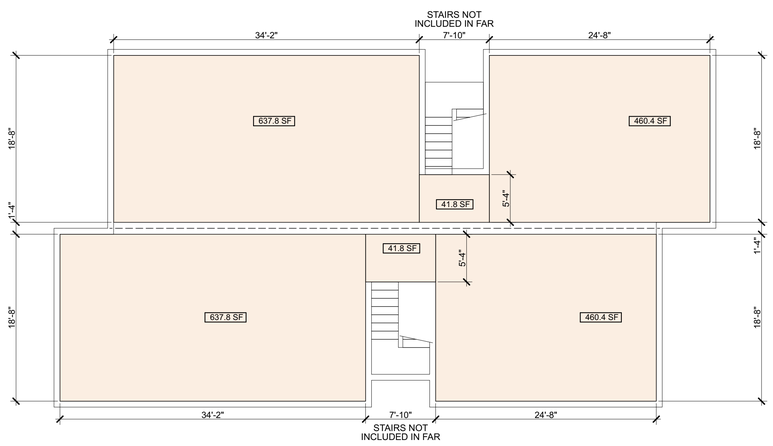
LOT AREA R-MD-1 **12,182.6 SF**

DUPLEX 739 SCHEMBRI LOT COVERAGE	
DUPLEX	2,541
PATIO	81
PATIO	81
PORCH	103
PORCH	140
	2,946 sq ft

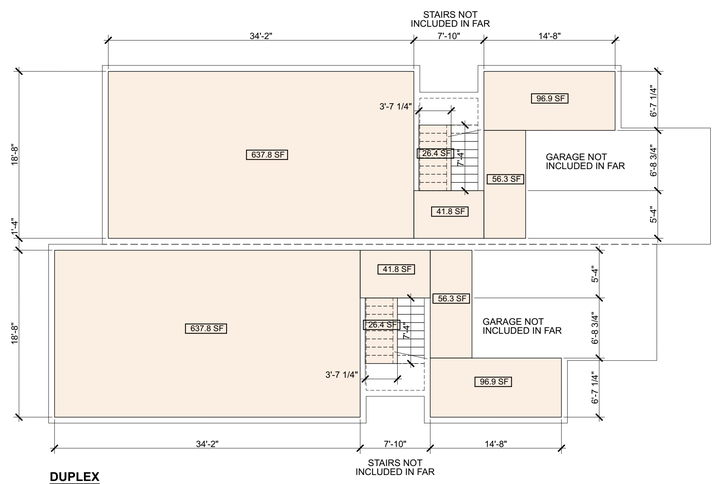
PROPOSED SITE COVERAGE %: **23.4%**
MAX ALLOWABLE SITE COVERAGE: 60%

FLOOR AREA RATIO	
FIRST FLOOR	1,718
SECOND FLOOR	2,280
	3,998 sq ft

PROPOSED FLOOR AREA RATIO %: **0.32:1**
MAX ALLOWABLE SITE COVERAGE: 0.65:1



DUPLEX
SECOND FLOOR



DUPLEX
FIRST FLOOR

FLOOR AREA RATIO CALCULATION (739 SCHEMBRI) 1

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

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE - DUPLEX
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
7.6.2023

NO.	DESCRIPTION:	DATE:

KEYPLAN

DRAWING CONTENT
739 SCHEMBRI: AREA CALCULATIONS

STAMP

JOB NUMBER:
2203.00

SCALE:
AS NOTED

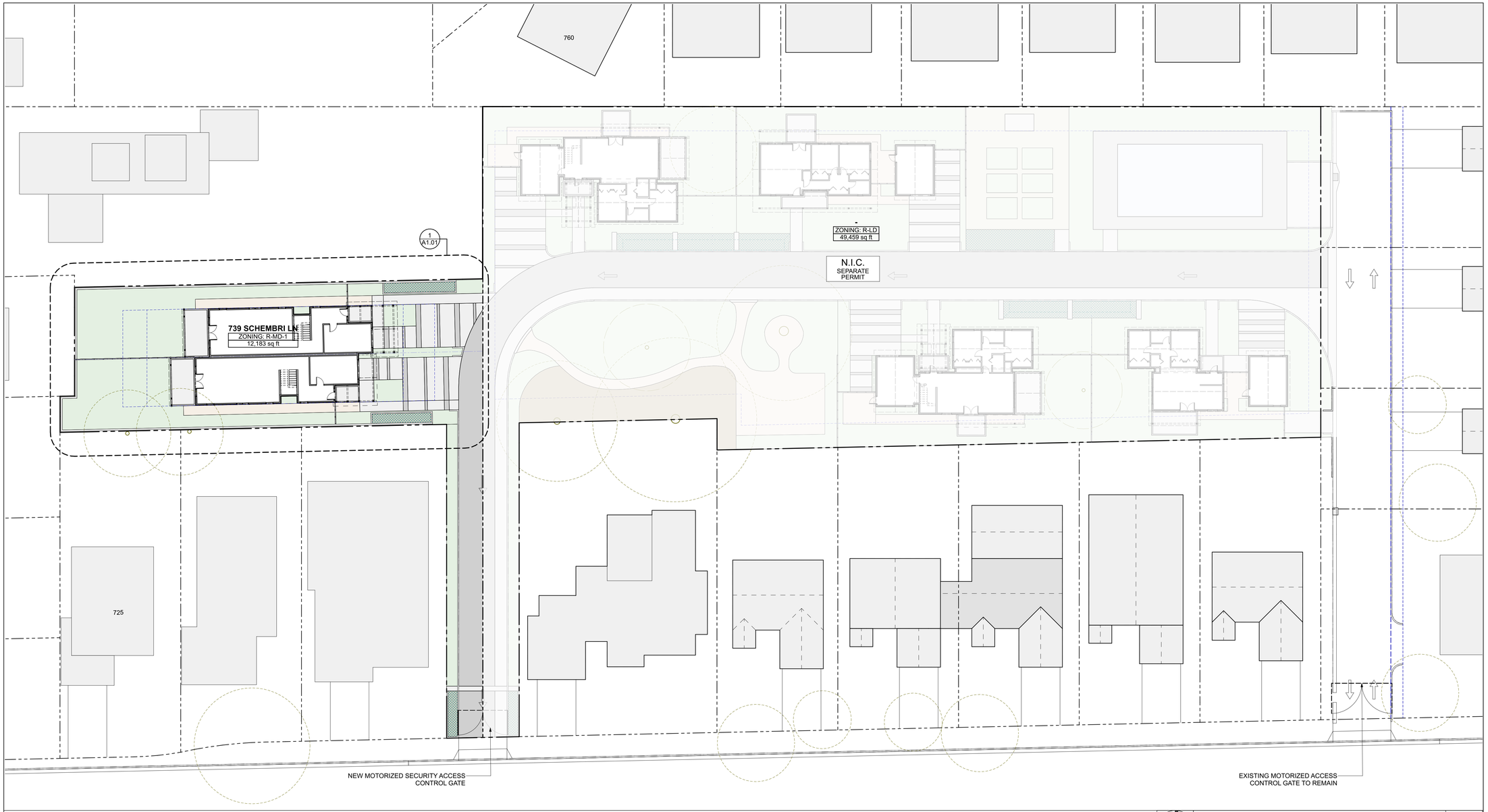
DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A0.21

Date: 7/12/23
File Name: 739 Schembri_BIM_ARCH



N

OVERALL SITE KEY PLAN

SCALE: 1" = 20'

1

SHEET NOTES:

1. THIS KEY PLAN IS PROVIDED TO SHOW THE ENTIRETY OF THE PROJECT IN CONTEXT. FOR DETAILED INFORMATION ON PROPOSED IMPROVEMENTS SEE ENLARGED SITE PLANS FOR EACH AREA, SEPARATE SHEETS AS REFERENCED HEREIN. FOR DEVELOPMENTS AT ADJACENT PARCEL SEE SEPARATE PERMIT.
2. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE DEVELOPMENT INFORMATION.
3. SEE CIVIL DRAWINGS FOR ALL OFF-SITE IMPROVEMENTS.
4. TRASH, RECYCLING AND COMPOST BINS FROM EACH RESIDENTIAL UNIT TO BE BROUGHT TO THE EDGE OF THE PROPOSED INTERNAL ROADWAY / ACCESS EASEMENT, AND TO BE SERVICED BY TRUCK ENTERING AND DRIVING THROUGH THE PREMISES.
5. FOR ALL NEW AND MODIFIED UTILITIES SEE CIVIL DRAWINGS.
6. SEE LANDSCAPE DRAWINGS FOR ALL EXTERIOR PLANTING AND GROUND COVERING THROUGH OUT THE SITE.

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE - DUPLEX
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
PROPOSED SITE PLAN

STAMP

JOB NUMBER:
2203.00

SCALE:
AS NOTED

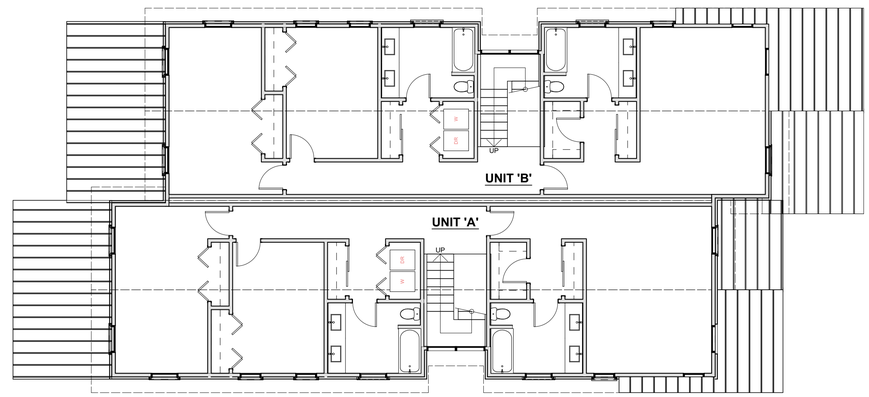
DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A1.00

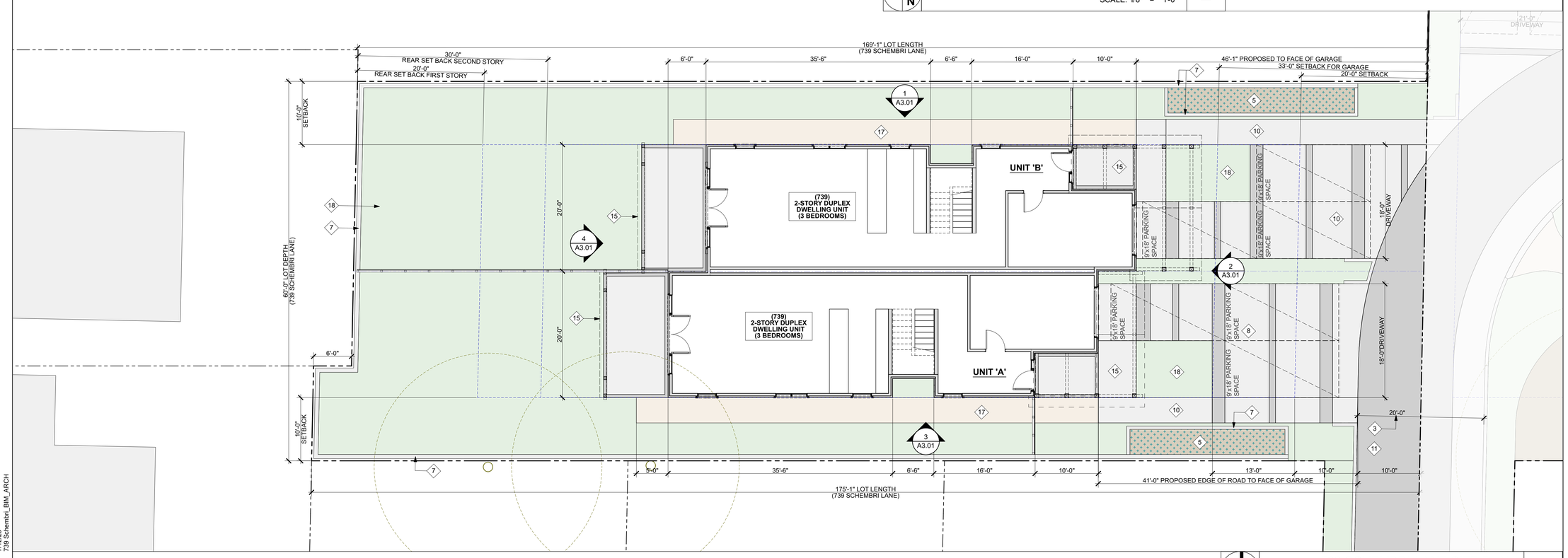
Date: 7/12/23
File Name: 739 Schembri_BIM_ARCH



SECOND FLOOR PLAN 2
SCALE: 1/8" = 1'-0"

SITE PLAN KEYNOTES

1. EXISTING MOTORIZED METAL ACCESS CONTROL GATE TO REMAIN.
2. NEW MOTORIZED METAL ACCESS CONTROL GATE.
3. NEW 20 FOOR WIDE EMERGENCY ROADWAY, ALSO PROVIDES ON-WAY VEHICULAR ROADWAY AND PEDESTRIAN WALKWAY. SEE CIVIL DRAWINGS.
4. ACCENT PAVING SECTIONS, S.L.D., TYPICAL.
5. NEW STORM WATER CONTROL PLANTER, SEE CIVIL DRAWINGS, TYPICAL.
6. NEW LANDSCAPE PLANTING AREA, S.L.D. TYPICAL.
7. NEW CURB AND / OR RETAINING WALL WHERE REQUIRED FOR EARTH RETAINING OR GRADE TRANSITIONS. SEE CIVIL DRAWINGS, TYPICAL.
8. UNCOVERED PRIVATE PARKING SPACE, TYPICAL.
9. UNCOVERED GUEST PARKING SPACE, TYPICAL.
10. CONCRETE (IMPERVIOUS) HARDSCAPE
11. ASPHALT CONCRETE (IMPERVIOUS) HARDSCAPE
12. NEW 5 FOOT HIGH PRIVACY FENCE WITHIN PARCELS WHERE INDICATED, TYPICAL. SEE LANDSCAPE DRAWINGS FOR GATE LOCATIONS.
13. NEW 7 FOOT HIGH FENCE AROUND PROPOSED PROJECT WHERE NO EXISTING FENCE EXISTS, OR IS IN DISREPAIR.
14. RELOCATED STORMWATER INLET, SEE CIVIL DRAWINGS.
15. COVERED PATIO. STRUCTURE OVERHEAD SHOWN DASHED, TYPICAL.
16. EXISTING TREE TO REMAIN. SEE ARBORIST REPORT. PROTECT PER EPA REQUIREMENTS.
17. DECOMPOSED GRANITE (NON-STABILIZED, PERVIOUS)
18. PERVIOUS LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS, TYPICAL.



739 SCHEMBRI LANE SITE PLAN 1
SCALE: 1/8" = 1'-0"

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE - DUPLEX
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
7.6.2023

NO.	DESCRIPTION:	DATE:

KEYPLAN

DRAWING CONTENT
739 SCHEMBRI LANE
SITE PLAN

STAMP

JOB NUMBER:
2203.00

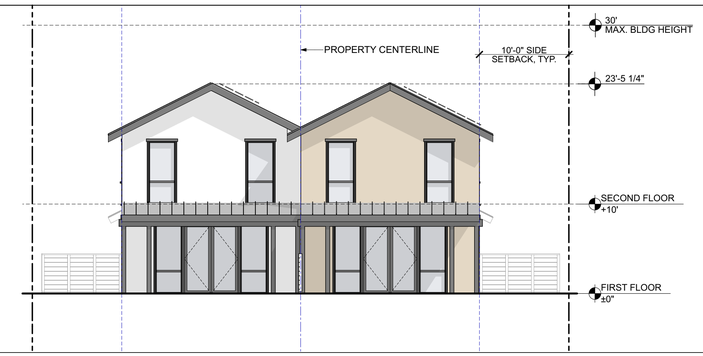
SCALE:
AS NOTED

DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER
A1.01

Date: 7/12/23
File Name: 739 Schembri_BIM_ARCH



739 SCHEMBRI LANE - WEST ELEVATION

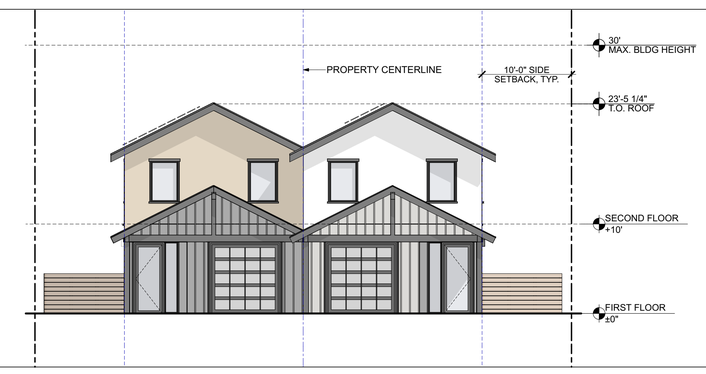
SCALE: 1/8" = 1'-0"

4

739 SCHEMBRI LANE - SOUTH ELEVATION

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

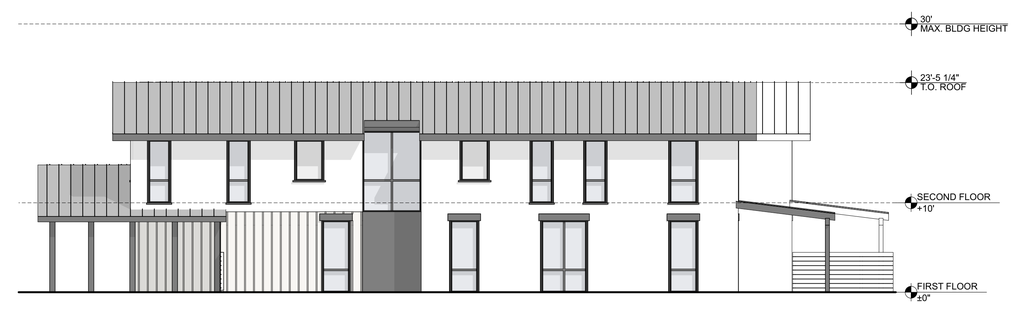
3



739 SCHEMBRI LANE - EAST ELEVATION

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

2



739 SCHEMBRI LANE - NORTH ELEVATION

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

1

EXTERIOR FINISH LEGEND

	G1	CLEAR HIGH PERFORMANCE GLAZING SEE GLAZING TYPES AND WINDOW SCHEDULE
	F1	WINDOW FRAMES
	P1	CEMENT PLASTER - TAN
	P2	CEMENT PLASTER - OFF WHITE
	P3	CEMENT PLASTER - GREY
	B1	BOARD & BATTEN - OFF WHITE
	B2	BOARD & BATTEN - GREY
	PT1	PAINTED TRIM
	M1	STANDING SEAM METAL ROOF
	W1	WOOD OR COMPOSITE FENCE

Date: 7/12/23
File Name: 739 Schembri_BIM_ARCH

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:

SCHEMBRI VILLAGE - DUPLEX

739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:

SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT

EXTERIOR ELEVATIONS - 739 SCHEMBRI

STAMP

JOB NUMBER:
2203.00

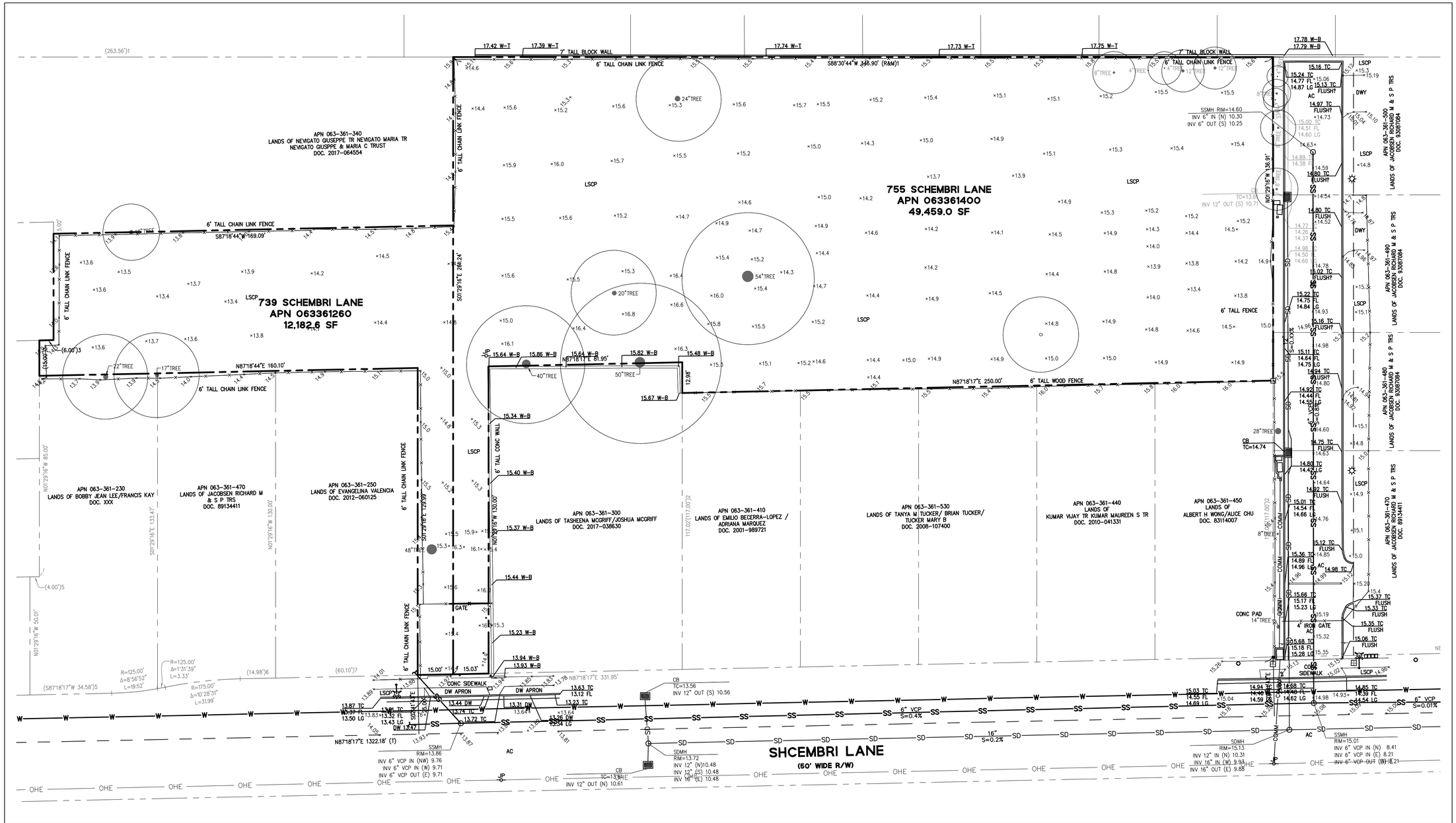
SCALE:
AS NOTED

DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

A3.01



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTER LINE
- CATCH BASIN
- FIRE HYDRANT
- JOINT POLE
- SIGN
- SANITARY SEWER CLEANOUT
- STREET LIGHT

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMAL THEREOF.
2. THE LOCATION, SIZES AND TYPES OF UTILITIES SHOWN ON THE SURVEY ARE DERIVED FROM SURFACE OBSERVATION ONLY.
3. DATE OF FIELD SURVEY: 04/27/2022
4. ELEVATION DATUM:

   CITY OF EAST PALO ALTO BENCHMARK: BM-1

   DRIVEN STAINLESS STEEL ROD IN SLEEVE MONUMENT IN GRADE BOX (MARKED SURVEY MONUMENT EPA BM) IN THE LAWN IN UNIVERSITY SQUARE PARK AT TATE AND OAKES STREETS IN THE CITY OF EAST PALO ALTO LOCATED AT EAST SIDE OF CONCRETE PATH.

   ELEVATION = 13.17' (NAVD88)

   BENCHMARK ELEVATION WAS TRANSFERRED TO THE SUBJECT SITE USING RTK GPS. A LEVEL LOOP WILL BE NECESSARY TO MORE ACCURATELY TRANSFER THE BENCHMARK ELEVATION.
5. BASIS OF BEARINGS:

   THE BEARING N88°27'00"E, ALONG THE CENTERLINE OF RUNNYMEDE STREET BETWEEN TWO FOUND MONUMENTS AS SHOWN ON THAT TRACT MAP NO. 00-8, RECORDED IN VOLUME 132 OF MAPS AT PAGES 36 & 37, AS SAID MAPS ARE RECORDED IN SAN MATEO COUNTY RECORDS.
6. BOUNDARY REFERENCES:

( )1	TRACT MAP 00-8, VOL. 1321 M 36-37
( )2	PARCEL MAP - VOL. 46 M 5
( )3	GRANT DEED 98-160071
( )4	GRANT DEED 2007-098261
( )5	DEED OF TRUST 2006-091616
( )6	GRANT DEED 2017-029213
( )7	GRANT DEED 2012-060125
( )8	GRANT DEED 2016-086572
( )9	GRANT DEED 2016-020963
( )10	GRANT DEED 2012-021803
( )11	GRANT DEED 2017-064554

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
CONC	CONCRETE
COM	COMMUNICATIONS BOX
CB	CATCH BASIN
DWY	DRIVEWAY
EB	ELECTRICAL BOX
HYD	FIRE HYDRANT
FL	FLOW LINE
JP	JOINT POLE
LG	LIP OF GUTTER
LSCP	LANDSCAPE
R&M	RECORD AND MEASURED
SDMH	STORM DRAIN MANHOLE
SIGN	SIGN
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SL	STREET LIGHT
(T)	TOTAL
TC	TOP OF CURB
UB	UTILITY BOX
WP	WOODEN POST
WV	WATER VALVE
W-T	TOP OF WALL
W-B	BOTTOM OF WALL
NIC	NOT IN CONTRACT

1" = 20'

GRAPHIC SCALE

20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO CA
94303

ISSUANCE:
PLANNING APPLICATION SUBMISSION
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
EXISTING CONDITIONS

STAMP

REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
PRELIMINARY
CIVIL
STATE OF CALIFORNIA

JOB NUMBER:
20220581-10

SCALE:
1" = 20'

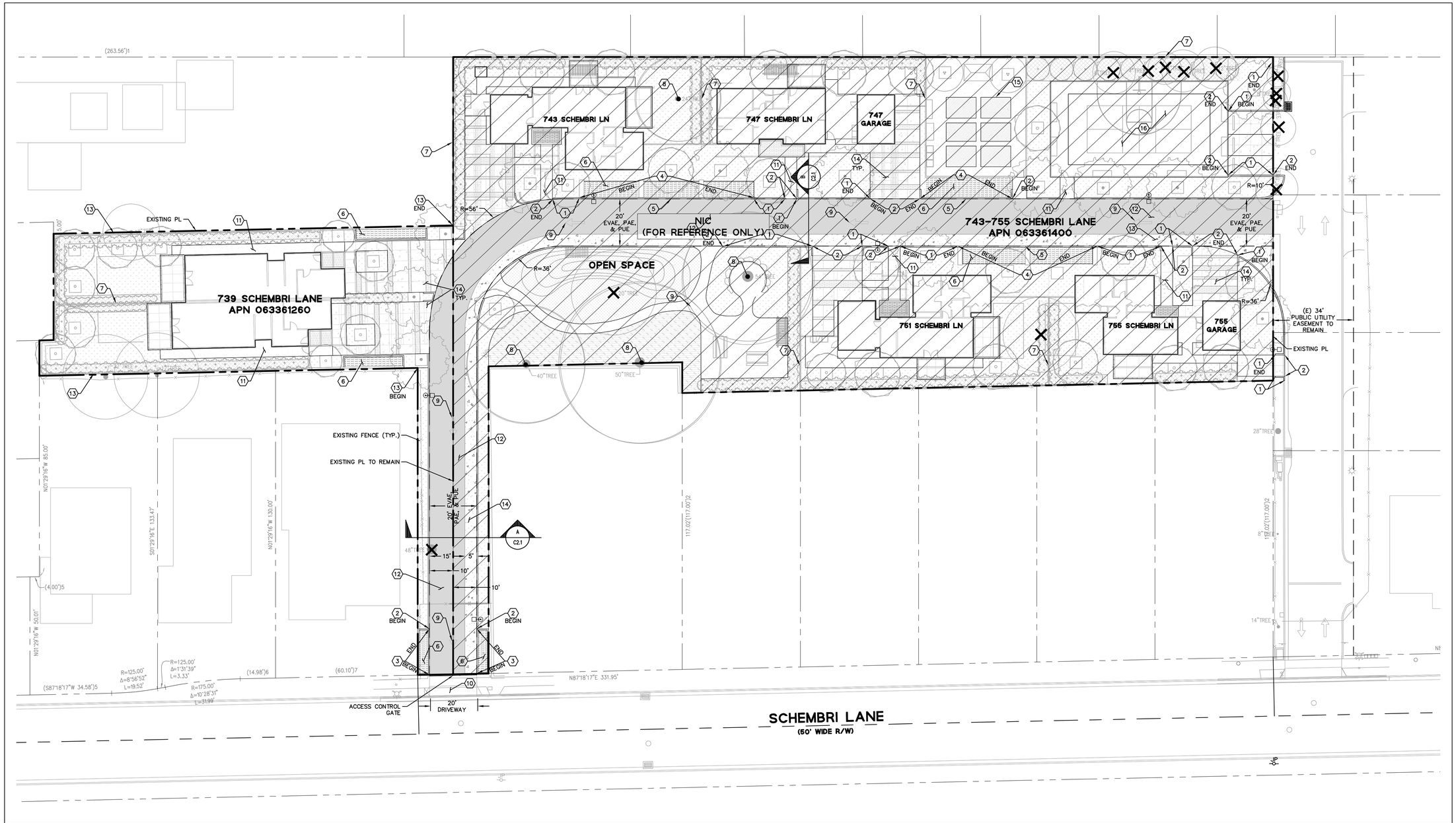
DRAWN BY:
HAC

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

C1.0

Date: 10/21/22
File Name: Schembri_BIM_ARCH



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- DECOMPOSED GRANITE
- VEHICULAR CONCRETE W/ CONCRETE PAVERS
- BIORETENTION PLANTER
- LANDSCAPE
- TREE BARK
- ASPHALT
- CONCRETE
- REMOVE EXISTING TREE

KEYNOTES

1. INSTALL NEW 6" VERTICAL CURB PER DETAIL 1, SHEET C6.0.
2. INSTALL NEW FLUSH CURB PER DETAIL 2, SHEET C6.2.
3. INSTALL NEW DEPENDED FLUSH CURB PER DETAIL 3, SHEET C6.2.
4. INSTALL NEW 6" DEEPENED VERTICAL CURB PER DETAIL 4, SHEET C6.2.
5. INSTALL NEW CURB CUT OPENING.
6. INSTALL NEW BIO-RETENTION TREATMENT PLANTER PER DETAIL 5, SHEET C6.2.
7. INSTALL NEW 6' TALL REDWOOD FENCE (SEE LANDSCAPE PLANS FOR DETAILS)
8. PROTECT EXISTING TREE IN PLACE. SEE ARBORIST REPORT BY ADVANCED TREE CARE, DATED APRIL 14, 2022 FOR TREE PROTECTION PLAN.
9. INSTALL NEW "TYPE I" DIRECTIONAL ARROW PER CALTRANS STANDARD DETAIL A24A.
10. INSTALL NEW 20'-WIDE DRIVEWAY.
11. INSTALL NEW CONCRETE WALKWAY SECTION PER DETAIL 7, SHEET C6.1.
12. INSTALL NEW ASPHALT CONCRETE PER DETAIL 6, SHEET C6.0
13. INSTALL NEW 12" TALL REDWOOD HEADER AND 5' TALL FENCE.
14. INSTALL NEW VEHICULAR CONCRETE PAVEMENT PER DETAIL 7, SHEET C6.1 WITH SCORE JOINTS PER LANDSCAPE PLANS
15. NEW VEGETABLE GARDEN, SEE LANDSCAPE PLANS FOR DETAILS.
16. NEW MULTI-SPORT COURT, SEE LANDSCAPE PLANS FOR DETAILS.

SITE PLAN NOTES

1. EXISTING LOT APN 063361260 ZONED R-MD-1 WILL REMAIN A SINGLE LOT.
2. PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT, PRIVATE ACCESS EASEMENT, AND PRIVATE UTILITY EASEMENT TO BE RECORDED VIA SEPARATE INSTRUMENT.
3. BUILDING LAYOUTS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
4. TOTAL PARKING SPACES: 4

ABBREVIATIONS

AC	ASPHALT CONCRETE
C&G	CURB AND GUTTER
(E)	EXISTING
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LS	LANDSCAPE
(N)	NEW
NTS	NOT TO SCALE
PAE	PRIVATE ACCESS EASEMENT
PL	PROPERTY LINE
PUE	PRIVATE UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
SLP	SEE LANDSCAPE PLANS
SW	SIDEWALK
TYP.	TYPICAL
NIC	NOT IN CONTRACT

1" = 20'

GRAPHIC SCALE

20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO CA
94303

ISSUANCE:
PLANNING APPLICATION SUBMISSION
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
PRELIMINARY SITE PLAN

STAMP

REGISTERED PROFESSIONAL ENGINEER
NORMAN I KONTOROVSKY
C 78090
PRELIMINARY
CIVIL
STATE OF CALIFORNIA

JOB NUMBER:
20220581-10

SCALE:
1" = 20'

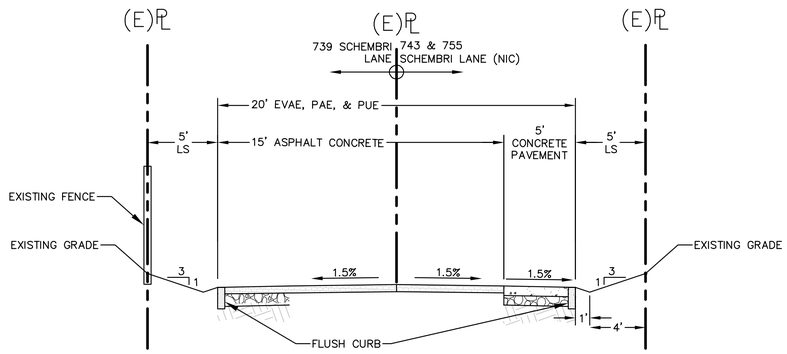
DRAWN BY:
HAC

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

C2.0

Date: 10/21/22
File Name: Schembri_BIM_ARCH



A
–

SECTION A

NTS

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO CA
94303

ISSUANCE:
PLANNING APPLICATION SUBMISSION
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
PRELIMINARY
CROSS-SECTIONS

STAMP

REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
PRELIMINARY
CIVIL
STATE OF CALIFORNIA

JOB NUMBER:
20220581-10

SCALE:
1" = 20'

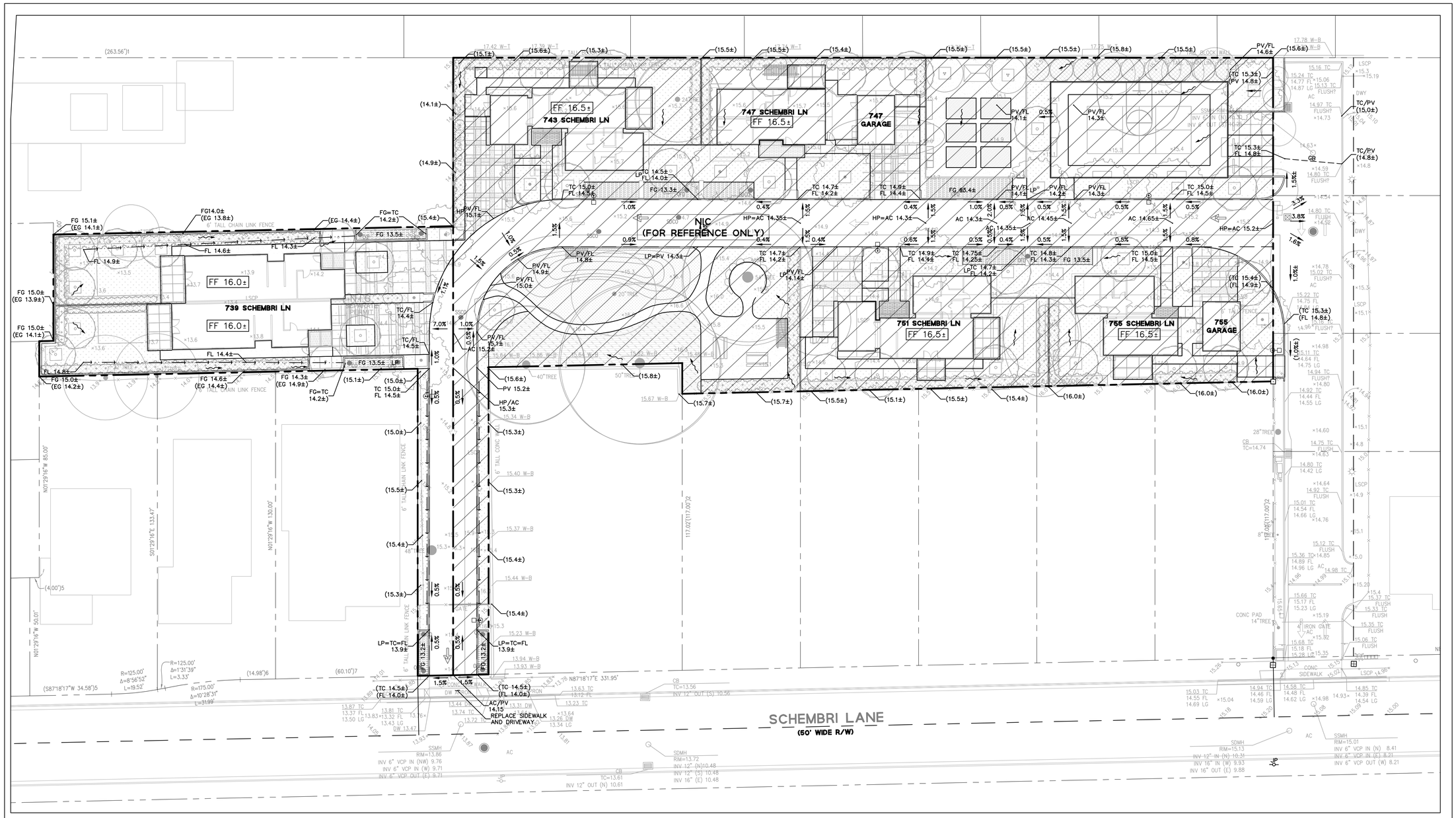
DRAWN BY:
HAC

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

C2.1

Date: 10/21/22
File Name: Schembri_BIM_ARCH



LEGEND

PROPERTY LINE	
ADJACENT LOT LINE	
EASEMENT LINE	
ROADWAY CENTER LINE	
ELEVATION (PROPOSED)	FG XX.X±
ELEVATION (EXISTING)	(FG XX.X±)
GRADE BREAK	
OVERLAND RELEASE	
SLOPE TO GRADE (LANDSCAPE)	
(E) SLOPE TO GRADE	(X.X%)
SLOPE TO GRADE (HARDSCAPE)	X.X%
SLOPE TO GRADE (LANDSCAPE)	
(E) SPOT ELEVATION	× 21.7
FINISHED FLOOR ELEVATION	FF 16.5±
LANDSCAPE SWALE	

GRADING PLAN NOTES

1. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORWAYS AND ACCESSIBLE PATHS OF TRAVEL SHALL BE ADA COMPLIANT.
2. SLOPES ALONG ACCESSIBLE PATHS OF TRAVEL SHALL NOT EXCEED A RUNNING SLOPE OF 1:20 OR A CROSS SLOPE OF 1:48. ACCESSIBLE WALKS AND SIDEWALKS SHALL BE 48" WIDE, MINIMUM. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
3. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM CORRECTIVE GRADING AT NO EXTRA COST TO THE OWNER.
4. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IN WRITING PRIOR TO THE START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
5. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 8" BELOW WOOD FRAMING AND SHEATHING THAT IS NOT NATURALLY DURABLE OR PRESERVATIVE-TREATED.
6. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 5% FOR THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALE USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
7. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
8. UNDERGROUND SERVICE ALERT (USA) SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
9. ANY LAND DISTURBING ACTIVITIES OCCURRING BETWEEN OCTOBER 1ST AND APRIL 30TH ARE RESTRICTED BY THE CITY. A DETAILED EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR ACTIVITIES OCCURRING DURING THIS PERIOD AND APPROVAL IN WRITING BY THE CITY ENGINEER.
10. GRADING ACTIVITIES AND ASSOCIATED NOISE SHALL BE LIMITED TO WEEK DAYS BETWEEN THE HOURS OF 8AM TO 5PM. NO GRADING ACTIVITIES ARE TO OCCUR ON SATURDAYS AND SUNDAYS, WITHOUT SPECIAL PERMISSION FROM THE CITY ENGINEER.
11. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

ABBREVIATIONS

AC	ASPHALT CONCRETE
BW	BACK OF WALK
C	CONCRETE
CB	CATCH BASIN
CC	CURB CUT
D	DECK
(E)	EXISTING
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
GR	GRADE
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PV	PAVEMENT
SD	STORM DRAIN
TC	TOP OF CURB
NIC	NOT IN CONTRACT

1"=20'

GRAPHIC SCALE

20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO CA
94303

ISSUANCE:
PLANNING APPLICATION SUBMISSION
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
PRELIMINARY GRADING & DRAINAGE PLAN

STAMP

REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
PRELIMINARY
CIVIL
STATE OF CALIFORNIA

JOB NUMBER:
20220581-10

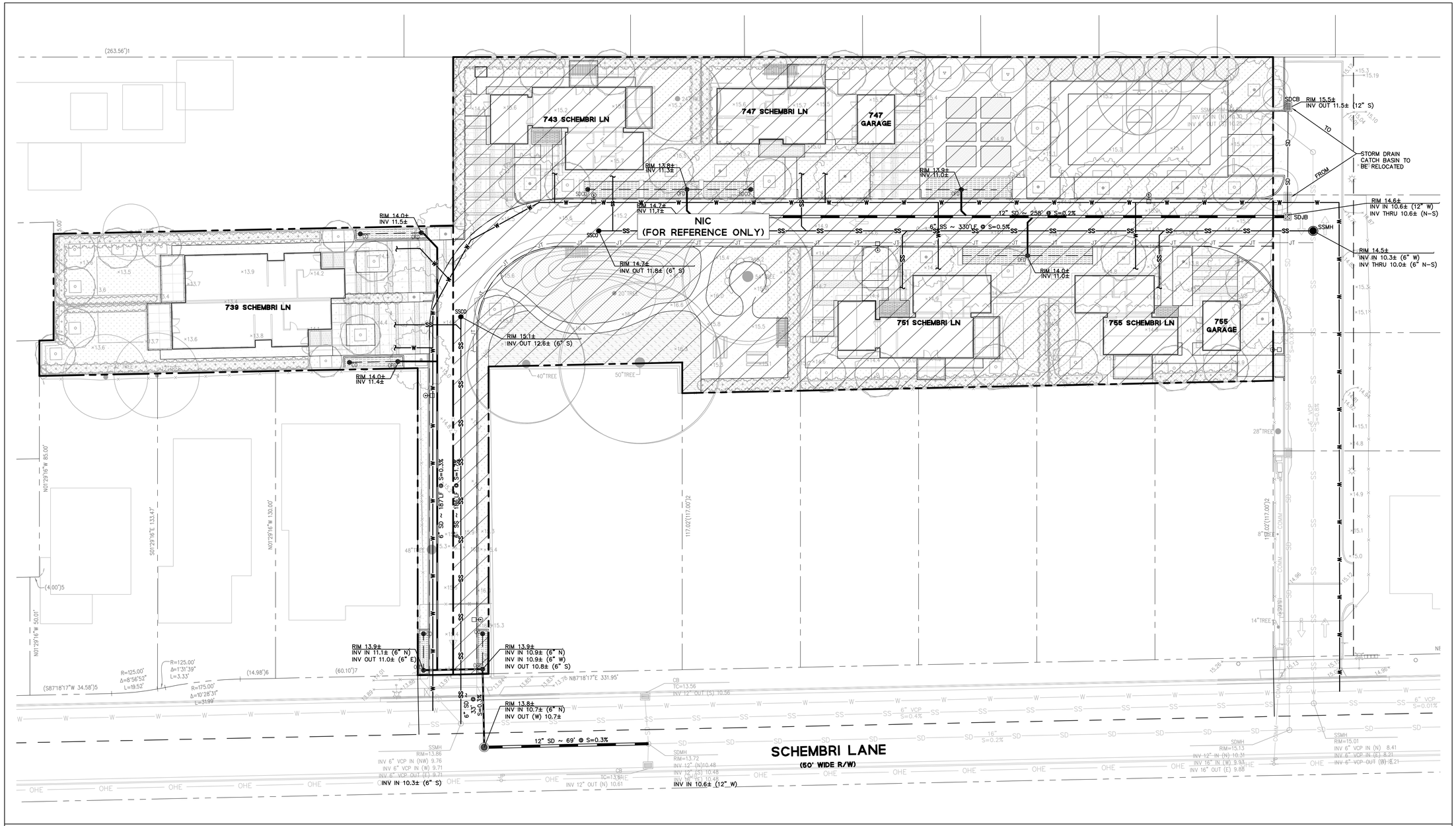
SCALE:
1" = 20'

DRAWN BY:
HAC

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER
C3.0

Date: 10/21/22
File Name: Schembri_BIM_ARCH



LEGEND

PROPERTY LINE		STORM DRAIN CLEANOUT	SDCO
ADJACENT LOT LINE		STORM DRAIN CATCH BASIN	SDCB
EASEMENT LINE		STORM DRAIN DROP INLET	SDDI
ROADWAY CENTER LINE		STORM DRAIN JUNCTION BOX	SDJB
ELEVATION	RIM XXX.XX / INV XXX.XX	STORM DRAIN MANHOLE	SDMH
COMMUNICATION LINE	COMM	STORM DRAIN OVERFLOW DRAIN	OFD
DOMESTIC WATER LINE	W	SANITARY SEWER MANHOLE	SSMH
ELECTRIC LINE	E		
FIRE WATER LINE	FW		
GAS LINE	G		
JOINT TRENCH LINE	JT		
SANITARY SEWER LINE	XX'-X" S=X.X% SS		
STORM DRAIN (DIRECTION)	SD		
STORM DRAIN (PERFORATED)	XX'-X" S=X.X%		
STORM DRAIN (TREATED)	XX'-X" S=X.X%		

UTILITY PLAN NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.
2. NO EXISTING UTILITY SERVICES WILL BE REUSED. ALL EXISTING SERVICES WILL BE REMOVED TO THE PROPERTY LINE AND ABANDONED OR REMOVED PER CITY STANDARDS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER SEPARATE PERMIT.
4. SEE JOINT TRENCH PLANS FOR ALL DRY UTILITIES AND JOINT TRENCH INFORMATION.
5. SEE MEP PLANS FOR CONTINUATION AT BUILDING POINT OF CONNECTION.
6. NEW FIRE WATER SERVICE FOR REFERENCE ONLY. FINAL DESIGN BY FIRE PROTECTION ENGINEER.
7. CONTRACTOR TO VERIFY ALL (E)UTILITY TIE-IN LOCATIONS AND CROSSINGS BY POTHOLING PRIOR TO INSTALLATION.
8. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
9. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES AND 1 FOOT VERTICAL WATER ABOVE SEWER WHERE LINES CROSS. WATER AND SEWER LINES SHALL NOT CROSS AT LESS THAN 45 DEGREES TO EACH OTHER.
10. UTILITY TRENCHES SHALL USE TRENCH SAND AROUND ALL UTILITIES CONFORMING TO APPROPRIATE STANDARDS SUCH AS PG&E, CALIFORNIA AMERICAN WATER COMPANY STANDARDS, AND SAN MATEO COUNTY PUBLIC WORKS STANDARDS.
11. THE CITY OF EAST PALO ALTO ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OR CONNECTION FOR INSPECTION OF ANY UTILITIES CONNECTING TO MUNICIPAL FACILITIES.
12. EAST PALO ALTO SANITARY DISTRICT SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OF CONNECTION FOR INSPECTION OF SEWER LINES AND CONNECTIONS. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
13. PACIFIC GAS & ELECTRIC, COMCAST, AT&T, AND ALL OTHER APPROPRIATE UTILITIES COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED INSPECTIONS, OR AS REQUIRED BY SAID UTILITIES. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
14. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF AMERICAN WATER ENTERPRISES AND THE CITY ENGINEER.
15. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO EAST PALO ALTO SUBDIVISION REGULATIONS, SAN MATEO COUNTY STANDARD DETAILS FOR PUBLIC WORKS, CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS, GREEN BOOK STANDARD SPECIFICATIONS, AMERICAN WATER COMPANY CODE, EAST PALO ALTO SANITARY DISTRICT SEWER CODE, FIRE CODE, AND OTHER APPLICABLE UTILITY STANDARDS WITHIN THEIR RESPECTIVE JURISDICTIONS.
16. ALL PROPOSED WATER MAINS, MAIN EXTENSIONS, AND SERVICES SHALL BE INSTALLED TO THE STANDARDS OF CALIFORNIA AMERICAN WATER SERVICE. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF THE WATER DEPARTMENT, AND CITY ENGINEER.

ABBREVIATIONS

CB	CATCH BASIN
CO	CLEAN OUT
DW	DOMESTIC WATER
(E)	EXISTING
FW	FIRE WATER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
(N)	NEW
PERF	PERFORATED
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
WV	WATER VALVE
NIC	NOT IN CONTRACT

1" = 20'

GRAPHIC SCALE

20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO CA
94303

ISSUANCE:
PLANNING APPLICATION SUBMISSION
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
PRELIMINARY UTILITY PLAN

STAMP

REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
PRELIMINARY
CIVIL
STATE OF CALIFORNIA

JOB NUMBER:
20220581-10

SCALE:
1" = 20'

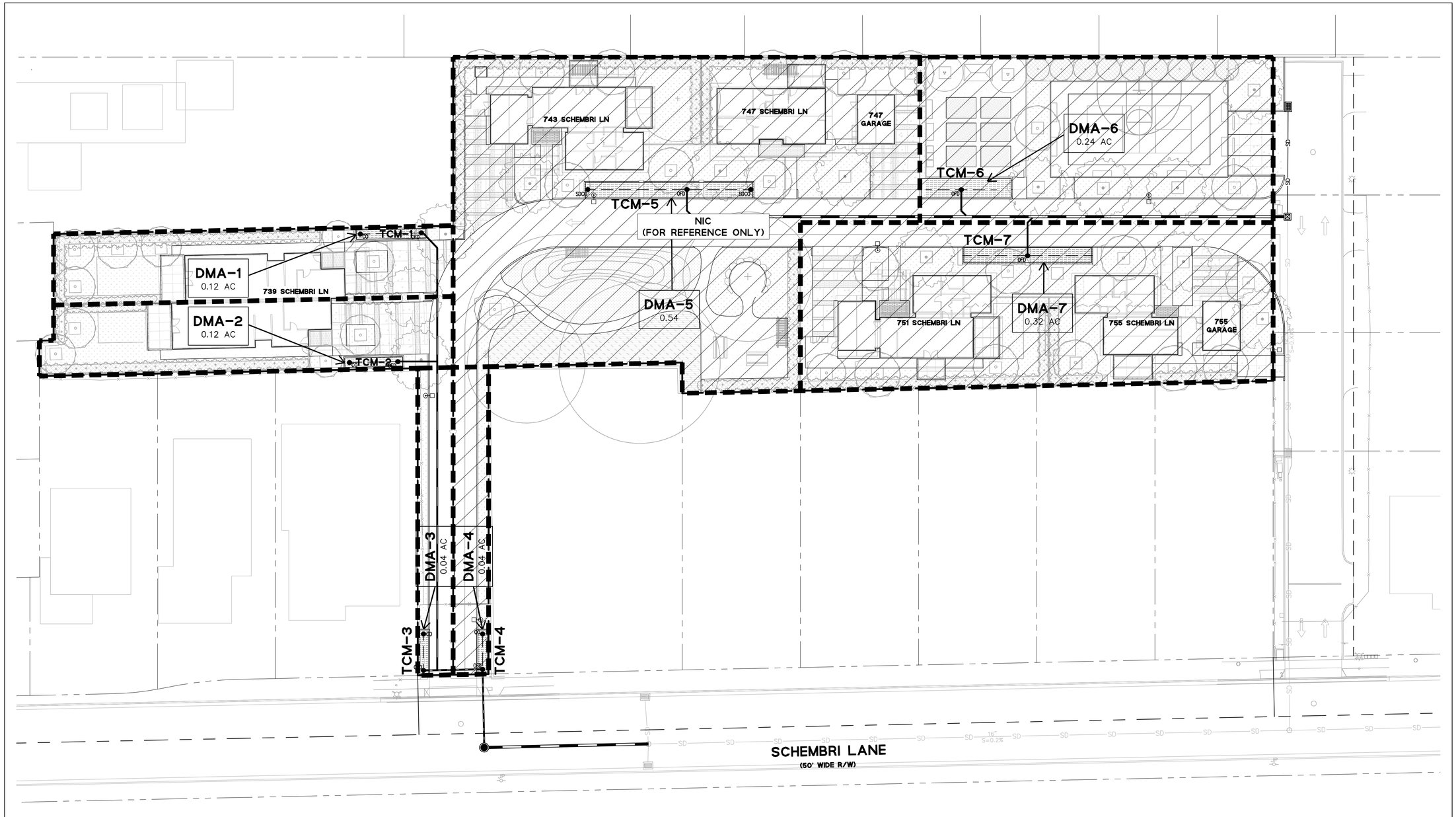
DRAWN BY:
HAC

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

C4.0

Date: 10/21/22
File Name: Schembri_BIM_ARCH



LEGEND

BOUNDARY LINE

DRAINAGE MANAGEMENT AREA AND BOUNDARY — DMA-2 0.12 AC

TREATMENT CONTROL MEASURE — TCM-3

TREATMENT BASIN/PLANTER

TREATED SD PIPE

UNTREATED SD PIPE — SD — SD

TREATMENT CONTROL SUMMARY TABLE

DMA#	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT MEASURE	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
DMA-1	5,078	3,050	2,028	2,333	FLOW THRU PLANTER	93	118
DMA-2	5,155	2,992	2,163	2,462	FLOW THRU PLANTER	98	100
DMA-3	1,949	649	1,300	1,365	FLOW THRU PLANTER	55	75
DMA-4	1,954	654	1,300	1,365	FLOW THRU PLANTER	55	75
DMA-5	23,244	14,749	8,495	9,970	FLOW THRU PLANTER	399	460
DMA-6	10,458	3,731	6,727	7,100	FLOW THRU PLANTER	284	315
DMA-7	13,803	6,983	6,820	7,518	FLOW THRU PLANTER	301	385

1. EFFECTIVE IMPERVIOUS AREA IS THE SUM OF ALL IMPERVIOUS AREA PLUS 10% OF THE PERVIOUS AREA.
2. TREE CREDITS FOR EXISTING INTERCEPTOR TREES ARE EQUAL TO THE SQUARE FOOTAGE UNDER THE TREE CANOPY FOR TREES WITH AN AVERAGE DBH OF 12 INCHES OR MORE; 200 SQUARE FEET PER NEW EVERGREEN TREE; AND 100 SQUARE FEET PER NEW DECIDUOUS TREE.
3. SIZING METHOD PER CHAPTER 4 OF THE 2020 SAN MATEO COUNTY C.3 REGULATED PROJECTS GUIDE.
4. TREATMENT REQUIRED FOR 4% SIZING METHOD IS EQUAL TO 4% OF THE EFFECTIVE IMPERVIOUS AREA MINUS TREE CREDITS. TREATMENT REQUIRED FOR SELF-RETAINING AREAS IS EQUAL TO HALF THE EFFECTIVE IMPERVIOUS AREA MINUS TREE CREDITS.
5. SELECTION FROM THE FOLLOWING MANAGEMENT MEASURE TYPES: BIO-RETENTION AREA / FLOW-THROUGH PLANTER (LINED); SELF-RETAINING AREA; INTERCEPTOR TREE CREDIT; AND SELF-TREATING AREA.

ABBREVIATIONS

AC	ACRE
BASMAA	BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION
DBH	DIAMETER AT BREAST HEIGHT (4.5 FEET ABOVE GRADE)
DMA	DRAINAGE MANAGEMENT AREA
SF	SQUARE FEET
TCM	TREATMENT CONTROL MEASURE
NIC	NOT IN CONTRACT

STORMWATER CONTROL NOTES

1. ALL STORMWATER MANAGEMENT FACILITIES MUST MEET THE REQUIREMENTS OF THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) POST-CONSTRUCTION MANUAL.
2. DRAINAGE MANAGEMENT AREAS AND TREATMENT CONTROL MEASURE SIZES, ELEVATIONS, AND LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING AND PLUMBING DESIGN.

1" = 20'

GRAPHIC SCALE

20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO CA
94303

ISSUANCE:
PLANNING APPLICATION SUBMISSION
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
PRELIMINARY STORMWATER MANAGEMENT PLAN

STAMP

REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
PRELIMINARY
CIVIL
STATE OF CALIFORNIA

JOB NUMBER:
20220581-10

SCALE:
1" = 20'

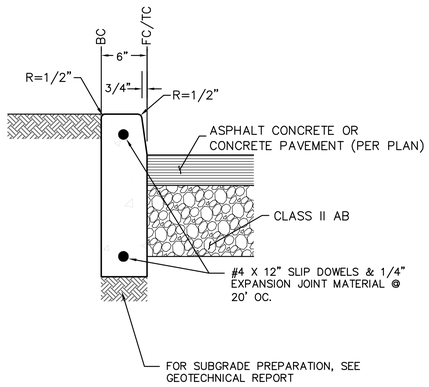
DRAWN BY:
HAC

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

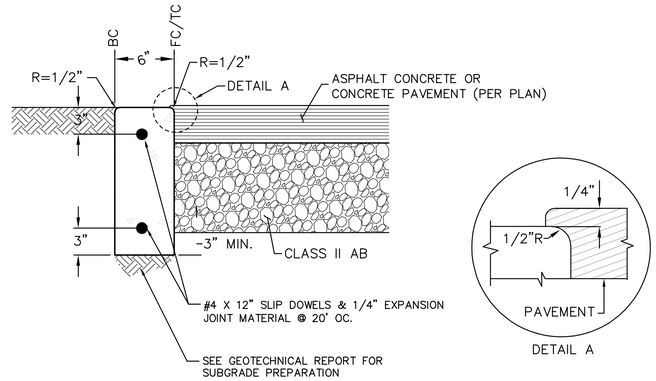
C5.0

Date: 10/21/22
File Name: Schembri_BIM_ARCH



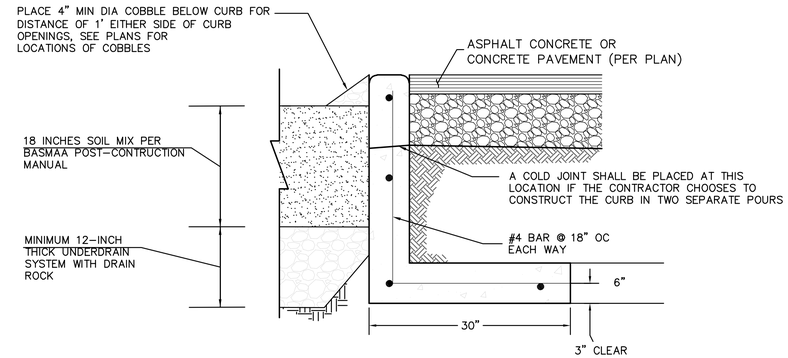
NOTES:
1. MATERIAL FOR EXPANSION JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 1751.

1 — 6" VERTICAL CURB
NTS



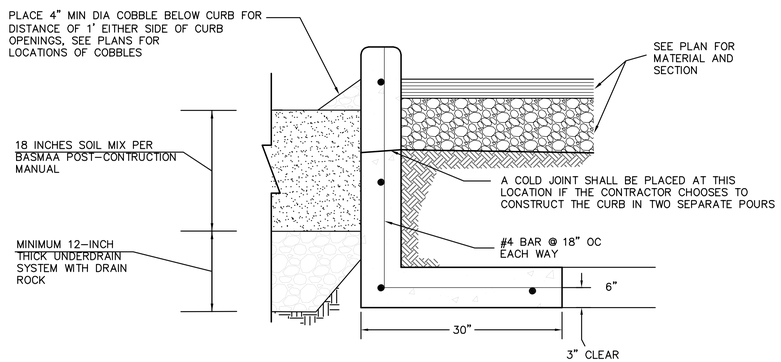
NOTES:
1. MATERIAL FOR EXPANSION JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 1751.

2 — FLUSH CURB
NTS



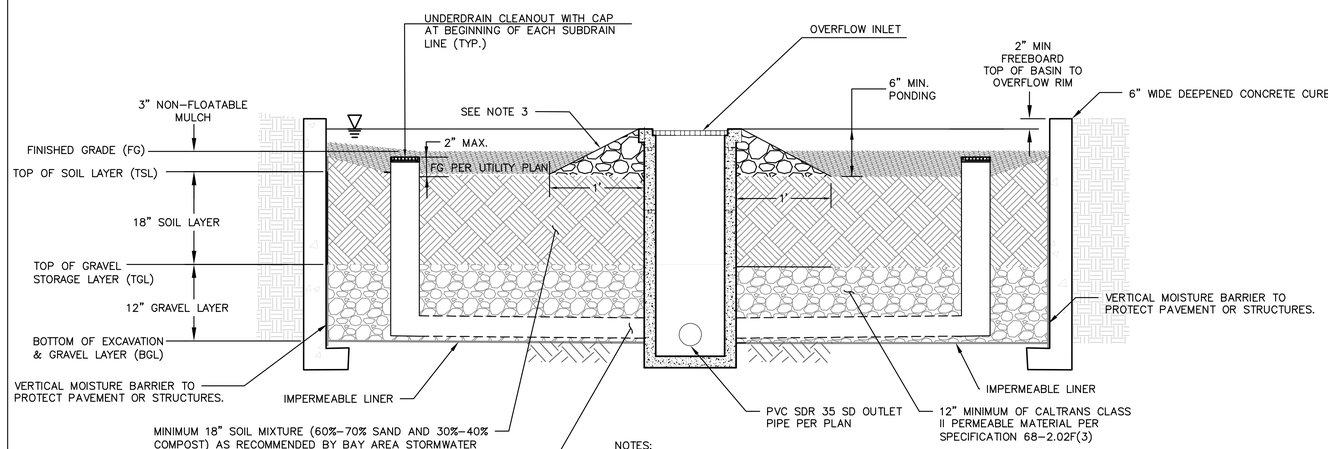
NOTE:
1. DEEPENED FLUSH CURB TO BE CONSTRUCTED WHEN CURB IS ADJACENT TO BIORETENTION AND STORMWATER DISSIPATER AREAS ONLY.
2. LONGITUDINAL BAR SPACE AS SHOWN, MAX 18".
3. FINAL CURB WALL DESIGN AND REBAR REQUIREMENTS IS SUBJECT TO STRUCTURAL ENGINEER'S DESIGN AND CALCULATIONS.

3 — DEEPEND FLUSH CURB
NTS



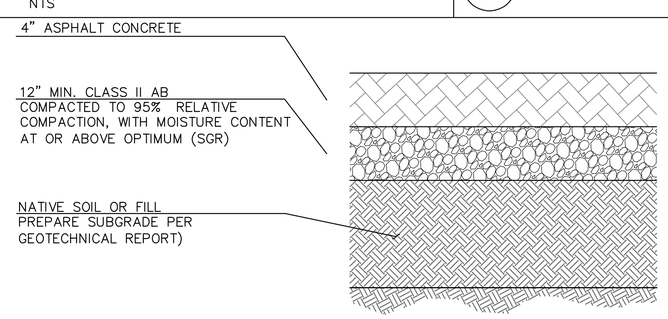
NOTE:
1. DEEPENED CURB TO BE CONSTRUCTED WHEN CURB IS ADJACENT TO BIORETENTION AND STORMWATER DISSIPATER AREAS ONLY.
2. LONGITUDINAL BAR SPACE AS SHOWN, MAX 18".
3. FINAL CURB WALL DESIGN AND REBAR REQUIREMENTS IS SUBJECT TO STRUCTURAL ENGINEER'S DESIGN AND CALCULATIONS.

4 — 6" DEEPENED VERTICAL CURB
NTS



NOTES:
1. SEE GRADING PLANS FOR BIO-RETENTION AREAS FINISHED GRADE.
2. ALL BIO-RETENTION SOILS USED SHALL BE PER BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) POST-CONSTRUCTION MANUAL.
3. PLACE COBBLE FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIO-RETENTION AREA (CLEANOUTS, OVERFLOW STRUCTURE, ETC.), EXTENDING 12" TYPICAL FROM EDGE OF STRUCTURE.

5 — BIO-RETENTION TREATMENT PLANTER
NTS



NOTES:
1. AGGREGATE BASE TO BE IN CONFORMANCE WITH THE CALTRANS STANDARD SPECIFICATIONS FOR CLASS 2 AGGREGATE BASEROCK. MINIMUM R-VALUE SHALL BE 78.
2. FIELD CONDITIONS MAY REQUIRE ALTERATION OF THE SECTION. ALL CHANGES ARE TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER IN THE FIELD.
3. FOR AREAS THAT WILL RECEIVE FIRE TRUCK TRAFFIC, THE PAVEMENT SECTION SHOULD CONSIST OF FOUR INCHES (4") OF ASPHALT CONCRETE OVER TWELVE INCHES (12") OF CLASS 2 AGGREGATE BASE.

6 — ASPHALT CONCRETE SECTION
NTS

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO CA
94303

ISSUANCE:
PLANNING APPLICATION SUBMISSION
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
CONSTRUCTION DETAILS

STAMP

REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
PRELIMINARY
CIVIL
STATE OF CALIFORNIA

JOB NUMBER:
20220581-10

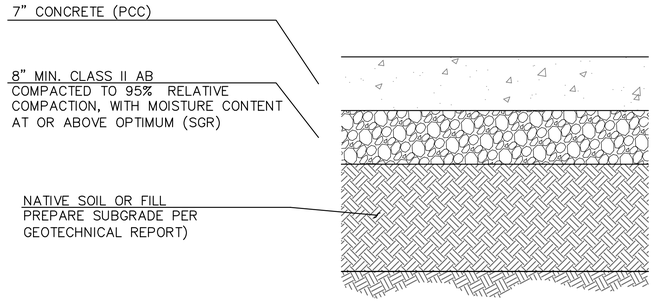
SCALE:
1" = 20'

DRAWN BY:
HAC

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER
C6.0

Date: 10/21/22
File Name: Schembri_BIM_ARCH



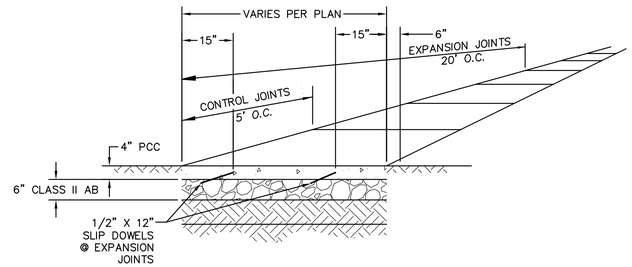
NOTES:

1. AGGREGATE BASE TO BE IN CONFORMANCE WITH THE CALTRANS STANDARD SPECIFICATIONS FOR CLASS 2 AGGREGATE BASEROCK. MINIMUM R-VALUE SHALL BE 78.
2. FIELD CONDITIONS MAY REQUIRE ALTERATION OF THE SECTION. ALL CHANGES ARE TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER IN THE FIELD.
3. REFER TO LANDSCAPE PLANS AND SPECS FOR CONCRETE FINISHES AND COLORS.
4. PROVIDE CONTROL AND EXPANSION JOINTS PER THE GEOTECHNICAL REPORT.
5. FOR AREAS THAT WILL RECEIVE FIRE TRUCK TRAFFIC, THE PAVEMENT SECTION SHOULD CONSIST OF SEVEN INCHES (7") OF PORTLAND CEMENT CONCRETE OVER SIX INCHES (8") OF CLASS 2 AGGREGATE BASE.

7 / -

VEHICULAR CONCRETE PAVEMENT SECTION / WALKWAY

NTS



NOTES:

1. AGGREGATE BASE TO BE IN CONFORMANCE WITH THE CALTRANS STANDARD SPECIFICATIONS FOR CLASS 2 AGGREGATE BASEROCK. MINIMUM R-VALUE SHALL BE 78.
2. FIELD CONDITIONS MAY REQUIRE ALTERATION OF THE SECTION. ALL CHANGES ARE TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER IN THE FIELD.
3. EXPANSION JOINTS WITH DOWELS TO BE PLACED AT 20' O.C. AS SHOWN
4. CONTROL JOINTS TO BE PLACED AT 5 FT O.C.

8 / -

CONCRETE WALKWAY SECTION

NTS

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO CA
94303

ISSUANCE:
PLANNING APPLICATION SUBMISSION
7.6.2023

NO.	DESCRIPTION:	DATE:

DRAWING CONTENT
CONSTRUCTION DETAILS

STAMP

JOB NUMBER:
20220581-10

SCALE:
1" = 20'

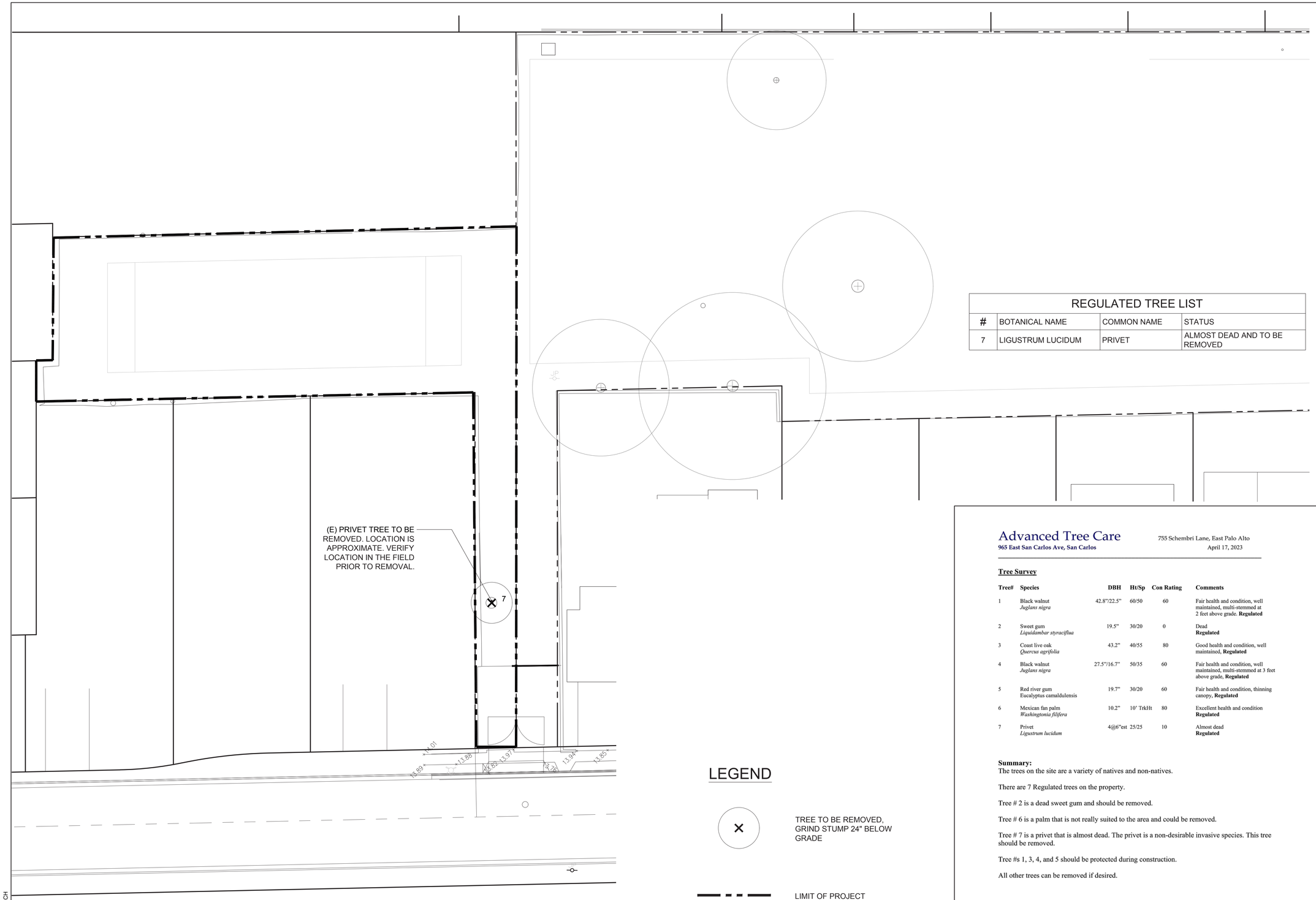
DRAWN BY:
HAC

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

C6.1

Date: 10/21/22
File Name: Schembri_BIM_ARCH



REGULATED TREE LIST

#	BOTANICAL NAME	COMMON NAME	STATUS
7	LIGUSTRUM LUCIDUM	PRIVET	ALMOST DEAD AND TO BE REMOVED

LEGEND

× TREE TO BE REMOVED, GRIND STUMP 24" BELOW GRADE

LIMIT OF PROJECT

NOTE: NO TREE TO BE PROTECTED ON THIS SITE.

Advanced Tree Care
965 East San Carlos Ave, San Carlos

755 Schembri Lane, East Palo Alto
April 17, 2023

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Black walnut *Juglans nigra*	42.8"/22.5"	60/50	60	Fair health and condition, well maintained, multi-stemmed at 2 feet above grade. **Regulated**
2	Sweet gum *Liquidambar styraciflua*	19.5"	30/20	0	Dead **Regulated**
3	Coast live oak *Quercus agrifolia*	43.2"	40/55	80	Good health and condition, well maintained, **Regulated**
4	Black walnut *Juglans nigra*	27.5"/16.7"	50/35	60	Fair health and condition, well maintained, multi-stemmed at 3 feet above grade, **Regulated**
5	Red river gum Eucalyptus camaldulensis	19.7"	30/20	60	Fair health and condition, thinning canopy, **Regulated**
6	Mexican fan palm *Washingtonia filifera*	10.2"	10' TrkHt	80	Excellent health and condition **Regulated**
7	Privet *Ligustrum lucidum*	4@6"est	25/25	10	Almost dead **Regulated**

Summary:
The trees on the site are a variety of natives and non-natives.

There are 7 Regulated trees on the property.

Tree # 2 is a dead sweet gum and should be removed.

Tree # 6 is a palm that is not really suited to the area and could be removed.

Tree # 7 is a privet that is almost dead. The privet is a non-desirable invasive species. This tree should be removed.

Tree #s 1, 3, 4, and 5 should be protected during construction.

All other trees can be removed if desired.

2 | Page

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
743, 755 SCHEMBRI LN.
EAST PALO ALTO, CA
94303

ISSUANCE:
PLANNING APPLICATION SUBMISSION
06.XX.2023

NO.	DESCRIPTION:	DATE:

MILLER COMPANY
landscape architects

2973 16TH ST. SAN FRANCISCO, CA 94103
415.252.7288 www.millercomp.com

DRAWING CONTENT
TREE REMOVAL PLAN

STAMP

JOB NUMBER:
2203.00

SCALE:
AS NOTED

DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER
L0.01

Date: 6/5/23
File Name: 743_755 Schembri_BIM_ARCH

24x36

LEGEND

- Concrete w/ Score Joints
- Concrete Pavers
- General Planting Area
- Backyard Planting Area
- Stormwater Treatment Planting
- Decomposed Granite
- Screening Hedge
- Existing Light
- New Street Light

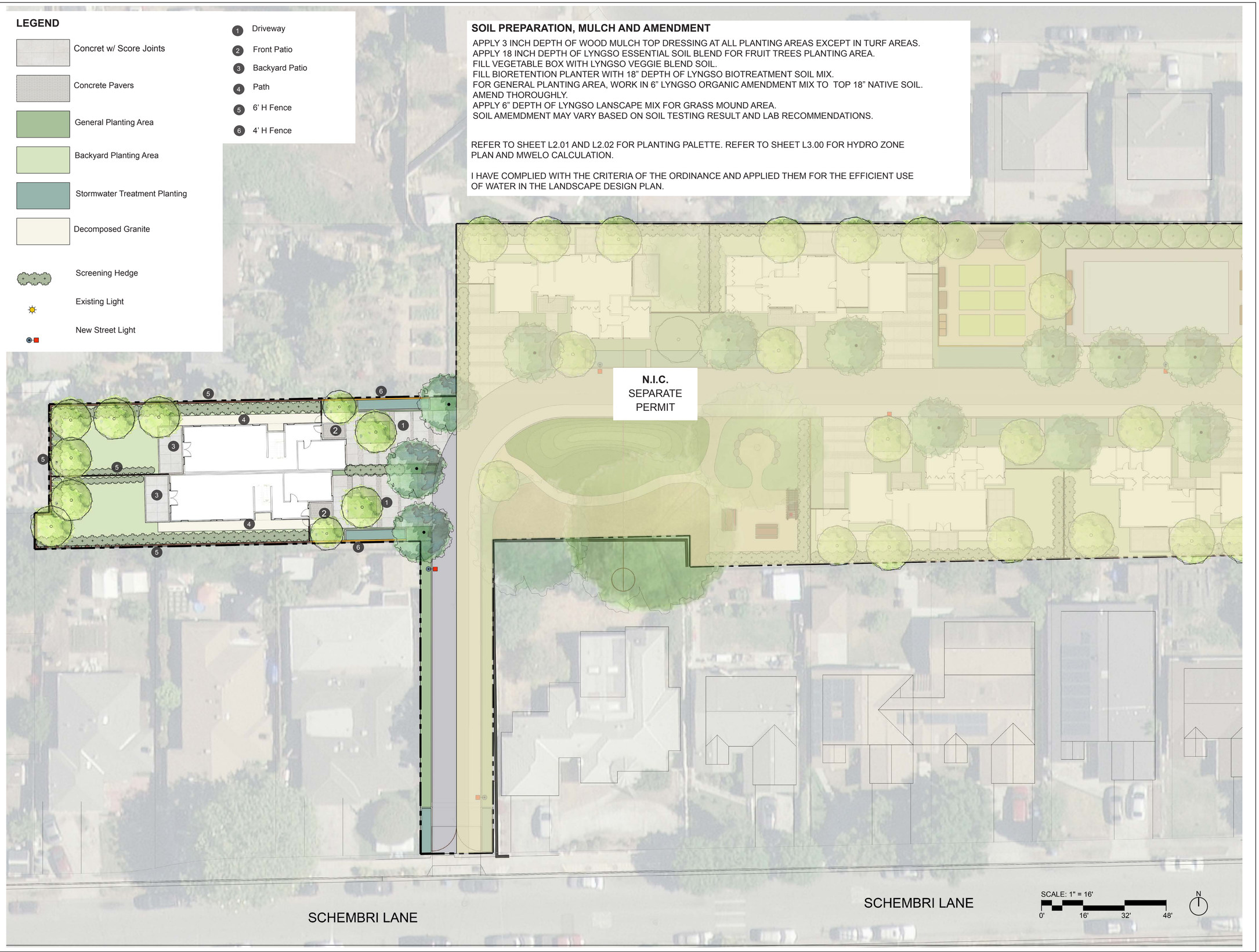
1. Driveway
2. Front Patio
3. Backyard Patio
4. Path
5. 6' H Fence
6. 4' H Fence

SOIL PREPARATION, MULCH AND AMENDMENT

APPLY 3 INCH DEPTH OF WOOD MULCH TOP DRESSING AT ALL PLANTING AREAS EXCEPT IN TURF AREAS.
APPLY 18 INCH DEPTH OF LYNGSO ESSENTIAL SOIL BLEND FOR FRUIT TREES PLANTING AREA.
FILL VEGETABLE BOX WITH LYNGSO VEGGIE BLEND SOIL.
FILL BIORETENTION PLANTER WITH 18" DEPTH OF LYNGSO BIOTREATMENT SOIL MIX.
FOR GENERAL PLANTING AREA, WORK IN 6" LYNGSO ORGANIC AMENDMENT MIX TO TOP 18" NATIVE SOIL. AMEND THOROUGHLY.
APPLY 6" DEPTH OF LYNGSO LANSCAPE MIX FOR GRASS MOUND AREA.
SOIL AMEMDMENT MAY VARY BASED ON SOIL TESTING RESULT AND LAB RECOMMENDATIONS.

REFER TO SHEET L2.01 AND L2.02 FOR PLANTING PALETTE. REFER TO SHEET L3.00 FOR HYDRO ZONE PLAN AND MWELO CALCULATION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
06.XX.2023

NO.	DESCRIPTION:	DATE:

MILLER COMPANY
landscape architects
2973 16TH ST. SAN FRANCISCO, CA 94103
415.252.7288 www.millercomp.com

DRAWING CONTENT
LANDSCAPE PLAN

STAMP

JOB NUMBER:
2203.00

SCALE:
AS NOTED

DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

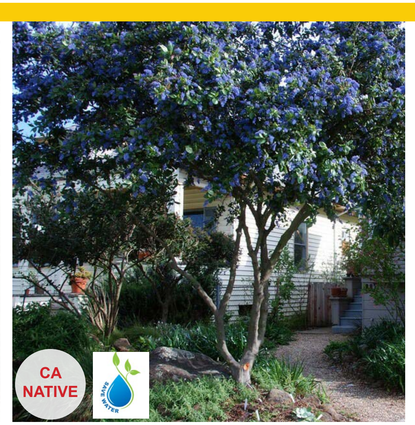
L 1.00

Date: 6/5/23
File Name: 739 Schembri_BIM_ARCH

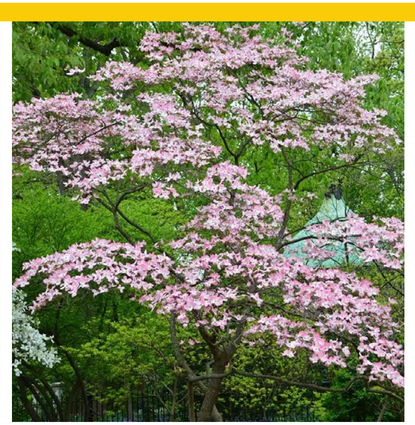
24x36

LANDSCAPE TREES

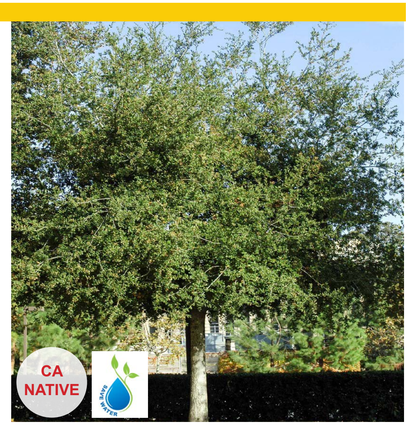
DR. HURD MANZANITA
Arctostaphylos manzanita 'Dr. Hurd'



CALIFORNIA LILAC
Ceanothus 'Ray Hartman'

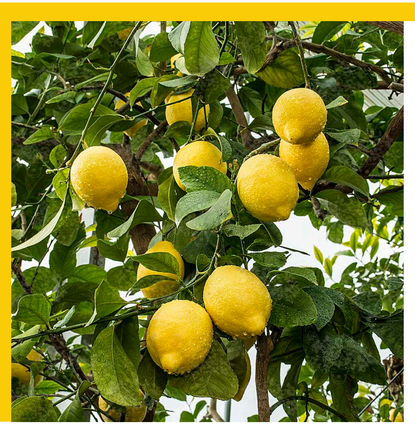


FLOWERING DOGWOOD
Cornus florida

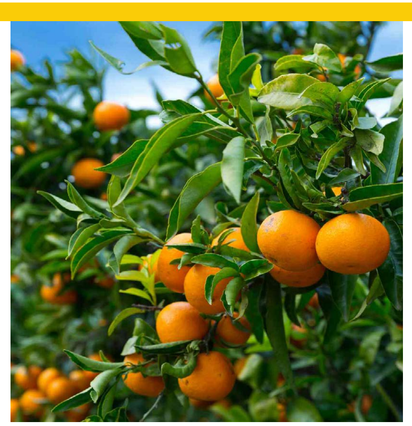


COAST LIVE OAK
Quercus agrifolia

FRUIT TREES



LEMON TREE
Citrus limon 'Eureka'



ORANGE TREE
Citrus sinensis

PERSIMMON
Diospyros kaki

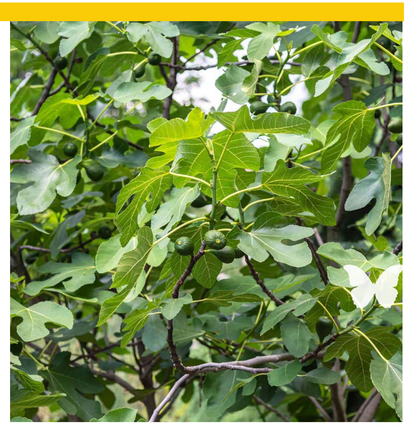
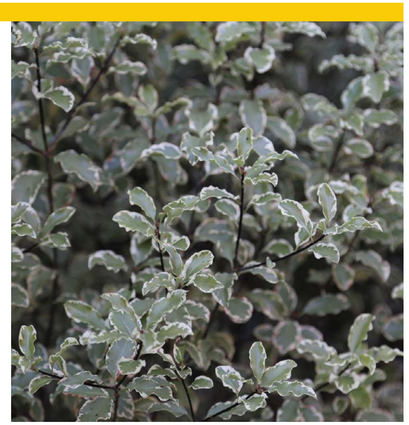


FIG
Ficus carica

HEDGE PLANTING

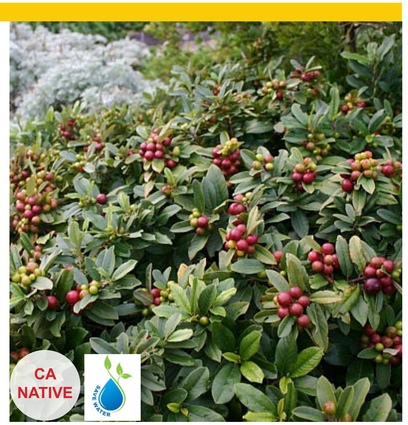
PITTOSPORUM
Pittosporum tenuifolium



VARIEGATED
Pittosporum tenuifolim 'Variegatum'

BIO-RETENTION (SHRUBS)

MANZANITA 'MCMINN'
Arctostaphylus densiflora 'Howard McMinn'



SEA VIEW COFFEEBERRY
Frangula clifornica 'Sea View'

PLANT LIST

Botanical Name	Common Name	Water Usage	CA Native
Trees			
Residential, street side, and open space area			
Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita	Low	Y
Ceanothus 'Ray Hartman'	California Lilac	Low	Y
Cornus florida	Flowering Dogwood	Medium	N
Quercus agrifolia	Coast Live Oak	Low	Y
Fruit Trees			
Citrus x meyeri	Meyer Lemon	Medium	N
Citrus sinensis	Orange	Medium	N
Diospyros kaki 'Fuyu'	Fuyu Persimmon	Low	N
Ficus carica	Fig	Medium	N
Hedge			
Pittosporum tenuifolium	Tawhiwhi	Medium	N
Bio Retention Planting			
Arctostaphylus densiflora 'Howard McMinn'	Manzanita 'McMinn'	Low	Y
Chondropetalum tectorum	Cape Rush	Low	N
Epilobium canum	California fuchsia	Low	Y
Eriogonum grande rubescens	San Miguel Island Buckwheat	Low	Y
Festucas californica	California Fescue	Low	Y
Frangula californica 'Sea View'	Sea View Coffeeberry	Low	Y
Juncus patens	Blue Rush	Low	Y
Mimulus aurantiacus	Sticky Monkey Flower	Low	Y
Muhlenbergia rigens	Deer Grass	Low	Y
Verbena lilacina 'De La Mina'	Cedros Island Verbena	Low	Y
Front / Streetside Planting			
Artemisia 'Powis Castle'	Powis Castle Artemisia	Low	N
Carex tumulicola	Berkeley Sedge	Low	Y
Ceanothus thyrsiflorus 'Skylark'	Skylark California Lilac	Low	Y
Phlomis fruticosa	Jerusalem Sage	Low	N
Salvia leucantha	Mexican Bush Sage	Low	N
Salvia leucophylla x clevelandii 'Pozo Blue'	Pozo Blue Sage	Low	Y
Westringia fruticosa	Coast Rosemary	Low	N
Backyard Planting			
Achillea millefolium 'Island Pink'	Island Pink Yarrow	Low	Y
Ceanothus 'Cool Blue'	Cool Blue California Lilac	Low	Y
Erigeron karvinskianus	Santa Barbara Daisy	Low	Y
Perovskia atriplicifolia 'Blue Spire'	Russian Sage	Low	N
Rhamnus californica 'Eve Case'	Coffeeberry	Low	Y
Salvia x 'Amistad'	Friendship Sage	Low	N

CA NATIVE — CALIFORNIA NATIVE

LOW WATER

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
06.XX.2023

NO.	DESCRIPTION:	DATE:

MILLER COMPANY
landscape architects
2973 16TH ST. SAN FRANCISCO, CA 94103
415.252.7288 www.millercomp.com

DRAWING CONTENT
PLANTING PALETTE

STAMP

JOB NUMBER:
2203.00

SCALE:
AS NOTED

DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L 2.01

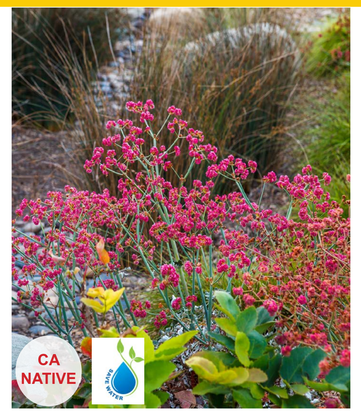
Date: 6/5/23
File Name: 739 Schembri_BIM_ARCH

24x36

BIO-RETENTION

CAPE RUSH
Chondropetalum tectorum

CALIFORNIA FUCHSIA
Epilobium canum



SAN MIGUEL ISLAND BUCKWHEAT
Eriogonum grande rubescens

DEER GRASS
Muhlenbergia rigens

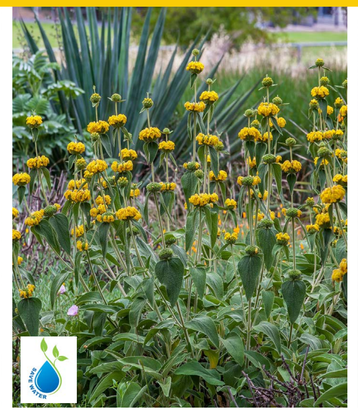
STICKY MONKEY FLOWER
Mimulus aurantiacus

CEDROS ISLAND VERBENA
Verbena lilacina 'De La Mina'

FRONT PLANTING

BERKELEY SAGE
Carex tumulicola

SKYLARK CALIFORNIA LILAC
Ceanothus thyrsiflorus 'Skylark'



JERUSALEM SAGE
Phlomis fruticosa

MEXICAN BUSH SAGE
Salvia leucantha

POZO BLUE SAGE
Salvia leucophylla x clevelandii 'Pozo Blue'

COAST ROSEMARY
Westrongia fruticosa

BACKYARD PLANTING

ISLAND PINK YARROW
Achillea millefolium

COOL BLUE CALIFORNIA LILAC
Ceanothus 'Cool Blue'

SANTA BARBARA DAISY
Erigeron karvinskianus

RUSSIAN SAGE
Perovskia atriplicifolia

COFFEEBERRY
Rhamnus california 'Eve Case'

Friendship Sage
Salvia 'Amistad'

Date: 6/5/23
File Name: 739 Schembri_BIM_ARCH

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
06.XX.2023

NO.	DESCRIPTION:	DATE:

MILLER COMPANY
landscape architects
2973 16TH ST. SAN FRANCISCO, CA 94103
415.252.7288 www.millercomp.com

DRAWING CONTENT
PLANTING
PALETTE

STAMP

JOB NUMBER:
2203.00

SCALE:
AS NOTED

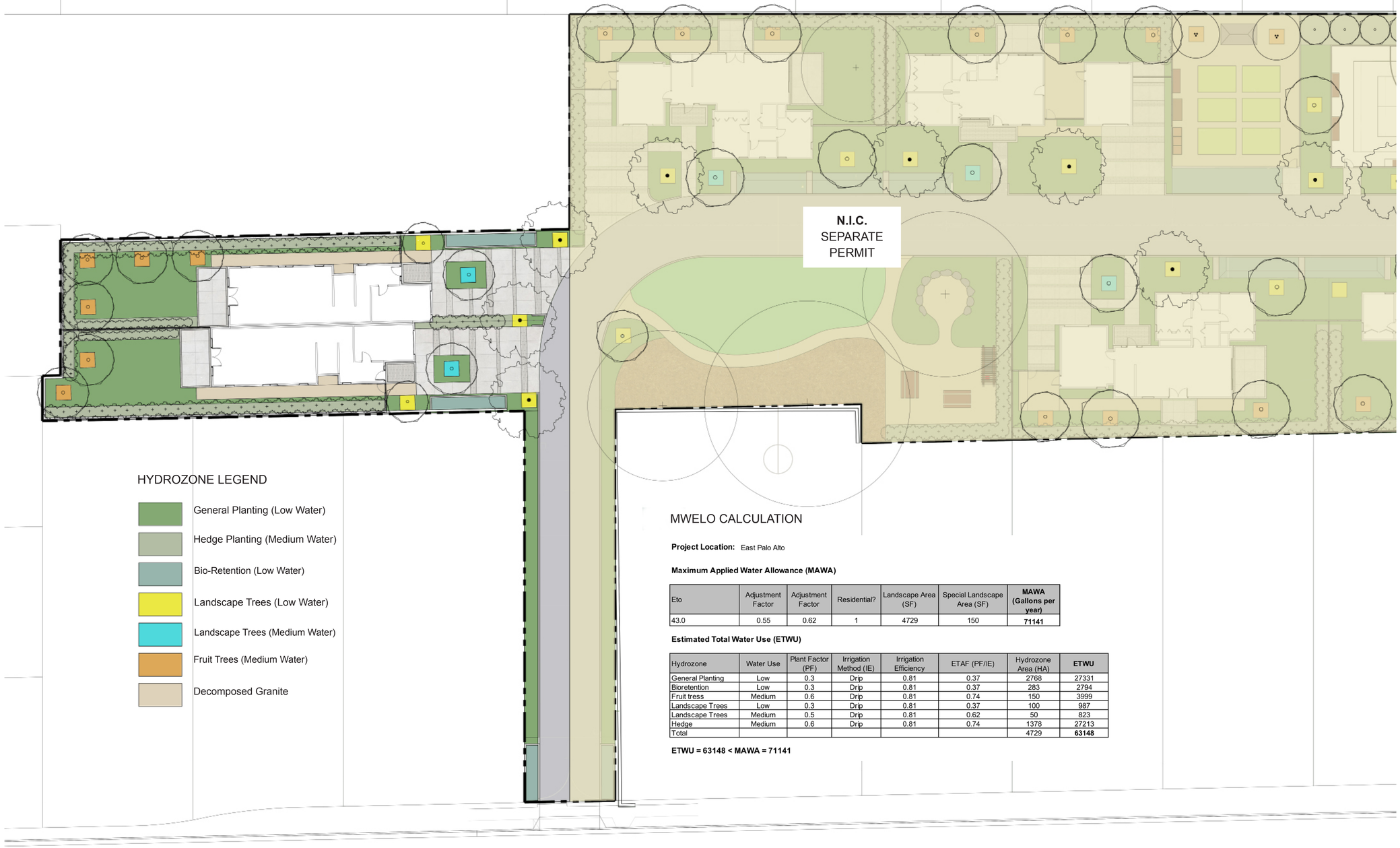
DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L 2.02

24x3



HYDROZONE LEGEND

- General Planting (Low Water)
- Hedge Planting (Medium Water)
- Bio-Retention (Low Water)
- Landscape Trees (Low Water)
- Landscape Trees (Medium Water)
- Fruit Trees (Medium Water)
- Decomposed Granite

MWELO CALCULATION

Project Location: East Palo Alto

Maximum Applied Water Allowance (MAWA)

Eto	Adjustment Factor	Adjustment Factor	Residential?	Landscape Area (SF)	Special Landscape Area (SF)	**MAWA (Gallons per year)**
43.0	0.55	0.62	1	4729	150	**71141**

Estimated Total Water Use (ETWU)

Hydrozone	Water Use	Plant Factor (PF)	Irrigation Method (IE)	Irrigation Efficiency	ETAF (PF/IE)	Hydrozone Area (HA)	**ETWU**
General Planting	Low	0.3	Drip	0.81	0.37	2768	27331
Bioretention	Low	0.3	Drip	0.81	0.37	283	2794
Fruit tress	Medium	0.6	Drip	0.81	0.74	150	3999
Landscape Trees	Low	0.3	Drip	0.81	0.37	100	987
Landscape Trees	Medium	0.5	Drip	0.81	0.62	50	823
Hedge	Medium	0.6	Drip	0.81	0.74	1378	27213
Total						4729	**63148**

ETWU = 63148 < MAWA = 71141

HAYES GROUP ARCHITECTS

HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
SCHEMBRI VILLAGE
739 SCHEMBRI LANE
EAST PALO ALTO, CA
94303

ISSUANCE:
SUBDIVISION APPLICATION SUBMISSION
10.21.2022
PLANNING APPLICATION SUBMISSION 2
06.XX.2023

NO.	DESCRIPTION:	DATE:

MILLER COMPANY
landscape architects
2973 16TH ST. SAN FRANCISCO, CA 94103
415.252.7288 www.millercomp.com

DRAWING CONTENT
HYDROZONE
PLAN

STAMP

JOB NUMBER:
2203.00

SCALE:
AS NOTED

DRAWN BY:
#

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© Hayes Group Architects, Inc.

DRAWING NUMBER

L 3.00

Date: 6/5/23
File Name: 739 Schembri_BIM_ARCH

24x36