965 WEEKS STREET
ENTITLEMENT SET - RESPONSE

David Baker Architects

MidPen + EPA Can-Do

965 Weeks Street

LICENSED ARCHITECT
DANIEL SIMONS
C-30025
EXP. 08-30-2019
STATE OF CALIFORNIA

COVER

21850

scale (printed at 22x34):

date: 2019-12-06

G000

PROJECT DIRECTORY

DEVELOPER

EPA CAN-DO
2369 UNIVERSITY AVENUE
EAST PALO ALTO, CALIFORNIA 94303
T. 650.473.9838
ATTN: DUANE BAY
DBAY@EPACANDO.ORG

MIDPEN HOUSING CORP.
1970 BROADWAY, SUITE 100
OAKLAND, CA 94612
T. 510.426.5671
ATTN: VICTORIA WONG
VWONG@MIDPEN-HOUSING.ORG

ARCHITECT

DAVID BAKER ARCHITECTS
461 SECOND STREET, #C127
SAN FRANCISCO, CA 94107
T. 415.896.6700 X 132
ATTN: CAROLINE SOUZA
CAROLINESOUZA@DBARCHITECT.COM

PROJECT DESCRIPTION

PROJECT DESCRIPTION
THE SITE IS LOCATED AT 965 WEEKS STREET, IN EAST PALO ALTO, CALIFORNIA. THE PROJECT INCLUDES A 5-LEVEL CONCRETE PARKING STRUCTURE AND A MIX OF 3 AND 4-STORY WOOD MULTIFAMILY APARTMENT BUILDINGS, INCLUDING COMMON AREAS, OFFICE SPACE, UTILITY ROOMS, AND SERVICE SPACES.

GROUND FLOOR UNITS TYPICALLY HAVE A MAIN ACCESSIBLE CORRIDOR ENTRANCE AND A SECONDARY ENTRANCE FROM THE PROJECT OPEN SPACE. THREE GROUND FLOOR UNITS ON THE SOUTHWEST CORNER OF THE SITE ARE ONLY ACCESSED FROM WEEKS STREET. ALL UPPER-FLOOR UNITS ARE ACCESSED FROM THE CORRIDORS.

BUILDING TYPE
5 LEVELS OF TYPE-IA PARKING STRUCTURE, S-2 OCCUPANCY. (THE TOP LEVEL IS UNCOVERED, FOR 4-STORIES TOTAL).
3 AND 4 LEVELS OF TYPE-V WOOD RESIDENTIAL R-2 OCCUPANCY.

SPRINKLERS
THE BUILDING WILL BE FULLY SPRINKLERED AND PROTECTED ACCORDING TO NFPA-13

FIRE ALARM

GROSS SQUARE FEET BY USE

Name	Area
CIRCULATION	32,700 SF
COMMON	3,600 SF
GARAGE	84,800 SF
RESIDENTIAL	120,300 SF
SERVICE	6,700 SF
	248,000 SF

UNIT MIX

Unit Type	Count	Parking Ratio	Parking Req'd
1BR	19	1	19
2BR	75		109.5
3BR	27		52
4BR	7	2.5	17.5
S	8	1	8
	136		206

PARKING PROVIDED
STANDARD SPACES

9	ADA
9	ADA Van
48	Compact
75	Standard
50	Tandem

191
ELECTRIC VEHICLE SPACES

1	ADA
1	ADA Van
20	Standard

22
213

BICYCLE PARKING
BICYCLE PARKING FACILITIES SHALL BE PROVIDED FOR ALL APPLICABLE USES IN COMPLIANCE WITH THE SANTA CLARA COUNTY VALLEY TRANSPORTATION AUTHORITY, BICYCLE TECHNICAL GUIDELINES, SECTION III, BIKE PARKING.

CLASS	RATIO	# SPACES REQ'D	# SPACES PROVIDED
CLASS I	1 PER 2 UNITS	68	68
CLASS II	1 PER 15 UNITS	9	9

GENERATORS
NO GENERATORS ARE PLANNED FOR THIS PROJECT.

1

STORMWATER
DESIGN DETAILS, SOIL MIXES AND VEGETATION FOR BIORETENTION COMPLIES WITH ALL REQUIREMENTS OF THE MUNICIPAL REGIONAL STORMWATER NPDES PERMIT PROVISION C.3. - ADD NOTES TO SITE PLAN

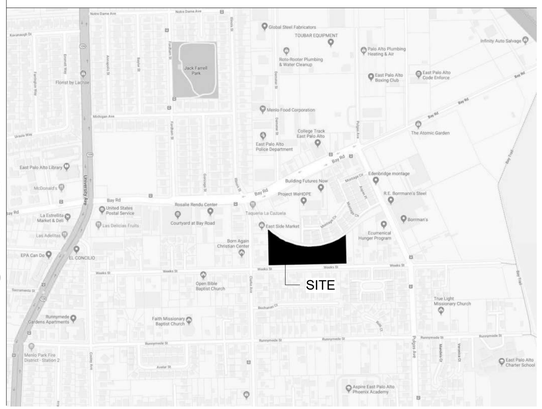
FIRE FLOW
AN ONSITE WATER TANK WILL PROVIDE ADEQUATE WATER FLOW AND PRESSURE TO THE PROJECT.

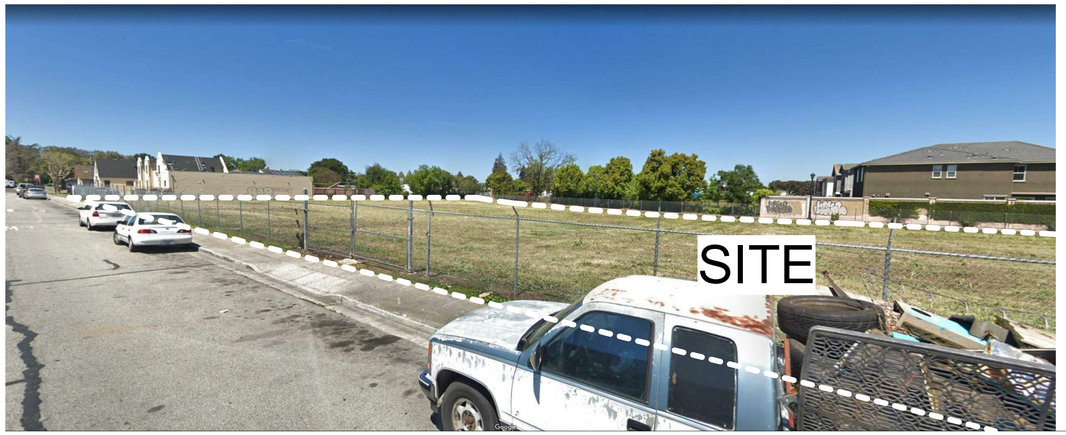
PROJECT SITE

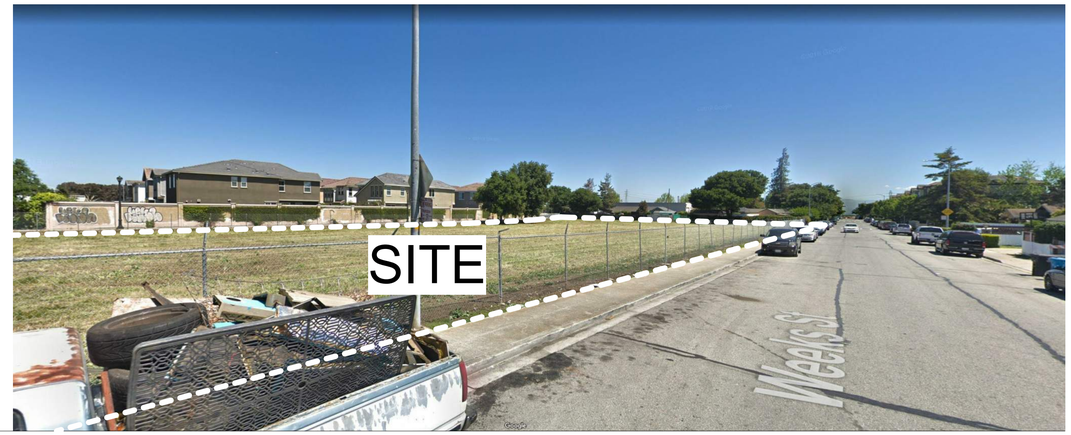
ADDRESS	965 WEEKS STREET, EAST PALO ALTO, CA, 94303
LOT	063232210, 063232220, 063232230
ZONE	HIGH DENSITY RESIDENTIAL
LOT SIZE	2.61 ACRES, 113,543 SQUARE FEET

SHEET INDEX

G000	COVER
G001	TITLE SHEET
G002	WEEKS STREET RENDERING
G003	BAY TRAIL RENDERING
G004	EXISTING SITE CONDITIONS
G005	FIRE ACCESS
G006	FIRE FLOW
G101	CODE EXCERPTS
G102	BUILDING HEIGHT DIAGRAMS
G200	COMMUNITY MEETING DIAGRAMS
G400	AREA CALCULATIONS
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C5.1	STORMWATER CONTROL DETAILS
L-1	LANDSCAPE ILLUSTRATIVE SITE PLAN
L-2	COURTYARD PLAN ENLARGEMENT
L-3	RESIDENTIAL MEWS PLAN ENLARGEMENT
L-4	WEEKS STREET PLAN ENLARGEMENT
L-5	BAY TRAIL CONNECTORS PLAN ENLARGEMENTS
L-6	UNDERSTORY PLANT PALETTE
L-7	TREE PLANT PALETTE
A001	SITE PLAN
A101	LEVEL 1 - FLOOR PLAN
A102	LEVEL 2 - FLOOR PLAN
A103	LEVEL 3 - FLOOR PLAN
A104	LEVEL 4 - FLOOR PLAN
A105	ROOF PLAN
A200	ELEVATIONS - NORTH & SOUTH
A201	ELEVATIONS - EAST & WEST
A500	EXTERIOR MATERIALS

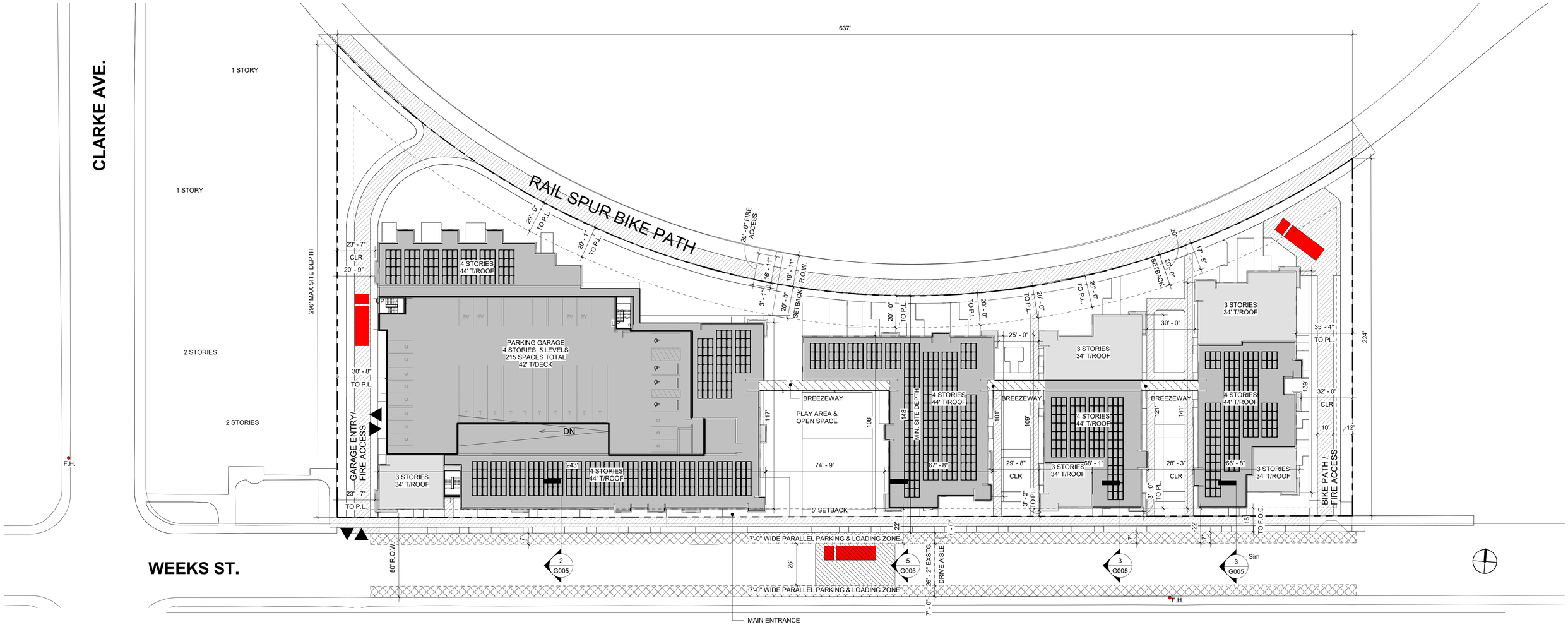


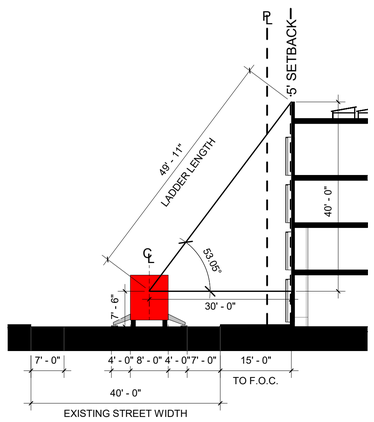




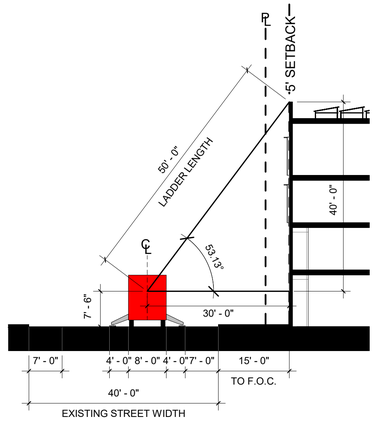
EXISTING VIEW FROM WEEKS STREET

EXISTING SITE AERIAL VIEW

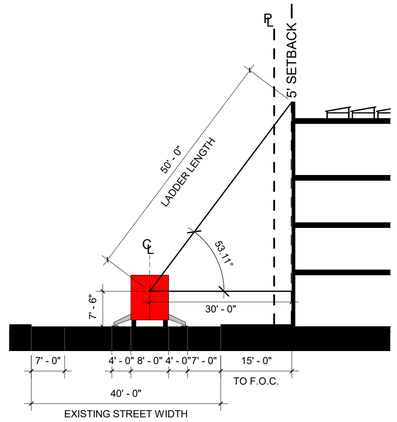




② 001 LADDER ANGLE DIAGRAM
1/16" = 1'-0"



③ 003 LADDER ANGLE DIAGRAM
1/16" = 1'-0"



⑤ 005 LADDER ANGLE DIAGRAM
1/16" = 1'-0"

David Baker Architects

MidPen + EPA Can-Do

965 Weeks Street

LICENSED ARCHITECT DANIEL SIMONS C-30025 Exp. 06-30-2019 STATE OF CALIFORNIA

FIRE ACCESS

21850
scale (printed at 22x34): As indicated
date: 2019-12-06

G005

AMERICAN WATER

FLOW TESTING APPLICATION

American Water Office
2415 University Avenue
Second Floor
Phone: 650-322-2083
Fax: 650-325-5038
Hours: 9am-4pm Mon-Fri

A FEE OF $250.00 IS REQUIRED FOR ALL REQUESTED FLOW TESTING
Please make checks payable to American Water Services, Inc.

Last Name Price First Name Sarah Initial _____

Job Site Location: 965 Weeks Street. Between Clarke Avenue and Pulgas Avenue.

City East Palo Alto State CA Zip Code 94303

Phone Number: (330) 671-9491 Fax Number: (____) _____

Driver License/Identification Number Y5829417 Exp Date 12/08/2022

Contractor Tax I.D/License Number _____ Job Permit Number IN PLANNING

Customer Signature _____ Date 09-04-2019

INFORMATION GIVEN IS STRICTLY FOR OFFICE USE ONLY

OFFICE USE ONLY

Account Number: _____ FH Flow testing: $250.00

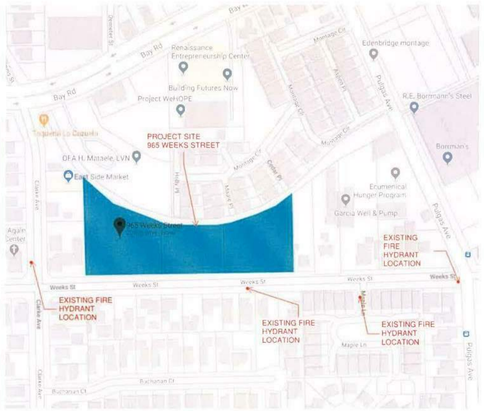
Test Completed By: NS +JA Receipt Number: _____

Entered By _____ Date _____

RECEIVED
SEP 11 2019
EAST PALO ALTO
AMERICAN WATER

PAID
CA CHK CD #127724
SEP 10 2019
AMERICAN WATER EAST PALO ALTO
(650) 322-2083

FIRE HYDRANT LOCATION EXHIBIT



HYDRANT FIELD FLOW TEST

Please Print

Date: 09-20-19 Time Start: 5:30 Am End: 5:45 Am

Operator(s): NS + JA

Flow Hydrant

Near Street Address: 1090 weeks st

Flow Hydrant#: ~~4~~ 104 Receiving Body of Water (Circle) Storm / Creek / Sewer

Outlet Size: 2.5 Static PSI: 56 Pitot GPM: 750 Pitot PSI 20

Test or Residual Hydrant

Near Street Address: 1020 weeks st

Flow Hydrant#: ~~700~~ 103 Static PSI: 54 Residual PSI: 42

NOTE: _____

Test Conducted for: (Name on Application) Sarah Price

Form prepared by: JA +NS

FIRE HYDRANT FLOW INFORMATION

AMERICAN WATER

2415 University Avenue, East Palo Alto, CA 94303 Tel: (650) 322-2083

Date Flowed: 9/20/19

Flowed By: NS/JA

Flow Hydrant No.: 104
Location: 1090 Weeks St.

Static Pressure	56	
Pito Pressure	20	psi
Outlet Size	2.5	inches
Qob =	750.4	gpm

$Qob = (29.83 \times .9) \times (\text{Outlet Diameter}^2) \times (\sqrt{\text{Pito}})$

Test Hydrant No.: 103
Location: 1020 Weeks St.

DIRECTION OF FLOW

	DOWNSTREAM
	UPSTREAM
x	UNIDIRECTIONAL

☑ Q @ X
☑ Q @ 20

Static Pressure	54	psi
Residual Pressure	42	psi
Q20 =	1263.1	gpm

$Q20 = Qob \sqrt{\frac{Sta - 20}{Sta - Res}}$

Mark Edwards, GM AWE-CSG 9/23/2019

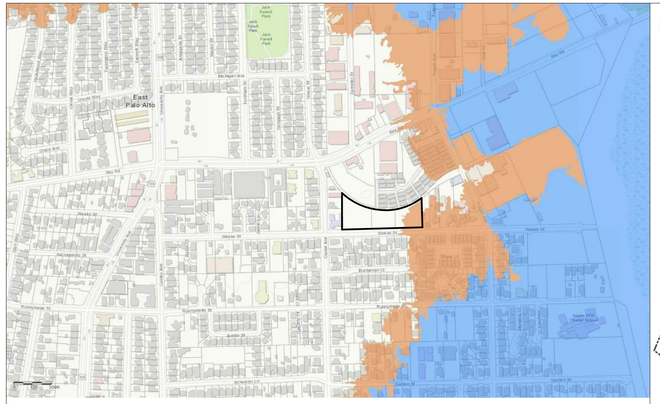
Calculated Flow @ 20 psi 1263.1

*The calculated results of this flow test are based on the data collected at the time and date tested and under the exhibited system operational conditions. Hydrant flow tests are known to fluctuate

*The calculated results of this flow test are based on the data collected at the time and date tested and under the exhibited system operational conditions. Hydrant flow tests are known to fluctuate with operational conditions, routine maintenance, and system demands; which are influenced by time of day, season, temperature, and day of the week.

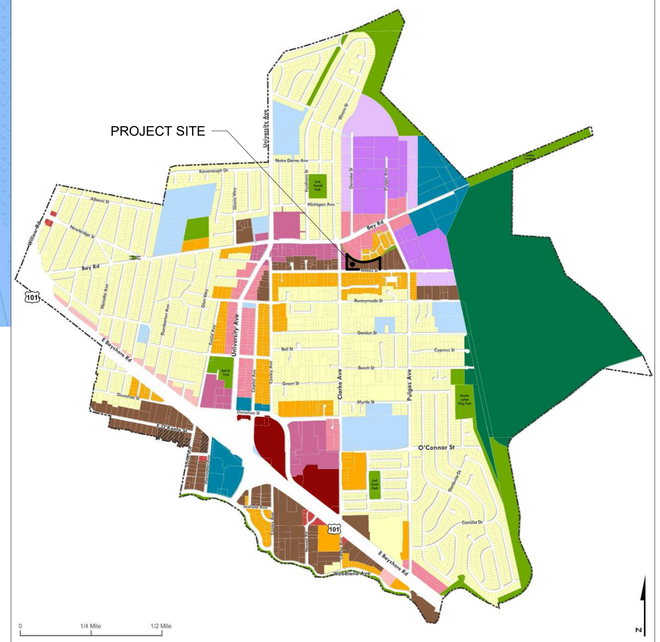
Note: All numbers are approximate.

LICENSED ARCHITECT DANIEL SIMONS C-30025 EXP. 06-30-2019 STATE OF CALIFORNIA

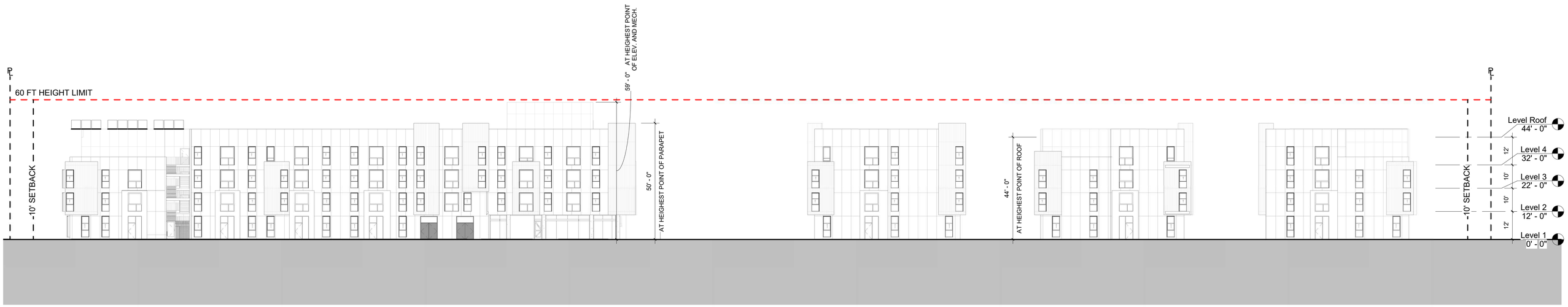


FLOOD MAP

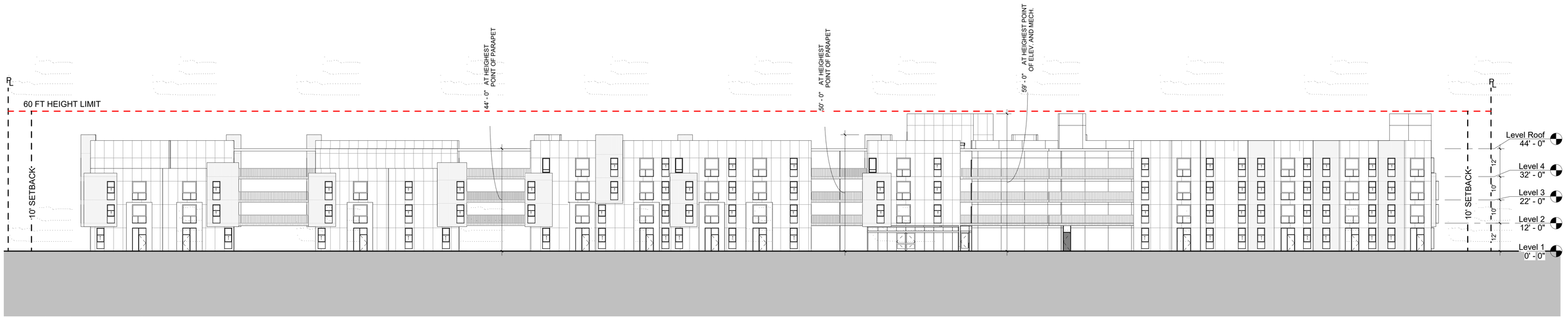
General Plan Land Use Designations



VISTA 2035 EAST PALO ALTO GENERAL PLAN UPDATE



② HEIGHT DIAGRAM (SOUTH ELEVATION)
1" = 20'-0"



① HEIGHT DIAGRAM (NORTH ELEVATION)
1" = 20'-0"

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965 Weeks Street

LICENSED ARCHITECT
DANIEL SIMONS
C-30025
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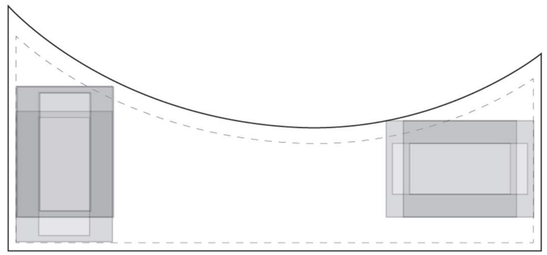
BUILDING HEIGHT DIAGRAMS

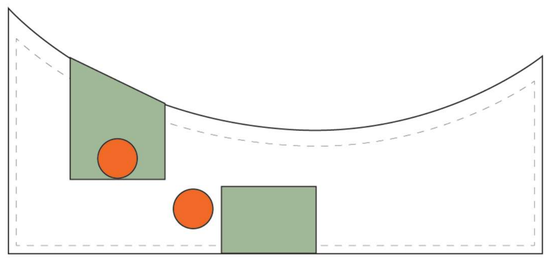
21850
scale (printed at 22x34): 1" = 20'-0"
date: 2019-12-06

G102

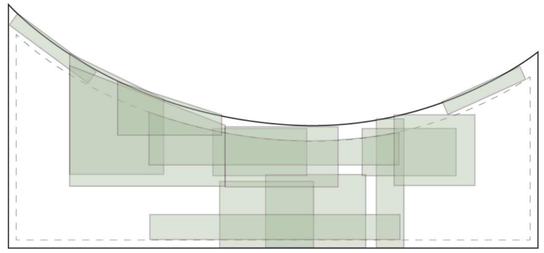
COMMUNITY FEEDBACK



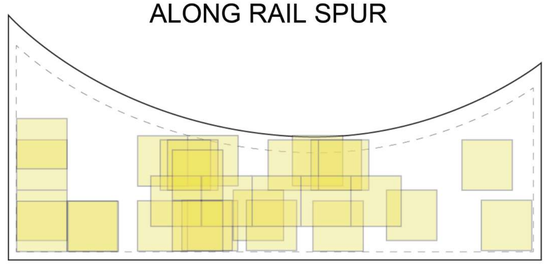
WRAPPED GARAGE ON WEST SIDE



AMENITIES CLOSE TO GREEN SPACE

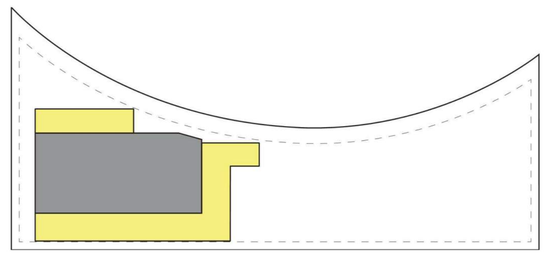


GREEN SPACE CENTRALIZED AND ALONG RAIL SPUR

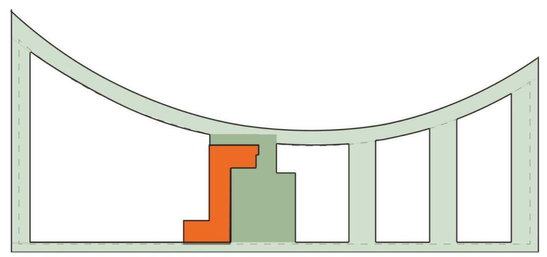


HEIGHT IN THE CENTER-WEST

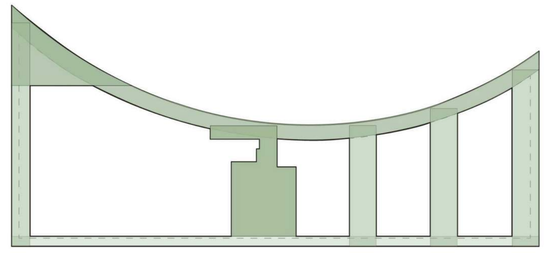
RESPONSE



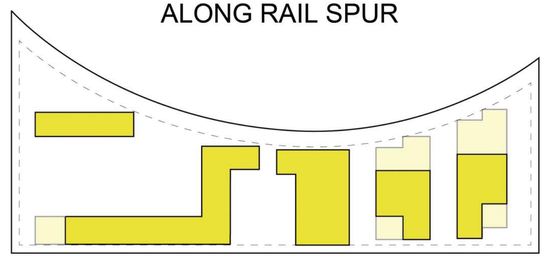
WRAPPED GARAGE ON WEST SIDE



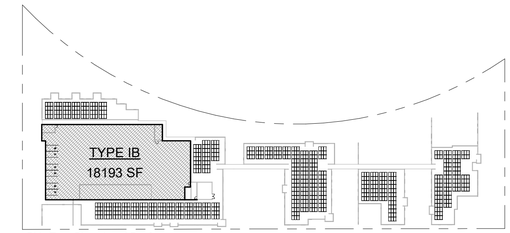
AMENITIES CLOSE TO GREEN SPACE



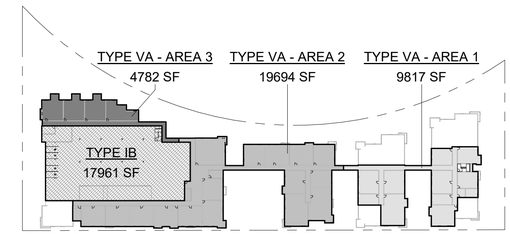
GREEN SPACE CENTRALIZED AND ALONG RAIL SPUR



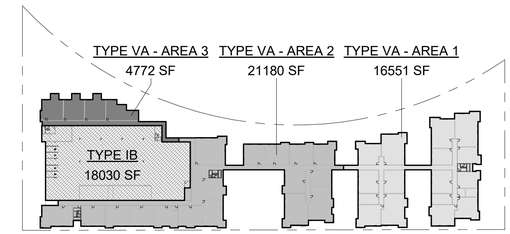
HEIGHT FOCUSED NEAR WEEKS ST.



5 Bldg Type Plan - Level Roof
1" = 100'-0"



4 Bldg Type Plan - Level 4
1" = 100'-0"



3 Bldg Type Plan - Level 3
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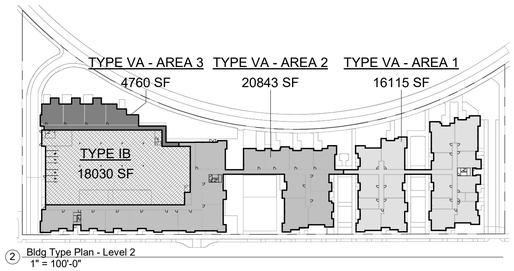
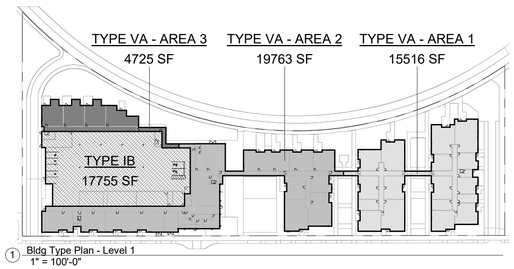
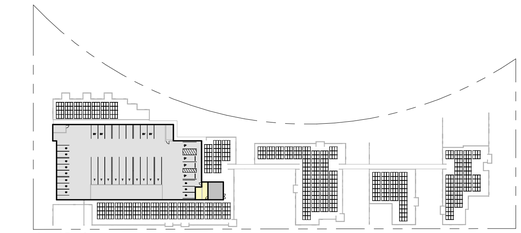


2 Bldg Type Plan - Level 2
1" = 100'-0"

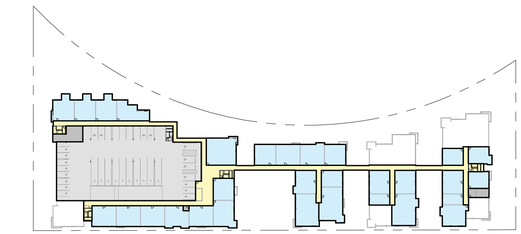
BLDG TYPE GSF	
Name	Area
TYPE IB	89,969 SF
TYPE VA - AREA 1	57,999 SF
TYPE VA - AREA 2	81,480 SF
TYPE VA - AREA 3	19,040 SF
	248,488 SF



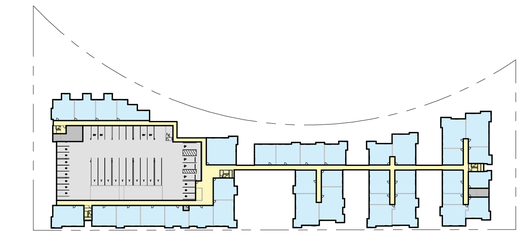
1 Bldg Type Plan - Level 1
1" = 100'-0"



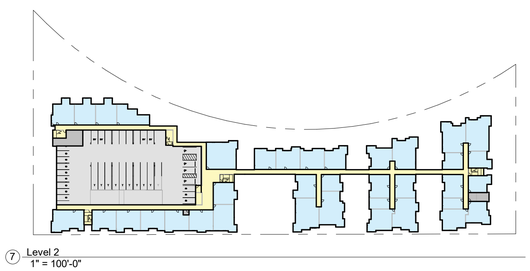
10 Level Roof
1" = 100'-0"



9 Level 4
1" = 100'-0"

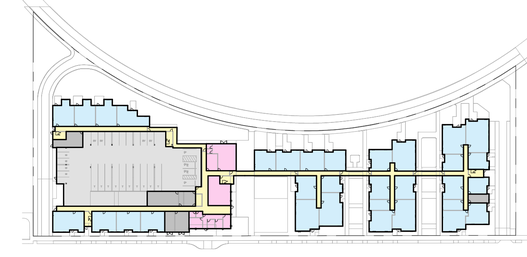


8 Level 3
1" = 100'-0"



7 Level 2
1" = 100'-0"

USE GSF	
Name	Area
CIRCULATION	32,692 SF
COMMON	3,557 SF
GARAGE	84,773 SF
RESIDENTIAL	121,751 SF
SERVICE	6,651 SF
	249,425 SF



6 Level 1
1" = 100'-0"

CIRCULATION
COMMON
GARAGE
RESIDENTIAL
SERVICE

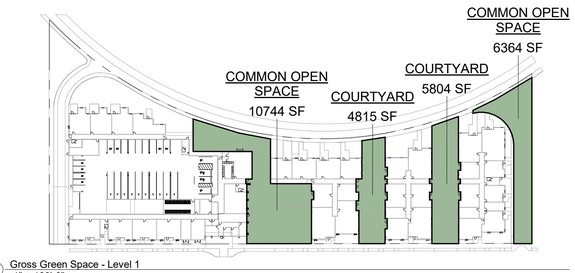
COMMON OPEN SPACE GSF
27,727 SF

OPEN SPACE REQUIREMENTS
PER E.P.A. DEVELOPMENT CODE CHAPTER 10.10, TABLE 2.2, 200 SF COMMON OPEN SPACE REQUIRED.

136 UNITS X 200 SF/UNIT = **27,200 SF COMMON** OPEN SPACE REQUIRED
PROJECT COMPLIES.

PER E.P.A. DEVELOPMENT CODE CHAPTER 10.10, TABLE 2.2, 100 SF PRIVATE OPEN SPACE REQUIRED.

NO PRIVATE OPEN SPACE PROVIDED, DENSITY BONUS CONCESSION SOUGHT.



11 Gross Green Space - Level 1
1" = 100'-0"

David Baker Architects

MidPen + EPA Can-Do

965 Weeks Street

LICENSED ARCHITECT
DANIEL SIMONS
C-30025
EXP. 08-30-2019
STATE OF CALIFORNIA

AREA CALCULATIONS

21850
scale (printed at 22x34): 1" = 100'-0"
date: 2019-12-06

G400

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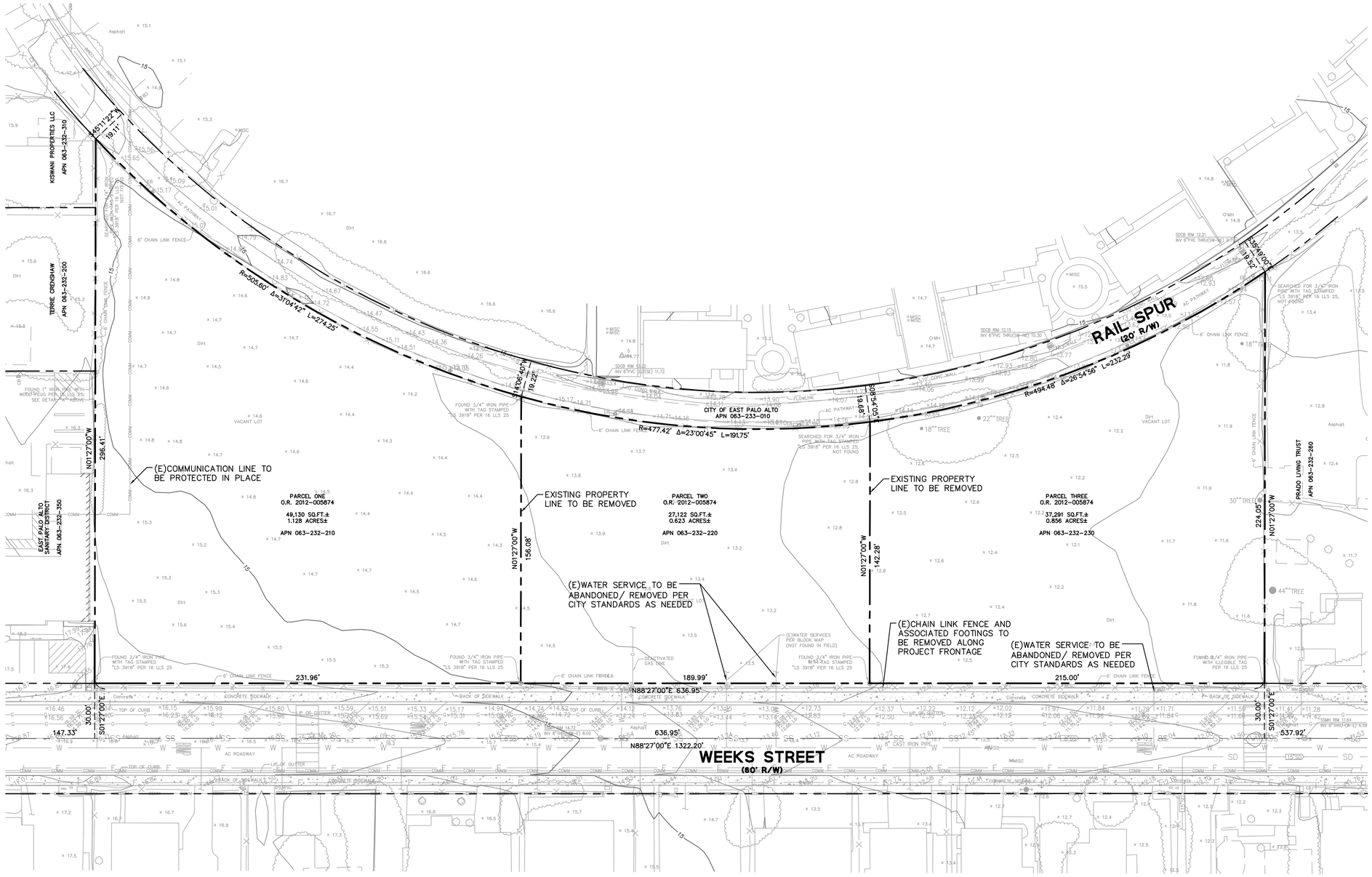
KISWANI PROPERTIES LLC
APN 063-232-310
TERRE ORENSHAW
APN 063-232-200
EAST PALO ALTO SANITARY DISTRICT
APN 063-232-350
CITY OF EAST PALO ALTO
APN 063-233-010
PRADO LIVING TRUST
APN 063-232-260
RAIL SPUR
(120' R/W)
WEEKS STREET
(60' R/W)
PARCEL ONE
O.R. 2012-005874
49,130 SQ.FT.±
1.128 ACRES±
APN 063-232-210
PARCEL TWO
O.R. 2012-005874
27,122 SQ.FT.±
0.623 ACRES±
APN 063-232-220
PARCEL THREE
O.R. 2012-005874
37,291 SQ.FT.±
0.856 ACRES±
APN 063-232-230
(E)COMMUNICATION LINE TO BE PROTECTED IN PLACE
EXISTING PROPERTY LINE TO BE REMOVED
EXISTING PROPERTY LINE TO BE REMOVED
(E)WATER SERVICE TO BE ABANDONED/ REMOVED PER CITY STANDARDS AS NEEDED
(E)CHAIN LINK FENCE AND ASSOCIATED FOOTINGS TO BE REMOVED ALONG PROJECT FRONTAGE
(E)WATER SERVICE TO BE ABANDONED/ REMOVED PER CITY STANDARDS AS NEEDED
N45°11'22"W 19.11'
R=505.60' Δ=31°04'42" L=274.25'
S14°06'40"E 19.22'
R=477.42' Δ=23°00'45" L=191.75'
S08°54'05"E 59.68'
R=494.48' Δ=26°54'56" L=232.29'
S35°49'01"E 19.52'
N01°27'00"W 298.41'
N01°27'00"W 156.08'
N01°27'00"W 142.28'
S01°27'00"E 224.05'
S01°27'00"E 30.00'
S01°27'00"E 30.00'
231.96'
189.99'
215.00'
147.33'
636.95'
537.92'
N88°27'00"E 636.95'
N88°27'00"E 1322.20'
6' CHAIN LINK FENCE
FOUND 1" IRON PIPE WITH WOOD PLUG PER PM 16 LLS 25, SEE DETAIL "A" ABOVE
FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 3918" PER 16 LLS 25
SEARCHED FOR 3/4" IRON PIPE WITH TAG STAMPED "LS 3918" PER 16 LLS 25, NOT FOUND
SEARCHED FOR 3/4" IRON PIPE WITH TAG STAMPED "LS 3918" PER 16 LLS 25, NOT FOUND
FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 3918" PER 16 LLS 25
FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 3918" PER 16 LLS 25
FOUND 3/4" IRON PIPE WITH ILLEGIBLE TAG PER 16 LLS 25
(E)WATER SERVICES PER BLOCK MAP (NOT FOUND IN FIELD)
DEACTIVATED GAS LINE
SDCB RIM 13.22 INV 6"PVC (SW/SE) 11.72
SDCB RIM 12.15 INV 6"PVC THRU(SW-NE) 10.30
SDCB RIM 12.21 INV 6"PVC THRU(SW-NE) 9.79
SDMH RIM 11.64 INV 8"RCP(W-E) 6.09
INV 8"RCP(E-W) 8.02
INV 8"CAST IRON PIPE(W-E) 8.14
INV 8"CAST IRON PIPE(E-W) 8.04
INV 8"RCP(E-W) 7.72
INV 8"RCP(W-E) 7.72

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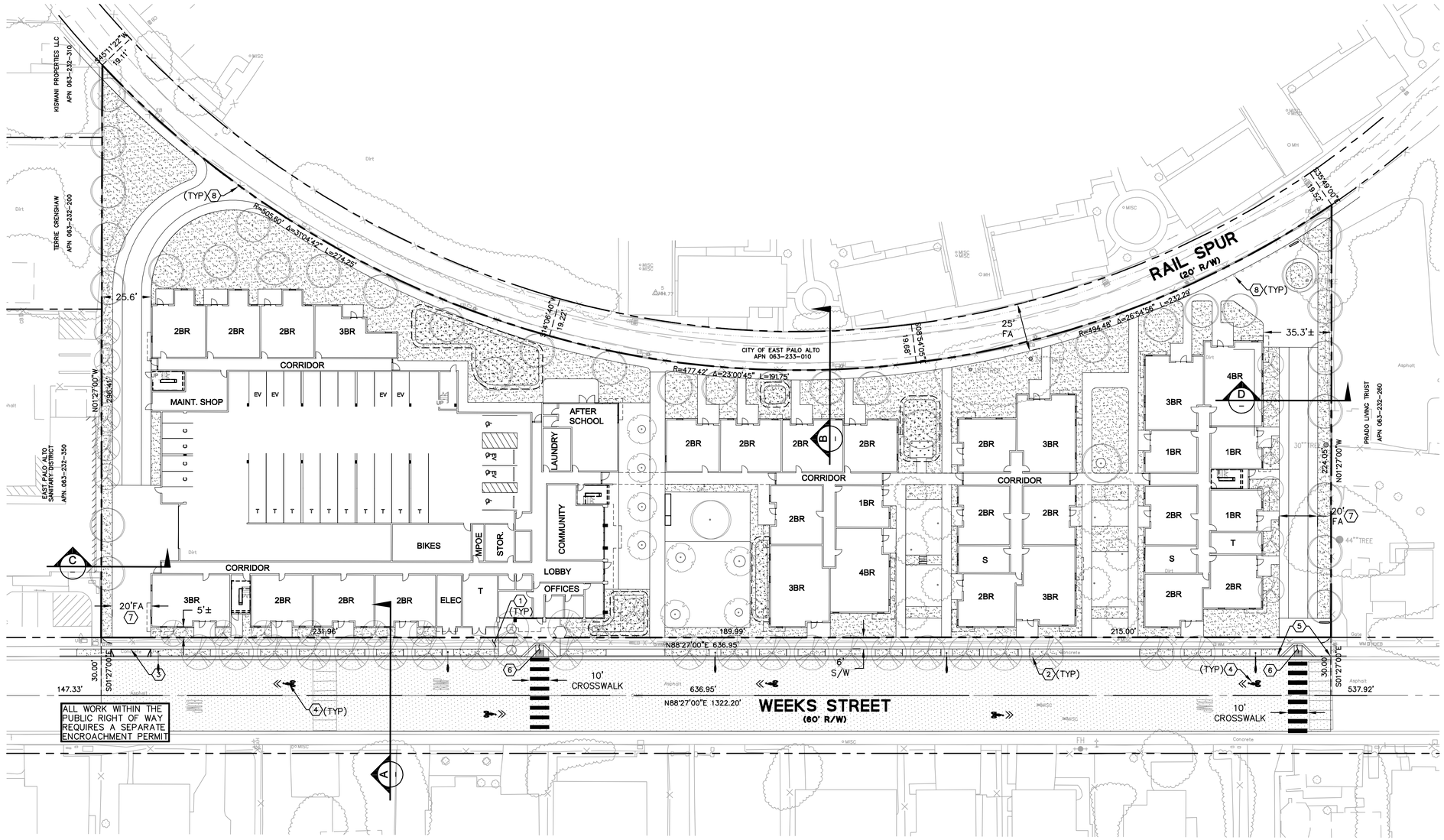


LEGEND

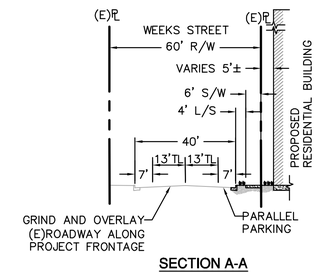
- PROPERTY LINE
- ADJACENT PROPERTY LIN
- CENTERLINE
- VERTICAL CURB AND GUTTER
- GRIND AND OVERLAY (MINIMUM 2")
- BIORETENTION AREA

ABBREVIATIONS

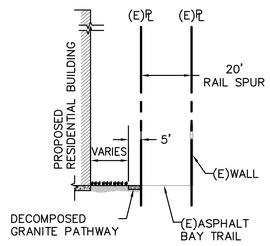
(E)	EXISTING
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FA	FIRE ACCESS
HDM	HIGHWAY DESIGN MANUAL
L/S	LANDSCAPE
(N)	NEW
NTS	NOT TO SCALE
PL	PROPERTY LINE
R	RADIUS
TL	THROUGH LANE
(TYP)	TYPICAL
S/W	SIDEWALK

KEYNOTES

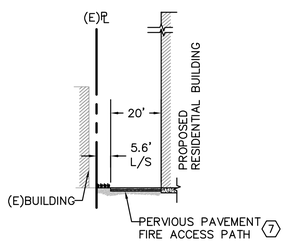
1. NEW SIDEWALK PER CITY STANDARDS
2. NEW VERTICAL CURB AND GUTTER TYPE A PER CITY STANDARDS
3. NEW 20' WIDE DRIVEWAY PER CITY STANDARDS
4. NEW SHARROW PER HDM
5. 3" HIGH ROLLED CURB FOR FIRE ACCESS
6. NEW CURB RAMP PER CITY STANDARDS
7. TO BE DEDICATED AS EVAE PER SEPARATE INSTRUMENT
8. NEW REMOVABLE BOLLARDS AT RAIL SPUR TRAIL CONNECTION



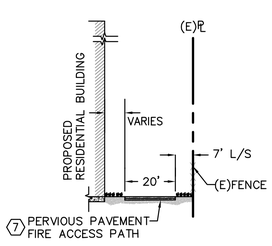
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

NORTH

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30 0 30 60

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965 WEEKS STREET
ENTITLEMENT SET
PRELIMINARY SITE PLAN

EAST PALO ALTO SAN MATEO COUNTY CA

No.	Revisions

Date 12/06/2019
Scale AS SHOWN
Design EL
Drawn SP
Approved FCG
Job No20190925

Drawing Number:
C2.0
2 OF 6

PLANNING SUBMITTAL – NOT FOR CONSTRUCTION

DRAWING NAME: \\BKF-SJ\vol4\2019\190925_EPA_965_Weeks_st\ENG\PLANNING\SHEETS\C2-965W_SITE.dwg
PLOT DATE: 12-05-19 PLOTTED BY: LEHM

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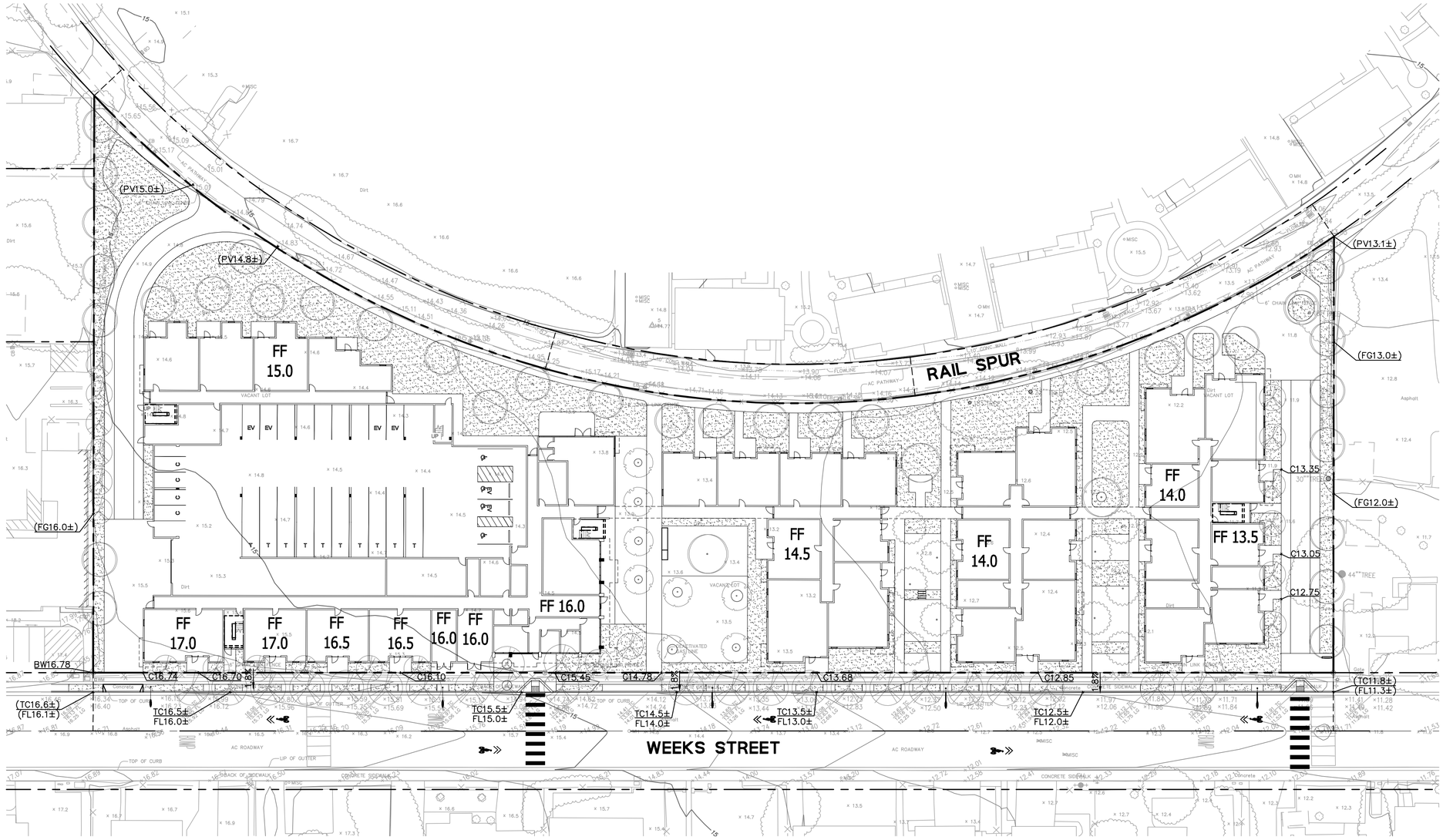

LEGEND:

— — — —	GRADE BREAK
X%	SLOPE
PV26.5	SPOT ELEVATION
(PV26.0±)	SPOT ELEVATION, CONFORM TO EXISTING

ABBREVIATIONS:

ADA	AMERICANS WITH DISABILITIES ACT
BLDG	BUILDING
BW	BACK OF SIDEWALK
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
HP	HIGH POINT
LP	LOW POINT
MA	MATCH
MAX	MAXIMUM
MIN	MINIMUM
PV	PAVEMENT
TC	TOP OF CURB

GRADING 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.

NORTH

GRAPHIC SCALE 1"=30'
30 0 30 60

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965 WEEKS STREET
ENTITLEMENT SET
PRELIMINARY GRADING AND DRAINAGE PLAN

EAST PALO ALTO SAN MATEO COUNTY CA

PLANNING SUBMITTAL - NOT FOR CONSTRUCTION

No.	Revisions

Date 12/06/2019
Scale AS SHOWN
Design EL
Drawn SP
Approved FCG
Job No20190925

Drawing Number:
C3.0
3 OF 6

DRAWING NAME: K:\2019\190925_EPA_965_Weeks_st\ENG\PLANNING\SHEETS\C3-965W-GRAD.dwg
PLOT DATE: 12-05-19 PLOTTED BY: LEHM

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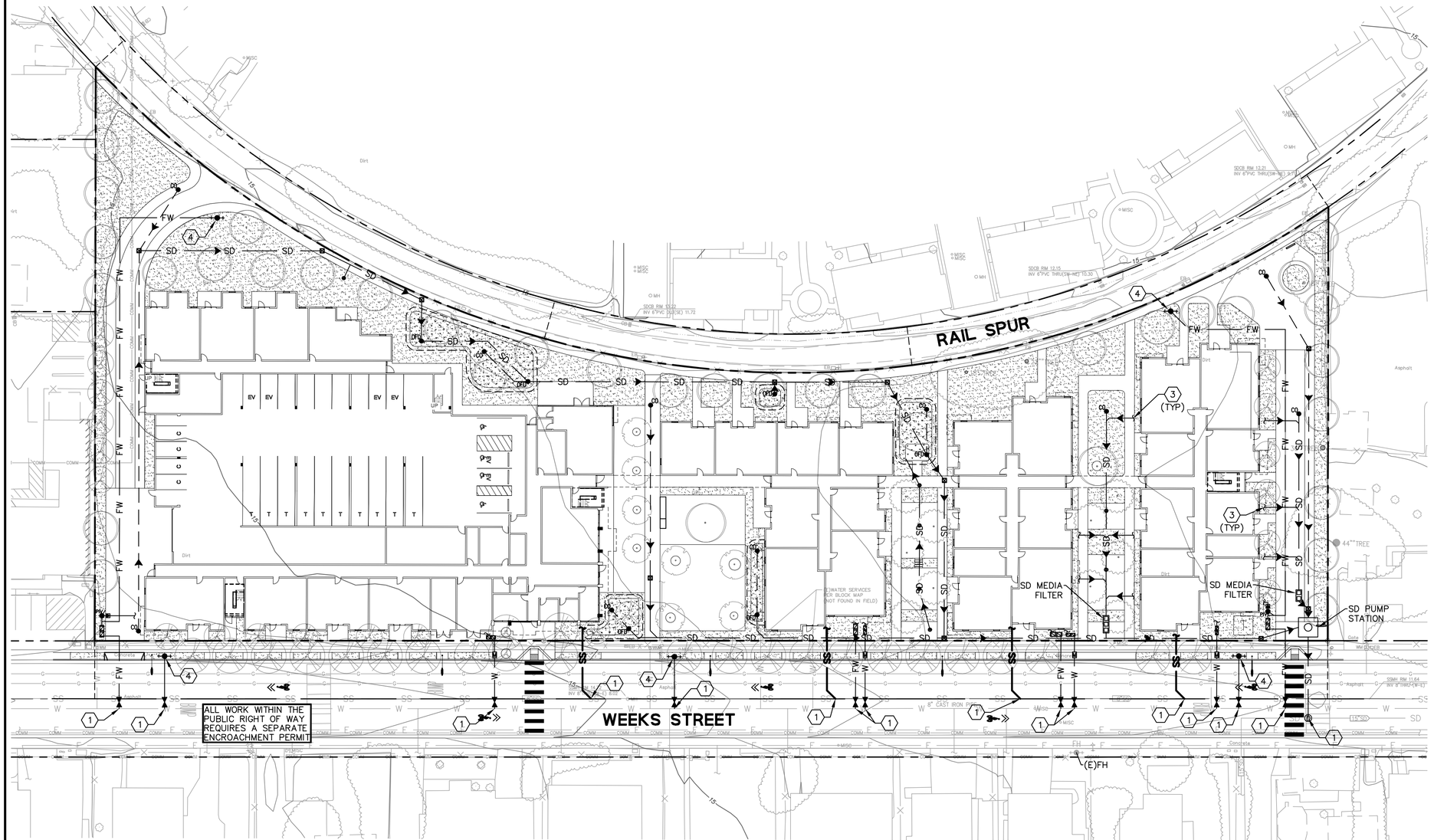
RAIL SPUR
WEEKS STREET
ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT
SD MEDIA FILTER
SD MEDIA FILTER
SD PUMP STATION
(E)FH
3 (TYP)
3 (TYP)
4
4
4
4
1
1
1

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TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREATMENT CONTROL	TREATMENT AREA (BIORETENTION: 4% OF IMPERVIOUS AREA)		CONFORMS TO SIZE STANDARDS?
							REQUIRED (SF)	PROVIDED (SF)	
A–1	24,335	24,335	LANDSCAPE, PERVIOUS PAVEMENT, DECOMPOSED GRANITE	0	N/A	SELF–TREATING	N/A	N/A	YES
A–2	29,590	2,550	LANDSCAPE	27,040	ROOF	BIORETENTION	1,082	1,212	YES
A–3	9,015	810	LANDSCAPE	8,205	ROOF, WALKWAY	BIORETENTION	328	331	YES
A–4	2,615	450	LANDSCAPE	2,165	ROOF, WALKWAY	BIORETENTION	87	95	YES
A–5	6,490	880	LANDSCAPE	5,610	ROOF, WALKWAY, RUBBER PLAY AREA	BIORETENTION	224	237	YES
A–6	12,445	1,280	LANDSCAPE	11,165	ROOF, WALKWAY	BIORETENTION	447	492	YES
A–7	9,010	585	N/A	8,425	ROOF, WALKWAY	MEDIA FILTER[1]	0.034 CFS[2]	0.045 CFS	YES
A–8	4,415	0	N/A	4,415	ROOF	MEDIA FILTER[1]	0.017 CFS[2]	0.023 CFS	YES

[1] THIS PROJECT MEETS THE SPECIAL PROJECT CATEGORY "C" (TRANSIT–ORIENTED DEVELOPMENT) CRITERIA FROM THE MUNICIPAL REGIONAL PERMIT AND AS OUTLINED IN THE C.3 STORMWATER HANDBOOK DATED JANUARY 4, 2013 BY SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM. THIS PROJECT IS ALLOWED UP TO 25% LID REDUCTION CREDITS DUE TO 100% OF THE SITE BEING LOCATED WITHIN THE RAVENSWOOD PRIORITY DEVELOPMENT AREA. MEDIA FILTERS WILL BE LOCATED BELOW GRADE, SEE UTILITY PLAN FOR LOCATION. DRAINAGE AREA A–7 TO USE DOUBLE CARTRIDGE MEDIA FILTER, DRAINAGE AREA A–8 TO USE SINGLE CARTRIDGE MEDIA FILTER. SEE SHEET C5.1 FOR OLDCASTLE MEDIA FILTRATION DETAILS.

[2] CALCULATION BASED ON 0.2 INCH/HOUR TREATMENT REQUIREMENT AND RATIONAL METHOD.
Q=CiA, Q=FLOW IN CUBIC FEET PER SECOND (CFS)
C=0.85
i=0.2 IN/HR
DRAINAGE AREA A–7: A=IMPERVIOUS AREA IN ACRES =8,425 SF =0.20 AC
Q=0.034 CFS
DRAINAGE AREA A–8: A=IMPERVIOUS AREA IN ACRES =4,415 SF =0.10 AC
Q=0.017 CFS

POTENTIAL POLLUTANTS:
- LITTER
- ANIMAL WASTE
- MOTOR OIL
- GASOLINE
- HYDROCARBONS
- HEAVY METALS
- PESTICIDES
- FERTILIZERS

LEGEND

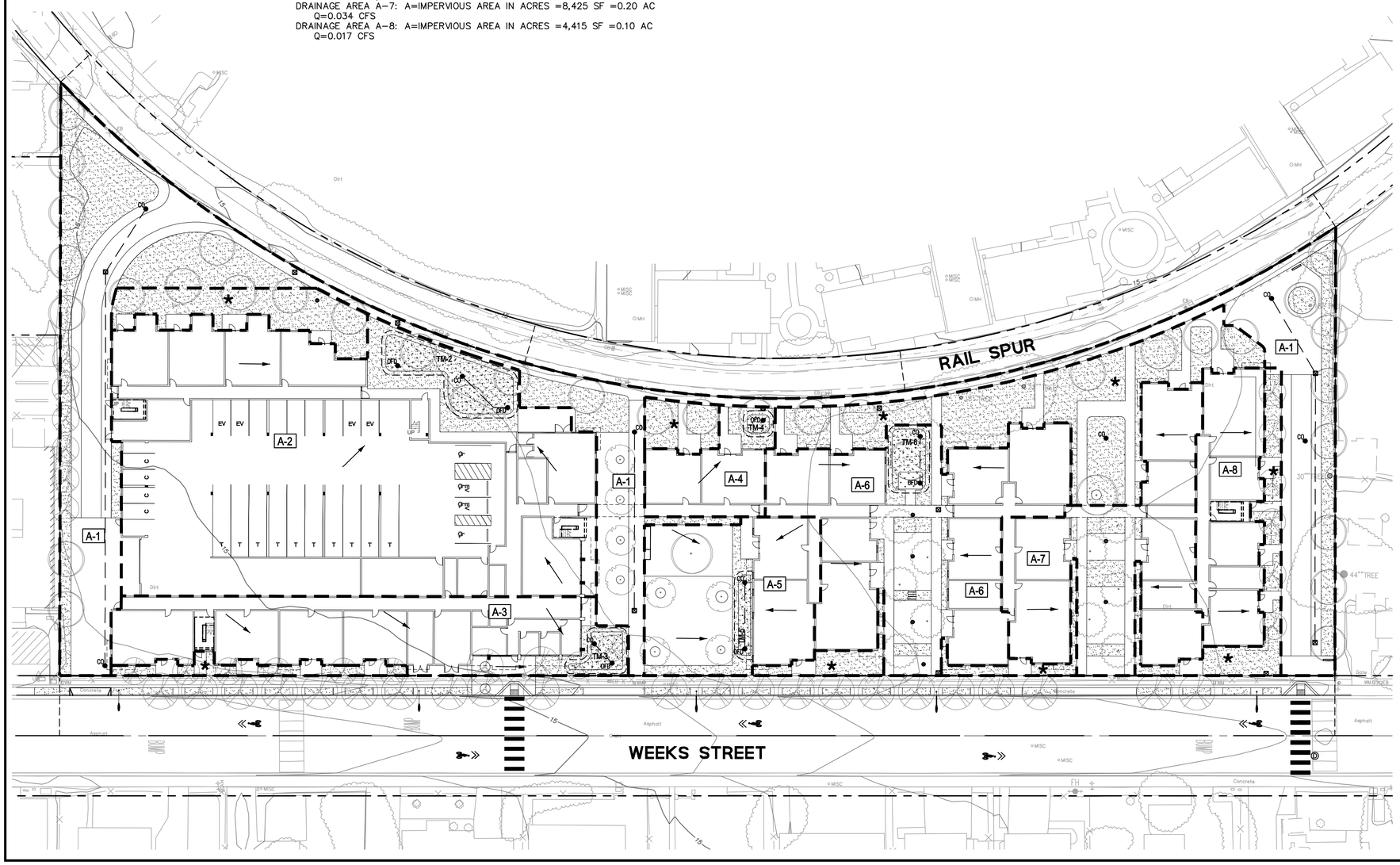
- DRAINAGE AREA BOUNDARY
- TM-X — BIORETENTION AREA
- DIRECTION OF RUNOFF
- A-X — DRAINAGE MANAGEMENT AREA
- * — SELF–RETAINING AREAS, SEE NOTE 1

ABBREVIATIONS

AC	ACRES
CFS	CUBIC FEET PER SECOND
DMA	DRAINAGE MANAGEMENT AREA
SF	SQUARE FEET

NOTES

1. APPROXIMATELY 15,630 SF OF SELF–RETAINING AREAS (SMALL SIDEWALK AREAS TO DRAIN TO ADJACENT DEPRESSED LANDSCAPING) ARE NOT BROKEN OUT INTO SEPARATE DRAINAGE AREAS AT THIS STAGE. WILL BE BROKEN OUT INTO MULTIPLE DMA'S AS DESIGN PROGRESSES.
2. SEE SHEET C5.1 FOR STORMWATER CONTROL DETAILS.



NORTH

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30 0 30 60

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965 WEEKS STREET
ENTITLEMENT SET
PRELIMINARY STORMWATER CONTROL PLAN

EAST PALO ALTO SAN MATEO COUNTY CA

No.	Revisions

Date 12/06/2019
Scale AS SHOWN
Design EL
Drawn SP
Approved FCG
Job No20190925

Drawing Number: C5.0
5 OF 6

PLANNING SUBMITTAL – NOT FOR CONSTRUCTION

DRAWING NAME: K:\2019\190925_EPA_965_Weeks_st\ENG\PLANNING\SHEETS\C5-965W-SWMP.dwg
PLOT DATE: 12-05-19 PLOTTED BY: LEHM

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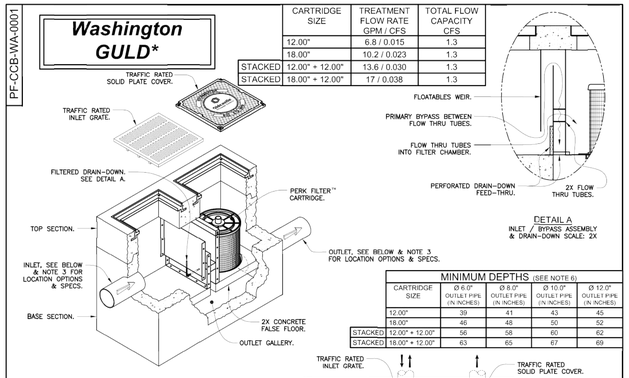
PF-CCB-WA-0001

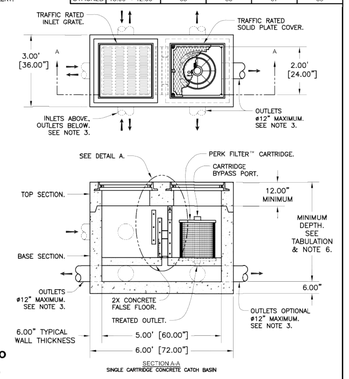
Washington GULD*

	CARTRIDGE SIZE	TREATMENT FLOW RATE GPM / CFS	TOTAL FLOW CAPACITY CFS
	12.00"	6.8 / 0.015	1.3
	18.00"	10.2 / 0.023	1.3
STACKED	12.00" + 12.00"	13.6 / 0.030	1.3
STACKED	18.00" + 12.00"	17 / 0.038	1.3



MINIMUM DEPTHS (SEE NOTE 6)

CARTRIDGE SIZE	Ø 6.0" OUTLET PIPE (IN INCHES)	Ø 8.0" OUTLET PIPE (IN INCHES)	Ø 10.0" OUTLET PIPE (IN INCHES)	Ø 12.0" OUTLET PIPE (IN INCHES)
12.00"	39	41	43	45
18.00"	46	48	50	52
STACKED 12.00" + 12.00"	56	58	60	62
STACKED 18.00" + 12.00"	63	65	67	69



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
2. Perk Filter™ Catch basin shall be supplied with traffic rated (H20) bicycle-proof grates and solid plate cover.
3. Inlet pipe(s) may enter device on three sides of the inlet chamber. Outlet pipe(s) may exit on all four sides. All pipe is Ø 12" maximum.
4. Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
5. Perk Filter™ cartridge shall be maintained in accordance with manufacturer recommendations.
6. For depths less than the specified minimum contact Oldcastle® Stormwater Solutions for engineering assistance.

*** Treatment Flow Rates shown conform to Washington State GULD Specifications.**

Perk Filter™
Concrete Catch Basin
Washington State GULD
Single Cartridge
Media Filtration

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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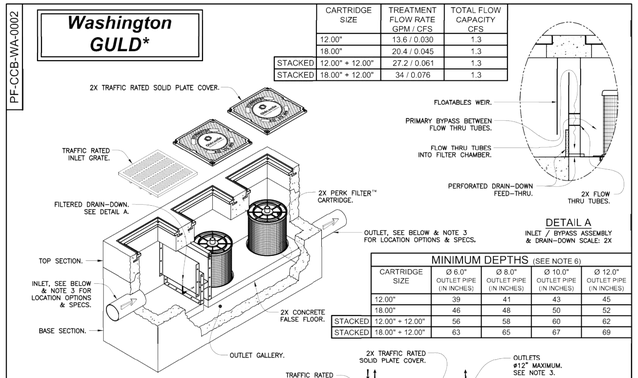
DRAWING NO.	REV.	ECO	DATE	SHEET
PF-CCB-WA-0001	E	ECO-0144 ZHD 8/26/16	JPR 3/2/11	SHEET 1 OF 1

PF-CCB-WA-0002

Washington GULD*

	CARTRIDGE SIZE	TREATMENT FLOW RATE GPM / CFS	TOTAL FLOW CAPACITY CFS
	12.00"	13.6 / 0.030	1.3
	18.00"	20.4 / 0.045	1.3
STACKED	12.00" + 12.00"	27.2 / 0.061	1.3
STACKED	18.00" + 12.00"	34 / 0.076	1.3



MINIMUM DEPTHS (SEE NOTE 6)

CARTRIDGE SIZE	Ø 6.0" OUTLET PIPE (IN INCHES)	Ø 8.0" OUTLET PIPE (IN INCHES)	Ø 10.0" OUTLET PIPE (IN INCHES)	Ø 12.0" OUTLET PIPE (IN INCHES)
12.00"	39	41	43	45
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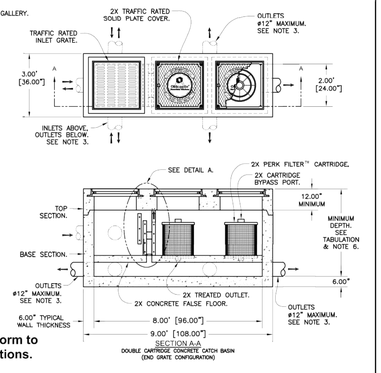

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5. Perk Filter™ cartridge shall be maintained in accordance with manufacturer recommendations.
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*** Treatment Flow Rates shown conform to Washington State GULD Specifications.**

Perk Filter™
Concrete Catch Basin
Washington State GULD
(End Grate Configuration)
Media Filtration

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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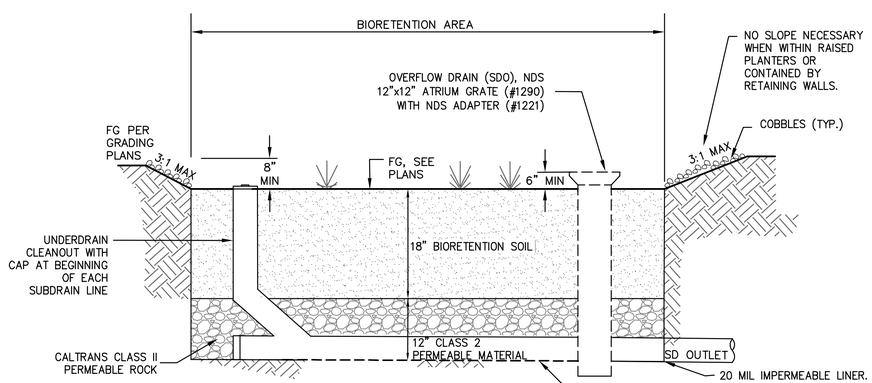
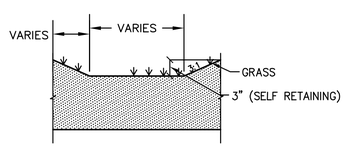
DRAWING NO.	REV.	ECO	DATE	SHEET
PF-CCB-WA-0002	E	ECO-0144 ZHD 8/26/16	JPR 3/2/11	SHEET 1 OF 1



BIORETENTION BASIN DETAIL
NTS



SELF RETAINING AREA DETAIL
NTS

BKF 100 YEARS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com
ENGINEERS . SURVEYORS . PLANNERS

965 WEEKS STREET
ENTITLEMENT SET
STORMWATER CONTROL DETAILS
EAST PALO ALTO SAN MATEO COUNTY CA

No.	Revisions

Date 12/06/2019
Scale AS SHOWN
Design EL
Drawn SP
Approved FCG
Job No20190925

Drawing Number:
C5.1
6 OF 6

PLANNING SUBMITTAL – NOT FOR CONSTRUCTION

DRAWING NAME: K:\2019\190925_EPA_965_Weeks_st\ENG\PLANNING\SHEETS\C5-965W-SWMP.dwg
PLOT DATE: 12-05-19 PLOTTED BY: LEHM

LANDSCAPE ILLUSTRATIVE SITE PLAN

1" = 30'-0"
0' 15' 30' 45'

GENERAL NOTES

1. TOTAL LANDSCAPE AREA: 31,342 SF

   LANDSCAPE AREAS SHALL BE CAREFULLY DESIGNED AND PLANNED FOR THE INTENDED FUNCTION OF THE PROJECT PROGRAMS. PLANT SPECIES SHALL INCLUDE A SELECTION OF PLANTS BASED ON LOCAL CLIMATE SUITABILITY, WATER-CONSERVATION, DISEASE AND PEST RESISTANCE.

   ALL PLANTING AREAS SHALL HAVE AN IRRIGATION SYSTEM DESIGNED TO CONFORM TO THE HYDROZONES OF THE PLANTING DESIGN USING AUTOMATIC DRIP, BUBBLER, OR SPRAY IRRIGATION WITH NO RUNOFF OR OVERSPRAY. TREES TO BE IRRIGATED ON SEPARATE ZONE FROM UNDERSTORY PLANTING. THE IRRIGATION SYSTEM SHALL USE A WEATHER-BASED IRRIGATION CONTROLLER, THAT AUTOMATICALLY ADJUSTS THE WATERING SCHEDULE BASED ON LOCAL WEATHER CONDITIONS.

2. TREE QUANTITY AND LOCATION ARE CONCEPTUAL ONLY.

3. WELO STATEMENT:
   I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE

   DATE: 09.12.2019

   HALEY WATERSON, PRINCIPAL
   PLURAL

4. PAVING MATERIALS ARE NOT DETERMINED. PAVING MATERIALS ARE CONCEPTUAL ONLY.

5. SEE CIVIL PLANS FOR GRADING AND CONCEPTUAL STORMWATER TREATMENT AREAS.

6. SEE ARCHITECTURE PLANS FOR FIRE ACCESS ROUTES

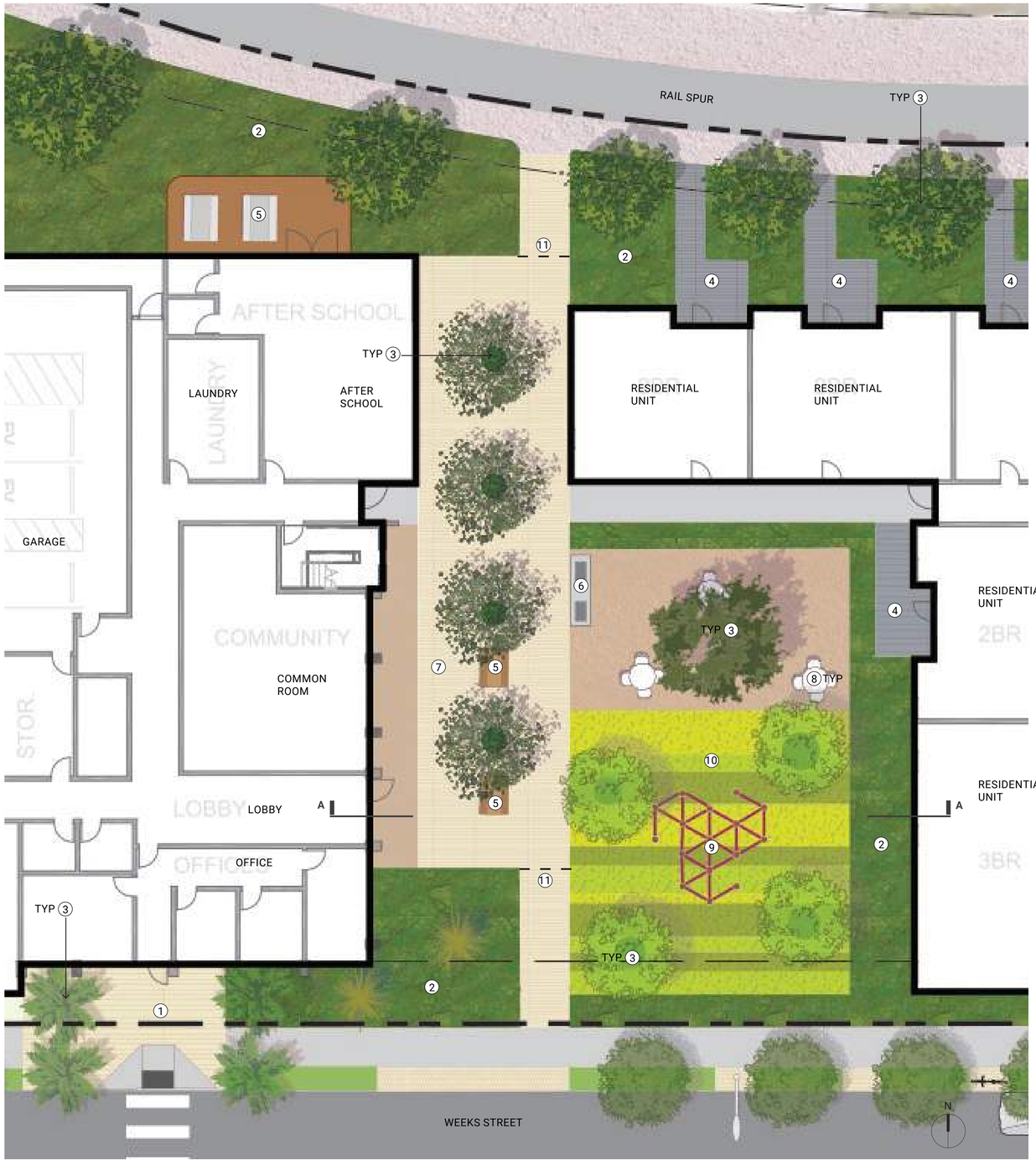
CONTACT

plural

HALEY WATERSON, PLA
PRINCIPAL

PLURAL
HALEY@PLURAL.STUDIO

LANDSCAPE ARCHITECTURE STUDIO
2742 17TH STREET
SAN FRANCISCO, CA 94110
415-450-9519 EXT. 703
WWW.PLURAL.STUDIO



COURTYARD PLAN ENLARGEMENT

1" = 10'-0"
0' 5' 10' 15'

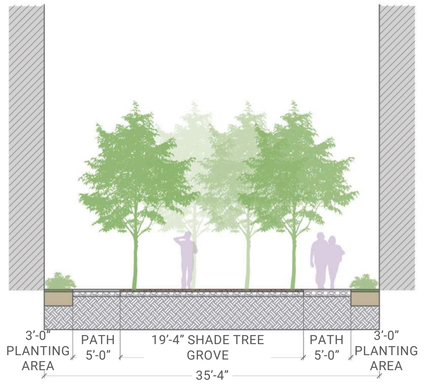
A - TYPICAL SECTION THROUGH COURTYARD

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

NAME	DESCRIPTION
(1) ENTRY PLAZA	SMALL PAVED AREA FOR CIRCULATION AND ARRIVAL. PAVING MATERIAL TBD
(2) PLANTING AREA	SHRUB PLANTING. SEE CIVIL PLANS FOR STORMWATER TREATMENT AREAS
(3) (N) TREE	TREE SIZE AND LOCATION ARE CONCEPTUAL ONLY. SEE L-6 FOR PLANTING PALETTE
(4) RESIDENTIAL PATIO	PRIVATE PAVED AREA FOR RESIDENCE
(5) PICNIC TABLE	STEEL AND WOOD TABLE. STANDARD PRODUCT
(6) BBQ	FREE STANDING BBQ. ADA ACCESSIBLE STANDARD PRODUCT
(7) COMMUNITY PATIO	PAVED AREA FOR COMMUNITY GATHERING
(8) CAFE TABLE AND CHAIRS	STEEL. STANDARD PRODUCT
(9) PLAY STRUCTURE	CHILDREN'S PLAY STRUCTURE. STANDARD PRODUCT
(10) PLAY AREA	PLAY AREA WITH PLAY SURFACING
(11) GATE	STEEL AND WOOD GATE

RESIDENTIAL MEWS PLAN ENLARGEMENT

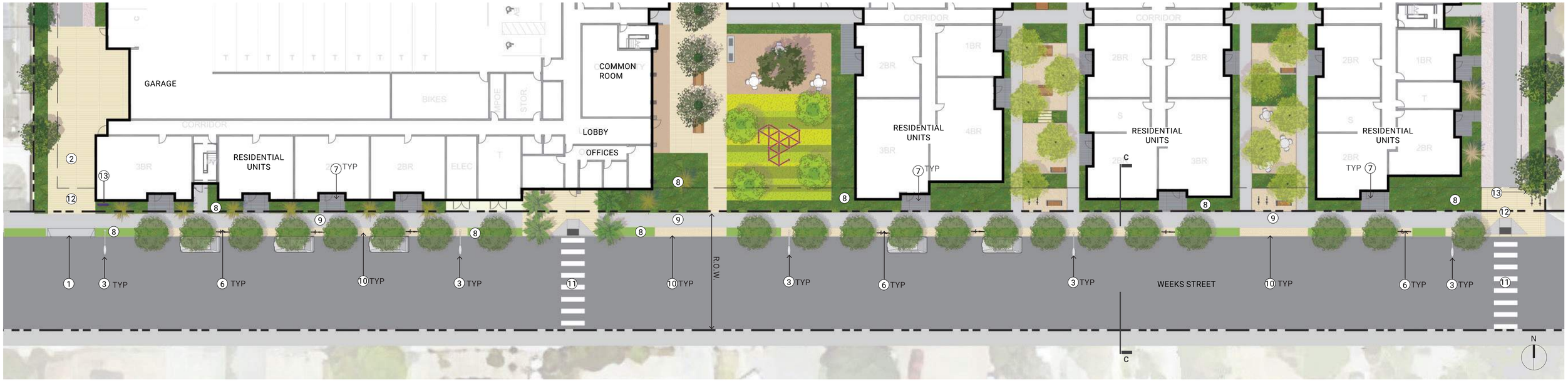
1" = 10'-0"
0' 5' 10' 15'



B - TYPICAL SECTION THROUGH RESIDENTIAL MEWS

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

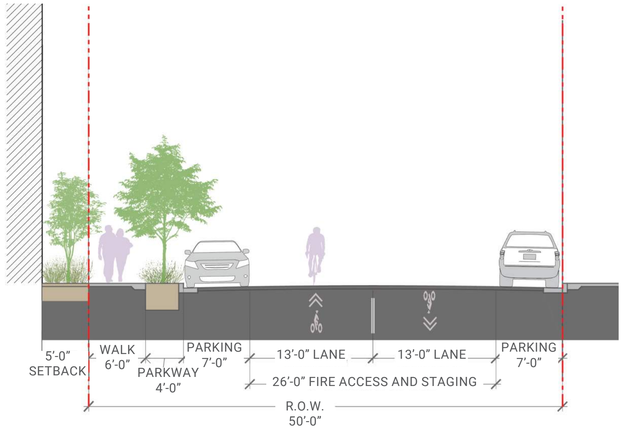
NAME	DESCRIPTION
(1) RESIDENTIAL PATIO	PRIVATE PAVED AREA FOR RESIDENCE
(2) PLANTING AREA	SHRUB PLANTING. SEE CIVIL PLANS FOR STORMWATER TREATMENT AREAS
(3) (N) TREE	TREE SIZE AND LOCATION ARE CONCEPTUAL ONLY. SEE L-7 FOR PLANTING PALETTE
(4) (E) TREE TO REMAIN	EXISTING TREE TO BE PROTECTED AND REMAIN IN PLACE
(5) PICNIC TABLE	STEEL AND WOOD TABLE. STANDARD PRODUCT
(6) BENCH	PEDESTRIAN BENCH WITH BACK AND ARMRESTS. STANDARD PRODUCT
(7) CAFE TABLE AND CHAIRS	STEEL. STANDARD PRODUCT
(8) BICYCLE RACK	STEEL BICYCLE RACK. STANDARD PRODUCT
(9) COMMUNITY GROVE	PAVED AREA WITH SHADE TREES FOR COMMUNITY GATHERING
(10) PATHWAY	PAVED CIRCULATION PATH
(11) STORMWATER GARDEN	STORMWATER FEATURE GARDEN
(12) GARDEN NOOK	STORMWATER FEATURE GARDEN SEATING AREA
(13) TURF	FLEXIBLE SPACE FOR COMMUNITY



WEEKS STREET PLAN ENLARGEMENT

1" = 20'-0"
0' 10' 20' 30'

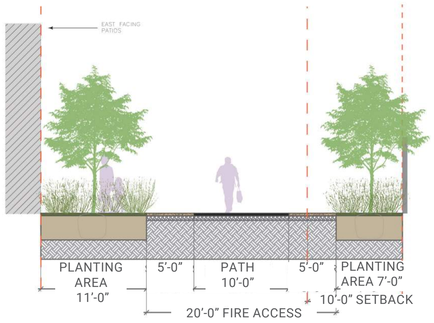
NAME	DESCRIPTION
① VEHICULAR CURB CUT	EAST PALO ALTO STANDARD VEHICLE CURB CUT. 20' WIDE
② SHARED WAY DRIVE	PAVED AREA. RESIDENTIAL VEHICULAR GARAGE ACCESS AND PEDESTRIAN ACCESS PATH TO RAIL SPUR
③ (N) STREET LIGHT	VEHICULAR STREET LIGHT
④ (N) STREET TREE	TREE SIZE AND LOCATION ARE CONCEPTUAL ONLY. SEE L-7 FOR PLANTING PALETTE
⑤ PICNIC TABLE	STEEL AND WOOD TABLE. STANDARD PRODUCT
⑥ BICYCLE RACK	STEEL BICYCLE RACK. STANDARD PRODUCT
⑦ RESIDENTIAL PATIO	PRIVATE PAVED AREA FOR RESIDENCE
⑧ PLANTING AREA	SHRUB PLANTING. SEE CIVIL PLANS FOR STORMWATER TREATMENT AREAS
⑨ SIDEWALK	EAST PALO ALTO STANDARD SIDEWALK
⑩ COURTESY STRIP	PAVED CIRCULATION PATH
⑪ CROSS WALK	CROSSWALK AND PEDESTRIAN CURB RAMP
⑫ RAIL SPUR ACCESS POINT	SMALL PLAZA MARKING THE ENTRANCE OF THE RAIL SPUR ACCESS PATH
⑬ RAIL SPUR SIGNAGE	SMALL PEDESTRIAN SIGN INDICATING RAIL SPUR ACCESS TRAIL & EVA ACCESS ONLY



C - TYPICAL SECTION

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

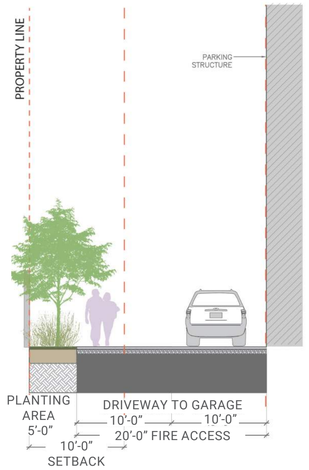
RAIL SPUR CONNECTOR EAST ENLARGEMENT PLAN



D - TYPICAL SECTION AT RAIL SPUR CONNECTOR EAST

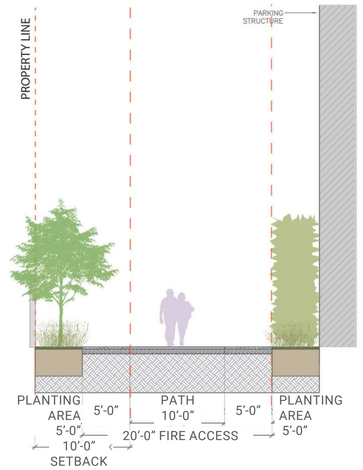
SCALE: 1/8" = 1'-0"

RAIL SPUR CONNECTOR WEST ENLARGEMENT



E - TYPICAL SECTION AT RAILK SPUR CONNECTOR EAST

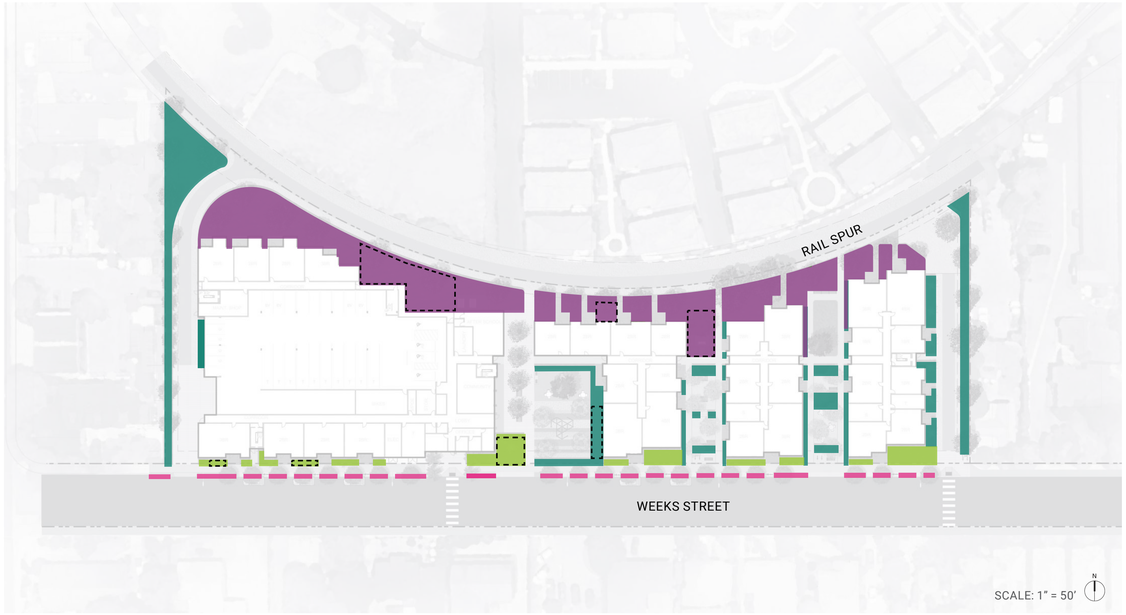
SCALE: 1/8" = 1'-0"



F - TYPICAL SECTION AT RAIL SPUR CONNECTOR EAST

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

NAME	DESCRIPTION
(1) VEHICULAR CURB CUT	EAST PALO ALTO STANDARD VEHICLE CURB CUT. 20' WIDE
(2) SHARED WAY DRIVE	PAVED AREA. RESIDENTIAL VEHICULAR GARAGE ACCESS AND PEDESTRIAN ACCESS PATH TO RAIL SPUR
(3) PLANTING AREA	SHRUB PLANTING. SEE CIVIL PLANS FOR STORMWATER TREATMENT AREAS
(4) (N) TREE	TREE SIZE AND LOCATION ARE CONCEPTUAL ONLY. SEE L-7 FOR PLANTING PALETTE
(5) SIDEWALK	EAST PALO ALTO STANDARD SIDEWALK
(6) RAIL SPUR PATH	PAVED CIRCULATION PATH
(7) CROSS WALK	CROSSWALK AND PEDESTRIAN CURB RAMP
(8) RAIL SPUR ACCESS POINT	SMALL PLAZA MARKING THE ENTRANCE OF THE RAIL SPUR ACCESS PATH
(9) RAIL SPUR SIGNAGE	SMALL PEDESTRIAN SIGN INDICATING RAIL SPUR ACCESS TRAIL & EVA ACCESS ONLY
(10) BICYCLE RACK	STEEL BICYCLE RACK. STANDARD PRODUCT
(11) (E) TREE TO REMAIN	EXISTING TREE TO BE PROTECTED AND REMAIN IN PLACE
(12) BENCH	PEDESTRIAN BENCH WITH BACK AND ARMRESTS. STANDARD PRODUCT
(13) BOLLARD	REMOVABLE BOLLARD



STREETSCAPE

DICHONDRA ARGENTEA 'SILVER FALLS' - SILVER FALLS DICHONDRA, MATURE HEIGHT: 2"-4", MATURE WIDTH: 3'-4'

LIPPIA NODIFLORA - KURAPIA, MATURE HEIGHT: 2"-3", MATURE WIDTH: 6'

THYMUS SERPYLLUM - CREEPING THYME, MATURE HEIGHT: 1"-2", MATURE WIDTH:1'

ENTRY GARDEN

ANIGOZANTHOS SPP.- KANGAROO PAW, MATURE HEIGHT: 6', MATURE WIDTH: 2'-3'

MUHLENBERGIA RIGENS - DEERGRASS, MATURE HEIGHT: 4', MATURE WIDTH: 2'-4'

PITTOSPORUM TOBIRA 'WHEELER'S DWARF'- WHEELER'S DWARF MOCK ORANGE, MATURE HEIGHT: 2'-3', MATURE WIDTH: 3'

MEDITERRANEAN FAN PALM- CHAMAEROPS HUMILIS, MATURE HEIGHT 10', MATURE WIDTH: 10'

AGAVE ATTENUATA - FOXTAIL AGAVE, MATURE HEIGHT: 4'-5', MATURE WIDTH: 2'-4'

SEDUM- STONECROP, MATURE HEIGHT: 3"-6", MATURE WIDTH: 2'-3'

RHAPHIOLEPIS UMBELLATA 'MINOR' - DWARF YEDDA HAWTHORN, MATURE HEIGHT: 4', MATURE WIDTH: 3'-4"

CAREX DIVULSA - BERKELEY SAGE, MATURE HEIGHT: 2', MATURE WIDTH: 2'

AEONIUM AROBOREUM- TREE AEONIUM MATURE HEIGHT: 2', MATURE WIDTH: 1'-2'

VERBENA BONARIENSIS - TALL VERBENA, MATURE HEIGHT: 2'-3', MATURE WIDTH: 4'-6'

COURTYARD & RAIL SPUR CONNCETORS

COTYLEDON SPP. 'CHALK FINGERS'- CHALK FINGERS, HEIGHT: 6"-1', MATURE WIDTH: 2'

AGAVE ATTENUATA - FOXTAIL AGAVE, MATURE HEIGHT: 4'-5', MATURE WIDTH: 2'-4'

LOMANDRA LONGIFOLIA 'BREEZE' - MAT RUSH, MATURE HEIGHT: 2'-3', MATURE WIDTH: 2'-3'

ACHILLEA MILLEFOLOIUM - YARROW, MATURE HEIGHT: 2'-3', MATURE WIDTH: 5'

MUHLENBERGIA RIGENS - DEERGRASS, MATURE HEIGHT: 4', MATURE WIDTH: 2'-4'

RHAMNUS CALIFORNICA - COFFEEBERRY, MATURE HEIGHT: 6', MATURE WIDTH: 8'

NORTHERN GARDEN

CAREX DIVULSA - BERKELEY SAGE, MATURE HEIGHT: 2', MATURE WIDTH: 2'

ACHILLEA MILLEFOLOIUM - YARROW, MATURE HEIGHT: 2'-3', MATURE WIDTH: 5'

OXALIS OREGANA - REDWOOD SORREL, MATURE HEIGHT: 6"-1', MATURE WIDTH: 2'-4'

IRIS DOUGLASIANA - DOUGLAS IRIS, MATURE HEIGHT: 2', MATURE WIDTH: 2'

POLYSTICHUM MUNITUM - WESTERN SWORD FERN, MATURE HEIGHT: 2'-3', MATURE WIDTH:

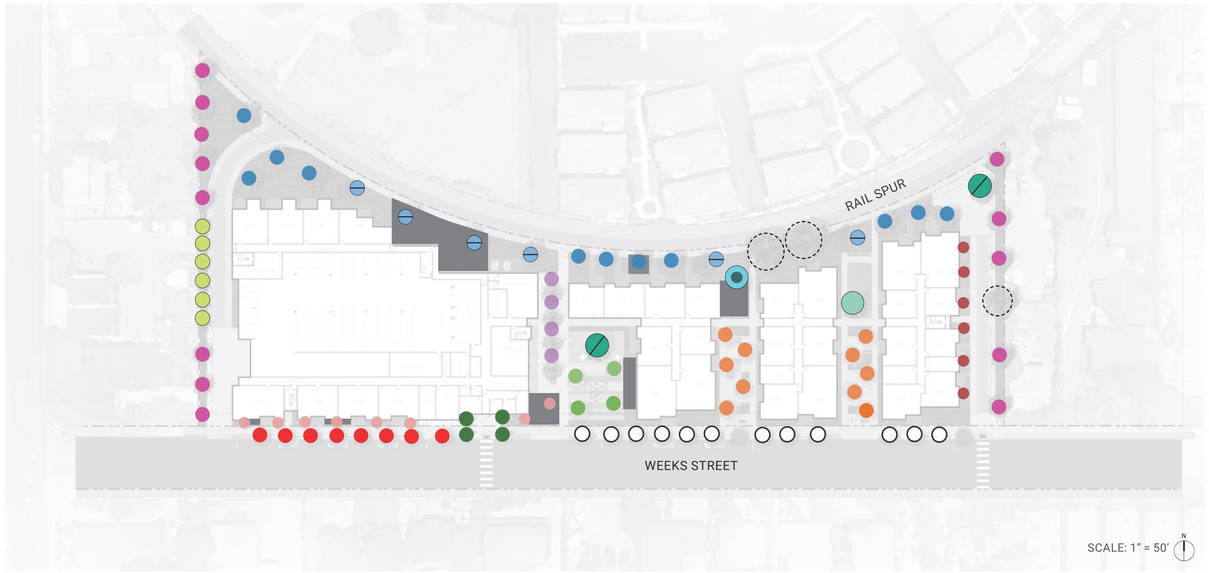
RHAMNUS CALIFORNICA - COFFEEBERRY, MATURE HEIGHT: 6', MATURE WIDTH: 8'

SHADOW STUDY DIAGRAM

NOTES:
1. THE INDIVIDUAL PLANT SIZES AND LOCATION ARE YET TO BE DETERMINED.

2. PLANTING PALETTES WILL BE REFINED UPON COMPLETION OF A SOIL MANAGMENT REPORT AND STANDARD AGRICULUTRAL SUITABILITY ANALYSIS.

PLANTS WITHIN THIS ZONE WILL USE PLANT SPECIES FROM THE PLANT PALETTE THAT ARE SUITABLE FOR STORMWATER CONDITIONS



NOTES:

1. THE INDIVIDUAL PLANT SIZES AND LOCATION ARE YET TO BE DETERMINED.

2. TREE SPECIES WILL BE REFINED UPON COMPLETION OF A SOIL MANAGMENT REPORT AND STANDARD AGRICULUTRAL SUITABILITY ANALYSIS.

EXISTING TREE TO REMAIN

QUERCUS VIRGINIANA - SOUTHERN LIVE OAK, MATURE HEIGHT: 70', MATURE WIDTH: 60'-80'

JACARANDA MIMOSIFOLIA - JACARANDA, MATURE HEIGHT: 40', MATURE WIDTH: 20'-30'

MELALEUCA QUINQUENERVIA - CAJEPUT TREE, MATURE HEIGHT: 30', MATURE WIDTH: 15'-25'

HYMENOSPORUM FLAVUM - SWEETSHADE, MATURE HEIGHT: 40', MATURE WIDTH: 15'-20'

MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA, MATURE HEIGHT: 60', MATURE WIDTH: 40'

JUNIPERUS CHINENSIS 'TORULOSA'- HOLLYWOOD JUNIPER, MATURE HEIGHT: 15', MATURE WIDTH: 6'-10'

QUERCUS LOBATA - VALLEY OAK, MATURE HEIGHT: 50'-70', MATURE WIDTH: 50 '

OLEA EUROPAEA 'SWAN HILL' - OLIVE TREE, MATURE HEIGHT: 30', MATURE WIDTH: 25'-30'

TRISTANIOPSIS LAURINA "ELEGANT' - ELEGANT WATER GUM, MATURE HEIGHT: 35', MATURE WIDTH: 15'-25'

KOELREUTERIA BIPINNATA - CHINESE FLAME TREE, MATURE HEIGHT: 30', MATURE WIDTH: 15'-25'

WASHINGTONIA FILIFERA - CALIFORNIA FAN PALM, MATURE HEIGHT: 60', MATURE WIDTH: 10'-20'

CERCIS OCCIDENTALIS - WESTERN REDBUD , MATURE HEIGHT: 20', MATURE WIDTH: 10'-20'

ABUTILON - FLOWERING MAPLE, MATURE HEIGHT: 15', MATURE WIDTH: 8'

QUERCUS AGRIFOLIA -COAST LIVE OAK, MATURE HEIGHT: 70', MATURE WIDTH: 20'-70'

GLEDITSIA TRIACANTHOS - HONEY LOCUST, MATURE HEIGHT: 70', MATURE WIDTH: 25'-30'

David Baker Architects

MidPen + EPA Can-Do

965 Weeks Street

TREE PLANT PALETTE

scale (printed at 22x34): 21850

date: 2019-09-12

L-7

David Baker Architects

MidPen + EPA Can-Do

965 Weeks Street

LICENSED ARCHITECT
DANIEL SIMONS
C-30025
EXP. 08-30-2019
STATE OF CALIFORNIA

SITE PLAN

21850
scale (printed at 22x34): 1" = 40'-0"
date: 2019-12-06

A001

1 Level 1
1" = 20'-0"

David Baker Architects

MidPen + EPA Can-Do

965 Weeks Street

LICENSED ARCHITECT
DANIEL SIMONS
C-30025
EXP. 06-30-2019
STATE OF CALIFORNIA

LEVEL 1 - FLOOR PLAN

21850
scale (printed at 22x34): 1" = 20'-0"
date: 2019-12-06

A101

1 Level 2
1" = 20'-0"

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965 Weeks Street

LICENSED ARCHITECT
DANIEL SIMONS
C-30025
EXP. 06-30-2019
STATE OF CALIFORNIA

LEVEL 2 - FLOOR PLAN

21850
scale (printed at 22x34): 1" = 20'-0"
date: 2019-12-06

A102

637'

20' SETBACK

28' - 2" | 28' - 0" | 28' - 0" | 43' - 0"

2BR | 2BR | 2BR | 3BR

27' - 4"

6' - 8"

21' - 0"

SERV

EV EV EV EV

UP

RESIDENTIAL PARKING
213 SPACES
(44 @ LEVEL 3)

24' - 4"

DRIVE AISLE W2-WAT TRAFFIC

18' - 0"

9' - 0" TYP.

18' - 0" TYP.

9' - 0" | 9' - 0" | 9' - 0"

18' - 0" | 7' - 0"

PEDESTRIAN
ACCESSIBLE ENTRY
TO RESIDENTIAL
AREAS

28' - 0"

32' - 4"

28' - 0" | 1' - 0"

UP

10' SETBACK

84' - 4"

A201 2

3BR | 2BR | 2BR | 2BR | 2BR | 2BR | 3BR

1' - 8" BAY | 1' - 10" BAY | 2' - 0" BAY | 2' - 0" BAY | 2' - 0" BAY

27' - 4"

39' - 4"

3BR | 2BR | 2BR | 2BR | 2BR

28' - 0" | 32' - 0" | 32' - 0" | 28' - 0"

1BR

22' - 0"

41' - 4"

31' - 0"

2BR | 1BR

3BR | 4BR

42' - 7"

2' - 0" BAY

5' SETBACK

27' - 4" | 6' - 8" | 28' - 0"

2BR | 3BR

S

2BR | 3BR

44' - 0"

14' - 6"

1' - 10" BAY

27' - 10"

2' - 0" BAY

40' - 6"

38' - 8"

6' - 8" | 22' - 1"

3BR | 4BR

1BR | 1BR

44' - 0"

10' SETBACK

22' - 0" | 10' - 8" | 22' - 0"

148'

A201 1

2BR | 1BR

T | SERV

S

2BR | 2BR

11' - 8" | 30' - 0"

42' - 4"

31' - 0"

14' - 6"

27' - 10"

2' - 0" BAY

40' - 11" | 10' - 8" | 32' - 0" | 32' - 0" | 32' - 0" | 32' - 0" | 32' - 0" | 27' - 4" | 81' - 5" | 31' - 0" | 31' - 0" | 35' - 4" | 30' - 0" | 31' - 0" | 35' - 8" | 30' - 4" | 30' - 8"

G102 1

G102 2

WEEKS STREET

1 Level 3
1" = 20'-0"

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MidPen + EPA Can-Do

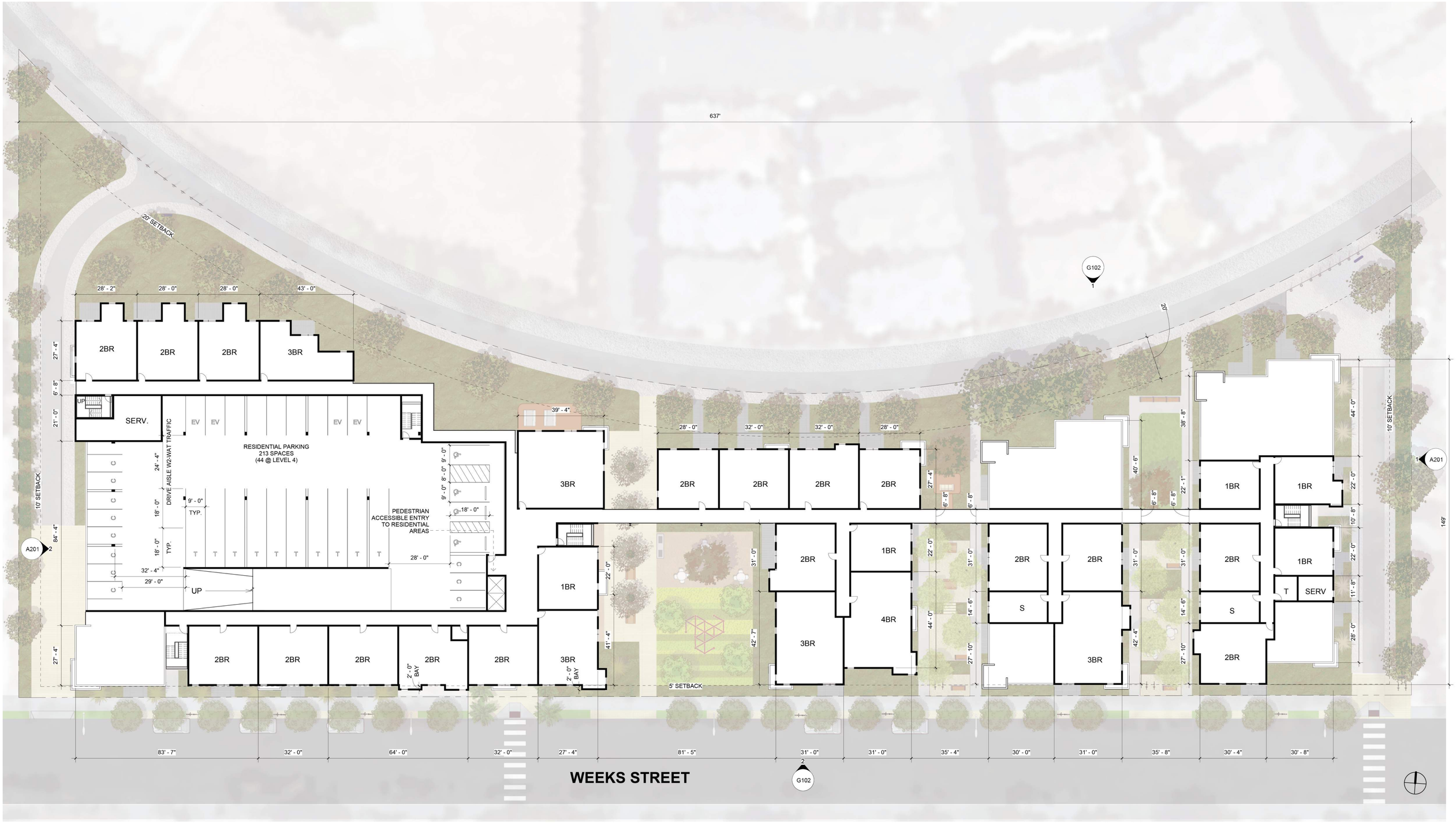
965 Weeks Street

LICENSED ARCHITECT
DANIEL SIMONS
C-30025
Exp. 06-30-2019
STATE OF CALIFORNIA

LEVEL 3 - FLOOR PLAN

21850
scale (printed at 22x34): 1" = 20'-0"
date: 2019-12-06

A103



1 Level 4 - LONG GARAGE
1" = 20'-0"

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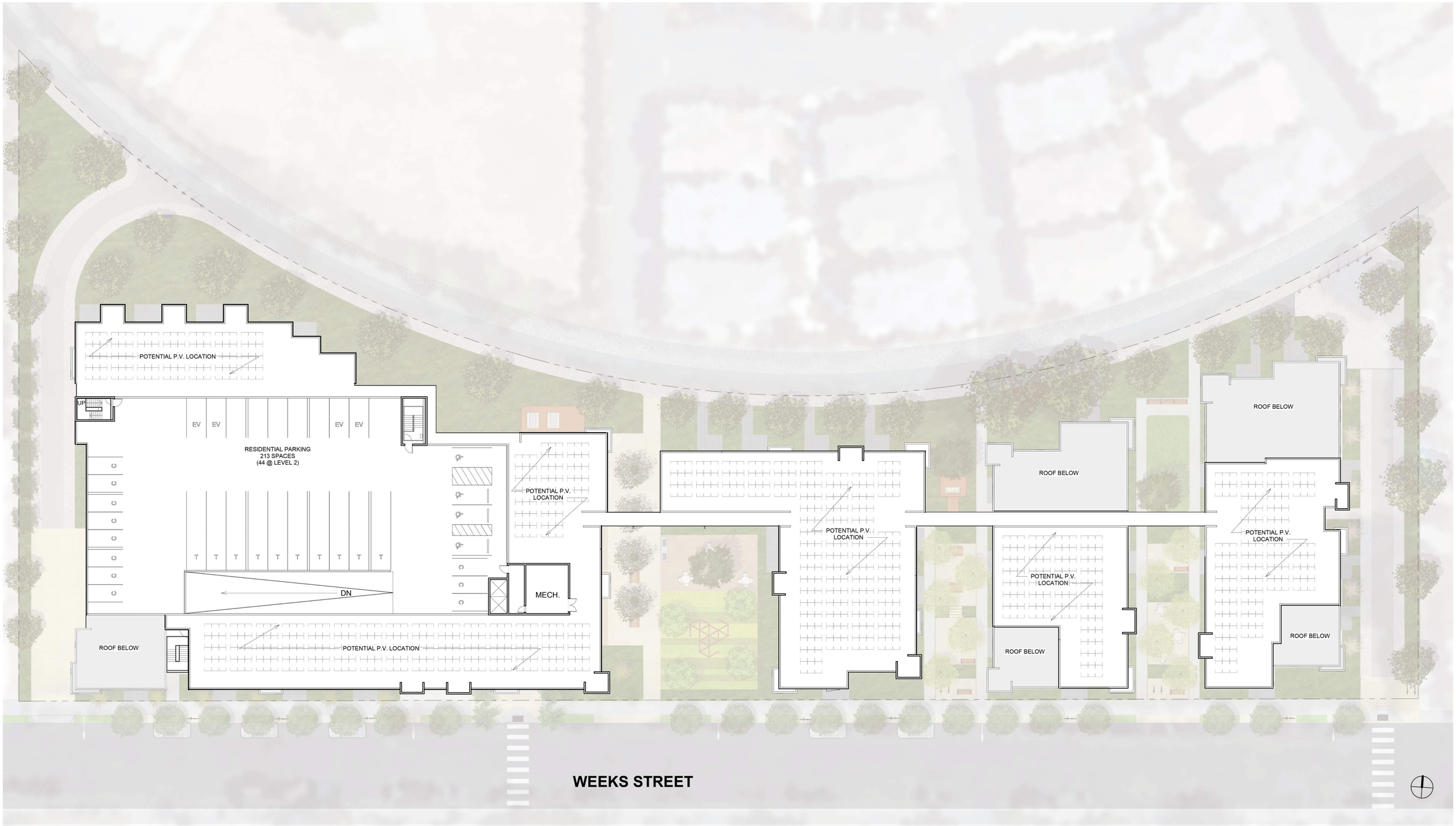
965 Weeks Street

LICENSED ARCHITECT
DANIEL SIMONS
C-30025
EXP. 08-30-2019
STATE OF CALIFORNIA

LEVEL 4 - FLOOR PLAN

21850
scale (printed at 22x34): 1" = 20'-0"
date: 2019-12-06

A104



1 Level Roof
1" = 20'-0"

David Baker Architects

MidPen + EPA Can-Do

965 Weeks Street

LICENSED ARCHITECT
DANIEL SIMONS
C-30025
EXP. 08-30-2019
STATE OF CALIFORNIA

ROOF PLAN

21850
scale (printed at 22x34): 1" = 20'-0"
date: 2019-12-06

A105

2 SOUTH ELEVATION (WEEKS ST)
1" = 20'-0"

1 NORTH ELEVATION (RAIL SPUR)
1" = 20'-0"

David Baker Architects

MidPen + EPA Can-Do

965 Weeks Street

LICENSED ARCHITECT DANIEL SIMONS C-30025 EXP. 06-30-2019 STATE OF CALIFORNIA

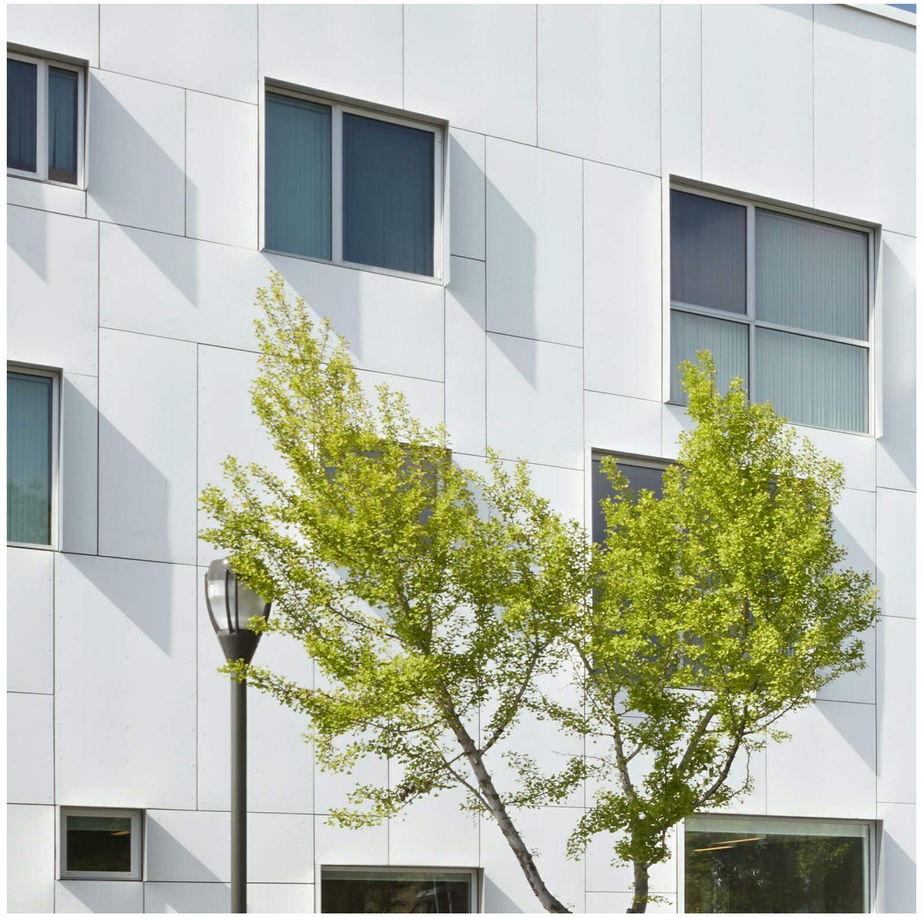
ELEVATIONS - NORTH & SOUTH

21850
scale (printed at 22x34): 1" = 20'-0"
date: 2019-12-06

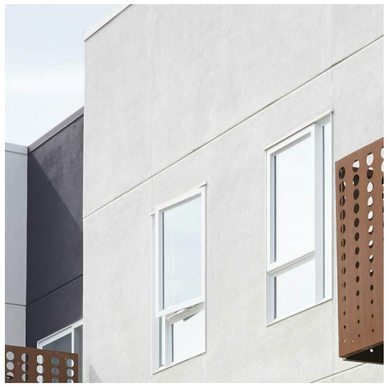
A200

1 EAST ELEVATION (RAIL SPUR CONNECTION)
1" = 20'-0"

2 WEST ELEVATION (CLARKE AVE)
1" = 20'-0"



FIBER CEMENT PANELS, WHITE
TYPICAL CLADDING MATERIAL

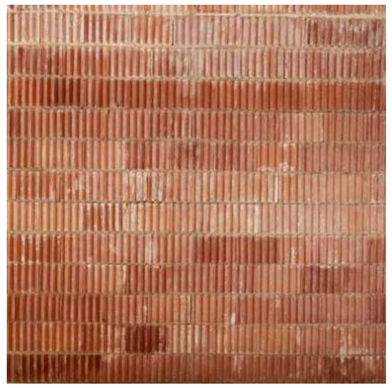


CEMENT PLASTER, WHITE
ALTERNATE TYPICAL CLADDING MATERIAL

RANDOM-BATTEN FIBER CEMENT PANELS
LIGHT GRAY
BAYS

POWDER-COATED SUNSHADES
DARK WARM EXTERIOR COLOR,
LIGHT INTERIOR COLOR
SELECT SOUTH AND WEST WINDOWS

STOREFRONT
GROUND FLOOR COMMON ROOMS



LOW FIRE CLAY TILE
INSETS AT PATIOS