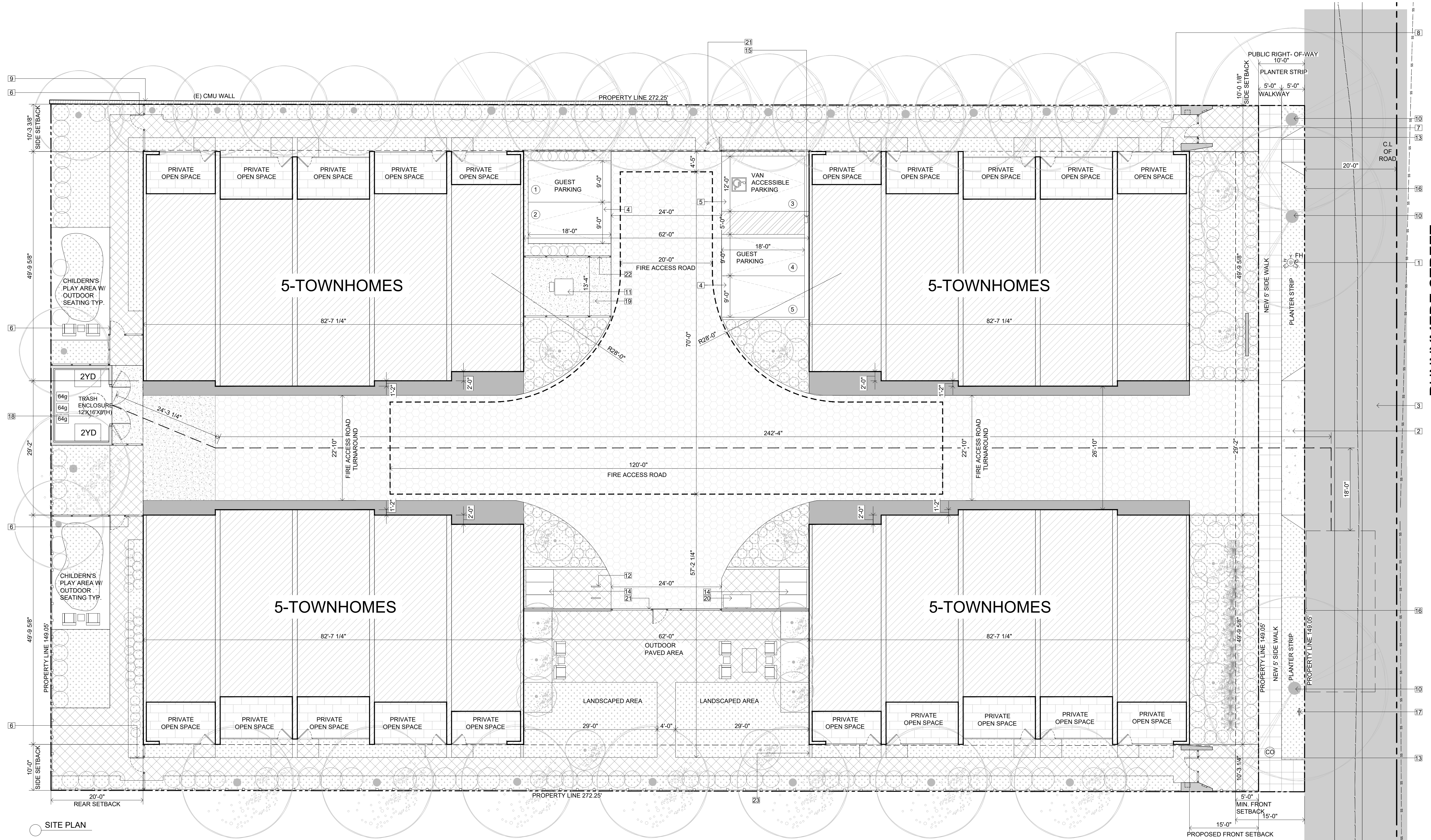


VILLAGE EPA TOWNHOMES

1201 RUNNYMEDE STREET
EAST PALO ALTO, CA 94301

PLANNING PRE SUBMITTAL



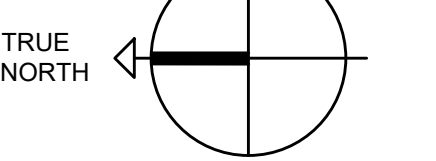
RUNNYMEDE STREET

sheet title

SITE PLAN

date 12/15/2022

1. Inclusionary Housing 05/18/2023



scale 1" = 10'-0"

sheet no.

A1.0

of

All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
© 2020 Carrasco & Associates

1885 El Camino Real, Palo Alto, CA 94306
PH: 650-322-2288 FAX: 650-322-2316

- SHEETS NOTES:**
- NEW FIRE HYDRANT ALONG RUNNYMEDE STREET IN THE PLANTING STRIP. FIRE HYDRANTS SHALL BE WET BARREL STANDARD STEAMER TYPE WITH 1-4 1/2" (114.3 MM) AND 2-2 1/2" (63.5 MM) OUTLETS. MPPFD CFC SEC. 507.5.1 APPENDIX C.
 - SEE ADDITIONAL FIRE DEPARTMENT NOTES FOR DRIVEWAY STRIPING. THE STREET FRONTAGE SHALL BE IMPROVED. GRIND 2" AND AC OVERLAY THE ENTIRE WIDTH OF THE STREET FOR THE WIDTH OF THE PROJECT FRONTAGE.
 - GUEST PARKING
 - VAN ACCESSIBLE PARKING
 - NEW 8 FOOT HIGH METAL FENCE GATE FOR PRIVACY
 - BUILDING ADDRESS AT FIRST FLOOR AT EACH UNIT
 - NEW 6 FOOT HIGH PROPERTY WOOD FENCE
 - (E) CMU WALL TO REMAIN
 - STREET TREES 30'-35' APART PER CITY OF EAST PALO ALTO STREET TREE REGULATIONS

- TRANSFORMER ON GRADE.
- SHORT TERM BIKE STAND
- MAIN ENTRY METAL GATE WITH ACCESS CONTROL. CONCRETE WALLS ON BOTH SIDE WITH TRELLIS ABOVE.
- BIKE LOCKERS - SINGLE
- EV CHARGER
- PAINTED RED CURB ALONG RUNNYMEDE.
- REAR-LOAD RECOLOGY TRUCK STAGING AREA ALONG PAINTED RED CURB, WITH SIGNAGE TO ALLOW RECOLOGY TRUCK TO PARK PARKING DURING PICK-UP SERVICE TIMES.
- TRASH ENCLOSURE WITH METAL ROOF WITH IN-BUILT GUTTER. 12X16X8(H). SEE RECOLOGY NOTES.
- REMOVABLE BOLLARDS ALONG TRANSFORMER PLATFORM AT 4' O.C.
- DUAL BIKE LOCKER
- NEW 6 FOOT HIGH METAL FENCE AND GATE FOR PRIVACY
- NEW 6 FOOT HIGH METAL FENCE
- NEW 2 FOOT HIGH LANDSCAPE WALL.

- RECOLOGY NOTES:**
- RECOLOGY WILL HAVE SERVICE TO PULL OUT CARTS.
 - ADDITIONAL SERVICE PER WEEK TO KEEP WEIGHT OF CARTS TO ALLOWABLE LIMITS FOR PULLOUT.
GARBAGE: 1-2YD serviced 2x/week
RECYCLE: 1-2YD serviced 3x/week
ORGANICS: 3-64g serviced 1x/week

- LEGEND**
- CONC. PAD
 - RESIDENTIAL BLDG
 - PRIVATE OPEN SPACE
 - CONC. PAVERS
 - COLORED SCORED CONCRETE
 - PERMEABLE PAVERS
 - LANDSCAPE
 - 2' CONCRETE EDGE
 - CITY SIDEWALK

- PROPERTY LINE
- SETBACK LINE
- (N) PROPERTY WOOD FENCE 6'-0" HIGH, UNO
- RECOLOGY PULLOUT ROUTE
- FIRE HYDRANT
- (E) EMU WALL

- TREE
- TREE
- TREE
- SHRUBS
- SHRUBS
- SEWER CLEAN OUT