

6" PVC STORM DRAIN PIPE,
CEILING SUSPENDED WITHIN
UNDERGROUND GARAGE

(N) 6" PVC SANITARY SEWER
LATERAL, CEILING SUSPENDED
WITHIN UNDERGROUND
GARAGE (-TYP.)

(N) BUILDING G
UNITS 46 THROUGH
48 & LOBBY/GYM
FF:12.52

(N) BUILDING H
UNITS 37
THROUGH 42

(N) BUILDING | B
| UNITS 06 |
| THROUGH 19

(N) BUILDING
UNITS 11
THROUGH 16

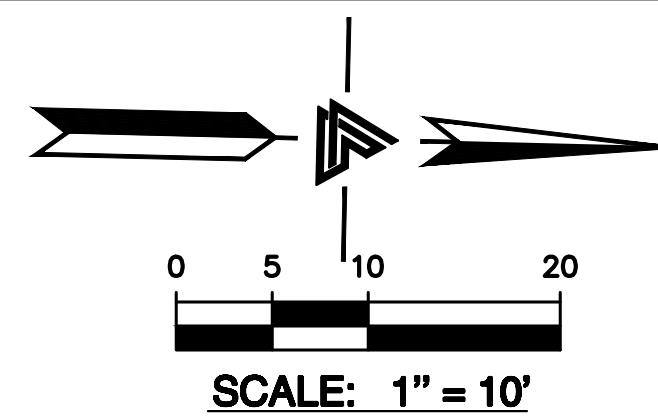
(N) CURB BASIN PER
COUNTY STANDARDS

**PULGAS AVEVNUUE
(WIDTH VARIES)**

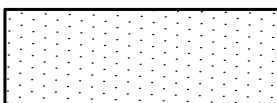
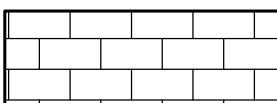
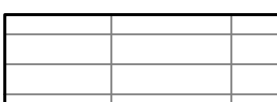
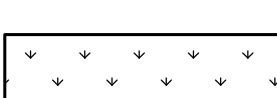
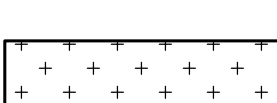
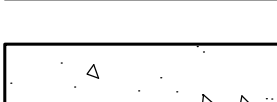
(N) SSMH LATERAL CONNECTION PER COUNTY STANDARDS

(N) WATER METER(S) AND
WATER SERVICE PER
COUNTY STANDARDS

(N) SSMH LATERAL
CONNECTION PER
COUNTY STANDARDS



PROPOSED	DESCRIPTION
----------	-------------

	(N) BUILDING S.A.D.
	(N) PERMEABLE PAVERS
	(N) PODIUM DECK S.S.D. & S.A.D.
	(N) PLANTING AREA S.A.D.
	(N) BIOTREATMENT
	(N) CONCRETE HARDSCAPE
	TREE PROTECTION
	REMOVE TREE
	(N) RETAINING WALL



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

REGIONAL OFFICES:
ROSELLE
PLEASANTON
SAN JOSE

MAIN OFFICE:
24295 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

WWW.LEABRAZE.COM

1933 PULGAS AVENUE
EAST PALO ALTO,
CALIFORNIA

APN: 063-492-280

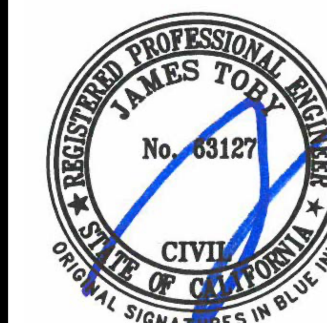
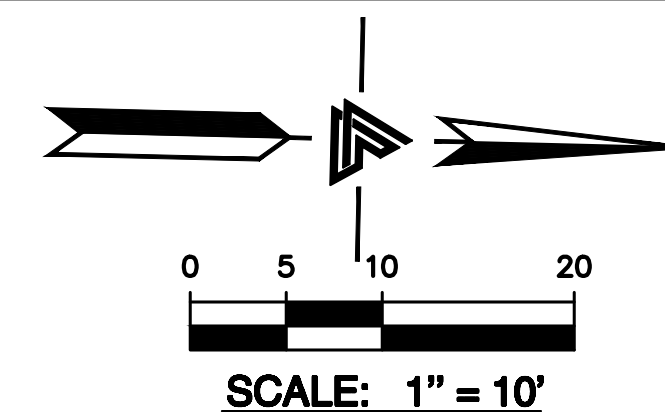
COUNTY OF SAN MATEO

UTILITY PLAN

—	—
—	—
—	—
—	—
—	—
REVISIONS	BY
JOB NO:	2240115
DATE:	1-03-25
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JC
SHEET NO:	

TM-4.1

MATCHLINE SEE SHEET TM-4.1



 **LEA & BRAZE ENGINEERING, INC.**
CIVIL ENGINEERS • LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST
ROSEVILLE, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
WWW.LEABRAZE.COM

1933 PULGAS AVENUE
EAST PALO ALTO,
CALIFORNIA

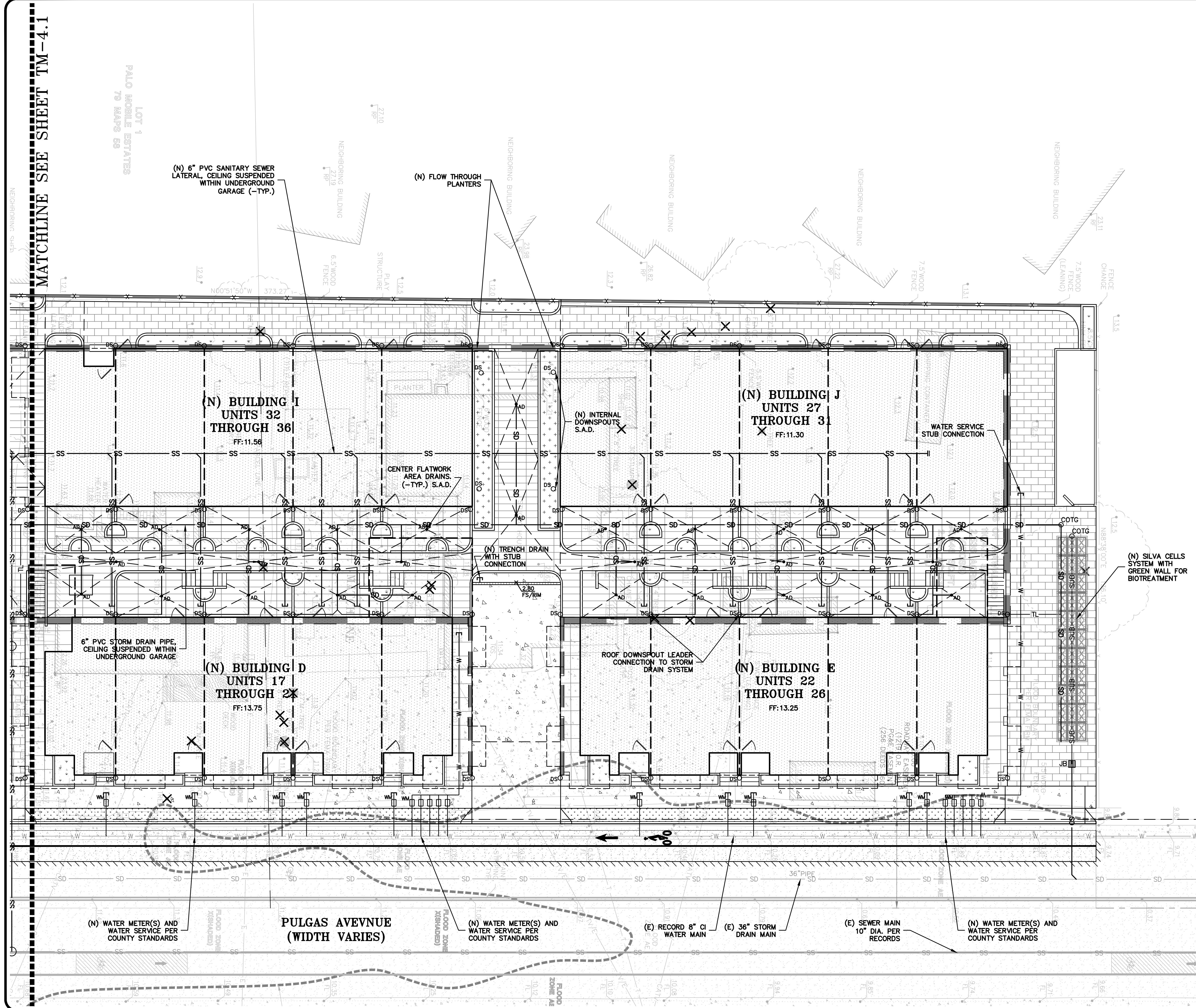
APN: 063-492-280

COUNTY OF SAN MATEO

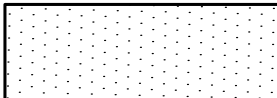
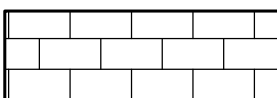
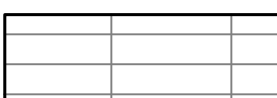
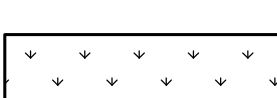
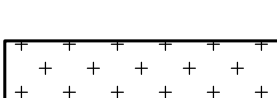
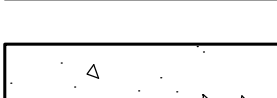
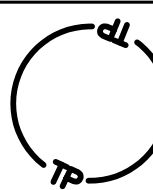
UTILITY PLAN

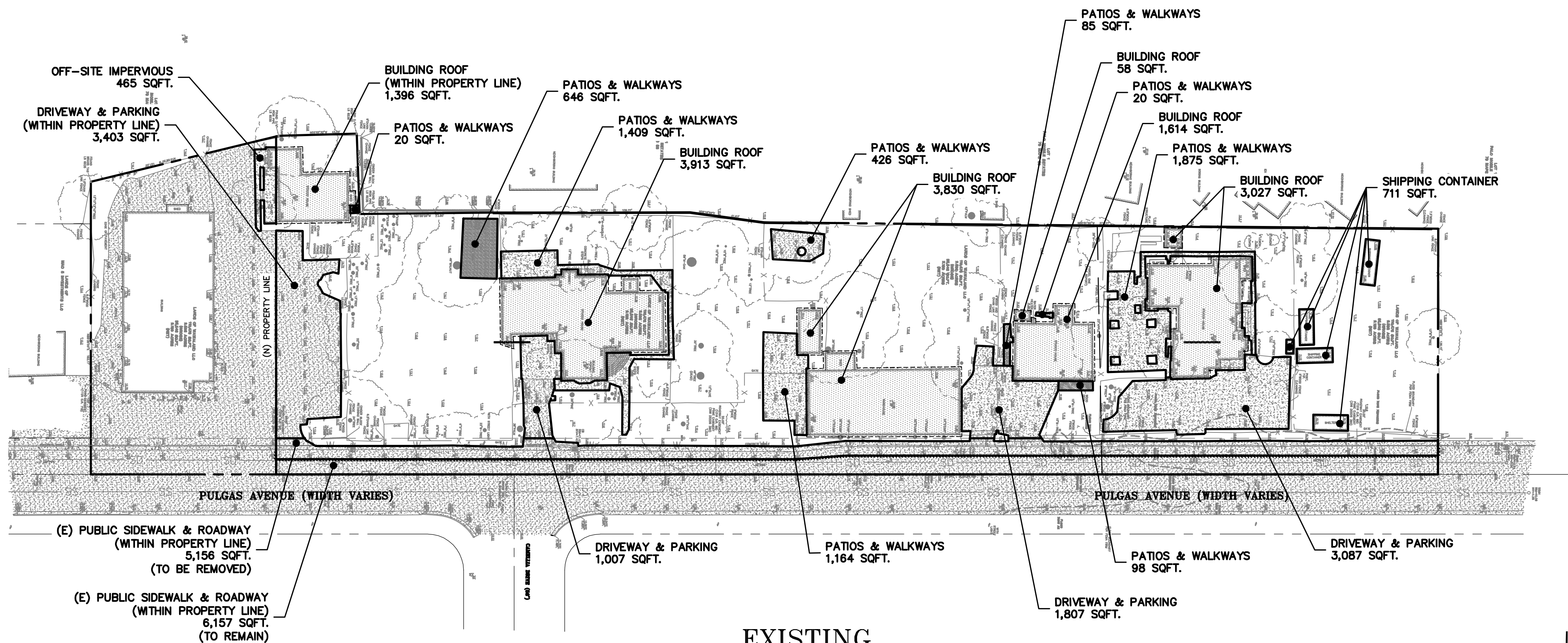
—	—
—	—
—	—
—	—
—	—
REVISIONS	BY
JOB NO:	2240115
DATE:	1-03-25
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JC
SHEET NO:	

TM-4.2

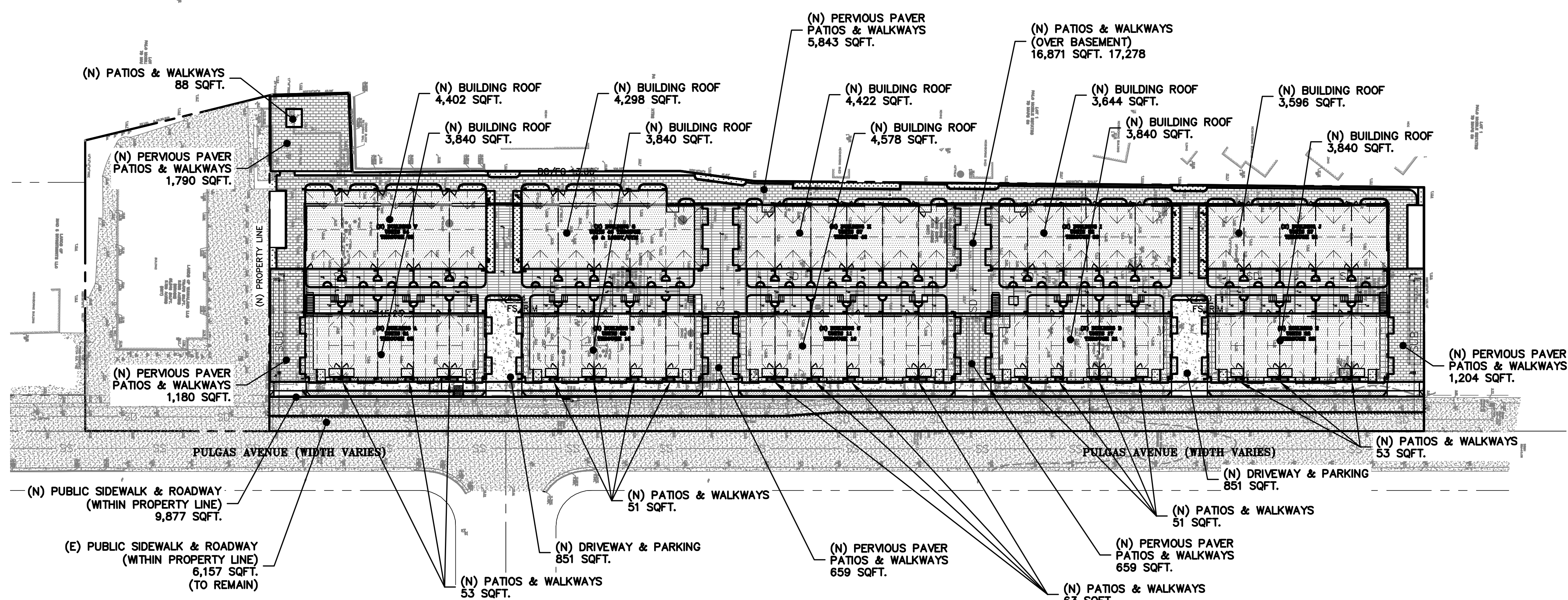
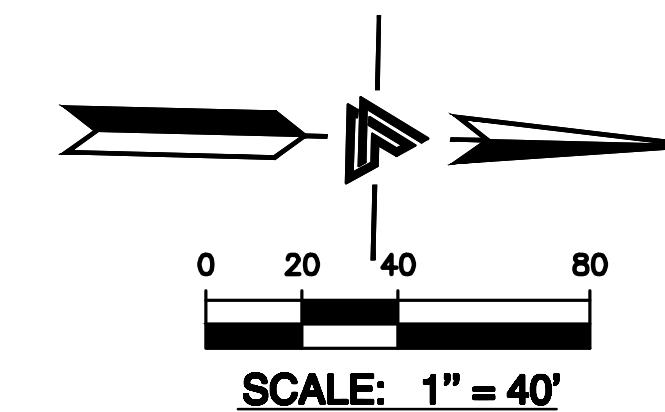


LEGEND

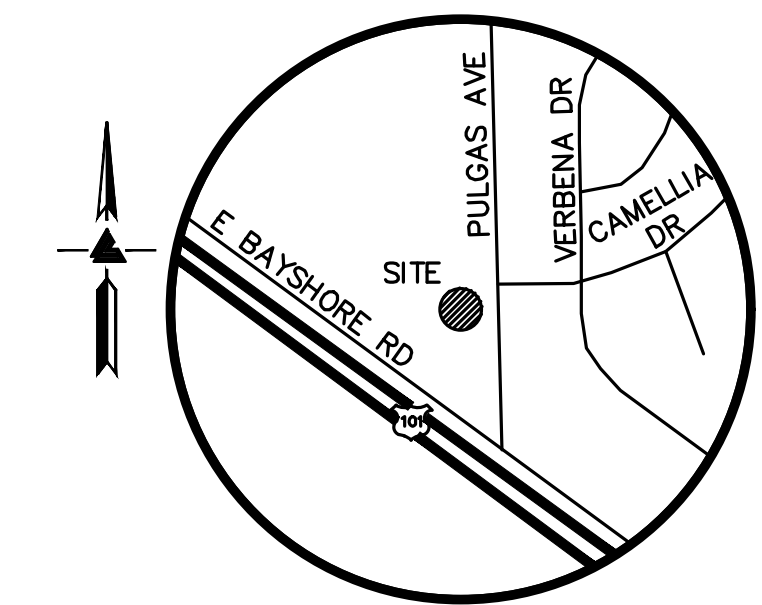
PROPOSED	DESCRIPTION
	(N) BUILDING S.A.D.
	(N) PERMEABLE PAVERS
	(N) PODIUM DECK S.S.D. & S.A.D.
	(N) PLANTING AREA S.A.D.
	(N) BIOTREATMENT
	(N) CONCRETE HARDSCAPE
	TREE PROTECTION
	REMOVE TREE
	(N) RETAINING WALL



EXISTING



PROPOSED



VICINITY MAP
NO SCALE

HATCH LEGEND

	BUILDING ROOF
	CONCRETE
	ASPHALT
	BRICK PAVERS
	D.G. / GRAVEL
	WATER
	PERVIOUS PAVERS
	SYNTHETIC TURF
	LAWN
	BIO-RETENTION

DEVELOPMENT AREA INFORMATION

TOTAL SITE AREA	92,531 SQUARE FEET (2.124 ACRE)			
TOTAL PROJECT AREA	93,114 SQUARE FEET (2.138 ACRE)			
TOTAL DISTURBED AREA	85,000 SQUARE FEET (1.951 ACRE)			
	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
IMPERVIOUS AREAS				
BUILDING ROOF AREA*	13,838	13,838	40,300	40,300
DRIVEWAY & PARKING	9,304	9,304	1,702	1,702
IMPERVIOUS PATIOS & WALKWAYS	5,743	5,743	17,230	17,230
PUBLIC SIDEWALK & ROADWAY	11,313	5,156	9,877	16,034
SHIPPING CONTAINERS	711	711	0	0
OFF-SITE IMPERVIOUS AREA	465	465	0	0
TOTAL IMPERVIOUS AREA	41,374	35,217	69,109	75,266
NET CHANGE IN IMPERVIOUS AREA	+ 33,892 SQFT (NET INCREASE)			
PERVIOUS PAVING				
PERVIOUS PAVER PATIOS & WALKWAYS	0	0	11,335	11,335
TOTAL PERVIOUS PAVING AREA	0	0	11,335	11,335
NET CHANGE IN PERVIOUS PAVING AREA	+ 11,335 SQFT (NET INCREASE)			
TOTAL DEVELOPED AREA	41,374	35,217	79,027	86,601
NET CHANGE IN DEVELOPED AREA	+ 45,227 SQFT (NET INCREASE)			
ON-SITE LANDSCAPE / TREATMENT AREA	51,622			6,513
OFF-SITE LANDSCAPE AREA	118			0
TOTAL PROJECT PERVIOUS AREA	51,740			17,848

*HARDSCAPE BELOW ROOF OVERHANGS INCLUDED IN ROOF AREA



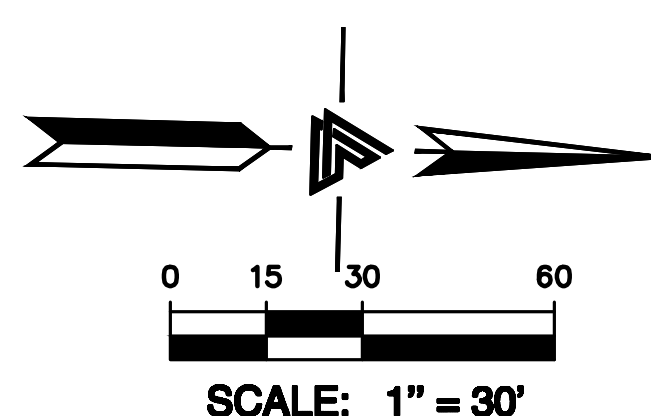
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1000 S. RAY, WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

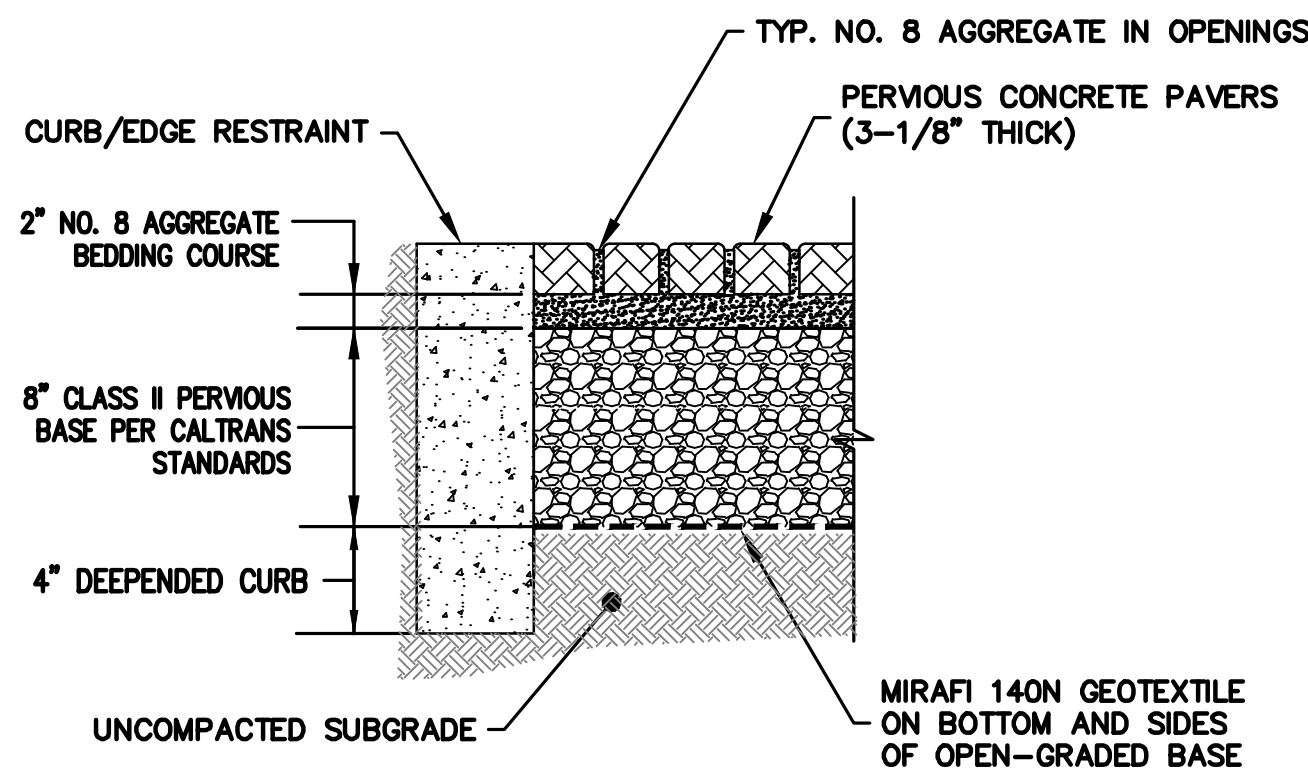
1933 PULGAS AVENUE
EAST PALO ALTO,
CALIFORNIA

IMPERVIOUS SURFACE
EXHIBIT

REVISIONS	BY
JOB NO:	2240115
DATE:	1-03-25
SCALE:	AS NOTED
DESIGN BY:	AV
CHECKED BY:	JC
SHEET NO:	

SCP-1.0



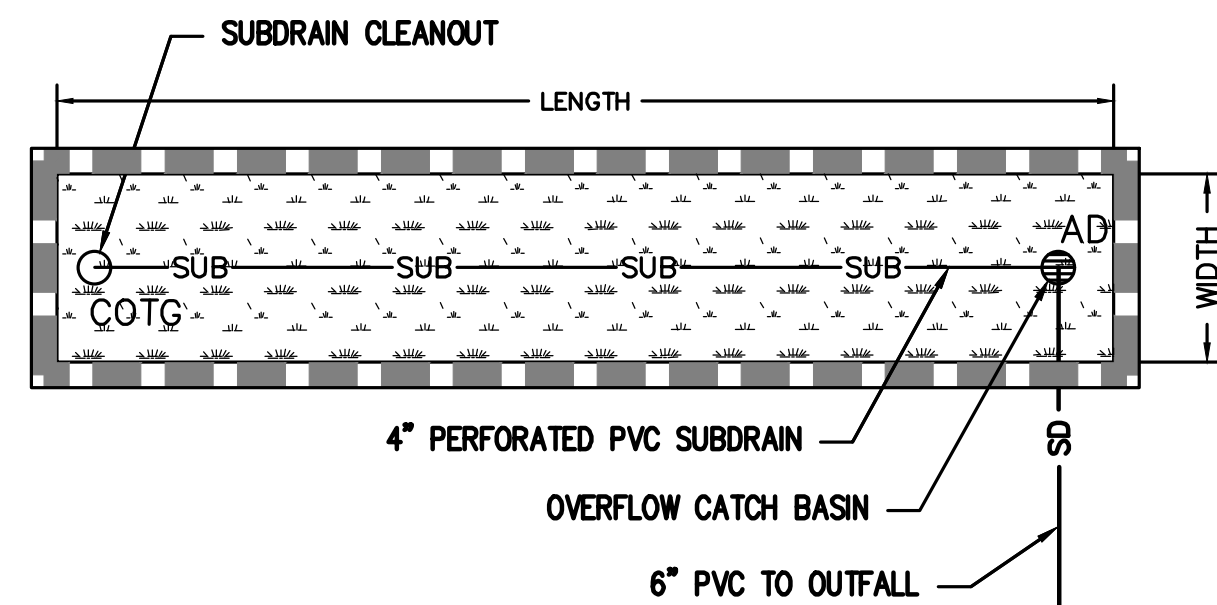


1 PEROUS PAVER SECTION
SCP-3.0 NTS

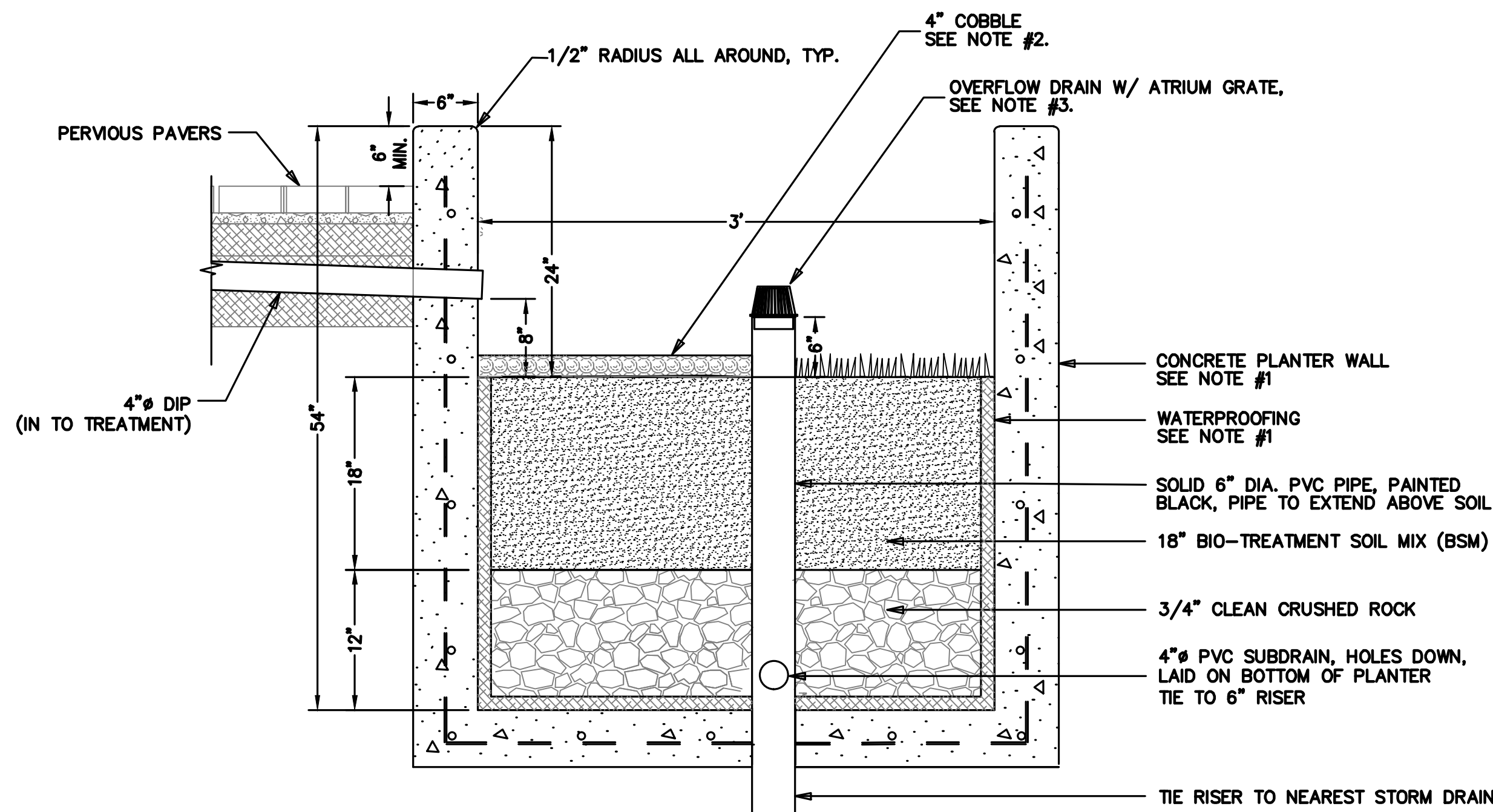
BIO-RETENTION SOIL CONSIDERATIONS
THE BIO-RETENTION PLANTING SOIL SHALL MEET THE REQUIREMENTS SET FORTH IN APPENDIX L OF THE SAN MATEO COUNTY CLEANWATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK.
BIO-RETENTION SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 5" PER HOUR AND MAXIMUM PERCOLATION RATE OF 10" PER HOUR. IF NATIVE SOILS DO NOT MEET THIS PERCOLATION REQUIREMENT, AN ADMIXTURE SHALL BE MIXED INTO PLANTING SOIL TO ALLOW FOR A 5" PER HOUR PERCOLATION RATE. IN-SITU TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PERCOLATION REQUIREMENTS.
NO BARK MULCH SHALL BE PLACED IN THE VEGETATED AREA.
IF IMPORT SOIL IS USED, IT SHALL HAVE THE FOLLOWING PROPERTIES FOR SANDY LOAM. A TYPICAL SOIL MIX COMPRISES 50% CONSTRUCTION SAND, 20%-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AN 20%-30% ORGANIC LEAF COMPOST.

NOTE:
THIS IS A SCHEMATIC DETAIL REFER TO THE PLANS FOR SPECIFIC INLET AND OUTLET LOCATIONS. REFER TO THE PLANS FOR SPECIFIC OVERFLOW RISER LOCATIONS.

TCM	LENGTH	WIDTH
1	45'	4'
2	45'	4'
3	60'	3'
4	40'	4'
5	40'	4'

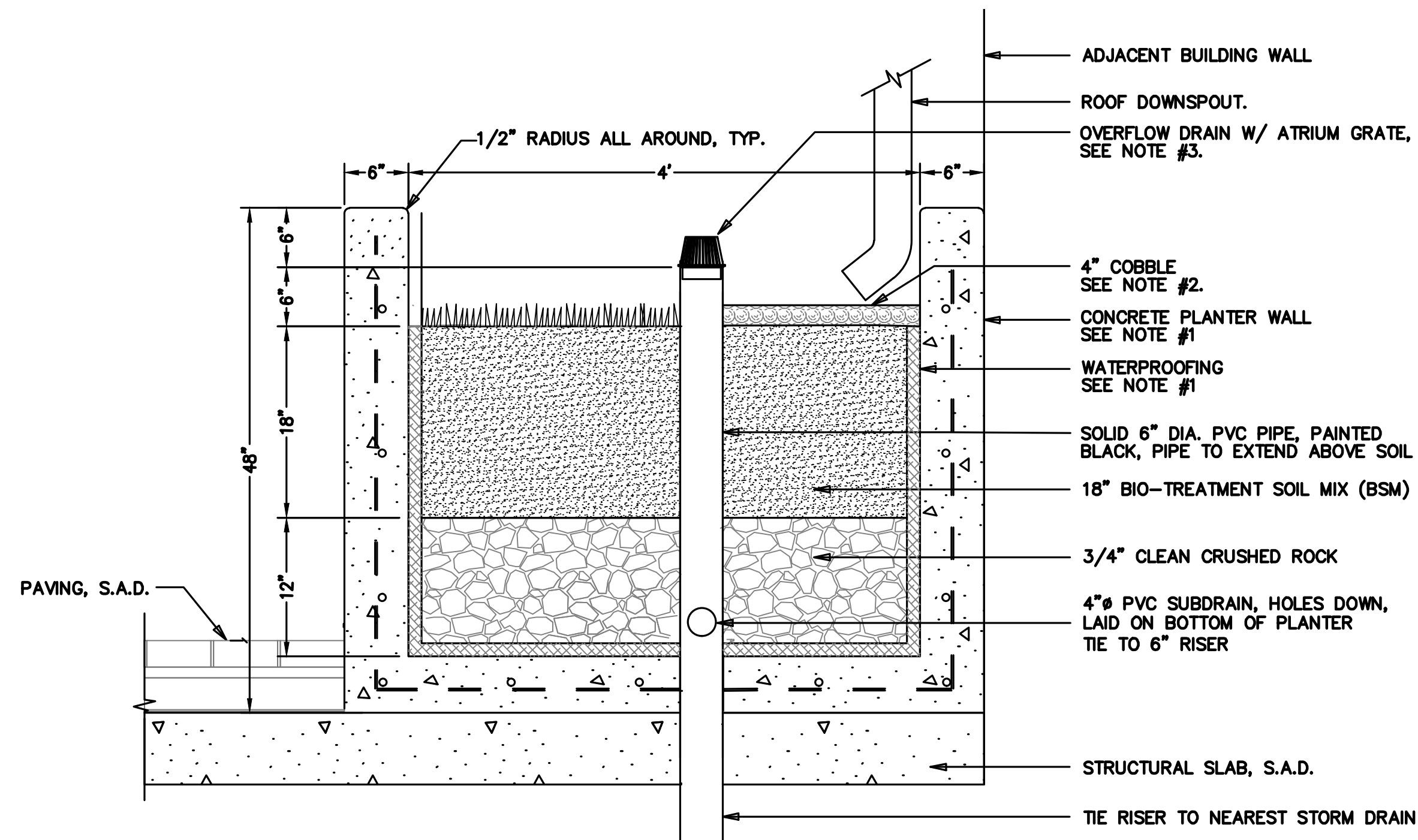


2 FLOW-THROUGH PLANTERS
SCP-3.0 NTS



NOTE:
1. CONCRETE PLANTER AND WATERPROOFING DESIGN BY OTHERS.
2. PLACE 4" MINIMUM COBBLE FOR 2' AROUND DOWNSPOUT.
3. ATRIUM GRATE TO BE NDS 6" POLYOLEFIN ATRIUM GRATE, COLOR BLACK.

TCM #3
4 SUNKEN FLOW-THROUGH PLANTER DETAIL
SCP-3.0 NTS



NOTE:
1. CONCRETE PLANTER AND WATERPROOFING DESIGN BY OTHERS.
2. PLACE 4" MINIMUM COBBLE FOR 2' AROUND DOWNSPOUT.
3. ATRIUM GRATE TO BE NDS 6" POLYOLEFIN ATRIUM GRATE, COLOR BLACK.

TCM #1, 2, 4, & 5
3 PODIUM DECK FLOW-THROUGH PLANTER DETAIL
SCP-3.0 NTS



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
SAN FRANCISCO, CALIFORNIA 94103
PLEASANTON, CALIFORNIA 94545
SAN JOSE, CALIFORNIA 95128
(510) 887-4086
WWW.LEABRAZE.COM

1933 PULGAS AVENUE
EAST PALO ALTO,
CALIFORNIA

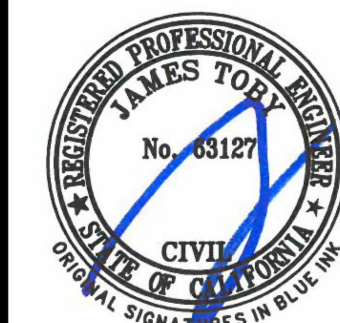
COUNTY OF SAN MATEO

APN: 063-492-280

STORMWATER CONTROL
DETAILS

REVISIONS	BY
JOB NO:	2240115
DATE:	1-03-25
SCALE:	N.T.S.
DESIGN BY:	AV
CHECKED BY:	JC
SHEET NO:	

SCP-3.0



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE, CALIFORNIA 95128
HAYWARD, CALIFORNIA 94545
SAN JOSE
(510) 887-4086
WWW.LEABRAZE.COM

1933 PULGAS AVENUE
EAST PALO ALTO,
CALIFORNIA

COUNTY OF SAN MATEO

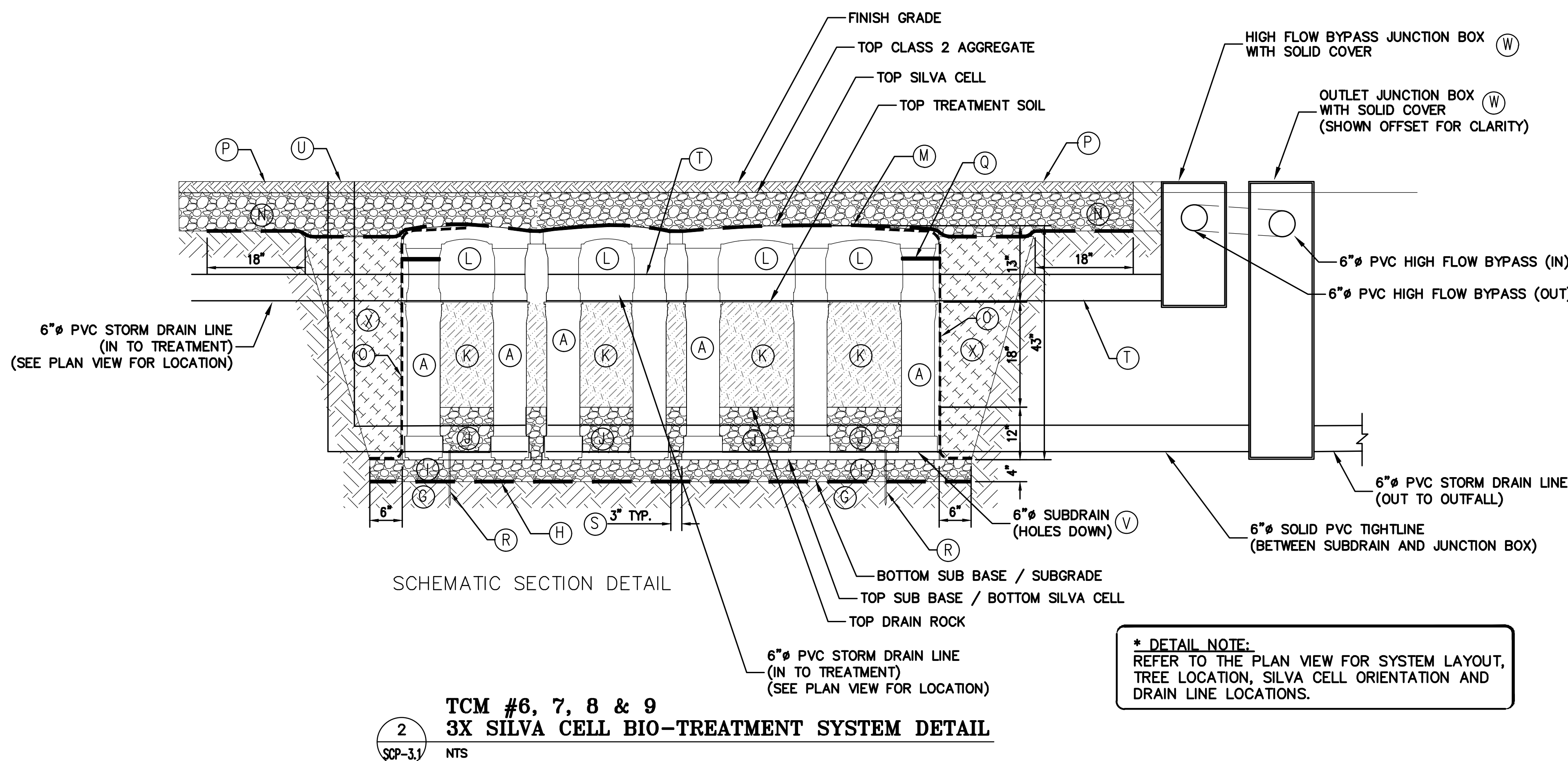
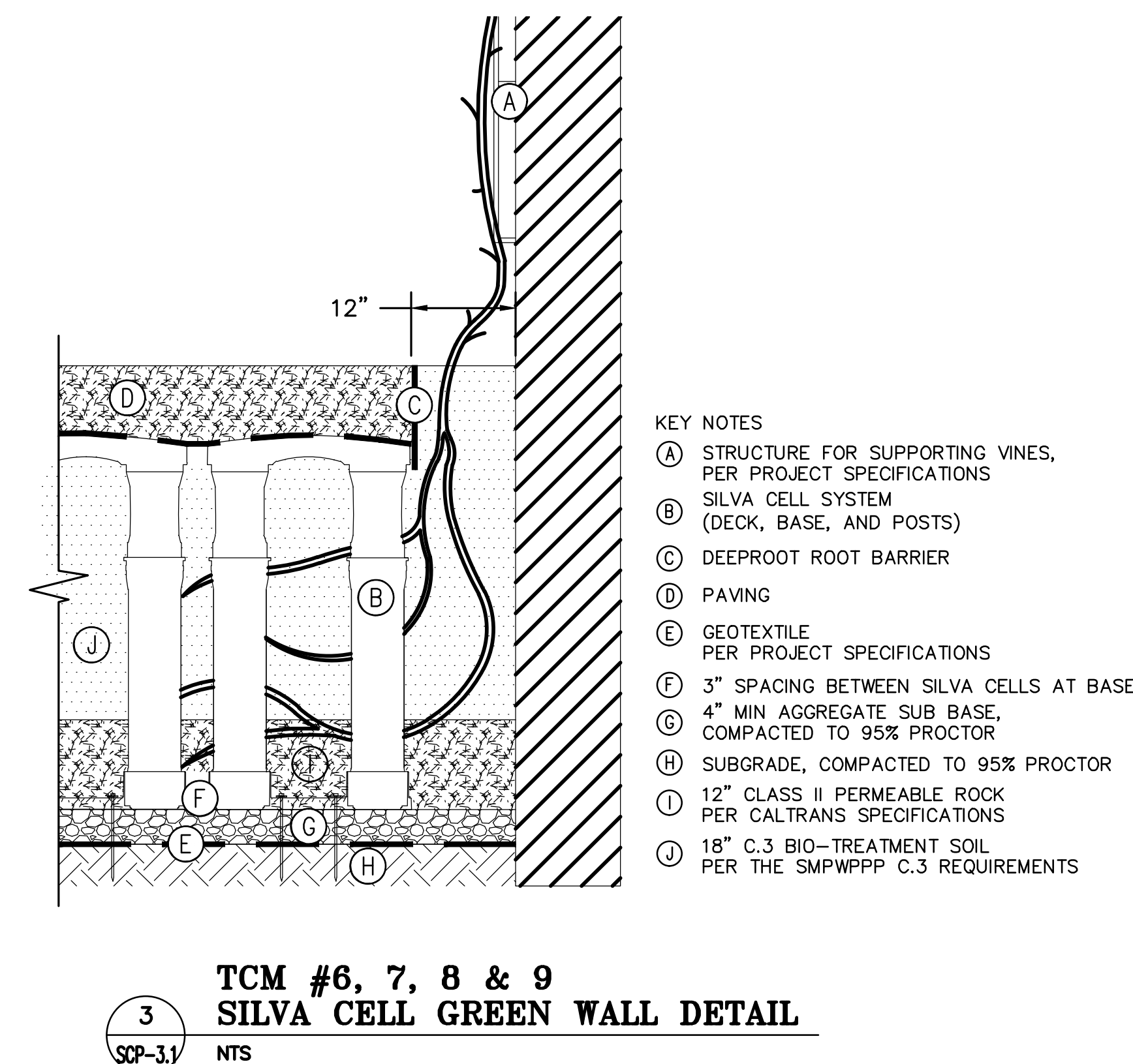
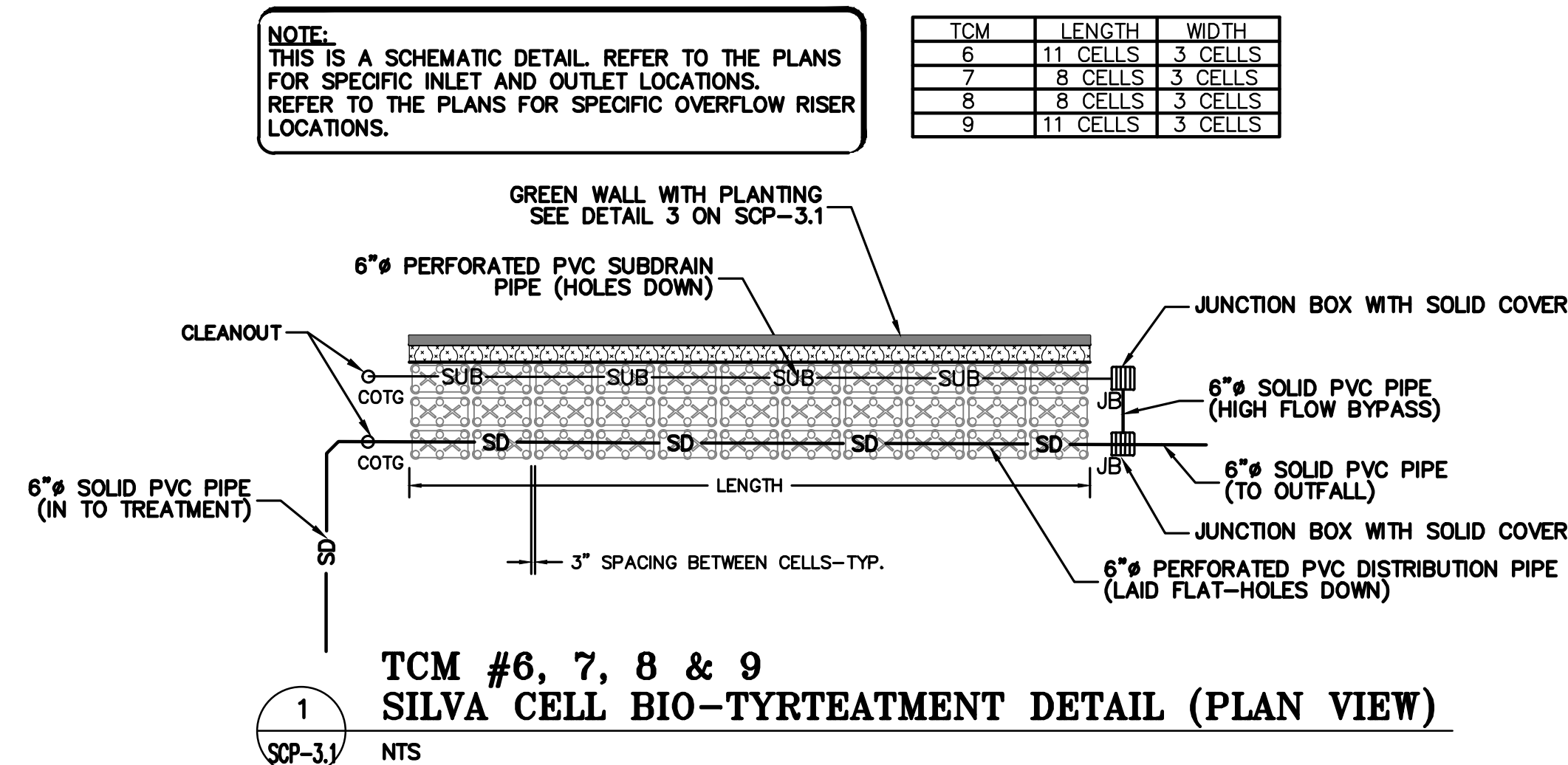
APN: 063-492-280

STORMWATER CONTROL
DETAILS

REVISIONS	BY
JOB NO:	2240115
DATE:	1-03-25
SCALE:	N.T.S.
DESIGN BY:	AV
CHECKED BY:	JC
SHEET NO:	

SCP-3.1

12 OF 13 SHEETS



- KEY NOTES**
- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
 - (B) NOT USED
 - (C) NOT USED
 - (D) NOT USED
 - (E) NOT USED
 - (F) NOT USED
 - (G) SUBGRADE, COMPACTED TO 95% PROCTOR
 - (H) GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB BASE
 - (I) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
 - (J) 12" CLASS II PERMEABLE ROCK PER CALTRANS SPECIFICATIONS
 - (K) 18" C.3 BIO-TREATMENT SOIL PER THE SMPWPPP C.3 REQUIREMENTS
 - (L) 6" (MIN.) OPEN SPACE TO PROVIDE PONDING
 - (M) GEOTEXTILE 18" MIN OVERLAP PAST EXCAVATION
 - (N) 24" MIN. CLASS 2 AGGREGATE OVER TOP OF CELLS
 - (O) GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
 - (P) FINISH GRADE
 - (Q) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE
 - (R) PIN, PER SILVA CELL SPECIFICATIONS
 - (S) 3" SPACING BETWEEN SILVA CELLS AT BASE
 - (T) 6" PERFORATED PVC TO DISTRIBUTE RUNOFF INTO SYSTEM (PERFORATIONS DOWN)
 - (U) PROVIDE CLEANOUT TO GRADE
 - (V) 6" PERFORATED PVC SUBDRAIN (PERFORATIONS DOWN)
 - (W) 18" X 18" JUNCTION BOX. PROVIDE SOLID COVER.
 - (X) BACKFILL, COMPACTED TO 95% PROCTOR.
- NOTES**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 - DO NOT SCALE DRAWINGS
 - PROVIDE SUPPLEMENTAL IRRIGATION FOR SEASONAL DROUGHT SUPPORT OF TREES & SOIL

