Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Shores Landing
1000 Twin Dolphin Drive
Redwood City, CA 94065

Prepared for the County of San Mateo and MidPen Property Management Corporation per HUD requirements and the National Environmental Policy Act

March 2023

BAY DESERT

U.S. Department of Housing and Urban Development
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Washington, DC 20410
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ENVIRONMENTAL REVIEW FOR ACTIVITY/PROJECT THAT IS CATEGORICALLY EXCLUDED SUBJECT TO SECTION 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name:	Shores Landing
Responsible Entity:	County of San Mateo, Department of Housing 264 Harbor Blvd., Building A Belmont, CA 94002-4017
Grant Recipient (if different than Responsible Entity):	
State/Local Identifier:	
Preparer:	Cinnamon Crake, President, Bay Desert, Inc.
Certifying Officer Name and Title:	Raymond Hodges, Director
Consultant (if applicable):	Bay Desert, Inc. 422 Larkfield Center #104 Santa Rosa, CA 95403 (707) 523-3710 contact@baydesert.com
Direct Comments to:	Matilda Horace, Housing and Community Development Specialist (628) 258-3192 mhorace@smchousing.org
Project Location:	1000 Twin Dolphin Drive, Redwood City, San Mateo County, California 94065 (APN 095-222-330)

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Shores Landing Narrative & Project Description.

Background

Shores Landing is a 95-unit senior affordable housing community (including 2 Manager's units) located at 1000 Twin Dolphin Drive, Redwood City, San Mateo County, California 94065 (APN 095-222-330). It was formerly a TownePlace Suites Marriott extended stay hotel that was purchased by the County of San Mateo in December 2020 to provide rapid, permanent affordable housing to extremely low-income seniors. The County purchased the former hotel using Homekey Program funds and County Coronavirus Relief Funds. In February 2021, the County selected MidPen Property Management Corporation and Mental Health Association of San Mateo County (MHA) to serve as the property management and resident service provider for Shores Landing.

The building is made up of studios, one-bedrooms, and two-bedrooms, all of which include a private kitchen and bathroom. The resident population is made up of extremely low-income seniors, aged 62 and older, who earn at or below 30% of Area Median Income, who may be at risk of homelessness or previously experienced homelessness. All residents are offered overall community educational services, community building, health & wellness programming, social integration programming, recreational programming, empowerment programming, life skills development, and lease compliance services. Staff also offer residents supportive services that include, but are not limited to: ongoing case management, housing stability support, conflict resolution and mediation, community-based referral and linkages to external programs and providers, substance abuse services, health education and activities.

Scope of Work Description

The rehabilitation will incorporate various scopes of work, which are detailed below. These upgrades will make the property more suitable, safe, and sustainable for multifamily housing. There is no tenant relocation anticipated. There is no off-site work anticipated.

Community Building

A new 1,276 gross square foot detached, standalone community room will be constructed. The community building will be located adjacent to the northwest corner of the residential building where a u-shape drive isle with handicap parking currently exists. The main entrance to the community room will face south leading to an existing walkway that currently serves as the walkway to the main entrance of the residential building. The construction of the community room will include the footprint of the community room and a pergola that is located on the south face of the community room to be constructed on top of the existing walkway.

Landscaping & Parking

Currently, the site has approximately 31,471 square foot of existing landscaping and 48,558 square foot of existing parking and drive coverage on the west side of the residential building in which approximately 13,281 square foot of the existing parking and drive coverage will be repurposed into outdoor amenity space for residents. An existing center drive isle with 18 parking spaces that served as the main drive isle to the residential building will be repurposed into raised garden beds for residents to garden and additional outdoor common area for residents to socialize. A new potting shed of approximately 124 square foot will be built within the newly defined outdoor amenity space for residents to utilize along with the raised garden beds.

The new gross parking and drive coverage will be approximately 29,975 square feet with 67 parking spaces for residential use. Improvement to the parking and drive coverage will include ADA improvements across the site including reducing the cross slope to be at or less than 2% for all exterior paths of travel and handicap parking stalls; replacing sidewalk pavers with concrete; replacing the four existing handicap parking stalls so that they are at least 18 feet in depth; and replacing stenciling and signage at the handicap parking stalls.

Trenching

Trenching is required to bring utilities to the new community building and outdoor community space. The following scope of work requires:

- Sewer: East side of Com. Building, 8-feet long, (width as required by Contractor means/methods), running easterly.
- Water (Domestic): North-east corner of Com. Building, 183-feet long total, (width as required by Contractor means/methods), running west and south.
- Water (Fire): North-east corner of Com. Building, 202-feet long total, (width as required by Contractor means/methods), running west and south.
- Electrical: TBD
- Irrigation (Landscaping & Parking): TBD

Building – General – Interior

As part of the interior rehabilitation scope of work, some of the common area carpet will be replaced with durable resilient flooring.

The property is currently equipped with only one laundry room on the ground floor that includes three washers and four dryers. To increase the quantity and availability of laundry machines, one of the storage rooms on the fourth floor will be converted into a second laundry room that will provide additional washers and dryers for resident use. The location of this second laundry room on the fourth floor will also provide a more convenient option for residents who live on the upper levels of the building to do laundry.

The residential building is not equipped with a trash collection system or a large enough trash room to accommodate 95 units of multifamily housing and will require the conversion of contiguous stack of storage closets on each floor of the building into trash rooms and the installation of a trash chute system for resident's use.

Building – General – Exterior

As part of the exterior rehabilitation scope of work, site and roof drainage will be addressed by replacing the existing roof gutters and downspouts to improve roof drainage and help prevent future roof and siding damage. To update the building signage that currently exist on site, new building signage will be installed in at least three locations. To ensure that the building is safe and accessible to persons with disabilities, various ADA improvements will be made to the interior and exterior of the property. Interior improvements include replacing the door leading to the outdoor common area patio with a beveled threshold and adjusting the door closure speed and pull to 5 pounds or less; converting one of the common area bathrooms to be ADA accessible; and adjusting the centerline of the toilets located in the 5 mobility accessible units to be at least 17 inches from the adjacent wall.

Mechanical/Electrical

Mechanical and electrical upgrades will be made to improve building safety. Since there is only one elevator to service the entire senior community, a power unit, battery safety kit, and vandal proof controls will be installed to help in the event of a power outage.

Residential Units

Various upgrades to residential units will be made to make them more suitable for residential use and ensure they remain in good condition.

Solar Photovoltaic Carport System

The property is equipped with a large surface parking lot that receives direct sunlight throughout the day and has little shading overhead. This space is well suited for a solar photovoltaic carport system, which the project is contemplating an installation of solar carports above residential parking spaces located on the northwest and southwest side of the site within the parking and drive coverage.

Scope of Work:

- Elevator upgrades – install power unit and battery safety kit
- Convert former hotel breakfast area into two (2) offices for resident services staff
- Garbage chute with ventilation installation
- Additional Laundry room installation
- Standalone Community Building
- ADA improvements
- Roof drainage – replace gutters and downspouts
- Outdoor community space and landscaping
- Solar photovoltaic carport system
- Exterior painting
- Common area carpet replacement
- Appliance replacement
- Split system condenser replacement
- HVAC unit (through-wall) replacement
- Building entrance intercom and buzzer system
- Replace all lights with LED
- Replace unit entry door hardware with keyed locksets
- Interior painting
- Site drainage – hydro-jet storm and sewer drains
- New building signage

Source: (1) (Appendix A)

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

24 CFR 58.35 (a)(3)(ii), Rehabilitation of multifamily buildings without a change in land use or capacity of more than 20%; cost of rehabilitation is less than 75% of the replacement cost less the cost of the land (see calculation below).

Project cost/replacement cost after rehabilitation = $4,750,000/$11,555,381[1] = 41% (source: (2); Appendix A)

Funding Information

Grant Number	HUD Program	Funding Amount
	Community Development Block Grant Program – Coronavirus 2021 (CDBG-CV)	Up to $4,750,000

Estimated Total HUD Funded Amount: $4,750,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: $4,750,000

[1] *This number comes from the attached taxable value of the improvements as of 2020; a conservative number. The actual replacement cost at 2023 rates would show an even lower percent to qualify for the less than 75% ceiling for CEST level reviews.*

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record the compliance or conformance determinations below for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	The project is rehabilitation of existing multifamily housing. **Airports** There are six airports within 15 miles. There is only one airport within five miles, San Carlos Airport, a minor airfield, which lies 1,622 feet south. Due to proximity of the airport, i.e. within 2,500 feet of the site, further analysis is required. **San Carlos Airport Proximity** The project site lies just outside of the airport jurisdiction zone, within the air traffic pattern zone and within land us compatibility Zone 6. Zone 6 is defined as land use compatibility – Maximum Residential Densities: No Limit. The project does not propose new development or changes in land use that would be subject to restrictions as defined in an Airport Land Use Compatibility Plan, such as a height restriction. **Conclusion** The site is not located in an accident potential zone or runway protection zone. No mitigation is required. Source Documentation: (3) (4) (5) (Appendix B)
Coastal Barrier Resources	Yes No	The project is located in HUD Region IX. There are no designated coastal barrier resources in HUD Region IX.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ ☒	Source Documentation: (3) (6)
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No ☒ ☐	The subject property is developed with a multi-story building and surface parking lot. The building was originally constructed as a hotel, and lies directly adjacent to the San Francisco Bay. Directly along the shoreline lies a walking path, and landscaping and outdoor space lies between the path and the hotel building. This part of Redwood City is protected from flooding by a levee system. Initial review of FEMA flood hazard maps showed a tiny portion of the subject building as lying with the 100-year floodplain, Zone AE with a Base Flood Elevation (BFE) of 10 feet. This seemed contradictory to have a building lying beyond the levee. The remaining majority portion of the property were shown as lying in other areas of flood hazard or "Area with Reduced Flood Risk due to Levee". Closer inspection of the site utilizing the County of San Mateo Geographic Information System (GIS), which allows zooming to a level of detail to discern the floodplain area affecting the subject property, shows that in fact all of the building, the landscaping and indeed most of the walking path adjacent to the Bay as outside of the 100-year floodplain. This is consistent with what would be expected as a result of a levee system, and subsequent (2002) development approval. However, a detailed review of the site on FEMA's *National Flood Hazard Layer (NFHL) Viewer* (2023) shows the floodplain touching the corner of the building. This is the official map. **Analysis Summary**

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		This project may proceed without completing the 5-Step or 8-Step Process if it meets all conditions in the incidental floodplain exception: 1. The floodplain is incidental, meaning that it takes up a small portion of the site, and there is no construction or improvements in the floodplain; 2. There is no new construction, trenching or landscaping proposed in the floodplain; 3. Appropriate provisions are made for site drainage; and, 4. A permanent covenant or comparable restriction is put on the site to ensure the continued preservation of the floodplain. **Conclusion** The project is Exempt from the 8-Step Decision Making Process for projects located in a Floodplain per 24 CFR § 55.12(c)(7), *HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in an adjacent floodplain.* The County of San Mateo is participating in FEMA's National Flood Insurance Program, and FEMA flood insurance is available for purchase. FEMA Flood insurance is required. *Mitigation Required:* FL1. FEMA Flood insurance is required for the life of the loan, up to the loan amount or the value of the property, whichever is higher. Source Documentation: (7) (8) (9) (10) (11) (Appendix C)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air	Yes No	The Bay Area Air Quality Management District (BAAQMD) is in attainment for all National Air Quality Standards

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ ☒	except for Ozone and Particulate Matter (PM_{10} and $PM_{2.5}$). The project is rehabilitation of existing multifamily housing. A community building will be added. Rehabilitation does not require additional compliance with the Clean Air Act (CAA) because no development is created that would contribute to air pollution (40 CFR § 93.153[c] [2])). This project does not require further review for compliance with federal air quality standards. There are no stationary or mobile source of emissions within 1,000 foot sphere of influence near the project that could adversely impact residents. Source Documentation: (3) (4) (12)
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ ☒	**Coastal Zones** The project site is located in a state that does have coastal zones (California) that fall under the Coastal Zone Management Act (see attached map). **San Francisco Bay Conservation and Development Commission** The project is in an area within the jurisdiction of the San Francisco Bay Conservation and Development Commission ("BCDC"). The BCDC's shoreline band jurisdiction extends 100 feet inland from the Bay. The project site does lie within the Coastal Zone (i.e. within 100 feet of the shoreline). The BCDC states that the following activities require a permit: • Fill; • Dredging; • Shoreline projects: o Grading or other work on the land within 100 feet of the Bay shoreline.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		o The Commission considers only two factors in determining whether to issue a permit for work within its 100-foot shoreline band jurisdiction: ▪ Within priority use areas (those parts of the shoreline that the Commission has reserved for ports, water-related industries, airports, wildlife refuges and water-related recreation), the Commission can authorize only either the use for which the area has been reserved or an interim use that will not preclude the site from being converted to the priority use. Maximum feasible public access to the shoreline must be provided as part of the project. ▪ Outside of the priority use areas the Commission can authorize any use if the project provides the maximum feasible public access to the Bay consistent with the project. Applications for projects anywhere along the Bay shoreline can be denied if the required public access is not provided as part of the project. [Government Code section 66632.4] • Other Projects: o Any filling, new construction, major remodeling, substantial change in use, and many land subdivisions in the Bay, along the shoreline, in salt ponds, duck

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		hunting preserves or other managed wetlands adjacent to the Bay. • Federal Projects o In addition to carrying out its regulatory authority under state law, the federal Coastal Zone Management Act allows the Commission to review federal projects and projects that require federal approval or are supported with federal funds. The Commission carries out its "federal consistency" responsibilities by reviewing federal projects much like it does permit applications. However, the Commission cannot require federal agencies to submit permit applications. Nevertheless, federal agencies and applicants for federal approvals must provide the project details, data and other material required by the form to assure that the Commission has the information it needs to evaluate federal projects. **Project Impacts** The project is rehabilitation of existing multifamily housing – interior and exterior rehabilitation of an existing building – and new construction of a community building approximately 250 feet from the shoreline. The community building will be located in an area of the existing parking lot and behind the existing building and therefore not visible from the Bay itself. MidPen and County of San Mateo counsel advised that, pursuant to Cal. Health & Safety Code § 50675.1.4(a) a Coastal Development Permit from BCDC is not required. Source Documentation: (3) (4) (13) (14) (15) (Appendix H)

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ ☒	**Regulatory Databases** Bay Desert reviewed the Toxic and Hazardous Materials Database (EnviroStor) on January 5, 2023. EnviroStor is a website available through California's Department of Toxic Substances Control. EnviroStor combines Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Evaluation, Tiered Permit and Corrective action cases into a searchable map-style interface. • There are no open or closed cases on the subject property. The State of California Water Resources Control Board offers a similar web-based tool called GeoTracker that allows the user to search their cases of Leaking Underground Storage Tanks, Spills, Leaks, Investigation and Cleanup (SLIC), Deed Restrictions, Groundwater and other cleanup cases. • There is one closed case within 1,000 feet of the subject property, a LUST case closed in 2001. On February 15, 2023, Bay Desert reviewed US Environmental Protection Agency's *NEPAssist* tool and enabled the EPA Facilities Layer. There are numerous permitted facilities nearby. The adjacent San Carlos airport is a water discharger. There are no Superfund, Brownfields or Toxic Substances Control Act sites on or near the subject property. Nearby permitted operations do not pose a hazard to residents. **Lead Paint (LBP) and Asbestos-Containing Building Materials (ACBM)** The subject building was constructed in 2002; therefore the absence of hazardous building materials, such as lead-based paint and ACBM is presumed. **Conclusion**

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		The site is clear of toxic hazards. No mitigation is required. Source Documentation: (16) (17) (18) (Appendix D)
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ ☒	The U.S. Fish and Wildlife Service lists several Endangered Species that have the potential to occur at the site. **Mammals:** • Salt Marsh Harvest Mouse *(reithrodontomys raviventris)* **Birds:** • California Clapper Rail *(Rallus longisrostris obsoletus)* • California Least Tern *(Sterna antillarum browni)* • Western Snowy Plover *(Charadrius nivosus nivosus)* **Reptiles:** • Alameda Whipsnake (=striped Racer) *(Masticophis lateralis euryxanthus)* • Green Sea Turtle *(Chelonia mydas)* • San Francisco Garter Snake *(Thamnophis sirtalis tetrataenia)* **Amphibians**: • California red-legged frog *(Rana draytonii)* • California Tiger Salamander *(Ambystoma californiense)* **Fishes:** • Delta Smelt *(Syncaris pacifica)* **Crustaceans:** • Vernal Pool Fairy Shrimp *(Branchinecta lynchi)* **Flowering Plants:**

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		• California Seablite *(Suaeda californica)* • San Mateo Thornmint *(Acanthomintha obovate ssp. duttonii)* **Critical Habitat:** • None The site is fully developed and covered in impervious surfaces (building and paved parking areas). No suitable habitat exists on the site due to lack of exposed soil or wetlands on the site itself. There is *no effect* to listed species or special status plants as a result of the project. Source Documentation: (19) (Appendix E)
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	**Existing ASTs** There are 18 existing Above Ground Storage Tanks (ASTs) within one mile of the project site. None are within 1/8 mile of the subject property. There are four (4) ASTs between 1/8 and ¼ mile distance of the subject property; two (2) within ¼ and ½ mile; and 12 ASTs are within ½ mile to a mile away. Of the 18 existing Above Ground Storage Tanks (ASTs), six (6) are covered by 24 CFR 51 C and have reported gallon sizes. . All six sites had ASTs 1,320 gallons in size. HUD's *Acceptable Separation Distance Tool* was used to calculate the blast overpressure and thermal radiation for both buildings and people. The subject property is well outside the distances calculated. No mitigation is required. **Planned ASTs** There are no planned ASTs per the City of Oakland website accessed on December 8, 2022. **Conclusion**

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		The site and future residents are not within any blast radius of any current or planned Above-ground Storage Tank. **Conclusion** The site is outside the blast radius for both buildings and people for all Above Ground Storage Tanks within a mile. No planned ASTs were determined to be near the site. No mitigation is required. Source Documentation: (3) (4) (20) (21) (22) (23) (24) (Appendix D)
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	The project will not affect farmlands. No federally designated Farmlands have been identified within the project area. The project site is already developed and no change in land use is proposed. Source Documentation: (25)
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☒ ☐	The subject property is developed with a multi-story building and surface parking lot. The building was originally constructed as a hotel, and lies directly adjacent to the San Francisco Bay. Directly along the shoreline lies a walking path, and landscaping and outdoor space lies between the path and the hotel building. This part of Redwood City is protected from flooding by a levee system. As discussed above, an incidental portion of the site lies in a Special Flood Hazard Area or 100-year Floodplain. No project activities will occur in this area – no trenching, construction, landscaping or grubbing will occur. There is no impact to the floodplain as a result of the project. Exemption from the 8-Step Process requires a permanent covenant be placed to preserve the floodplain. FL2 below meets this requirement.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		Mitigation Required: FL2. Per Exemption from the 8-Step Process, the developer shall have recorded at the County Clerk's Office, a permanent covenant or comparable restriction on the property's continued use to preserve the floodplain. Source Documentation: (7) (8) (9) (10) (11) (Appendix C)
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☒ ☐	The project will previously reviewed by the Office of Historic Preservation and achieved Section 106 compliance in 2021. Subsequently, a community building was added to the project description. Construction of the community building requires ground disturbance and includes trenching for utilities to the building, and therefore there is an Area of Potential Effects for archaeology. Consultation with Native American tribes is also invoked. Consultation with the State Historic Preservation Officer was then re-initiated with a package of information that updates the prior consultation and requests concurrence again of no effect to historic properties as a result of the Undertaking. A summary of the consultation and efforts to identify historic properties follows. **Undertaking** The project is rehabilitation of an existing 95-unit affordable senior housing project known as Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, California 94065 (APN 095-222-330). The 2.05 acre site contains a four-story, L-shaped building originally constructed in 2002 as a hotel. Rehabilitation scope of work includes building maintenance and improvements, such as replacing gutters, solar photovoltaic system installation, garbage chute

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		installation, resealing parking lot, painting, signage and other basic rehabilitation activities. A summary of the new/added project activities includes construction of a 1,276 gross square foot detached, standalone community room building will be constructed adjacent to the northwest corner of the residential building. The building will occupy an area of the u-shape drive isle where handicap parking currently exists. The area of disturbance is about 22,000 square feet. Trenching is required to bring utilities to the new community building and outdoor community space. The following scope of work requires: • Sewer: East side of Com. Building, 8-feet long, (width as required by Contractor means/methods), running easterly. • Water (Domestic): North-east corner of Com. Building, 183-feet long total, (width as required by Contractor means/methods), running west and south. • Water (Fire): North-east corner of Com. Building, 202-feet long total, (width as required by Contractor means/methods), running west and south. • Electrical.: TBD • Irrigation (Landscaping & Parking): TBD The property is equipped with a large surface parking lot that receives direct sunlight throughout the day and has little shading overhead. This space will be converted for use as a solar photovoltaic carport system. The pile system required will be anchored roughly two feet below grade. Area of Potential Effects (APE) The project is rehabilitation of an existing building; therefore the Area of Potential Effects is limited to the

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		subject parcel itself. This is the same APE as previously defined. The Area of Potential Effects for archaeology is also the limit of the subject parcel. **Cultural Resources Study** ESA prepared a *Cultural Resources Inventory Report* for the project in December 2022. The report included a field survey, records search at the Northwest Information Center, and study of site geology. The results of the environmental context, background research, and survey effort conclude that the project would not impact historic properties (including archaeological resources). The proposed project impacts would not extend below the existing fill in the APE. **Native American Tribes** There are no Federally recognized Native American tribes listed by HUD for San Mateo County. The Native American Heritage Commission (NAHC) was contacted about the project in October 2022. The NAHC responded on November 29, 2022 with a letter stating that a search of the Sacred Lands File returned negative results, and provided a list of tribes who may have interest in the project site (attachment (26)). Subsequently, on December 7, 2022, a letter was sent to each tribe by the County of San Mateo, in an effort to consult with any interested tribes by Government-to-Government consultation. **Built Environment Evaluation** The subject building was constructed in 2002 as a hotel. As the building is 20 years of age, an historic evaluation was not conducted. No historic properties have been identified in the Area of Potential Effects for this Undertaking.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		The Cultural Resources report prepared for the project recommends a finding of no historic properties affected by the Undertaking. Standard conditions of approval for accidental discovery during construction were recommended (see Mitigation Measures). **Conclusion** The Agency Official determined that no historic properties will be affected by the undertaking and re-opened this consultation with a letter and package of updated information emailed to the Office of Historic Preservation per COVID guidelines on January 9, 2023. **Consultation** On February 10, 2023, 30 days elapsed and the State Historic Preservation Officer did not object to the finding of no historic properties affected by the undertaking. Per 36 CFR 800.3(c)(4), this concludes Section 106 consultation and the Responsible Entity's findings conclude Section 106 review. *Mitigations Required:* **CR1. Unanticipated Discovery Protocol for Cultural Resources** If pre-contact or historic-era cultural materials are encountered by construction personnel during project implementation, all construction activities within 100 feet will halt until a qualified archaeologist, defined as one meeting the U.S. Secretary of the Interior's Professional Qualification Standards for archaeology, can assess the significance of the find. Pre-contact archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammer stones and pitted stones. Historic-era materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If it is determined, based on recommendations from a qualified archaeologist and affiliated Native American tribal representatives (if the resource is Native American related), that the resource may qualify as a historic property (defined in the National Historic Preservation Act), the resource will be avoided, if feasible. If avoidance is not feasible, the project applicant will work with a qualified archaeologist and affiliated Native American tribal representatives (if the resource is Native American-related) to determine treatment measures to avoid, minimize, or mitigate any potential adverse effects to the resource. This will include documentation of the resource and may include data recovery, if deemed appropriate, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource. CR2. **Unanticipated Discovery Protocol for Human Remains** In the event of discovery or recognition of any human remains during project implementation, construction activities within 100 feet of the find will halt until the County coroner has been contacted to determine that no investigation of

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		the cause of death is required. The coroner will contact the Native American Heritage Commission within 24 hours, if the coroner determines the remains to be Native American in origin. The Commission will then identify the person or persons it believes to be the most likely descendant from the deceased Native American (PRC Section 5097.98), who in turn would make recommendations for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines Section 15064.5[d]). Source Documentation: (27) (28) (29) (30) (26) (31) (32) (33) (Appendix E)
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ ☒	HUD environmental noise regulations are set forth in 24 CFR Part 51B (Code of Federal Regulations). The project does not create noise sources. Noise impacts are considered less than significant under HUD guidelines. HUD requires consideration of noise sources such as airports within 15 miles, freeways and arterial roadways within 1,000 feet, and railroads within 3,000 feet. HUD considers exterior noise levels of 65 Ldn or less to be "acceptable". At 65 Ldn exterior noise, attenuation provided by typical building materials for residential structures bring interior levels to 45 Ldn or less. This applies to new construction. For substantial rehabilitation projects, noise attenuation is encouraged. There are no freeways or arterial roadways within 1,000 feet and no rail operations within 3,000 feet of the project site. San Carlos Airport, a minor airfield, lies 1,622 feet south. A review of the airport Land Use Compatibility Plan shows

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		that future noise from the airport in year 2034 shows the subject property directly on the 60 dB noise contour line. The future noise environment is expected to be 60 dB or less. No mitigation is needed. Source Documentation: (3) (4) (5) (34) (35) (Appendix G)
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ ☒	There are no Sole Source Aquifers subject to a Memorandum of Understanding in the County of San Mateo. Source Documentation: (3) (4) (36) (Appendix H)
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	The site is fully developed. There are no wetlands on the subject property itself – however, the site is located adjacent to San Francisco Bay, and a drainage area listed on the National Wetlands Inventory lies offsite to the west. Standard Permit Conditions for construction of the community building will prevent siltation and erosion into the bay or the drainage canal to the west and direct runoff into existing storm drain facilities. Standard stormwater pollution prevention measures will ensure construction of the community building does not adversely affect water resources. The project (rehabilitation of an existing building and new construction of a community building within the parking lot area) cannot affect any nearby wetlands or riparian areas. **Conclusion** The project is not expected to affect nearby wetlands or riparian areas. Source Documentation: (37) (38) (Appendix C)

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	The project will not impact any designated Wild and Scenic River. The nearest Wild & Scenic River is Big Sur, over 90 miles to the south. There is no impact to Wild and Scenic Rivers as a result of the project. Source Documentation: (4) (39) (40) (Appendix H)
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No ☐ ☒	An environmental justice population is considered to be a local community with a higher representation of people either below the poverty line or with a higher representation of ethnic minorities compared to a reference population, which is often the population of the local jurisdiction performing the review. For the purpose of this analysis, the local population is considered to be the future residents of the project site, while the regional population is represented by the City of Redwood City as a whole. The 2020 United States Census reported that Redwood City had a population of 84,292. The racial makeup of Redwood City is 50.9% White, 2.2% African American, 1.3% Native American, 16.3% Asian, 0.9% Pacific Islander, 11.2% from two or more races. Hispanic or Latino of any race were 35.3%. The average median income in 2020 was $134,287 with 7.1% of the population in poverty. According to CalEnviroScreen the area is not a disadvantaged community that is burdened by adverse effects from pollution. CalEnviroScreen is a screening tool that evaluates the burden of pollution from multiple sources in communities while accounting for potential vulnerability to the adverse effects of pollution.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		CalEnviroScreen ranks census tracts in California based on potential exposures to pollutants, adverse environmental conditions, socioeconomic factors and prevalence of certain health conditions. Data used in the CalEnviroScreen model come from national and state sources. Of the 12 Environmental Justice Indexes reported by US Environmental Protection Agency, all were below the 43% state percentile except for underground storage tanks at the 74th percentile at the state level, and 40th Nationally. Because the project would introduce an environmental justice population to the area through the development of affordable housing, this analysis further considered project impacts and their potential to disproportionately affect the project's introduced environmental justice population. **Historic Preservation**: the presence or absence of any buried cultural resources cannot adversely affect residents of the project. **Conclusion** Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898. Source Documentation: (3) (41) (42) (Appendix H)

Field Inspection (Date and completed by)**:**

January 4, 2023 via Google EARTH and other available GIS Mapping records, Cinnamon Crake, President, Bay Desert, Inc.

Summary of Findings and Conclusions:

There are no environmental issues that adversely affect the site or residents. The project is suitable for the proposed use.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors below. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
HISTORIC PRESERVATION	CR1. Unanticipated Discovery Protocol for Cultural Resources If pre-contact or historic-era cultural materials are encountered by construction personnel during project implementation, all construction activities within 100 feet will halt until a qualified archaeologist, defined as one meeting the U.S. Secretary of the Interior's Professional Qualification Standards for archaeology, can assess the significance of the find. Pre-contact archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammer stones and pitted stones. Historic-era materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If it is determined, based on recommendations from a qualified archaeologist and affiliated Native American tribal representatives (if the resource is Native American related), that the resource may qualify as a historic property (defined in the National Historic Preservation Act), the resource will be avoided, if feasible. If avoidance is not feasible, the project applicant will work with a qualified archaeologist and affiliated Native American tribal representatives (if the resource is Native American-related) to determine treatment measures to avoid, minimize, or mitigate any potential adverse effects to the resource. This will include documentation of the resource and may include data recovery, if deemed appropriate, or

		other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource. CR2. **Unanticipated Discovery Protocol for Human Remains** In the event of discovery or recognition of any human remains during project implementation, construction activities within 100 feet of the find will halt until the County coroner has been contacted to determine that no investigation of the cause of death is required. The coroner will contact the Native American Heritage Commission within 24 hours, if the coroner determines the remains to be Native American in origin. The Commission will then identify the person or persons it believes to be the most likely descendant from the deceased Native American (PRC Section 5097.98), who in turn would make recommendations for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines Section 15064.5[d]).
FLOOD INSURANCE	FL1.	FEMA Flood insurance is required for the life of the loan, up to the loan amount or the value of the property, whichever is higher.
FLOODPLAIN MANAGEMENT	FL2.	Per Exemption from the 8-Step Process, the developer shall have recorded at the County Clerk's Office, a permanent covenant or comparable restriction on the property's continued use to preserve the floodplain.

Determination:

☐ This categorically excluded activity/project converts to **EXEMPT** per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR

☒ This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR

☐ This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: _____ Date: March 17, 2023

Name/Title/Organization: Cinnamon Crake, President, Bay Desert, Inc.

Responsible Entity Agency Official Signature:

_____ Date: _____

Name/Title: Raymond Hodges, Director
County of San Mateo, Department of Housing

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

SHORES LANDING

SOURCE DOCUMENTATION LIST – MARCH 2023

1. **Dahlin Group, Inc.** *552.059 - Shores Landing, MidPen Housing, 1000 Twin Dolphin Drive, Redwood City, CA.* Pleasanton, CA : s.n., August 17, 2022. 100% DD Set.

2. **San Mateo County Tax Assessor.** *Tax Bill.* 2019-2020.

3. **Crake, Cinnamon.** *Report Preparer/Personal Knowledge.* s.l. : Bay Desert, Inc., January 4, 2023.

4. **Alphabet.** *Google Earth Professional.* s.l. : [Computer Application], 2023.

5. **City/County Association of Governments of San Mateo County, Redwood City, California.** *Final Comprehensive Airport Land Use Compatibility Plan for the Environs of San Carlos Airport.* s.l. : ESA, Adopted October 2015.

6. **United States Government.** The Coastal Barrier Resources Act of the United States. Enacted October 18, 1982. CBRA, Public Law 97-348.

7. **U.S. Department of Housing and Urban Development.** *Floodplain Management (CEST and EA) - Partner Worksheet - Shores Landing.* s.l. : Bay Desert, Inc., January 2023.

8. **U.S. Department of Homeland Security.** *Flood Insurance Rate Map.* s.l. : Federal Emergency Management Agency, Effective Date April 5, 2019. FIRM Panel No. 06081C0188F.

9. **County of San Mateo .** *GIS Snip of FEMA Flood Hazard Layer - Shores Landing.* July 2, 2021.

10. ***24 CFR § 55.12 Inapplicability of 24 CFR Part 55 to certain categories of proposed actions.***

11. Federal Emergency Management Agency. National Flood Hazard Layer (NFHL) Viewer. [Online] [Cited: February 15, 2023.] https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd.

12. Bay Area Air Quality Management District. *BAAQMD CEQA Guidelines - Assessing the Air Quality Impacts of Projects and Plans.* s.l. : Planning and Research Division, May 2017.

13. San Francisco Bay Conservation and Development Commission. *San Francisco Bay Plan.* Amended .July 20, 2017.

14. California Coastal Commission. *Coastal Zone Map of San Mateo County.* January 5, 2023.

15. State of California. SFBCDC - Activities Requiring a Permit Approval. *San Francisco Bay Conservation and Development Commission.* [Online] [Cited: January 5, 2023.] https://bcdc.ca.gov/permits/require-permit-approval.html.

16. California Department of Toxic Substances Control. Envirostor. [Online] [Cited: January 5, 2023.] https://www.envirostor.dtsc.ca.gov/public/.

17. California State Water Resources Control Board. Geotracker. [Online] January 5, 2023. http://geotracker.waterboards.ca.gov/.

18. United States Environmental Protection Agency. NEPAssist. [Online] [Cited: February 15, 2023.] https://nepassisttool.epa.gov/nepassist/nepamap.aspx.

19. U.S. Fish and Wildlife Service. *List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project, Shores Landing.* Sacramento, CA : Sacramento Office, January 5, 2023. Project Code: 2023-0031108.

20. United States Department of Housing and Urban Development. *Siting of HUD-Assisted Projects Near Hazardous Facilities: Acceptable Separation Distances from Explosive and Flammable Hazards.* Washington, D.C. : Office of Community Planning and Development, Office of Enviornment and Energy, April 1987.

21. Environmental Data Resources. *The EDR Radius Map Report, Shores Landing, 1000 Twin Dolphin Drive, Redwood City, CA 94065.* Shelton, CT : EDR, January 5, 2023. Inquiry Number: 7218510.2s.

22. Bay Desert, Inc. *Shores Landing - AST Exhibit.* January 2023.

23. U.S. Department of Housing and Urban Development. *Acceptable Separation Distance (ASD) Electronic Assessment Tool.* s.l. : Bay Desert, Inc., January 6, 2023.

24. City of Redwood City. Development Projects. [Online] [Cited: January 6, 2023.] http://webgis.redwoodcity.org/community/?task=pp.

25. United States Department of Agriculture. *Soil Survey of San Mateo County.* s.l. : Soil Conservation Service, May 1991.

26. Campagne, Cody. *Letter to Cinnamon Crake, Bay Desert, Inc. in re: Shores Landing Project, San Mateo County.* West Sacramento, CA : State of California, Native American Heritage Commission, November 29, 2022.

27. Hodges, Raymond. *Letter to Julianne Polanco, State Historic Preservation Officer in re: Eligibility Evaluation of Shores Landing, HCD Funds - CDBG-CV2.* Belmont, CA : County of San Mateo, Department of Housing, July 1, 2021.

28. Polanco, Julianne. *Letter to Raymond Hodges, County of San Mateo in re: Shores Landing Multifamily Housing Rehabilitation Project at 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA.* Sacramento, CA : State of California, Department of Parks and Recreation, Office of Historic Preservation, July 22, 2021. Refer to HUD_2021_0701_002.

29. ESA. *Cultural Resources Inventory Report, Shores Landing Project, Redwood City, San Mateo County.* December 2022.

30. U.S. Department of Housing and Urban Development. *Tribal Directory Assessment Tool.* Accessed on November 11, 2022.

31. Hodges, Raymond. *Letters to Native American tribes in re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065, U.S. HUD Funds - CDBG-CV.* Belmont. CA : County of San Mateo, Department of Housing, December 7, 2022. Various.

32. Deffenderfer, Barbara. *E-mail to Shannon.pries@parks.ca.gov in re: Shores Landing Amended Consultation Attached - Section 106.* [E-mail] Belmont, CA : County of San Mateo, Department of Housing, January 9, 2023.

33. Crake, Cinnamon. *Memorandum to file in re: Section 106 Review Process for Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, California 94065.* s.l. : Bay Desert, Inc., March 10, 2023.

34. U.S. Department of Housing and Urban Development. *The Noise Guidebook.* s.l. : Office of Environment and Energy.

35. *San Carlos Airport Airport Land Use Compatibility Plan (ALUCP).* Future Conditions (2035) Aircraft Noise Contours. Exhibit 4-2.

36. United States Environomental Protection Agency. Sole Source Aquifers. *Source Water Protection.* [Online] [Cited: January 6, 2023.] https://www.epa.gov/dwssa.

37. California Housing and Community Development (HCD). *Project: Shores Landing; Responsible Entity: San Mateo County.* s.l. : unknown, undated. Comments on draft provided by HCD.

38. U.S. Fish and Wildlife Service. *FWS Wetlands Mapper, Shores Landing.* January 6, 2023.

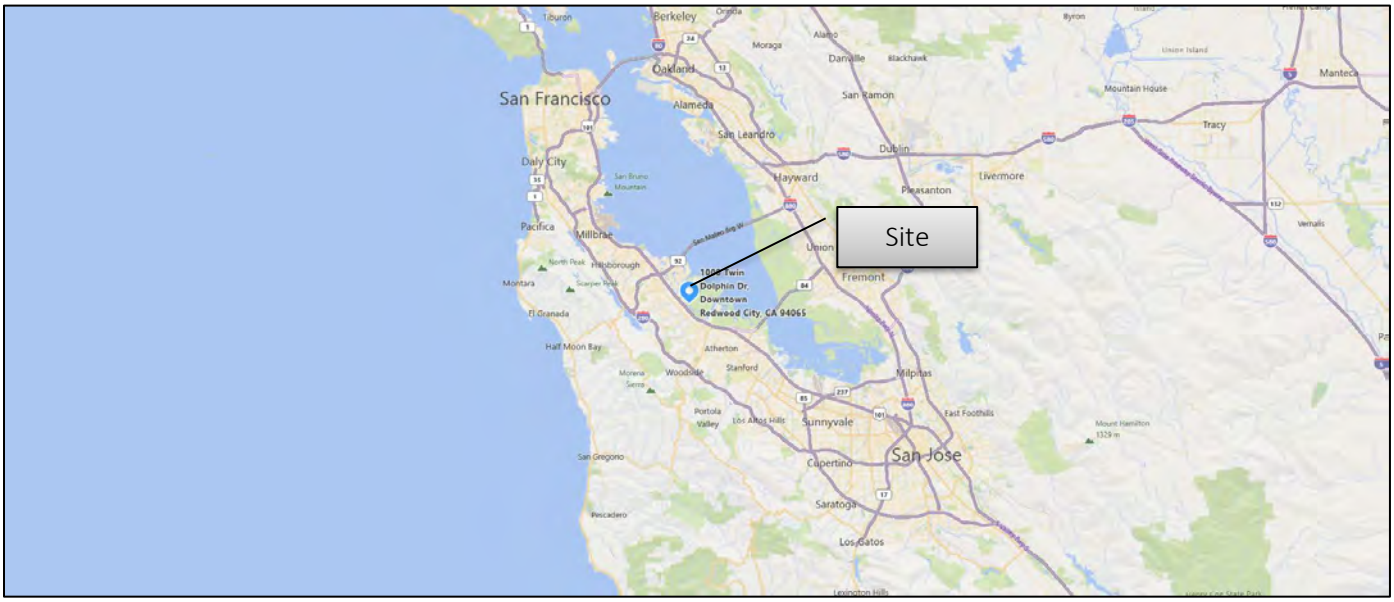
39. National Wild & Scenic Rivers. Designated Wild & Scenic Rivers. [Online] [Cited: January 6, 2023.] https://www.rivers.gov/river-app/index.html?state=CA.

40. USDA. *US Forest Service Geospatial Data Discovery.* [Web] 2023. Website used to retrieve KML data to determine an accurate distance to Wild & Scenic Rivers.

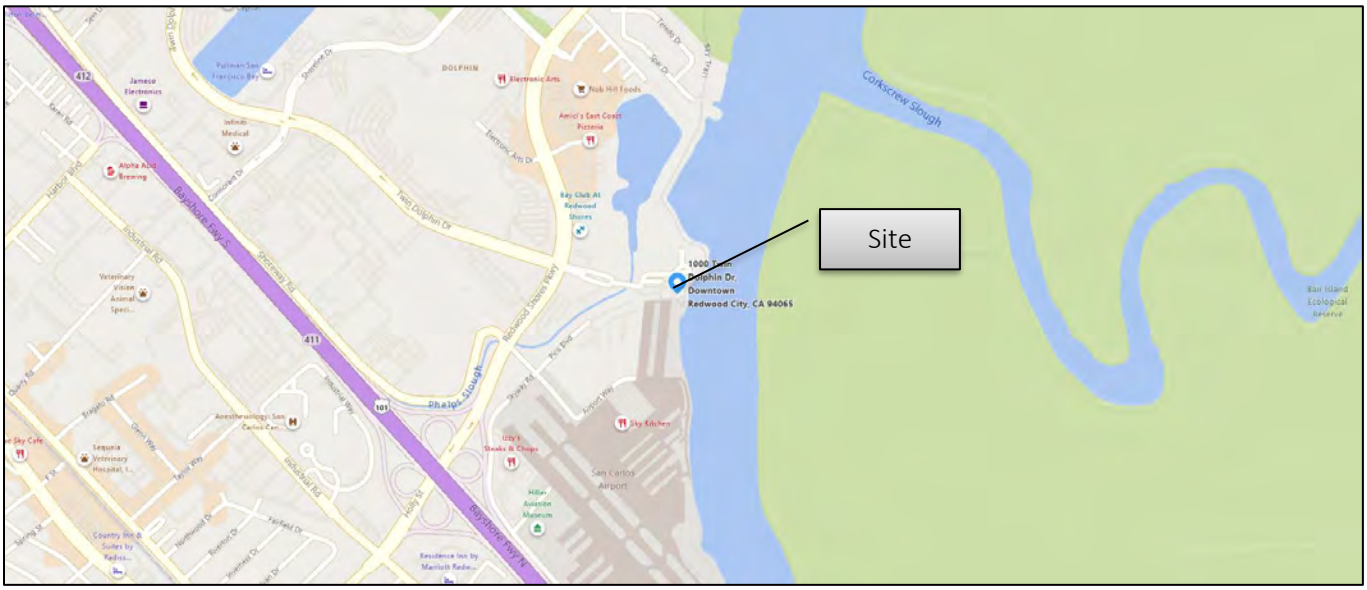
41. United States Census Bureau. Quick Facts, Redwood City city, California. [Online] [Cited: January 6, 2023.] https://www.census.gov/.

42. U.S. Environmental Protection Agency. *EJSCREEN Report, Shores Landing.* January 6, 2023.

Shores Landing
1000 Twin Dolphin Drive
Redwood City, CA 94065



Map 1 Regional Setting



Map 2 Local Setting

Shores Landing
1000 Twin Dolphin Drive
Redwood City, CA 94065

Figure 1 Subject Building/Existing Conditions

Figure 2 Rendering showing proposed community building in the forefront

Appendix A – Project Description

- Dahlin Group, Inc. *552.059 - Shores Landing, MidPen Housing, 1000 Twin Dolphin Drive, Redwood City, CA.* Pleasanton, CA : s.n., August 17, 2022. 100% DD Set.
- San Mateo County Tax Assessor. *Tax Bill.* 2019-2020.

552.059 - SHORES LANDING

MIDPEN HOUSING

1000 TWIN DOLPHIN DRIVE REDWOOD CITY, CA

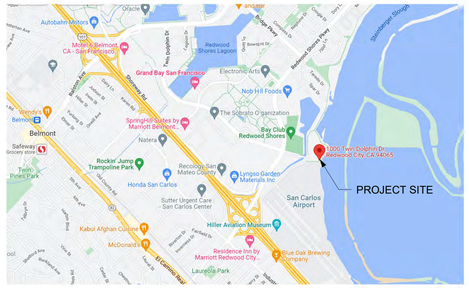
VICINITY MAP

NO SCALE

PROJECT ADDRESS

1000 TWIN DOLPHIN DRIVE
REDWOOD CITY, CA 94065
APN#: 095-122-130

TRUE NORTH



PROJECT IMAGE

CODE REFERENCES

2019 CALIFORNIA BUILDING CODE (CBC)
[2018 INTERNATIONAL BUILDING CODE (IBC)]

2019 CALIFORNIA ELECTRICAL CODE (CEC)
[2017 NATIONAL ELECTRICAL CODE (NEC)]

2019 CALIFORNIA MECHANICAL CODE (CMC)
[2018 UNIFORM MECHANICAL CODE (UMC)]

2019 CALIFORNIA PLUMBING CODE (CPC)
[2018 UNIFORM PLUMBING CODE (UPC)]

2019 CALIFORNIA ENERGY CODE
[2019 BUILDING ENERGY EFFICIENCY STANDARDS]

2019 CALIFORNIA FIRE CODE (CFC)
[2018 INTERNATIONAL FIRE CODE (IFC)]

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)

CITY OF REDWOOD CITY, CALIFORNIA MUNICIPAL CODE

PROJECT DIRECTORY

OWNER / APPLICANT
MIDPEN HOUSING
303 VINTAGE PARK DR STE 250
FOSTER CITY, CA 94404
650.356.2900 PHONE
CONTACT: CYNTHIA LUZOD
EMAIL: cynthia.luzod@midpen-housing.org

ARCHITECT
DAHLIN GROUP, INC. ARCHITECT - PLANNERS
5865 OWENS DRIVE
PLEASANTON, CA 94588
(925) 251-7200 PHONE
(925) 251-7201 FAX
CONTACT: CHRIS APOSTOLOPOULOS
EMAIL: chris.apostolopoulos@dahlingroup.com

CIVIL ENGINEER
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
510.829.2035 PHONE
CONTACT: CHRIS WOOD
EMAIL: chris@lukassociates.com

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER
EMERALD CITY ENGINEERS, INC.
21705 HIGHWAY 99
LYNNWOOD, WA 98036
425.741.1200 PHONE
CONTACT: MASSAMAGHAN KONE
EMAIL: mkone@emeraldcityeng.com

STRUCTURAL ENGINEER
ELEMENT STRUCTURAL ENGINEERS, INC.
39675 CEDAR BLVD #295C
NEWARK, CA 94560
510.573.1557 PHONE
CONTACT: THUY FONTELERA
EMAIL: tfontelera@elementse.com

LANDSCAPE ARCHITECT
GATES AND ASSOCIATES
1655 N. MAIN STREET SUITE 365
WALNUT CREEK, CA 94596
925.736.8176 PHONE
CONTACT: ERIK GELLERMAN
EMAIL: erik@dgates.com

PROJECT DESCRIPTION

PROVIDING A NEW COMMUNITY BUILDING AND UPDATED SITE IMPROVEMENTS THAT PROVIDE MORE INDOOR AND OUTDOOR COMMON AREAS FOR RESIDENTS OF AN EXISTING 95 UNIT SENIOR AFFORDABLE HOUSING COMMUNITY.

SCOPE OF WORK

- THE WORK OF THIS CONTRACT INCLUDES PROVIDING ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO, AND CONSTRUCTION OF INTERIOR AND EXTERIOR DEMOLITION AND REWORK OF 1000 TWIN DOLPHIN DRIVE WITHIN THE 'SCOPE OF WORK' AREA, AND ASSOCIATED SITE WORK FOR UTILITIES AND ACCESSIBILITY IMPROVEMENTS. THE GENERAL CONTRACTOR SHALL THUROUGHLY REVIEW THE PLANS AND SPECIFICATIONS HIM/HERSELF AND WITH ALL TRADES AND ACCEPTS THE MATERIALS, SYSTEMS, DETAILS, AND ASSEMBLIES AS BEING CONSTRUCTIBLE AND CAN BE WARRANTED FOR A TIME PERIOD CONSISTENT WITH INDUSTRY STANDARDS UNLESS A SPECIFIC TIME PERIOD IS NOTED HEREIN.

ENERGY CONSERVATION STRATEGIES

SITE:

- SOLAR PHOTOVOLTAIC SYSTEM ON NEW CARPORTS TO OFFSET LOAD

COMMUNITY BUILDING:

- ALL-ELECTRIC BUILDING WITH NO GAS
- ENERGY EFFICIENT HEAT PUMP HOT WATER HEATERS
- WATER SAVING PLUMBING FIXTURES
- ALL LED ENERGY EFFICIENT LIGHTING
- LIGHTING CONTROLS TO REDUCE POWER USAGE

SUMMARY CODE ANALYSIS

CONSTRUCTION TYPE: V-A, FULLY SPRINKLERED
OCCUPANCIES: R-1, B

ZONING REGULATIONS

MINIMUM YARDS

FRONT :
25 FEET FOR EVERY 1 FOOT THE BUILDING EXCEEDS 35 FEET IN HEIGHT, 1 ADDITIONAL FOOT OF FRONT YARD SHALL BE REQUIRED. MINIMUM FRONT YARDS SHALL BE PERMANENTLY LANDSCAPED.

SIDE :
30 FEET COMBINED FOR BOTH SIDES.

NO ONE SIDE SHALL HAVE A WIDTH OF LESS THAN 10 FEET. FOR EVERY 1 FOOT THE BUILDING EXCEEDS 35 FEET IN HEIGHT, 1 ADDITIONAL FOOT OF SIDE YARD SHALL BE REQUIRED ON EACH SIDE. SIDE YARDS ON THE STREET SIDE OF CORNER LOTS SHALL BE EQUAL IN DEPTH TO THE FRONT YARD REQUIREMENT SPECIFIED HEREIN, AND THE 10 FEET OF SUCH SIDE YARD ADJACENT TO THE STREET SHALL BE PERMANENTLY LANDSCAPED.

REAR:
25 FEET FOR EVERY 1 FOOT THE BUILDING EXCEEDS 35 FEET IN HEIGHT, 1 ADDITIONAL FOOT OF REAR YARD SHALL BE REQUIRED.

PROJECT DATA

PROPERTY INFORMATION

ASSESSOR'S PARCEL #:	095-122-130
ZONING:	COMMERCIAL PARK CP

EXISTING SITE DATA (SEE SHEET A2)

SITE AREA:	90,169 SF (2.07 AC)
MULTISTORY BUILDING:	
UNITS:	95
STORIES:	4
FIRST FLOOR:	14,105 SF
SECOND FLOOR:	14,170 SF
THIRD FLOOR:	14,170 SF
FOURTH FLOOR:	14,247 SF
FLOOR AREA (GROSS):	56,692 SF
FLOOR AREA RATIO:	0.63
BUILDING COVERAGE:	14,105 SF (16%)
LANDSCAPE AREA:	31,471 SF
PARKING AREA COVERAGE:	25, 892 SF
DRIVE AISLE COVERAGE:	22,666 SF
STANDARD PARKING:	53
COMPACT PARKING:	38
ACCESSIBLE PARKING:	4
EV PARKING:	0
TOTAL PARKING:	95
MULTISTORY BUILDING HEIGHT:	52'-5"

PROPOSED SITE DATA

SITE AREA:	90,169 SF (2.07 AC)
MULTIFAMILY BUILDING:	
UNITS:	95
STORIES:	4
FIRST FLOOR:	14,105 SF
SECOND FLOOR:	14,170 SF
THIRD FLOOR:	14,170 SF
FOURTH FLOOR:	14,247 SF
TOTAL FLOOR AREA:	56,692 SF
COMMUNITY BUILDING AREA:	1,276 SF
POTTING SHED AREA:	124 SF
FLOOR AREA (GROSS):	58,092 SF
FLOOR AREA RATIO:	0.64
BUILDING COVERAGE:	15,505 SF (17%)
LANDSCAPE AREA:	44,689 SF
PARKING/ROAD COVERAGE:	29,975 SF
STANDARD PARKING:	52
COMPACT PARKING:	5
ACCESSIBLE PARKING:	10 (7 STANDARD, 3 VAN)
Residential:	7 (6 standard, 1 van)
Community Bldg.:	1 (van)
Electrical vehicle:	2 (1 van)
TOTAL PARKING:	67
MULTISTORY BUILDING HEIGHT:	52'-5"
COMMUNITY BUILDING HEIGHT:	23'-4"

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

552.059 - SHORES LANDING
1000 TWIN DOLPHIN DRIVE REDWOOD CITY, CA

100% DD SET

ISSUE SET 8/17/2022

REVISIONS

SEAL / SIGNATURE

JOB NO.	552.059
DRAWN	UA
CHECK	CA

TITLE SHEET

SHEET
G001

8/18/2022 6:05:21 PM

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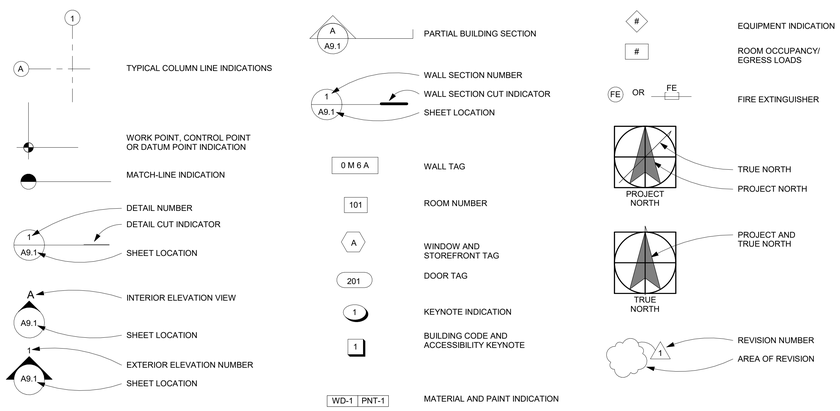
ABBREVIATIONS

A	
&	and
@	at
ABV.	Above
A.B.	Anchor Bolt
A.C.	Asphalt Concrete
A.D.	Area Drain
ADJ.	Adjacent
AL.K.D.	Aluminum Knock-Down
AL.S.F.	Aluminum Storefront
A.S.	As Specified
A.S.W.	Aluminum Sash Window
A.T.	Acoustical Tile
A.V.	Audio / Visual
APPROX.	Approximate
ARCH.	Architectural or Arched
B	
B	Base or Bottom
B.O.BM.	Bottom of Beam
B.O.C.	Bottom of Concrete
B.O.S.	Bottom of Steel
BLKG.	Blocking
BLR.	Boiler
BM.	Beam
BTM.	Bottom
C	
C. or C.W.	Cold Water
C.J.	Construction Joint or Control Joint
C.J.	Ceiling Joist
C.L.	Center Line
C.M.U.	Concrete Masonry Unit
C.P.	Cement Plaster
C.T.	Ceramic Tile
CAB.	Cabinet
CANT.	Cantilever
CLG.	Ceiling
CLO.	Closet
CLR.	Clear
COL.	Column
CONC.	Concrete
COND.	Condenser
CONT.	Continuous
CORR.	Corridor
CPT.	Carpet
CSMT.	Casement
CTR(D)	Center(ed)
CW	Curtain Wall
D	
d	Penny (nails)
D.F.	Drinking Fountain or Douglas Fir
D.H.	Double Hung
DBL.	Double
DEG.	Degree
DEPT.	Department
DET.	Detail
DIA.	Diameter
DIAG.	Diagonal
DIM.	Dimension
DISP.	Disposal
DN.	Down
DR.	Door or Drain
DRY.	Dryer
DS.	Downspout
DW.	Dishwasher
DWG(S)	Drawing(s)
DWR. D.	Drawer
E	
E.B.	Expansion Bolt
E.G.	Egress Window
E.N.	Edge Nail
E.W.	Each Way
EA.	Each
ELEC.	Electrical
ELEV.	Elevation
EL.	Elevator
EQUIP.	Equipment
ETC.	Etcetera
EXIST or (E)	Existing
EXP. JT. or E.J.	Expansion Joint
EXT.	Exterior
F	
F.A.U.	Forced Air Unit
F.A.M.	Fluid Applied Membrane
F.D.	Floor Drain
F.E.	Fire Extinguisher
F.F.	Finish Floor
F.G.	Fiberglass
F.H.S.	Flat Head Screw
F.J.	Floor Joist
F.M.	Foam Moldings
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Masonry
F.O. PLYWD.	Face of Plywood
F.O.S.	Face of Stud
F.S.	Floor Sink
FAB.	Fabricate
FDN.	Foundation
FIN.	Finish
FIX.	Fixture or Fixed
FL.	Floor
FLUOR.	Fluorescent
FRT.	Fire-Retardant Treated
FTG.	Footing
FURR.	Furring
G	
G.D.	Garbage Disposal
G.F.I.	Ground Fault Interrupter
G.RAIL.	Guard Railing
G.S.M.	Galvanized Sheet Metal
GA.	Gage, Gauge
GAL.	Gallon
GALV.	Galvanized
GAR.	Garage
GLB.	Glass Block
GLULAM or G.L.	Glue Laminated
GYP. BD. or G.B.	Gypsum Board
H	
H. or H.W.	Hot Water
H. HT. or HGT.	Height
H.C.	Hollow Core
H.M.	Hollow Metal
H. RAIL	Handrail
H.V.A.C.	Heating, Ventilation and Air Conditiong
HB.	Hosebib
HDR.	Header
HDWD.	Hardwood
HOR.	Horizontal
I	
I.C.	In Contract
I.D.	Inside Diameter
IN. or "	Inch
INCAD.	Incandescent
INFO.	Information
INSUL.	Insulation
INT.	Interior
I.G.	Insulated Glass
J	
J.B.	Junction Box
JAN.	Janitor
JT. or J	Joint
JST. or J	Joist
K	
K.D.	Kiln Dried
KIT.	Kitchen
KP.	Kickplate or King Post
L	
L.F.	Linear Foot
L.S.	Lag Screw
LAM.	Laminate
LAV.	Lavatory
LB. or #	Pound
LITE	Vision Lite
LKR.	Locker
LNDY.	Laundry
LVR.	Louver
M	
(')	Minute
M	Manual
M.B.	Machine Bolt
M.C.	Medicine Cabinet
M.D.O.	Medium Density Overlay
M.R.	Moisture Resistant
MACH.	Machine Screw
MATL.	Material
MAX.	Maximum
MECH.	Mechanical
MEMB.	Membrane
MET. or MTL.	Metal
MF.	Metal Frame
MFR.	Manufacture
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
MS	Manufactured Supplied
MUL.	Mullion
MULT.	Multiple
N	
(N)	New
N.	North
N.E.	Northeast
N.I.C.	Not In Contract
N.T.S.	Not To Scale
N.W.	Northwest
NO. or #	Number
NOM.	Nominal
O	
O/	Over
O.C.	On Center
O.D.	Outside Diameter
O.S.B.	Oriented Strand Board
OFF.	Office
OH.	Overhang
O.H.C.D.	Overhead Coiling Door
OPNG.	Opening
OPP.	Opposite
P	
P.	Pole
P.A.	Public Address
PAT.	Patina Finish
P.C.	Precast Concrete or Pipe Column
P.F.T.	Pre-fabricated Truss
P.H.	Panel Hardware
P.L.	Property Line
P. LAM.	Plastic Laminate
P.T.	Pressure Treated
P.T.D.F.	Pressure Treated Douglas Fir
PERF.	Perforated
PERIM.	Perimeter
PL. or P.	Plate
PLYWD.	Plywood
PNL.	Panel
PNT.	Paint
POL.	Polished
PR.	Pair
PREFAB.	Prefabricated
PT.	Point
Q	
QT.	Quart
R	
R.	Riser or Right
R.H.	Right Hand
R.J.	Roof Joist
R.O.	Rough Opening
R.T.	Rubber Tile
R.W.L.	Rain Water Leader
RAD. or R.	Radius
RD.	Round or Road
RECP.	Receptacle
REF.	Reference
REFR.	Refrigerator(tor)(ant)
RESIL.	Resilient
REV.	Revision
RF. or R.	Roof
RFT.	Rafter
RM.	Room
RS.	Resawn (Rough Sawn)
RUB.	Rubber
RWD.	Redwood
S	
2	Second
S	South
S. or SH.	Shelf
S.A.	Supply Air
S.A.	Supply Air Grill
S.A.F.	Self Adhered Flashing
S.C.	Solid Core
S.E.	Southeast
S.C.D.	See Civil Drawings
S.E.D.	See Electrical Drawings
S.G.	Single Glazed
S.H.	Single Hung
S.K.D.	See Kitchen Drawings
S.L.D.	See Landscape Drawings
S.M.	Sheet Metal
S.M.D.	See Mechanical Drawings
S.M.S.	Sheet Metal Screw
S.P.D.	See Plumbing Drawings
S.S.D.	See Structural Drawings
S.S.T.	Stainless Steel or Select Structural
S.V.	Sheet Vinyl
S.W.	Southwest, Shear Wall, or Stem Wall
SHR.	Shower
SHT.	Sheet
SHTNG.	Sheathing
SIM.	Similar
SK.	Sink
SKLT.	Skylight
SL.	Sliding
SPECS.	Specifications
SPKR.	Speaker
SQ.	Square
SQ. FT. or S.F.	Square Foot/Feet
SQ. YD.	Square Yard
SST.	Stainless Steel
ST.	Street or Stone
ST.G. WD.	Stain Grade Wood
STA.	Stationary
STL.	Steel
STOR.	Storage
SUSP.	Suspended
SYM.	Symmetrical
T	
T	Tread or Top
T. & B.	Top and Bottom
T. & G.	Tongue and Groove
T.B.	Towel Bar or Telephone Board
T.C.	Trash Compactor
T.G.	Tempered Glass
T.O.BM.	Top of Beam
T.O.C.	Top of Curb or Concrete
T.O.F.F.	Top of Finish Floor
T.O.P.	Top of Plate or Top of Pavement
T.O.R.	Top of Roof Sheathing
T.O.S.	Top of Steel
T.O.S.F.	Top of Subfloor
T.O.S.W.	Top of Stem Wall
T.O.W.	Top of Wall
TB.	Towel Bar
T.R.A.	Toilet Room Accessories
T.S.	Tube Steel
TEL.	Telephone
TEMP.	Tempered
TER.	Terrazzo
THK.	Thick
TLT.	Toilet
TYP.	Typical
U	
U.B.C.	Uniform Building Code
U.L.	Underwriter's Laboratory
U.O.N.	Unless Otherwise Noted
UC.	Undercut
UR.	Urinal
V	
V.C.T.	Vinyl Composition Tile
V.I.F.	Verify In Field
V.S.W.	Vinyl Sash Window
V.T.	Vinyl Tile
VERT.	Vertical
VYL.	Vinyl
W	
W.	West, Watt or Width
W/	With
W/O	Without
W.C.	Water Closet or Wall Coverings
W.F.	Wood Frame or Wide Flange
W.P.	Waterproof or Work Point
W.P.M.	Waterproof Membrane
W.R.	Water Resistant
W.S.	Weather-stripping
W.S.W.	Wood Sash Window
W.W.M.	Welded Wire Mesh
WASH.	Washer
WD.	Wood
WDW.	Window
WT.	Weight
XYZ	
YD.	Yard

GRAPHIC SYMBOL LEGEND



SHEET INDEX

GENERAL

SHEET #	SHEET NAME
G001	TITLE SHEET
G002	SHEET INDEX, SYMBOLS & ABBREVIATIONS
G101	CODE COMPLIANCE ALLOWABLE AREA CALCULATIONS
G102	FIRE ACCESS COMPLIANCE

ARCHITECTURAL

SHEET #	SHEET NAME
A100	EXISTING SITE PLAN
A101	ARCHITECTURAL SITE PLAN
AA201	SLAB PLAN - COMMUNITY BUILDING
AA211.1	DIMENSION & ANNOTATION PLAN - COMMUNITY BUILDING - 1ST FLOOR
AB211.1	ANNOTATION PLAN - MULTISTORY BUILDING - 1ST FLOOR
AB211.2	DIMENSION PLAN - MULTISTORY BUILDING - 1ST FLOOR
AB212.1	ANNOTATION PLAN - MULTISTORY BUILDING - 2ND FLOOR
AB212.2	DIMENSION PLAN - MULTISTORY BUILDING - 2ND FLOOR
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AB222	ENLARGED PLANS - MULTISTORY BUILDING
AB270	UNIT PLANS - MULTISTORY BUILDING
AB271	UNIT PLANS - MULTISTORY BUILDING
AB272	UNIT PLANS - MULTISTORY BUILDING
AB273	UNIT PLANS - MULTISTORY BUILDING
AB274	UNIT PLANS - MULTISTORY BUILDING
AC201	SLAB PLAN - POTTING SHED
AC211.1	DIMENSION & ANNOTATION PLAN - POTTING SHED
AD211.1	DIMENSION & ANNOTATION PLAN - CARPORT - TYPICAL
AA311	REFLECTED CEILING PLAN - COMMUNITY BUILDING - 1ST FLOOR
AB311	REFLECTED CEILING PLAN - MULTISTORY BUILDING - 1ST FLOOR
AB312	REFLECTED CEILING PLAN - MULTISTORY BUILDING - 2nd FLOOR
AB313	REFLECTED CEILING PLAN - MULTISTORY BUILDING - 3rd FLOOR
AB314	REFLECTED CEILING PLAN - MULTISTORY BUILDING - 4th FLOOR
AC312	REFLECTED CEILING PLAN - POTTING SHED - 1ST FLOOR
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AB411	ROOF PLAN - MULTISTORY BUILDING
AC412	ROOF PLAN - POTTING SHED
AA511	EXTERIOR ELEVATIONS - COMMUNITY BUILDING
AA521	EXTERIOR COLOR ELEVATIONS - COMMUNITY BUILDING
AA531	AXONOMETRIC VIEWS - COMMUNITY BUILDING
AB511	EXTERIOR ELEVATIONS - MULTISTORY BUILDING
AB512	EXTERIOR ELEVATIONS - MULTISTORY BUILDING
AC511	EXTERIOR ELEVATIONS - POTTING SHED
AC512	EXTERIOR COLOR ELEVATIONS - POTTING SHED
AD511	EXTERIOR ELEVATIONS - CARPORT - TYPICAL
AD512	EXTERIOR COLOR ELEVATIONS - CARPORT - TYPICAL
AA611	BUILDING SECTIONS - COMMUNITY BUILDING
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AA801	INTERIOR ELEVATION PLAN - COMMUNITY BUILDING
AA811	INTERIOR ELEVATIONS - COMMUNITY BUILDING
AB801	INTERIOR ELEVATION PLAN - MULTISTORY BUILDING - FIRST FLOOR
AB802	INTERIOR ELEVATION PLAN - MULTISTORY BUILDING - FOURTH FLOOR
AB811	INTERIOR ELEVATIONS - MULTISTORY BUILDING
A901	ARCHITECTURAL DETAILS

LANDSCAPE

SHEET #	SHEET NAME
L0.1	GENERAL NOTES
L0.2	PLANTING NOTES AND LEGEND
L1.1	TREE INVENTORY
L1.2	EXISTING TREE IMAGES
L2.1	LAYOUT PLAN
L3.1	IRRIGATION PLAN
L4.1	PLANTING PLAN
L5.1	PLANTING DETAILS
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CIVIL

SHEET #	SHEET NAME
C-3.0.1	TOPOGRAPHIC SURVEY
C-3.0.2	TOPOGRAPHIC SURVEY
C-4.1	GRADING PLAN ELEVATIONS
C-5.1	UTILITY PLAN
C-6.1	STORMWATER TREATMENT PLAN
C-6.2	STORMWATER TREATMENT PLAN

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925-251-7200

552.059 - SHORES LANDING
1000 TWIN DOLPHIN DRIVE REDWOOD CITY, CA

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SHEET INDEX, SYMBOLS & ABBREVIATIONS

SHEET

G002

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552.059 - SHORES LANDING

1000 TWIN DOLPHIN DRIVE REDWOOD CITY, CA

SITE DATA

PROPERTY INFORMATION

ASSESSOR'S PARCEL #:	095-122-130
ZONING:	COMMERCIAL PARK CP

CODE ANALYSIS

CONSTRUCTION TYPE:	V-A, FULLY SPRINKLERED
OCCUPANCIES:	R-1, B

PROPOSED SITE DATA

SITE AREA:	90,169 SF (2.07 AC)
MULTIFAMILY BUILDING:	
UNITS:	95
STORIES:	4
FIRST FLOOR:	14,105 SF
SECOND FLOOR:	14,170 SF
THIRD FLOOR:	14,170 SF
FOURTH FLOOR:	14,247 SF
TOTAL FLOOR AREA:	56,692 SF
COMMUNITY BUILDING AREA:	1,276 SF
POTTING SHED AREA:	124 SF
FLOOR AREA (GROSS):	58,092 SF
FLOOR AREA RATIO:	0.64
BUILDING COVERAGE:	15,505 SF (17%)
LANDSCAPE AREA:	44,689 SF
PARKING/ROAD COVERAGE:	29,975 SF
STANDARD PARKING:	52
COMPACT PARKING:	5
ACCESSIBLE PARKING:	10 (7 STANDARD, 3 VAN)
Residential:	7 (6 standard, 1 van)
Community Bldg.:	1 (van)
Electrical vehicle:	2 (1 van)
TOTAL PARKING:	67

1 ALLOWABLE AREA KEY PLAN
1" = 20'-0"

ALLOWABLE FLOOR AREA CALCULATIONS

OCCUPANCY CLASSIFICATION:	R-1 (CBC CHAPTER 310.1) B (CBC cHAPTER 304)
OCCUPANCY SEPARATION BETWEEN B AND R-1:	ONE HOUR
CONSTRUCTION TYPE:	VA (FULLY SPRINKLERED)

PER CBC 503.1.2, TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING WHERE THE BUILDING HEIGHT, NUMBER OF STORIES OF EACH BUILDING AND THE AGGREGATE BUILDING AREA OF THE BUILDINGS ARE WITHIN THE LIMITATIONS SPECIFIED IN SECTIONS 504 AND 506.

EXISTING BUILDING HAS A 2-HR AREA SEPARATION WALL.

ALLOWABLE AREA PER FLOOR:	12,000 SF
BUILDING HEIGHT:	4 STORIES
ALLOWABLE TOTAL AREA:	29,400 SF (WITH FRONTAGE INCREASE)

PROPOSED COMMUNITY BUILDING TO BE INCLUDED IN AREA TWO.

	AREA ONE:	AREA TWO:	TOTAL:
EXISTING FIRST FLOOR AREA:	7,330	6,805	15,381 SF
EXISTING SECOND FLOOR:	7,365	6,805	14,170 SF
EXISTING THIRD FLOOR:	7,365	6,805	14,170 SF
EXISTING FOURTH FLOOR:	7,365	6,882	14,247 SF
EXISTING TOTAL FLOOR AREA	29,395	27,297	56,692 SF

	AREA ONE:	AREA TWO:	TOTAL:
PROPOSED FIRST FLOOR AREA:	7,330	8,081	15,411 SF
SECOND FLOOR:	7,365	6,805	14,170 SF
THIRD FLOOR:	7,365	6,805	14,170 SF
FOURTH FLOOR:	7,365	6,882	14,247 SF
EXISTING TOTAL FLOOR AREA	29,395	28,573	57,968 SF

AREA ONE TOTAL: 29,395 < 29,400 SF
AREA TWO TOTAL: 28,573 < 29,400 SF

PROPOSED FLOOR AREA COMPLIES WITH ALLOWABLE FLOOR AREAS.

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CODE COMPLIANCE ALLOWABLE AREA CALCULATIONS

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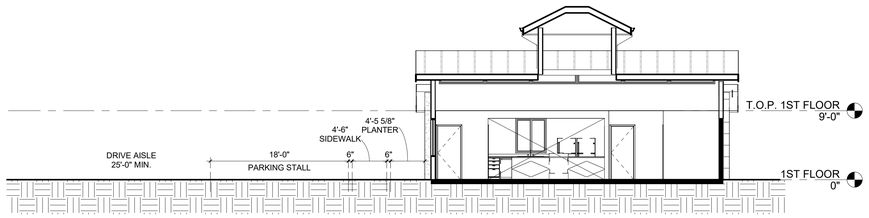
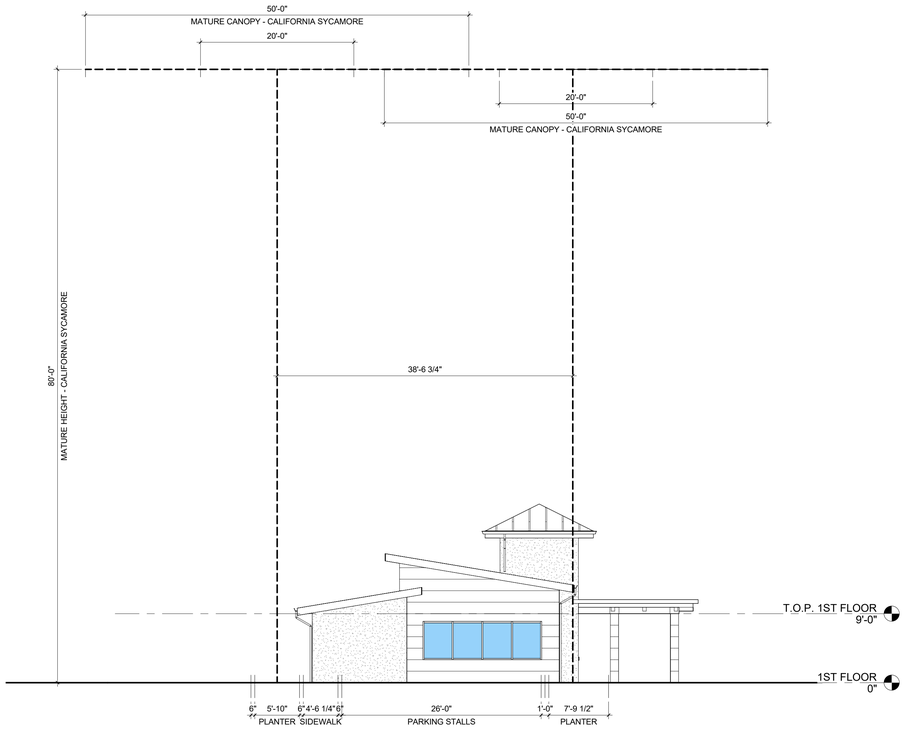
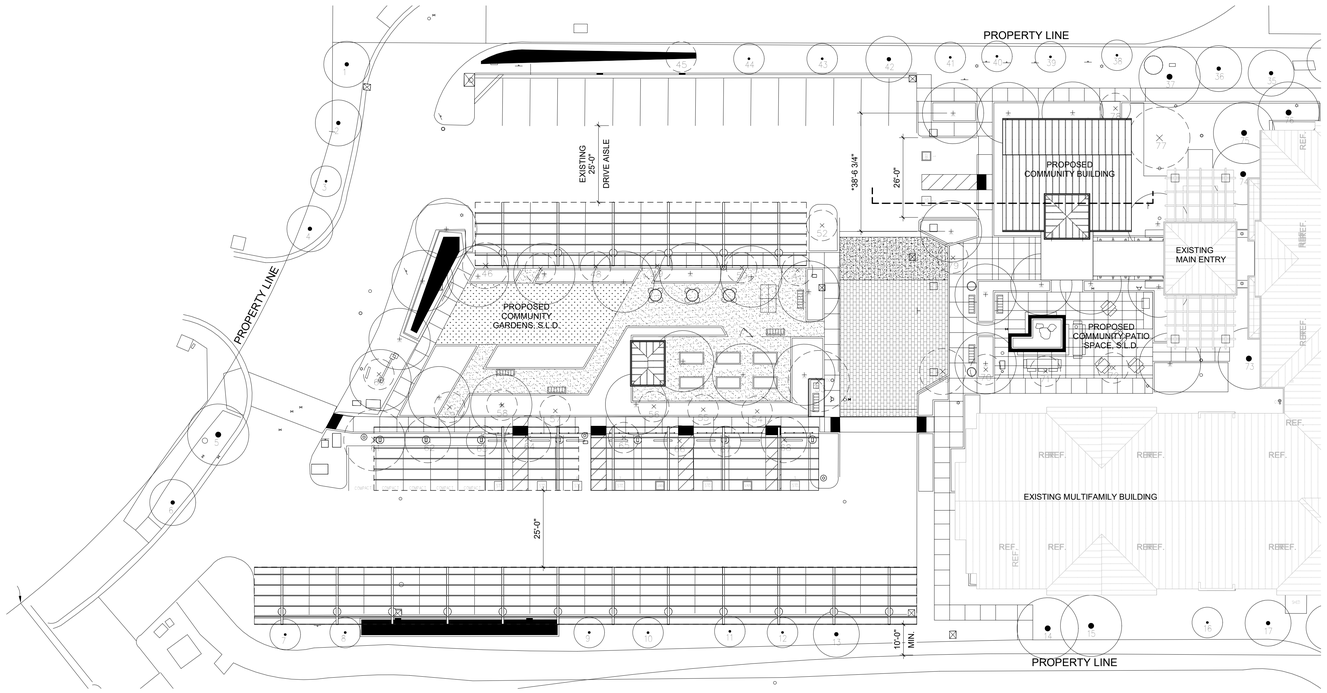


3 COMMUNITY BUILDING - FIRE ACCESS SECTION
1/8" = 1'-0"



2 FIRE ACCESS - WEST ELEVATION - COMMUNITY BUILDING
1/8" = 1'-0"



1 FIRE ACCESS KEY PLAN
1" = 20'-0"

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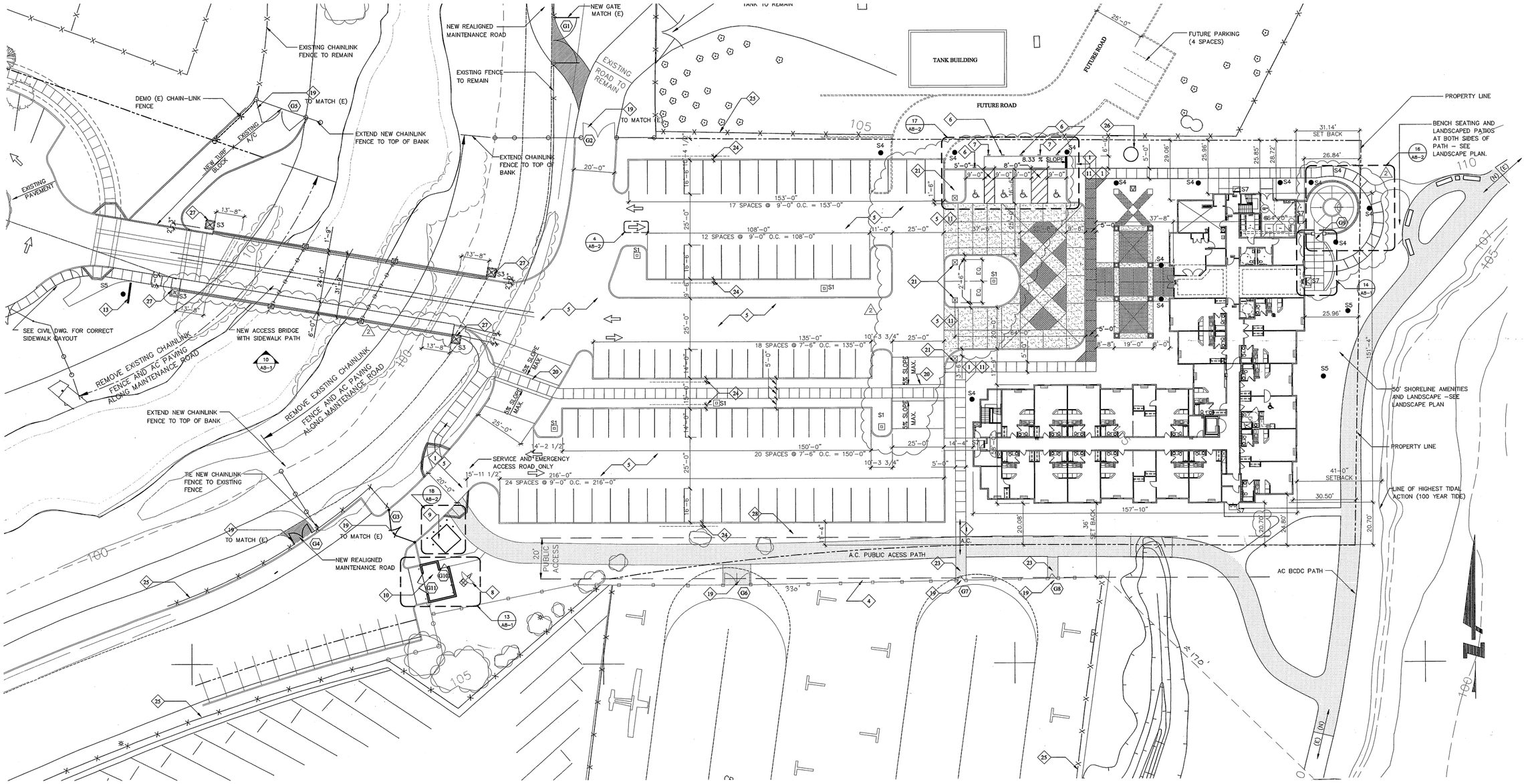
FIRE ACCESS COMPLIANCE

SHEET
G102



1 SITE PLAN

SCALE : 1"=20'-0"

GENERAL NOTES:

1. LANDSCAPE AREA ONLY INCLUDES LANDSCAPE WITHIN THE PROPERTY LINES OF THE SITE.
2. AREA CALCULATIONS DO NOT INCLUDE THE BAY TRAIL.
3. AREA CALCULATIONS DO NOT INCLUDE THE ADAJACENT SITE.

SUMMARY

UNITS	95
STORIES	4
OCCUPANCY CLASSIFICATION	R-1
TYPE OF CONSTRUCTION	TYPE V – 1 HOUR
FLOOR AREA (GROSS)	56,692 S.F.
SITE AREA	90,169 S.F. (2.07±AC)
FLOOR / AREA RATIO	0.63
BUILDING COVERAGE	14,105 S.F. 16%
LANDSCAPE AREA	31,471 S.F.
PARKING AREA COVERAGE	25,892 S.F.
DRIVE ISLE COVERAGE	22,666 S.F.
STANDARD PARKING	53
COMPACT PARKING	38
ACCESSIBLE PARKING	4
TOTAL PARKING	95

SITE PLAN LEGEND

1	CONCRETE WALKWAY (TYPICAL)
2	LANDSCAPE AREA
3	NEW CHAIN LINK FENCE, (MATCH EXISTING)
4	NEW METAL PICKET FENCE, SEE DTL.19/A8-2
5	A.C. PAVING DRIVEWAY AND PARKING
6	HANDICAP PARKING SIGN. SEE DTL.2/A8-2(VAN),7/A8-2 (STD.)
7	HANDICAP VIOLATION SIGN. SEE DTL. 10/A8/2
8	SATELITE DISH. SEE DTL. 7/A8-1
9	TRANSFORMER. SEE ELEC. DWG. FOR DETAILS
10	TRASH ENCLOSURE. SEE DTL. 2/A8-1, 5/A8-1, 8/A8-1
11	DECORATIVE PAVING (SEE LANDSCAPE PLAN FOR DTL.)
12	FIRE HYDRANT
13	MONUMENT SIGN SEE DTL. 1/A8-1
14	6" CONCRETE CURB. SEE DTL. 1/A8-2, 13/A8-2
15	CONCRETE CURB RAMP. MAX SLOPE 8.33% SEE DTL.
16	DEPRESSED CONCRETE CURB (FLUSH WITH A.C.)
17	DIRECTIONAL ARROW. SEE DTL. 4/A8-2
18	CURB PAINTED RED AS INDICATED
19	NEW GATE, SEE GATE SCHEDULE (A6-1) FOR DTLS.
20	RAISED CONCRETE CROSS WALK. SEE CIVIL DWG. FOR DTL.
21	CONCRETE PILASTER. SEE DTL. 9/A8-1
22	DIRECTIONAL SIGN. SEE DTL. 4/A8-2
23	NEW WALKWAY
24	2'-0" PARKING OVERHANG
25	EXISTING CHAIN-LINK FENCE TO REMAIN
26	SAINTARY SEWER PUMP STATION
27	BRIDGE END PIER WITH LIGHT FIXTURE 4' SQ. X6'-3" HIGH
28	SEE ELEC. SITE PLAN FOR LIGHT FIXTURES DESCRIPTION

SCALE: 1'-0" = 20'

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552.059 - SHORES LANDING
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CHECK	Checker

EXISTING SITE PLAN

SHEET
A100

000	KEYNOTE LEGEND
Key Value	Keynote Text

SITE DATA

PROPERTY INFORMATION

ASSESSOR'S PARCEL #:	095-122-130
ZONING:	COMMERCIAL PARK CP

CODE ANALYSIS

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OCCUPANCIES:	R-1, B

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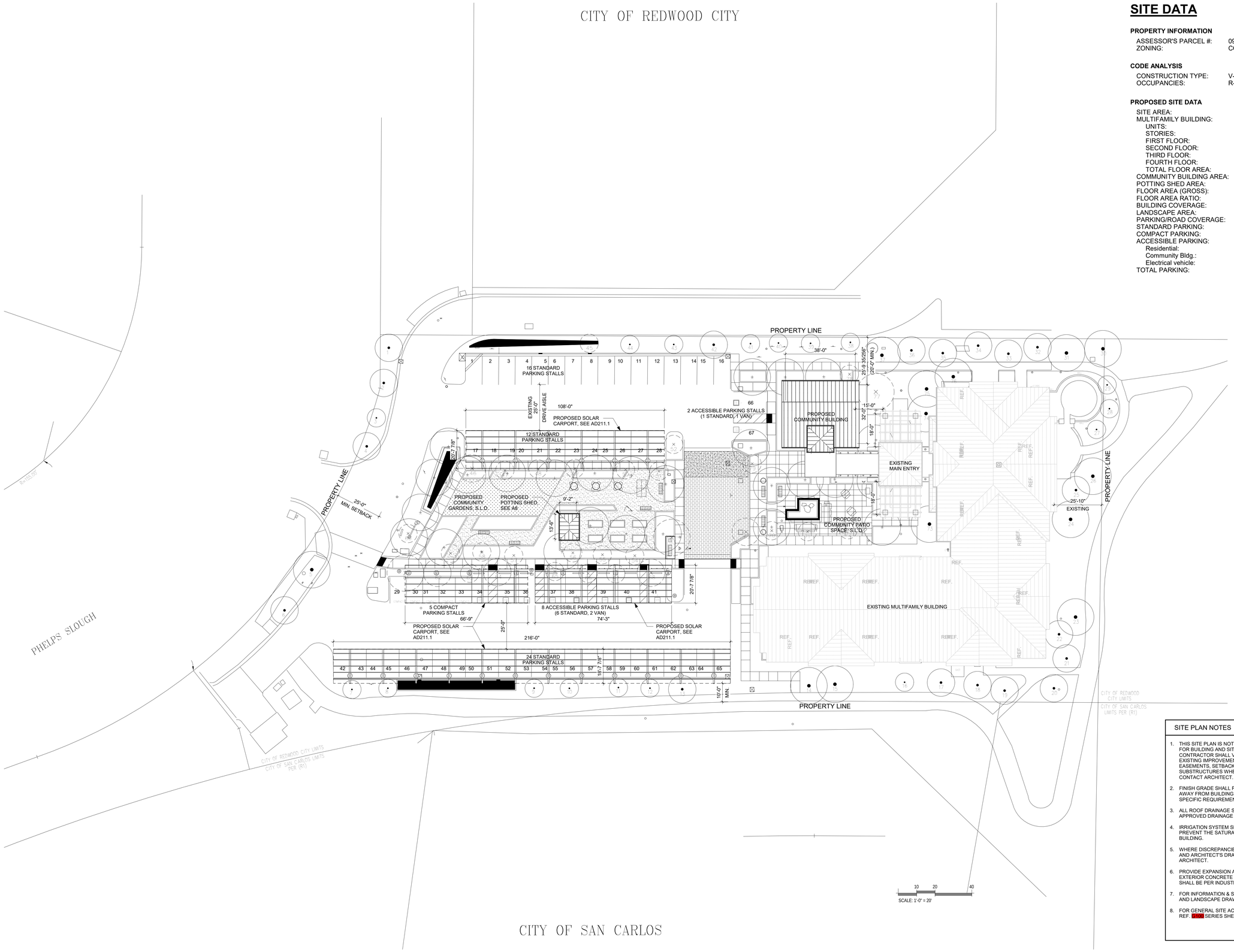

SITE PLAN NOTES

1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUBSTRUCTURES WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SEE SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
3. ALL ROOF DRAINAGE SHALL BE PIPED TO AN APPROVED DRAINAGE FACILITY, S.C.D.
4. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
5. WHERE DISCREPANCIES BETWEEN SOILS REPORT AND ARCHITECT'S DRAWINGS OCCUR, CONTACT ARCHITECT.
6. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARD, S.L.D. & S.C.D.
7. FOR INFORMATION & SCOPE NOT NOTED SEE CIVIL AND LANDSCAPE DRAWINGS.
8. FOR GENERAL SITE ACCESSIBILITY REQUIREMENT REF. G100 SERIES SHEETS

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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552.059 - SHORES LANDING
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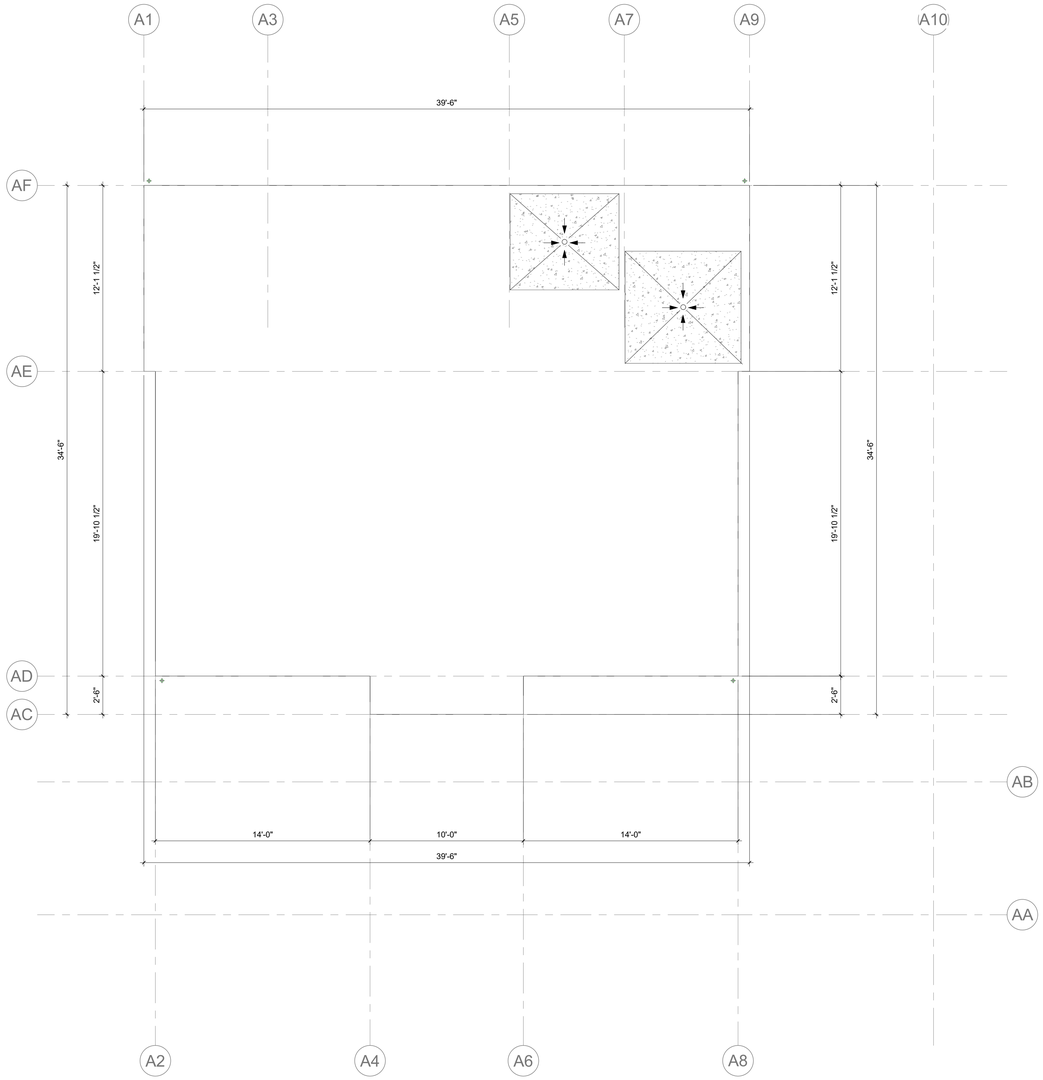
ARCHITECTURAL SITE PLAN

SHEET
A101

000	KEYNOTE LEGEND
Key Value	Keynote Text

SLAB PLAN GENERAL NOTES

1. SEE ALL A000 SERIES SHEETS FOR ALL OTHER SLAB DIMENSIONS
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE LOCATION AND CONSTRUCTION OF ALL UNDER SLAB UTILITIES
3. FOR UNDERGROUND UTILITY LOCATIONS S.C.D., S.P.D., AND S.E.D.
4. FOR UNDER SLAB UTILITIES SUCH AS FLOOR DRAINS, ROOF DRAINAGE, STORM AND SANITARY SEWER, ETC., S.P.D.
5. FOR ALL FINISH GRADES AND SITE RETAINING WALL HEIGHT, S.C.D.
6. VERIFY LOCATION AND HEIGHTS OF HARDSCAPE SLABS, RAMPS AND RETAINING WALLS WITH LANDSCAPE / CIVIL PRIOR TO SETTING HEIGHTS OF FOOTINGS, RAISED CURBS AND SLABS.
7. FOR CONSTRUCTION SLAB JOINTS SEE STRUCTURAL FOR DETAILS. ALIGN CONSTRUCTION JOINTS WITH WALLS AND TILE JOINTS. PROVIDE SHOP DRAWINGS FOR APPROVAL INDICATING LOCATION OF CONSTRUCTION JOINTS PRIOR TO PLACEMENT OF SLAB
8. PROVIDE SLAB ON GRADE VAPOR PROTECTION - TYP. PROVIDE AT INTERIOR SPACES SLAB ON GRADE - SEE PROJECT MANUAL. REFER TO MANUFACTURER'S WRITTEN LITERATURE AND INSTALLATION INSTRUCTIONS FOR APPLICABLE DETAILS NOT PROVIDED



1 COMMUNITY BUILDING - SLAB PLAN - 1ST FLOOR
1/4" = 1'-0"

SLAB PLAN SYMBOLS

- STRUCTURAL COLUMNS, S.S.D.
- + x-x" — CONCRETE CURB, HT ABOVE FINISH FLOOR
- CONCRETE RETAINING WALL, U.O.N. - S.S.D.
- -x" — ELEVATION AT RECESSED SLAB AREA
- xx.x — SPOT ELEVATION
- TYPICAL FLOOR DRAIN, S.P.D. SLOPE FINISH FLOOR TO DRAIN 1/8" : 1'-0" MIN., U.O.N.,
- PLANTER DRAIN, S.L.D. & S.P.D.
- 1/4"/1'-0" — DIRECTION AND SLOPE OF SLAB, U.O.N.
- DEPRESSED SLAB
- PERIMETER OF SLAB
- OPENING IN CONCRETE SLAB OR DECK
- KITCHEN SINK W/ GARBAGE DISPOSAL AND FAUCET, S.P.D.
- LAVATORY FAUCET, PROVIDE SOLID BACKING & INSULATE PIPES.
- KITCHEN SINK W/ GARBAGE DISPOSAL & FAUCET, S.P.D.
- LAVATORY W/ FAUCET S.P.D.
- 30"x60" TUB/SHOWER W/ SURROUND ON 3 WALLS TO +6'-8". SHOWER HEAD AT +78" & SEE INTERIOR ELEVATIONS AND S.P.D. FOR FINISH
- LOW FLOW TOILET W/ 17" MAX HT. ELONGATED BOWL
- MOP SINK, S.P.D.
- ROOF DRAIN, S.P.D.
- FIRE SPRINKLER SYSTEM STANDPIPE S.P.D.

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SLAB PLAN - COMMUNITY BUILDING

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AA201

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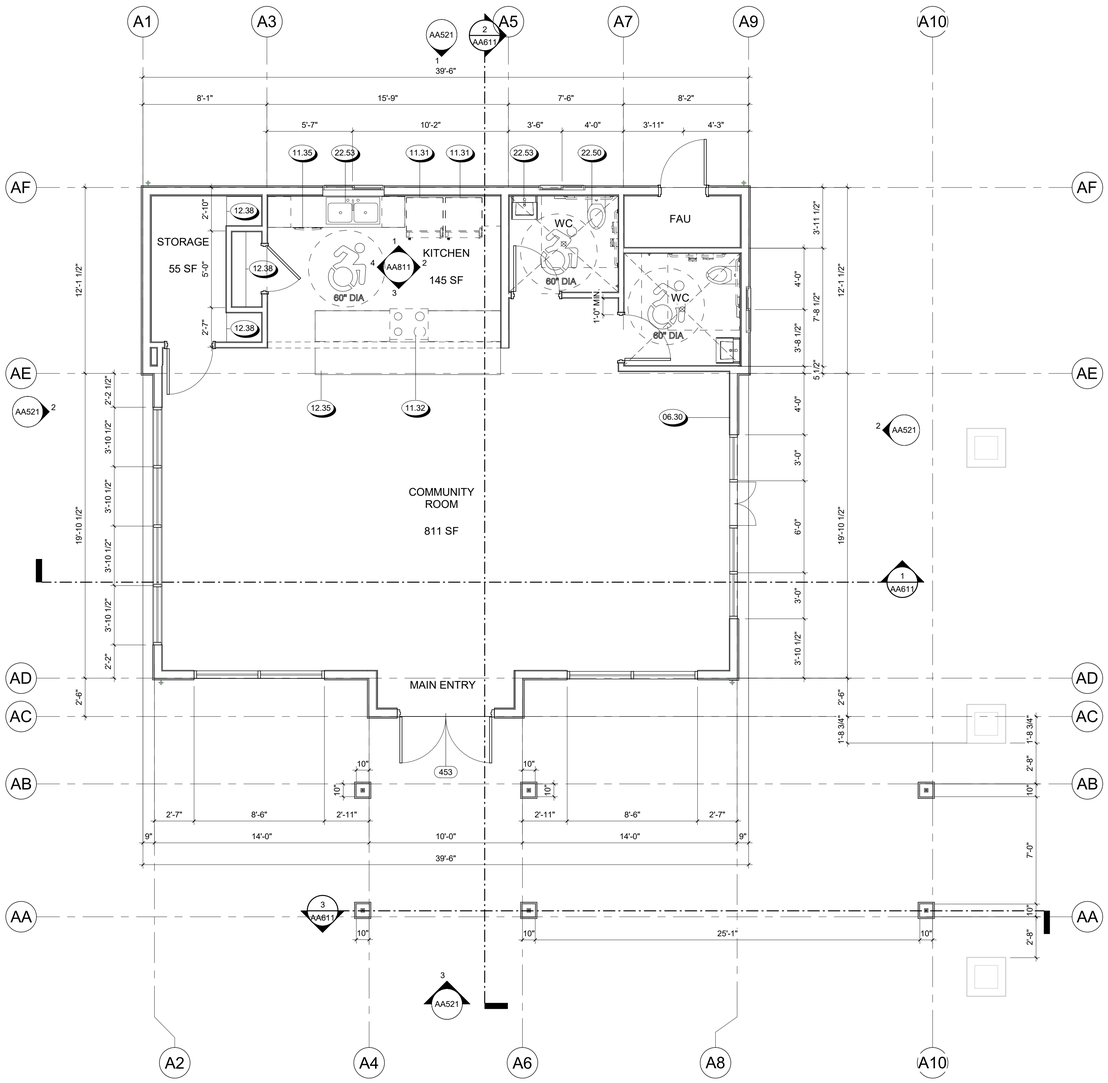

GROSS AREA = 1,276 SF
COMMUNITY ROOM AREA = 811 SF
COMMUNITY ROOM MAXIMUM OCCUPANCY = 811/15 = 54 PERSONS
COMMUNITY BUILDING MAXIMUM OCCUPANCY = 54+1+1+1+1+1 = 59 PERSONS

1 COMMUNITY BUILDING - DIMENSION & ANNOTATION PLAN - FLOOR PLAN
1/4" = 1'-0"

BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- CONCRETE WALL, S.S.D.
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL (- / ---)
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
- FLOOR/DECK DRAIN
- ROOF DRAIN S.P.D.
- SCUPPER
- D.S. — DOWNSPOUT
- PTAC UNIT
- MOP SINK, S.P.D.
- UTILITY SINK, S.P.D.
- TRUNCATED DOMES

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
9. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP (DEFERRED SUBMITTAL)
10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
11. STANDPIPE PROVIDED AT EACH STAIRWAY (DEFERRED SUBMITTAL).
12. SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
13. SEE ENLARGED PLANS ON A2 SERIES SHEETS FOR ADDITIONAL INFORMATION, TYP.
14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
16. FOR UNIT PLAN REFLECTED CEILING PLAN INFORMATION SEE A2.9 SERIES SHEETS.
17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

000 KEYNOTE LEGEND

Key Value	Keynote Text
06.30	WOOD FRAMED WALL; SSD & PLANS, A2 SERIES
11.31	REFRIGERATOR
11.32	RANGE
11.35	DISHWASHER
12.35	COUNTERTOP
12.38	ADJUSTABLE SHELF(VES)
22.50	WATER CLOSET, SPD
22.53	SINK, SPD

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.6.
2. FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3. FIRE WALLS, FIRE BARRIERS, ETC., SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

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DIMENSION & ANNOTATION PLAN - COMMUNITY BUILDING - 1ST FLOOR

SHEET
AA211.1

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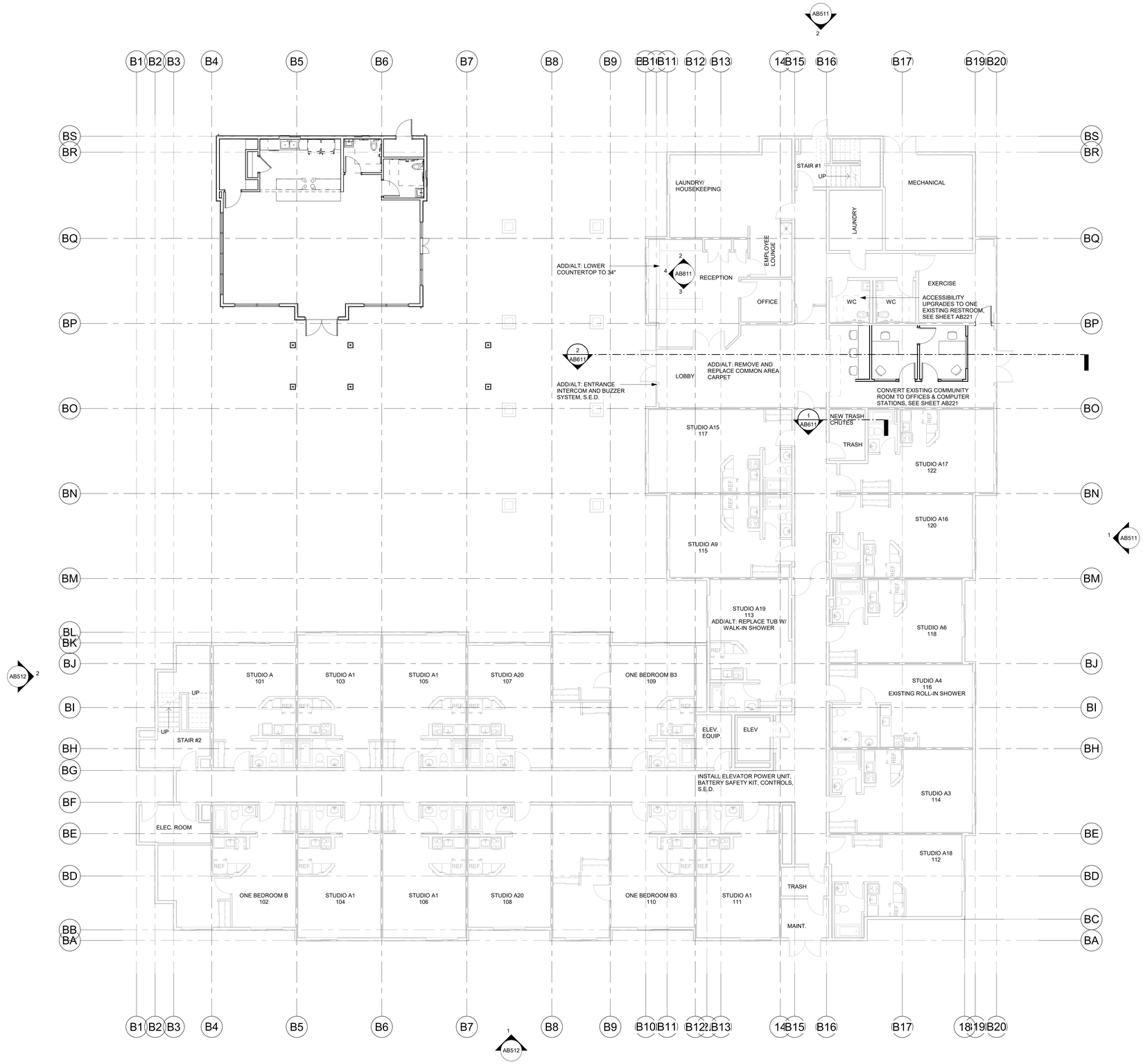

1 MULTISTORY BUILDING - ANNOTATION PLAN - 1ST FLOOR
1/8" = 1'-0"

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
9. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP (DEFERRED SUBMITTAL)
10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
11. STANDPIPE PROVIDED AT EACH STAIRWAY (DEFERRED SUBMITTAL).
12. SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
13. SEE ENLARGED PLANS ON A2 SERIES SHEETS FOR ADDITIONAL INFORMATION, TYP.
14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
16. FOR UNIT PLAN REFLECTED CEILING PLAN INFORMATION SEE A2.9 SERIES SHEETS.
17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.6.
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000	KEYNOTE LEGEND
Key Value	Keynote Text

BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- CONCRETE WALL, S.S.D.
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL (-/---)
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
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- D.S. — DOWNSPOUT
- PTAC UNIT
- MOP SINK, S.P.D.
- UTILITY SINK, S.P.D.
- TRUNCATED DOMES

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
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- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

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ANNOTATION PLAN - MULTISTORY BUILDING - 1ST FLOOR

SHEET
AB211.1

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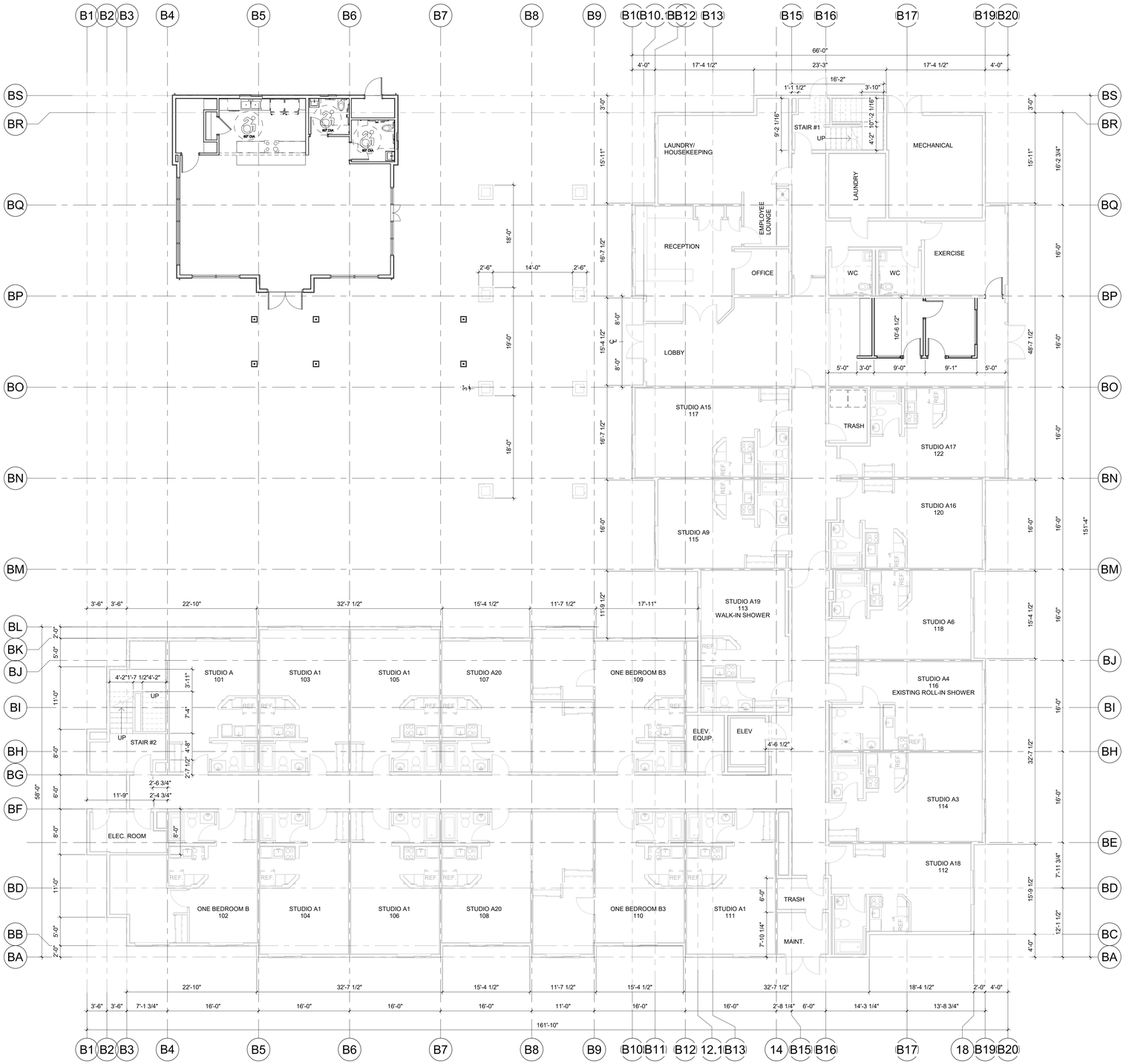

1 MULTISTORY BUILDING - DIMENSION PLAN - 1ST FLOOR
1/8" = 1'-0"

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
9. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP (DEFERRED SUBMITTAL)
10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
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19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.6.
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3. FIRE WALLS, FIRE BARRIERS, ETC., SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- CONCRETE WALL, S.S.D.
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL (-/ ---)
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
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- XX.X — SPOT ELEVATION
- FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
- FLOOR/DECK DRAIN
- RD — ROOF DRAIN S.P.D.
- SCUPPER
- D.S. — DOWNSPOUT
- PTAC UNIT
- MOP SINK, S.P.D.
- UTILITY SINK, S.P.D.
- TRUNCATED DOMES

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
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DIMENSION PLAN - MULTISTORY BUILDING - 1ST FLOOR

SHEET
AB211.2

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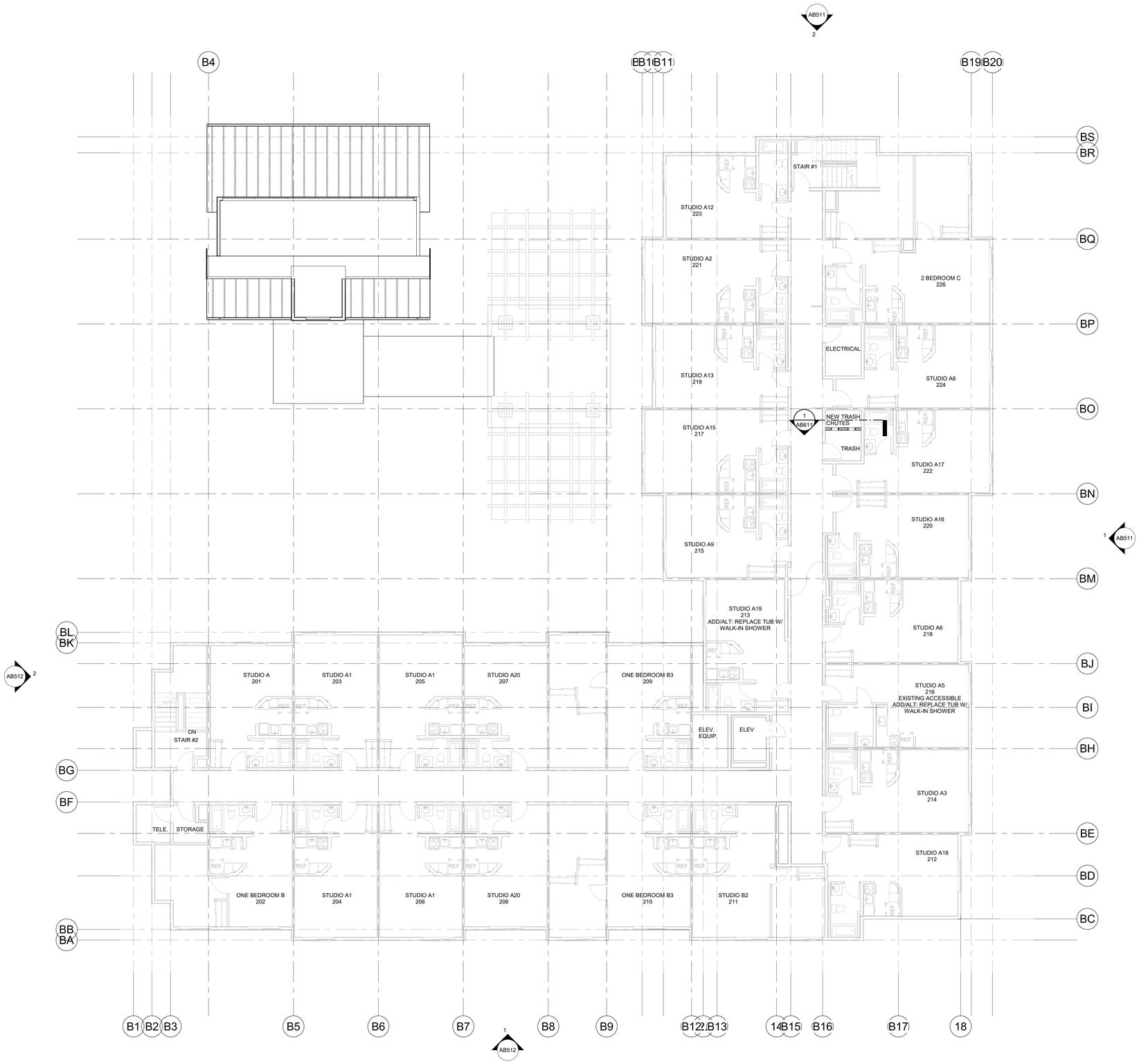

1 MULTISTORY BUILDING - ANNOTATION PLAN - 2ND FLOOR
1/8" = 1'-0"

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
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7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
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17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
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FIRE PROTECTION NOTES

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2. FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3. FIRE WALLS, FIRE BARRIERS, ETC.. SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

000	KEYNOTE LEGEND
Key Value	Keynote Text

BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- CONCRETE WALL, S.S.D.
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL (-/---)
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
- FLOOR/DECK DRAIN
- ROOF DRAIN S.P.D.
- SCUPPER
- D.S. — DOWNSPOUT
- PTAC UNIT
- MOP SINK, S.P.D.
- UTILITY SINK, S.P.D.
- TRUNCATED DOMES

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
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- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

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ANNOTATION PLAN - MULTISTORY BUILDING - 2ND FLOOR

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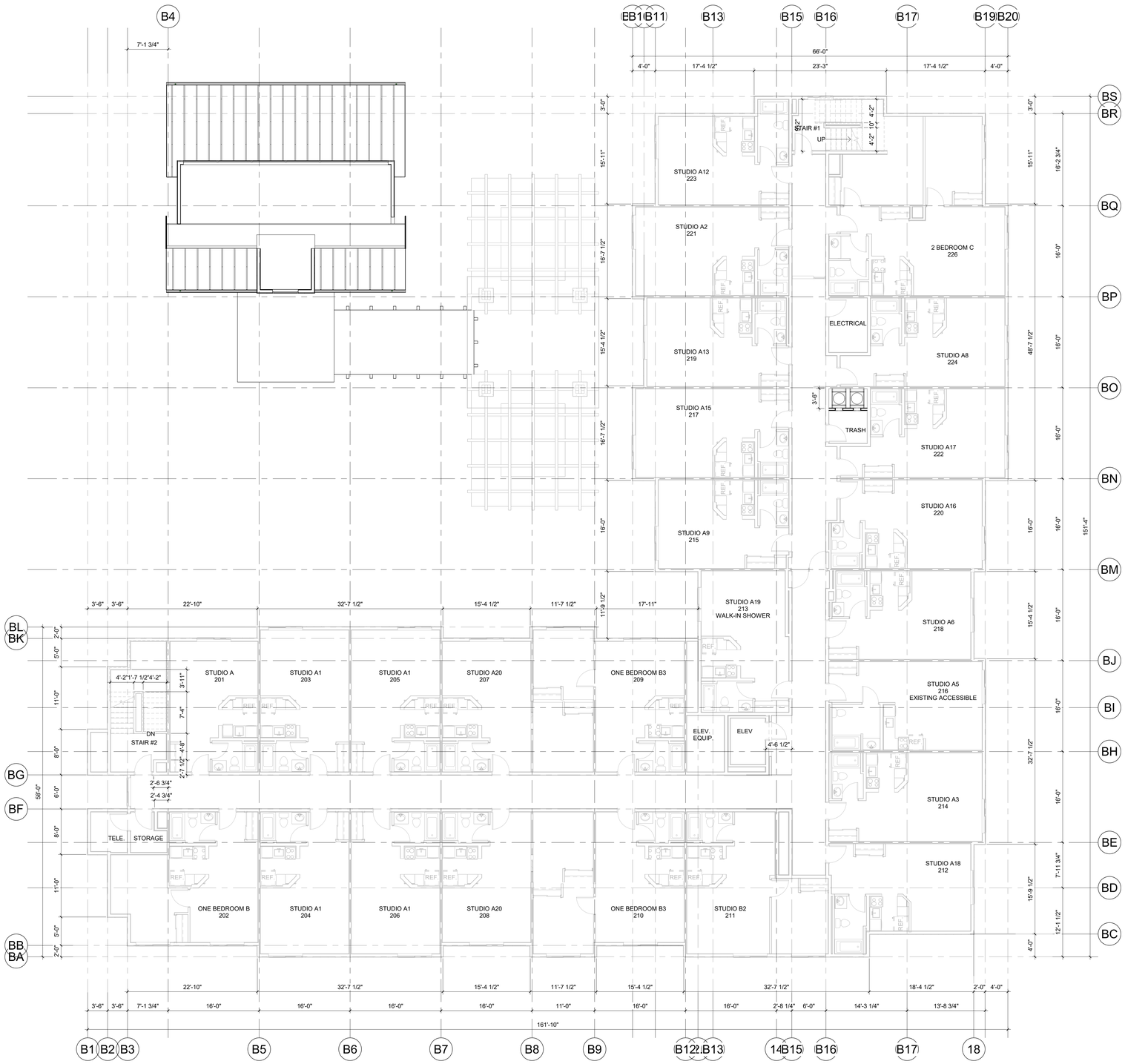

1 MULTISTORY BUILDING - DIMENSION PLAN - 2ND FLOOR
1/8" = 1'-0"

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
9. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP (DEFERRED SUBMITTAL)
10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
11. STANDPIPE PROVIDED AT EACH STAIRWAY (DEFERRED SUBMITTAL).
12. SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
13. SEE ENLARGED PLANS ON A2 SERIES SHEETS FOR ADDITIONAL INFORMATION, TYP.
14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
16. FOR UNIT PLAN REFLECTED CEILING PLAN INFORMATION SEE A2.9 SERIES SHEETS.
17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.6.
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DIMENSION PLAN - MULTISTORY BUILDING - 2ND FLOOR

SHEET
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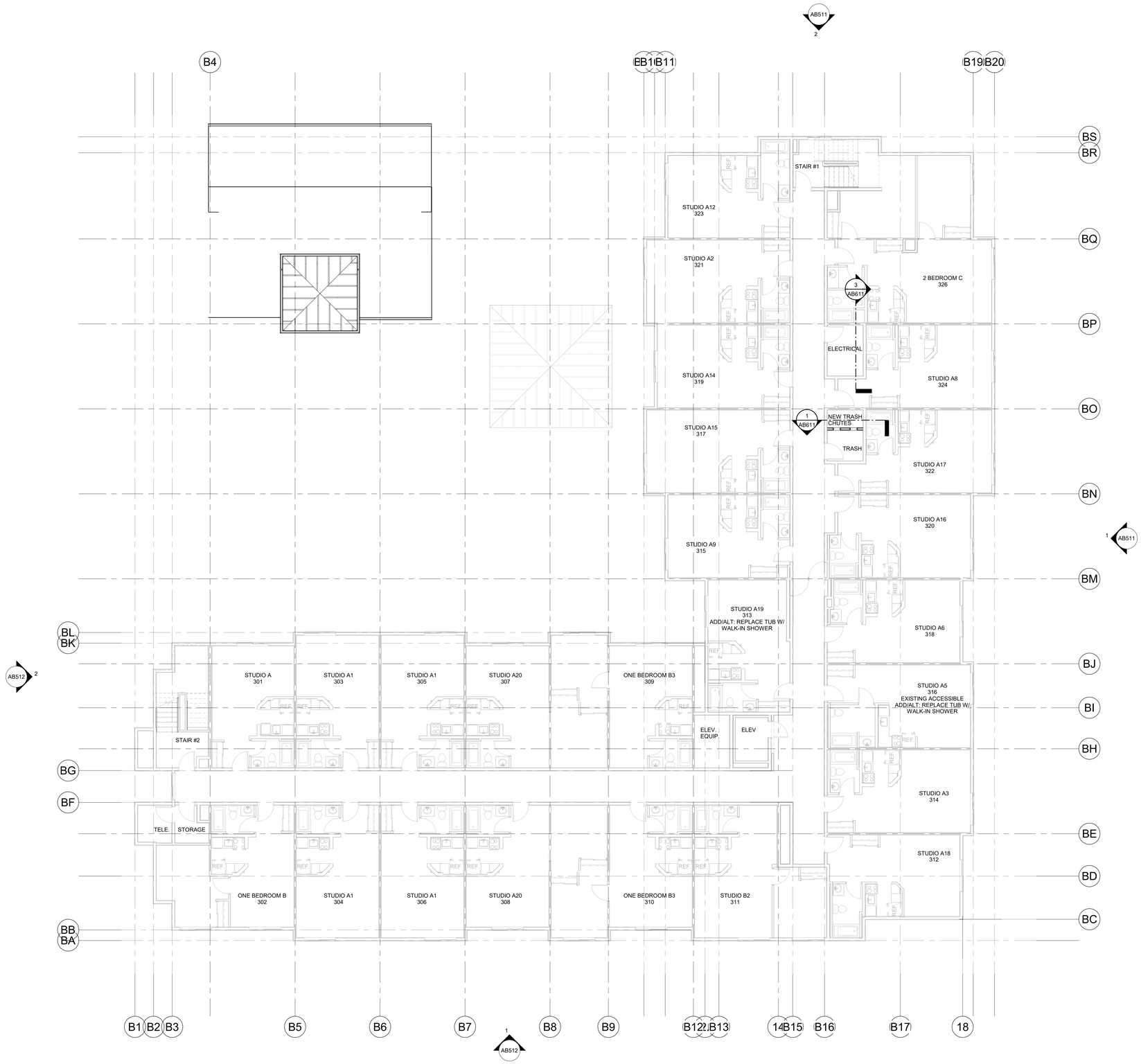

1 MULTISTORY BUILDING - ANNOTATION PLAN - 3RD FLOOR
1/8" = 1'-0"

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1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
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000	KEYNOTE LEGEND
Key Value	Keynote Text

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CHECK	Checker

ANNOTATION PLAN - MULTISTORY BUILDING - 3RD FLOOR

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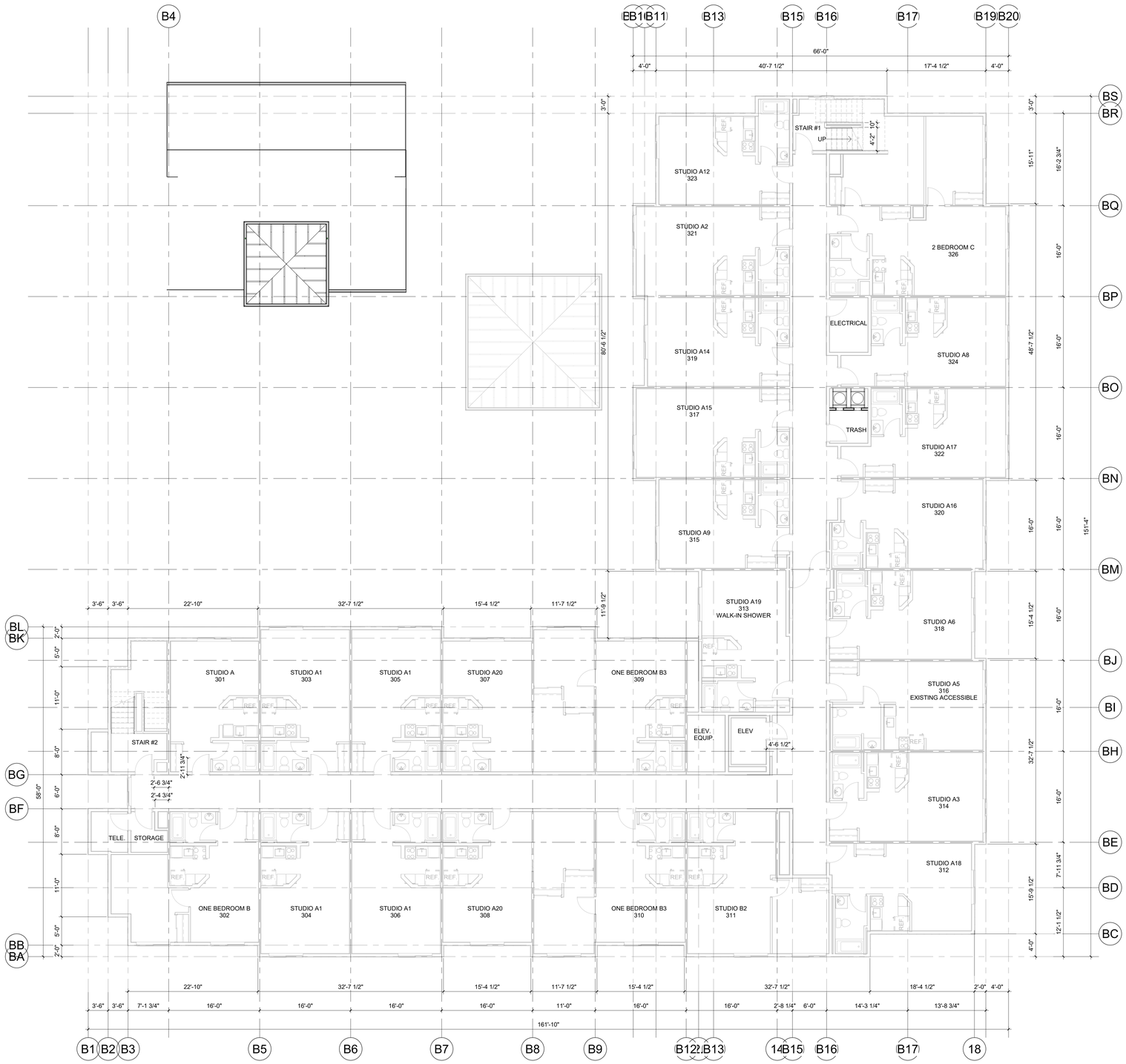

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1/8" = 1'-0"

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DIMENSION PLAN - MULTISTORY BUILDING - 3RD FLOOR

SHEET
AB213.2

TRUE NORTH

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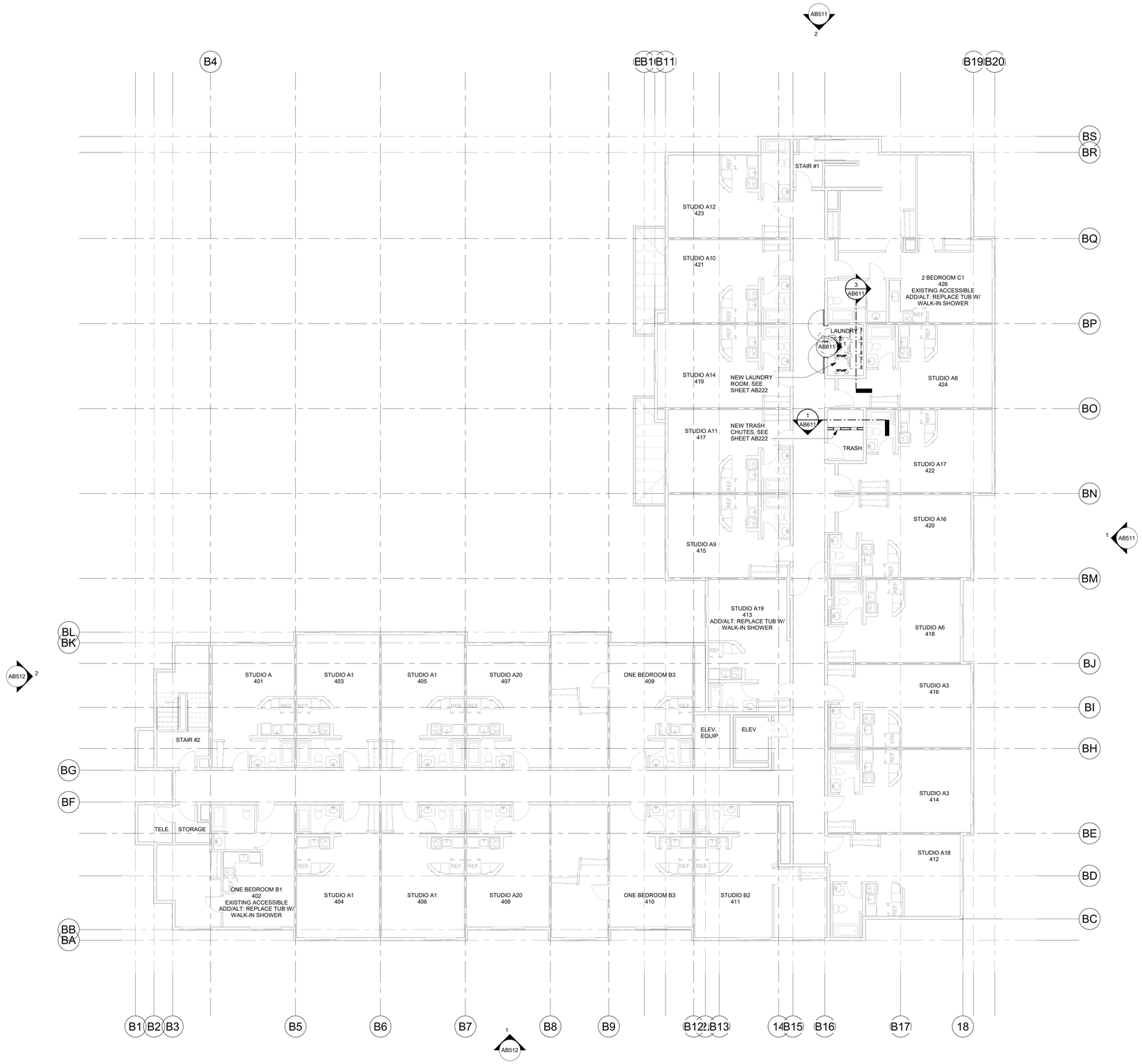

1 MULTISTORY BUILDING - ANNOTATION PLAN - 4TH FLOOR
1/8" = 1'-0"

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ANNOTATION PLAN - MULTISTORY BUILDING - 4TH FLOOR

SHEET
AB214.1

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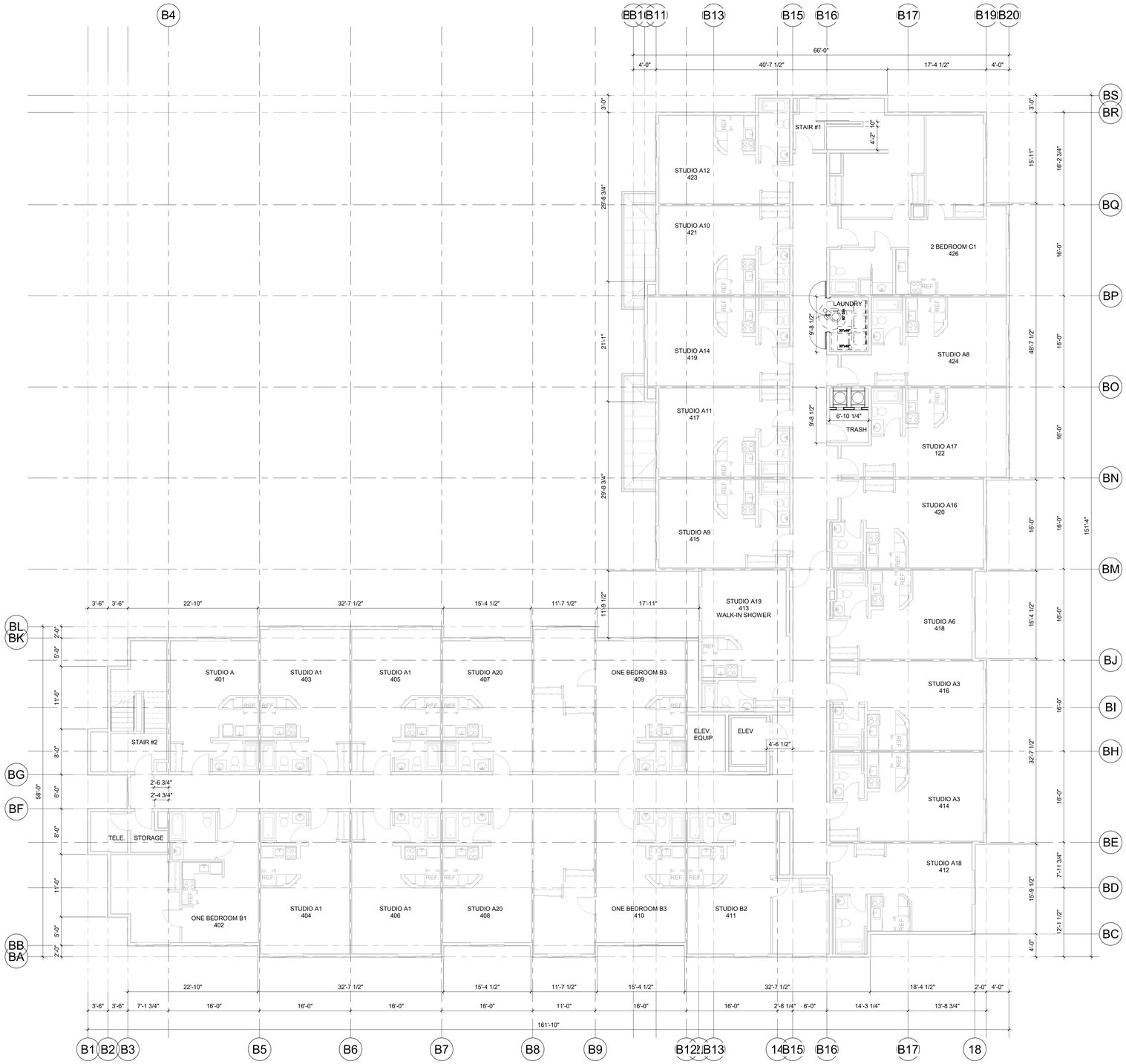

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3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
9. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP (DEFERRED SUBMITTAL)
10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
11. STANDPIPE PROVIDED AT EACH STAIRWAY (DEFERRED SUBMITTAL).
12. SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
13. SEE ENLARGED PLANS ON A2 SERIES SHEETS FOR ADDITIONAL INFORMATION, TYP.
14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
16. FOR UNIT PLAN REFLECTED CEILING PLAN INFORMATION SEE A2.9 SERIES SHEETS.
17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.6.
2. FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3. FIRE WALLS, FIRE BARRIERS, ETC., SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- CONCRETE WALL, S.S.D.
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL (-/ ---)
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
- FLOOR/DECK DRAIN
- RD — ROOF DRAIN S.P.D.
- SCUPPER
- D.S. — DOWNSPOUT
- PTAC UNIT
- MOP SINK, S.P.D.
- UTILITY SINK, S.P.D.
- TRUNCATED DOMES

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

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DIMENSION PLAN - MULTISTORY BUILDING - 4TH FLOOR

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TRUE NORTH

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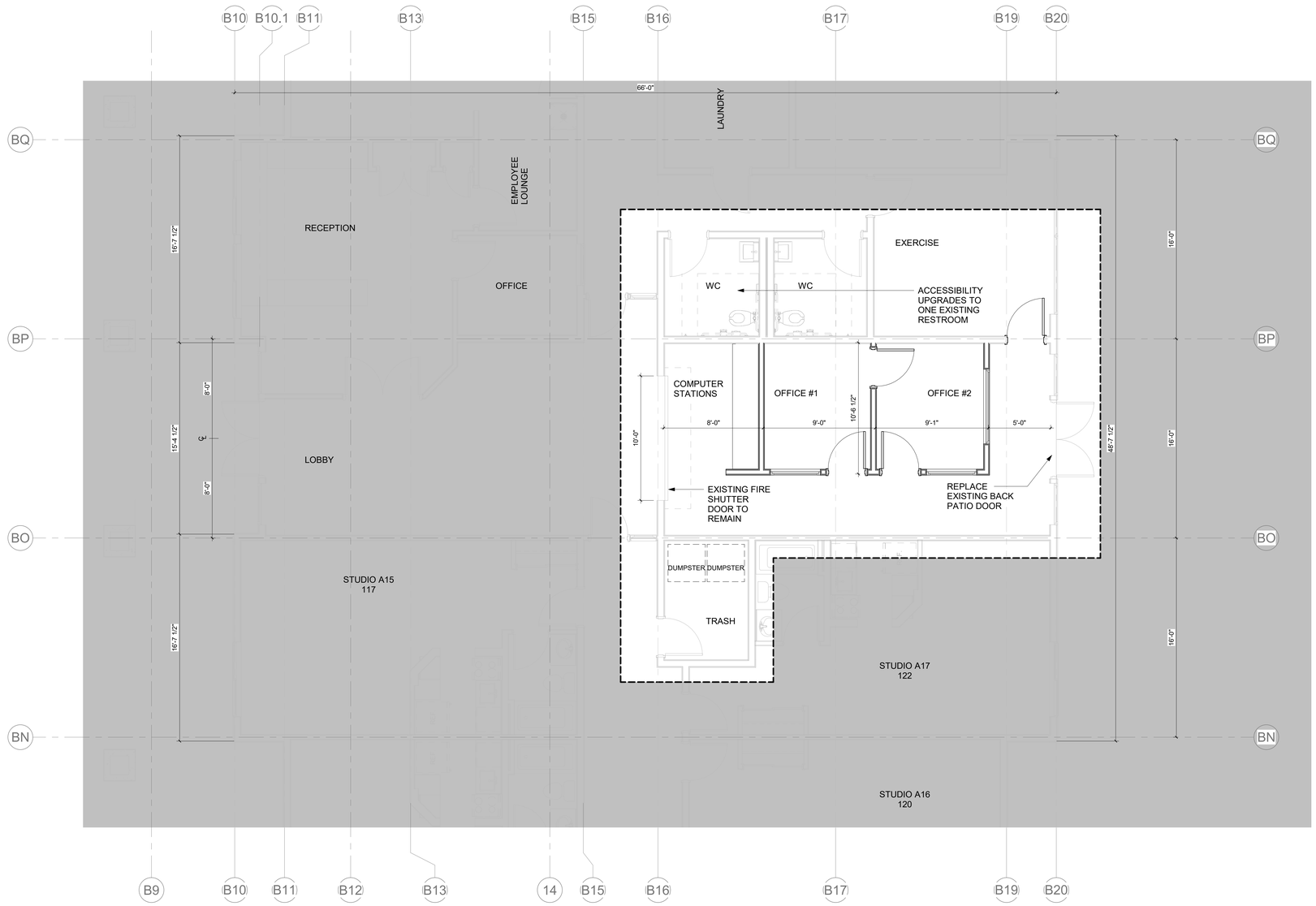

1 MULTISTORY BUILDING - ENLARGED PLAN - FIRST FLOOR COMMON AREAS

1/4" = 1'-0"

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
9. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP (DEFERRED SUBMITTAL)
10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
11. STANDPIPE PROVIDED AT EACH STAIRWAY (DEFERRED SUBMITTAL).
12. SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
13. SEE ENLARGED PLANS ON A2 SERIES SHEETS FOR ADDITIONAL INFORMATION, TYP.
14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
16. FOR UNIT PLAN REFLECTED CEILING PLAN INFORMATION SEE A2.9 SERIES SHEETS.
17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.6.
2. FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3. FIRE WALLS, FIRE BARRIERS, ETC.. SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30"-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

ENLARGED PLAN NOTES

1. ALL INTERIOR CLEAR DIMENSIONS TO FACE OF FINISH (U.O.N.)
2. SEE GENERAL ACCESSIBILITY SHEETS FOR EQUIPMENT MOUNTING
3. FOR FINISH INFORMATION SEE INTERIOR ELEVATIONS
4. S.E.D. AND S.P.D. FOR ADDITIONAL INFORMATION RELATED TO KITCHEN EQUIPMENT

000	KEYNOTE LEGEND
Key Value	Keynote Text

BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- CONCRETE WALL, S.S.D.
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL (-/---)
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
- FLOOR/DECK DRAIN
- ROOF DRAIN S.P.D.
- SCUPPER
- D.S. — DOWNSPOUT
- PTAC UNIT
- MOP SINK, S.P.D.
- UTILITY SINK, S.P.D.
- TRUNCATED DOMES

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

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DRAWN	Author
CHECK	Checker

ENLARGED PLANS - MULTISTORY BUILDING

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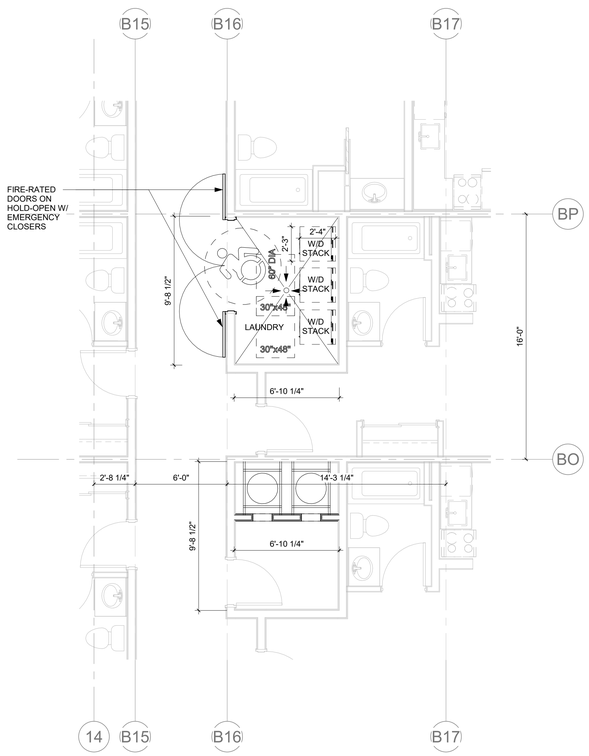

MULTISTORY BUILDING - ENLARGED PLAN - FOURTH FLOOR
LAUNDRY ROOM AND TRASH ROOM

1 1/4" = 1'-0"

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
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10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
11. STANDPIPE PROVIDED AT EACH STAIRWAY (DEFERRED SUBMITTAL).
12. SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
13. SEE ENLARGED PLANS ON A2 SERIES SHEETS FOR ADDITIONAL INFORMATION, TYP.
14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
16. FOR UNIT PLAN REFLECTED CEILING PLAN INFORMATION SEE A2.9 SERIES SHEETS.
17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.8.
2. FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3. FIRE WALLS, FIRE BARRIERS, ETC.. SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

ENLARGED PLAN NOTES

1. ALL INTERIOR CLEAR DIMENSIONS TO FACE OF FINISH (U.O.N.)
2. SEE GENERAL ACCESSIBILITY SHEETS FOR EQUIPMENT MOUNTING
3. FOR FINISH INFORMATION SEE INTERIOR ELEVATIONS
4. S.E.D. AND S.P.D. FOR ADDITIONAL INFORMATION RELATED TO KITCHEN EQUIPMENT

000	KEYNOTE LEGEND
Key Value	Keynote Text

BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- CONCRETE WALL, S.S.D.
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL (-/---)
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
- FLOOR/DECK DRAIN
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INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

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CHECK	Checker

ENLARGED PLANS - MULTISTORY BUILDING

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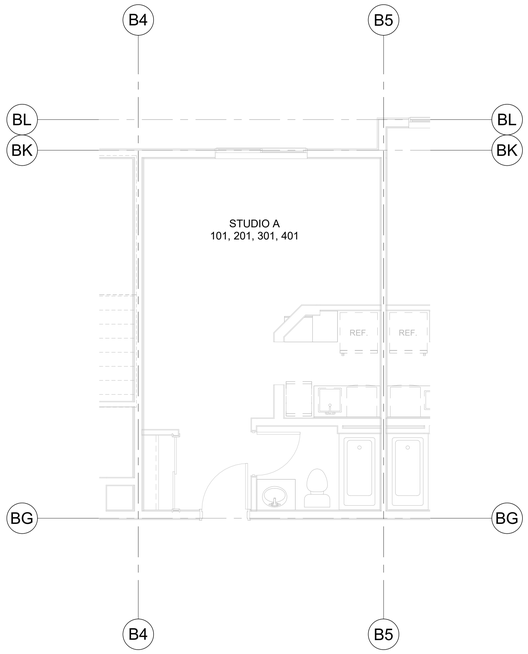
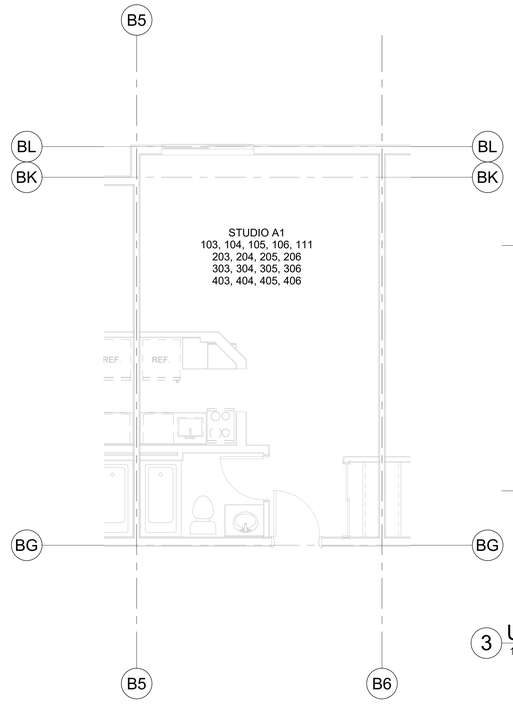
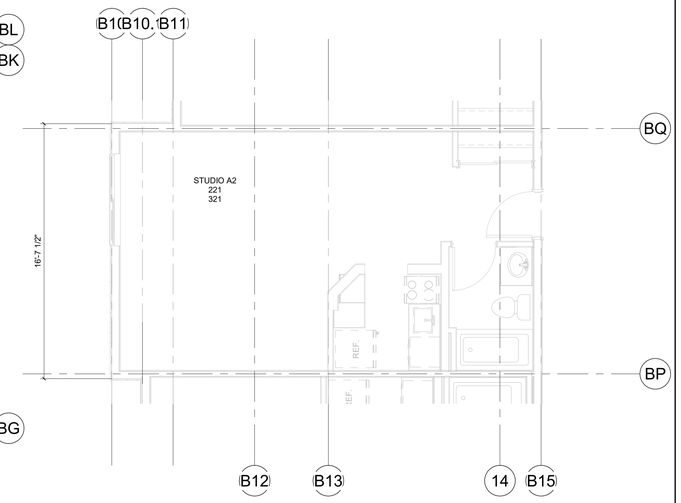


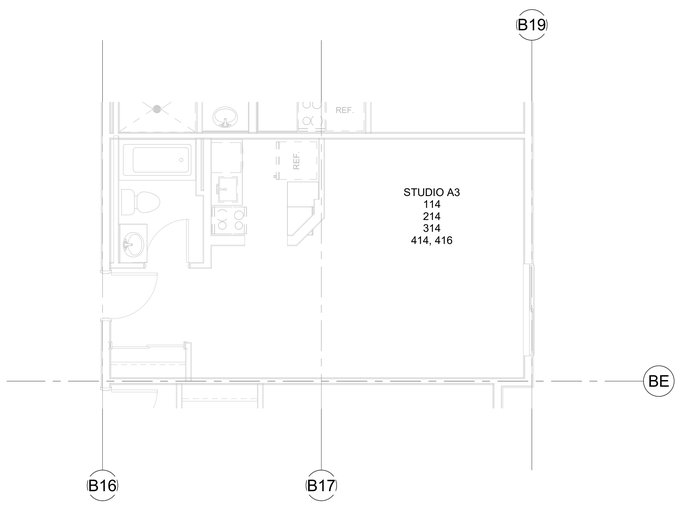
2 UNIT PLAN - STUDIO A
1/4" = 1'-0"



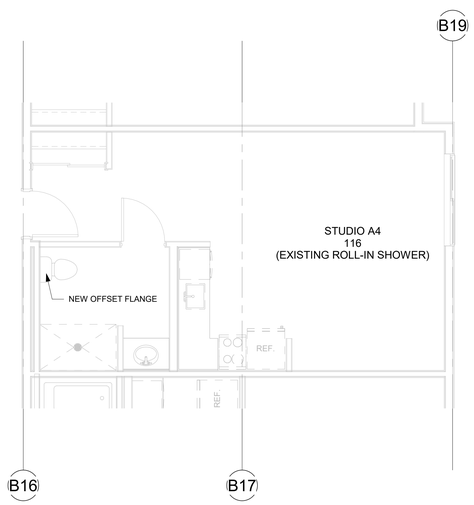
1 UNIT PLAN - STUDIO A1
1/4" = 1'-0"



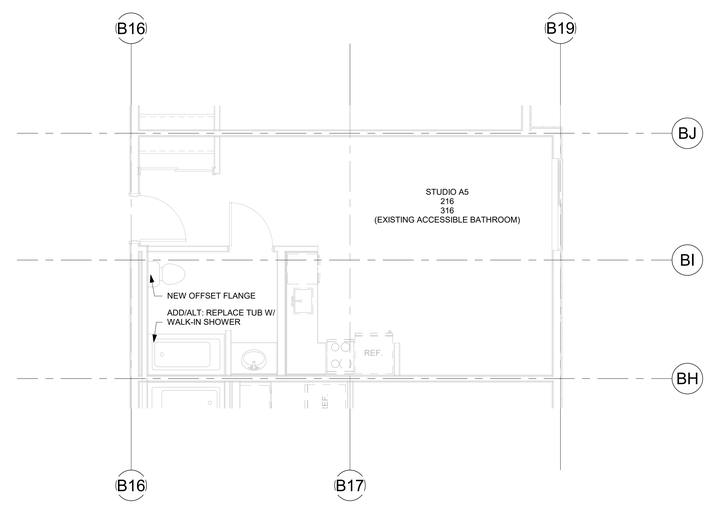
3 UNIT PLAN - STUDIO A2
1/4" = 1'-0"



4 UNIT PLAN - STUDIO A3
1/4" = 1'-0"



5 UNIT PLAN - STUDIO A4
1/4" = 1'-0"



6 UNIT PLAN - STUDIO A5
1/4" = 1'-0"

UNIT PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL X/XX
- STRUCTURAL COLUMNS, S.S.D.
- 60" — 5'-0" DIA. TURNING SPACE PER CBC 11B-304.3.1
- 30"x48" — 30" X 48" CLEAR FLOOR SPACE PER CBC 11B-305.3.
- 30"x60" — 30" X 60" CLEAR FLOOR SPACE PER CBC 11B-607.2.
- 0 W 4 C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- RECESSED MEDICINE CABINET W/ BTM USABLE SHELF AT +44" HT. MAXIMUM PER CBC 11B-603.4.
- SLIDE-IN LINEN CABINET
- 1 SHELF & 1 POLE, SEE DETAIL
- 15" WIDE BREAD BOARD AS PER CBC 1133A.4.1.8, EXCEPTION 2
- 30"x60" TUB/SHOWER W/ SURROUND ON 3 WALLS TO +6'-8". SHOWER HEAD AT +78" & PER CPC 402.1.1 SEE INTERIOR ELEVATIONS AND S.P.D. FOR FINISH
- WATER CLOSET S.P.D.
- LAVATORY W/ FAUCET S.P.D.
- 24" TOWEL BAR AT +40" HT. MAXIMUM
- TOILET PAPER HOLDER AT +24" HT.
- KITCHEN SINK W/ GARBAGE DISPOSAL & FAUCET, S.P.D.
- DISHWASHER W/ DRAIN TO GARBAGE DISPOSAL
- FREE STANDING IN RANGE/OVEN COMBINATION W/HOOD, LIGHT & FAN ABOVE.
- RANGE HOOD
- REFRIGERATOR
- DRYER PROVIDE SMOOTH METAL VENT TO EXTERIOR
- WASHER-PROVIDE HOT & COLD WATER SUPPLY & WASTE LINE. W/PAN W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D.
- STACKED WASHER & DRYER-PROVIDE HOT & COLD WATER SUPPLY& WASTE SUPPLY & WASTE LINE FOR WASHER. PROVIDE SMOOTH METAL VENT TO EXTERIOR FOR DRYER. PROVIDE GSM W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D., S.M.D.
- FLOOR TYPE TRANSITION, SEE A7.3
- ELECTRICAL PANEL, S.E.D.
- 42" SIDE AND 36" REAR GRAB BARS

UNIT PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, (U.O.N.)
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE. (U.O.N.)
4. ALL ANGLED WALLS SHALL BE 45 DEGREES. U.O.N.
5. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" U.O.N.
6. DIMENSIONS FOR TYPICAL UNIT FLOOR PLAN APPLY TO OTHER UNIT TYPES EXCEPT WHERE INDICATED ON VARIATION UNIT PLANS, VARIATION UNIT PLANS INDICATE MODIFICATIONS TO/FROM TYPICAL UNIT PLAN.
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X6 STUDS, U.O.N., S.S.D.
8. ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS, U.O.N., S.S.D.
9. WINDOW HEAD HEIGHTS: 8'-0", U.O.N.
10. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.3.
11. ALL COUNTERS, TUB DECKS, & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES. FOR SHOWERS TO A HEIGHT OF +70" MIN. ABOVE DRAIN INLET PER CBC 1210.3.
12. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
13. FOR TYP. FIRE RATED ASSEMBLY DETAILS SEE G2 SHEETS
14. FOR TYP. FIRE RATED PENETRATION DETAILS SEE G2 SHEETS
15. FOR ACCESSIBILITY DETAILS AND NOTES SEE G3 SHEETS
16. FOR DIMENSIONS TO WINDOW AND DOOR OPENINGS REFER TO BUILDING PLAN SHEETS, A2 SERIES
17. SEE A7.3.1 FOR UNIT FINISH SCHEDULE
18. FOR INTERIOR UNIT DOORS, REFERENCE DOOR SCHEDULE - UNITS, A7.1 SERIES SHEETS.
19. FOR ENTRY DOORS AND PATIO DOORS SEE FLOOR PLANS ON A2.1 SERIES SHEETS AND DOOR SCHEDULE - BUILDING, A7.1 SERIES SHEETS.
20. ALL INTERIOR WALLS AT PODIUM ARE TO BE 2X4 MTL. STUD. ALL INTERIOR WALLS ABOVE PODIUM TO BE 2X4 WD. STUD U.N.O. SEE G3.1.1
21. REFERENCE DECK PLANS FOR EXTERIOR DECKS, A2.2 SERIES SHEETS
22. SEE BUILDING PLANS FOR INTERIOR WALL, PARTY WALL, OR CORRIDOR WALL INFORMATION AND DIMENSIONS. A2.1 SERIES SHEETS
23. 11B MOBILITY AND COMMUNICATION UNITS TO COMPLY WITH CBC 11B-809. SEE G4.2 SERIES CODE COMPLIANCE SHEETS FOR DETAILS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL COMMUNICATION FEATURES

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

000	KEYNOTE LEGEND
Key Value	Keynote Text

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

552.059 - SHORES LANDING
1000 TWIN DOLPHIN DRIVE REDWOOD CITY, CA

ISSUE SET 8/17/2022

REVISIONS

SEAL / SIGNATURE

JOB NO.	552.059
DRAWN	Author
CHECK	Checker

UNIT PLANS - MULTISTORY BUILDING

SHEET
AB270

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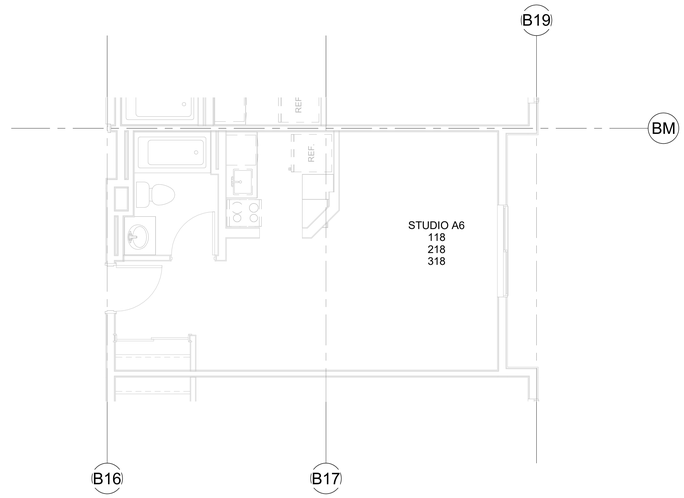
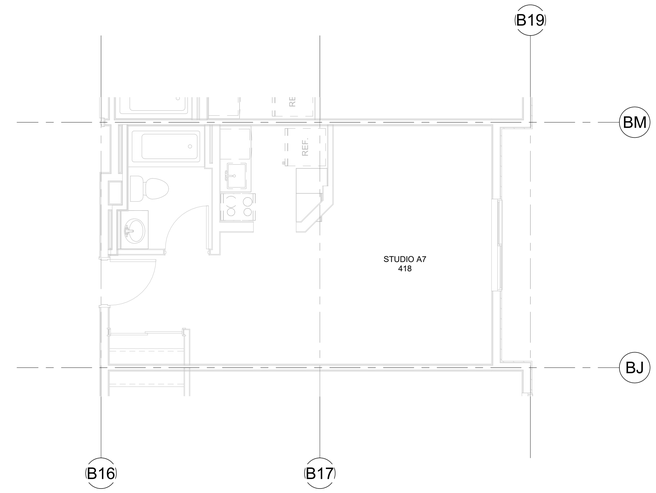
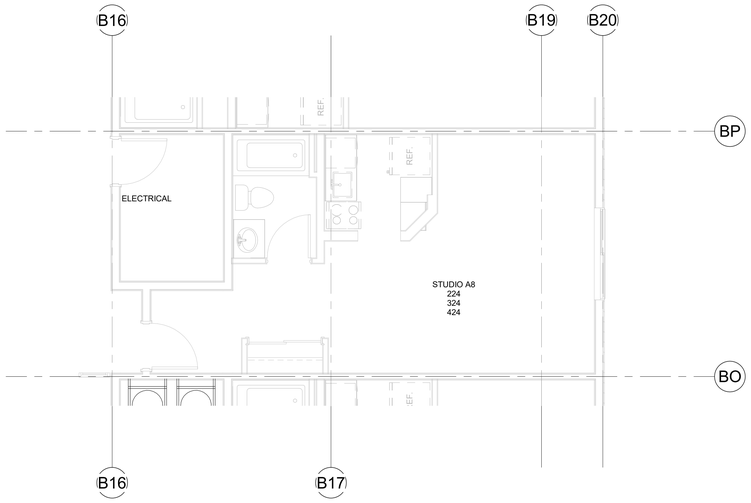


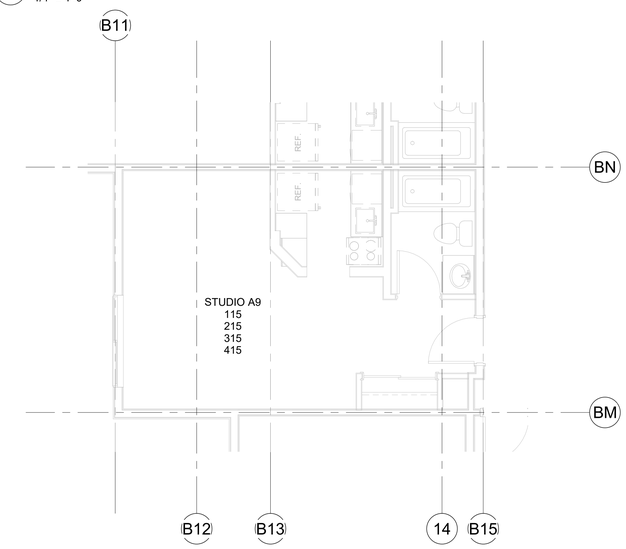
1 UNIT PLAN - STUDIO A6
1/4" = 1'-0"



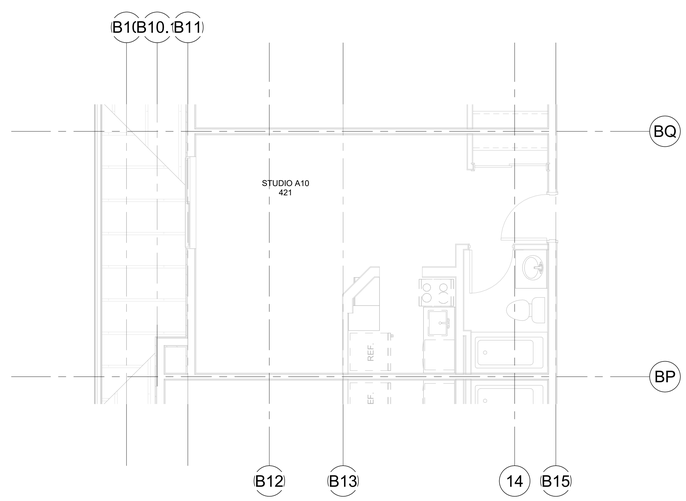
2 UNIT PLAN - STUDIO A7
1/4" = 1'-0"



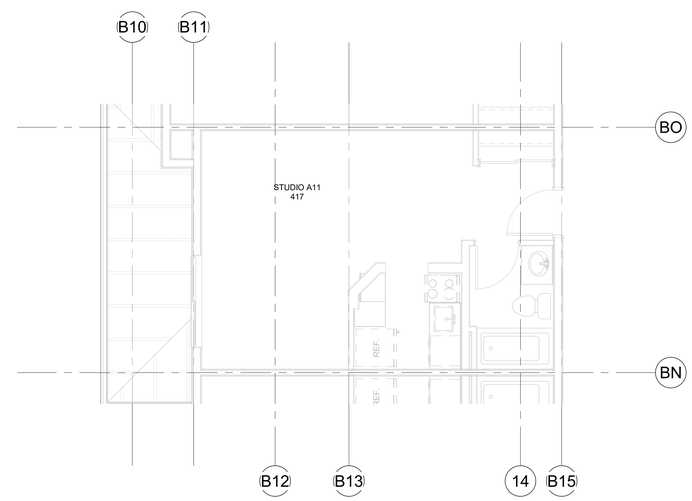
3 UNIT PLAN - STUDIO A8
1/4" = 1'-0"



4 UNIT PLAN - STUDIO A9
1/4" = 1'-0"



5 UNIT PLAN - STUDIO A10
1/4" = 1'-0"



6 UNIT PLAN - STUDIO A11
1/4" = 1'-0"

UNIT PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL X/XX
- STRUCTURAL COLUMNS, S.S.D.
- 60" — 5'-0" DIA. TURNING SPACE PER CBC 11B-304.3.1
- 30"x48" — 30" X 48" CLEAR FLOOR SPACE PER CBC 11B-305.3.
- 30"x60" — 30" X 60" CLEAR FLOOR SPACE PER CBC 11B-607.2.
- 0 W 4 C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- RECESSED MEDICINE CABINET W/ BTM USABLE SHELF AT +44" HT. MAXIMUM PER CBC 11B-603.4.
- SLIDE-IN LINEN CABINET
- 1 SHELF & 1 POLE, SEE DETAIL
- 15" WIDE BREAD BOARD AS PER CBC 1133A.4.1.4, EXCEPTION 2
- 30"x60" TUB/SHOWER W/ SURROUND ON 3 WALLS TO +6'-8". SHOWER HEAD AT +78" & PER CPC 402.1.1 SEE INTERIOR ELEVATIONS AND S.P.D. FOR FINISH
- WATER CLOSET S.P.D.
- LAV — LAVATORY W/ FAUCET S.P.D.
- 24" TOWEL BAR AT +40" HT. MAXIMUM
- TOILET PAPER HOLDER AT +24" HT.
- KITCHEN SINK W/ GARBAGE DISPOSAL & FAUCET, S.P.D.
- DISHWASHER W/ DRAIN TO GARBAGE DISPOSAL
- FREE STANDING IN RANGE/OVEN COMBINATION W/HOOD, LIGHT & FAN ABOVE.
- RANGE HOOD
- REFRIGERATOR
- DRYER PROVIDE SMOOTH METAL VENT TO EXTERIOR
- WASHER-PROVIDE HOT & COLD WATER SUPPLY & WASTE LINE. W/PAN W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D.
- STACKED WASHER & DRYER-PROVIDE HOT & COLD WATER SUPPLY& WASTE SUPPLY & WASTE LINE FOR WASHER. PROVIDE SMOOTH METAL VENT TO EXTERIOR FOR DRYER. PROVIDE GSM W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D., S.M.D.
- FLOOR TYPE TRANSITION, SEE A7.3
- ELECTRICAL PANEL, S.E.D.
- 42" SIDE AND 36" REAR GRAB BARS

UNIT PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, (U.O.N.)
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE. (U.O.N.)
4. ALL ANGLED WALLS SHALL BE 45 DEGREES, U.O.N.
5. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" U.O.N.
6. DIMENSIONS FOR TYPICAL UNIT FLOOR PLAN APPLY TO OTHER UNIT TYPES EXCEPT WHERE INDICATED ON VARIATION UNIT PLANS, VARIATION UNIT PLANS INDICATE MODIFICATIONS TO/FROM TYPICAL UNIT PLAN.
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X6 STUDS, U.O.N., S.S.D.
8. ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS, U.O.N., S.S.D.
9. WINDOW HEAD HEIGHTS: 8'-0", U.O.N.
10. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.3.
11. ALL COUNTERS, TUB DECKS, & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES. FOR SHOWERS TO A HEIGHT OF +70" MIN. ABOVE DRAIN INLET PER CBC 1210.3.
12. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
13. FOR TYP. FIRE RATED ASSEMBLY DETAILS SEE G2 SHEETS
14. FOR TYP. FIRE RATED PENETRATION DETAILS SEE G2 SHEETS
15. FOR ACCESSIBILITY DETAILS AND NOTES SEE G3 SHEETS
16. FOR DIMENSIONS TO WINDOW AND DOOR OPENINGS REFER TO BUILDING PLAN SHEETS, A2 SERIES
17. SEE A7.3.1 FOR UNIT FINISH SCHEDULE
18. FOR INTERIOR UNIT DOORS, REFERENCE DOOR SCHEDULE - UNITS, A7.1 SERIES SHEETS.
19. FOR ENTRY DOORS AND PATIO DOORS SEE FLOOR PLANS ON A2.1 SERIES SHEETS AND DOOR SCHEDULE - BUILDING, A7.1 SERIES SHEETS.
20. ALL INTERIOR WALLS AT PODIUM ARE TO BE 2X4 MTL. STUD. ALL INTERIOR WALLS ABOVE PODIUM TO BE 2X4 WD. STUD U.N.O. SEE G3.1.1
21. REFERENCE DECK PLANS FOR EXTERIOR DECKS, A2.2 SERIES SHEETS
22. SEE BUILDING PLANS FOR INTERIOR WALL, PARTY WALL, OR CORRIDOR WALL INFORMATION AND DIMENSIONS. A2.1 SERIES SHEETS
23. 11B MOBILITY AND COMMUNICATION UNITS TO COMPLY WITH CBC 11B-809. SEE G4.2 SERIES CODE COMPLIANCE SHEETS FOR DETAILS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL COMMUNICATION FEATURES

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

000	KEYNOTE LEGEND
Key Value	Keynote Text

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5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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1000 TWIN DOLPHIN DRIVE REDWOOD CITY, CA

ISSUE SET	8/17/2022

REVISIONS

SEAL / SIGNATURE

JOB NO.	552.059
DRAWN	Author
CHECK	Checker

UNIT PLANS - MULTISTORY BUILDING

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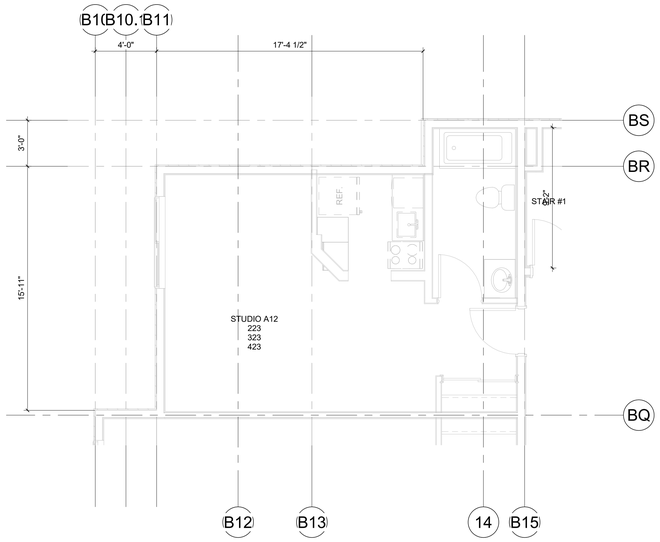
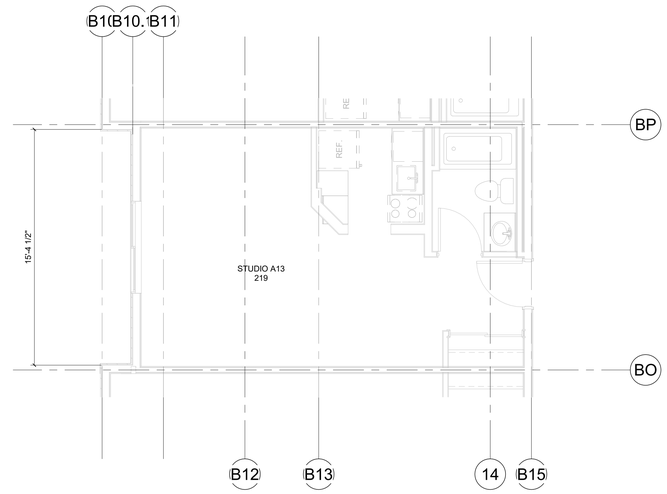
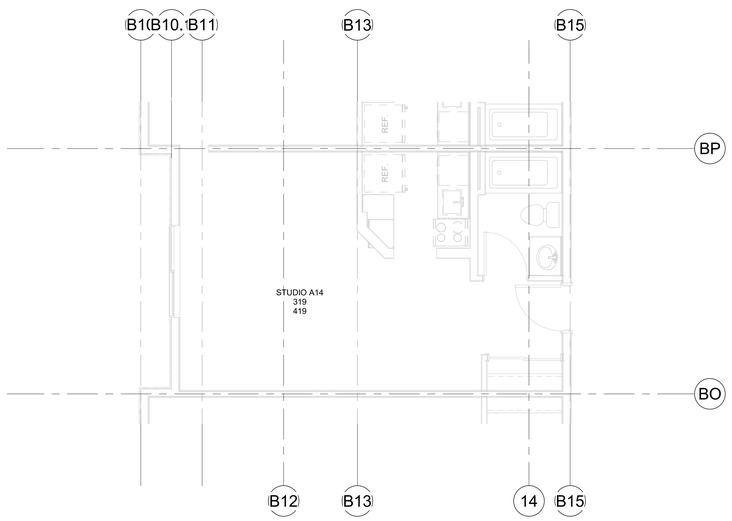


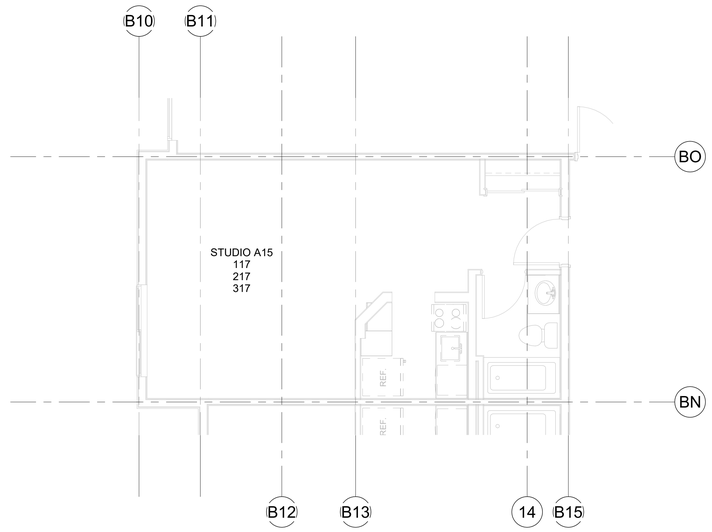
1 UNIT PLAN - STUDIO A12
1/4" = 1'-0"



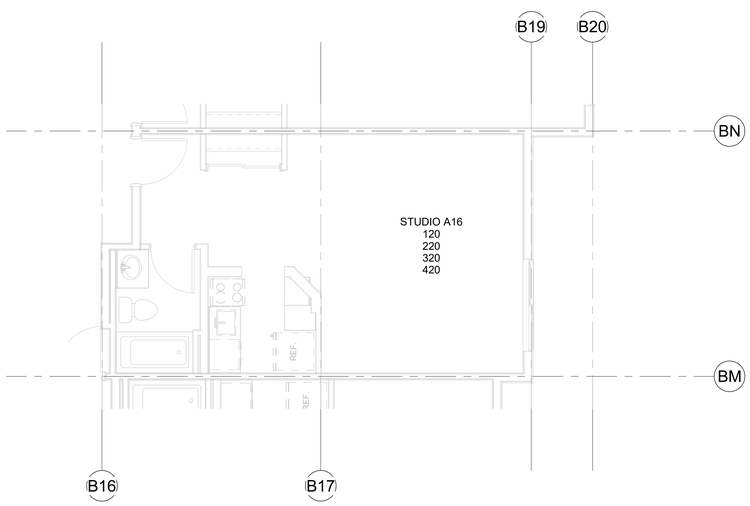
2 UNIT PLAN - STUDIO A13
1/4" = 1'-0"



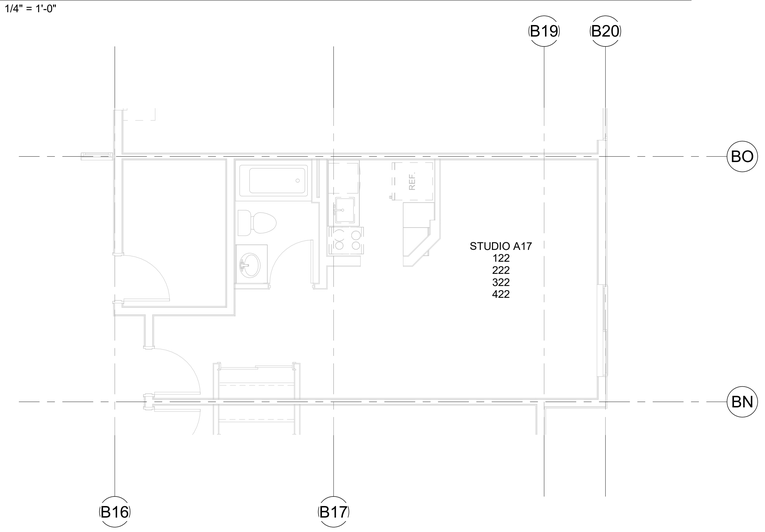
3 UNIT PLAN - STUDIO A14
1/4" = 1'-0"



4 UNIT PLAN - STUDIO A15
1/4" = 1'-0"



5 UNIT PLAN - STUDIO A16
1/4" = 1'-0"



6 UNIT PLAN - STUDIO A17
1/4" = 1'-0"

UNIT PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL X/XX
- STRUCTURAL COLUMNS, S.S.D.
- 60" — 5'-0" DIA. TURNING SPACE PER CBC 11B-304.3.1
- 30"x48" — 30" X 48" CLEAR FLOOR SPACE PER CBC 11B-305.3.
- 30"x60" — 30" X 60" CLEAR FLOOR SPACE PER CBC 11B-607.2.
- 0 W 4 C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- RECESSED MEDICINE CABINET W/ BTM USABLE SHELF AT +44" HT. MAXIMUM PER CBC 11B-603.4.
- SLIDE-IN LINEN CABINET
- 1 SHELF & 1 POLE, SEE DETAIL
- 15" WIDE BREAD BOARD AS PER CBC 1133A.4.1.8, EXCEPTION 2
- 30"x60" TUB/SHOWER W/ SURROUND ON 3 WALLS TO +6'-8". SHOWER HEAD AT +78" & PER CPC 402.1.1 SEE INTERIOR ELEVATIONS AND S.P.D. FOR FINISH
- WATER CLOSET S.P.D.
- LAVATORY W/ FAUCET S.P.D.
- 24" TOWEL BAR AT +40" HT. MAXIMUM
- TOILET PAPER HOLDER AT +24" HT.
- KITCHEN SINK W/ GARBAGE DISPOSAL & FAUCET, S.P.D.
- DISHWASHER W/ DRAIN TO GARBAGE DISPOSAL
- FREE STANDING IN RANGE/OVEN COMBINATION W/HOOD, LIGHT & FAN ABOVE.
- RANGE HOOD
- REFRIGERATOR
- DRYER PROVIDE SMOOTH METAL VENT TO EXTERIOR
- WASHER-PROVIDE HOT & COLD WATER SUPPLY & WASTE LINE. W/PAN W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D.
- STACKED WASHER & DRYER-PROVIDE HOT & COLD WATER SUPPLY& WASTE SUPPLY & WASTE LINE FOR WASHER. PROVIDE SMOOTH METAL VENT TO EXTERIOR FOR DRYER. PROVIDE GSM W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D., S.M.D.
- FLOOR TYPE TRANSITION, SEE A7.3
- ELECTRICAL PANEL, S.E.D.
- 42" SIDE AND 36" REAR GRAB BARS

UNIT PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, (U.O.N.)
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE. (U.O.N.)
4. ALL ANGLED WALLS SHALL BE 45 DEGREES. U.O.N.
5. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" U.O.N.
6. DIMENSIONS FOR TYPICAL UNIT FLOOR PLAN APPLY TO OTHER UNIT TYPES EXCEPT WHERE INDICATED ON VARIATION UNIT PLANS, VARIATION UNIT PLANS INDICATE MODIFICATIONS TO/FROM TYPICAL UNIT PLAN.
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X6 STUDS, U.O.N., S.S.D.
8. ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS, U.O.N., S.S.D.
9. WINDOW HEAD HEIGHTS: 8'-0", U.O.N.
10. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.3.
11. ALL COUNTERS, TUB DECKS, & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES. FOR SHOWERS TO A HEIGHT OF +70" MIN. ABOVE DRAIN INLET PER CBC 1210.3.
12. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
13. FOR TYP. FIRE RATED ASSEMBLY DETAILS SEE G2 SHEETS
14. FOR TYP. FIRE RATED PENETRATION DETAILS SEE G2 SHEETS
15. FOR ACCESSIBILITY DETAILS AND NOTES SEE G3 SHEETS
16. FOR DIMENSIONS TO WINDOW AND DOOR OPENINGS REFER TO BUILDING PLAN SHEETS, A2 SERIES
17. SEE A7.3.1 FOR UNIT FINISH SCHEDULE
18. FOR INTERIOR UNIT DOORS, REFERENCE DOOR SCHEDULE - UNITS, A7.1 SERIES SHEETS.
19. FOR ENTRY DOORS AND PATIO DOORS SEE FLOOR PLANS ON A2.1 SERIES SHEETS AND DOOR SCHEDULE - BUILDING, A7.1 SERIES SHEETS.
20. ALL INTERIOR WALLS AT PODIUM ARE TO BE 2X4 MTL. STUD. ALL INTERIOR WALLS ABOVE PODIUM TO BE 2X4 WD. STUD U.N.O. SEE G3.1.1
21. REFERENCE DECK PLANS FOR EXTERIOR DECKS, A2.2 SERIES SHEETS
22. SEE BUILDING PLANS FOR INTERIOR WALL, PARTY WALL, OR CORRIDOR WALL INFORMATION AND DIMENSIONS. A2.1 SERIES SHEETS
23. 11B MOBILITY AND COMMUNICATION UNITS TO COMPLY WITH CBC 11B-809. SEE G4.2 SERIES CODE COMPLIANCE SHEETS FOR DETAILS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL COMMUNICATION FEATURES

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

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REVISIONS

SEAL / SIGNATURE

JOB NO.	552.059
DRAWN	Author
CHECK	Checker

UNIT PLANS - MULTISTORY BUILDING

SHEET
AB272

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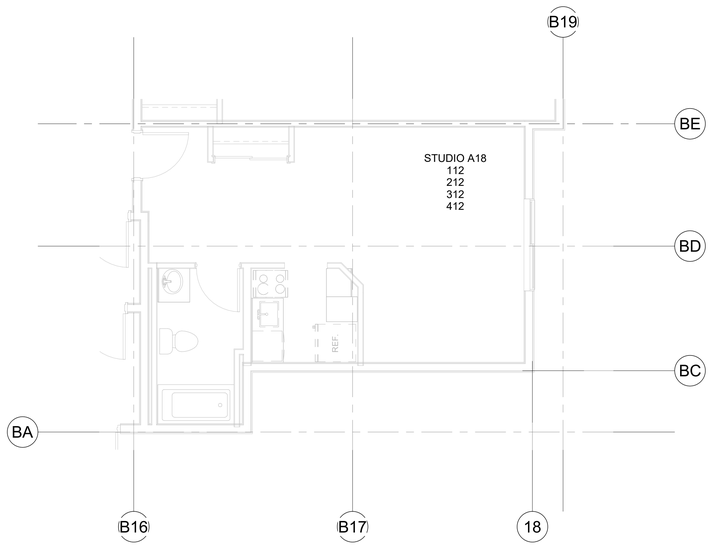
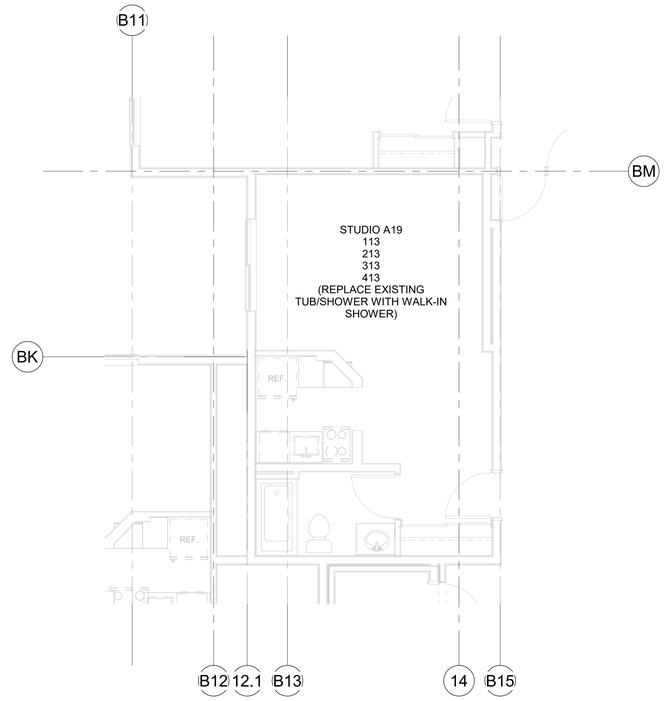


1 UNIT PLAN - STUDIO A18
1/4" = 1'-0"



2 UNIT PLAN - STUDIO A19
1/4" = 1'-0"

UNIT PLAN SYMBOLS

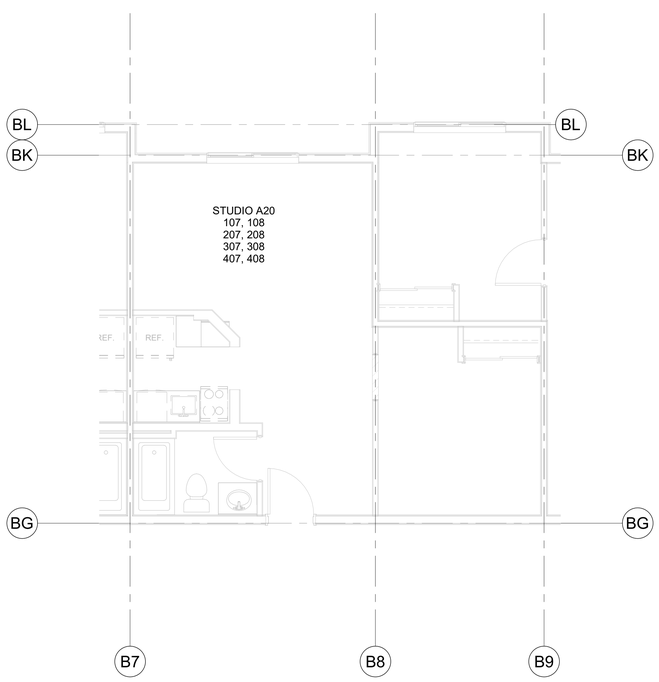
- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL X/XX
- STRUCTURAL COLUMNS, S.S.D.
- 60" — 5'-0" DIA. TURNING SPACE PER CBC 11B-304.3.1
- 30"x48" — 30" X 48" CLEAR FLOOR SPACE PER CBC 11B-305.3.
- 30"x60" — 30" X 60" CLEAR FLOOR SPACE PER CBC 11B-607.2.
- 0 W 4 C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- RECESSED MEDICINE CABINET W/ BTM USABLE SHELF AT +44" HT. MAXIMUM PER CBC 11B-603.4.
- SLIDE-IN LINEN CABINET
- 1 SHELF & 1 POLE, SEE DETAIL
- 15" WIDE BREAD BOARD AS PER CBC 1133A.4.1.8, EXCEPTION 2
- 30"x60" TUB/SHOWER W/ SURROUND ON 3 WALLS TO +6'-8". SHOWER HEAD AT +78" & PER CPC 402.1.1 SEE INTERIOR ELEVATIONS AND S.P.D. FOR FINISH
- WATER CLOSET S.P.D.
- LAVATORY W/ FAUCET S.P.D.
- 24" TOWEL BAR AT +40" HT. MAXIMUM
- TOILET PAPER HOLDER AT +24" HT.
- KITCHEN SINK W/ GARBAGE DISPOSAL & FAUCET, S.P.D.
- DISHWASHER W/ DRAIN TO GARBAGE DISPOSAL
- FREE STANDING IN RANGE/OVEN COMBINATION W/HOOD, LIGHT & FAN ABOVE.
- RANGE HOOD
- REFRIGERATOR
- DRYER PROVIDE SMOOTH METAL VENT TO EXTERIOR
- WASHER-PROVIDE HOT & COLD WATER SUPPLY & WASTE LINE. W/PAN W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D.
- STACKED WASHER & DRYER-PROVIDE HOT & COLD WATER SUPPLY& WASTE SUPPLY & WASTE LINE FOR WASHER. PROVIDE SMOOTH METAL VENT TO EXTERIOR FOR DRYER. PROVIDE GSM W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D., S.M.D.
- FLOOR TYPE TRANSITION, SEE A7.3
- ELECTRICAL PANEL, S.E.D.
- 42" SIDE AND 36" REAR GRAB BARS

UNIT PLAN NOTES

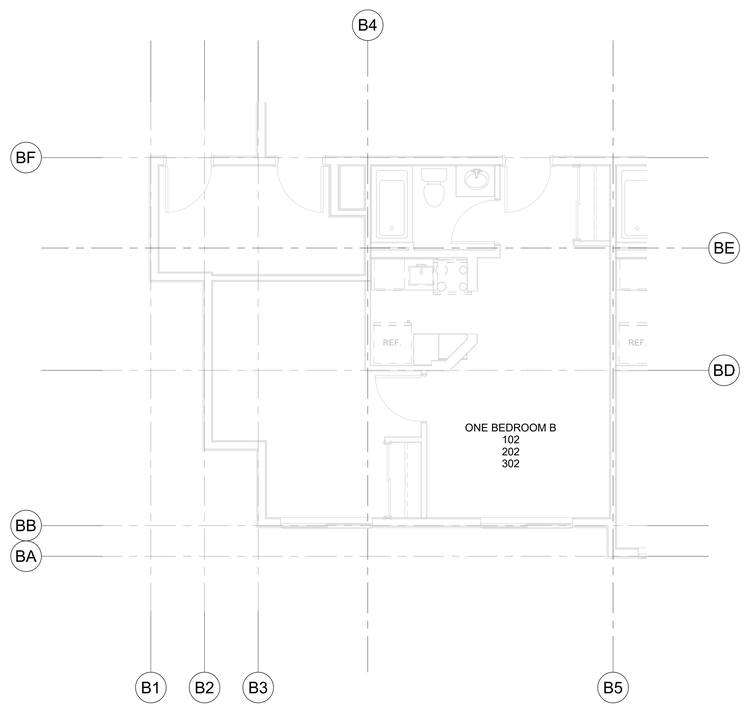
1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, (U.O.N.)
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE. (U.O.N.)
4. ALL ANGLED WALLS SHALL BE 45 DEGREES. U.O.N.
5. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" U.O.N.
6. DIMENSIONS FOR TYPICAL UNIT FLOOR PLAN APPLY TO OTHER UNIT TYPES EXCEPT WHERE INDICATED ON VARIATION UNIT PLANS, VARIATION UNIT PLANS INDICATE MODIFICATIONS TO/FROM TYPICAL UNIT PLAN.
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X6 STUDS, U.O.N., S.S.D.
8. ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS, U.O.N., S.S.D.
9. WINDOW HEAD HEIGHTS: 8'-0", U.O.N.
10. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.3.
11. ALL COUNTERS, TUB DECKS, & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES. FOR SHOWERS TO A HEIGHT OF +70" MIN. ABOVE DRAIN INLET PER CBC 1210.3.
12. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
13. FOR TYP. FIRE RATED ASSEMBLY DETAILS SEE G2 SHEETS
14. FOR TYP. FIRE RATED PENETRATION DETAILS SEE G2 SHEETS
15. FOR ACCESSIBILITY DETAILS AND NOTES SEE G3 SHEETS
16. FOR DIMENSIONS TO WINDOW AND DOOR OPENINGS REFER TO BUILDING PLAN SHEETS, A2 SERIES
17. SEE A7.3.1 FOR UNIT FINISH SCHEDULE
18. FOR INTERIOR UNIT DOORS, REFERENCE DOOR SCHEDULE - UNITS, A7.1 SERIES SHEETS.
19. FOR ENTRY DOORS AND PATIO DOORS SEE FLOOR PLANS ON A2.1 SERIES SHEETS AND DOOR SCHEDULE - BUILDING, A7.1 SERIES SHEETS.
20. ALL INTERIOR WALLS AT PODIUM ARE TO BE 2X4 MTL. STUD. ALL INTERIOR WALLS ABOVE PODIUM TO BE 2X4 WD. STUD U.N.O. SEE G3.1.1
21. REFERENCE DECK PLANS FOR EXTERIOR DECKS, A2.2 SERIES SHEETS
22. SEE BUILDING PLANS FOR INTERIOR WALL, PARTY WALL, OR CORRIDOR WALL INFORMATION AND DIMENSIONS. A2.1 SERIES SHEETS
23. 11B MOBILITY AND COMMUNICATION UNITS TO COMPLY WITH CBC 11B-809. SEE G4.2 SERIES CODE COMPLIANCE SHEETS FOR DETAILS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL COMMUNICATION FEATURES

INTERIOR WALL LEGEND

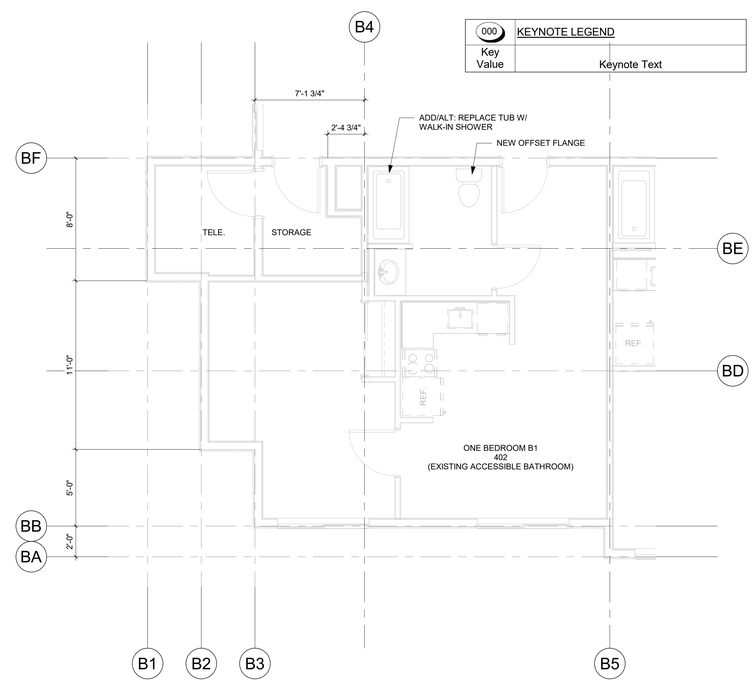
- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.



3 UNIT PLAN - STUDIO A20
1/4" = 1'-0"



4 UNIT PLAN - ONE BEDROOM B
1/4" = 1'-0"



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Key Value	Keynote Text

5 UNIT PLAN - ONE BEDROOM B1
1/4" = 1'-0"

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UNIT PLANS - MULTISTORY BUILDING

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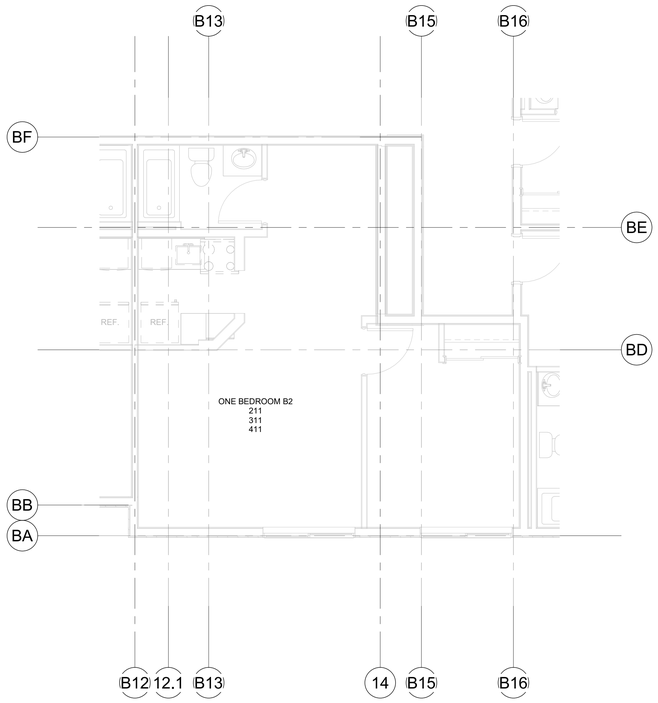
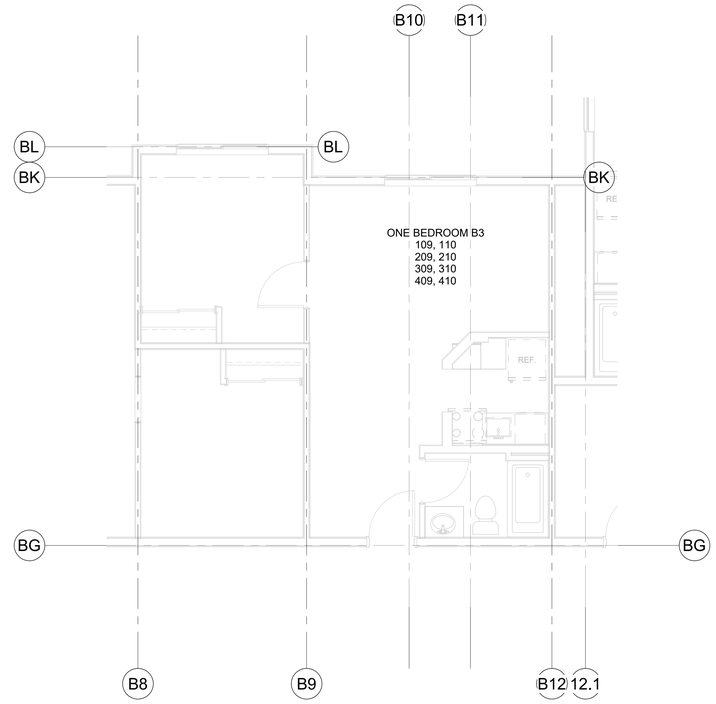
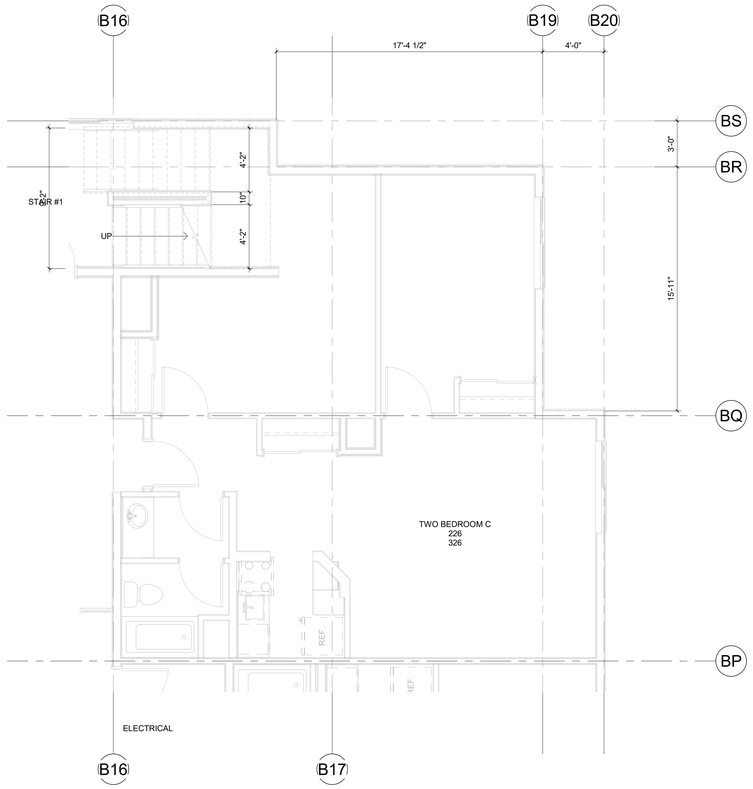


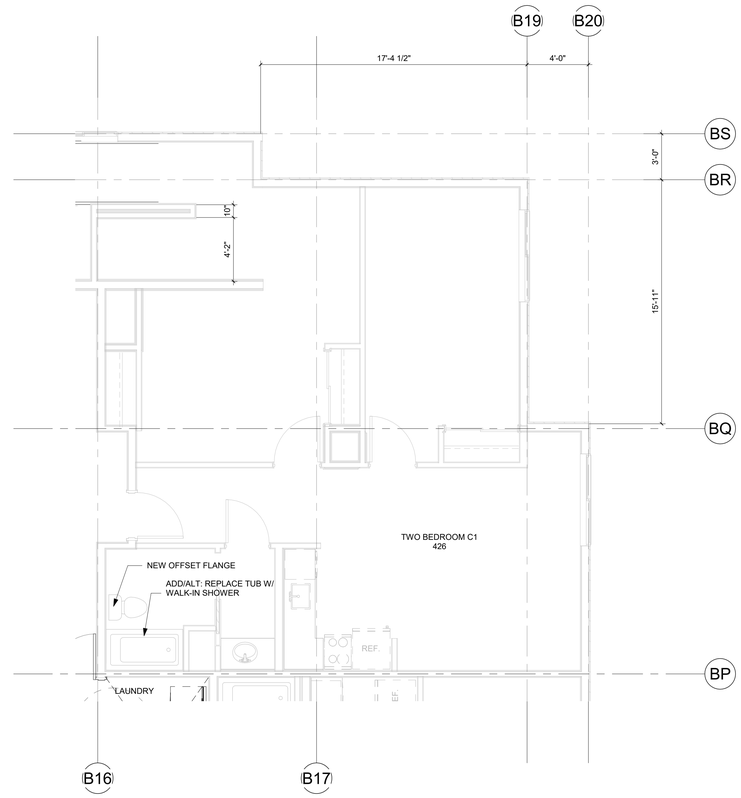
1 UNIT PLAN - ONE BEDROOM B2
1/4" = 1'-0"



2 UNIT PLAN - ONE BEDROOM B3
1/4" = 1'-0"



3 UNIT PLAN - TWO BEDROOM C
1/4" = 1'-0"



4 UNIT PLAN - TWO BEDROOM C1
1/4" = 1'-0"

UNIT PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL X/XX
- STRUCTURAL COLUMNS, S.S.D.
- 60" — 5'-0" DIA. TURNING SPACE PER CBC 11B-304.3.1
- 30"x48" — 30" X 48" CLEAR FLOOR SPACE PER CBC 11B-305.3.
- 30"x60" — 30" X 60" CLEAR FLOOR SPACE PER CBC 11B-607.2.
- 0 W 4 C — WALL TYPE - SEE G3.1.1
- A XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- RECESSED MEDICINE CABINET W/ BTM USABLE SHELF AT +44" HT. MAXIMUM PER CBC 11B-603.4.
- SLIDE-IN LINEN CABINET
- 1 SHELF & 1 POLE, SEE DETAIL
- 15" WIDE BREAD BOARD AS PER CBC 1133A.4.1.8, EXCEPTION 2
- 30"x60" TUB/SHOWER W/ SURROUND ON 3 WALLS TO +6'-8". SHOWER HEAD AT +78" & PER CPC 402.1.1 SEE INTERIOR ELEVATIONS AND S.P.D. FOR FINISH
- WATER CLOSET S.P.D.
- LAVATORY W/ FAUCET S.P.D.
- 24" TOWEL BAR AT +40" HT. MAXIMUM
- TOILET PAPER HOLDER AT +24" HT.
- KITCHEN SINK W/ GARBAGE DISPOSAL & FAUCET, S.P.D.
- DISHWASHER W/ DRAIN TO GARBAGE DISPOSAL
- FREE STANDING IN RANGE/OVEN COMBINATION W/HOOD, LIGHT & FAN ABOVE.
- RANGE HOOD
- REFRIGERATOR
- DRYER PROVIDE SMOOTH METAL VENT TO EXTERIOR
- WASHER-PROVIDE HOT & COLD WATER SUPPLY & WASTE LINE. W/PAN W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D.
- STACKED WASHER & DRYER-PROVIDE HOT & COLD WATER SUPPLY& WASTE SUPPLY & WASTE LINE FOR WASHER. PROVIDE SMOOTH METAL VENT TO EXTERIOR FOR DRYER. PROVIDE GSM W/DRAIN TO OUTSIDE AT ALL UPPER FLOOR LOCATIONS, S.P.D., S.M.D.
- FLOOR TYPE TRANSITION, SEE A7.3
- ELECTRICAL PANEL, S.E.D.
- 42" SIDE AND 36" REAR GRAB BARS

UNIT PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD, FACE OF FOUNDATION, (U.O.N.)
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE. (U.O.N.)
4. ALL ANGLED WALLS SHALL BE 45 DEGREES, U.O.N.
5. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" U.O.N. ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" U.O.N.
6. DIMENSIONS FOR TYPICAL UNIT FLOOR PLAN APPLY TO OTHER UNIT TYPES EXCEPT WHERE INDICATED ON VARIATION UNIT PLANS, VARIATION UNIT PLANS INDICATE MODIFICATIONS TO/FROM TYPICAL UNIT PLAN.
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X6 STUDS, U.O.N., S.S.D.
8. ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS, U.O.N., S.S.D.
9. WINDOW HEAD HEIGHTS: 8'-0", U.O.N.
10. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.3.
11. ALL COUNTERS, TUB DECKS, & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACES. FOR SHOWERS TO A HEIGHT OF +70" MIN. ABOVE DRAIN INLET PER CBC 1210.3.
12. VERIFY APPLIANCE DIMENSIONS PRIOR TO CABINET FABRICATION
13. FOR TYP. FIRE RATED ASSEMBLY DETAILS SEE G2 SHEETS
14. FOR TYP. FIRE RATED PENETRATION DETAILS SEE G2 SHEETS
15. FOR ACCESSIBILITY DETAILS AND NOTES SEE G3 SHEETS
16. FOR DIMENSIONS TO WINDOW AND DOOR OPENINGS REFER TO BUILDING PLAN SHEETS, A2 SERIES
17. SEE A7.3.1 FOR UNIT FINISH SCHEDULE
18. FOR INTERIOR UNIT DOORS, REFERENCE DOOR SCHEDULE - UNITS, A7.1 SERIES SHEETS.
19. FOR ENTRY DOORS AND PATIO DOORS SEE FLOOR PLANS ON A2.1 SERIES SHEETS AND DOOR SCHEDULE - BUILDING, A7.1 SERIES SHEETS.
20. ALL INTERIOR WALLS AT PODIUM ARE TO BE 2X4 MTL. STUD. ALL INTERIOR WALLS ABOVE PODIUM TO BE 2X4 WD. STUD U.N.O. SEE G3.1.1
21. REFERENCE DECK PLANS FOR EXTERIOR DECKS, A2.2 SERIES SHEETS
22. SEE BUILDING PLANS FOR INTERIOR WALL, PARTY WALL, OR CORRIDOR WALL INFORMATION AND DIMENSIONS. A2.1 SERIES SHEETS
23. 11B MOBILITY AND COMMUNICATION UNITS TO COMPLY WITH CBC 11B-809. SEE G4.2 SERIES CODE COMPLIANCE SHEETS FOR DETAILS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL COMMUNICATION FEATURES

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

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Key Value	Keynote Text

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UNIT PLANS - MULTISTORY BUILDING

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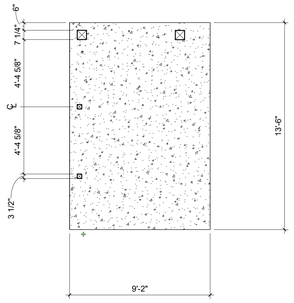
SLAB PLAN GENERAL NOTES

1. SEE ALL A000 SERIES SHEETS FOR ALL OTHER SLAB DIMENSIONS
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE LOCATION AND CONSTRUCTION OF ALL UNDER SLAB UTILITIES
3. FOR UNDERGROUND UTILITY LOCATIONS S.C.D., S.P.D., AND S.E.D.
4. FOR UNDER SLAB UTILITIES SUCH AS FLOOR DRAINS, ROOF DRAINAGE, STORM AND SANITARY SEWER, ETC., S.P.D.
5. FOR ALL FINISH GRADES AND SITE RETAINING WALL HEIGHT, S.C.D.
6. VERIFY LOCATION AND HEIGHTS OF HARDSCAPE SLABS, RAMPS AND RETAINING WALLS WITH LANDSCAPE / CIVIL PRIOR TO SETTING HEIGHTS OF FOOTINGS, RAISED CURBS AND SLABS.
7. FOR CONSTRUCTION SLAB JOINTS SEE STRUCTURAL FOR DETAILS. ALIGN CONSTRUCTION JOINTS WITH WALLS AND TILE JOINTS. PROVIDE SHOP DRAWINGS FOR APPROVAL INDICATING LOCATION OF CONSTRUCTION JOINTS PRIOR TO PLACEMENT OF SLAB
8. PROVIDE SLAB ON GRADE VAPOR PROTECTION - TYP. PROVIDE AT INTERIOR SPACES SLAB ON GRADE - SEE PROJECT MANUAL. REFER TO MANUFACTURER'S WRITTEN LITERATURE AND INSTALLATION INSTRUCTIONS FOR APPLICABLE DETAILS NOT PROVIDED

SLAB PLAN SYMBOLS

- STRUCTURAL COLUMNS, S.S.D.
- + x-x" — CONCRETE CURB, HT ABOVE FINISH FLOOR
- CONCRETE RETAINING WALL, U.O.N. - S.S.D.
- -X" — ELEVATION AT RECESSED SLAB AREA
- XX.X — SPOT ELEVATION
- TYPICAL FLOOR DRAIN, S.P.D. SLOPE FINISH FLOOR TO DRAIN 1/8" : 1'-0" MIN., U.O.N.,
- PLANTER DRAIN, S.L.D. & S.P.D.
- 1/4"/1'-0" — DIRECTION AND SLOPE OF SLAB, U.O.N.
- DEPRESSED SLAB
- PERIMETER OF SLAB
- OPENING IN CONCRETE SLAB OR DECK
- KITCHEN SINK W/ GARBAGE DISPOSAL AND FAUCET, S.P.D.
- LAVATORY FAUCET, PROVIDE SOLID BACKING & INSULATE PIPES.
- KITCHEN SINK W/ GARBAGE DISPOSAL & FAUCET, S.P.D.
- LAVATORY W/ FAUCET S.P.D.
- 30"x60" TUB/SHOWER W/ SURROUND ON 3 WALLS TO +6'-8". SHOWER HEAD AT +78" & SEE INTERIOR ELEVATIONS AND S.P.D. FOR FINISH
- LOW FLOW TOILET W/ 17" MAX HT. ELONGATED BOWL
- MOP SINK, S.P.D.
- ROOF DRAIN, S.P.D.
- FIRE SPRINKLER SYSTEM STANDPIPE S.P.D.



1 POTTING SHED - SLAB PLAN
1/4" = 1'-0"

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SLAB PLAN - POTTING SHED

TRUE NORTH

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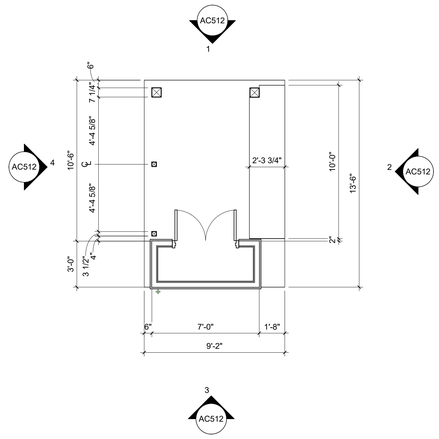

1 POTTING SHED - FLOOR PLAN

1/4" = 1'-0"

BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- CONCRETE WALL, S.S.D.
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL (- / ---)
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
- FLOOR/DECK DRAIN
- ROOF DRAIN S.P.D.
- SCUPPER
- D.S. — DOWNSPOUT
- PTAC UNIT
- MOP SINK, S.P.D.
- UTILITY SINK, S.P.D.
- TRUNCATED DOMES

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
9. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP (DEFERRED SUBMITTAL)
10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
11. STANDPIPE PROVIDED AT EACH STAIRWAY (DEFERRED SUBMITTAL).
12. SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
13. SEE ENLARGED PLANS ON A2 SERIES SHEETS FOR ADDITIONAL INFORMATION, TYP.
14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
16. FOR UNIT PLAN REFLECTED CEILING PLAN INFORMATION SEE A2.9 SERIES SHEETS.
17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
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- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
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- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.6.
2. FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3. FIRE WALLS, FIRE BARRIERS, ETC.. SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

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DIMENSION & ANNOTATION PLAN - POTTING SHED

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BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE SHEET G3.1.1
- CONCRETE WALL, S.S.D.
- FE — SEMI RECESSED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL (- / ---)
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE G3.1.1
- A / XXX-XX — WINDOW TYPE - SEE WINDOW SCHEDULE A7.2 SERIES SHEETS
- 101 — DOOR TYPE - SEE DOOR SCHEDULE A7.1 SERIES SHEETS
- 101 — ROOM NUMBER
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FIRE SPRINKLER SYSTEM STAND PIPE, S.P.D.
- FLOOR/DECK DRAIN
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BLDG. PLAN GENERAL NOTES

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4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
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7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
9. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP (DEFERRED SUBMITTAL)
10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
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12. SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
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14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
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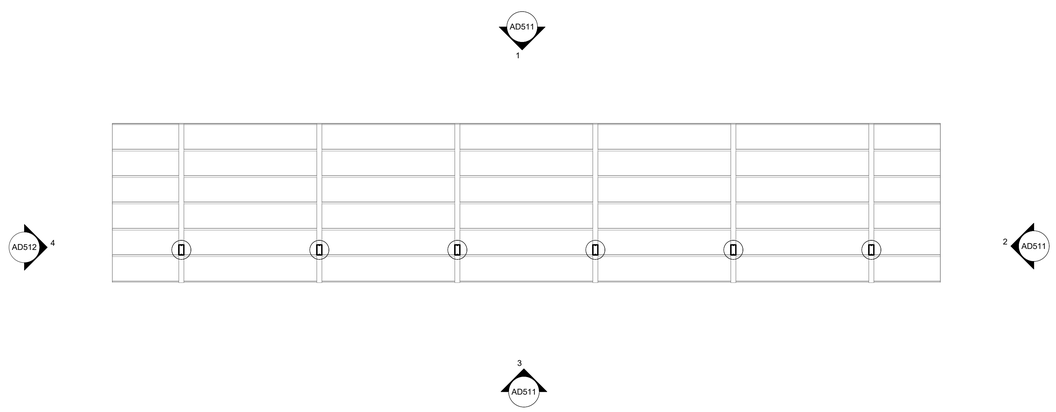
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.6.
2. FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3. FIRE WALLS, FIRE BARRIERS, ETC.. SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"



1 CARPORT - FLOOR PLAN - TYPICAL
1/8" = 1'-0"

TRUE NORTH

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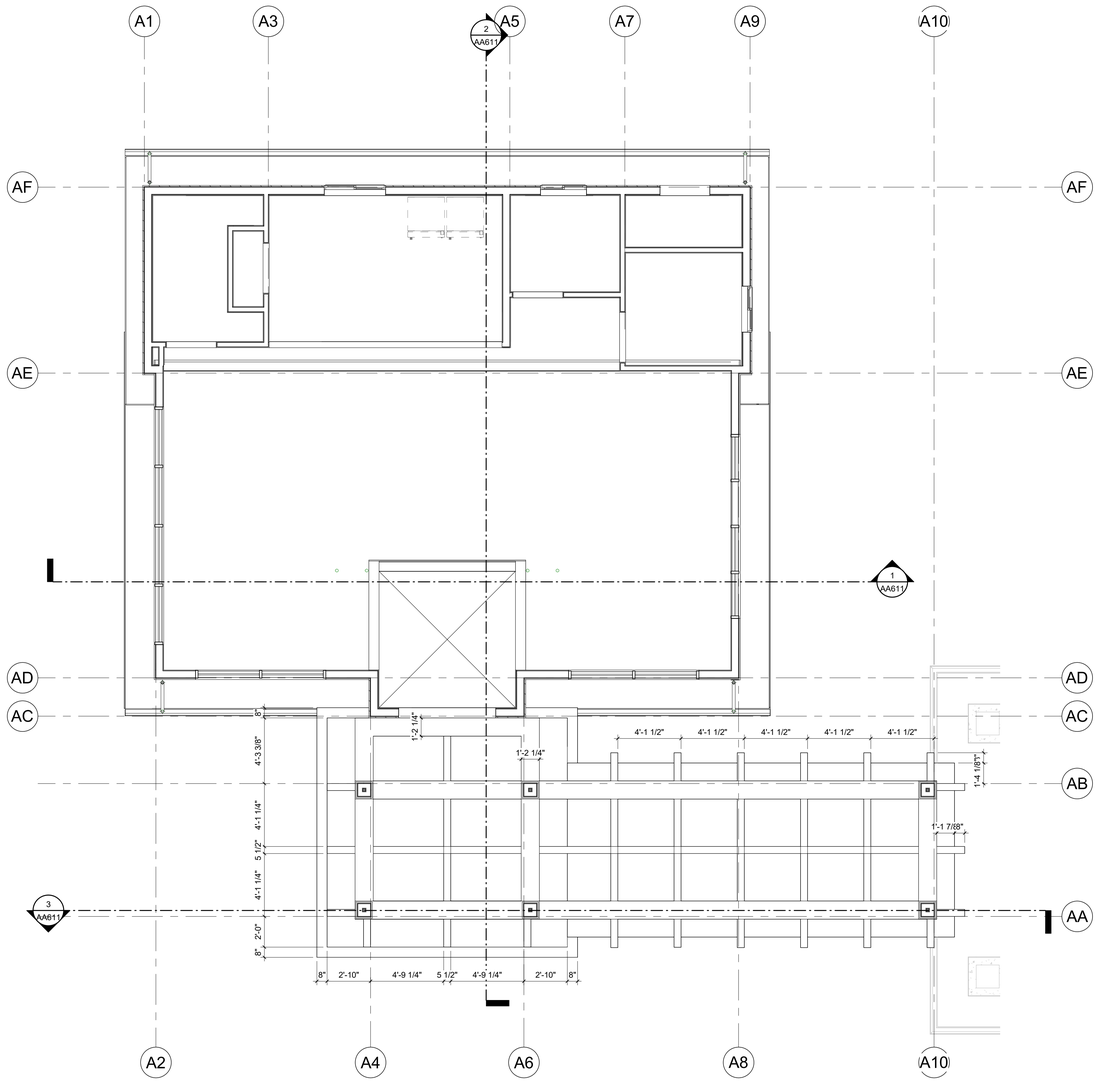
DIMENSION & ANNOTATION PLAN - CARPORT - TYPICAL

SHEET
AD211.1

8/18/2022 6:05:08 PM

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS

000	KEYNOTE LEGEND
Key Value	Keynote Text



1 COMMUNITY BLDG - RCP - 1ST FLOOR
1/4" = 1'-0"

CEILING PLAN NOTES

1. VERTICAL HEIGHTS FROM FLOOR TO BOTTOM OF FACE OF CEILING GYP.
2. ALL CEILING HEIGHTS TO BTM. OF FRAMING FROM T.O. FINISH FLOOR
2. EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL.
3. ALL EXTERIOR SOFFIT HEIGHTS SHALL BE TO BTM.
3. CEILING HEIGHTS FROM T.O. FINISH FLOOR (ALL DIM.), CP-1, U.O.N.
4. ALL DIMENSIONS TO FACE OF STUD (CP-1) U.O.N.
5. FOR EXISTING DIFFUSER TO BE CENTERED IN AND/OR EXISTING FIXTURES TO BE CENTERED (U.O.N.)
6. FOR FURTHER INSTRUCTIONS REGARDING CEILING FIXTURES TYPES, S.E.D.
7. FOR ACOUSTICAL TILE TYPES, SEE FINISH
7. SCHEDULE LIGHTING FIXTURE @ CENTER OF CEILING U.O.N.
8. LOCATE ACOUSTICAL GRIDS / CEILING TILES IN
8. CENTER OF FIXTURE INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS SEE DESIGN-BUILD
9. FOR FIXTURE DIMENSIONS, REFER TO FIXTURE SPECIFICATIONS. IF FIXTURE DIMENSIONS ARE NOT SHOWN ON DRAWINGS, THE INSTALLER SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID
10. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D., LOCATIONS ARE
9. GOVERNED BY ALL FRAMING AND DECLINED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT
11. PRIOR TO FRAMING INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS, SEE DESIGN-BUILD
10. SPRINKLER DRAWINGS AND ARRANGE FIRE STUD SO ALL FIXTURES ARE CENTERED IN GYP. CEILING
TILES AND SOFFITS, TYP. U.O.N. INSTALLER SHALL
11. COORDINATE FRAMING WITH ALL MECHANICAL AND SEE
BRACING PLANS FOR MECHANICAL WITH HEAD
LOCATIONS AND PIPE RUNS.
12. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE
12. BARRIER - PROTECT ALL OPENINGS" IN CONCEALED SPACE ABOVE CEILINGS ON BOTH SIDES OF 1-HR RATED WALLS PER CBC 703.7.
13. ALL DIMENSIONS TO F.O.S., U.O.N.
14. SEE WALL SECTIONS FOR HEIGHTS NOT SHOWN
15. ALL CEILING SPEAKERS SHALL BE CENTERED WITHIN TILES OF ALIGNED WITH OTHER FIXTURES AS SHOWN. ALL SPEAKERS LOCATED AT EXTERIOR OR WITHIN WOOD CEILING SHALL BE PAINTED BLACK, TYP., U.O.N.
16. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN CONCEALED SPACE ABOVE CEILINGS ON BOTH SIDES OF 1-HR RATED WALLS PER CBC 703.7.

INTERIOR WALL LEGEND

1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

REFLECTED CEILING SYMBOLS

MTL-01 INTERIOR FINISH MATERIAL, SEE A7.31 SERIES

GYP BOARD, PAINTED
GYP BOARD, PAINTED

ALIGN
ALIGN

FIRE SPRINKLER

MECH. REGISTERS (S.M.D.)
MECH. REGISTERS (S.M.D.)

TRANSFER GRILLES
TRANSFER GRILLES

LIGHT FIXTURES (S.E.D.)

LIGHT FIXTURES (S.E.D.)

RANGE HOOD

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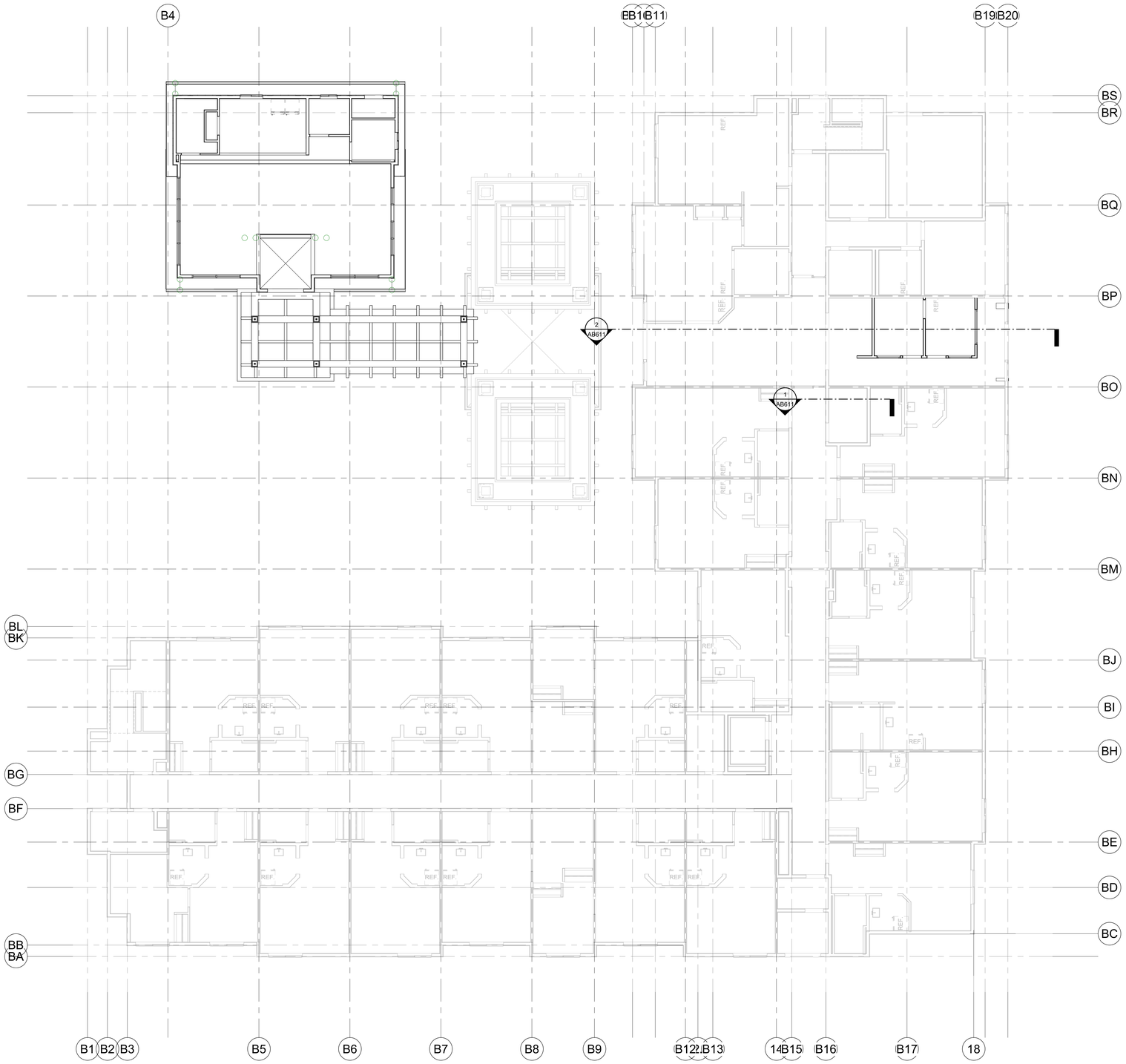
REFLECTED CEILING PLAN - COMMUNITY BUILDING - 1ST FLOOR

SHEET
AA311

8/18/2022 6:03:14 PM

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS

000	KEYNOTE LEGEND
Key Value	Keynote Text



1 MULTISTORY BUILDING - RCP - 1ST FLOOR
1/8" = 1'-0"

CEILING PLAN NOTES

1. VERTICAL HEIGHTS FROM FLOOR TO FACE OF CEILING GYP.
2. ALL CEILING HEIGHTS TO BTM. OF FRAMING FROM T.O. FINISH FLOOR
3. ALL EXTERIOR SOFFIT HEIGHTS SHALL BE TO BTM.
4. ALL DIMENSIONS TO F.O.S., U.O.N.
5. FOR CEILING DIFFUSER INFORMATION REFER TO MECHANICAL DRAWINGS
6. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D.
7. FOR ACOUSTICAL TILE TYPES, SEE FINISH
8. LOCATE ACOUSTICAL GRIDS / CEILING TILES IN
9. FOR FURTHER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS SEE DESIGN-BUILD
10. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D., LOCATIONS ARE
11. PRIOR TO FRAMING
12. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE
13. ALL DIMENSIONS TO F.O.S., U.O.N.
14. SEE WALL SECTIONS FOR HEIGHTS NOT SHOWN
15. ALL CEILING SPEAKERS SHALL BE CENTERED WITHIN TILES OF ALIGNED WITH OTHER FIXTURES AS SHOWN. ALL SPEAKERS LOCATED AT EXTERIOR OR WITHIN WOOD CEILING SHALL BE PAINTED BLACK, TYP., U.O.N.
16. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN CONCEALED SPACE ABOVE CEILINGS ON BOTH SIDES OF 1-HR RATED WALLS PER CBC 703.7.

INTERIOR WALL LEGEND

1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

REFLECTED CEILING SYMBOLS

MTL-01 INTERIOR FINISH MATERIAL, SEE 9731 SERIES

GYP BOARD, PAINTED
GYP BOARD, PAINTED

ALIGN
ALIGN

FIRE SPRINKLER

MECH. REGISTERS (S.M.D.)
MECH. REGISTERS (S.M.D.)

TRANSFER GRILLES
TRANSFER GRILLES

LIGHT FIXTURES (S.E.D.)

LIGHT FIXTURES (S.E.D.)

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CHECK	Checker

REFLECTED CEILING PLAN - MULTISTORY BUILDING - 1ST FLOOR

SHEET
AB311

8/18/2022 6:04:24 PM

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS

000	KEYNOTE LEGEND
Key Value	Keynote Text

1 MULTISTORY BUILDING - RCP - 2ND FLOOR
1/8" = 1'-0"

CEILING PLAN GENERAL NOTES

1. VERTICAL HEIGHTS ARE FROM FLOOR TO FACE OF CEILING GYP.
2. ALL CEILING HEIGHTS TO BTM. OF FRAMING FROM T.O. FINISH FLOOR
2. EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL.
3. ALL EXTERIOR SOFFIT HEIGHTS SHALL BE TO BTM.
3. CEILING FRAMING FOR SOFFITS SHALL BE CP-1, U.O.N.
4. ALL DIMENSIONS TO FACE OF STUD (F.O.S.) U.O.N.
5. FOR CEILING DIFFUSER TYPES REFER TO MECHANICAL DRAWINGS AND CEILING FIXTURES SCHED. (U.O.N.)
6. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D.
7. FOR ACOUSTICAL TILE TYPES, SEE FINISH
7. SCHEDULE LIGHTING FIXTURE @ CENTER OF CEILING U.O.N.
8. LOCATE ACOUSTICAL GRIDS / CEILING TILES IN
8. CENTER OF FIXTURE FOR FURTHER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS SEE DESIGN-BUILD
9. FOR CEILING DIFFUSERS, SPRINKLERS AND ALL OTHER DEVICES, THE CONTRACTOR SHALL COORDINATE LOCATIONS WITH OTHER TRADES AND THE ARCHITECT. IF THIS DRAWING TYPE IS NOT SHOWN, INSTALLER SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID
10. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D., LOCATIONS ARE
9. GOVERNED BY ATHERMAL AND ACCESSIBILITY FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT
11. PRIOR TO FRAMING
11. FOR FURTHER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS, SEE DESIGN-BUILD
10. SPRINKLER DRAWINGS AND ARRANGE FACE OF STUD SO ALL PERIMETER EDGE OF THE CEILING GYP. BOARD
TILES AND SOFFITS, TYP. U.O.N. INSTALLER SHALL
11. COORDINATE WORK WITH ALL TRADES AND SEE
BUILDING PLANS FOR DIMENSIONS WITH HEAD
LOCATIONS AND PIPE RUNS.
12. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE
12. BARRIER - PROTECT FRAMING FOR FIRE SPRINKLERS
SPRINKLERS AND VERIFY DIMENSIONS AND FIXTURE LOCATIONS PRIOR TO
FRAMING.
13. ALL DIMENSIONS TO F.O.S., U.O.N.
14. SEE WALL SECTIONS FOR HEIGHTS NOT SHOWN
15. ALL CEILING SPEAKERS SHALL BE CENTERED WITHIN TILES OF ALIGNED WITH OTHER FIXTURES AS SHOWN. ALL SPEAKERS LOCATED AT EXTERIOR OR WITHIN WOOD CEILING SHALL BE PAINTED BLACK, TYP., U.O.N.
16. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN CONCEALED SPACE ABOVE CEILINGS ON BOTH SIDES OF 1-HR RATED WALLS PER CBC 703.7.

INTERIOR WALL LEGEND

1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

REFLECTED CEILING SYMBOLS

MTL-01 INTERIOR FINISH MATERIAL, SEE 9731 SERIES

GYP BOARD, PAINTED
GYP BOARD, PAINTED

ALIGN
ALIGN

FIRE SPRINKLER

MECH. REGISTERS (S.M.D.)
MECH. REGISTERS (S.M.D.)

TRANSFER GRILLES
TRANSFER GRILLES

LIGHT FIXTURES (S.E.D.)

LIGHT FIXTURES (S.E.D.)

RANGE HOOD

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ISSUE SET 8/17/2022

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REFLECTED CEILING PLAN - MULTISTORY BUILDING - 2nd FLOOR

SHEET
AB312

PROJECT NORTH

8/18/2022 6:04:27 PM

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS

000	KEYNOTE LEGEND
Key Value	Keynote Text

1 MULTISTORY BUILDING - RCP - 3RD FLOOR
1/8" = 1'-0"

CEILING PLAN GENERAL NOTES

1. VERTICAL HEIGHTS SHOWN REFER TO FINISHED FACE OF CEILING GYP.
2. ALL CEILING HEIGHTS TO BTM. OF FRAMING FROM T.O. FINISH FLOOR
2. EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL
3. ALL EXTERIOR SOFFIT HEIGHTS SHALL BE TO BTM.
3. CEILING FRAMING FOR SOFFITS SHALL BE CP-1, U.O.N.
4. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED (U.O.N.)
5. FOR CEILING DIFFUSER TYPES, SEE MECHANICAL DRAWINGS AND CEILING FIXTURE SCHEDULE (U.O.N.)
6. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D.
7. FOR ACOUSTICAL TILE TYPES, SEE FINISH
7. SOFFIT LIGHTING FIXTURE @ CENTER OF CEILING U.O.N.
8. LOCATE ACOUSTICAL GRIDS / CEILING TILES IN
8. CONFIRM FOR INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS SEE DESIGN-BUILD
9. FOR FURTHER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS, SEE DESIGN-BUILD DRAWINGS. THE DESIGN-BUILD CONTRACTOR SHALL PROVIDE A FULLY COORDINATED CEILING PLAN FOR THIS DRAWING TYPE TO THE OWNER. INSTALLER SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID
10. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D., LOCATIONS ARE
9. COORDINATE WITH FRAMING AND ELECTRICAL FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT
11. PRIOR TO FRAMING
11. FOR FURTHER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS, SEE DESIGN-BUILD
10. SPRINKLER DRAWINGS AND ARRANGE FACE OF STUD SO ALL SPRINKLERS LOCATED THE CENTER OF CEILING TILES AND SOFFITS, TYP. U.O.N. INSTALLER SHALL
11. COORDINATE WORK WITH ALL TRADES AND SEE ARCHITECTURAL PLANS FOR DIMENSIONS WITH HEAD LOCATIONS AND PIPE RUNS.
12. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE
12. COORDINATE ALL FRAMING PRIOR TO INSTALLATION OF CEILING GYP BOARD. ALL FIXTURES, CEILING GRILLES AND DIFFUSERS TO FRAMING.
13. ALL DIMENSIONS TO F.O.S., U.O.N.
14. SEE WALL SECTIONS FOR HEIGHTS NOT SHOWN
15. ALL CEILING SPEAKERS SHALL BE CENTERED WITHIN TILES OF ALIGNED WITH OTHER FIXTURES AS SHOWN. ALL SPEAKERS LOCATED AT EXTERIOR OR WITHIN WOOD CEILING SHALL BE PAINTED BLACK, TYP., U.O.N.
16. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN CONCEALED SPACE ABOVE CEILINGS ON BOTH SIDES OF 1-HR RATED WALLS PER CBC 703.7.

INTERIOR WALL LEGEND

1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

REFLECTED CEILING SYMBOLS

MTL-01 INTERIOR FINISH MATERIAL, SEE 9731 SERIES

GYP BOARD, PAINTED
GYP BOARD, PAINTED

ALIGN
ALIGN

FIRE SPRINKLER

MECH. REGISTERS (S.M.D.)
MECH. REGISTERS (S.M.D.)

TRANSFER GRILLES
TRANSFER GRILLES

LIGHT FIXTURES (S.E.D.)

LIGHT FIXTURES (S.E.D.)

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ISSUE SET 8/17/2022

REVISIONS

SEAL / SIGNATURE

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DRAWN	Author
CHECK	Checker

REFLECTED CEILING PLAN - MULTISTORY BUILDING - 3rd FLOOR

SHEET
AB313

PROJECT NORTH

8/18/2022 6:04:31 PM

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS

000	KEYNOTE LEGEND
Key Value	Keynote Text

1 MULTISTORY BUILDING - RCP - 4TH FLOOR
1/8" = 1'-0"

CEILING PLAN GENERAL NOTES

1. VERTICAL HEIGHTS FROM FINISHED FLOOR TO FACE OF CEILING GYP.
2. ALL CEILING HEIGHTS TO BTM. OF FRAMING FROM T.O. FINISH FLOOR
2. EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL.
3. ALL EXTERIOR SOFFIT HEIGHTS SHALL BE TO BTM.
3. GYP. FRAMING FOR SOFFITS SHALL BE 2x4 (ALL OF CP-1, U.O.N.
4. ALL DIMENSIONS TO FACE OF STUD (U.O.N.)
5. FOR CEILING DIFFUSER TYPES SEE SCHEDULE AND CEILING FIXTURES TYPES, S.E.D. (U.O.N.)
6. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D.
7. FOR ACOUSTICAL TILE TYPES, SEE FINISH
7. SCHEDULE LIGHTING FIXTURE @ CENTER OF CEILING U.O.N.
8. LOCATE ACOUSTICAL GRIDS / CEILING TILES IN
8. CENTER OF FIXTURE. FOR INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS SEE DESIGN-BUILD
9. FOR CEILING DRAWINGS, SPRINKLERS AND AREAS THAT ARE NOT SHALL BE INCLUDED IN THE DESIGN-BUILD DRAWINGS. THIS DRAWING TYPE IS OWNER INSTALLER SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID
10. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D., LOCATIONS ARE
9. COORDINATED WITH FRAMING AND ADJUSTED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT
11. PRIOR TO FRAMING
10. FOR FURTHER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS, SEE DESIGN-BUILD
10. SPRINKLER DRAWINGS. AND ARRANGE FACE OF STUD SHALL BE FLUSH TO THE CENTER OF GYP. BOARD.
TILES AND SOFFITS, TYP. U.O.N. INSTALLER SHALL
11. COORDINATE WORK WITH ALL TRADES AND SEE
BUILDING PLANS FOR MECHANICAL WITH HEAD
LOCATIONS AND PIPE RUNS.
12. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE
12. BARRIER - PROTECT FRAMING PRIOR TO INSTALLING
DRYWALL AND/OR CONDITIONING OF FIXTURES. CLEAN OUT
FIXTURES PRIOR TO FRAMING.
13. ALL DIMENSIONS TO F.O.S., U.O.N.
14. SEE WALL SECTIONS FOR HEIGHTS NOT SHOWN
15. ALL CEILING SPEAKERS SHALL BE CENTERED WITHIN TILES OF ALIGNED WITH OTHER FIXTURES AS SHOWN. ALL SPEAKERS LOCATED AT EXTERIOR OR WITHIN WOOD CEILING SHALL BE PAINTED BLACK, TYP., U.O.N.
16. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN CONCEALED SPACE ABOVE CEILINGS ON BOTH SIDES OF 1-HR RATED WALLS PER CBC 703.7.

INTERIOR WALL LEGEND

1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

REFLECTED CEILING SYMBOLS

MTL-01 INTERIOR FINISH MATERIAL, SEE 9731 SERIES

GYP BOARD, PAINTED
GYP BOARD, PAINTED

ALIGN
ALIGN

FIRE SPRINKLER

MECH. REGISTERS (S.M.D.)
MECH. REGISTERS (S.M.D.)

TRANSFER GRILLES
TRANSFER GRILLES

LIGHT FIXTURES (S.E.D.)

LIGHT FIXTURES (S.E.D.)

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ISSUE SET 8/17/2022

REVISIONS

SEAL / SIGNATURE

JOB NO.	552.059
DRAWN	Author
CHECK	Checker

REFLECTED CEILING PLAN - MULTISTORY BUILDING - 4th FLOOR

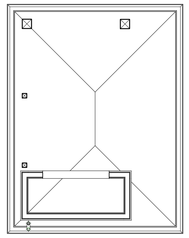
SHEET
AB314

PROJECT NORTH

8/18/2022 6:04:36 PM

LIGHT FIXTURE SCHEDULE				
LABEL	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS

000	KEYNOTE LEGEND
Key Value	Keynote Text



1 POTTING SHED - RCP - 1ST FLOOR
1/4" = 1'-0"

CEILING PLAN GENERAL NOTES

1. VERTICAL HEIGHTS FROM FINISHED FLOOR TO FACE OF CEILING GYP.
2. ALL CEILING HEIGHTS TO BTM. OF FRAMING FROM F.O.F.
3. EXTERIOR SOFFIT HEIGHTS FROM T.O. FINISH FLOOR TO FACE OF EXTERIOR SOFFIT MATERIAL.
4. ALL EXTERIOR SOFFIT HEIGHTS SHALL BE TO BTM. OF FRAMING.
5. ALL DIMENSIONS TO FACE OF STUD (U.O.N.)
6. ALL DIMENSIONS TO FACE OF GYP. (U.O.N.)
7. ALL CEILING DIFFUSERS TO BE CENTERED IN AND AT CEILING TILES (U.O.N.)
8. ALL CEILING DIFFUSERS TO BE CENTERED IN AND AT CEILING TILES (U.O.N.)
9. FOR CEILING INSTALLATION INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D.
10. FOR ACOUSTICAL TILE TYPES, SEE FINISH SCHEDULE
11. LIGHTING FIXTURE @ CENTER OF CEILING U.O.N.
12. LOCATE ACOUSTICAL GRIDS / CEILING TILES IN CENTER OF ROOM U.O.N.
13. FOR FIRE SPRINKLERS AND LOCATIONS SEE DESIGN-BUILD DRAWINGS. THE DESIGN-BUILD FIRE SPRINKLER SYSTEM DRAWINGS TO BE ISSUED AS A DEFERRED SUBMITTAL. INSTALLER SHALL COORDINATE INSTALLATION WITH OTHER TRADES TO AVOID CONFLICTS.
14. FOR FIRE SPRINKLER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D., LOCATIONS ARE GOVERNED BY THE FIRE SPRINKLER DESIGN-BUILD FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE LAYOUT
15. PRIOR TO FRAMING
16. FOR FIRE SPRINKLER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS, SEE DESIGN-BUILD DRAWINGS. ARRANGE FIRE SPRINKLER HEADS TO AVOID STUD SCALLOPS. LOCATE THE SPRINKLER HEADS IN THE CENTER OF GYP. BOARD.
17. COORDINATE WITH ALL TRADES TO AVOID SEE SHADES, PLANS, SECTIONS WITH HEAD LOCATIONS AND PIPE RUNS.
18. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN CONCEALED SPACE ABOVE CEILINGS ON BOTH SIDES OF 1-HR RATED WALLS PER CBC 703.7.
19. ALL DIMENSIONS TO F.O.S., U.O.N.
20. SEE WALL SECTIONS FOR HEIGHTS NOT SHOWN
21. ALL CEILING SPEAKERS SHALL BE CENTERED WITHIN TILES OF ALIGNED WITH OTHER FIXTURES AS SHOWN. ALL SPEAKERS LOCATED AT EXTERIOR OR WITHIN WOOD CEILING SHALL BE PAINTED BLACK, TYP., U.O.N.
22. STENCIL THE FOLLOWING TEXT: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN CONCEALED SPACE ABOVE CEILINGS ON BOTH SIDES OF 1-HR RATED WALLS PER CBC 703.7.

INTERIOR WALL LEGEND

- 1-HR. FIRE RATED DWELLING UNIT SEPARATION WALL (FIRE PARTITION), PER CBC 420 AND 780.3 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED CORRIDOR WALL (FIRE PARTITION), PER CBC 1020 SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE RATED OCCUPANCY SEPARATION WALL (FIRE BARRIER), PER CBC 508.4.4. SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 1-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 2-HR. FIRE BARRIER @ SHAFTS, STAIRS, AND ELEVATORS, PER CBC 707.3, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.
- 3-HR. FIRE WALL PER CBC 706.4, SEE BUILDING PLANS, SHEET SERIES A2 FOR WALL TAGS.

REFLECTED CEILING SYMBOLS

- MTL-01 — INTERIOR FINISH MATERIAL, SEE MT-01 SERIES
- GYP BOARD, PAINTED
- GYP BOARD, PAINTED
- ALIGN
- ALIGN
- FIRE SPRINKLER
- MECH. REGISTERS (S.M.D.)
- MECH. REGISTERS (S.M.D.)
- TRANSFER GRILLES
- TRANSFER GRILLES
- LIGHT FIXTURES (S.E.D.)
- LIGHT FIXTURES (S.E.D.)
- RANGE HOOD

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ISSUE SET	8/17/2022

REVISIONS

SEAL / SIGNATURE

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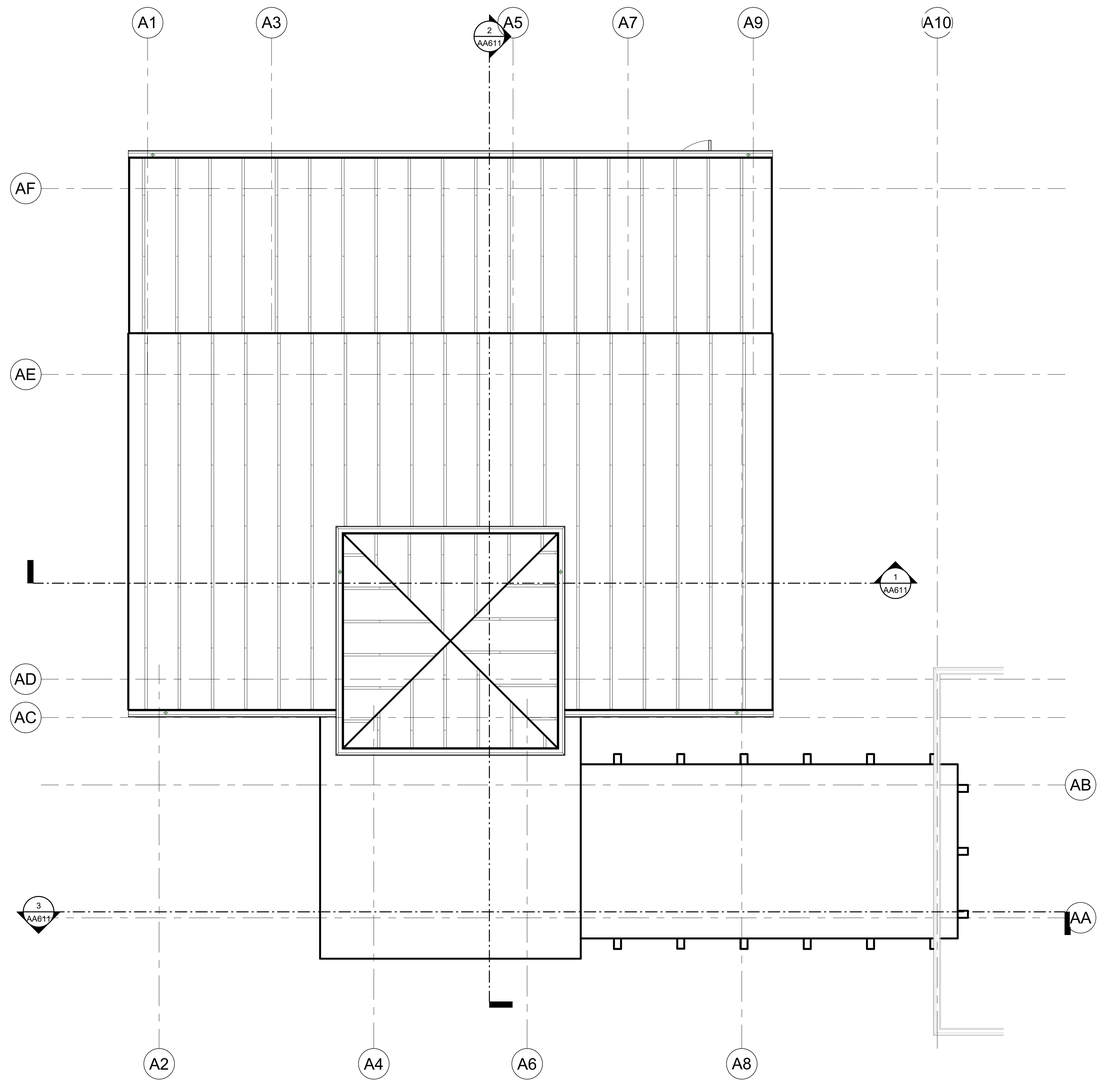
DRAWN	Author
CHECK	Checker

REFLECTED CEILING PLAN - POTTING SHED - 1ST FLOOR

SHEET
AC312

8/18/2022 6:05:06 PM



1 COMMUNITY BUILDING - ROOF PLAN
1/4" = 1'-0"

ROOF PLAN SYMBOLS

	INDICATES BUILT- UP FRAMING. ALL FRAMING TO BE BUILT UP PLYWOOD AND 2X FRAMING O/ STRUCTURAL ROOF SYSTEM U.O.N. SEE STRUCTURAL FOR BUILT-UP PLATFORM / SUPPORTS FOR EQUIPMENT.
MTL-01	SEE FINISH SCHEDULE A7.3.1 FOR FINISH MATERIALS
	ROOF DRAIN, S.P.D.
	TIE BACK, SEE E.B.M. DRAWINGS
D.S.	DOWN SPOUT
H.P.	HIGH POINT
L.P.	LOW POINT
T.O.B.	TOP OF BEAM
T.O.P.	TOP OF PLATE
T.O.R.	TOP OF ROOF FRAMING
T.O.S.	TOP OF STL. BEAM.
T.O.W.	TOP OF WALL = TOP OF PLATE AT WALL

000	KEYNOTE LEGEND
Key Value	Keynote Text

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
8. BEFORE SEALING AIR SPACE BETWEEN PARTY WALLS- GYP. BOARD SHALL BE WITHOUT ANY MOISTURE
9. SEE FIRE ANNUNCIATOR DRAWINGS FOR ALARM LOCATION AND HOOKUP (DEFERRED SUBMITTAL)
10. FOR CODE ANALYSIS AND FIRE RATED WALL ASSEMBLIES REFER TO G SERIES SHEETS AND ENLARGED FLOOR PLAN A2 SERIES SHEETS.
11. STANDPIPE PROVIDED AT EACH STAIRWAY (DEFERRED SUBMITTAL).
12. SEE G2 SERIES SHEETS FOR ACCESSIBILITY REQUIREMENTS.
13. SEE ENLARGED PLANS ON A2 SERIES SHEETS FOR ADDITIONAL INFORMATION, TYP.
14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
16. FOR UNIT PLAN REFLECTED CEILING PLAN INFORMATION SEE A2.9 SERIES SHEETS.
17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. CBC SECTION 110.3.6.
2. FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3. FIRE WALLS, FIRE BARRIERS, ETC.. SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

ROOF PLAN NOTES

1. SEE ENLARGED ROOF PLANS ON A4 SERIES SHEETS FOR MORE INFORMATION.
2. ALL ROOF DECK HEIGHTS ARE MEASURED FROM THE MAIN T.O.C. OR T.O.S.F. AT DATUM + 0'-0" U.O.N.
3. ALL ROOF DECKS SHALL SLOPE 3/8"/1'-0" MIN. AND ALL CRICKETS SHALL SLOPE 1/4"/1'-0" MIN. TO A ROOF DRAIN U.O.N. VERIFY WITH ROOFING MANUFACTURER PRIOR TO ROOF FRAMING TO CONFIRM COMPLIANCE WITH PRODUCT AND MANUFACTURE'S WARRANTY.
4. CONTRACTOR TO VERIFY FINAL HEIGHT OF ALL MECHANICAL EQUIPMENT IS SCREENED AND BELOW ADJACENT ROOF AND PARAPET HEIGHTS.
5. PROVIDE PLYWOOD CLIPS AT ALL UNSUPPORTED EDGES OF ROOF SHEATHING (MIN.) S.S.D. FOR ADDITIONAL BLOCKING REQUIREMENTS.
6. ALL RF-1 ROOFS SHALL BE PITCHED 5:12 (U.O.N.)
7. VENT ROOFING AT DBL. FRAMED AREAS INTO ATTIC SPACE BELOW, PROVIDE 6 SQ. IN. (MIN.) / 100 SQ. FT. (U.O.N.).
8. FOR TRUSS PROFILES SEE BUILDING SECTIONS
9. LOCATE VENTS, FLUES AND STACKS ON THE BACKSIDE OF RIDGE OR IN BUILT- UP (FLAT ROOFS) U.O.N..
10. PROVIDE CLEANOUTS AT GRADE FOR ALL EXTERIOR DOWN SPOUTS.
11. ALL OVERHANGS AT RF-1 ARE 1'-6" (U.O.N.)

ROOF VENTING NOTES

1. ATTIC SPACES ARE UNVENTED. PROVIDE AIR PERMEABLE INSULATION IN DIRECT CONTACT WITH UNDERSIDE OF STRUCTURAL ROOF SHEATHING WITHIN JOIST BAYS. INSTALL MIN. R-5 TAPERED RIGID INSULATION ABOVE SHEATHING.

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ISSUE SET 8/17/2022

REVISIONS

SEAL / SIGNATURE

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DRAWN	Author
CHECK	Checker

ROOF PLAN - COMMUNITY BUILDING

SHEET
AA411

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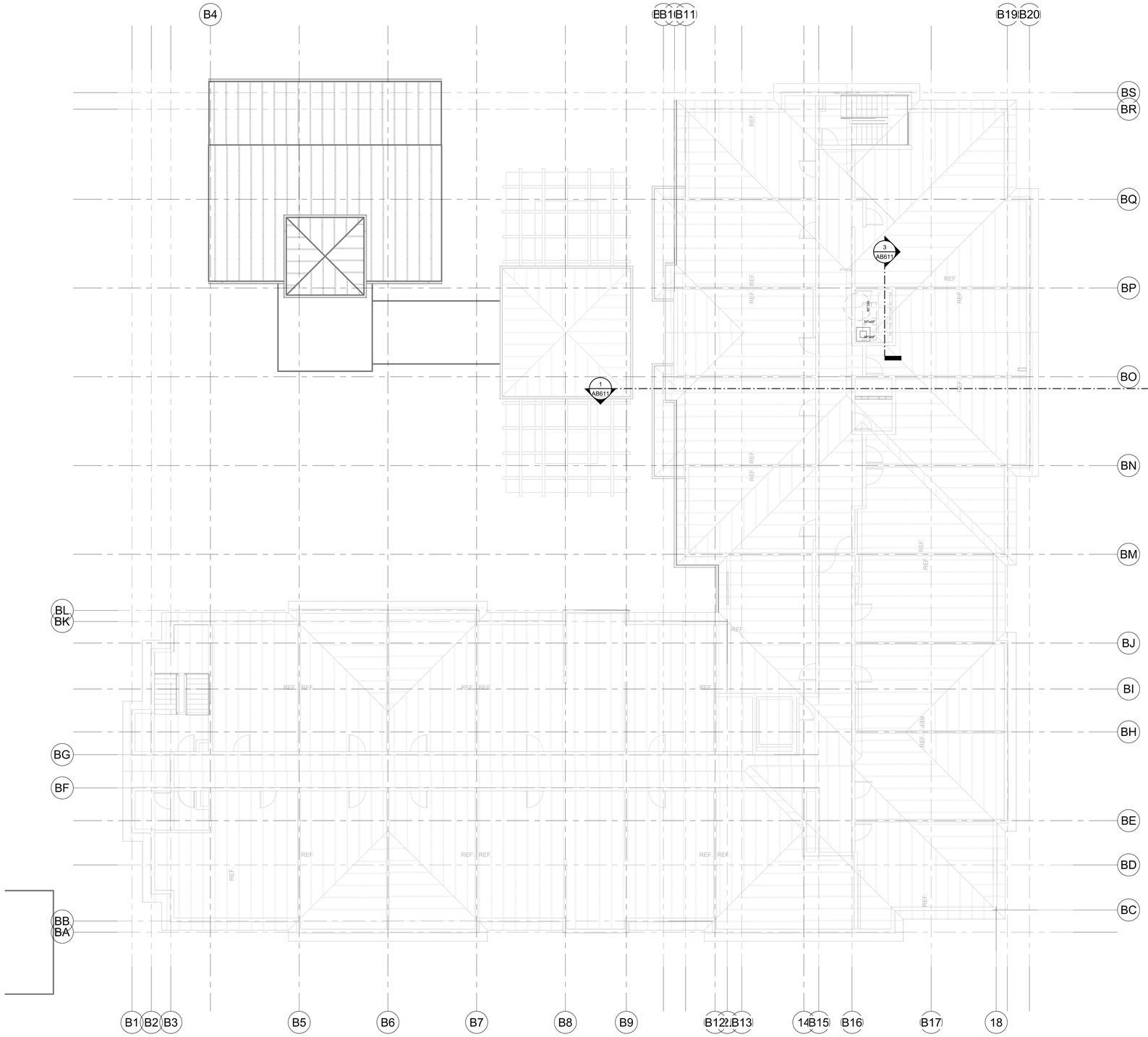

1 ROOF PLAN
1/8" = 1'-0"

ROOF PLAN SYMBOLS

	INDICATES BUILT- UP FRAMING. ALL FRAMING TO BE BUILT UP PLYWOOD AND 2X FRAMING O/ STRUCTURAL ROOF SYSTEM U.O.N. SEE STRUCTURAL FOR BUILT-UP PLATFORM / SUPPORTS FOR EQUIPMENT.
MTL-01	SEE FINISH SCHEDULE A7.3.1 FOR FINISH MATERIALS
	ROOF DRAIN, S.P.D.
	TIE BACK, SEE E.B.M. DRAWINGS
D.S.	DOWN SPOUT
H.P.	HIGH POINT
L.P.	LOW POINT
T.O.B.	TOP OF BEAM
T.O.P.	TOP OF PLATE
T.O.R.	TOP OF ROOF FRAMING
T.O.S.	TOP OF STL. BEAM.
T.O.W.	TOP OF WALL = TOP OF PLATE AT WALL

000	KEYNOTE LEGEND
Key Value	Keynote Text

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
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3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
7. PROTECT ALL PARTY WALL GYP. BOARD FROM RAIN AND MOISTURE DURING CONSTRUCTION.
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17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

FIRE PROTECTION NOTES

1. PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTIVE ASSEMBLIES SHALL NOT BE ~~CONCEALED FROM VIEW UNTIL INSPECTED AND~~ APPROVED. CBC SECTION 110.3.6.
2. FOR FIRE RATED WALL TYPE LOCATIONS, SEE CODE ANALYSIS AND G1 SHEETS. FOR DETAILS SEE BUILDING PLANS, A2 SERIES.
3. FIRE WALLS, FIRE BARRIERS, ETC.. SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

ROOF PLAN NOTES

1. SEE ENLARGED ROOF PLANS ON A4 SERIES SHEETS FOR MORE INFORMATION.
2. ALL ROOF DECK HEIGHTS ARE MEASURED FROM THE MAIN T.O.C. OR T.O.S.F. AT DATUM + 0'-0" U.O.N.
3. ALL ROOF DECKS SHALL SLOPE 3/8"/1'-0" MIN. AND ALL CRICKETS SHALL SLOPE 1/4"/1'-0" MIN. TO A ROOF DRAIN U.O.N. VERIFY WITH ROOFING MANUFACTURER PRIOR TO ROOF FRAMING TO CONFIRM COMPLIANCE WITH PRODUCT AND MANUFACTURE'S WARRANTY.
4. CONTRACTOR TO VERIFY FINAL HEIGHT OF ALL MECHANICAL EQUIPMENT IS SCREENED AND BELOW ADJACENT ROOF AND PARAPET HEIGHTS.
5. PROVIDE PLYWOOD CLIPS AT ALL UNSUPPORTED EDGES OF ROOF SHEATHING (MIN.) S.S.D. FOR ADDITIONAL BLOCKING REQUIREMENTS.
6. ALL RF-1 ROOFS SHALL BE PITCHED 5:12 (U.O.N.)
7. VENT ROOFING AT DBL. FRAMED AREAS INTO ATTIC SPACE BELOW, PROVIDE 6 SQ. IN. (MIN.) / 100 SQ. FT. (U.O.N.).
8. FOR TRUSS PROFILES SEE BUILDING SECTIONS
9. LOCATE VENTS, FLUES AND STACKS ON THE BACKSIDE OF RIDGE OR IN BUILT- UP (FLAT ROOFS) U.O.N..
10. PROVIDE CLEANOUTS AT GRADE FOR ALL EXTERIOR DOWN SPOUTS.
11. ALL OVERHANGS AT RF-1 ARE 1'-6" (U.O.N.)

ROOF VENTING NOTES

1. ATTIC SPACES ARE UNVENTED. PROVIDE AIR PERMEABLE INSULATION IN DIRECT CONTACT WITH UNDERSIDE OF STRUCTURAL ROOF SHEATHING WITHIN JOIST BAYS. INSTALL MIN. R-5 TAPERED RIGID INSULATION ABOVE SHEATHING.

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ISSUE SET 8/17/2022

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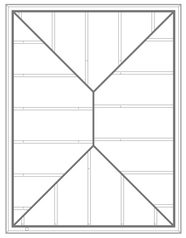
DRAWN	Author
CHECK	Checker

ROOF PLAN - MULTISTORY BUILDING

SHEET
AB411

8/18/2022 6:04:40 PM



1 POTTING SHED - ROOF PLAN
1/4" = 1'-0"

ROOF PLAN SYMBOLS

	INDICATES BUILT- UP FRAMING. ALL FRAMING TO BE BUILT UP PLYWOOD AND 2X FRAMING O/ STRUCTURAL ROOF SYSTEM U.O.N. SEE STRUCTURAL FOR BUILT-UP PLATFORM / SUPPORTS FOR EQUIPMENT.
MTL-01	SEE FINISH SCHEDULE A7.3.1 FOR FINISH MATERIALS
	ROOF DRAIN, S.P.D.
	TIE BACK, SEE E.B.M. DRAWINGS
D.S.	DOWN SPOUT
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000	KEYNOTE LEGEND
Key Value	Keynote Text

BLDG. PLAN GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS TO FACE OF STUD & FACE OF FOUNDATION (U.O.N.). GRIDLINES ARE TO THE FACE OF STUD AT OUTSIDE EXTERIOR WALLS AND CENTERED BETWEEN UNITS AS DIMENSIONED ON PLANS.
2. ALL INTERIOR DIMENSIONS TO FACE OF STUD (U.O.N.)
3. ALL DIMENSIONS AT WINDOWS & DOORS ARE TO THE CENTERLINE (U.O.N.)
4. FOR STUD SIZES AND MATERIAL SEE ALL A2 SERIES PLANS FOR WALL TAGS
5. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
6. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
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13. SEE ENLARGED PLANS ON A2 SERIES SHEETS FOR ADDITIONAL INFORMATION, TYP.
14. SEE A2.9 SERIES SHEETS FOR UNIT INFORMATION.
15. FOR EXTERIOR FINISH INFORMATION SEE A5 SERIES SHEETS
16. FOR UNIT PLAN REFLECTED CEILING PLAN INFORMATION SEE A2.9 SERIES SHEETS.
17. FOR BUILDING PLAN REFLECTED CEILING PLAN INFORMATION SEE A3 SERIES SHEETS.
18. SEE A7 SERIES SHEETS FOR DOOR AND WINDOW INFORMATION.
19. FOR LOCATIONS OF INDIVIDUALLY ENCASED POSTS AND BEAMS, SEE G2.1 SHEET SERIES.

FIRE PROTECTION NOTES

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3. FIRE WALLS, FIRE BARRIERS, ETC.. SHALL BE LABELED IN AN ACCESSIBLE AREA AT 30'-0" O.C. STATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"

ROOF PLAN NOTES

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2. ALL ROOF DECK HEIGHTS ARE MEASURED FROM THE MAIN T.O.C. OR T.O.S.F. AT DATUM + 0'-0" U.O.N.
3. ALL ROOF DECKS SHALL SLOPE 3/8"/1'-0" MIN. AND ALL CRICKETS SHALL SLOPE 1/4"/1'-0" MIN. TO A ROOF DRAIN U.O.N. VERIFY WITH ROOFING MANUFACTURER PRIOR TO ROOF FRAMING TO CONFIRM COMPLIANCE WITH PRODUCT AND MANUFACTURE'S WARRANTY.
4. CONTRACTOR TO VERIFY FINAL HEIGHT OF ALL MECHANICAL EQUIPMENT IS SCREENED AND BELOW ADJACENT ROOF AND PARAPET HEIGHTS.
5. PROVIDE PLYWOOD CLIPS AT ALL UNSUPPORTED EDGES OF ROOF SHEATHING (MIN.) S.S.D. FOR ADDITIONAL BLOCKING REQUIREMENTS.
6. ALL RF-1 ROOFS SHALL BE PITCHED 5:12 (U.O.N.)
7. VENT ROOFING AT DBL. FRAMED AREAS INTO ATTIC SPACE BELOW, PROVIDE 6 SQ. IN. (MIN.) / 100 SQ. FT. (U.O.N.).
8. FOR TRUSS PROFILES SEE BUILDING SECTIONS
9. LOCATE VENTS, FLUES AND STACKS ON THE BACKSIDE OF RIDGE OR IN BUILT- UP (FLAT ROOFS) U.O.N..
10. PROVIDE CLEANOUTS AT GRADE FOR ALL EXTERIOR DOWN SPOUTS.
11. ALL OVERHANGS AT RF-1 ARE 1'-6" (U.O.N.)

ROOF VENTING NOTES

1. ATTIC SPACES ARE UNVENTED. PROVIDE AIR PERMEABLE INSULATION IN DIRECT CONTACT WITH UNDERSIDE OF STRUCTURAL ROOF SHEATHING WITHIN JOIST BAYS. INSTALL MIN. R-5 TAPERED RIGID INSULATION ABOVE SHEATHING.

PROJECT NORTH

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ISSUE SET 8/17/2022

REVISIONS

SEAL / SIGNATURE

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DRAWN	**Author**
CHECK	**Checker**

ROOF PLAN - POTTING SHED

SHEET
AC412

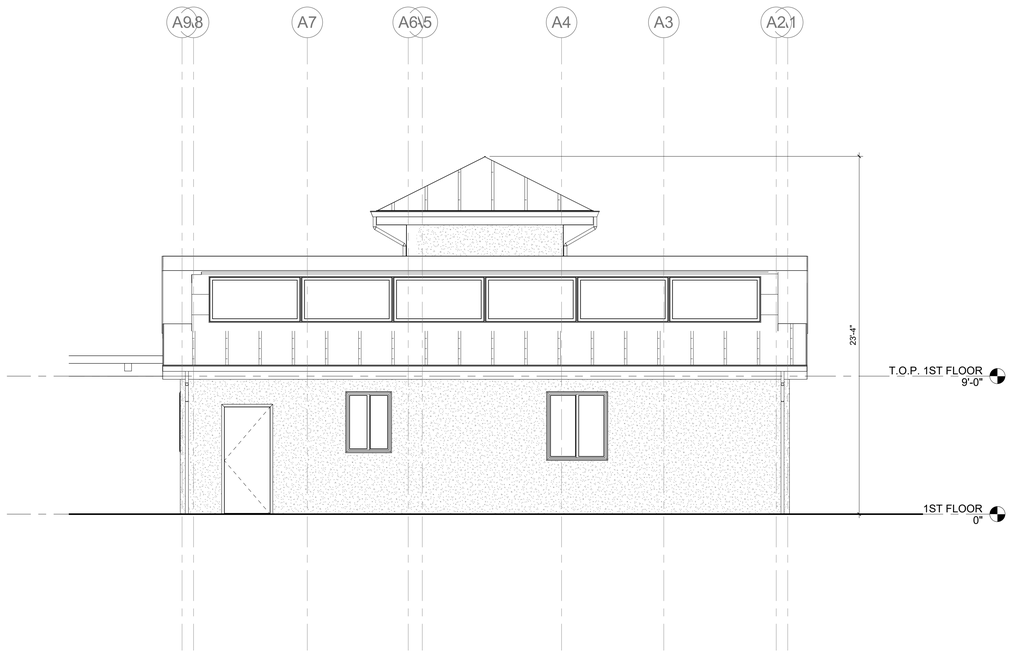
8/18/2022 6:05:07 PM

000	KEYNOTE LEGEND
Key Value	Keynote Text

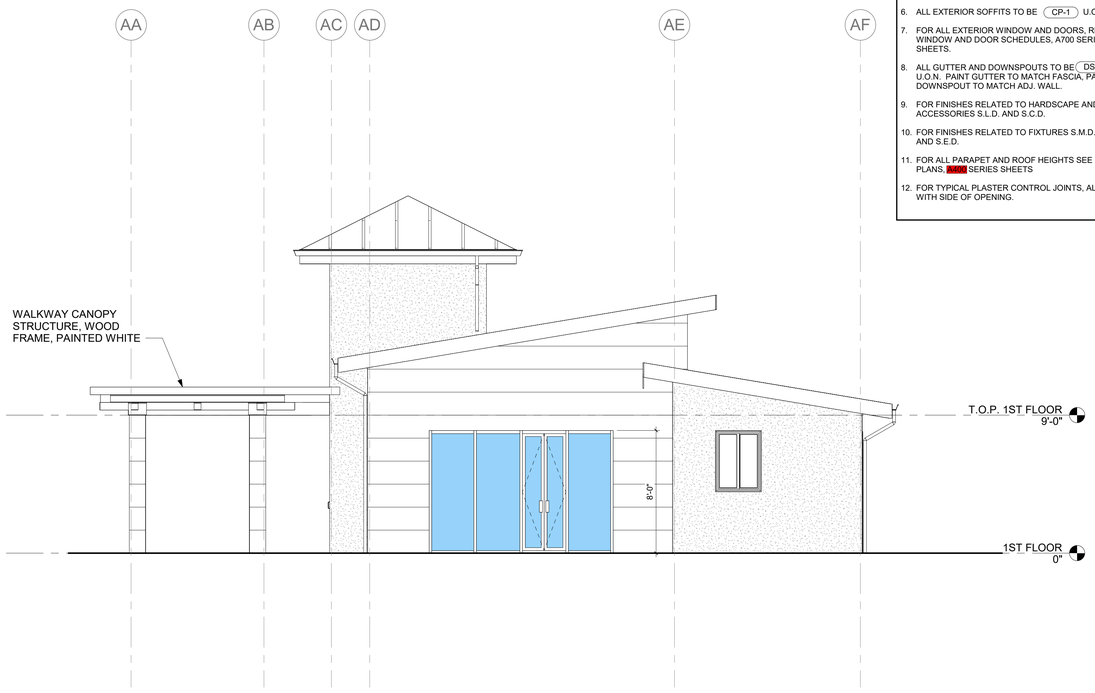
EXTERIOR FINISH LEGEND	
MATERIAL MARK	ITEM

ELEVATION GENERAL NOTES

1. SEE FINISH INFORMATION ON SHEET A0.1 FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL
2. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
3. FOR COLOR APPLICATION REF. SHEETS A5.2 SERIES SHEETS.
4. ALL HIGH SLOPED ROOFS TO BE RF-1 U.O.N.
5. ALL LOW SLOPED ROOFS TO BE RF-2 U.O.N.
6. ALL EXTERIOR SOFFITS TO BE CP-1 U.O.N.
7. FOR ALL EXTERIOR WINDOW AND DOORS, REF. WINDOW AND DOOR SCHEDULES, A700 SERIES SHEETS.
8. ALL GUTTER AND DOWNSPOUTS TO BE DS-1 U.O.N. PAINT GUTTER TO MATCH FASCIA, PAINT DOWNSPOUT TO MATCH ADJ. WALL.
9. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
10. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
11. FOR ALL PARAPET AND ROOF HEIGHTS SEE ROOF PLANS, A400 SERIES SHEETS
12. FOR TYPICAL PLASTER CONTROL JOINTS, ALIGN WITH SIDE OF OPENING.

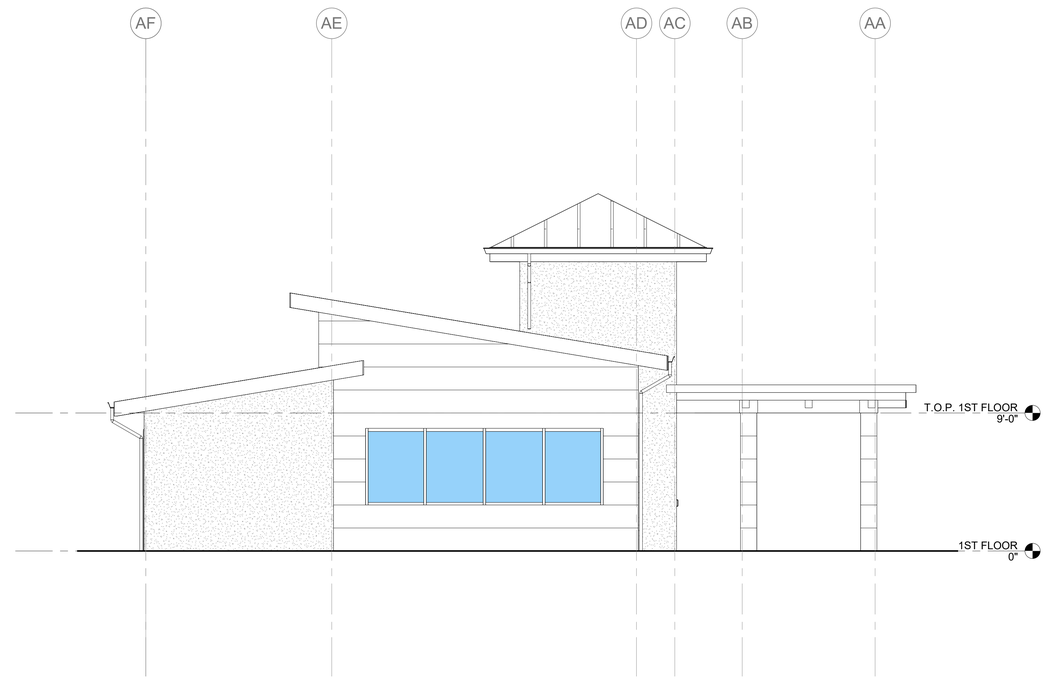


1 COMMUNITY BLDG - EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



2 COMMUNITY BLDG - EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

3 COMMUNITY BLDG - EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



4 COMMUNITY BLDG - EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

8/18/2022 6:27:31 PM

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552.059 - SHORES LANDING
1000 TWIN DOLPHIN DRIVE REDWOOD CITY, CA

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EXTERIOR ELEVATIONS - COMMUNITY BUILDING

SHEET
AA511

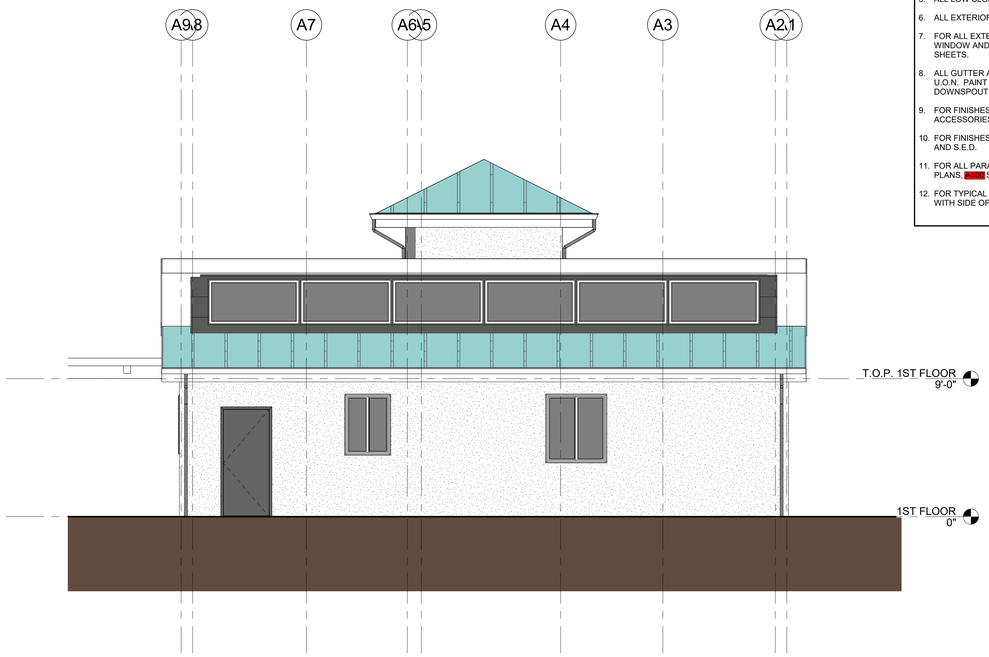
ELEVATION GENERAL NOTES

1. SEE FINISH INFORMATION ON SHEET A7-2 FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL.
2. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
3. FOR COLOR APPLICATION REF. SHEETS A5.2 SERIES SHEETS.
4. ALL HIGH SLOPED ROOFS TO BE RF-1 U.O.N.
5. ALL LOW SLOPED ROOFS TO BE RF-2 U.O.N.
6. ALL EXTERIOR SOFFITS TO BE CP-1 U.O.N.
7. FOR ALL EXTERIOR WINDOW AND DOORS, REF. WINDOW AND DOOR SCHEDULES, A700 SERIES SHEETS.
8. ALL GUTTER AND DOWNSPOUTS TO BE DS-1 U.O.N. PAINT GUTTER TO MATCH FASCIA, PAINT DOWNSPOUT TO MATCH ADJ. WALL.
9. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
10. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
11. FOR ALL PARAPET AND ROOF HEIGHTS SEE ROOF PLANS, A400 SERIES SHEETS
12. FOR TYPICAL PLASTER CONTROL JOINTS, ALIGN WITH SIDE OF OPENING.

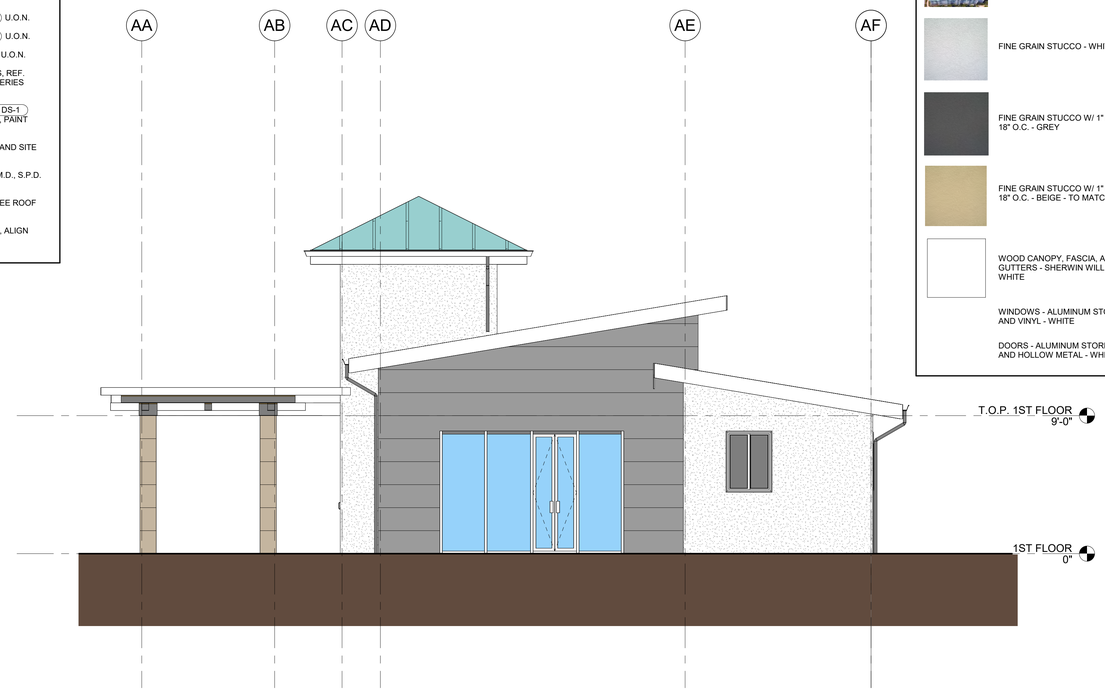
EXTERIOR MATERIALS

BUILDING MATERIALS NOT SHOWN ON COLOR APPLICATION GUIDES. SEE ELEVATION SHEETS FOR MATERIALS.

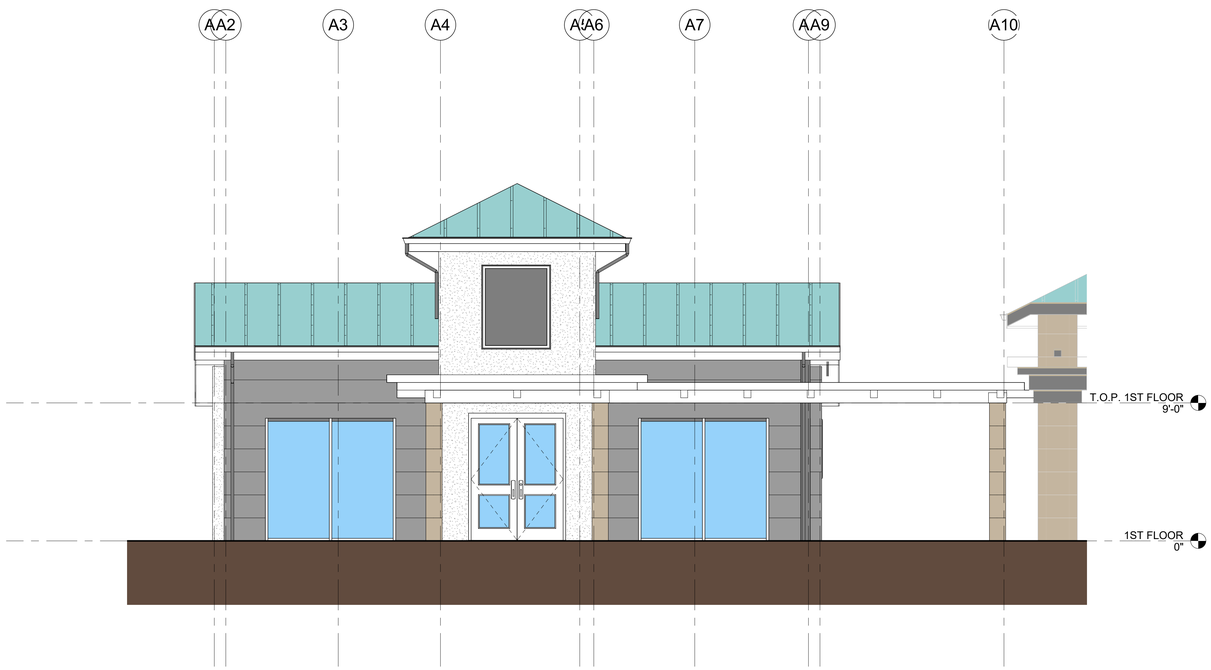
- STANDING SEAM METAL ROOF - TEAL - TO MATCH EXISTING
- FINE GRAIN STUCCO - WHITE
- FINE GRAIN STUCCO W/ 1" REGLET @ 18" O.C. - GREY
- FINE GRAIN STUCCO W/ 1" REGLET @ 18" O.C. - BEIGE - TO MATCH EXISTING
- WOOD CANOPY, FASCIA, AND GUTTERS - SHERWIN WILLIAMS - WHITE
- WINDOWS - ALUMINUM STOREFRONT AND VINYL - WHITE
- DOORS - ALUMINUM STOREFRONT AND HOLLOW METAL - WHITE



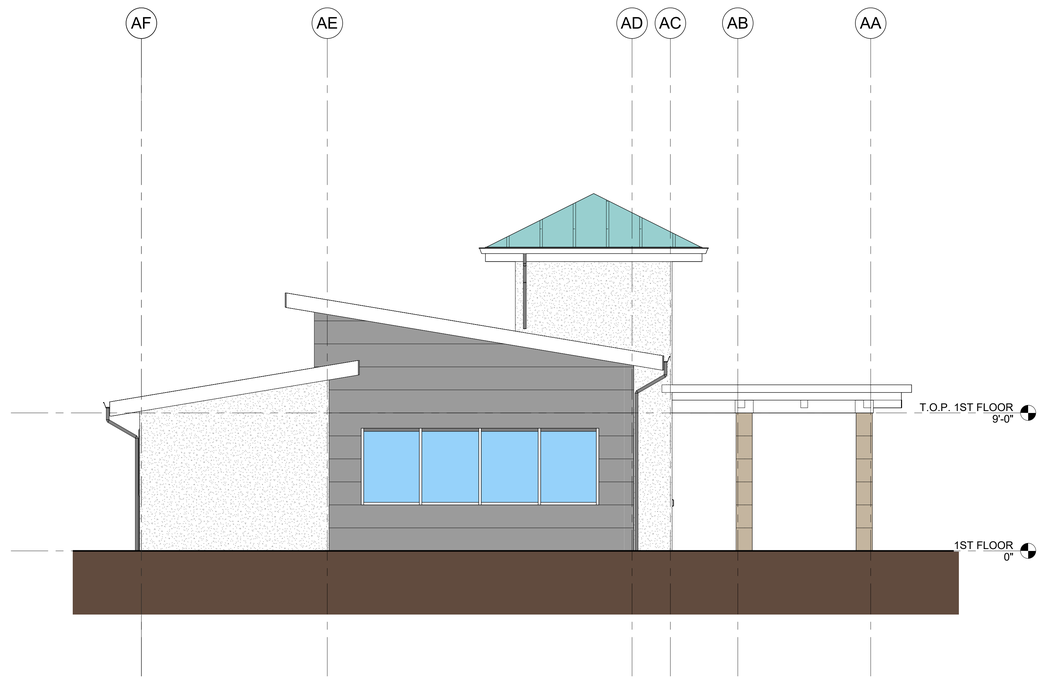
1 COMMUNITY BLDG - EXTERIOR COLOR ELEVATION - NORTH
1/4" = 1'-0"



2 COMMUNITY BLDG - EXTERIOR COLOR ELEVATION - EAST
1/4" = 1'-0"



3 COMMUNITY BLDG - EXTERIOR COLOR ELEVATION - SOUTH
1/4" = 1'-0"



4 COMMUNITY BLDG - EXTERIOR COLOR ELEVATION - WEST
1/4" = 1'-0"

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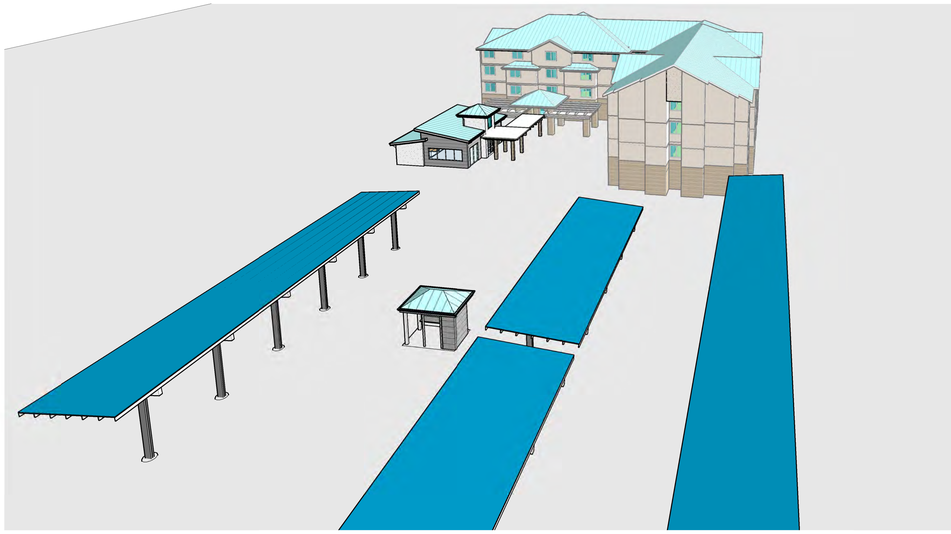
EXTERIOR COLOR ELEVATIONS - COMMUNITY BUILDING

SHEET
AA521

8/18/2022 6:03:17 PM

2 ENTRY COURTYARD - CD

1 COMMUNITY BUILDING ENTRY - CD



3 SITE PERSPECTIVE - CD

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AXONOMETRIC VIEWS - COMMUNITY BUILDING

SHEET
AA531

000	KEYNOTE LEGEND
Key Value	Keynote Text

EXTERIOR FINISH LEGEND	
MATERIAL MARK	ITEM

ELEVATION GENERAL NOTES

1. SEE FINISH INFORMATION ON SHEET A0.1 FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL
2. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
3. FOR COLOR APPLICATION REF. SHEETS A5.2 SERIES SHEETS.
4. ALL HIGH SLOPED ROOFS TO BE RF-1 U.O.N.
5. ALL LOW SLOPED ROOFS TO BE RF-2 U.O.N.
6. ALL EXTERIOR SOFFITS TO BE CP-1 U.O.N.
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8. ALL GUTTER AND DOWNSPOUTS TO BE DS-1 U.O.N. PAINT GUTTER TO MATCH FASCIA, PAINT DOWNSPOUT TO MATCH ADJ. WALL.
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10. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
11. FOR ALL PARAPET AND ROOF HEIGHTS SEE ROOF PLANS, A400 SERIES SHEETS
12. FOR TYPICAL PLASTER CONTROL JOINTS, ALIGN WITH SIDE OF OPENING.

2 MULTISTORY BUILDING - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

1 MULTISTORY BUILDING - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

8/18/2022 6:04:45 PM

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EXTERIOR ELEVATIONS - MULTISTORY BUILDING

SHEET
AB511

000	KEYNOTE LEGEND
Key Value	Keynote Text

EXTERIOR FINISH LEGEND	
MATERIAL MARK	ITEM

ELEVATION GENERAL NOTES

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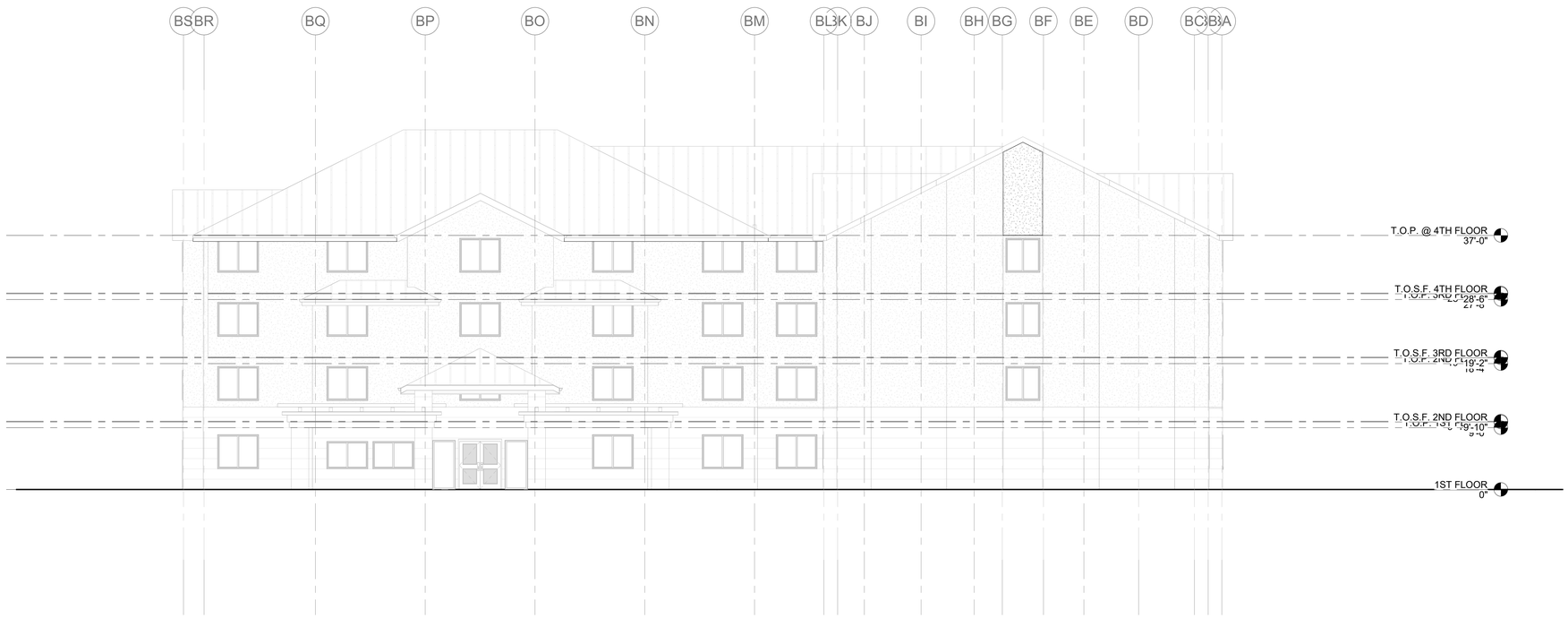
1 MULTISTORY BUILDING - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



2 MULTISTORY BUILDING - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - MULTISTORY BUILDING

SHEET
AB512

000	KEYNOTE LEGEND
Key Value	Keynote Text

EXTERIOR FINISH LEGEND	
MATERIAL MARK	ITEM

ELEVATION GENERAL NOTES

1. SEE FINISH INFORMATION ON SHEET A0.1 FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL
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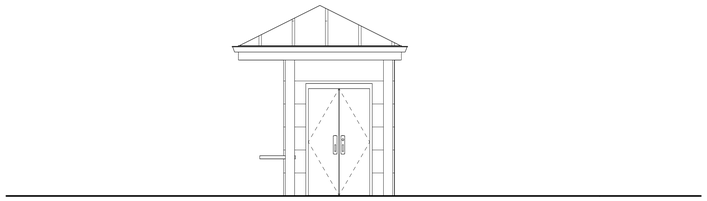
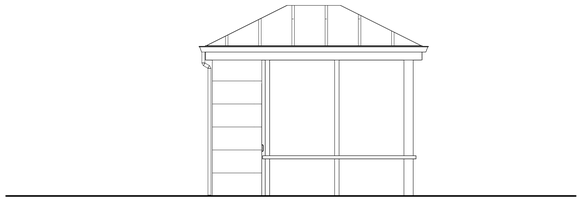
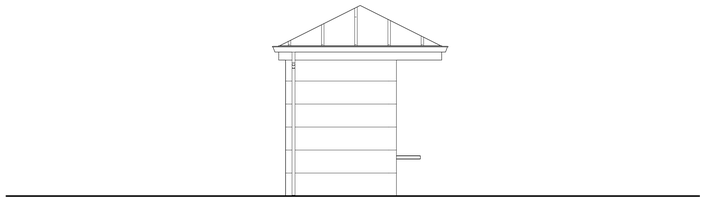


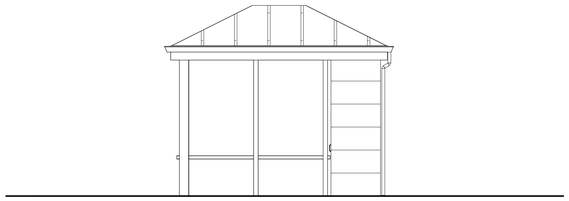
1 POTTING SHED - EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



2 POTTING SHED - EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



3 POTTING SHED - EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



4 POTTING SHED - EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - POTTING SHED

SHEET
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000	KEYNOTE LEGEND
Key Value	Keynote Text

EXTERIOR FINISH LEGEND	
MATERIAL MARK	ITEM

ELEVATION GENERAL NOTES

1. SEE FINISH INFORMATION ON SHEET A0.1 FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL
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11. FOR ALL PARAPET AND ROOF HEIGHTS SEE ROOF PLANS, A200 SERIES SHEETS
12. FOR TYPICAL PLASTER CONTROL JOINTS, ALIGN WITH SIDE OF OPENING.

EXTERIOR MATERIALS

BUILDING MATERIALS NOT SHOWN ON COLOR APPLICATION GUIDES. SEE ELEVATION SHEETS FOR MATERIALS.

STANDING SEAM METAL ROOF - TEAL - TO MATCH EXISTING

FINE GRAIN STUCCO - WHITE

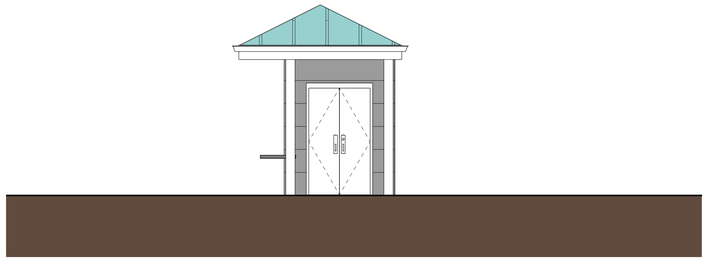
FINE GRAIN STUCCO W/ 1" REGLET @ 18" O.C. - GREY

FINE GRAIN STUCCO W/ 1" REGLET @ 18" O.C. - BEIGE - TO MATCH EXISTING

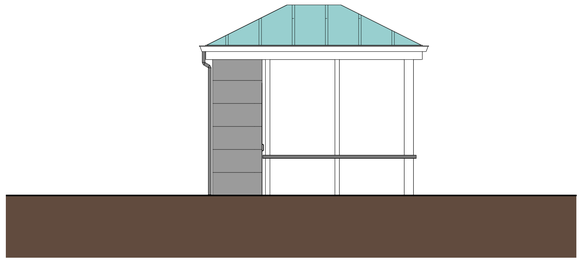
WOOD CANOPY, FASCIA, AND GUTTERS - SHERWIN WILLIAMS - WHITE

WINDOWS - ALUMINUM STOREFRONT AND VINYL - WHITE

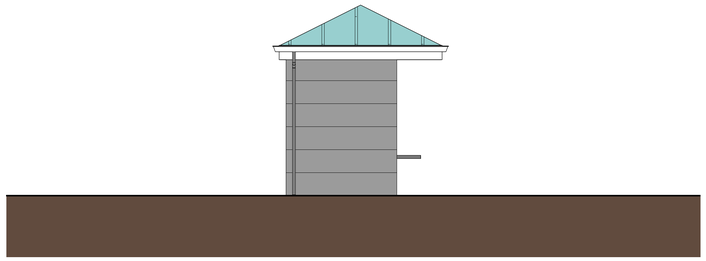
DOORS - ALUMINUM STOREFRONT AND HOLLOW METAL - WHITE



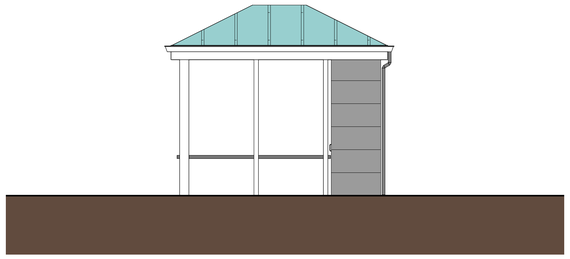
1 POTTING SHED - EXTERIOR COLOR ELEVATION - NORTH
1/4" = 1'-0"



2 POTTING SHED - EXTERIOR COLOR ELEVATION - EAST
1/4" = 1'-0"



3 POTTING SHED - EXTERIOR COLOR ELEVATION - SOUTH
1/4" = 1'-0"



4 POTTING SHED - EXTERIOR COLOR ELEVATION - WEST
1/4" = 1'-0"

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EXTERIOR COLOR ELEVATIONS - POTTING SHED

SHEET
AC512

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000	KEYNOTE LEGEND
Key Value	Keynote Text

EXTERIOR FINISH LEGEND	
MATERIAL MARK	ITEM

ELEVATION GENERAL NOTES

1. SEE FINISH INFORMATION ON SHEET A7.1 FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL
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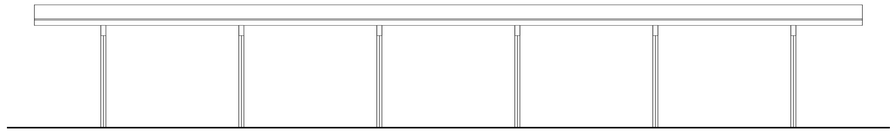
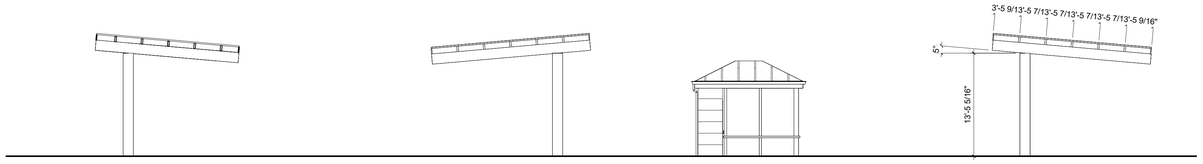
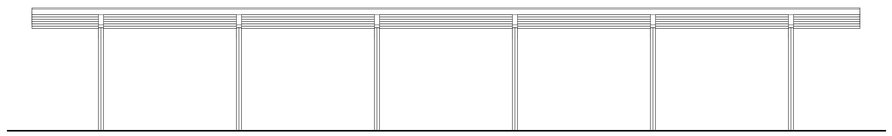


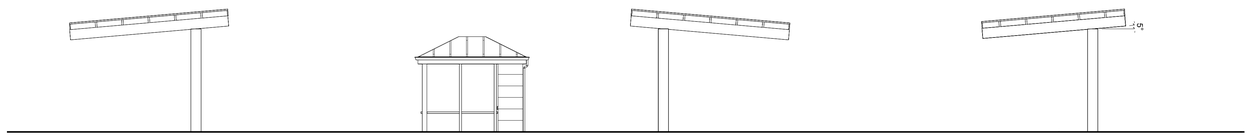
1 CARPORT - EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 CARPORT - EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3 CARPORT - EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4 CARPORT - EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - CARPORT - TYPICAL

SHEET
AD511

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000	KEYNOTE LEGEND
Key Value	Keynote Text

EXTERIOR FINISH LEGEND	
MATERIAL MARK	ITEM

ELEVATION GENERAL NOTES

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EXTERIOR MATERIALS

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FINE GRAIN STUCCO W/ 1" REGLET @ 18" O.C. - GREY

FINE GRAIN STUCCO W/ 1" REGLET @ 18" O.C. - BEIGE - TO MATCH EXISTING

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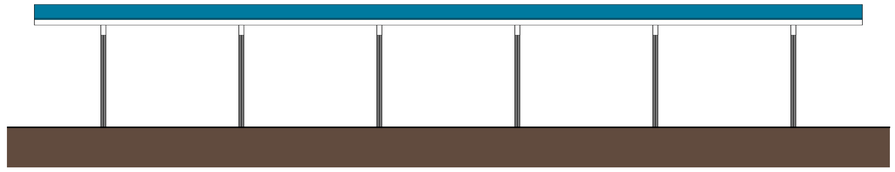
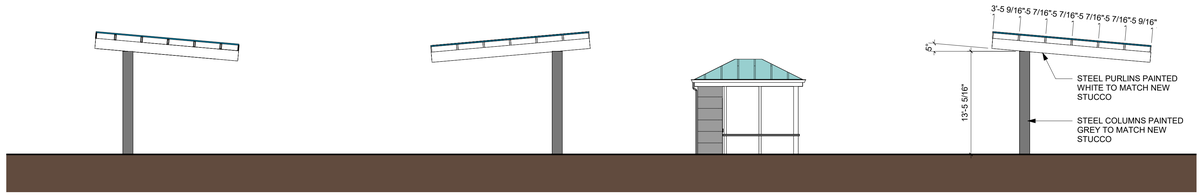
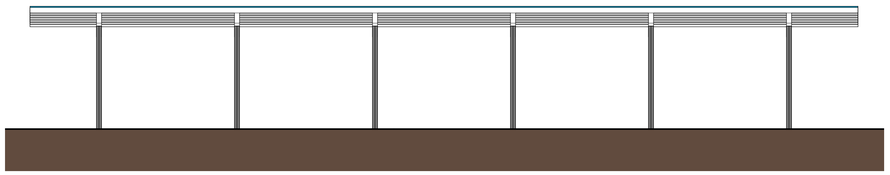
DOORS - ALUMINUM STOREFRONT AND HOLLOW METAL - WHITE



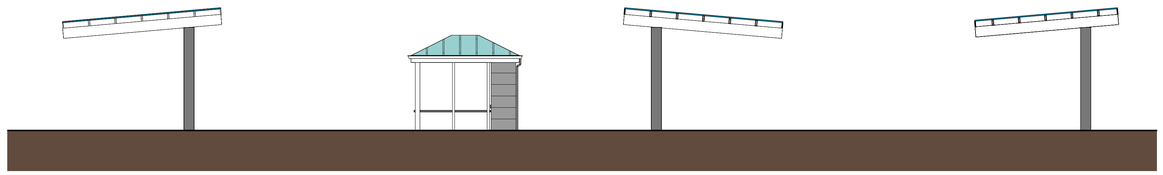
1 CARPORT - EXTERIOR COLOR ELEVATION - NORTH
1/8" = 1'-0"



2 CARPORT - EXTERIOR COLOR ELEVATION - EAST
1/8" = 1'-0"



3 CARPORT - EXTERIOR COLOR ELEVATION - SOUTH
1/8" = 1'-0"



4 CARPORT - EXTERIOR COLOR ELEVATION - WEST
1/8" = 1'-0"

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EXTERIOR COLOR ELEVATIONS - CARPORT - TYPICAL

SHEET
AD512

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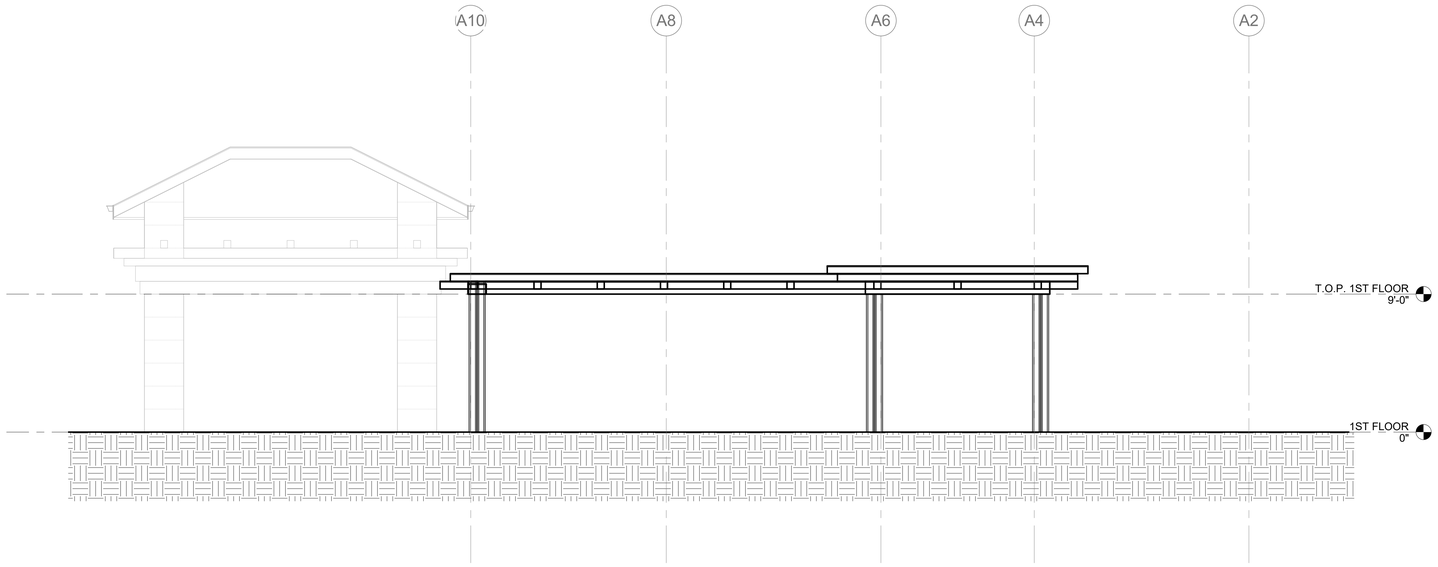
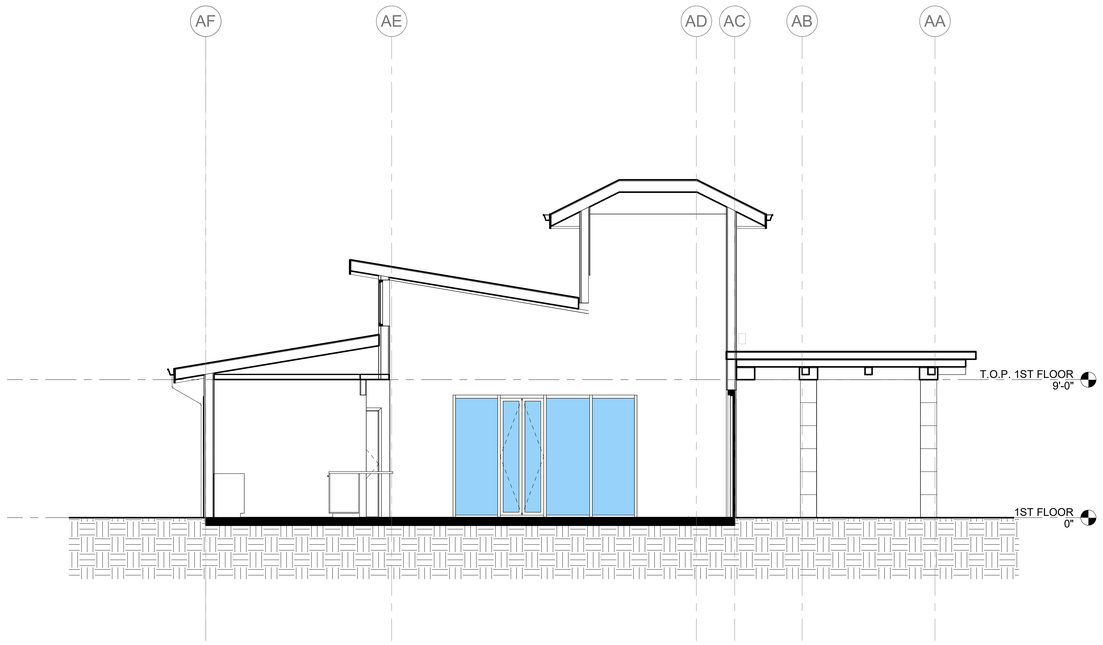
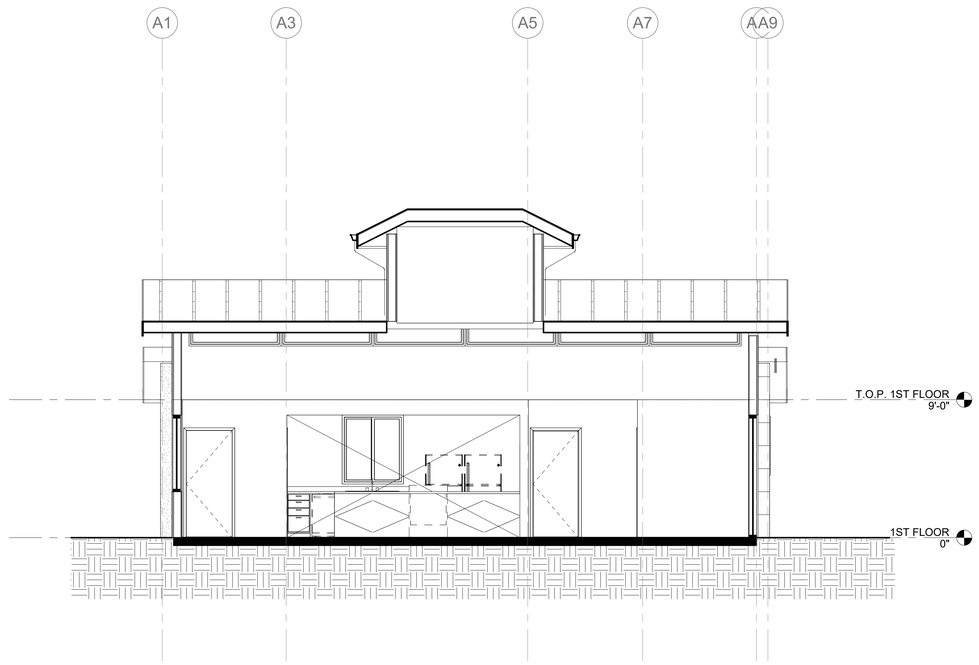
000	KEYNOTE LEGEND
Key Value	Keynote Text



3 SECTION - ENTRY CANOPY
1/4" = 1'-0"



2 COMMUNITY BUILDING - SECTION 2 - NORTH-SOUTH
1/4" = 1'-0"



1 COMMUNITY BUILDING - SECTION 1 - EAST-WEST
1/4" = 1'-0"

BUILDING SECTION NOTES

1. ALL WALLS SEPARATING DWELLING UNITS FROM EACH OTHER, AND FROM PUBLIC OR SERVICE AREAS SHALL HAVE A STC OF NOT LESS THAN STC 50. SEE DETAILS ON G3 SERIES SHEETS.
2. FRAMING ON BUILDING SECTIONS AND WALL SECTIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REF. STRUCTURAL DRAWINGS.
3. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE IN MATTERS OF FRAMING MEMBER SIZES, CONFIGURATION AND CONNECTIONS, AS WELL AS CONCRETE SLABS, WALLS, AND FOUNDATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL AND STRUCTURAL WALLS.
5. NO EXTRA COST WILL BE PAID FOR THE CONTRACTOR'S FAILURE TO COORDINATE WORK WITH STRUCTURAL ENGINEERING DRAWINGS AND OTHER CONSULTANTS WORK.
6. REFER TO MECHANICAL DRAWINGS FOR RETURN AND SUPPLY REGISTER LOCATIONS.
7. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF HVAC UNITS, DUCTS, EXHAUST FANS, ETC. (EQUIPMENT SHOWN ON WALL AND BUILDING SECTIONS ARE FOR GRAPHIC REFERENCE ONLY).
8. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF ALL LIGHTING FIXTURES.
9. VERIFY ALL LOCATIONS OF STACK PIPES, EXHAUST FAN PIPES, ETC. WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
10. FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL MOUNTED CABINETS, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIES FOR BACKING REQUIREMENTS.
11. SEE ROOF PLAN FOR ALL ROOF OVERHANG DIMENSIONS, RAIN WATER LEADER AND DOWNSPOUT LOCATIONS.
12. PROVIDE BLOCKING AS REQUIRED BY CODE.
13. FOR INSULATION REQUIREMENTS SEE ENERGY COMPLIANCE SHEETS.
14. FOR SOFFIT OR DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS ON A3 SERIES SHEETS.

ENVELOPE INSULATION LEGEND

(SEE PROJECT MANUAL FOR DETAILS)

R-30 BATT INSULATION
TYP. AT ROOF, U.O.N.

R-30 RIGID INSULATION
TYP. AT STEEL TRUSS ROOF

R-19 BATT INSULATION
TYP. AT EXTERIOR WALLS, U.O.N.

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BUILDING SECTIONS - COMMUNITY BUILDING

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AA611

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000	KEYNOTE LEGEND
Key Value	Keynote Text

BUILDING SECTION NOTES

1. ALL WALLS SEPARATING DWELLING UNITS FROM EACH OTHER, AND FROM PUBLIC OR SERVICE AREAS SHALL HAVE A STC OF NOT LESS THAN STC 50. SEE DETAILS ON G3 SERIES SHEETS.
2. FRAMING ON BUILDING SECTIONS AND WALL SECTIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REF. STRUCTURAL DRAWINGS.
3. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE IN MATTERS OF FRAMING MEMBER SIZES, CONFIGURATION AND CONNECTIONS, AS WELL AS CONCRETE SLABS, WALLS, AND FOUNDATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL AND STRUCTURAL WALLS.
5. NO EXTRA COST WILL BE PAID FOR THE CONTRACTOR'S FAILURE TO COORDINATE WORK WITH STRUCTURAL ENGINEERING DRAWINGS AND OTHER CONSULTANTS WORK.
6. REFER TO MECHANICAL DRAWINGS FOR RETURN AND SUPPLY REGISTER LOCATIONS.
7. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF HVAC UNITS, DUCTS, EXHAUST FANS, ETC. (EQUIPMENT SHOWN ON WALL AND BUILDING SECTIONS ARE FOR GRAPHIC REFERENCE ONLY).
8. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF ALL LIGHTING FIXTURES.
9. VERIFY ALL LOCATIONS OF STACK PIPES, EXHAUST FAN PIPES, ETC. WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
10. FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT WALL MOUNTED CABINETS, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIES FOR BACKING REQUIREMENTS.
11. SEE ROOF PLAN FOR ALL ROOF OVERHANG DIMENSIONS, RAIN WATER LEADER AND DOWNSPOUT LOCATIONS.
12. PROVIDE BLOCKING AS REQUIRED BY CODE.
13. FOR INSULATION REQUIREMENTS SEE ENERGY COMPLIANCE SHEETS.
14. FOR SOFFIT OR DROPPED CEILING HEIGHTS, SEE REFLECTED CEILING PLANS ON A3 SERIES SHEETS.

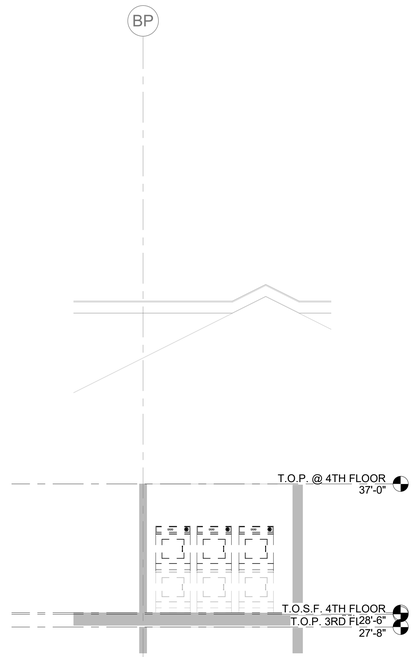
ENVELOPE INSULATION LEGEND

(SEE PROJECT MANUAL FOR DETAILS)

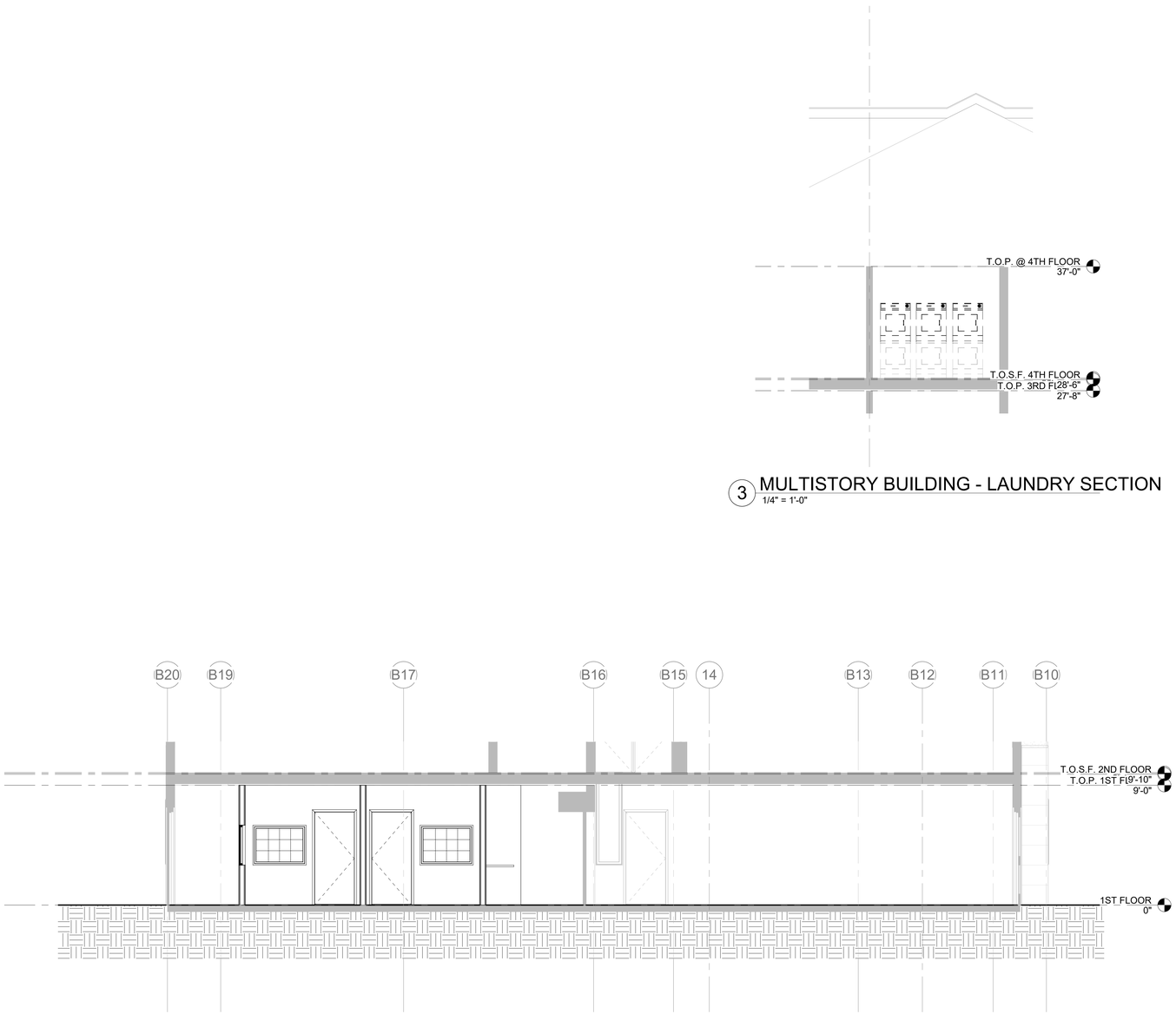
R-30 BATT INSULATION
TYP. AT ROOF, U.O.N.

R-30 RIGID INSULATION
TYP. AT STEEL TRUSS ROOF

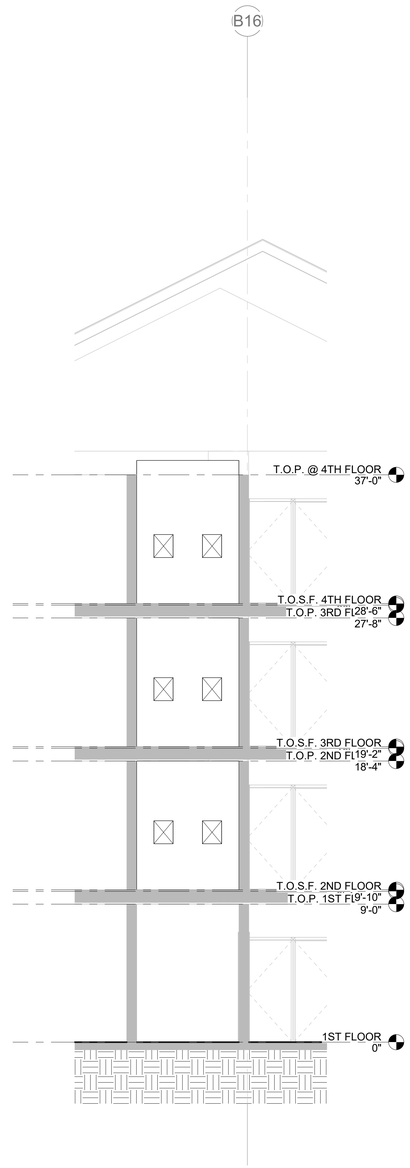
R-19 BATT INSULATION
TYP. AT EXTERIOR WALLS, U.O.N.



3 MULTISTORY BUILDING - LAUNDRY SECTION
1/4" = 1'-0"



2 MULTISTORY BUILDING - PROPOSED OFFICE SECTION
1/4" = 1'-0"



1 MULTISTORY BUILDING - TRASH ROOM SECTION
1/4" = 1'-0"

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BUILDING SECTIONS - MULTISTORY BUILDING

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AB611

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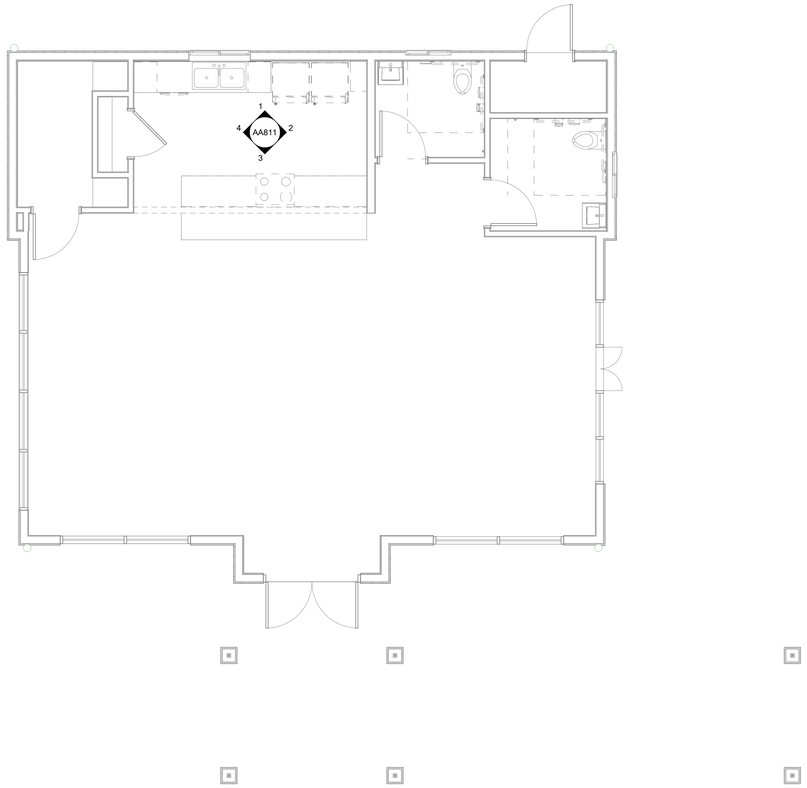
INTERIOR ELEVATION NOTES

1. FOR ADDITIONAL INFORMATION, SEE PLANS.
2. FOR INDICATED EQUIPMENT (1) SEE A211
3. FOR MATERIAL INFORMATION, SEE A731
4. FOR TYP. MOUNTING HEIGHTS OF TOILET ROOM ACCESSORIES, SEE A100 SERIES SHEETS
5. FOR ALL SOFFIT HEIGHTS AND LOCATIONS, REF. A200 AND A300 SERIES SHEETS

(000)	KEYNOTE LEGEND
Key Value	Keynote Text



1 COMMUNITY BUILDING - INTERIOR ELEVATION KEY PLAN - 1ST FLOOR
1/4" = 1'-0"

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INTERIOR ELEVATION PLAN - COMMUNITY BUILDING

SHEET
AA801

PROJECT NORTH

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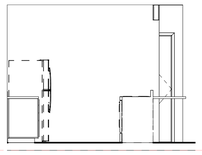
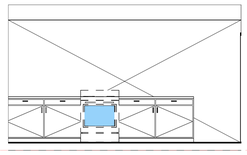
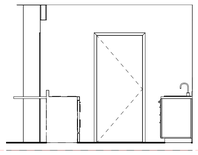
1 COMMUNITY BUILDING KITCHEN A
1/4" = 1'-0"



2 COMMUNITY BUILDING KITCHEN B
1/4" = 1'-0"



3 COMMUNITY BUILDING KITCHEN C
1/4" = 1'-0"



4 COMMUNITY BUILDING KITCHEN D
1/4" = 1'-0"

BOT. OF ELEVATIONS
DIM.
DIM.
DIM.
ELEVATION TITLE

ADD 1' TO RIGHT SIDE OF ELEVATIONS

INTERIOR ELEVATION NOTES

1. FOR ADDITIONAL INFORMATION, SEE PLANS.
2. FOR INDICATED EQUIPMENT (1) SEE A241
3. FOR MATERIAL INFORMATION, SEE A734
4. FOR TYP. MOUNTING HEIGHTS OF TOILET ROOM ACCESSORIES, SEE A100 SERIES SHEETS
5. FOR ALL SOFFIT HEIGHTS AND LOCATIONS, REF. A200 AND A300 SERIES SHEETS

(000)	KEYNOTE LEGEND
Key Value	Keynote Text

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INTERIOR ELEVATIONS - COMMUNITY BUILDING

SHEET
AA811

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1 MULTISTORY BUILDING - INTERIOR ELEVATION KEY PLAN - 1ST FLOOR
1/8" = 1'-0"

INTERIOR ELEVATION NOTES

1. FOR ADDITIONAL INFORMATION, SEE PLANS.
2. FOR INDICATED EQUIPMENT (1) SEE A211
3. FOR MATERIAL INFORMATION, SEE A731
4. FOR TYP. MOUNTING HEIGHTS OF TOILET ROOM ACCESSORIES, SEE A100 SERIES SHEETS
5. FOR ALL SOFFIT HEIGHTS AND LOCATIONS, REF. A200 AND A300 SERIES SHEETS

(000)	KEYNOTE LEGEND
Key Value	Keynote Text

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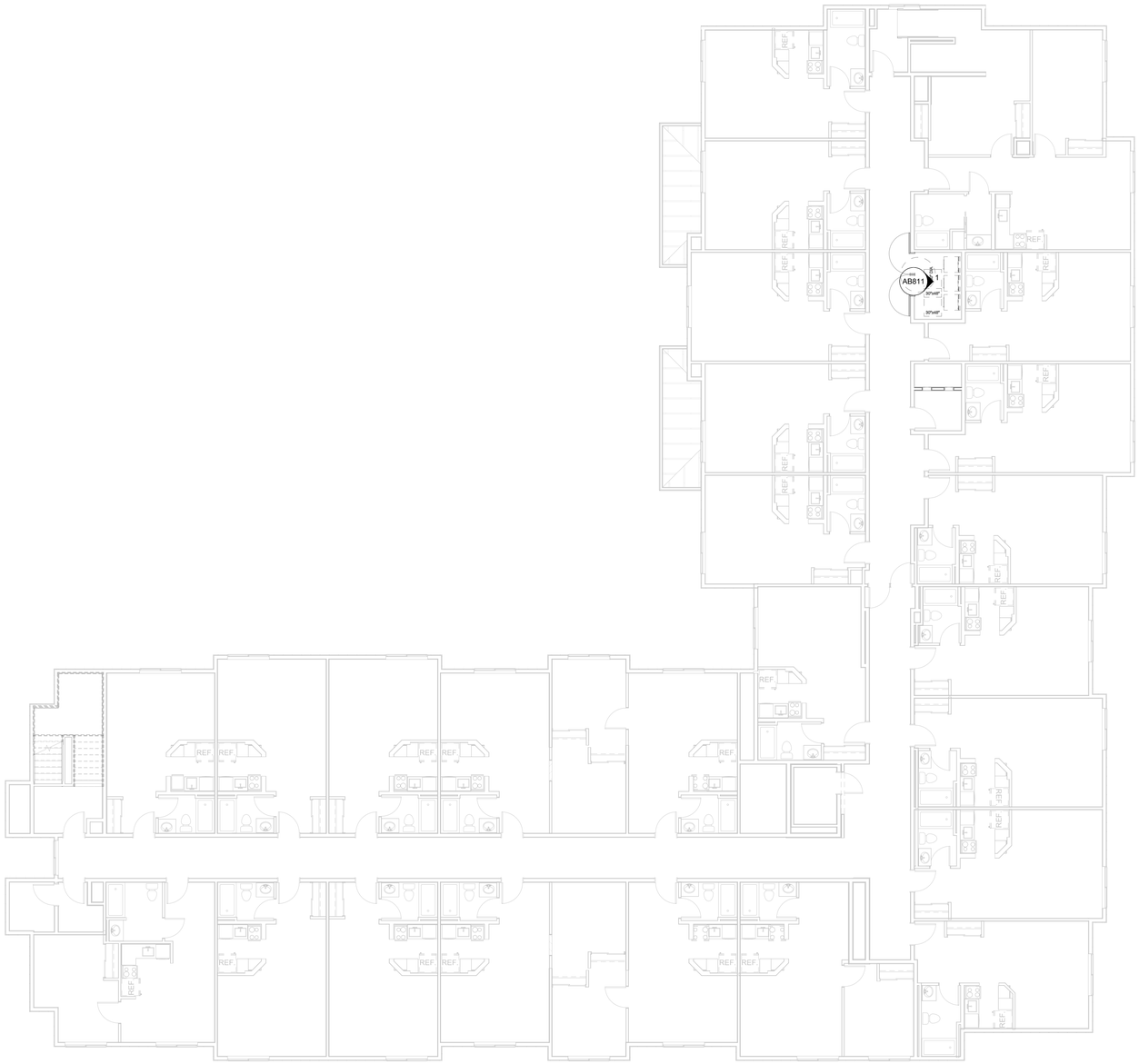
INTERIOR ELEVATION PLAN - MULTISTORY BUILDING - FIRST FLOOR

SHEET
AB801

PROJECT NORTH

8/18/2022 6:04:54 PM



1 MULTISTORY BUILDING - INTERIOR ELEVATION KEY PLAN - 4TH FLOOR
1/8" = 1'-0"

INTERIOR ELEVATION NOTES

1. FOR ADDITIONAL INFORMATION, SEE PLANS.
2. FOR INDICATED EQUIPMENT (1) SEE A211
3. FOR MATERIAL INFORMATION, SEE A731
4. FOR TYP. MOUNTING HEIGHTS OF TOILET ROOM ACCESSORIES, SEE A100 SERIES SHEETS
5. FOR ALL SOFFIT HEIGHTS AND LOCATIONS, REF. A200 AND A300 SERIES SHEETS

(000)	KEYNOTE LEGEND
Key Value	Keynote Text

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INTERIOR ELEVATION PLAN - MULTISTORY BUILDING - FOURTH FLOOR

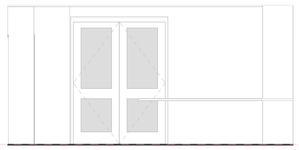
SHEET
AB802

PROJECT NORTH

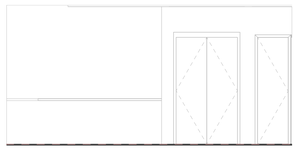
8/18/2022 6:05:00 PM

BOT. OF ELEVATIONS
DIM.
DIM.
DIM.
ELEVATION TITLE

4 INTERIOR ELEVATION - 1ST FLOOR RECEPTION C
1/4" = 1'-0"

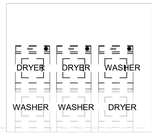


3 INTERIOR ELEVATION - 1ST FLOOR RECEPTION B
1/4" = 1'-0"



2 INTERIOR ELEVATION - 1ST FLOOR RECEPTION A
1/4" = 1'-0"

ALIGN RIGHT SIDE OF ELEVATIONS



BOT. OF ELEVATIONS
DIM.
DIM.
DIM.
ELEVATION TITLE

1 INTERIOR ELEVATION - 4TH FLOOR LAUNDRY ROOM
1/4" = 1'-0"

ALIGN RIGHT SIDE OF ELEVATIONS

INTERIOR ELEVATION NOTES

1. FOR ADDITIONAL INFORMATION, SEE PLANS.
2. FOR INDICATED EQUIPMENT (1) SEE A241
3. FOR MATERIAL INFORMATION, SEE A734
4. FOR TYP. MOUNTING HEIGHTS OF TOILET ROOM ACCESSORIES, SEE A100 SERIES SHEETS
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000	KEYNOTE LEGEND
Key Value	Keynote Text

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INTERIOR ELEVATIONS - MULTISTORY BUILDING

SHEET
AB811

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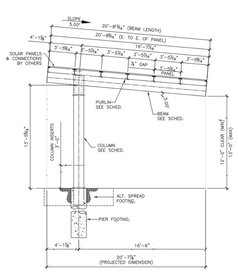

3 BAJA CARPORT SAMPLE DETAIL
6" = 1'-0"

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ARCHITECTURAL DETAILS

SHEET
A901

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SHORES LANDING

REDWOOD CITY, CA

GENERAL NOTES

1. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
2. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA, THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
3. ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ERRORS, THE OCCUPATIONAL SAFETY AND HEALTH ACT AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
6. THE CONTRACTOR MUST PROVIDE FOR SAFE ACCESSIBLE INGRESS AND EGRESS FOR ADJACENT PROPERTY OWNERS AND EVA THROUGHOUT THE PERIOD OF CONSTRUCTION . TEMPORARY THROUGH ACCESS FOR THE GENERAL PUBLIC DUE TO CONSTRUCTION STAGING OR LIMITATIONS MUST BE FULLY REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. ALL ACCESS MUST BE SAFE, SECURED, FLAGGED, SIGNED, AND ACCESSIBLE PER THE APPROVED SITE ACCESS PLAN SUBMITTED BY THE CONTRACTOR AND REQUIRED BY THE OWNER.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMERGENCY VEHICLE ACCESS, PUBLIC SAFETY AND SAFETY OF EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, FENCING, BARRICADES, TRAFFIC CONTROLS, FLAGGERS , SHORINGS, BRACING AND GUYS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS AND LOCAL SAFETY ORDINANCES.
8. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
9. ALL EXISTING UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
10. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION MUST BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER OR UTILITY AGENCY REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE.
11. ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY REPRESENTATIVE INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
12. THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (STORM DRAINS) SHALL BEGIN AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY ENGINEER OR BY THE OWNER.
13. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
14. THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS, IS NEITHER SPECIFIED NOR RECOMMENDED. ANY PARTY INSTALLING OR USING ANY PARTY SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT.
15. THE CONTRACTOR MUST MEET AND IMPLEMENT ALL NPDES, SWPPP, AND EROSION CONTROL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
16. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT GATES & ASSOCIATES AT (925) 736-8176 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
17. ALL PROPOSED PLANTS HAVE BEEN CROSSED REFERENCED FOR INVASIVENESS IN CALIFORNIA

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
2. ALL WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
4. ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
5. ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
6. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
7. WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
8. SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
9. EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
10. BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
11. STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
12. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
13. SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
14. PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
15. ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
17. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
18. ANY AND ALL WORK WITHIN CITY RIGHT OF WAY SHALL CONFORM TO ALL CITY STANDARD DETAILS AND SPECIFICATIONS.
19. CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC.. IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
20. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
22. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
23. ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
24. THE CONTRACT DRAWINGS MUST BE ACCOMPANIED BY CONTRACT SPECIFICATIONS. THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT AT 925-736-8176 FOR SPECIFICATIONS IF NOT RECEIVED.
25. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND MATERIALS OF THE CONTRACT DOCUMENTS INCLUDING ALL WORK AND MATERIALS PROVIDED BY SUBCONTRACTORS. ALL QUALIFICATIONS OF THE CONTRACT DOCUMENTS INCLUDING ALL SPECIFIC EXCLUSIONS OF ANY WORK, DETAILS, MATERIALS, AND INCIDENTALS SHALL BE CONFIRMED AND ACCEPTED IN WRITING BY THE CONTRACTOR AND OWNER UPON FINALIZATION OF BIDS AND CONTRACT. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ALL QUALIFICATIONS AND NOTIFICATIONS.

ABBREVIATIONS

AC	ASPHALT CONCRETE	LSB	LIGHT SANDBLAST
A.F.G.	ABOVE FINISHED GRADE	MFR	MANUFACTURER
BOW	BACK OF WALK	MIN.	MINIMUM
BS	BOTTOM OF STAIR	MED	MEDIUM
BW	BOTTOM OF WALL	MSB	MEDIUM SANDBLAST
BW	BOTH WAYS	(N)	NEW
C	CONDUIT	NIC	NOT IN CONTRACT
C&G	CURB AND GUTTER	NTS	NOT TO SCALE
CB	CATCH BASIN (CIVIL)	O.C.	ON CENTER
CL	CENTER LINE	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CMU	CONCRETE MASONRY UNIT	PA	PLANTING AREA
CO	CLEAN OUT (CIVIL)	PCC	PORTLAND CEMENT CONCRETE
CONC.	CONCRETE	PL	PROPERTY LINE
CP	CONTROL POINT	PR	PROPOSED
CTRL	CONTROL	PVC	POLY VINYL CHLORIDE
DIA	DIAMETER	(R)	RELOCATED
(E), EXIST	EXISTING	R	RADIUS
E	ELECTRICAL	S	SLOPE
E.W.	EACH WAY	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EA	EACH	S.C.D.	SEE CIVIL DRAWINGS
EJ	EXPANSION JOINTS	S.E.D.	SEE ELECTRICAL DRAWINGS
EL	ELEVATION	S.S.D.	SEE STRUCTURAL DRAWINGS
EQ	EQUAL	S.P.D.	SEE PLUMBING DRAWINGS
ES	EQUAL SPACES	SB	SANDBLAST
EX	EXISTING	SIM	SIMILAR
F.O.F.	FACE OF BUILDING	SP	SPACING
(F), FUT	FUTURE	SD	STORM DRAIN
FC	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLD
FH	FIRE HYDRANT	SL	STREET LIGHT
FL	FLOW LINE	SQ.	SQUARE
(G), GRD	GROUND	SS	STAINLESS STEEL
G	GAS	SS	SANITARY SEWER (CIVIL)
GB	GRADE BREAK	SSCO	SANITARY SEWER CLEANOUT
HC	HANDICAP FACILITY	SSMH	SANITARY SEWER MANHOLE
HDPE	HIGH DENSITY POLYETHYLENE	S/W	SIDEWALK
HH	HANDHOLE	TBD	TO BE DETERMINED
HSB	HEAVY SANDBLAST	TS	TOP OF STAIR
HT	HEIGHT	TW	TOP OF WALL
INV	INVERT	TYP.	TYPICAL
IC	IRRIGATION CONTROL	UNO	UNLESS OTHERWISE NOTED
IRR	IRRIGATION	W	WATER LINE (CIVIL)
JB	JUNCTION BOX	WP	WATERPROOF
LIP	LIP OF GUTTER	W.P.M.	WATERPROOF MEMBRANE
L.O.W.	LIMIT OF WORK		
	POINT OF BEGINNING		
	ALIGN		

Sheet List Table

Sheet Number	Sheet Title
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L0.2	PLANTING NOTES AND LEGEND
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L1.2	EXISTING TREE IMAGES
L2.1	LAYOUT PLAN
L3.1	IRRIGATION PLAN
L4.1	PLANTING PLAN
L5.1	PLANTING DETAILS
L5.2	CONSTRUCTION DETAILS

LOCATION MAP

LAYOUT SCHEDULE

	KEY	DESCRIPTION	SIZE (LXWXH)	COLOR	FINISH	MFG/SUPPLIER	CONTACT	DETAIL/ SHEET
P1		CONCRETE PAVING	SCORE/EJ'S PER DETAIL	STANDARD GREY	MEDIUM BROOM	–	–	1/L5.2
P2		DECOMPOSED GRANITE	PER PLAN	–	–	–	–	2/L5.2
P3		RECYCLED LIGHT VEH. PAVER	PER PLAN	LIGHT	–	EXISTING ON SITE	–	–
P4		RECYCLED DARK VEH. PAVER	PER PLAN	DARK	–	EXISTING ON SITE	–	–
W1		LOW PLANTER WALL	PER PLAN 1'W X 8" H	STANDARD GREY	MEDIUM BROOM	–	–	4/L5.2
F1		ORNAMENTAL FENCE	48"H	BLACK	POWDER COAT	CODE ARCHITECTURAL	800-491-7999	5/L5.2
F2		ORNAMENTAL GATE	48"H	BLACK	POWDER COAT	CODE ARCHITECTURAL	800-491-7999	6/L5.2
H1		METAL HEADER	–	–	STEEL	SURELOC	616-392-3209	3/L5.2

SITE FURNITURE LEGEND

- RAISED COMMUNITY PLANTER — 7 / L5.2
- CHESS TABLES — OWNER FURNISHED, CONTRACTOR TO INSTALL
- BENCHES — OWNER FURNISHED, CONTRACTOR TO INSTALL
- MONUMENT SIGN — 10 / L5.2
- TABLES — OWNER FURNISHED, CONTRACTOR TO INSTALL
- POTS — 5 / L5.1
  MFR: QCP
  MODEL: QR-CRE3630P
  COLOR: HARVEST
  FINISH: CRAFTSMAN'S ETCH
  INSTALL PER MFR SPECS
- PING PONG TABLE — OWNER FUNISHED
- BBQ — 9 / L5.2
- BOULDERS — 8 / L5.2
- SMOKE COVER STRUCTURE — 11 / L5.2
  MFR: POLIGOON
  MODEL: SSH-12-E1W
  INSTALL PER MFR SPECS

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5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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552.059 - SHORES LANDING
1000 TWIN DOLPHIN DRIVE REDWOOD CITY, CA

100% DD SET

ISSUE SET 8/17/2022

REVISIONS

SEAL / SIGNATURE

JOB NO.	552.059
DRAWN	JT
CHECK	EG, JT

GENERAL NOTES

L0.1

PATH: P:\REDWOOD CITY\SHORES LANDING (PR0351)\ACAD\SHEETS_DS-C-SHORES.DWG
PLOT DATE: 8/17/2022 4:43 PM
7/7/2022 2:22:22 PM

PLANTING NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
4. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
5. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
6. ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
7. CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
8. CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
   - FIRE HYDRANTS AND PIVS: 5' MINIMUM
   - LIGHT POLES: 10' MINIMUM
   - UTILITIES: 5' MINIMUM
   - BUILDING ROOF EDGE: 5' MINIMUM
9. CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
10. PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.

EXISTING PLANT MATERIAL

1. ALL EXISTING PLANT MATERIAL, TREES, OR LAWN TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
2. ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
3. CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

SOILS

1. THE CONTRACTOR MAY PROTECT AND STOCKPILE EXISTING SITE SOILS WHICH MAY BE REUSED FOR PLANTING PURPOSES. EXISTING SOILS SHALL BE TESTED PRIOR TO STOCKPILE FOR SOILS SUITABILITY PER THE REQUIREMENTS BELOW.
3. ALL ORGANIC COMPOST SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST FOR COMPATIBILITY TO EXISTING SITE SOILS. TEST RESULTS SHALL BE DATED WITHIN THE LAST 3 MONTHS OF THE SUBMITTAL.
4. ALL EXISTING SITE SOILS SHALL HAVE AN AGRICULTURAL SUITABILITIES TEST BY AN APPROVED SOILS TESTING LAB (WAYPONT ANALYTICAL OR APPROVED EQUAL) AND ANALYSIS FOR RECOMMENDATIONS ON ORGANIC COMPOST, AMENDMENTS, GRO POWER FERTILIZER AND ANY INCIDENTALS. RECOMMENDATIONS CONTAINED IN THE SOILS ANALYSIS RESULTS ARE TO BE IMPLEMENTED BEFORE PLANTING OCCURS. CONTRACTOR SHALL PROVIDE UP TO 4 COMBINED TESTS AT LOCATIONS SELECTED BY THE LANDSCAPE ARCHITECT. SOIL SAMPLES TO BE TAKEN AND COMBINED FROM A DEPTH OF 6" AND 24". PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). THE ORGANIC COMPOST TEST RESULTS LISTED ABOVE SHALL BE SUBMITTED TO THE SOILS LAB FOR ACCURATE RECOMMENDATIONS OF THE SOIL AMENDMENT REQUIREMENTS. TEST RESULTS SHALL BE TAKEN AFTER ALL GRADING OPERATIONS ARE COMPLETE.
5. ALL LIME TREATED SOILS IN AREAS TO RECEIVE PLANTING SHALL BE FULLY REMOVED AND REPLACED WITH CLEAN APPROVED IMPORT TOP SOIL AT NO COST TO THE OWNER. AN ADDITIONAL 8 SOILS TESTS MAY BE REQUESTED BY THE LANDSCAPE ARCHITECT. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
7. ALL IMPORT SOILS SHALL BE FREE OF DELETERIOUS MATERIALS, AGGREGATES, AND ROCK. IMPORT SOIL SHALL BE LOAM/ CLAY LOAM WITH A PH BETWEEN 6 AND 7.5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
8. FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST, 50LBS GYPSUM, 20LBS SOIL SULFUR AND 160LBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
9. SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
10. ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS CONSTRUCTION STAGING AREAS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
11. CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

TREES

1. ALL TREES SHALL BE STANDARDS UNLESS SPECIFICALLY NOTED.
2. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6'-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
3. PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB AT PARKING, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2, (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)632-7083. S.C.D. FOR LOCATIONS OF WATER BARRIER.
4. PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
5. TREES MUST HAVE AN UNCUT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.
6. FOR ALL TREES IN STORMWATER INFILTRATION ZONES HOLD FG OF ROOTBALL 4" ABOVE FG OF FLOWLINE. ADJUST ADJACENT GRADE OF SOIL TO BLEND UNIFORMLY AROUND ROOTBALL AND ALLOW UNIMPEDED FLOW OF WATER.

SHRUBS, GROUNDCOVERS AND VINES

1. GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
2. SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.
3. THE CONTRACTOR IS TO SECURE ALL VINES TO TRELLISES WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

ACCESSORIES

1. ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AND DECOMPOSED GRANITE AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
2. ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
3. ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
4. ALL STORMWATER CURB CUTS MUST BE REINFORCED WITH A MINIMUM 12" WIDE X18" LONG X 6" DEEP BAND OF COBBLE. COBBLE SHALL BE 40% 4"-6" AND 60% 2"-3" NOYO COBBLE. PROVIDE 24" WIDE BY 6" DEPTH OF COBBLE AROUND ALL CATCH BASINS LOCATED IN DRAINAGE AREAS. SUBMIT SAMPLE FOR REVIEW AND APPROVAL
5. ALL RAINWATER LEADERS DISCHARGING INTO LANDSCAPE AREAS MUST HAVE SPLASH BLOCKS. MODEL: CDI 16X24". COLOR: TO MATCH PAVING. (800) 279-2278.
6. ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL CS-3 OR APPROVED EQUAL.AVAILABLE FROM REED & GRAHAM 888-381-0800.
7. SEE SPECIFICATIONS FOR ALL FERTILIZER REQUIREMENTS

SUBMITTALS

1. CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, INCIDENTALS, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
3. ALL SUBMITTALS AND PLANT MATERIAL NOT REVIEWED AND APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO FULL REMOVAL AND REPLACEMENT WITH APPROVED SOILS, FERTILIZERS, AND PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.
4. SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.

MUNICIPAL REQUIREMENTS

1. ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY CITY REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY, THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE CITY CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS, SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY LANDSCAPE ARCHITECT. SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
3. DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.
3. THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
4. A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

TREE PROTECTION NOTES:

1. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH SITE TREE. FENCING SHALL BE LOCATED AT OR BEYOND THE CANOPY DRIP LINE SO THAT 100% OF THE DRIP LINE WILL BE PROTECTED BY FENCING. TO REDUCE SOIL COMPACTION FROM EQUIPMENT.
2. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED PER ARBORIST'S RECOMMENDATIONS TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. SIX FEET DIAMETER, MINIMUM, BY SIX INCH TALL EARTH BERMS SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS TEMPORARY WATERING BASINS DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE REQUIREMENTS. APPROVED MULCH OF 1-2 INCH SIZED WOOD CHIPS SHALL BE PLACED AT A DEPTH OF 4 INCHES WHERE NO EXCAVATION IS TO OCCUR IN THE VICINITY OF THE TREES TO BE PROTECTED.
3. THE TREE PROTECTION FENCE SHALL BE 6' HIGH SNOW FENCE WITH IMMOVABLE POSTS. THE FENCING SHALL FORM A CONTINUOUS BARRIER WITHOUT ENTRY POINTS AROUND EACH TREE. ANY ENCROACHMENT INTO THE DRIP LINE FOR FENCING OR CONSTRUCTION PURPOSES SHALL NOT BE PERMITTED.
4. LOW HANGING LIMBS OF SAVED TREES SHALL BE PRUNED PRIOR TO GRADING, OR ANY EQUIPMENT MOBILIZATION ON SITE. THE PURPOSE OF THIS REQUIREMENT IS TO AVOID TEARING LIMBS BY HEAVY EQUIPMENT. ALL LIMBS TO BE PRUNED SHALL BE SUPERVISED BY THE ARBORIST OF RECORD FOR THE JO.
5. THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIP LINE ENCROACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES AND EQUIPMENT. NO OILS, GAS, CHEMICALS, LIQUID WASTE, SOLID WASTE CONSTRUCTION MACHINERY OR CONSTRUCTION MATERIALS SHALL BE STORED OR ALLOWED TO STAND FOR ANY PERIOD OF TIME WITHIN THE DRIP LINE OF THE TREE. FURTHER, NO ONE SHALL ENTER THE FENCE PERIMETER FOR ANY REASON EXCEPT FOR THE PURPOSE OF MONITORING THE HEALTH OF THE TREE. ACCIDENTAL DAMAGE TO BARK, ROOT CROWN, OR LIMBS MAY INCREASE POTENTIAL FOR FUTURE DECLINE.
6. CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN OUTSIDE THE FENCED AREA AND AT ALL TIMES UNTIL PROJECT IS COMPLETE, AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF FENCING.
7. A 'TREE PROTECTION ZONE' SIGN SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING.
8. THE ARBORIST OF RECORD FOR THE JOB OR THE CITY ARBORIST SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE FENCING PRIOR TO ANY GRADING OPERATIONS.
9. FENCING MUST REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. THIS SHALL INCLUDE GRADING AND COMPACTION ACTIVITIES, INSTALLATION OF UNDERGROUND, ALL CONSTRUCTION ACTIVITIES AND ANY OTHER CONSTRUCTION OR ACTIVITY WHICH IS SCHEDULED PRIOR OR LANDSCAPE INSTALLATION.
10. ROOTS OF SINGLE STANDING TREES OFTEN EXTEND UP TO THREE TIMES THE DISTANCE OF THE ACTUAL DRIP LINE AND FUNCTION PRIMARILY IN THEY UPTAKE OF NUTRIENTS AND WATER. THE DRIP LINE IS ARBITRARILY ESTABLISHED AS THE MINIMUM ROOT AREA GENERALLY REQUIRED TO PRESERVE TREE HEALTH. AS MUCH AREA AROUND THE CIRCUMFERENCE OF THE TREE SHOULD HAVE MINIMUM INTRUSION TO FURTHER INSURE TREE SURVIVAL AND HEALTH.
11. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO IN-KIND REPLACEMENT EQUAL TO THE VALUE OF THE MATURE RESOURCE LOST, AS DETERMINED BY THE CITY.
12. NO MECHANICAL TRENCHING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE. ANY EXCAVATION IF REQUIRED SHALL BE BY HAND, AIR SPADE OR BY VACUUM. CUTTING OF ANY ROOTS OVER 3" DIA SHALL BE REVIEWED BY AN ARBORIST.
13. SEE TREE PRESERVATION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
14. THE CONTRACTOR SHALL CONTRACT WITH AN ARBORIST AS REQUIRED TO ENSURE PROPER TREE HEALTH IF A PROJECT ARBORIST OR CITY ARBORIST HAS NOT BEEN CONTRACTED.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK (NATIVE)	24" BOX	L	
LAG	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24" BOX	L	
PIC	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	L	
PLA	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE (NATIVE)	24" BOX	L	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
AM	ACHILLEA MILLEFOLIUM	COMMON YARROW (NATIVE)	1 GAL	L	24" o.c.
AY	ANIGOZANTHOS X 'YELLOW GEM'	YELLOW GEM KANGAROO PAW	1 GAL	L	36" o.c.
BP	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH (NATIVE)	5 GAL	L	96" o.c.
BH	BULBINE FRUTESCENS 'HALLMARK'	HALLMARK STALKED BULBINE	5 GAL	L	36" o.c.
CL	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L	48" o.c.
CE	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	L	48" o.c.
DV	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	5 GAL	L	36" o.c.
EA	ECHEVERIA X 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL	L	12" o.c.
FC	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY (NATIVE)	5 GAL	L	60" o.c.
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH (NATIVE)	5 GAL	L	36" o.c.
JC	JUNCUS PATENS 'CARMAN'S GREY'	SPREADING RUSH (NATIVE)	5 GAL	L	36" o.c.
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE (NATIVE)	5 GAL	L	48" o.c.
LI	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	5 GAL	L	36" o.c.
MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	L	48" o.c.
MR	MUHLENBERGIA RIGENS	DEER GRASS (NATIVE)	5 GAL	L	36" o.c.
MY	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE (NATIVE)	5 GAL	L	36" o.c.
RO	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	L	36" o.c.
SC	SALVIA CLEVELANDII	CLEVELAND SAGE (NATIVE)	5 GAL	L	36" o.c.
SB	SENECIO MANDRALISCAE 'BLUE CHALK STICKS'	SENECIO	5 GAL	L	12" o.c.
VL	VERBENA LILACINA 'DE LA MINA'	DE LA MINA LILAC VERBENA (NATIVE)	5 GAL	L	36" o.c.
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
TA	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	5 GAL	L	12" o.c.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
SOD	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD	M	

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ISSUE SET	8/17/2022

REVISIONS

SEAL / SIGNATURE

JOB NO.	552.059
DRAWN	JT
CHECK	EG, JT

PLANTING NOTES AND LEGEND

L0.2

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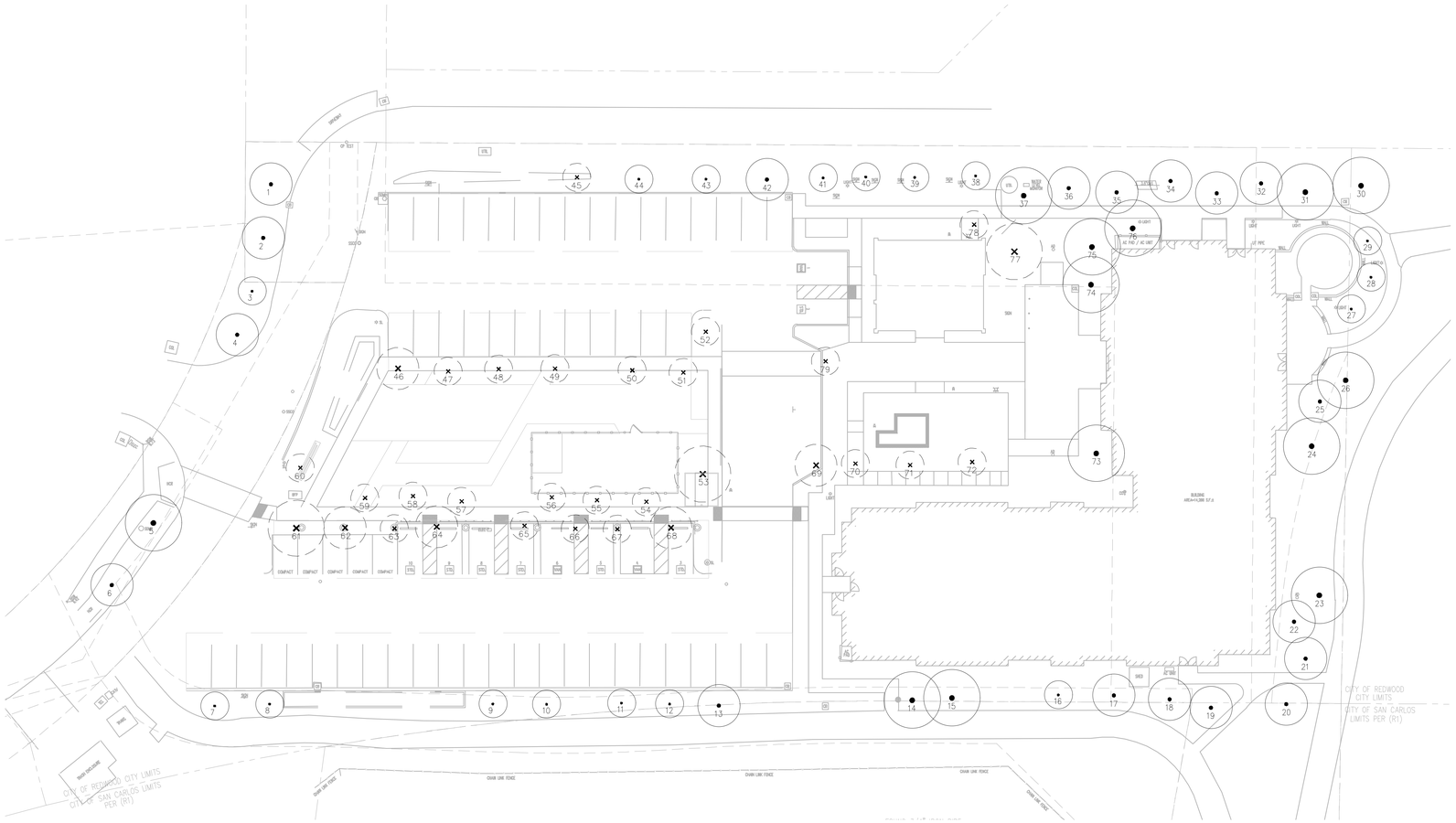

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SCALE

TREE PROTECTION NOTES

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15. OFFSITE NON–NATIVE TREES ABOVE 8" IN DIAMETER, AND OFFSITE NATIVE TREES ABOVE 4" IN DIAMETER TO BE PROTECTED DURING CONSTRUCTION.

LEGEND

× 1 EXISTING TREES TO BE REMOVED

•10 TREES TO REMAIN

TREE INVENTORY

TREE NO.	COMMON NAME	SPECIES	DBH (IN.)	CONDITION	PROTECTED	REMOVAL
1	CALLERY PEAR	PYRUS CALLERYANA	7.5	POOR		NO
2	CALLERY PEAR	PYRUS CALLERYANA	6.5	POOR		NO
3	CALLERY PEAR	PYRUS CALLERYANA	5	POOR		NO
4	CALLERY PEAR	PYRUS CALLERYANA	6.5	POOR		NO
5	CALLERY PEAR	PYRUS CALLERYANA	11	POOR	1	NO
6	CALLERY PEAR	PYRUS CALLERYANA	7.5	POOR		NO
7	MARINA MADRONE	ARBUTUS 'MARINA'	5.5	FAIR		NO
8	MARINA MADRONE	ARBUTUS 'MARINA'	3	F–P		NO
9	MARINA MADRONE	ARBUTUS 'MARINA'	4	F–P		NO
10	MARINA MADRONE	ARBUTUS 'MARINA'	4	F–P		NO
11	MARINA MADRONE	ARBUTUS 'MARINA'	3.5	F–P		NO
12	MARINA MADRONE	ARBUTUS 'MARINA'	3.5	FAIR		NO
13	MARINA MADRONE	ARBUTUS 'MARINA'	6.5	FAIR		NO
14	MARINA MADRONE	ARBUTUS 'MARINA'	10	GOOD		NO
15	MARINA MADRONE	ARBUTUS 'MARINA'	7.5	GOOD		NO
16	MARINA MADRONE	ARBUTUS 'MARINA'	4.5	F–G		NO
17	MARINA MADRONE	ARBUTUS 'MARINA'	8	GOOD		NO
18	MARINA MADRONE	ARBUTUS 'MARINA'	8.5	POOR		NO
19	MARINA MADRONE	ARBUTUS 'MARINA'	7	FAIR		NO
20	MARINA MADRONE	ARBUTUS 'MARINA'	2.5, 4, 4.5	F–P		NO
21	MARINA MADRONE	ARBUTUS 'MARINA'	7	FAIR		NO
22	MARINA MADRONE	ARBUTUS 'MARINA'	6	FAIR		NO
23	MARINA MADRONE	ARBUTUS 'MARINA'	5.5, 5.5, 2.5, 3.5, 3, 3	FAIR		NO
24	MARINA MADRONE	ARBUTUS 'MARINA'	7.5	FAIR		NO
25	MARINA MADRONE	ARBUTUS 'MARINA'	9	FAIR		NO
26	MARINA MADRONE	ARBUTUS 'MARINA'	9	FAIR		NO
27	SWAMP MYRTLE	TRISTANIOPSIS LAURINA	2	FAIR		NO
28	SWAMP MYRTLE	TRISTANIOPSIS LAURINA	1.5	F–P		NO
29	SWAMP MYRTLE	TRISTANIOPSIS LAURINA	1	F–P		NO
30	BLACKWOOD ACACIA	ACACIA MELANOXYLON	14	GOOD	1	NO
31	BLACKWOOD ACACIA	ACACIA MELANOXYLON	17	FAIR	1	NO
32	BLACKWOOD ACACIA	ACACIA MELANOXYLON	15	GOOD	1	NO
33	BLACKWOOD ACACIA	ACACIA MELANOXYLON	10	FAIR	1	NO
34	SWEETGUM	LIQUIDAMBER STYRACIFLUA	8	POOR		NO
35	SWEETGUM	LIQUIDAMBER STYRACIFLUA	7	POOR		NO
36	CALLERY PEAR	PYRUS CALLERYANA	9	POOR		NO
37	CALLERY PEAR	PYRUS CALLERYANA	9	POOR		NO
38	CALLERY PEAR	PYRUS CALLERYANA	5	POOR		NO
39	CALLERY PEAR	PYRUS CALLERYANA	4.5	POOR		NO
40	CALLERY PEAR	PYRUS CALLERYANA	5	FAIR		NO
41	CALLERY PEAR	PYRUS CALLERYANA	4.5	FAIR		NO
42	LONDON PLANE	PLATANUS X HISPANICA	5.5	FAIR		NO
43	LONDON PLANE	PLATANUS X HISPANICA	4	POOR		NO
44	LONDON PLANE	PLATANUS X HISPANICA	4	POOR		NO
45	LONDON PLANE	PLATANUS X HISPANICA	5	POOR		YES
46	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	5	FAIR		YES
47	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	3.5	FAIR		YES
48	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	4.5	FAIR		YES
49	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	3.5	POOR		YES
50	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	3.5	POOR		YES
51	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	3.5	POOR		YES
52	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	4	POOR		YES
53	MYOPORUM	MYOPORUM LAETUM	11.5	POOR		YES
54	MARINA MADRONE	ARBUTUS 'MARINA'	3.5	POOR		YES
55	MARINA MADRONE	ARBUTUS 'MARINA'	3.5	POOR		YES
56	MARINA MADRONE	ARBUTUS 'MARINA'	1,1.5	POOR		YES
57	MARINA MADRONE	ARBUTUS 'MARINA'	3.5	POOR		YES
58	MARINA MADRONE	ARBUTUS 'MARINA'	2	POOR		YES
59	MARINA MADRONE	ARBUTUS 'MARINA'	4	POOR		YES
60	MARINA MADRONE	ARBUTUS 'MARINA'	2	GOOD		YES
61	MARINA MADRONE	ARBUTUS 'MARINA'	8	GOOD		YES
62	MARINA MADRONE	ARBUTUS 'MARINA'	5	FAIR		YES
63	MARINA MADRONE	ARBUTUS 'MARINA'	5	FAIR		YES
64	MARINA MADRONE	ARBUTUS 'MARINA'	5	GOOD		YES
65	MARINA MADRONE	ARBUTUS 'MARINA'	4	F–P		YES
66	MARINA MADRONE	ARBUTUS 'MARINA'	3	POOR		YES
67	MARINA MADRONE	ARBUTUS 'MARINA'	4	POOR		YES
68	MYOPORUM	MYOPORUM LAETUM	9	POOR		YES
69	CALLERY PEAR	PYRUS CALLERYANA	8	POOR		YES
70	CALLERY PEAR	PYRUS CALLERYANA	11	POOR	1	YES
71	CALLERY PEAR	PYRUS CALLERYANA	5.5	POOR		YES
72	CALLERY PEAR	PYRUS CALLERYANA	7	POOR		NO
73	MARINA MADRONE	ARBUTUS 'MARINA'	14.5	GOOD	1	NO
74	MARINA MADRONE	ARBUTUS 'MARINA'	13	GOOD	1	NO
75	MARINA MADRONE	ARBUTUS 'MARINA'	14.5	GOOD	1	YES
76	MARINA MADRONE	ARBUTUS 'MARINA'	7			YES
77	MARINA MADRONE	ARBUTUS 'MARINA'	11.5	POOR		YES
78	CALLERY PEAR	PYRUS CALLERYANA	9	POOR		YES
79	NATCHEZ CREPE MYRTLE	LAGERSTROEMI A 'NATCHEZ'	1, 1, .5, .5, .5, 1, 1.5, 1, .5, .5, .5, .5, 1, 1, .5, .5	FAIR		YES

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100% DD SET

ISSUE SET 8/17/2022

REVISIONS

SEAL / SIGNATURE

JOB NO. 552.059
DRAWN JT
CHECK EG, JT

TREE INVENTORY

L1.1

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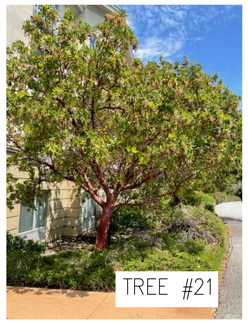

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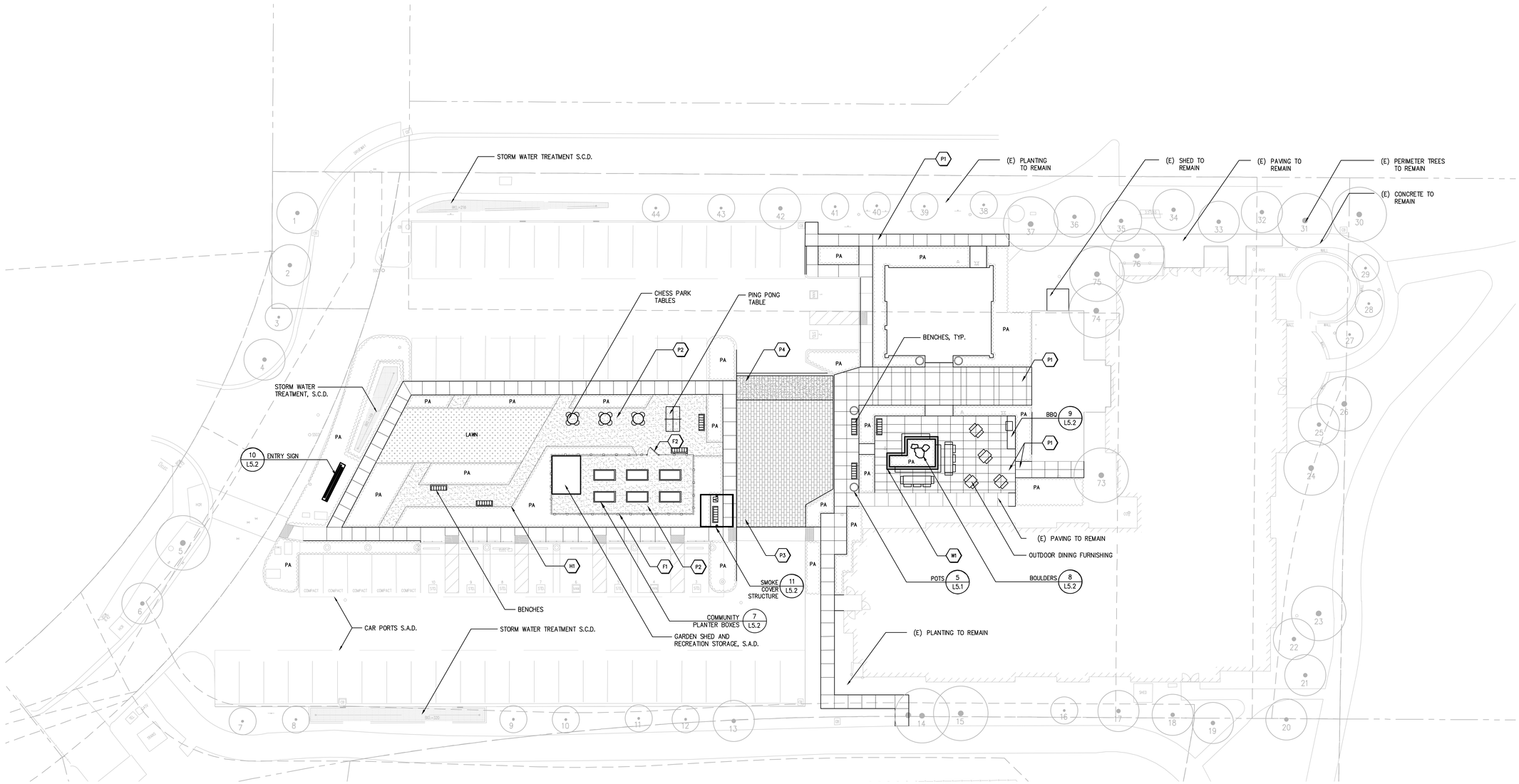
DRAWN	JT
CHECK	EG, JT

EXISTING TREE IMAGES

L1.2



LAYOUT SCHEDULE

	KEY	DESCRIPTION	SIZE (LXWXH)	COLOR	FINISH	MFG/SUPPLIER	CONTACT	DETAIL/ SHEET
P1		CONCRETE PAVING	SCORE/EJ'S PER DETAIL	STANDARD GREY	MEDIUM BROOM	–	–	1/L5.2
P2		DECOMPOSED GRANITE	PER PLAN	–	–	–	–	2/L5.2
P3		RECYCLED LIGHT VEH. PAVER	PER PLAN	LIGHT	–	EXISTING ON SITE	–	–
P4		RECYCLED DARK VEH. PAVER	PER PLAN	DARK	–	EXISTING ON SITE	–	–
W1		LOW PLANTER WALL	PER PLAN 1'W X 8" H	STANDARD GREY	MEDIUM BROOM	–	–	4/L5.2
F1		ORNAMENTAL FENCE	48"H	BLACK	POWDER COAT	CODE ARCHITECTURAL	800-491-7999	5/L5.2
F2		ORNAMENTAL GATE	48"H	BLACK	POWDER COAT	CODE ARCHITECTURAL	800-491-7999	6/L5.2
H1		METAL HEADER	–	–	STEEL	SURELOC	616-392-3209	3/L5.2

SITE FURNITURE LEGEND

- RAISED COMMUNITY PLANTER — 7 L5.2
- CHESS TABLES — OWNER FURNISHED, CONTRACTOR TO INSTALL
- BENCHES — OWNER FURNISHED, CONTRACTOR TO INSTALL
- MONUMENT SIGN — 10 L5.2
- TABLES — OWNER FURNISHED, CONTRACTOR TO INSTALL
- POTS — 5 L5.1
  MFR: QCP
  MODEL: QR-CRE3630P
  COLOR: HARVEST
  FINISH: CRAFTSMAN'S ETCH
  INSTALL PER MFR SPECS
- PING PONG TABLE — OWNER FUNISHED
- BBQ — 9 L5.2
- BOULDERS — 8 L5.2
- SMOKE COVER STRUCTURE — 11 L5.2
  MFR: POLIGOON
  MODEL: SSH-12-E1W
  INSTALL PER MFR SPECS

0 8" 16" 32'
SCALE

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LAYOUT PLAN

L2.1

PATH: P:\REDWOOD CITY\SHORES LANDING (P6036)\ACAD\SHEETS_DP-L-SHORES.DWG
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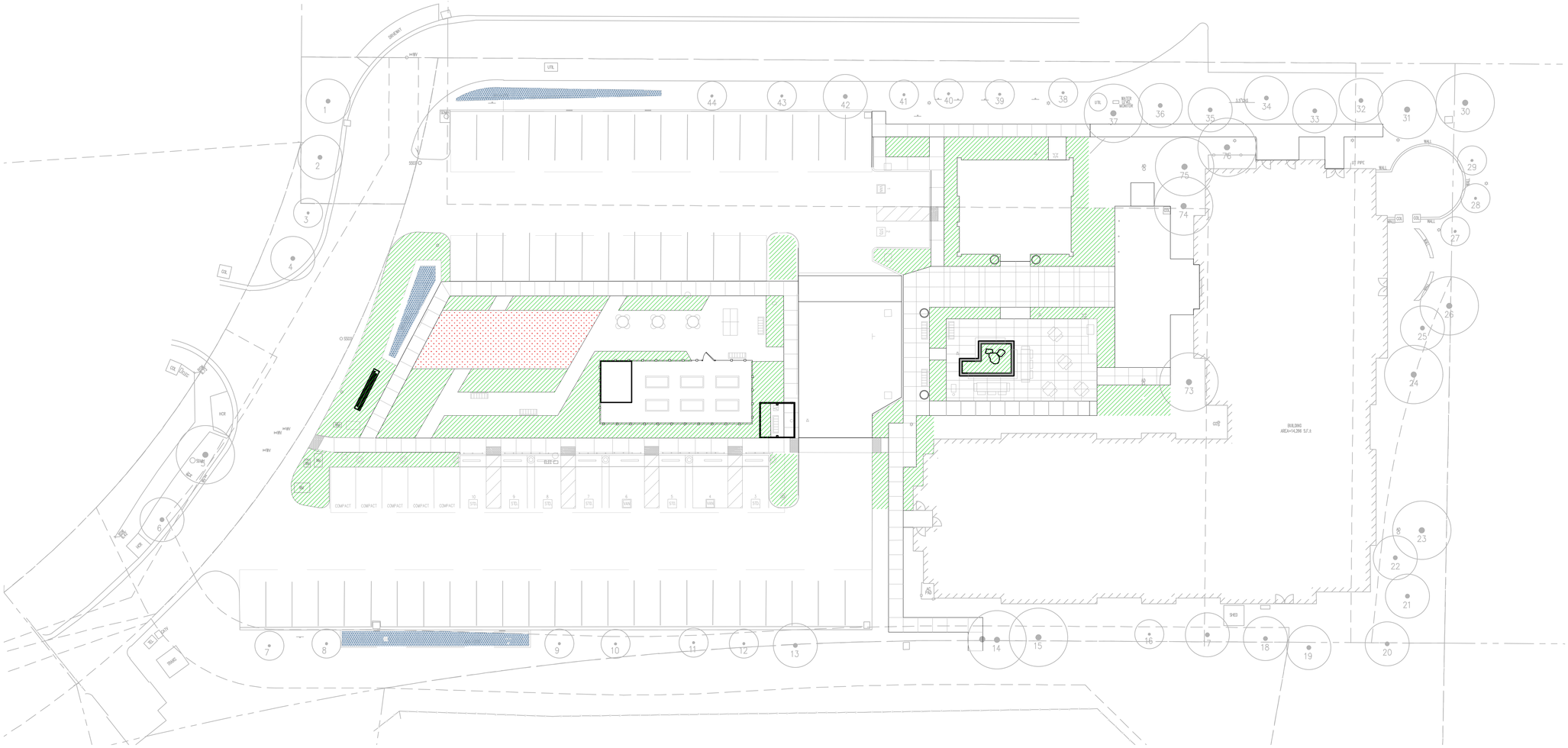

HYDROZONE LEGEND

- LOW BUBBLER IRIGATION
- LOW DRIP IRRIGATION
- MODERATE SPRAY IRRIGATION

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	42.8

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
C-1	Bio Retention Shrub	LOW	0.2	BUBBLER	0.81	0.25	685	169	4,488	0.014	6.00	8%
C-2	Shrub	LOW	0.2	DRIP	0.81	0.25	6,387	1,577	41,848	0.128	55.95	78%
C-5	Lawn	MOD	0.5	SPRAY	0.75	0.67	1,076	717	19,035	0.058	25.45	13%
					TOTALS		8,148	2,464	65,372	0.20	87.40	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME									
			1		0					0%
			TOTALS		0					0%

MAWA	GALLONS/YR	118,918
	ACRE FEET/YR	0.36
	HCF/YR	158.98
ETWU	GALLONS/YR	65,372
	ACRE FEET/YR	0.20
	HCF/YR	87.40

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
80.2%	0.24	YES

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	2,464
TOTAL AREA	8,148
AVG. ETAF	30.23%

0 8' 16' 32'
SCALE

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IRRIGATION PLAN

L3.1

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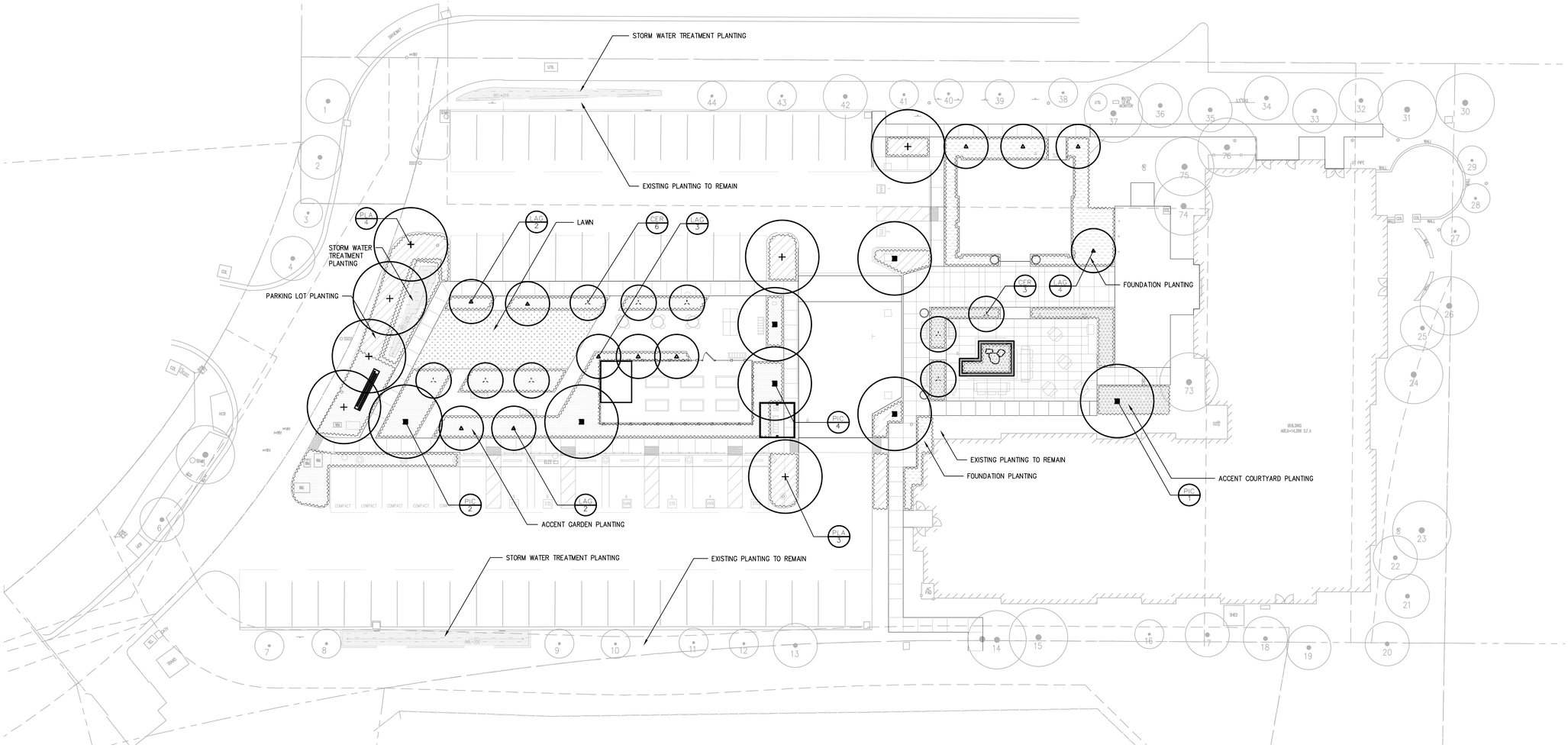

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI–TRUNK (NATIVE)	24" BOX	L	
LAG	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24" BOX	L	
PIC	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	L	
PLA	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE (NATIVE)	24" BOX	L	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
AM	ACHILLEA MILLEFOLIUM	COMMON YARROW (NATIVE)	1 GAL	L	24" o.c.
AY	ANIGOZANTHOS X 'YELLOW GEM'	YELLOW GEM KANGAROO PAW	1 GAL	L	36" o.c.
BP	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH (NATIVE)	5 GAL	L	96" o.c.
BH	BULBINE FRUTESCENS 'HALLMARK'	HALLMARK STALKED BULBINE	5 GAL	L	36" o.c.
CL	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L	48" o.c.
CE	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	L	48" o.c.
DV	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	5 GAL	L	36" o.c.
EA	ECHEVERIA X 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL	L	12" o.c.
FC	FRANGULA CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY (NATIVE)	5 GAL	L	60" o.c.
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH (NATIVE)	5 GAL	L	36" o.c.
JC	JUNCUS PATENS 'CARMAN'S GREY'	SPREADING RUSH (NATIVE)	5 GAL	L	36" o.c.
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE (NATIVE)	5 GAL	L	48" o.c.
LI	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	5 GAL	L	36" o.c.
MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	L	48" o.c.
MR	MUHLENBERGIA RIGENS	DEER GRASS (NATIVE)	5 GAL	L	36" o.c.
MY	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE (NATIVE)	5 GAL	L	36" o.c.
RO	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	L	36" o.c.
SC	SALVIA CLEVELANDII	CLEVELAND SAGE (NATIVE)	5 GAL	L	36" o.c.
SB	SENECIO MANDRALISCAE 'BLUE CHALK STICKS'	SENECIO	5 GAL	L	12" o.c.
VL	VERBENA LILACINA 'DE LA MINA'	DE LA MINA LILAC VERBENA (NATIVE)	5 GAL	L	36" o.c.
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
TA	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	5 GAL	L	12" o.c.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
SOD	TURF SOD BOLERO PLUS	FESCUE BLEND	SOD	M	

0 8' 16' 32'
SCALE

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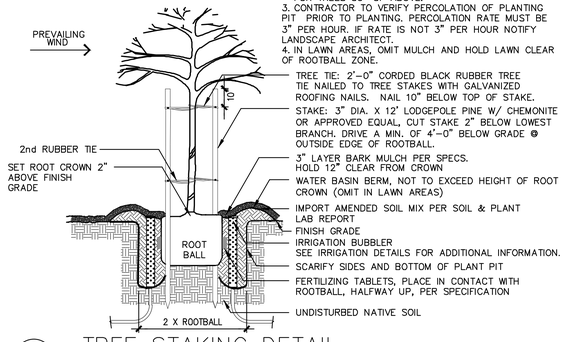
PLANTING PLAN

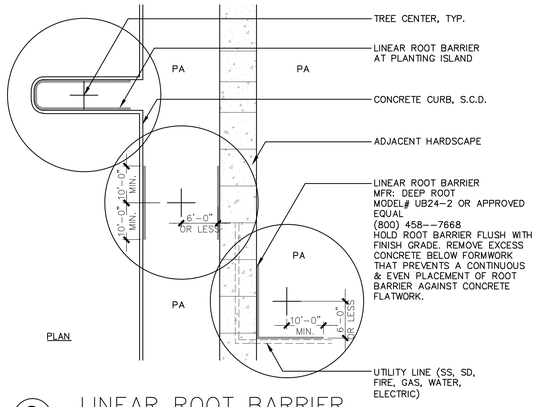
L4.1

PATH: P:\REDWOOD CITY\SHORES LANDING (PR0351)\ACAD\SHEETS_DD-P-SHORES.DWG
PLOT: 7/7/2022 2:22:22 PM

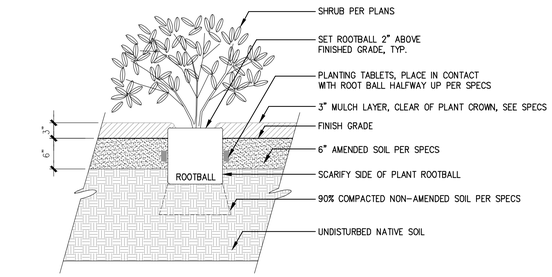
NOTES:
1. ROOT CONTROL BARRIER MUST BE USED IF TREE IS PLANTED WITHIN 6' OF CURB OR SIDEWALK OR UTILITY LINE. SEE DETAIL 2/L6.1
2. RBK ROOTBALL KIT MODEL # : 88-RBK FOR TREES 36" OF ABOVE.
3. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO PLANTING. PERCOLATION RATE MUST BE 3" PER HOUR. IF RATE IS NOT 3" PER HOUR NOTIFY LANDSCAPE ARCHITECT.
4. IN LAWN AREAS, OMIT MULCH AND HOLD LAWN CLEAR OF ROOTBALL ZONE.



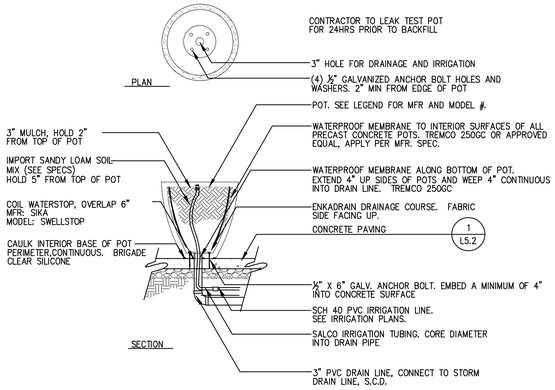
4 TREE STAKING DETAIL
SCALE: 3/8" = 1'-0"



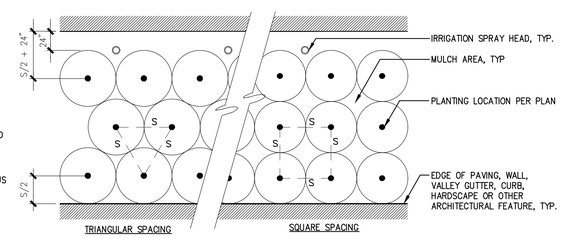
3 LINEAR ROOT BARRIER
SCALE: 1" = 10'-0"



2 SHRUB PLANTING
SCALE: 1" = 1'-0"



5 POT INSTALLATION
SCALE: 1/2" = 1'-0"



NOTES:

1. S = PLANT SPACING DISTANCE ON CENTER. SEE PLANT QUANTITY CHART FOR USE AS A GUIDE FOR SHRUBS AND GROUNDCOVERS WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER.
2. AT ALL SHRUB AND GROUNDCOVER LOCATIONS WHERE SPRAY IRRIGATION IS USED, HOLD PLANTING 24" CLEAR OF CURB LINE IN CONJUNCTION WITH IRRIGATION PER AB 1881.

PLANT QUANTITY CHART

SPACING	# OF PLANTS/S.F.
6" o.c.	4.60
8" o.c.	2.60
12" o.c.	1.15
18" o.c.	.512
24" o.c.	.290
30" o.c.	.185
36" o.c.	.128
42" o.c.	.087
48" o.c.	.063

1 PLANT SPACING
SCALE: 1" = 1'-0"

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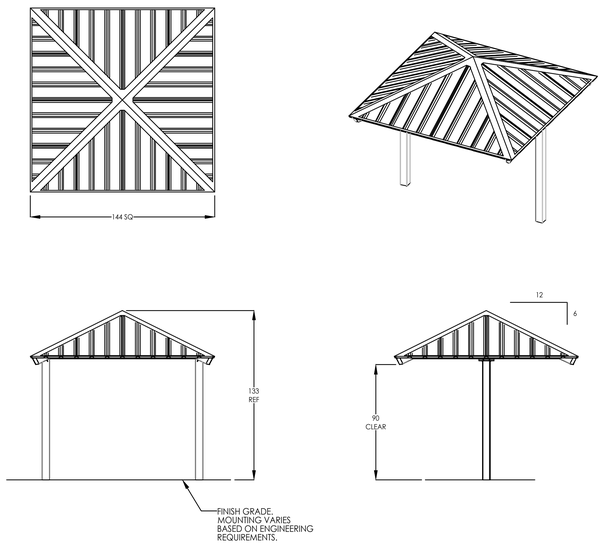
PLANTING DETAILS

L5.1

PATH: P:\REDWOOD CITY\SHORES LANDING (R6035)\ACAD\SHEETS_DD-D-SHORES.DWG
PLOT: 8/16/2022 2:19 PM

GENERAL ROOF NOTES:

1. METAL ROOFING:
   - 24 GAUGE
   - GALVALUME COATED
   - KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. SEE POLIGON.COM FOR COLOR OPTIONS



STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

DRAWING: ARCHITECTURAL ELEVATIONS	
SCALE: 1:48	DESIGN LEVEL: A
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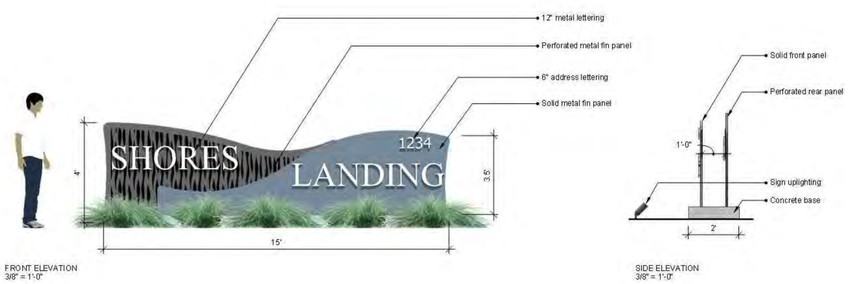
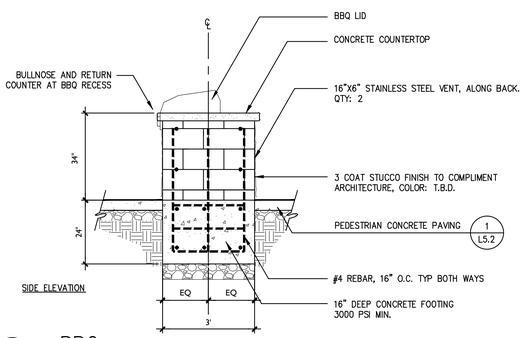
SHEET 1	

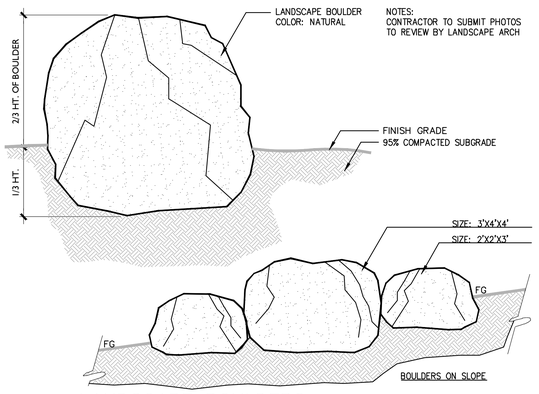
11 SMOKE COVER STRUCTURE
SCALE: 1" = 1"



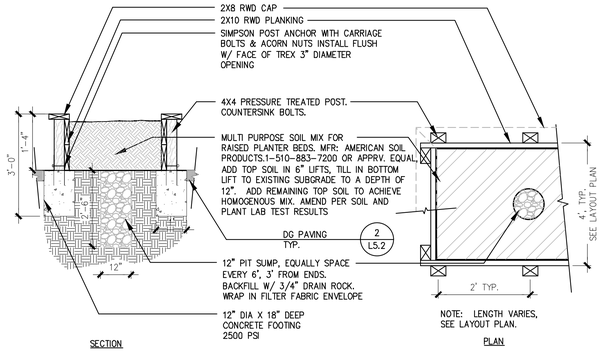
10 MONUMENT SIGN
SCALE: 3/8" = 1'-0"



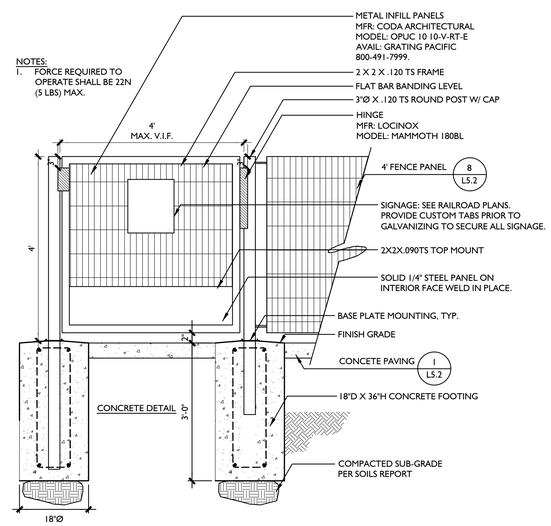
9 BBQ
SCALE: 1/2" = 1'-0"



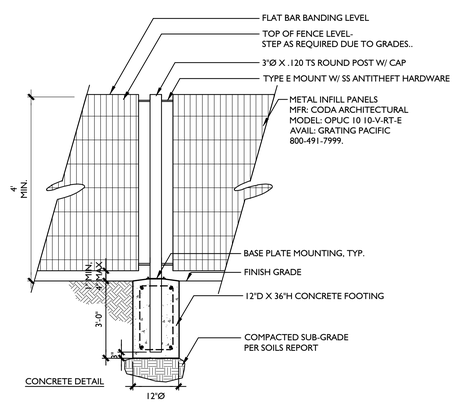
8 LANDSCAPE BOULDERS
SCALE: 1/2" = 1'-0"



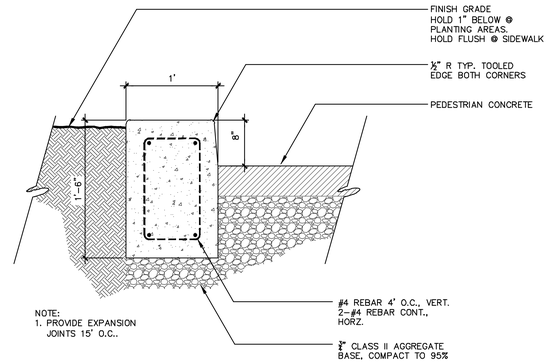
7 RAISED COMMUNITY PLANTER
SCALE: 1/2" = 1'-0"



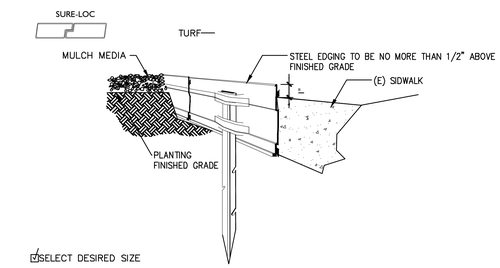
6 4' GATE
SCALE: NTS



5 4' FENCE
SCALE: NTS



4 8" CONCRETE CURB
SCALE: 1-1/2" = 1'-0"



☑ SELECT DESIRED SIZE

	SIZE	PACKAGE
☐	1/8" X 4"	15 PIECES (240 LINEAR FEET) PER BOX
☐	1/8" X 5 1/2"	15 PIECES (240 LINEAR FEET) PER BOX
☐	3/16" X 4"	10 PIECES (160 LINEAR FEET) PER BOX
☑	3/16" X 5 1/2"	10 PIECES (160 LINEAR FEET) PER BOX

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

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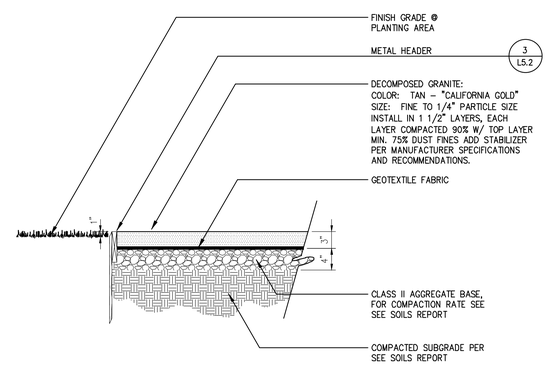
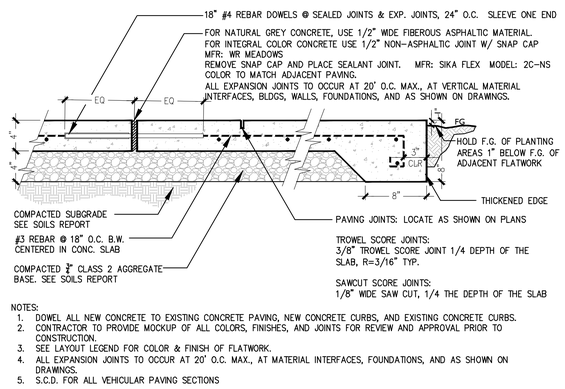
3 METAL HEADER
SCALE: 3/8" = 1'-0"



2 DECOMPOSED GRANITE PAVING
SCALE: 1" = 1'-0"



NOTES:
1. DOWEL ALL NEW CONCRETE TO EXISTING CONCRETE PAVING, NEW CONCRETE CURBS, AND EXISTING CONCRETE CURBS.
2. CONTRACTOR TO PROVIDE MOCKUP OF ALL COLORS, FINISHES, AND JOINTS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. SEE LAYOUT LEGEND FOR COLOR & FINISH OF FLATWORK.
4. ALL EXPANSION JOINTS TO OCCUR AT 20' O.C. MAX., AT MATERIAL INTERFACES, FOUNDATIONS, AND AS SHOWN ON DRAWINGS.
5. S.C.D. FOR ALL VEHICULAR PAVING SECTIONS

1 CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"

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CONSTRUCTION DETAILS

L5.2

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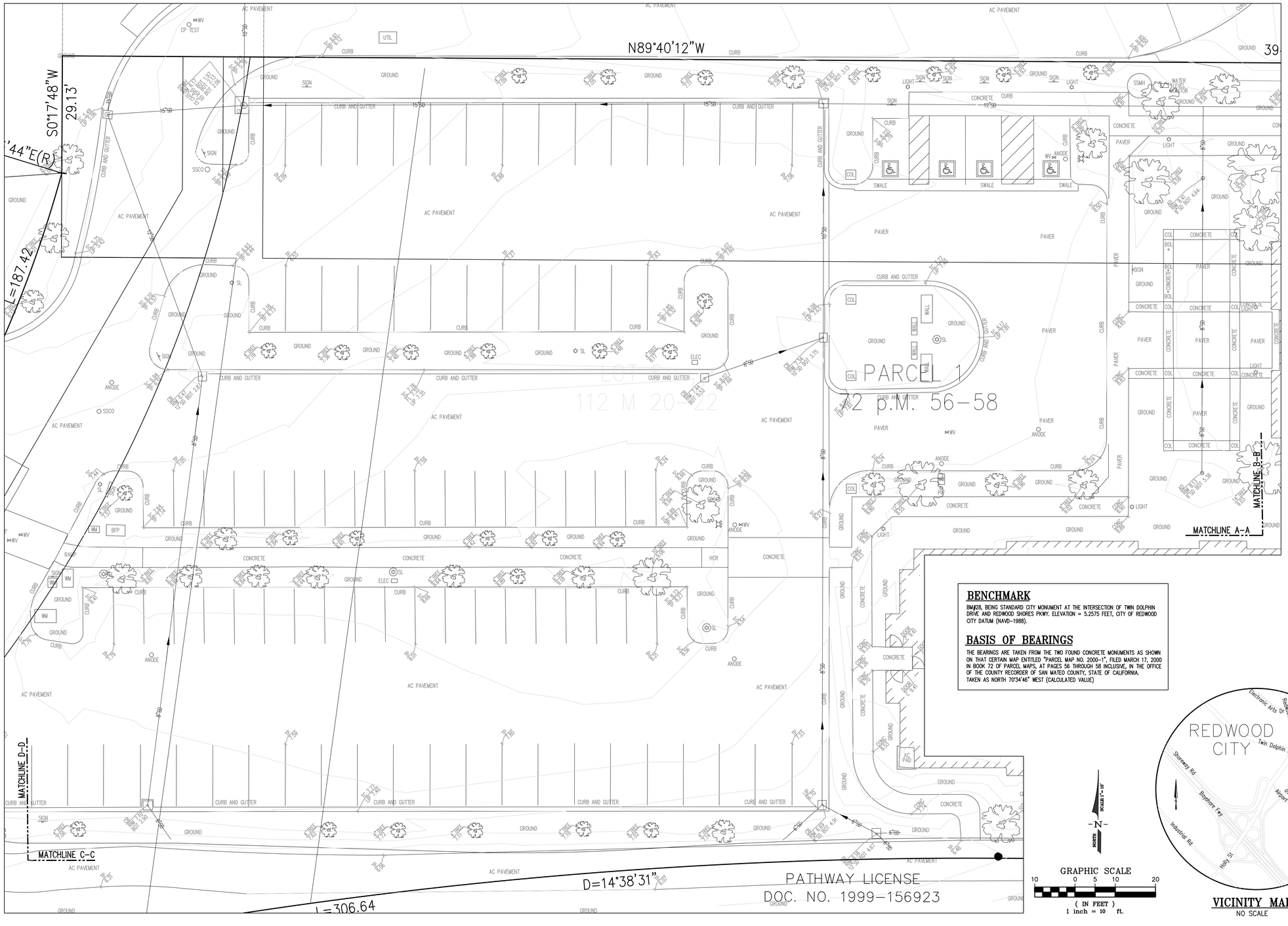

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925-251-7200

Designer:
Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

Seal:
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER JAMES WOOD No. C72184 CIVIL STATE OF CALIFORNIA

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REDWOOD CITY, CA

50%DD SET 07.18.2022

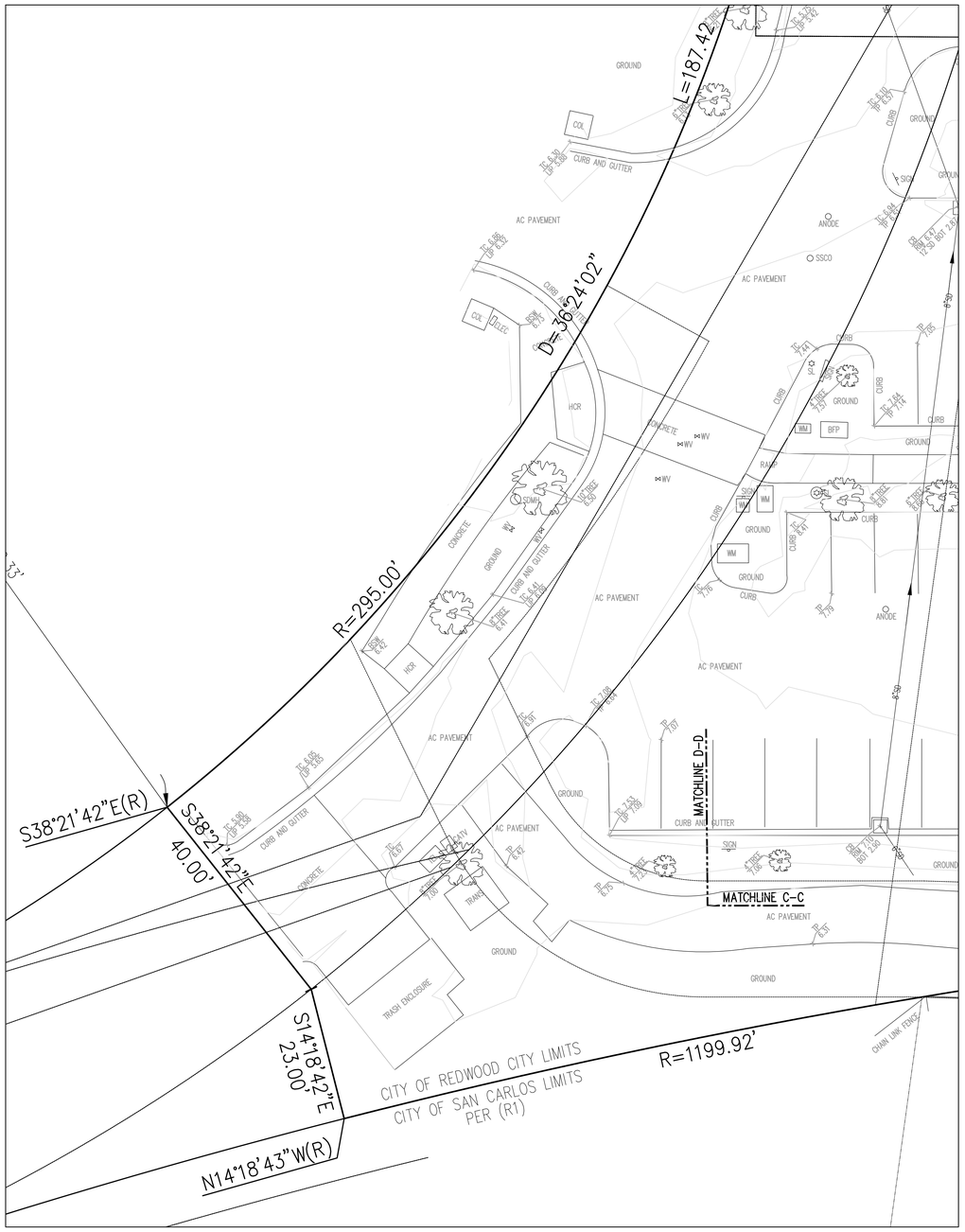
REVISIONS

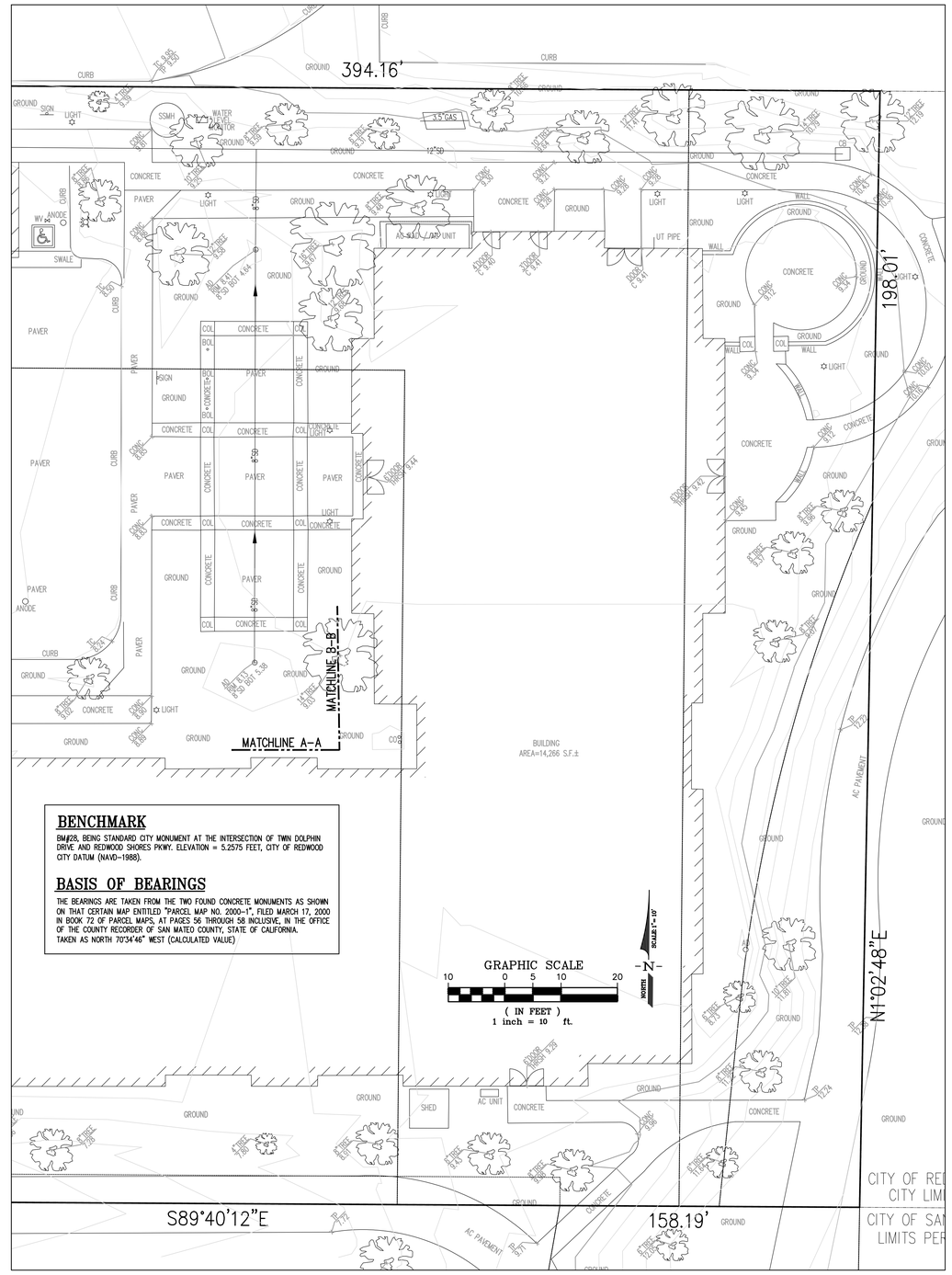
#	DESCRIPTION	DATE

Title:
TOPOGRAPHIC SURVEY

Date:	JULY 2022
Scale:	1" = 10'
Drawn By:	C.W.
Checked By:	J.L.
Job No.:	21160A10
Drawing No.:	MASTER-21160A10
Plot Date:	2022-08-15

Sheet No.:
C-3.0.1





BENCHMARK

BM#28, BEING STANDARD CITY MONUMENT AT THE INTERSECTION OF TWIN DOLPHIN DRIVE AND REDWOOD SHORES PKWY. ELEVATION = 5.2575 FEET, CITY OF REDWOOD CITY DATUM (NAVD-1988).

BASIS OF BEARINGS

THE BEARINGS ARE TAKEN FROM THE TWO FOUND CONCRETE MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITILED "PARCEL MAP NO. 2000-1", FILED MARCH 17, 2000 IN BOOK 72 OF PARCEL MAPS, AT PAGES 56 THROUGH 58 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA. TAKEN AS NORTH 70°34'46" WEST (CALCULATED VALUE)

DAHLIN
552.059
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

Designer:
Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383

Seal:
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER JAMES WOOD No. C72184 CIVIL STATE OF CALIFORNIA

552.059 - SHORES LANDING
1000 TWIN DOLPHIN DRIVE
REDWOOD CITY, CA

50%DD SET 07.18.2022

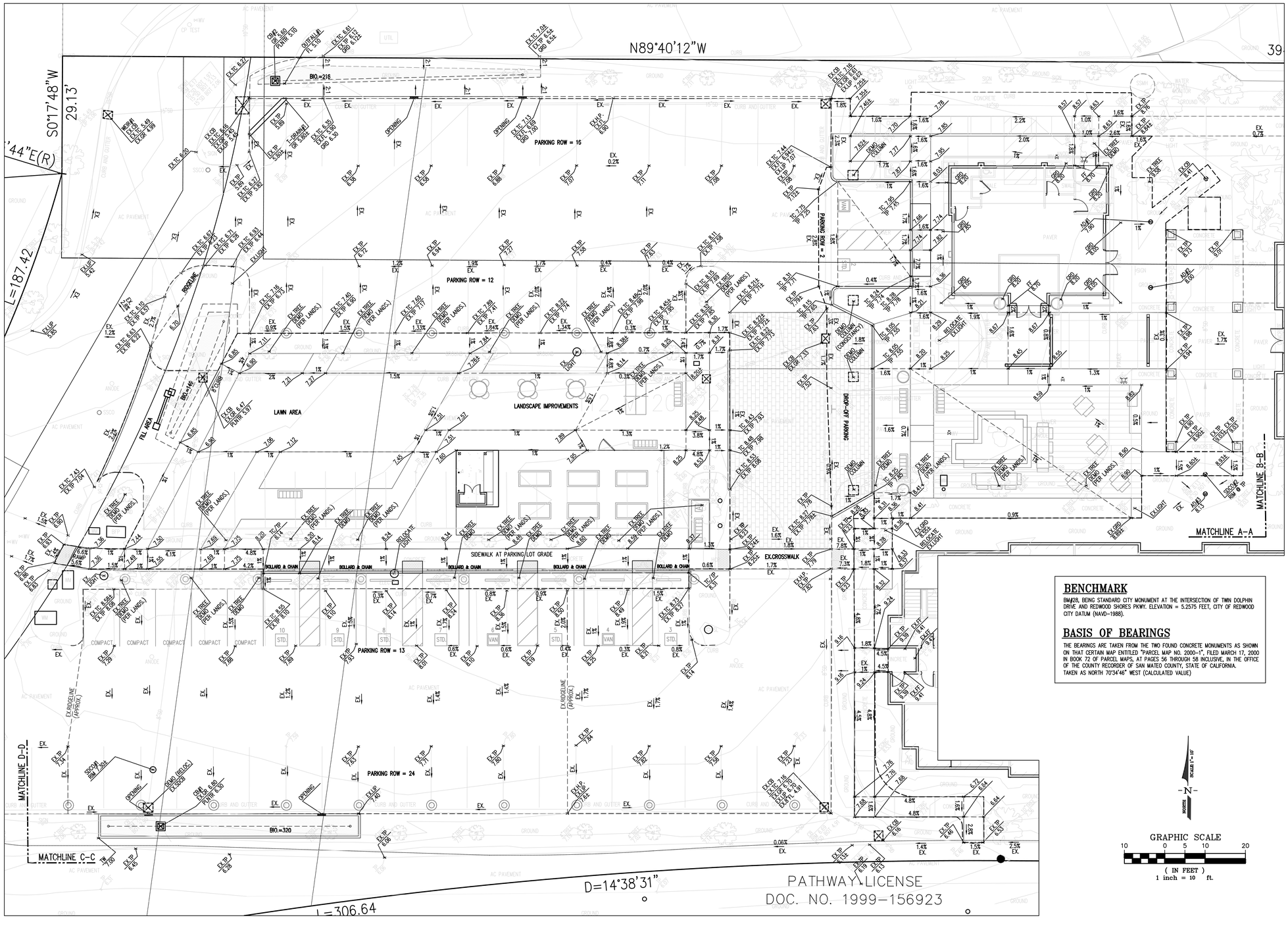
REVISIONS

	DESCRIPTION	DATE

Title:
TOPOGRAPHIC SURVEY

Date:	JULY 2022
Scale:	1" = 10'
Drawn By:	C.W.
Checked By:	J.L.
Job No.:	21160A10
Drawing No.:	MASTER-21160A10
Plot Date:	2022-08-15

Sheet No.:
C-3.0.2



BENCHMARK

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NORTH

SCALE: 1"=10'

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

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CIVIL
STATE OF CALIFORNIA

552.059 - SHORES LANDING

1000 TWIN DOLPHIN DRIVE
REDWOOD CITY, CA

50%DD SET 07.18.2022

REVISIONS

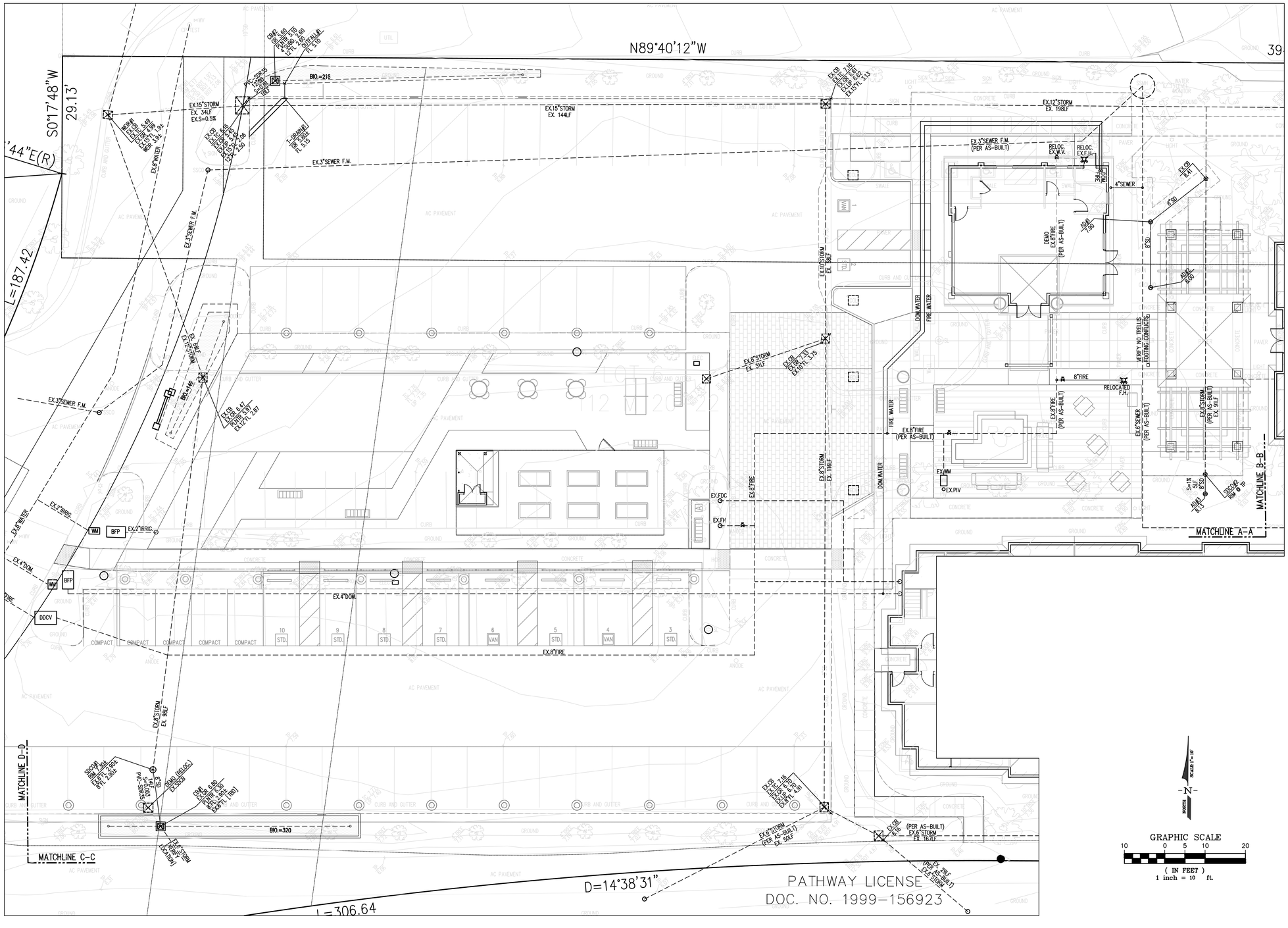
	DESCRIPTION	DATE

Title:
GRADING PLAN:
ELEVATIONS

Date:	JULY 2022
Scale:	1" = 10'
Drawn By:	C.W.
Checked By:	J.L.
Job No.:	21160A10
Drawing No.:	MASTER-21160A10
Plot Date:	2022-08-15

Sheet No.:

C-4.1



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CIVIL
STATE OF CALIFORNIA

552.059 - SHORES LANDING

1000 TWIN DOLPHIN DRIVE
REDWOOD CITY, CA

50%DD SET	07.18.2022

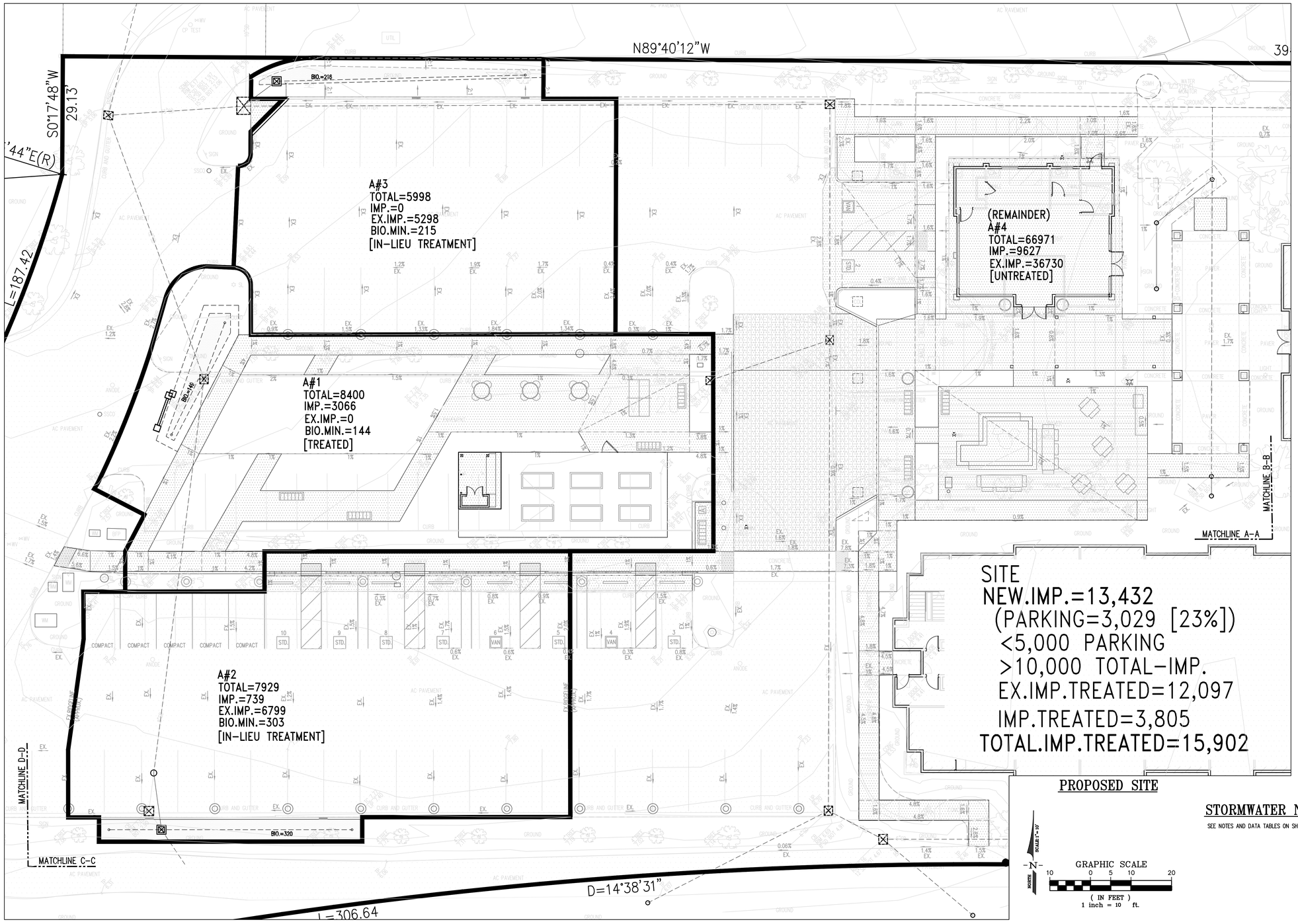
REVISIONS

	DESCRIPTION	DATE

Title:
UTILITY PLAN:

Date:	JULY 2022
Scale:	1" = 10'
Drawn By:	C.W.
Checked By:	J.L.
Job No.:	21160A10
Drawing No.:	MASTER-21160A10
Plot Date:	2022-08-15

Sheet No.:
C-5.1



STORMWATER NOTES:

SEE NOTES AND DATA TABLES ON SHEET C-6.2

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552.059 - SHORES LANDING

1000 TWIN DOLPHIN DRIVE
REDWOOD CITY, CA

50%DD SET 07.18.2022

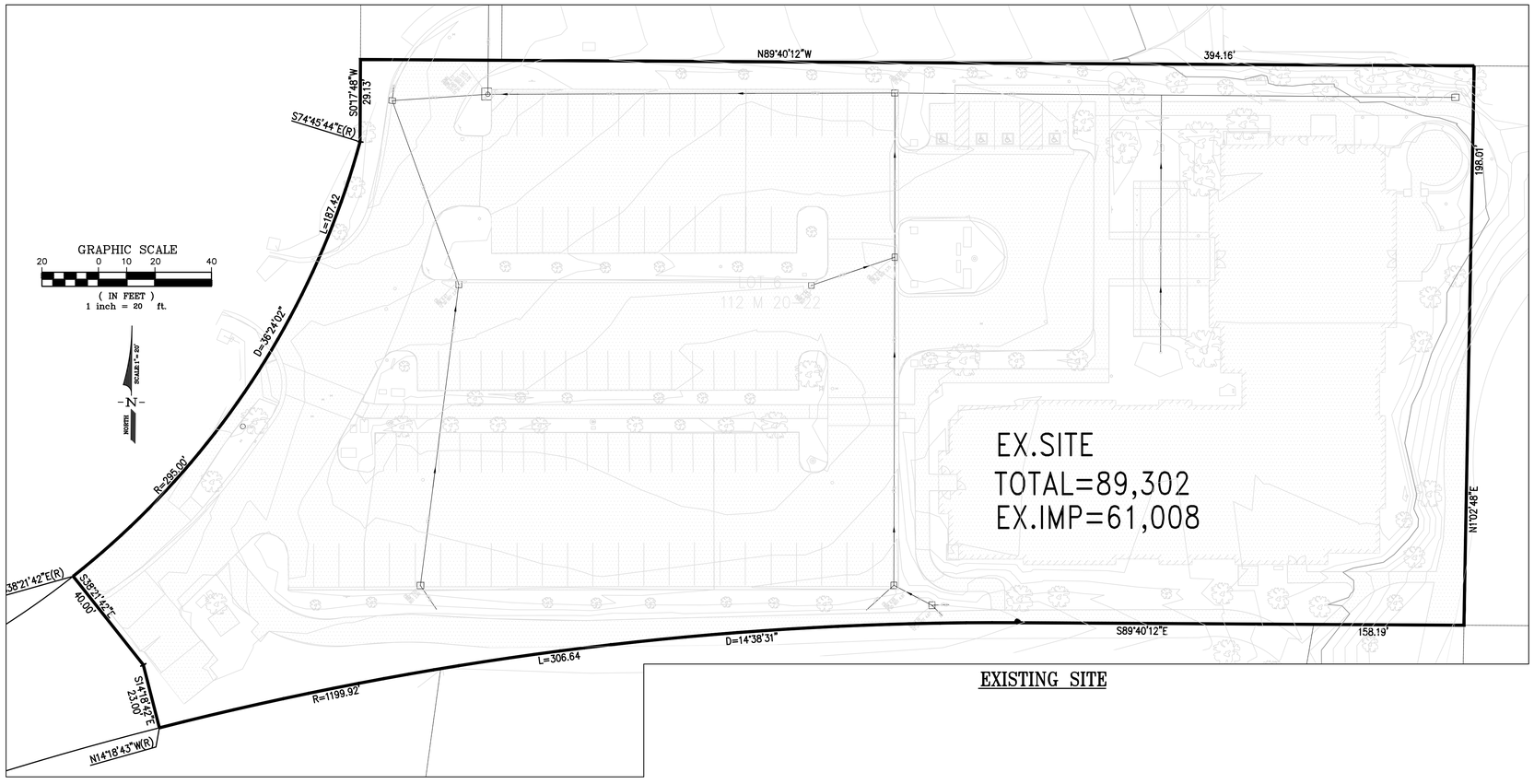
REVISIONS

#	DESCRIPTION	DATE

Title:
STORMWATER TREATMENT PLAN

Date:	JULY 2022
Scale:	1" = 10'
Drawn By:	C.W.
Checked By:	J.L.
Job No.:	21160A10
Drawing No.:	MASTER-21160A10
Plot Date:	2022-08-15

Sheet No.:
C-6.1



EXISTING SITE

EXISTING SURFACE-AREA TABLE

EXISTING SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO REMOVE] (SF)	PERVIOUS AREA (SF)	TOTAL
48,825	12,183	28,294	89,302

PROPOSED SURFACE-AREA TABLE

PROPOSED SITE			
IMPERVIOUS [TO REMAIN] (SF)	IMPERVIOUS [TO INSTALL] (SF)	PERVIOUS AREA (SF)	TOTAL
48,825	13,432	27,045	89,302

* TREATMENT ONLY (LESS THAN 1-ACRE OF IMPERVIOUS SURFACE)

STORM TREATMENT DESIGN (PER SAN MATEO COUNTY)*

DMA & IMP NAME	TYPE	A SIZING FACTOR	D.M. AREA (S.F.)	RUNOFF SURFACE TYPE	C-FACTOR VALUE*	MIN. SIZE (S.F.)	PLANNED SIZE. (S.F.)
A1*^	BIO-RETENTION AREA	4% *	3066	IMPERVIOUS	1.0	144	149
			0	EX.IMPERVIOUS	1.0		
			5334	PERVIOUS	0.1		
			---	PERM.-PAVERS	0.1		
A2*^	BIO-RETENTION AREA	4% *	739	IMPERVIOUS	1.0	303	320
			6799	EX.IMPERVIOUS	1.0		
			391	PERVIOUS	0.1		
			---	PERM.-PAVERS	0.1		
A3*	BIO-RETENTION AREA	4% *	0	IMPERVIOUS	1.0	215	216
			5298	EX.IMPERVIOUS	1.0		
			700	PERVIOUS	0.1		
			---	PERM.-PAVERS	0.1		
A4^ (REMAINDER)	UNTREATED AREA (REMAINDER)	N/A	9627	IMPERVIOUS	1.0	N/A	N/A
			36730	EX.IMPERVIOUS	1.0		
			20614	PERVIOUS	0.1		
			---	PERM.-PAVERS	0.1		

* TOTAL TREATED (NEW & EXISTING) IMPERVIOUS SURFACE = 15902
^ TOTAL NEW/REPLACED IMPERVIOUS SURFACE = 13,432

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552.059 - SHORES LANDING
1000 TWIN DOLPHIN DRIVE
REDWOOD CITY, CA

50%DD SET 07.18.2022

REVISIONS

	DESCRIPTION	DATE

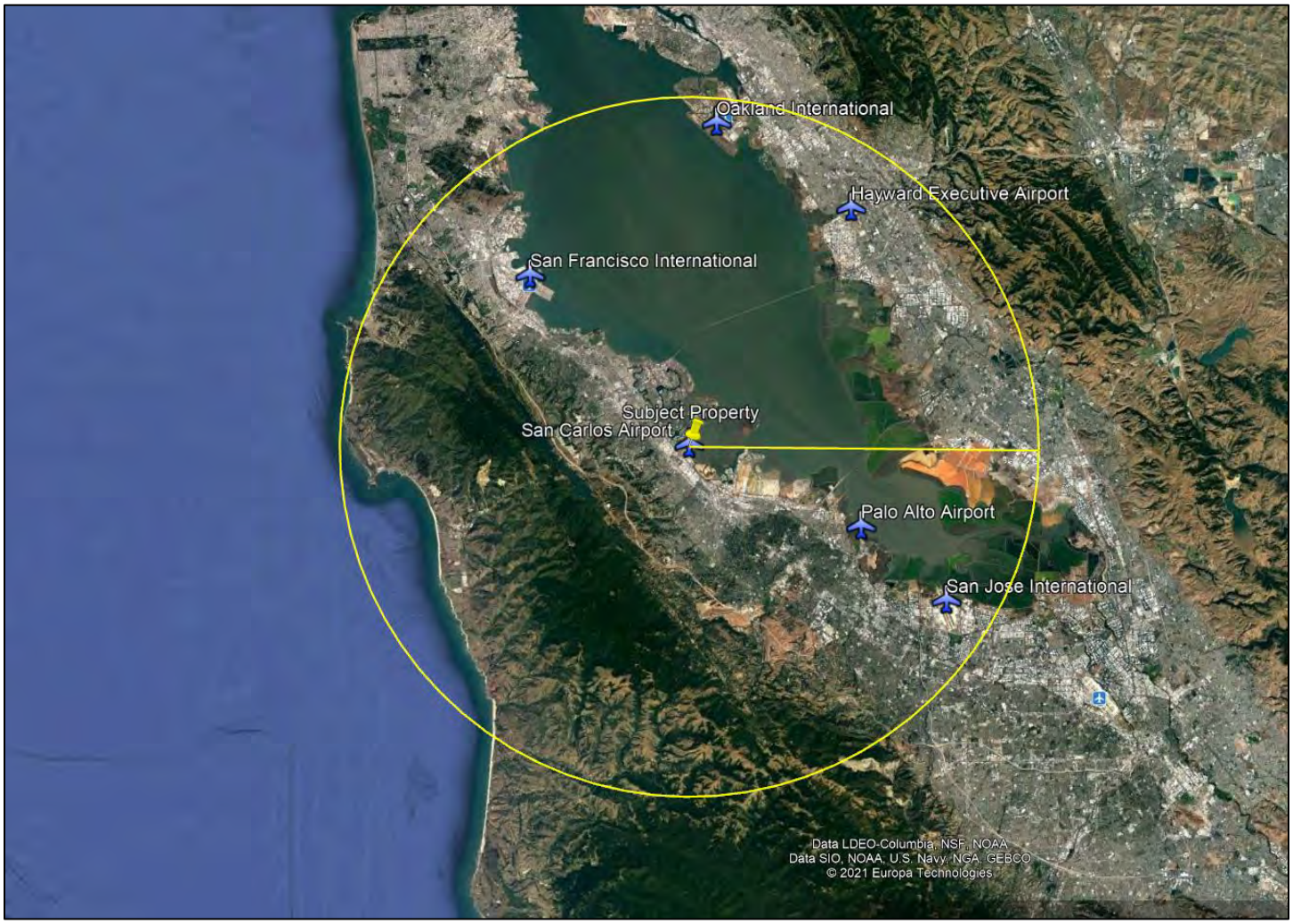
Title:
STORMWATER TREATMENT PLAN

Date:	JULY 2022
Scale:	1" = 10'
Drawn By:	C.W.
Checked By:	J.L.
Job No.:	21160A10
Drawing No.:	MASTER-21160A10
Plot Date:	2022-08-15

Sheet No.:
C-6.2

Appendix B – Airport Clear Zones

Shores Landing
1000 Twin Dolphin Drive
Redwood City, CA 94065



Map 3 Airports within 15 miles

Table 1 Distances to airports

Airport type	Name	Distance from subject property	Airport Clear Zone
Major Airport	San Francisco International Airport	9.94 miles north	No
Major Airport	San Jose International Airport	13.47 miles southeast	No
Major Airport	Oakland International Airport	13.5 miles north	No
Minor Airport	San Carlos Airport	1,622 feet southwest	No
Minor Airport	Palo Alto Airport	8.54 miles south	No
Minor Airport	Hayward Executive Airport	11.89 miles north	No

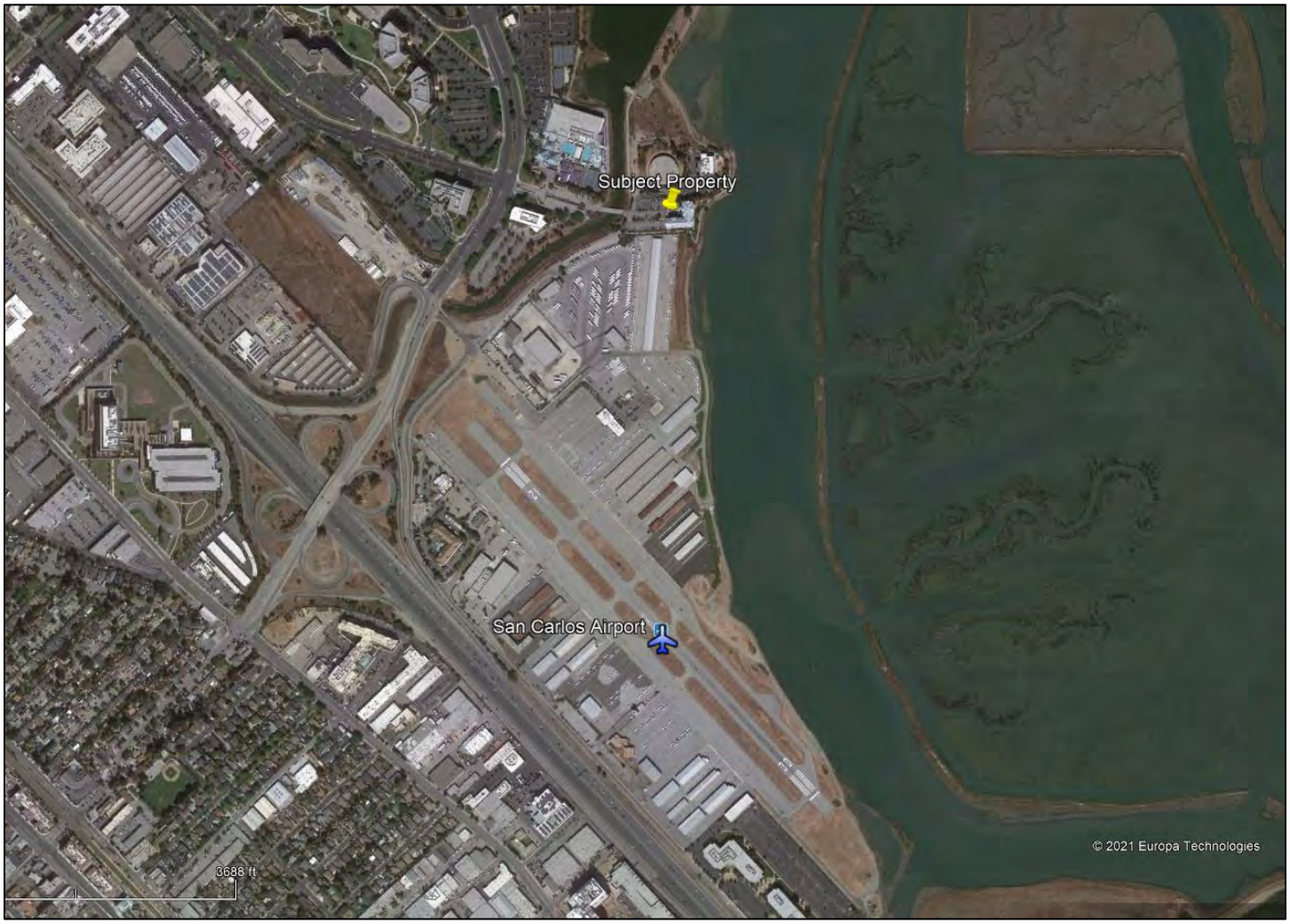


Figure 3 Close up of proximity to San Carlos Airport

SOURCE: ESRI, 2014; ESA Airports, 2014

San Carlos Airport ALUCP . 130753

Exhibit 4-3
San Carlos Airport Safety Zones

Figure 4 San Carlos Airport Safety Zones

Appendix C – Floodplains and Wetlands

- U.S. Department of Housing and Urban Development. *Floodplain Management (CEST and EA) - Partner Worksheet - Shores Landing.* s.l. : Bay Desert, Inc., January 2023.
- U.S. Department of Homeland Security. *Flood Insurance Rate Map.* s.l. : Federal Emergency Management Agency, Effective Date April 5, 2019. FIRM Panel No. 06081C0188F.
- Federal Emergency Management Agency. National Flood Hazard Layer (NFHL) Viewer. [Online] [Cited: February 15, 2023.] https://hazards-
- County of San Mateo . *GIS Snip of FEMA Flood Hazard Layer - Shores Landing.* July 2, 2021.
- U.S. Fish and Wildlife Service. *FWS Wetlands Mapper, Shores Landing.* January 6, 2023.

OMB No. 2506-0177
(exp. 9/30/2021)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those "Partners" (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

Floodplain Management (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/floodplain-management

1. **Does 24 CFR 55.12(c) exempt this project from compliance with HUD's floodplain management regulations in Part 55?**

   ☒ Yes

   Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(6) or (8), provide supporting documentation.

   24 CFR 55.12(c)(7), *HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in an adjacent floodplain*

   → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Continue to the Worksheet Summary.*

   ☐ No → *Continue to Question 2.*

2. **Provide a FEMA/FIRM map showing the site.**

   The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs).

   Does your project occur in a floodplain?

   ☐ No → *Continue to the Worksheet Summary below.*

   ☐ Yes

   Select the applicable floodplain using the FEMA map or the best available information:

   ☐ Floodway → *Continue to Question 3, Floodways*

   ☐ Coastal High Hazard Area (V Zone) → *Continue to Question 4, Coastal High Hazard Areas*

   ☐ 500-year floodplain (B Zone or shaded X Zone) → *Continue to Question 5, 500-year Floodplains*

☐ 100-year floodplain (A Zone) → *The 8-Step Process is required. Continue to Question 6, 8-Step Process*

3. **Floodways**

Is this a functionally dependent use?

☐ Yes

The 8-Step Process is required. Work with HUD or the RE to assist with the 8-Step Process.
→ *Continue to Worksheet Summary.*

☐ No → *Federal assistance may not be used at this location unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

4. **Coastal High Hazard Area**

Is this a critical action such as a hospital, nursing home, fire station, or police station?

☐ Yes → *Critical actions are prohibited in coastal high hazard areas unless an exception in 55.12(c) applies. You must either choose an alternate site or cancel the project.*

☐ No

Does this action include new construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?

☐ Yes, there is new construction of something that is not a functionally dependent use. New construction must be designed to FEMA standards for V Zones at 44 CFR 60.3(e) (24 CFR 55.1(c)(3)(i)).
→ *Continue to Question 6, 8-Step Process*

☐ No, this action concerns only existing construction.
Existing construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.
→ *Continue to Question 6, 8-Step Process*

5. **500-year Floodplain**

Is this a critical action?

☐ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐Yes → *Continue to Question 6, 8-Step Process*

6. **8-Step Process**.

Is this 8-Step Process required? Select one of the following options:

☐ 8-Step Process applies.
This project will require mitigation and may require elevating structure or structures. See the link to the HUD Exchange above for information on HUD's elevation requirements.
→ *Work with the RE/HUD to assist with the 8-Step Process. Continue to Worksheet Summary.*

☐ 5-Step Process is applicable per 55.12(a)(1-3).
Provide the applicable citation at 24 CFR 55.12(a) here.

Click here to enter text.

→ *Work with the RE/HUD to assist with the 5-Step Process. Continue to Worksheet Summary.*

☐ 8-Step Process is inapplicable per 55.12(b)(1-4).

Provide the applicable citation at 24 CFR 55.12(b) here.

Click here to enter text.

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

Click here to enter text.

National Flood Hazard Layer FIRMette

FEMA

122°15'14"W 37°31'20"N

122°14'37"W 37°30'52"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/4/2021 at 3:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FEMA's National Flood Hazard La ✕ NEPAssist ✕

hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd

RealQuest Professio... FedEx | Tracking, Sh... Planning and Zonin... Hosting SiriusXM Streaming... ACHP E-Learning P... National Register of... Historic Preservatio... 36CFRPart800_as_a...

FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web AppBuilder for ArcGIS

1000 Twin Dolphin Dr, Redwood

Show search results for **1000 Twin Do...**

1050
1000

U.S. Fish and Wildlife Service
National Wetlands Inventory

Shores Landing

January 6, 2023

Wetlands

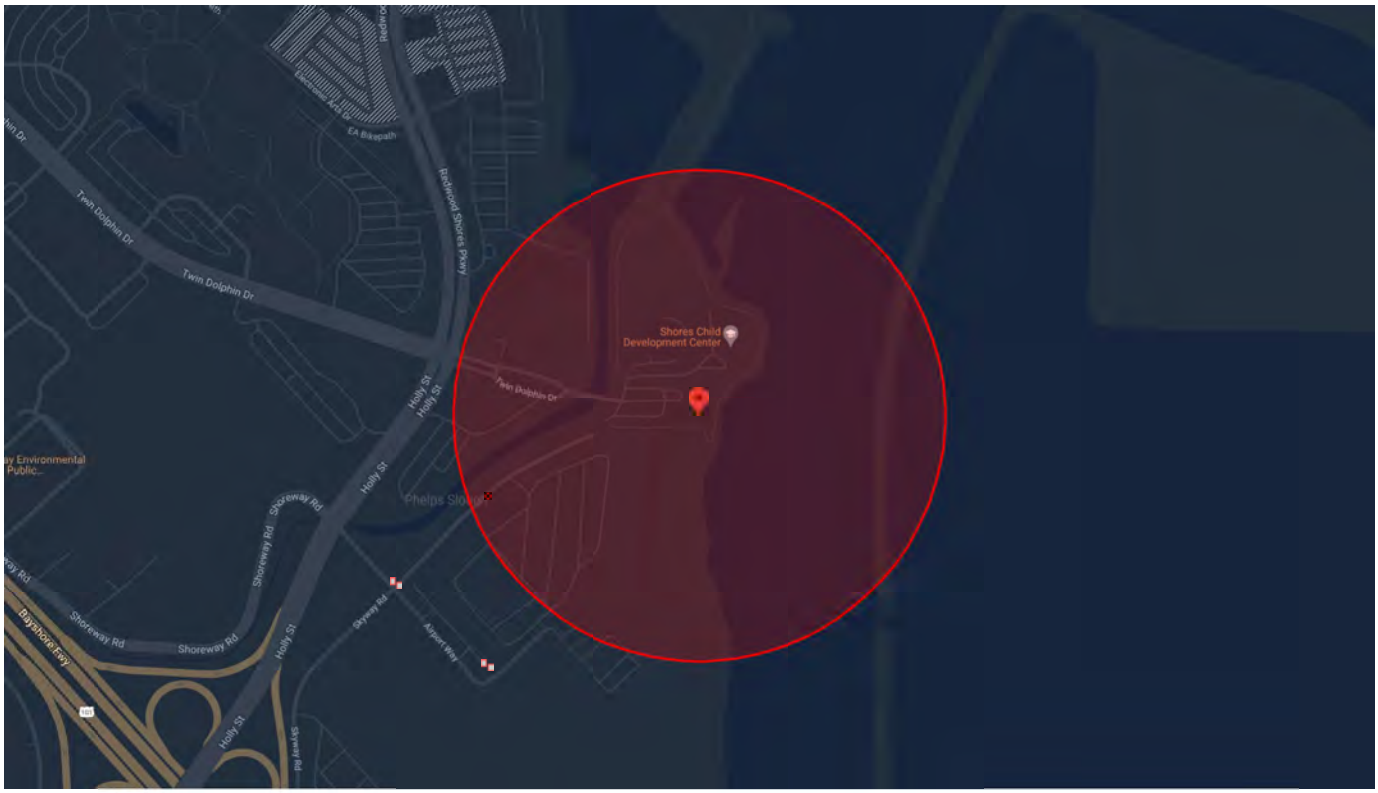
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Appendix D – Contamination and Toxic Substances

- **California Department of Toxic Substances Control.** Envirostor. [Online] [Cited: January 5, 2023.] https://www.envirostor.dtsc.ca.gov/public/.
- **California State Water Resources Control Board.** Geotracker. [Online] January 5, 2023. http://geotracker.waterboards.ca.gov/.
- **United States Environmental Protection Agency.** NEPAssist. [Online] [Cited: February 15, 2023.] https://nepassisttool.epa.gov/nepassist/nepamap.aspx.
- **Environmental Data Resources.** *The EDR Radius Map Report, Shores Landing, 1000 Twin Dolphin Drive, Redwood City, CA 94065.* Shelton, CT : EDR, January 5, 2023. Inquiry Number: 7218510.2s.
- **Bay Desert, Inc.** *Shores Landing - AST Exhibit.* January 2023.
- **U.S. Department of Housing and Urban Development.** *Acceptable Separation Distance (ASD) Electronic Assessment Tool.* s.l. : Bay Desert, Inc., January 6, 2023.
- **City of Redwood City. Development Projects.** [Online] [Cited: January 6, 2023.] http://webgis.redwoodcity.org/community/?task=pp.



LEGEND - CHOOSE MORE SITES
- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE

Signifies a Closed Site

ACTIVE MAP COVERAGES:
- Military Bases - REMOVE

SITES VISIBLE ON MAP CHOOSE FIELDS

SITE NAME	STATUS
REDWOOD SHORES II	COMPLETED - CASE CLOSED

Map data ©2023 Google 50 m

EnviroStor Database

envirostor.dtsc.ca.gov/public/map/?myaddress=1000+twin+dolphin+drive%2C+redwood+city%2C+ca

RealQuest Professio... | FedEx | Tracking, Sh... | Planning and Zonin... | Hosting | SiriusXM Streaming... | ACHP E-Learning P... | National Register of... | Historic Preservatio... | 36CFRPart800_as_a... | Flood Map Change...

ENVIROSTOR

Sites and Facilities

Cleanup Sites

- [x] Federal Superfund
- [x] State Response
- [x] Voluntary Cleanup
- [x] School Cleanup
- [x] Evaluation
- [x] School Investigation
- [x] Military Evaluation
- [ ] Tiered Permit
- [x] Corrective Action
- [ ] Field Points

STATUS

All Statuses

Permitted Sites

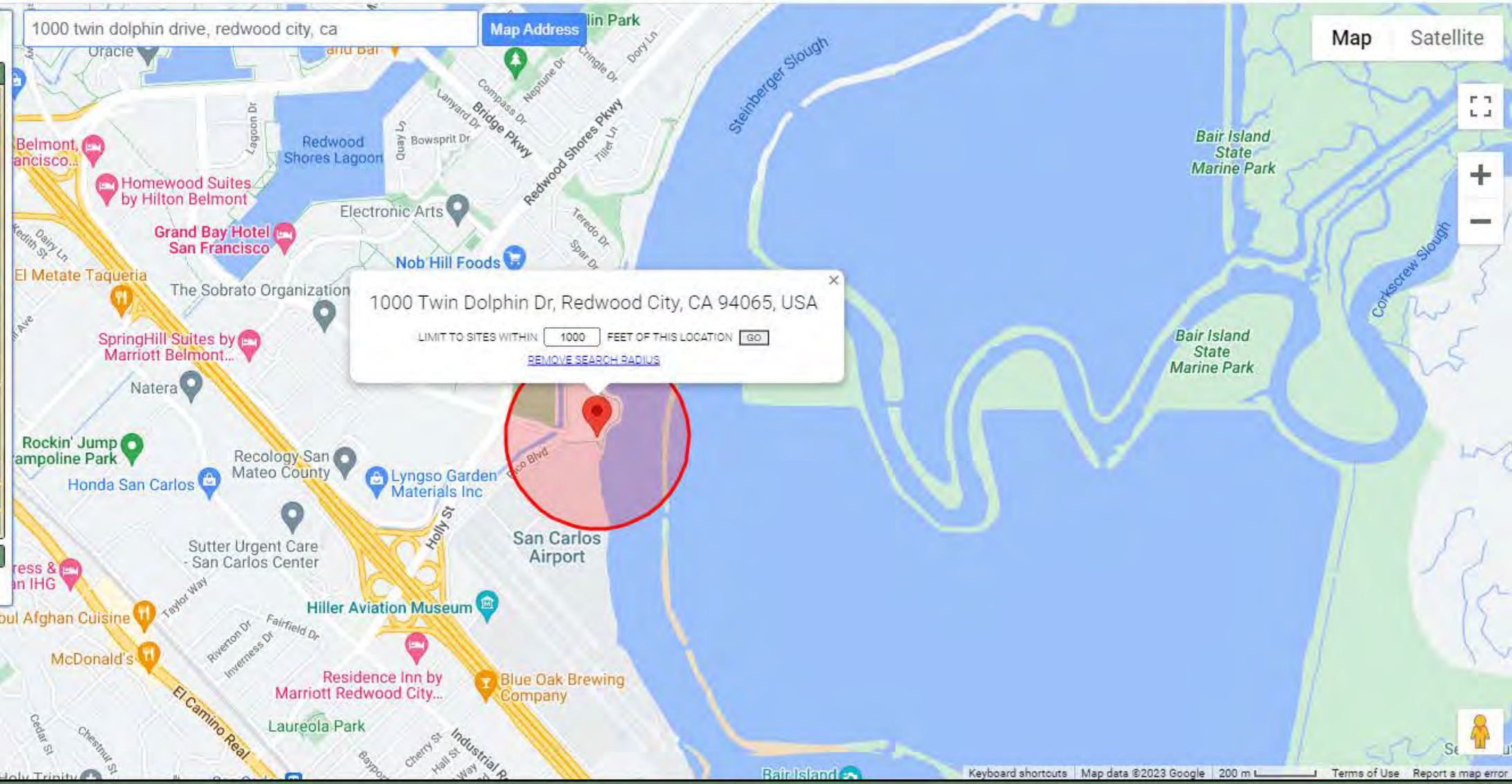
- [x] Operating
- [x] Post-Closure
- [x] Non-Operating

Other Sites

GIS Layers

Tools

TAKE A TOUR | SHARE THIS MAP



SITES FOUND IN SEARCH RADIUS — 0 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY

GeoTracker

geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1000+twin+dolphin+drive%2C+redwood+city%2C+ca#

RealQuest Professio... FedEx | Tracking Sh... Planning and Zonin... Hosting SiriusXM Streaming... ACHP E-Learning P... National Register of... Historic Preservatio... 36CFRPart800_as_a... Flood Map Change...

GeoTracker

Home | Download Data | Tools | Contact Us

Map | Satellite | Night Mode

Dorsal Capital Management
Poshmark
EAI Bikepath
Planful
Weil Gotshal & Manges LLP
Redwood Shores Pkwy
Bay Club Redwood Shores
Twin Dolphin Dr
Shores Child Development Center
Zuora
Holly St
i2c Inc. USA
Phelps Slough
Shoreway Rd
SamTrans South Base Maintenance & Bus Yard
Skyway Rd
Airport Way
San Carlos Airport
Hamachi
ngso Garden aterials Inc
ndscaping supply store

LEGEND - CHOOSE MORE SITES
- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE

Signifies a Closed Site

ACTIVE MAP COVERAGES:
- Military Bases - REMOVE

SITES VISIBLE ON MAP - CHOOSE FIELDS

SITE NAME	STATUS
REDWOOD SHORES II	COMPLETED - CASE CLOSED

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Version 2020.05.002

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1000 twin dolpin drive, red

Basemap Imagery Draw Erase Save Session Tools More Data

Shores Landing
1000 Twin Dolphin Drive
Redwood City, CA 94065

Inquiry Number: 7218510.2s
January 05, 2023

The EDR Radius Map™ Report

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1000 TWIN DOLPHIN DRIVE
REDWOOD CITY, CA 94065

COORDINATES

Latitude (North):	37.5183520 - 37ˆ 31' 6.06''
Longitude (West):	122.2493560 - 122ˆ 14' 57.68''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	566335.4
UTM Y (Meters):	4152437.5
Elevation:	7 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12016475 REDWOOD POINT, CA
Version Date:	2018
Northwest Map:	12017305 SAN MATEO, CA
Version Date:	2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140608
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1000 TWIN DOLPHIN DRIVE
REDWOOD CITY, CA 94070

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	REDWOOD SHORES AREA	200 REDWOOD SHORES	AST	Higher	665, 0.126, WNW
A2	RABBIT AVIATION SERV	602 AIRPORT DR	AST	Higher	682, 0.129, SSW
A3	RABBIT AVIATION SERV	602 AIRPORT	AST	Higher	682, 0.129, SSW
4	SAN MATEO COUNTY TRA	501 PICO BLVD	AST	Higher	1047, 0.198, WSW
5	SAN CARLOS PUMP STAT	150 MONTE VISTA	AST	Higher	2020, 0.383, SSW
6	SOUTH BAY RECYCLING	333 SHOREWAY RD	AST	Higher	2534, 0.480, West
7	RECOLOGY SAN MATEO C	225 SHOREWAY RD	AST	Higher	2745, 0.520, WNW
B8	DELTA STAR INC	270 INDUSTRIAL	AST	Higher	3632, 0.688, WSW
B9	PG & E SAN CARLOS SE	275 INDUSTRIAL	AST	Higher	3714, 0.703, West
B10	PG&E: SAN CARLOS SER	275 INDUSTRIAL RD	AST	Higher	3714, 0.703, West
C11	GC LUBRICANTS CO	977 BRANSTEN	AST	Higher	4446, 0.842, SSW
C12	GC LUBRICANTS CO	977 BRANSTEN RD	AST	Higher	4446, 0.842, SSW
D13	L3 COMMUNICATIONS CO	960 INDUSTRIAL	AST	Higher	4577, 0.867, South
14	CEMEX	1026 BRANSTEN RD	AST	Higher	4676, 0.886, SSW
D15	L-3 COMMUNICATIONS,	960 INDUSTRIAL RD	AST	Higher	4708, 0.892, South
16	CHEVRON CAR WASH	195 EL CAMINO REAL	AST	Higher	5062, 0.959, WSW
17	AT&T CALIFORNIA - P3	537 LAUREL ST	AST	Higher	5159, 0.977, SW
18	ORACLE AMERICA INC	301-501 ISLAND PARK	AST	Lower	5255, 0.995, North

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal registered storage tanks

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, has revealed that there are 18 AST sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
REDWOOD SHORES AREA Database: AST, Date of Government Version: 07/06/2016	200 REDWOOD SHORES	WNW 1/8 - 1/4 (0.126 mi.)	1	5
RABBIT AVIATION SERV Database: AST, Date of Government Version: 07/06/2016	602 AIRPORT DR	SSW 1/8 - 1/4 (0.129 mi.)	A2	5
RABBIT AVIATION SERV Database: AST, Date of Government Version: 07/06/2016	602 AIRPORT	SSW 1/8 - 1/4 (0.129 mi.)	A3	6
SAN MATEO COUNTY TRA Database: AST, Date of Government Version: 07/06/2016	501 PICO BLVD	WSW 1/8 - 1/4 (0.198 mi.)	4	7
SAN CARLOS PUMP STAT Database: AST, Date of Government Version: 07/06/2016	150 MONTE VISTA	SSW 1/4 - 1/2 (0.383 mi.)	5	7
SOUTH BAY RECYCLING Database: AST, Date of Government Version: 07/06/2016	333 SHOREWAY RD	W 1/4 - 1/2 (0.480 mi.)	6	8
RECOLOGY SAN MATEO C Database: AST, Date of Government Version: 07/06/2016	225 SHOREWAY RD	WNW 1/2 - 1 (0.520 mi.)	7	9
DELTA STAR INC Database: AST, Date of Government Version: 07/06/2016	270 INDUSTRIAL	WSW 1/2 - 1 (0.688 mi.)	B8	9
PG & E SAN CARLOS SE Database: AST, Date of Government Version: 07/06/2016	275 INDUSTRIAL	W 1/2 - 1 (0.703 mi.)	B9	10
PG&E: SAN CARLOS SER Database: AST, Date of Government Version: 07/06/2016	275 INDUSTRIAL RD	W 1/2 - 1 (0.703 mi.)	B10	11
GC LUBRICANTS CO Database: AST, Date of Government Version: 07/06/2016	977 BRANSTEN	SSW 1/2 - 1 (0.842 mi.)	C11	11

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GC LUBRICANTS CO Database: AST, Date of Government Version: 07/06/2016	977 BRANSTEN RD	SSW 1/2 - 1 (0.842 mi.)	C12	12
L3 COMMUNICATIONS CO Database: AST, Date of Government Version: 07/06/2016	960 INDUSTRIAL	S 1/2 - 1 (0.867 mi.)	D13	13
CEMEX Database: AST, Date of Government Version: 07/06/2016	1026 BRANSTEN RD	SSW 1/2 - 1 (0.886 mi.)	14	13
L-3 COMMUNICATIONS, Database: AST, Date of Government Version: 07/06/2016	960 INDUSTRIAL RD	S 1/2 - 1 (0.892 mi.)	D15	14
CHEVRON CAR WASH Database: AST, Date of Government Version: 07/06/2016	195 EL CAMINO REAL	WSW 1/2 - 1 (0.959 mi.)	16	15
AT&T CALIFORNIA - P3 Database: AST, Date of Government Version: 07/06/2016	537 LAUREL ST	SW 1/2 - 1 (0.977 mi.)	17	15

Lower Elevation	Address	Direction / Distance	Map ID	Page
ORACLE AMERICA INC Database: AST, Date of Government Version: 07/06/2016	301-501 ISLAND PARK	N 1/2 - 1 (0.995 mi.)	18	16

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7218510.2S

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

National Priority List Sites

0 1/4 1/2 1 Miles

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Shores Landing	CLIENT: Bay Desert Inc
ADDRESS: 1000 Twin Dolphin Drive Redwood City CA 94065	CONTACT: Cinnamon Crake
	INQUIRY #: 7218510.2s
LAT/LONG: 37.518352 / 122.249356	DATE: January 05, 2023 7:07 pm

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DETAIL MAP - 7218510.2S

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Sensitive Receptors

National Priority List Sites

0 1/16 1/8 1/4 Miles

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Shores Landing	CLIENT:	Bay Desert Inc
ADDRESS:	1000 Twin Dolphin Drive Redwood City CA 94065	CONTACT:	Cinnamon Crake
		INQUIRY #:	7218510.2s
LAT/LONG:	37.518352 / 122.249356	DATE:	January 05, 2023 7:08 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of state and tribal registered storage tanks								
AST	1.000		0	4	2	12	NR	18
- Totals --		0	0	4	2	12	0	18

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1 WNW 1/8-1/4 0.126 mi. 665 ft. | **REDWOOD SHORES AREA #A**
200 REDWOOD SHORES
REDWOOD CITY, CA | **AST** | **A100337536**
N/A

Relative: Higher
Actual: 7 ft.

AST:

Name:	REDWOOD SHORES AREA #A
Address:	200 REDWOOD SHORES
City/Zip:	REDWOOD CITY,
Certified Unified Program Agencies:	San Mateo
Owner:	Not reported
Total Gallons:	1,320
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported
Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

A2 SSW 1/8-1/4 0.129 mi. 682 ft. | **RABBIT AVIATION SERVICE**
602 AIRPORT DR
SAN CARLOS, CA 94070
Site 1 of 2 in cluster A | **AST** | **A100423687**
N/A

Relative: Higher
Actual: 7 ft.

AST:

Name:	RABBIT AVIATION SERVICE
Address:	602 AIRPORT DR
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	DEMEO, DAN
Total Gallons:	Not reported
CERSID:	10065196
Facility ID:	Not reported
Business Name:	RABBIT AVIATION SERVICE
Phone:	6505915857
Fax:	6505915895
Mailing Address:	655 SKYWAY RD H2
Mailing Address City:	SAN CARLOS
Mailing Address State:	CA
Mailing Address Zip Code:	94070

RABBIT AVIATION SERVICE (Continued) **A100423687**

Operator Name:	Daniel Demeo
Operator Phone:	6505915857
Owner Phone:	6503693202
Owner Mail Address:	655 SKYWAY RD H2
Owner State:	CA
Owner Zip Code:	94070
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000276493

A3 **RABBIT AVIATION SERVICE** **AST** **A100176550**
SSW **602 AIRPORT** **N/A**
1/8-1/4 **SAN CARLOS, CA**
0.129 mi.
682 ft. **Site 2 of 2 in cluster A**

Relative:
Higher

Actual:
7 ft.

AST:

Name:	RABBIT AVIATION SERVICE
Address:	602 AIRPORT
City/Zip:	SAN CARLOS,
Certified Unified Program Agencies:	San Mateo
Owner:	Not reported
Total Gallons:	1,320
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported
Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

4
WSW
1/8-1/4
0.198 mi.
1047 ft.

SAN MATEO COUNTY TRANSIT DISTRICT
501 PICO BLVD
SAN CARLOS, CA 94070

AST **A100424138**
N/A

Relative:
Higher

Actual:
7 ft.

AST:

Name:	SAN MATEO COUNTY TRANSIT DISTRICT
Address:	501 PICO BLVD
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	SAN MATEO COUNTY TRANSIT DISTRICT
Total Gallons:	Not reported
CERSID:	10066441
Facility ID:	Not reported
Business Name:	SAN MATEO TRANSIT DISTRICT
Phone:	6505086413
Fax:	6505914756
Mailing Address:	501 PICO BLVD
Mailing Address City:	SAN CARLOS
Mailing Address State:	CA
Mailing Address Zip Code:	94070
Operator Name:	San Mateo County Transit District
Operator Phone:	6505086413
Owner Phone:	6505086200
Owner Mail Address:	1250 SAN CARLOS AVE. AVE
Owner State:	CA
Owner Zip Code:	94070
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAD981391477

5
SSW
1/4-1/2
0.383 mi.
2020 ft.

SAN CARLOS PUMP STATION
150 MONTE VISTA
SAN CARLOS, CA 94065

AST **S105033487**
N/A

Relative:
Higher

Actual:
7 ft.

AST:

Name:	SAN CARLOS PUMP STATION
Address:	150 MONTE VISTA
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	Silicon Valley Clean Water
Total Gallons:	Not reported
CERSID:	10064659
Facility ID:	Not reported
Business Name:	SBSA
Phone:	(650) 591-7121
Fax:	(650 791-7122
Mailing Address:	1400 Radio Road
Mailing Address City:	San Carlos
Mailing Address State:	CA
Mailing Address Zip Code:	94070

SAN CARLOS PUMP STATION (Continued) **S105033487**

Operator Name:	Silicon Valley Clean Water
Operator Phone:	(650) 832-6235
Owner Phone:	(650) 591-7121
Owner Mail Address:	1400 Radio Road
Owner State:	CA
Owner Zip Code:	94065
Owner Country:	United States
Property Owner Name:	Silicon Valley Clean Water
Property Owner Phone:	(650) 591-7121
Property Owner Mailing Address:	1400 Radio Road
Property Owner City:	Redwood City
Property Owner Stat :	CA
Property Owner Zip Code:	94065
Property Owner Country:	United States
EPAID:	Not reported

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6 **SOUTH BAY RECYCLING LLC** **AST** **A100424659**
West **333 SHOREWAY RD** **N/A**
1/4-1/2 **SAN CARLOS, CA 94070**
0.480 mi.
2534 ft.

Relative:
Higher

Actual:
8 ft.

AST:

Name:	SOUTH BAY RECYCLING LLC
Address:	333 SHOREWAY RD
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	SOUTH BAY RECYCLING LLC
Total Gallons:	Not reported
CERSID:	10066978
Facility ID:	Not reported
Business Name:	BFI WST SYS OF NA INC-ALLIED WASTE
Phone:	6508028355
Fax:	Not reported
Mailing Address:	333 SHOREWAY RD
Mailing Address City:	SAN CARLOS
Mailing Address State:	CA
Mailing Address Zip Code:	94070
Operator Name:	South Bay Recycling, LLC
Operator Phone:	6508028355
Owner Phone:	6508028355
Owner Mail Address:	333 SHOREWAY RD
Owner State:	CA
Owner Zip Code:	94070
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000360438

7 WNW 1/2-1 0.520 mi. 2745 ft. | **RECOLOGY SAN MATEO COUNTY**
225 SHOREWAY RD
SAN CARLOS, CA 94070 | **AST** | **A100423805**
N/A

Relative: Higher
Actual: 7 ft.

AST:

Name:	RECOLOGY SAN MATEO COUNTY
Address:	225 SHOREWAY RD
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	RECOLOGY SAN MATEO COUNTY
Total Gallons:	Not reported
CERSID:	10063456
Facility ID:	Not reported
Business Name:	BFI WST SYS OF NA INC-ALLIED WASTE
Phone:	6505953900
Fax:	Not reported
Mailing Address:	225 SHOREWAY RD ATTN MARIO PUCCINELLI
Mailing Address City:	SAN CARLOS
Mailing Address State:	CA
Mailing Address Zip Code:	94070
Operator Name:	RECOLOGY SAN MATEO COUNTY
Operator Phone:	6505953900
Owner Phone:	6505953900
Owner Mail Address:	225 SHOREWAY RD ATTN MARIO PUCCINELLI
Owner State:	CA
Owner Zip Code:	94070
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000358981

B8 WSW 1/2-1 0.688 mi. 3632 ft. | **DELTA STAR INC**
270 INDUSTRIAL
SAN CARLOS, CA
Site 1 of 3 in cluster B | **AST** | **A100156528**
N/A

Relative: Higher
Actual: 17 ft.

AST:

Name:	DELTA STAR INC
Address:	270 INDUSTRIAL
City/Zip:	SAN CARLOS,
Certified Unified Program Agencies:	San Mateo
Owner:	Not reported
Total Gallons:	1,320
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported

DELTA STAR INC (Continued) **A100156528**

Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

B9 **PG & E SAN CARLOS SERVICE CENTER** **AST** **A100337866**
West **275 INDUSTRIAL** **N/A**
1/2-1 **SAN CARLOS, CA**
0.703 mi.
3714 ft. **Site 2 of 3 in cluster B**

Relative:
Higher

Actual:
25 ft.

AST:

Name:	PG & E SAN CARLOS SERVICE CENTER
Address:	275 INDUSTRIAL
City/Zip:	SAN CARLOS,
Certified Unified Program Agencies:	San Mateo
Owner:	Not reported
Total Gallons:	1,320
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported
Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

B10 West 1/2-1 0.703 mi. 3714 ft. | **PG&E: SAN CARLOS SERVICE CENTER**
275 INDUSTRIAL RD
SAN CARLOS, CA 94070 | **AST** | **A100423401**
N/A

Site 3 of 3 in cluster B

Relative: Higher

Actual: 25 ft.

AST:

Name:	PG&E: SAN CARLOS SERVICE CENTER
Address:	275 INDUSTRIAL RD
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	Pacific Gas & Electric Company
Total Gallons:	Not reported
CERSID:	10065643
Facility ID:	41-000-017095
Business Name:	PG&E
Phone:	(650) 598-7453
Fax:	(650) 598-7491
Mailing Address:	PO Box 7640
Mailing Address City:	San Francisco
Mailing Address State:	CA
Mailing Address Zip Code:	94120
Operator Name:	Pacific Gas & Electric Company
Operator Phone:	925-373-2656
Owner Phone:	(415) 973-7000
Owner Mail Address:	c/o Environmental Services, 3401 Crow Canyon Road
Owner State:	CA
Owner Zip Code:	94583
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAD981391030

C11 SSW 1/2-1 0.842 mi. 4446 ft. | **GC LUBRICANTS CO**
977 BRANSTEN
SAN CARLOS, CA | **AST** | **A100338872**
N/A

Site 1 of 2 in cluster C

Relative: Higher

Actual: 12 ft.

AST:

Name:	GC LUBRICANTS CO
Address:	977 BRANSTEN
City/Zip:	SAN CARLOS,
Certified Unified Program Agencies:	San Mateo
Owner:	Not reported
Total Gallons:	1,320
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported

GC LUBRICANTS CO (Continued) **A100338872**

Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

C12
SSW
1/2-1
0.842 mi.
4446 ft.

GC LUBRICANTS CO **AST** **A100420282**
977 BRANSTEN RD **N/A**
SAN CARLOS, CA 94070

Site 2 of 2 in cluster C

Relative:
Higher

Actual:
12 ft.

AST:

Name:	GC LUBRICANTS CO
Address:	977 BRANSTEN RD
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	GARRATT-CALLAHAN COMPANY
Total Gallons:	Not reported
CERSID:	10066447
Facility ID:	Not reported
Business Name:	GC LUBRICANTS CO
Phone:	6505921050
Fax:	Not reported
Mailing Address:	977 BRANSTEN RD
Mailing Address City:	SAN CARLOS
Mailing Address State:	CA
Mailing Address Zip Code:	94070
Operator Name:	G-C LUBRICANTS COMPANY
Operator Phone:	6505951050
Owner Phone:	6506975811
Owner Mail Address:	977 BRANSTEN RD
Owner State:	CA
Owner Zip Code:	94070
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAD056670029

D13 South 1/2-1 0.867 mi. 4577 ft. | **L3 COMMUNICATIONS CORP., EDD**
960 INDUSTRIAL
SAN CARLOS, CA | **AST** | **1006816241**
N/A

Site 1 of 2 in cluster D

Relative: Higher
Actual: 7 ft.

AST:

Name:	L3 COMMUNICATIONS CORP., EDD
Address:	960 INDUSTRIAL
City/Zip:	SAN CARLOS,
Certified Unified Program Agencies:	San Mateo
Owner:	Not reported
Total Gallons:	1,320
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported
Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported
Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

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14 SSW 1/2-1 0.886 mi. 4676 ft. | **CEMEX**
1026 BRANSTEN RD
SAN CARLOS, CA 94070 | **AST** | **S113038901**
N/A

Relative: Higher
Actual: 15 ft.

AST:

Name:	CEMEX
Address:	1026 BRANSTEN RD
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	CEMEX Construction Materials Pacific, LLC
Total Gallons:	Not reported
CERSID:	10063699
Facility ID:	41-000-004213
Business Name:	CEMEX Construction Materials Pacific, LLC
Phone:	650-591-1349
Fax:	Not reported
Mailing Address:	5180 Golden Foothill Parkway, Suite 200
Mailing Address City:	El Dorado Hills
Mailing Address State:	CA
Mailing Address Zip Code:	95762

CEMEX (Continued) **S113038901**

Operator Name:	CEMEX Construction Materials Pacific, LLC
Operator Phone:	650-610-8601
Owner Phone:	916-941-2800
Owner Mail Address:	5180 Golden Foothill Parkway, Suite 200
Owner State:	CA
Owner Zip Code:	95762
Owner Country:	United States
Property Owner Name:	CEMEX Construction Materials Pacific, LLC
Property Owner Phone:	916-941-2800
Property Owner Mailing Address:	5180 Golden Foothill Parkway, Suite 200
Property Owner City:	El Dorado Hills
Property Owner Stat :	CA
Property Owner Zip Code:	95762
Property Owner Country:	United States
EPAID:	CAL000317928

D15 **L-3 COMMUNICATIONS, ELECTRON DEVICES DIVISION** **AST** **A100421549**
South **960 INDUSTRIAL RD** **N/A**
1/2-1 **SAN CARLOS, CA 94070**
0.892 mi.
4708 ft. **Site 2 of 2 in cluster D**

Relative:
Higher

Actual:
7 ft.

AST:

Name:	L-3 COMMUNICATIONS, ELECTRON DEVICES DIVISION
Address:	960 INDUSTRIAL RD
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	L-3 Communicatioins Corporation
Total Gallons:	Not reported
CERSID:	10066426
Facility ID:	Not reported
Business Name:	L3 COMMUNICATIONS CORP., EDD
Phone:	6505918411
Fax:	6505953136
Mailing Address:	960 INDUSTRIAL RD ATTN:CLIFF BAUGHN
Mailing Address City:	SAN CARLOS
Mailing Address State:	CA
Mailing Address Zip Code:	94070
Operator Name:	L-3 Communications, Electron Devices Division
Operator Phone:	6505918411
Owner Phone:	2126971111
Owner Mail Address:	960 INDUSTRIAL RD ATTN:CLIFF BAUGHN
Owner State:	CA
Owner Zip Code:	94070
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAD056160336

16 WSW 1/2-1 0.959 mi. 5062 ft. | **CHEVRON CAR WASH**
195 EL CAMINO REAL
SAN CARLOS, CA 94070 | **AST** | **U001594676**
N/A

Relative: Higher
Actual: 24 ft.

AST:

Name:	AUTO PRIDE CAR WASH
Address:	195 EL CAMINO REAL
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	MITCHELL, TIM
Total Gallons:	Not reported
CERSID:	10065265
Facility ID:	Not reported
Business Name:	AUTO PRIDE CAR WASH
Phone:	6505914638
Fax:	Not reported
Mailing Address:	909 WOODSIDE RD
Mailing Address City:	REDWOOD CITY
Mailing Address State:	CA
Mailing Address Zip Code:	94061
Operator Name:	Tim Mitchell
Operator Phone:	6505914638
Owner Phone:	6503061070
Owner Mail Address:	909 WOODSIDE RD
Owner State:	CA
Owner Zip Code:	94061
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000351946

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17 SW 1/2-1 0.977 mi. 5159 ft. | **AT&T CALIFORNIA - P3057**
537 LAUREL ST
SAN CARLOS, CA 94070 | **AST** | **A100417274**
N/A

Relative: Higher
Actual: 34 ft.

AST:

Name:	AT&T CALIFORNIA - P3057
Address:	537 LAUREL ST
City/Zip:	SAN CARLOS,94070
Certified Unified Program Agencies:	Not reported
Owner:	Pacific Bell Telephone Company dba AT&T California
Total Gallons:	Not reported
CERSID:	10063753
Facility ID:	41-000-005129
Business Name:	PACIFIC BELL TELEPHONE COMPANY dba AT&T CALIFORNIA
Phone:	925-998-5876
Fax:	925-973-0584
Mailing Address:	308 S. Akard Street, Room 1708
Mailing Address City:	Dallas
Mailing Address State:	TX
Mailing Address Zip Code:	75202

AT&T CALIFORNIA - P3057 (Continued) **A100417274**

Operator Name:	AT&T California
Operator Phone:	925-998-5876
Owner Phone:	214-464-2626
Owner Mail Address:	308 S. Akard Street, Room 1708
Owner State:	TX
Owner Zip Code:	75202
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAT080019870

18
North
1/2-1
0.995 mi.
5255 ft.

ORACLE AMERICA INC **AST** **S113758256**
301-501 ISLAND PARK **N/A**
REDWOOD CITY, CA 94065

Relative:
Lower

Actual:
5 ft.

AST:

Name:	ORACLE AMERICA INC
Address:	301-501 ISLAND PARK
City/Zip:	REDWOOD CITY,94065
Certified Unified Program Agencies:	Not reported
Owner:	ORACLE AMERICA INC
Total Gallons:	Not reported
CERSID:	10069771
Facility ID:	Not reported
Business Name:	ORACLE USA INC
Phone:	6505067000
Fax:	Not reported
Mailing Address:	500 ORACLE PKWY - M/S 6OP2-SANDRA SILVA SANDRA SILVA, EHS MANAGER
Mailing Address City:	REDWOOD CITY
Mailing Address State:	CA
Mailing Address Zip Code:	94065
Operator Name:	Oracle America, Inc
Operator Phone:	6505067000
Owner Phone:	6505067000
Owner Mail Address:	500 ORACLE PKWY - M/S 6OP2-SANDRA SILVA SANDRA SILVA, EHS MANAGER
Owner State:	CA
Owner Zip Code:	94065
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000403355

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal registered storage tanks

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/06/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: CERS HAZ WASTE
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/17/2022
Date Data Arrived at EDR: 10/17/2022
Date Made Active in Reports: 01/04/2023
Number of Days to Update: 79

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 08/04/2022
Date Data Arrived at EDR: 08/04/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 77

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/17/2022
Date Data Arrived at EDR: 10/17/2022
Date Made Active in Reports: 01/04/2023
Number of Days to Update: 79

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Quarterly

Other Ascertainable Records

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: N/A

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Quarterly

BRS: Biennial Reporting System
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Biennially

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

PFAS NPL: Superfund Sites with PFAS Detections Information
EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 07/08/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 123

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 10/28/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 10/26/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 10/31/2022
Number of Days to Update: 61

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 09/06/2022
Date Data Arrived at EDR: 09/06/2022
Date Made Active in Reports: 10/26/2022
Number of Days to Update: 50

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 10/09/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 11/17/2022
Number of Days to Update: 78

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 11/17/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 11/17/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 11/18/2022
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 08/16/2022
Date Data Arrived at EDR: 08/17/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 11/29/2022
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 07/18/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 74

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 11/17/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 11/17/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 11/17/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 11/17/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 11/17/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/22/2022
Next Scheduled EDR Contact: 03/06/2023
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 21

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

COUNTY RECORDS

LOS ANGELES COUNTY:

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/13/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/12/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 82

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: No Update Planned

SAN DIEGO COUNTY:

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 10/11/2022
Date Data Arrived at EDR: 10/14/2022
Date Made Active in Reports: 01/04/2023
Number of Days to Update: 82

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 10/07/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/08/2022
Date Made Active in Reports: 10/21/2022
Number of Days to Update: 74

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/16/2022
Next Scheduled EDR Contact: 02/20/2023
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/28/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 12/20/2022
Next Scheduled EDR Contact: 02/27/2023
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/01/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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Shores Landing – AST Exhibit

Table 1 ASTs within one mile of the Subject Property

#	Name	Address	Distance from Subject Property	Gallons Type of AST (if known)	Covered by 24 CFR 51C?	Outside ASD?
1	Redwood Shores Area	200 Redwood Shores, Redwood City, CA	668 feet WNW	1,320	Yes	Yes
2	Rabbit Aviation Service	602 Airport Drive, Redwood City, CA	685 feet South	Not reported	No	n/a
3	Rabbit Aviation Service	602 Airport Drive, Redwood City, CA	685 feet South	1,320	Yes	Yes
4	San Mateo County Transit District	501 Pico Blvd., Redwood City, CA	1,047 feet WSW	Not reported	No	n/a
5	San Carlos Pump Station	150 Monte Vista, Redwood City, CA	2,020 feet SSW	Not reported	No	n/a
6	South Bay Recycling	333 Shoreway Road	2,534 feet West	Not reported	No	n/a
7	Recology San Mateo	225 Shoreway Road, Redwood City, CA	2745 feet WNW	Not reported	No	n/a
8	Delta Star Inc.	270 Industrial Road, Redwood City, CA	0.688 miles WSW	1,320	Yes	Yes
9	PG&E San Carlos Service Center	275 Industrial Road, Redwood City, CA	0.703 miles West	1,320	Yes	Yes
10	PG&E San Carlos Service Center	275 Industrial Road, Redwood City, CA	0.703 miles West	Not reported	No	n/a
11	GC Lubricants Co	977 Bransten, Redwood City, CA	0.842 miles SSW	1,320	Yes	Yes
12	GC Lubricants Co	977 Bransten, Redwood City, CA	0.842 miles SSW	Not reported	No	n/a
13	L3 Communications	960 Industrial Road, Redwood City, CA	0.867 miles South	1,320	Yes	Yes

Shores Landing – AST Exhibit

#	Name	Address	Distance from Subject Property	Gallons Type of AST (if known)	Covered by 24 CFR 51C?	Outside ASD?
14	Cemex	1026 Bransten Road, Redwood City, CA	0.886 miles SSW	Not reported	No	n/a
15	L-3 Communications, Electron Devices Division	960 Industrial Road, Redwood City, CA	0.892 miles South	Not reported	No	n/a
16	Chevron Car Wash/Auto Pride Car Wash	195 El Camino Real, Redwood City, CA	0.959 miles WSW	Not reported	No	n/a
17	AT&T California – P3	537 Laurel Street, Redwood City, CA	0.977 miles SW	No reported	No	n/a
18	Oracle America Inc.	301-501 Island Park, Redwood City, CA	0.995 miles North	Not reported	No	n/a

Source:

Environmental Data Resources. (January 5, 2023). *The EDR Radius Map Report, Shores Landing, 1000 Twin Dolphin Drive, Redwood City, CA 94065.* Shelton, CT: EDR.

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	1320
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	310.48
ASD for Thermal Radiation for Buildings (ASDBPU)	57.17
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

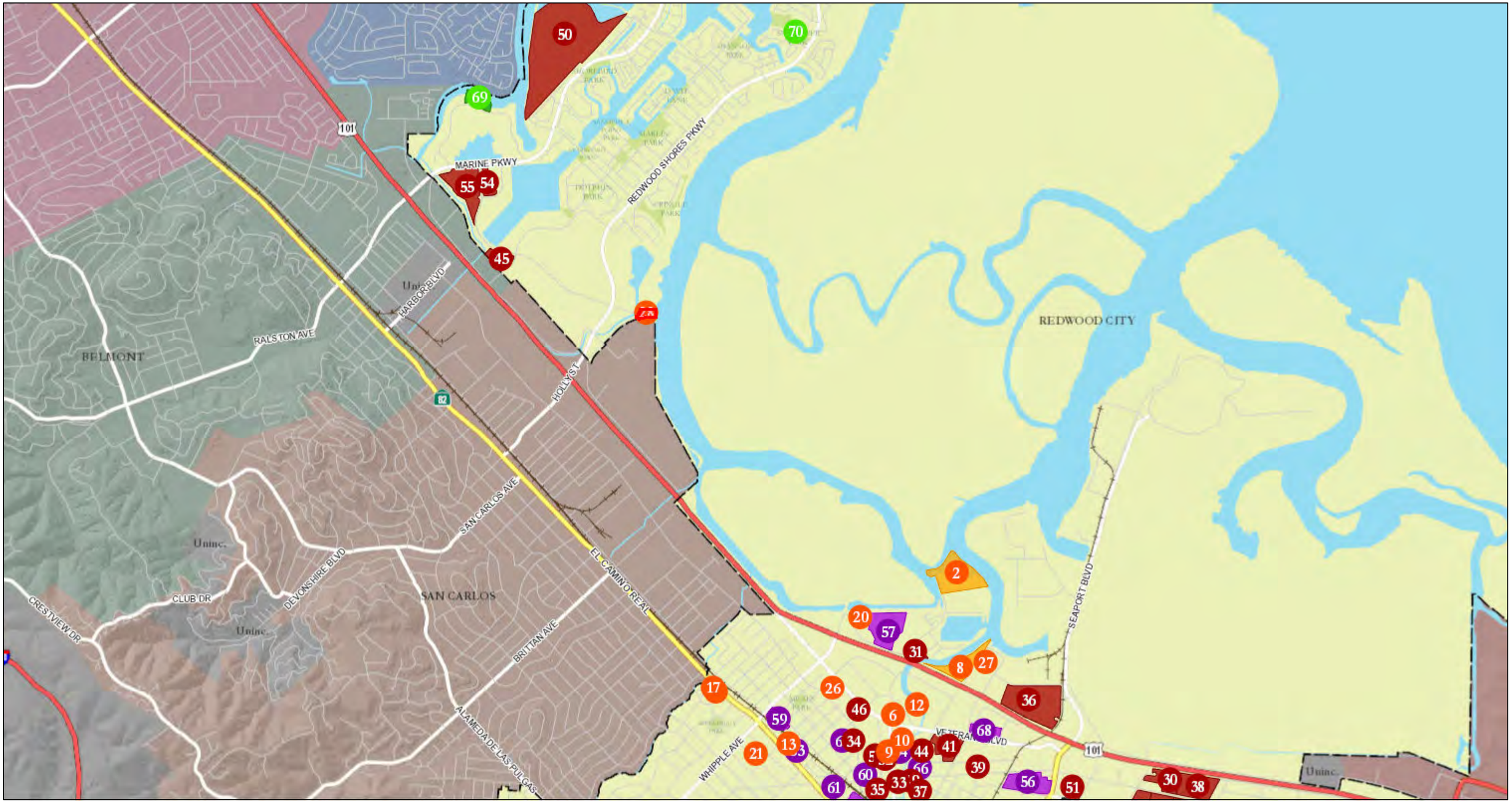
After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

Shores Landing



January 6, 2023

1:36,112

0 0.45 0.9 1.8 mi

0 0.5 1 2 km

RWC-GIS

Created by Redwood City Community GIS
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Appendix E – Endangered Species

- U.S. Fish and Wildlife Service. *List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project, Shores Landing.* Sacramento, CA : Sacramento Office, January 5, 2023. Project Code: 2023-0031108.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To: January 05, 2023
Project Code: 2023-0031108
Project Name: Shores Landing

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/birds/policies-and-regulations.php.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Note: IPaC has provided all available attachments because this project is in multiple field office jurisdictions.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

This project's location is within the jurisdiction of multiple offices. However, only one species list document will be provided for all offices. The species and critical habitats in this document reflect the aggregation of those that fall in each of the affiliated office's jurisdiction. Other offices affiliated with the project:

San Francisco Bay-Delta Fish And Wildlife
650 Capitol Mall
Suite 8-300
Sacramento, CA 95814
(916) 930-5603

Project Summary

Project Code: 2023-0031108
Project Name: Shores Landing
Project Type: Federal Grant / Loan Related
Project Description: Rehabilitation of an existing building and construction of a community buidling in the parking lot area.
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@37.51830515,-122.24918498081628,14z

Counties: San Mateo County, California

Endangered Species Act Species

There is a total of 14 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Salt Marsh Harvest Mouse *Reithrodontomys raviventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/613	Endangered

Birds

NAME	STATUS
California Clapper Rail *Rallus longirostris obsoletus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4240	Endangered
California Least Tern *Sterna antillarum browni* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8104	Endangered
Western Snowy Plover *Charadrius nivosus nivosus* Population: Pacific Coast population DPS-U.S.A. (CA, OR, WA), Mexico (within 50 miles of Pacific coast) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8035	Threatened

Reptiles

NAME	STATUS
Alameda Whipsnake (=striped Racer) *Masticophis lateralis euryxanthus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5524	Threatened
Green Sea Turtle *Chelonia mydas* Population: East Pacific DPS No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
San Francisco Garter Snake *Thamnophis sirtalis tetrataenia* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5956	Endangered

Amphibians

NAME	STATUS
California Red-legged Frog *Rana draytonii* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander *Ambystoma californiense* Population: U.S.A. (Central CA DPS) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened

Fishes

NAME	STATUS
Delta Smelt *Hypomesus transpacificus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp *Branchinecta lynchi* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/498	Threatened

Flowering Plants

NAME	STATUS
California Seablite *Suaeda californica* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6310	Endangered
San Mateo Thornmint *Acanthomintha obovata ssp. duttonii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2038	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird *Selasphorus sasin* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31

NAME	BREEDING SEASON
Belding's Savannah Sparrow *Passerculus sandwichensis beldingi* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Oystercatcher *Haematopus bachmani* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9591	Breeds Apr 15 to Oct 31
Black Skimmer *Rynchops niger* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Black Turnstone *Arenaria melanocephala* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Bullock's Oriole *Icterus bullockii* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull *Larus californicus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher *Toxostoma redivivum* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Clark's Grebe *Aechmophorus clarkii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Common Yellowthroat *Geothlypis trichas sinuosa* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/2084	Breeds May 20 to Jul 31
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Long-eared Owl *asio otus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15

NAME	BREEDING SEASON
Marbled Godwit *Limosa fedoa* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9481	Breeds elsewhere
Nuttall's Woodpecker *Picoides nuttallii* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9410	Breeds Apr 1 to Jul 20
Oak Titmouse *Baeolophus inornatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9656	Breeds Mar 15 to Jul 15
Olive-sided Flycatcher *Contopus cooperi* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914	Breeds May 20 to Aug 31
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Tricolored Blackbird *Agelaius tricolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3910	Breeds Mar 15 to Aug 10
Western Grebe *aechmophorus occidentalis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743	Breeds Jun 1 to Aug 31
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Wrentit *Chamaea fasciata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

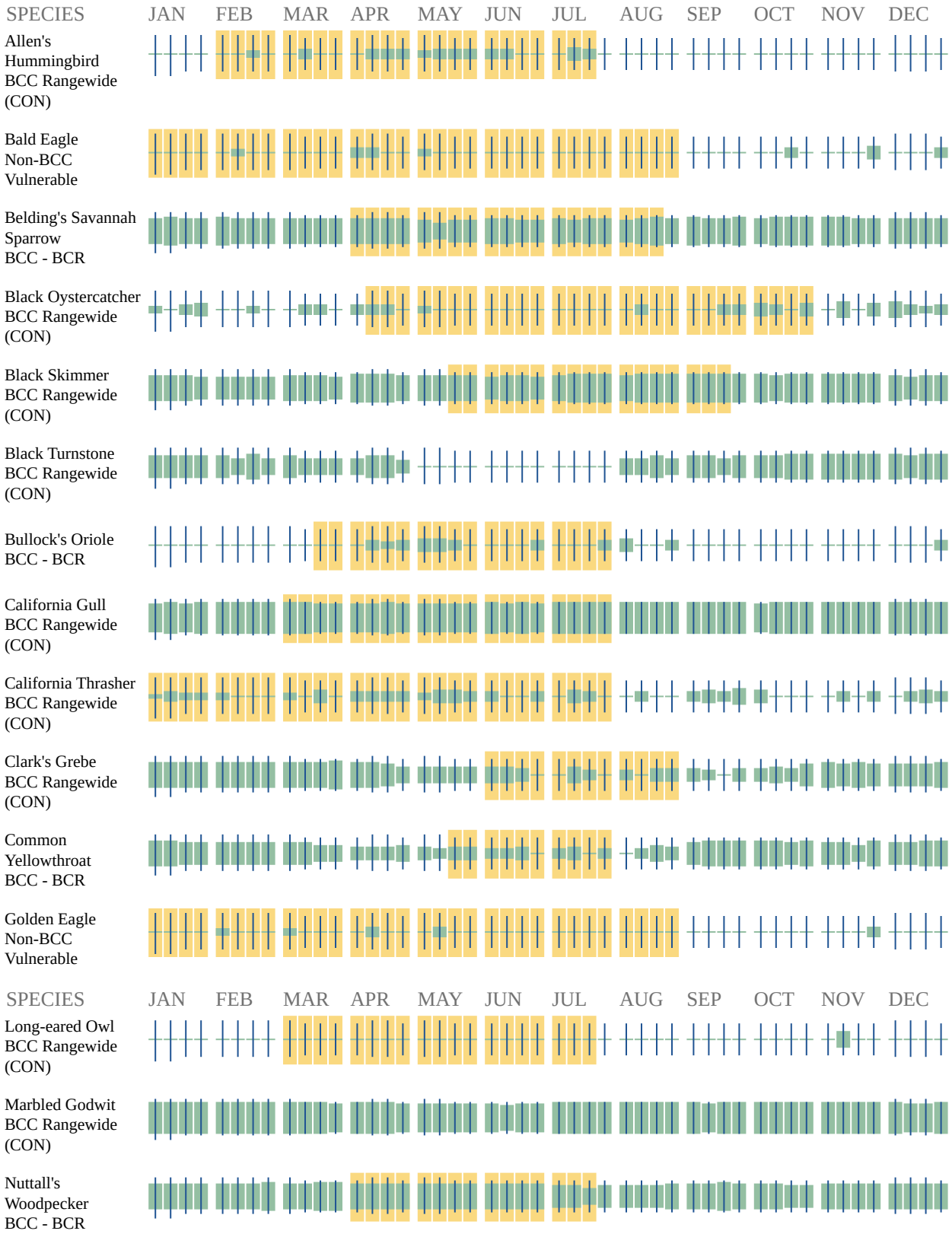
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

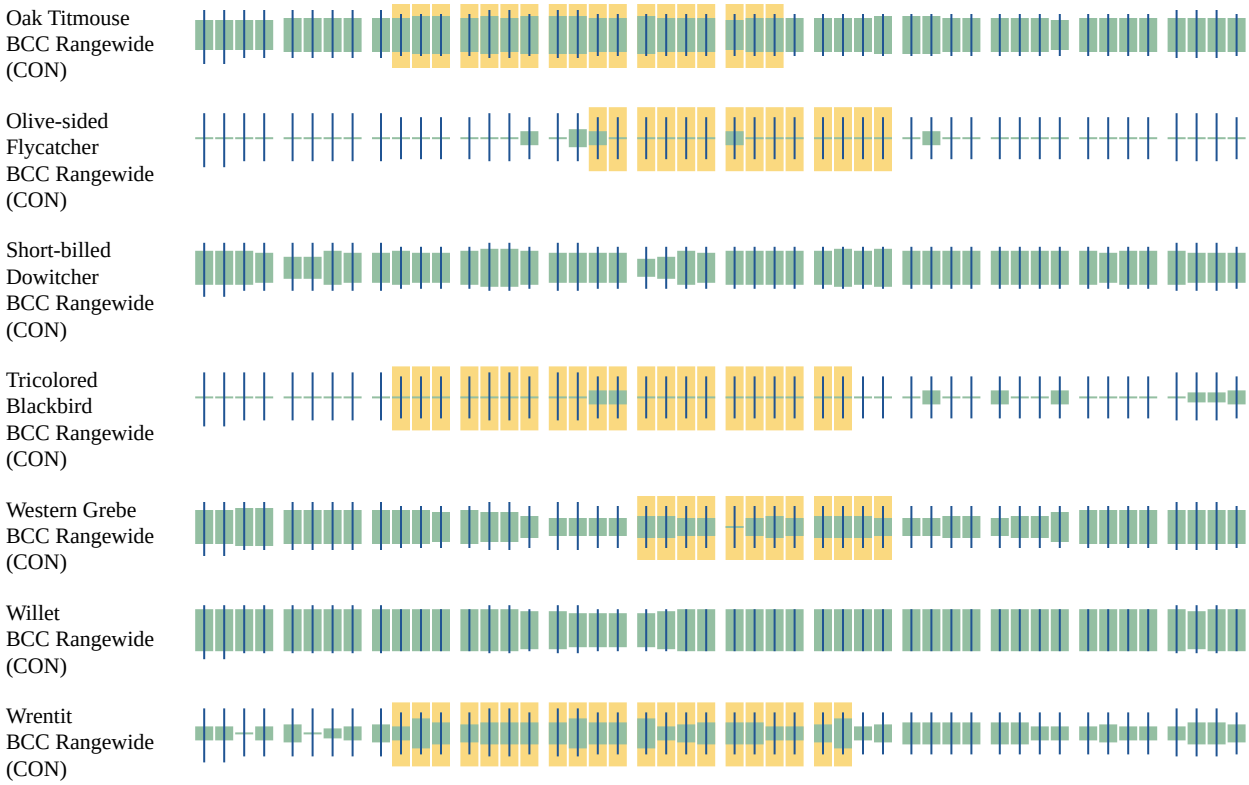
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence ■ breeding season | survey effort – no data


SPECIES
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
Allen's Hummingbird BCC Rangewide (CON)
Bald Eagle Non-BCC Vulnerable
Belding's Savannah Sparrow BCC - BCR
Black Oystercatcher BCC Rangewide (CON)
Black Skimmer BCC Rangewide (CON)
Black Turnstone BCC Rangewide (CON)
Bullock's Oriole BCC - BCR
California Gull BCC Rangewide (CON)
California Thrasher BCC Rangewide (CON)
Clark's Grebe BCC Rangewide (CON)
Common Yellowthroat BCC - BCR
Golden Eagle Non-BCC Vulnerable
SPECIES
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
Long-eared Owl BCC Rangewide (CON)
Marbled Godwit BCC Rangewide (CON)
Nuttall's Woodpecker BCC - BCR



Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles)

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

ESTUARINE AND MARINE WETLAND

- E2USN

IPaC User Contact Information

Agency: Bay Desert, Inc.
Name: Cinnamon Crake
Address: 422 Larkfield Center #104
City: Santa Rosa
State: CA
Zip: 95403
Email ccrake@baydesert.com
Phone: 7075233710

Appendix F – Historic Preservation

- Crake, Cinnamon. *Memorandum to file in re: Section 106 Review Process for Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, California 94065.* s.l. : Bay Desert, Inc., March 10, 2023.
- Deffenderfer, Barbara. *E-mail to Shannon.pries@parks.ca.gov in re: Shores Landing Amended Consultation Attached - Section 106.* [E-mail] Belmont, CA : County of San Mateo, Department of Housing, January 9, 2023.
- ESA. *Cultural Resources Inventory Report, Shores Landing Project, Redwood City, San Mateo County.* December 2022.
- Hodges, Raymond. *Letters to Native American tribes in re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065, U.S. HUD Funds - CDBG-CV.* Belmont. CA : County of San Mateo, Department of Housing, December 7, 2022. Various.
- Campagne, Cody. *Letter to Cinnamon Crake, Bay Desert, Inc. in re: Shores Landing Project, San Mateo County.* West Sacramento, CA : State of California, Native American Heritage Commission, November 29, 2022.
- U.S. Department of Housing and Urban Development. *Tribal Directory Assessment Tool.* Accessed on November 11, 2022.
- Polanco, Julianne. *Letter to Raymond Hodges, County of San Mateo in re: Shores Landing Multifamily Housing Rehabilitation Project at 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA.* Sacramento, CA : State of California, Department of Parks and Recreation, Office of Historic Preservation, July 22, 2021. Refer to HUD_2021_0701_002.

BAY DESERT

MEMORANDUM

TO: File/Closing Memo

FROM: Cinnamon Crake, President CC

DATE: March 10, 2023

RE: Section 106 Review Process for Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, California 94065

Section 106 of the National Historic Preservation Act (NHPA) requires Federal Agencies and their Responsible Entities to identify and evaluate all historic properties in an Area of Potential Effects around projects that will receive Federal Funds. Shores Landing is an "undertaking" proposed for HUD funding through California Housing and Community Development Agency (HCD) that must be reviewed per the requirements of the implementing regulations of the NHPA found in 36 CFR Part 800. The County of San Mateo is the Responsible Entity (RE) for the project.

Accordingly, Bay Desert, Inc. (BDC), ESA and others completed studies to address these requirements. A precise description of the Undertaking was developed, along with the corresponding appropriate Area of Potential Effects (APE) for both direct and indirect effects, and lastly, effort were made to identify historic properties. No historic properties were identified. The Responsible Entity – County of San Mateo, agreed and initiated the Section 106 Review process with an appropriate letter to the State Historic Preservation Officer, Julianne Polanco. A package of documentation was also provided. The Responsible Entity found that the undertaking will not result in effects to historic properties as defined in 36 CFR 800.16(i).

The Responsible Entity's letter and package of information was sent by the County of San Mateo to the SHPO's office using E-mail per COVID guidelines to calshpo.ohp@parks.ca.gov on January 9, 2023 *(transmittal email attached).*

Subsequently, 30 calendar days lapsed (on February 10, 2023) and the Responsible Entity received no response from the SHPO's office regarding Section 106 Review of the project. On March 7, 2023, Shannon Pries of the Office of Historic Preservation responded via E-mail that *"the CA SHPO is unable to provide comments on this undertaking in a timely manner".* Therefore, per the regulations found in 36 CFR 800.3(c)(4), the Responsible Entity's findings conclude Section 106 Review, because SHPO did not object to the determination within 30 calendar days of receipt of an adequate documentation for a finding of no historic properties affected by the undertaking.

attachments

NEPA compliance specialists

422 Larkfield Center #104
Santa Rosa CA 95403

(707) 523-3710
baydesert.com

From:	Barbara Deffenderfer
To:	shannon.pries@parks.ca.gov
Cc:	Cinnamon Crake; Cynthia Luzod; Raymond Hodges; Matilda Horace; Rose Cade
Subject:	Shores Landing Amended Consultation Attached - Section 106
Date:	Monday, January 9, 2023 9:42:51 AM
Attachments:	SHPO letter_executed.pdf

Hi Shannon,

Attached, please find San Mateo County's amended consultation letter for Shores Landing.

Should you have any questions, please do not hesitate to reach out to me.

Thank you, and I look forward to your comments at your earliest convenience.

Babs

Barbara "Babs" Deffenderfer *(she/her)*
Housing and Community Development Supervisor
County of San Mateo Department of Housing
p: 669-252-2317 bdeffenderfer@smchousing.org
***During shelter-in-place the best way to reach me is via email**

From:	Pries, Shannon@Parks
To:	Rose Cade
Cc:	Cinnamon Crake; Cynthia Luzod; Raymond Hodges; Matilda Horace; Barbara Deffenderfer; Helen Tong-Ishikawa
Subject:	RE: Shores Landing Amended Consultation Attached - Section 106
Date:	Tuesday, March 7, 2023 3:54:09 PM
Attachments:	image001.png

Good afternoon, Rose,

Unfortunately, the CA SHPO is short staffed right now and we were unable to review and comment on the above referenced undertaking in a timely manner. We recommend that the County proceed pursuant to 36 CFR Part 800.3(c)(4)*Failure of the SHPO/THPO to respond*. Normally we ask the lead agencies not to rush to use this portion of the regulations and to allow our office time to respond, so that your administrative and environmental record are more complete. However, in this instance we believe this is the best path forward. Please feel free to use this correspondence as evidence of the County's efforts to consult with our office.

Please feel free to reach out if you have any questions or concerns with our recommendations.

Best,
Shannon

Shannon Lauchner Pries
Historian II
Local Government & Environmental Compliance
California Office of Historic Preservation
shannon.pries@parks.ca.gov
www.parks.ca.gov

From: Rose Cade <rcade@smchousing.org>
Sent: Tuesday, March 7, 2023 1:25 PM
To: Pries, Shannon@Parks <Shannon.Pries@parks.ca.gov>
Cc: Cinnamon Crake <ccrake@baydesert.com>; Cynthia Luzod <cynthia.luzod@midpen-housing.org>; Raymond Hodges <rhodges@smchousing.org>; Matilda Horace <mhorace@smchousing.org>; Barbara Deffenderfer <bdeffenderfer@smcgov.org>; Helen Tong-Ishikawa <htongishikawa@smchousing.org>
Subject: FW: Shores Landing Amended Consultation Attached - Section 106

Good Afternoon Shannon –

I am following up on your email dated January 18, 2023 regarding the NEPA for Shores Landing in Redwood City (Redwood Shores), CA. According to your email, we expected to receive comments from California SHPO to be circulated by February 9, 2023. This NEPA is related to a project being funded by State of California CDBG-CV funding, which has an expenditure deadline of June 30, 2023. In order to move forward on this project, State Housing and Community Development has asked that SHPO provide a 'no objection' letter for this project. Would it be possible to get this from you no later than **Monday, March 13, 2023?** If

you are unable to meet that deadline, can you please advise as to when we might expect SHPO action on this item?

Thank you for your assistance in this matter.

Rose Cade (she/her)
Deputy Director

DEPARTMENT OF HOUSING

COUNTY OF SAN MATEO

264 Harbor Boulevard | Belmont, CA 94002
Tel. (650) 802-3376 | rcade@smcgov.org

From: Pries, Shannon@Parks <Shannon.Pries@parks.ca.gov>
Sent: Wednesday, January 18, 2023 11:40 AM
To: Barbara Deffenderfer <bdeffenderfer@smcgov.org>
Cc: Cinnamon Crake <ccrake@baydesert.com>; Cynthia Luzod <cynthia.luzod@midpen-housing.org>; Raymond Hodges <rhodges@smchousing.org>; Matilda Horace <mhorace@smchousing.org>; Rose Cade <rcade@smchousing.org>
Subject: RE: Shores Landing Amended Consultation Attached - Section 106

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Barbara,

The California SHPO is in receipt of the undertaking referenced above. Our comments are due out 30 days from the date of receipt, so, in this case, that will be February 9, 2023.

Moving forward, please submit all HUD funded undertakings to our newly established, HUD-specific, email address at calshpo.hud@parks.ca.gov.

Thank you,
Shannon

Shannon Lauchner Pries

Historian II
Local Government & Environmental Compliance
California Office of Historic Preservation
shannon.pries@parks.ca.gov
www.parks.ca.gov

From: Barbara Deffenderfer <bdeffenderfer@smcgov.org>
Sent: Wednesday, January 18, 2023 10:55 AM
To: Pries, Shannon@Parks <Shannon.Pries@parks.ca.gov>
Cc: Cinnamon Crake <ccrake@baydesert.com>; Cynthia Luzod <cynthia.luzod@midpen-housing.org>; Raymond Hodges <rhodges@smchousing.org>; Matilda Horace <mhorace@smchousing.org>; Rose Cade <rcade@smchousing.org>
Subject: Re: Shores Landing Amended Consultation Attached - Section 106

Hi Shannon,

Please confirm your receipt of our amended consultation letter for Shores Landing. By when should we expect a reply from your office?

Thanks so much,
Babs

Barbara "Babs" Deffenderfer *(she/her)*
Housing and Community Development Supervisor
County of San Mateo Department of Housing
p: 669-252-2317 bdeffenderfer@smchousing.org

***During shelter-in-place the best way to reach me is via email**

From: Barbara Deffenderfer <bdeffenderfer@smcgov.org>
Sent: Monday, January 9, 2023 9:42 AM
To: shannon.pries@parks.ca.gov <shannon.pries@parks.ca.gov>
Cc: Cinnamon Crake <ccrake@baydesert.com>; Cynthia Luzod <cynthia.luzod@midpen-housing.org>; Raymond Hodges <rhodges@smchousing.org>; Matilda Horace <mhorace@smchousing.org>; Rose Cade <rcade@smchousing.org>
Subject: Shores Landing Amended Consultation Attached - Section 106

Hi Shannon,

Attached, please find San Mateo County's amended consultation letter for Shores Landing.

Should you have any questions, please do not hesitate to reach out to me.

Thank you, and I look forward to your comments at your earliest convenience.

Babs

Barbara "Babs" Deffenderfer *(she/her)*
Housing and Community Development Supervisor
County of San Mateo Department of Housing
p: 669-252-2317 bdeffenderfer@smchousing.org

***During shelter-in-place the best way to reach me is via email**

State of California • Natural Resources Agency
Gavin Newsom, *Governor*

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
Armando Quintero, *Director*

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

July 22, 2021
[VIA EMAIL]

Refer to HUD_2021_0701_002

Mr. Raymond Hodges
Director of Housing & NEPA Certifying Officer
Department of Housing
County of San Mateo
264 Harbor Boulevard, Building A
Belmont, CA 94002-4017

Re: Shores Landing Multifamily Affordable Housing Rehabilitation Project at 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA

Dear Mr. Hodges:

The California State Historic Preservation Officer received the consultation submittal for the above referenced undertaking for our review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. The regulations and advisory materials are located at www.achp.gov.

Pursuant to 36 CFR §800.4(d) we do not object to the County of San Mateo's finding that no historic properties will be affected by the proposed Shores Landing multifamily affordable housing rehabilitation project located at 1000 Twin Dolphin Drive in Redwood City. However, the County may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800. For example, in the event that historic properties are discovered during implementation of the undertaking, your agency is required to consult further pursuant to §800.13(b).

We appreciate the County of San Mateo's consideration of historic properties in the project planning process. If you have questions please contact Shannon Lauchner Pries, Historian II, with the Local Government & Environmental Compliance Unit at (916)445-7013 or by email at shannon.pries@parks.ca.gov

Note that we are only sending this letter in electronic format. Please confirm receipt of this letter. If you would like a hard copy mailed to you, respond to this email to request a hard copy be mailed.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Shores Landing Narrative & Project Description.

Background

Shores Landing is a 95-unit senior affordable housing community (including 2 Manager's units) located at 1000 Twin Dolphin Drive, Redwood City, San Mateo County, California 94065 (APN 095-222-330). It was formerly a TownePlace Suites Marriott extended stay hotel that was purchased by the County of San Mateo in December 2020 to provide rapid, permanent affordable housing to extremely low-income seniors. The County purchased the former hotel using Homekey Program funds and County Coronavirus Relief Funds. In February 2021, the County selected MidPen Property Management Corporation and Mental Health Association of San Mateo County (MHA) to serve as the property management and resident service provider for Shores Landing.

The building is made up of studios, one-bedrooms, and two-bedrooms, all of which include a private kitchen and bathroom. The resident population is made up of extremely low-income seniors, aged 62 and older, who earn at or below 30% of Area Median Income, who may be at risk of homelessness or previously experienced homelessness. All residents are offered overall community educational services, community building, health & wellness programming, social integration programming, recreational programming, empowerment programming, life skills development, and lease compliance services. Staff also offer residents supportive services that include, but are not limited to: ongoing case management, housing stability support, conflict resolution and mediation, community-based referral and linkages to external programs and providers, substance abuse services, health education and activities.

Scope of Work Description

This rehabilitation will incorporate various scopes of work, which are detailed below. These upgrades will make the property more suitable, safe, and sustainable for multifamily housing. We do not anticipate any tenant relocation for this rehabilitation project. There is no off-site work anticipated.

Community Building

We will construct a 1,276 gross square foot detached, standalone community room, located adjacent to the northwest corner of the residential building where a u-shape drive isle with handicap parking currently exists. The main entrance to the community room will face south leading to an existing walkway that currently serves as the walkway to the main entrance of the residential building. The construction of the community room will include the footprint of the community room and a pergola that is located on the south face of the community room to be constructed on top of the existing walkway.

Landscaping & Parking

Currently, the site has approximately 31,471 square foot of existing landscaping and 48,558 square foot of existing parking and drive coverage on the west side of the residential building in which approximately 13,281 square foot of the existing parking and drive coverage will be repurposed into outdoor amenity space for residents. An existing center drive isle with 18 parking spaces that served as the main drive isle to the residential building will be repurposed into raised garden beds for residents to garden and additional outdoor common area for residents to socialize. A new potting shed of approximately 124 square foot will be built within the newly define outdoor amenity space for residents to utilize along with the raised garden beds.

The new gross parking and drive coverage will be approximately 29,975 square feet with 67 parking spaces for residential use. Improvement to the parking and drive coverage will include ADA improvements across the site including reducing the cross slope to be at or less than 2% for all exterior paths of travel and handicap parking stalls; replacing sidewalk pavers with concrete; replacing the four existing handicap parking stalls so that they are at least 18 feet in depth; and replacing stenciling and signage at the handicap parking stalls.

Trenching

Trenching is required to bring utilities to the new community building and outdoor community space. The following scope of work requires:

- Sewer: East side of Com. Building, 8-feet long, (width as required by Contractor means/methods), running easterly.
- Water (Domestic): North-east corner of Com. Building, 183-feet long total, (width as required by Contractor means/methods), running west and south.
- Water (Fire): North-east corner of Com. Building, 202-feet long total, (width as required by Contractor means/methods), running west and south.
- Elec.: TBD
- Irrigation (Landscaping & Parking): TBD

Building – General – Interior

As part of the interior rehabilitation scope of work, we will replace some of the common area carpet with a durable resilient flooring.

The property is currently equipped with only one laundry room on the ground floor that includes three washers and four dryers. To increase the quantity and availability of laundry machines, we will convert one of the storage rooms on the fourth floor into a second laundry room that will provide additional washers and dryers for residents to use. The location of this second laundry room on the fourth floor will also provide a more convenient option for residents who live in the upper levels of the building to do their laundry.

The residential building is not equipped with a trash collection system or a large enough trash room to accommodate 95 units of multifamily housing and will require the conversion of

contiguous stack of storage closets on each floor of the building into trash rooms and the installation of a trash chute system for resident's use.

Building – General – Exterior

As part of the exterior rehabilitation scope of work, we will address site and roof drainage by replacing the existing roof gutters and downspouts to improve roof drainage and help prevent future roof and siding damage. To update the building signage that currently exist on site, new building signage will be installed in at least 3 locations. To ensure that the building is safe and accessible to persons with disabilities, we will make various ADA improvements to the interior and exterior of the property. Interior improvements include replacing the door leading to the outdoor common area patio with a beveled threshold and adjusting the door closure speed and pull to 5 pounds or less; converting one of the common area bathrooms to be ADA accessible; and adjusting the centerline of the toilets located in the 5 mobility accessible units to be at least 17 inches from the adjacent wall.

Mechanical/Electrical

Mechanical and electrical upgrades will be made to improve building safety. Since there is only one elevator to service the entire senior community, we will install a power unit, battery safety kit, and vandal proof controls, which would help in the event of a power outage.

Residential Units

We will make various upgrades to residential units to make them more suitable for residential use and ensure they remain in good condition.

Solar Photovoltaic Carport System

The property is equipped with a large surface parking lot that receives direct sunlight throughout the day and has little shading overhead. This space is well suited for a solar photovoltaic carport system, which the project is contemplating an installation of solar carports above residential parking spaces located on the northwest and southwest side of the site within the parking and drive coverage.

Scope of Work:

- Elevator upgrades – install power unit and battery safety kit
- Convert former hotel breakfast area into two (2) offices for resident services staff
- Garbage chute with ventilation installation
- Additional Laundry room installation
- Standalone Community Building
- ADA improvements
- Roof drainage – replace gutters and downspouts
- Outdoor community space and landscaping
- Solar photovoltaic carport system
- Exterior painting

- Common area carpet replacement
- Appliance replacement
- Split system condenser replacement
- HVAC unit (through-wall) replacement
- Building entrance intercom and buzzer system
- Replace all lights with LED
- Replace unit entry door hardware with keyed locksets
- Interior painting
- Site drainage – hydro-jet storm and sewer drains
- New building signage

Confidential Report – Not for Public Distribution

SHORES LANDING PROJECT
REDWOOD CITY, SAN MATEO COUNTY

Cultural Resources Inventory Report

Prepared for
MidPen Housing

December 2022

ESA

Confidential Report – Not for Public Distribution

SHORES LANDING PROJECT
REDWOOD CITY, SAN MATEO COUNTY

Cultural Resources Inventory Report

Prepared for
MidPen Housing

December 2022

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STATEMENT OF CONFIDENTIALITY

This report identifies the locations of cultural resources in the vicinity of the Shores Landing Project in Redwood City, San Mateo County, California. Disclosure of this information to the public may violate both federal and state laws. Federal regulations applicable to the Project include but may not be limited to section 304 of the National Historic Preservation Act (United States Code title 54, section 307103 [54 USC 307103]) and the Archaeological Resources Protection Act (16 USC 470h). The applicable state regulations include but may not be limited to Government Code section 6250 et seq. and section 6254 et seq. Disclosure of site location information to individuals other than those meeting the U.S. Secretary of the Interior's professional standards or the California State Personnel Board criteria for Associate State Archaeologist or State Historian II violates the California Office of Historic Preservation's records access policy.

SUMMARY OF FINDINGS

Environmental Science Associates (ESA) has prepared this cultural resources inventory report for the Shores Landing Project (Project). MidPen Housing, in partnership with San Mateo County (County), is developing a project in Redwood City to house formerly homeless seniors. The Project will rehabilitate the existing building at 1000 Twin Dolphin Drive and construct a new stand-alone community building.

The Project will be utilizing Community Development Block Grant (CDBG) funds, administered by the U.S. Department of Housing and Urban Development (HUD), and therefore would be required to comply with the National Historic Preservation Act (NHPA) of 1966, as amended.

The results of the environmental context, background research, and survey effort conclude that the Project would not impact historic properties (including archaeological resources). The proposed Project impacts would not extend below the existing fill in the APE. ESA recommends a finding of ***No Historic Properties Affected*** for the Project.

While unlikely based on the environmental context and existing conditions, the identification of cultural materials and/or human remains during Project ground-disturbing activities cannot be entirely discounted. Protocol for the unanticipated discovery of cultural materials and human remains has been provided.

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Appendix A - Records Search Results

Introduction

Environmental Science Associates (ESA) has prepared this cultural resources inventory report for the Shores Landing Project (Project). MidPen Housing, in partnership with San Mateo County (County), is developing a project in Redwood City to house formerly homeless seniors. The Project will rehabilitate the existing building at 1000 Twin Dolphin Drive and construct a new stand-alone community building (**Figure 1**).

The Project will be utilizing Community Development Block Grant (CDBG) funds, administered by the U.S. Department of Housing and Urban Development (HUD), and therefore would be required to comply with the National Historic Preservation Act (NHPA) of 1966, as amended.

The purpose of this report, in accordance with Section 106 of the NHPA, is to:

- Identify cultural resources, including pre-contact archaeological resources and places of importance to Native Americans; and historic-era archaeological resources, buildings, and structures, within the Project Area of Potential Effects (APE);
- Evaluate identified cultural resources according to the criteria set forth by the National Register of Historic Places (National Register, Criteria A–D); and
- Determine whether the Project would have an impact on National Register-listed or eligible historic properties.

This study was conducted under the direction of ESA archaeologist Heidi Koenig, M.A. Ms. Koenig has been conducting archaeological research for more than 20 years, is a Registered Professional Archaeologist, and meets the Secretary of the Interior's Professional Qualifications Standards for Archeology. Matthew A. Russell, Ph.D., reviewed the document.

Area of Potential Effects

The APE encompasses all areas where the Project would have the potential to result in effects on cultural resources that may qualify as historic properties. This analysis relies on the federal definition of APE, which is "the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist" (Code of Federal Regulations title 36, section 800.16[d] [36 CFR 800.16(d)]). **Figure 2** provides the APE on current aerial imagery.

The archaeological or direct APE is the area of direct impact. The archaeological APE represents all areas where construction-related ground disturbance could occur, including open excavations, construction work areas, and staging areas. The archaeological APE is the entire Project area (2 acres). The proposed community building and potting shed would be relatively light structures and shallow spread footings bottomed on the existing fill have been recommended as feasible (Rockridge, 2022). Spread footings would be up to 2 feet below ground surface. Drilled piers have been recommended as an option for the solar carports.

The architectural APE encompasses the direct APE, the viewshed or setting visible from a project component, and the area subject to construction-related vibration. The architectural APE includes the Project area (2 acres) and the adjacent parcels. There are no adjacent buildings or structures in the architectural APE that meet the minimum age threshold for consideration as a historic property and architectural resources are not considered further in this report.

Regulatory Context

The Project may include funding from HUD and therefore would be required to comply with the NHPA of 1966, as amended. HUD is the lead agency for NHPA compliance, with the County serving as the Responsible Entity for environmental review pursuant to 24 CFR Part 58.

Cultural resources are considered through the NHPA of 1966, as amended (United States Code Title 54, Section 306108), and its implementing regulations. Under Section 106 of the NHPA, before implementing an "undertaking" (e.g., federal funding or issuance of a federal permit), a federal agency must consider the effects of the undertaking on historic properties (i.e., properties listed in or eligible for listing in the National Register) and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on any undertaking that would adversely affect properties eligible for listing in the National Register. Under the NHPA, a property is considered significant if it meets the National Register listing criteria at 36 CFR 60.4, stated below:

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:
>
> A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
>
> B) Are associated with the lives of persons significant in our past, or
>
> C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
>
> D) Have yielded, or may be likely to yield, information important in prehistory or history.

Federal review of projects is normally referred to as the *Section 106 process*. This process is the responsibility of the federal lead agency. The Section 106 review normally involves a four-step procedure, which is described in detail in the implementing regulations (36 CFR 800):

- Identify historic properties in consultation with the State Historic Preservation Officer and interested parties;
- Assess the effects of the undertaking on historic properties;

- Consult with the State Historic Preservation Officer, other agencies, and interested parties to develop an agreement that addresses the treatment of historic properties and notify the Advisory Council on Historic Preservation; and finally,
- Proceed with the project according to the conditions of the agreement.

Background Context

Natural Environment

The Project is in San Mateo County, on the west side of the San Francisco Bay, on the San Francisco Peninsula. The peninsula is within the Bay Area-Delta bioregion. This bioregion consists of a variety of natural communities that range from the open waters of the Bay and Delta to salt and brackish marshes to chaparral and oak woodlands. The temperate climate is Mediterranean in nature, with relatively mild, wet winters and warm, dry summers. Habitat types include annual grasslands, coastal scrub, riparian corridors, emergent wetlands, and urban/ruderal communities. A wide variety of migratory and year-round resident birds use San Francisco Bay and the associated creeks and marshes as habitat for nesting and feeding. Salmonid and other fish were historically present in local creeks.

The Bay Area and the surrounding region contain abundant natural resources, which would have been taken advantage of by its indigenous and early historic-era populations. The area hosts a wide variety of natural communities, including salt marsh, scrub brush, grassland, and foothill woodlands. Deer, elk, and waterfowl were plentiful in the pre-contact period, as were marine and bay resources such as seals, otters, abalone, mussels, oysters, clams, and numerous fish species. Franciscan chert was an easily obtainable local raw material for stone tools. Obsidian could be obtained from the Annadel and Napa Glass Mountain quarries north of the Bay Area (Moratto, 1984 [2004]).

Pre-contact Period

The natural marshland communities along the edges of bays and channels were the principal source for subsistence and other activities during the pre-contact period of the San Francisco Bay region. Between 1906 and 1908, University of California, Berkeley archaeologist N. C. Nelson conducted surveys of archaeological sites in the Bay region. His early surveys documented nearly 425 “earth mounds and shell heaps” along the littoral zone of the bay (Nelson, 1909). Archaeologists later excavated some of the most notable of these sites in the Bay Area, such as the Stege Mound Archaeological District (CA-CCO-297), the Ellis Landing Site (CA-CCO-295), the Emeryville shellmound (CA-ALA-309), and the Fernandez Site (CA-CCO-259) in Rodeo Valley (Moratto, 1984). These dense midden[1] sites have been carbon 14 dated to be 2,310 ± 220 years old, but other

[1] Any large refuse heap, mound, or concentration of cultural debris associated with human occupation. The term includes such materials as discarded artifacts, food remains, shells, bones, charcoal and ashes, -- and may include the material in which the debris is encapsulated and modifications of this matrix. Midden debris usually contains decayed organic material, bone scraps, artifacts (broken and whole), and miscellaneous detritus. Midden deposits also sometimes contain human burial remains.

evidence from around the bay suggests that human occupation in the region is of greater antiquity, perhaps as early as 8000 B.C. (Davis & Treganza, 1959, as cited in Moratto, 1984).

Categorizing the pre-contact period into cultural stages allows researchers to describe a broad range of archaeological resources with similar cultural patterns and components during a given timeframe, thereby creating a regional chronology. Milliken et al. (2007) provide a framework for the interpretation of the San Francisco Bay Area and have divided human history of the region into four periods: the *Paleoindian Period* (11,500 to 8000 B.C.), the *Early Period* (8000 to 500 B.C.), the *Middle Period* (500 B.C. to A.D. 1050), and the *Late Period* (A.D. 1050 to 1550). Economic patterns, stylistic aspects, and regional phases further subdivide cultural patterns into shorter phases. This scheme uses economic and technological types, socio-politics, trade networks, population density, and variations of artifact types to differentiate between cultural periods.

The *Paleoindian Period* (11,500 to 8000 B.C.) was characterized by big-game hunters occupying broad geographic areas. Evidence of human habitation during *Paleoindian Period* has not yet been discovered in the San Francisco Bay Area. During the *Early Period* (*Lower Archaic*; 8000 to 3500 B.C.), geographic mobility continued from the *Paleoindian Period* and is characterized by the millingslab and handstone as well as large wide-stemmed and leaf-shaped projectile points. The first cut shell beads and the mortar and pestle are documented in burials during the *Early Period* (3500 to 500 B.C.), indicating the beginning of a shift to sedentism. During the *Middle Period*, which includes the *Lower Middle Period* (500 B.C. to A.D. 430), and *Upper Middle Period* (A.D. 430 to 1050), geographic mobility may have continued, although groups began to establish longer-term base camps in localities from which a more diverse range of resources could be exploited. The first rich midden sites are recorded from this period. The addition of milling tools, obsidian and chert concave-base projectile points, and the occurrence of sites in a wider range of environments suggest that the economic base was more diverse. By the *Upper Middle Period*, highly mobile hunter-gatherers were increasingly settling down into numerous small villages. Around A.D. 430, a dramatic cultural disruption occurred evidenced by the sudden collapse of the *Olivella* saucer bead trade network. During the *Initial Late Period* (A.D. 1050 to 1550), social complexity developed toward lifeways of large, central villages with resident political leaders and specialized activity sites. Artifacts associated with the period include the bow and arrow, small corner-notched projectile points, and a diversity of beads and ornaments.

Ethnohistory

Based on a compilation of ethnographic, historic, and archaeological data, Milliken describes a group known as the Ohlone, who once occupied the area that is now the San Francisco Peninsula (Milliken, 1995). Traditional anthropological literature portrayed the Ohlone peoples as having a static culture; today, however, it is better understood that many variations of culture and ideology existed within and between villages. Although these static descriptions of separations between native cultures of California make it easier for ethnographers to describe past behaviors, they mask Native adaptability and self-identity. California's Native Americans never saw themselves as members of larger cultural groups, as described by some anthropologists. Instead, they saw

themselves as members of specific villages, perhaps related to others by marriage or kinship ties, but viewing the village as the primary identifier of their origins.

Levy (1978) describes the language group spoken by the Ohlone, known as "Costanoan." This term is originally derived from a Spanish word designating the coastal peoples of Central California. Today "Costanoan" is used as a linguistic term that refers to a larger language family spoken by distinct sociopolitical groups. These sociopolitical groups spoke at least eight languages from the same Penutian language group, which were different as Spanish is from French. The Ohlone once occupied a large territory, from Bay Area in the north to the Big Sur and Salinas rivers in the south. Milliken (2009) sets the APE within the greater *Lamchin* tribal area, who lived along the San Francisco Peninsula shore and adjacent interior valleys in the vicinity of present-day Belmont and Redwood City. The village of *Cachanigtac*, also called Las Pulgas, was likely on Pulgas Creek in the present-day city of San Carlos (approximately 1 mile southwest of the APE).

Economically, the Ohlone engaged in hunting and gathering. Their territory encompassed both coastal and open valley environments that contained a wide variety of resources, including grass seeds, acorns, bulbs and tubers, bear, deer, elk, antelope, a variety of bird species, and rabbit and other small mammals. The Ohlone acknowledged private ownership of goods and songs, and village ownership of rights to land and/or natural resources; they appear to have aggressively protected their village territories, requiring monetary payment for access rights in the form of clamshell beads (Levy, 1978).

After European contact, Ohlone society was severely disrupted by missionization, disease, and displacement. Today, Ohlone representatives, represented by several distinct Tribal groups listed on the Native American Heritage Commission contact list for San Mateo County, still have a strong presence in the Bay Area and are highly interested in their historic and pre-contact past.

History

Spanish exploration of the San Francisco Bay Area began with the Portola Expedition of 1769. The Spanish established Mission San Francisco de Asís (also known as Mission Dolores) and Presidio de San Francisco in 1776. In the 1790s, the Spanish established an outpost ("Hospice") in San Mateo County to produce grain and livestock for the Mission and Presidio.

Mexico declared war against Spain in 1810 and after Mexico won independence from Spain in 1821, large tracts of land in California were granted to military heroes and loyalists. The APE was within Rancho de las Pulgas, a 35,240-acre land grant that extended from San Mateo Creek on the north to San Francisquito Creek on the south.

The discovery of gold in the Sierra Nevada in 1848 produced a major population increase in northern California as immigrants poured into the territory seeking gold or associated opportunities. With the discovery of gold, the sudden influx of thousands of newcomers to the Bay Area created a population and building boom.

San Mateo became one of the original twenty-seven counties and during the latter half of the 19th century, the County was focused on ranching, transportation and shipping, brick manufacturing, and farming. Influxes of settlers, from the Dust Bowl migrants of the 1930s to post-World War II military veterans and more recently entrepreneurs and technical companies, have gradually urbanized the area.

Records Search Review

ESA staff conducted a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System on October 27, 2022 (File No. 22-1035; **Appendix A**). The purpose of the records search was to determine whether known cultural resources have been recorded within or adjacent to the APE; assess the likelihood for unrecorded cultural resources to be present based on historical references and the distribution of nearby sites; and develop a context for the identification and evaluation of cultural resources.

The records search consisted of an examination of the following documents:

- NWIC digitized base maps (USGS Redwood Point and San Mateo 7.5-minute topographic maps), to identify recorded archaeological sites and studies within a 0.25-mile radius of the APE.
- NWIC digitized base maps (USGS Redwood Point and San Mateo 7.5-minute topographic maps), to identify recorded historic-era resources of the built environment (buildings, structures, and objects) within and adjacent to the APE.
- Resource inventories including the *California Inventory of Historical Resources, California Historical Landmarks, Built Environment Resource Directory* (through March 2020), and *Archaeological Determination of Eligibility* (through April 2012) for San Mateo County.

The results of the records search indicates that no cultural resources studies have been completed in the APE. The nearest studies are linear cultural resources studies for water conveyance (pipeline) projects along Redwood Shores Parkway (NWIC Study Nos. 3077, 29573, 33061).

No cultural resources have been previously recorded in the APE or within 0.25 miles. The nearest archaeological resource to the APE is over 1 mile to the southwest (P-41-000305).

The APE is located over 0.5 mile from the historic shoreline and as indicated by historic maps was well within the historic marshland of the San Francisco Bay.

Historic Map and Aerial Imagery Review

Historic maps and aerial imagery show the APE in an area that was historically tidal marsh and sloughs adjacent to Steinberger Creek, which was an intertidal creek in the marsh and mudflats adjacent to the historic shoreline. The earliest map of the area from 1857 shows the APE approximately 0.6 miles (3,200 feet) from the historic shoreline (**Figure 5**). There are no structures or in-water features shown anywhere near the APE. USGS maps from the late 1890s also show the APE in tidal marsh (**Figure 6**). The San Francisco and San Jose railroad,

constructed in 1863-1864 and subsequently consolidated with the Southern Pacific Railroad, had been constructed along the bay side of the historic shoreline. By the late 1930s, levees had been constructed adjacent to the sloughs throughout the marsh (**Figure 7**). Highway 101 had been built and other structures such as roads and windmills were in the marsh. Beginning in the late 1960s and continuing into the 1980s, the area was further filled and developed for residential, commercial, and light industrial use. In the 1980s, the APE was a parking area for the adjacent San Carlos Airport. The parking area was cleared in the 1990s for construction of the existing building at 1000 Twin Dolphin Drive.

Existing Conditions

ESA staff completed a site visit on November 13, 2022 to assess the current site conditions. The APE is entirely paved and built upon with very limited surface visibility. Soils observed in exposed landscaped areas is artificially-placed fill consisting of medium brown sandy silt. Geotechnical investigations completed in the APE conclude that there is up to 8 feet of artificial fill consisting of sandy silt and clayey sand with gravel (Rockridge, 2022). The artificial fill is underlain by organic marsh deposits, consisting of very soft to medium stiff clay to a depth of approximately 23 feet below ground surface. The marsh deposit is underlain by alluvium consisting of stiff to very stiff clay interbedded with thin layers of medium dense to sense sand and silty sand to the maximum depth explored of 50 feet below ground surface. Groundwater was identified at between 6 and 9 feet below ground surface.

The proposed community building and potting shed would be constructed on spread footings, which would not extend below the existing artificial fill. The proposed solar carports may be constructed using drilled piers, which would extend into the marsh deposits. No ground disturbance would occur in the alluvium that underlies the marsh deposits.

Recommendations

The results of the environmental context, background research, and survey effort conclude that the Project would not impact historic properties (including archaeological resources). The proposed Project impacts would not extend below the existing fill in the APE. ESA recommends a finding of ***No Historic Properties Affected*** for the Project.

While unlikely based on the environmental context and existing conditions, the identification of cultural materials and/or human remains during Project ground-disturbing activities cannot be entirely discounted. The follow protocol is recommended:

Unanticipated Discovery Protocol for Cultural Resources

If pre-contact or historic-era cultural materials are encountered by construction personnel during Project implementation, all construction activities within 100 feet will halt until a qualified archaeologist, defined as one meeting the U.S. Secretary of the Interior's Professional Qualification Standards for archaeology, can assess the significance of the find. Pre-contact archaeological materials might include obsidian and chert flaked-stone

tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (midden) containing heat-affected rocks, artifacts, or shellfish remains; stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammer stones and pitted stones. Historic-era materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse.

If it is determined, based on recommendations from a qualified archaeologist and affiliated Native American tribal representatives (if the resource is Native American related), that the resource may qualify as a historic property (defined in the National Historic Preservation Act), the resource will be avoided, if feasible.

If avoidance is not feasible, the Project applicant will work with a qualified archaeologist and affiliated Native American tribal representatives (if the resource is Native American-related) to determine treatment measures to avoid, minimize, or mitigate any potential adverse effects to the resource. This will include documentation of the resource and may include data recovery, if deemed appropriate, or other actions such as treating the resource with culturally appropriate dignity and protecting the cultural character and integrity of the resource.

Unanticipated Discovery Protocol for Human Remains

In the event of discovery or recognition of any human remains during Project implementation, construction activities within 100 feet of the find will halt until the County coroner has been contacted to determine that no investigation of the cause of death is required. The coroner will contact the Native American Heritage Commission within 24 hours, if the coroner determines the remains to be Native American in origin. The Commission will then identify the person or persons it believes to be the most likely descendant from the deceased Native American (PRC Section 5097.98), who in turn would make recommendations for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines Section 15064.5[d]).

References

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Milliken, R., R. T. Fitzgerald, M. G. Hylkema, R. Groza, T. Origer, D. G. Bieling, A. Leventhal, R. S. Wiberg, A. Gottsfield, D. Gillette, V. Bellifemine, E. Strother, R. Cartier, and D. A. Fredrickson, 2007. Punctuated Cultural Change in the San Francisco Bay Area. In *California Prehistory: Colonization, Culture, and Complexity*, ed. T. L. Jones and K. A. Klar, 99–124. Lanham, MD: AltaMira Press.

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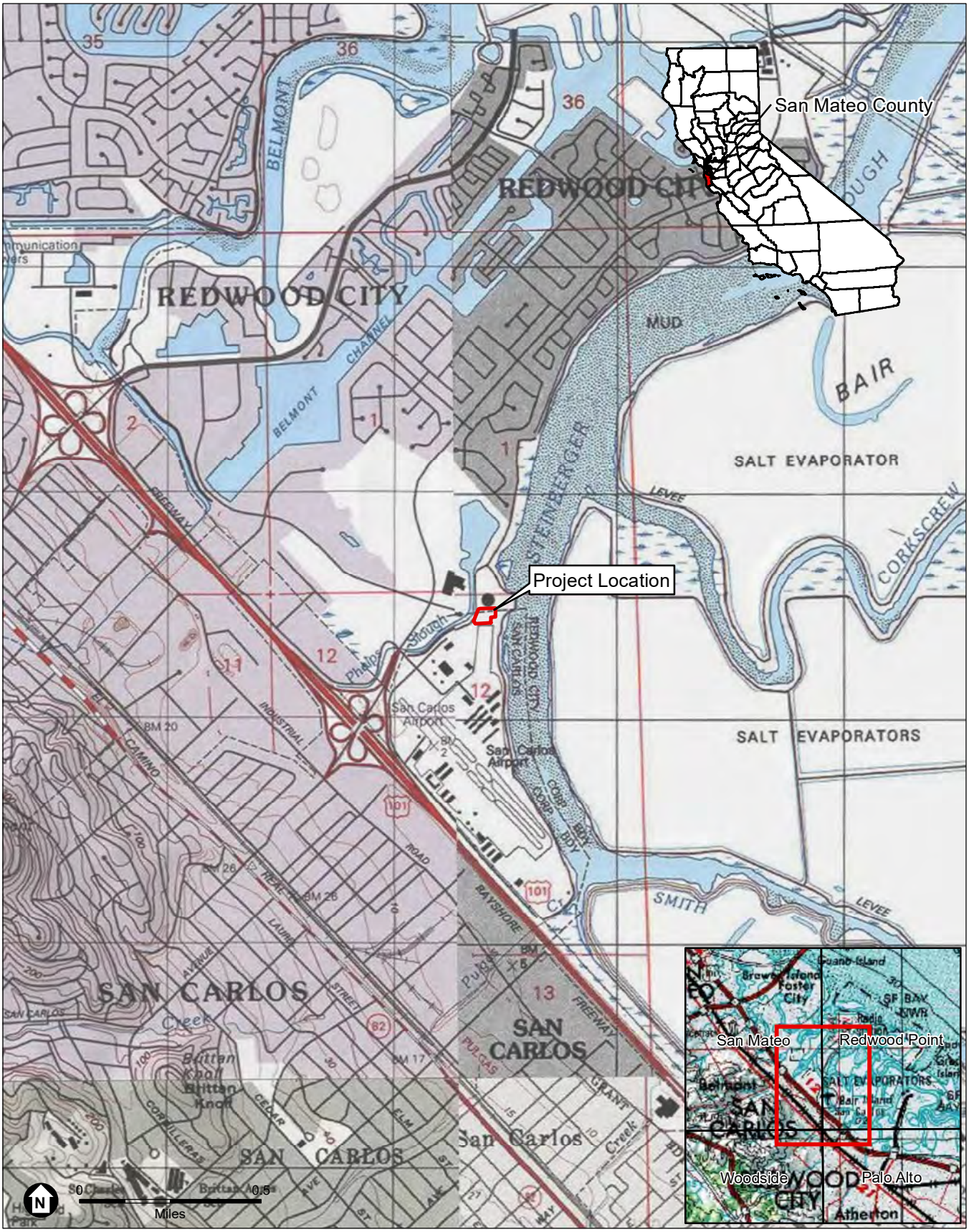
Figures

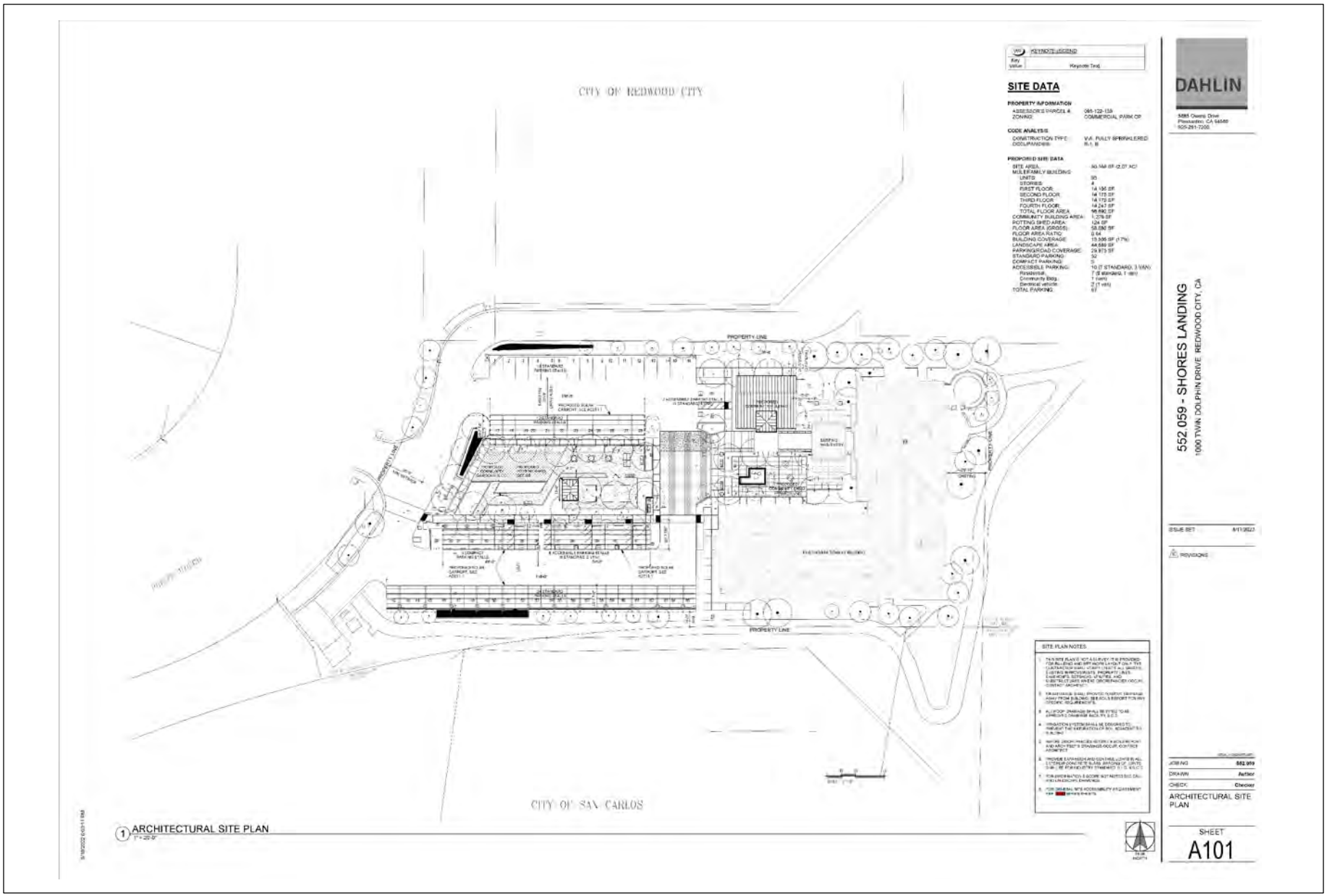


SOURCE: USGS

MidPen Shores Landing Project . D202201161

Figure 1
Location Map

ESA



SOURCE: MidPen, 2022

MidPen Shores Landing Project . D202201161

Figure 2
Project Plans

ESA

SOURCE: Esri, 2022

MidPen Shores Landing Project . D202201161

Figure 3
Area of Potential Effects

ESA

SOURCE: Esri, 2022

MidPen Shores Landing Project . D202201161

Figure 4
Geology

ESA

SOURCE: USCS, 1857

MidPen Shores Landing Project . D202201161

Figure 5
US Coast Survey 1857

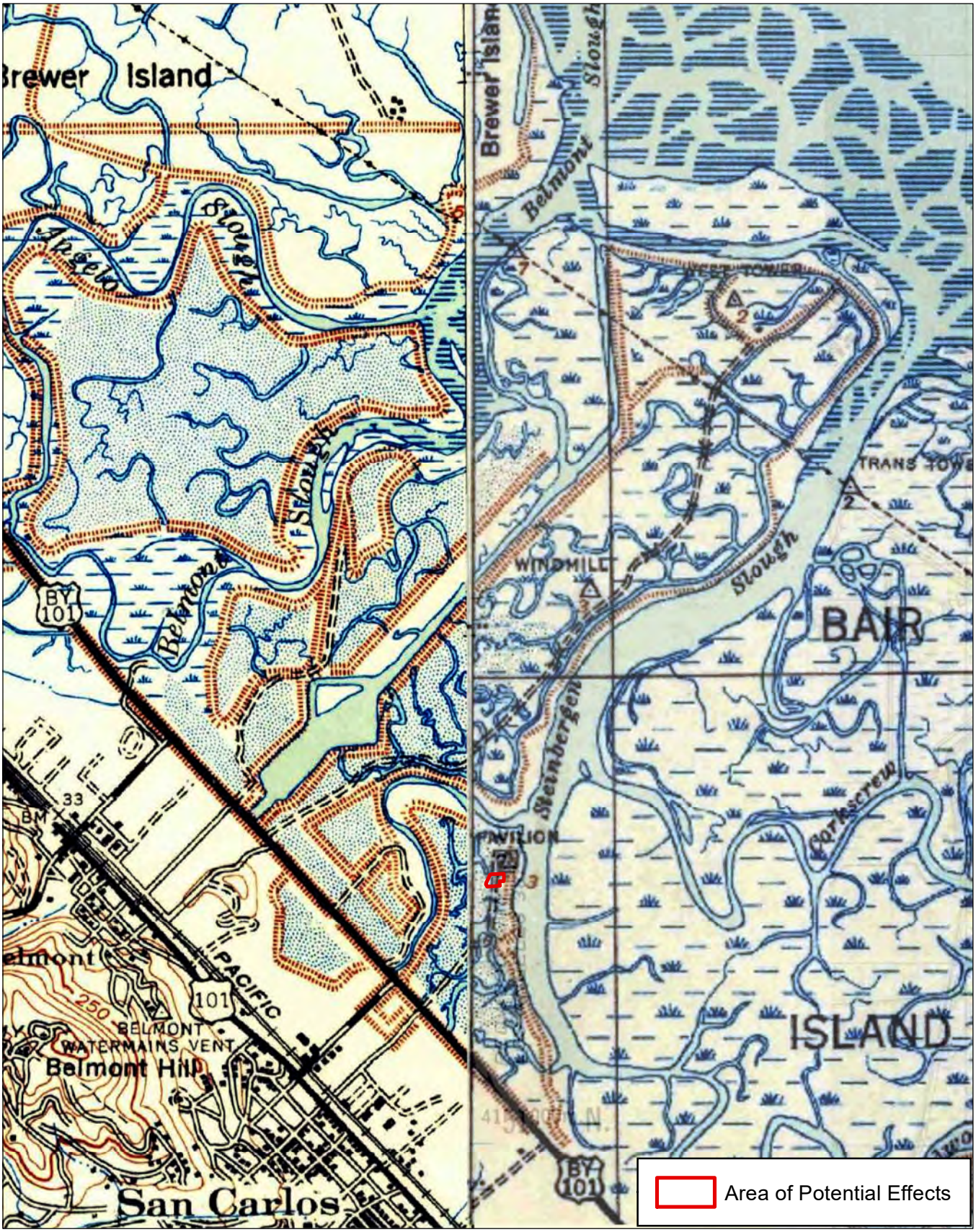
ESA

SOURCE: USGS San Mateo 1896, Hayward 1899

MidPen Shores Landing Project . D202201161

Figure 6
US Geologic Survey 1896/1899

ESA



SOURCE: USGS San Mateo 1939, Hayward 1942

MidPen Shores Landing Project . D202201161

Figure 7
US Geologic Survey 1939/1942

ESA

Appendix A
Records Search Results

ESA

Report Detail: S-003077

Identifiers

Report No.: S-003077

Other IDs:

Type	*Name*
Voided	E-76 SMA

Cross-refs:

Citation information

Author(s): Stephen Dietz

Year: 1979 (May)

Title: Report of An Archaeological Reconnaissance of The City of Redwood City's Redwood Shores Water Main Project, EIR 78-21 P.W. File 3028

Affliliation: Archaeological Consulting & Research Services, Inc.

No. pages:

No. maps:

Attributes: Archaeological, Field study

Inventory size:

Disclosure: Not for publication

Collections: No

General notes

Associated resources

No. resources: 0

Has informals: No

Location information

County(ies): San Mateo

USGS quad(s): Palo Alto, Redwood Point, San Mateo

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	4/7/2005	nwic-main
Last modified:	6/16/2017	hagell

IC actions:

Date	*User*	*Action taken*
4/7/2005	jay	Appended records from NWICmain bibliographic database.
6/16/2017	hagell	edited title

Record status: Verified

Report Detail: S-029573

Identifiers

Report No.: S-029573

Other IDs:

Type	*Name*
Submitter	Job Number 647-014

Cross-refs:

Citation information

Author(s): Jonathan Goodrich and John Holson

Year: 2000 (Oct)

Title: Final Report, Archaeological Survey and Record Search for the Six Fluor Global Fiber Optic Segments, Mountain View, Palo Alto, and San Mateo County, California.

Affliliation: Pacific Legacy, Inc.

No. pages:

No. maps:

Attributes: Archaeological, Field study

Inventory size: c 19 li mi

Disclosure: Not for publication

Collections: No

General notes

Associated resources

Primary No.	*Trinomial*	*Name*
P-43-000441	CA-SCL-000439/H	DOT-04-SCL-101-1
P-43-000463	CA-SCL-000462H	U S Post Office, Hamilton Branc
P-43-000551	CA-SCL-000556H	Professorville Historic District
P-43-000593	CA-SCL-000598	Bryant Street

No. resources: 4

Has informals: No

Location information

County(ies): San Mateo, Santa Clara

USGS quad(s): Mountain View, Palo Alto, San Mateo

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	4/25/2005	leigh
Last modified:	2/22/2019	moored

IC actions:

Date	*User*	*Action taken*
2/21/2019	rinerg	add P-43-000441 (SCL-439)

Record status: Verified

Report Detail: S-033061

Identifiers

Report No.: S-033061

Other IDs:

Type	*Name*
Submitter	SWCA Cultural Resources Report Database No. 06-507
Submitter	SWCA Report No. 10715-180

Cross-refs:

Citation information

Author(s): Nancy Sikes, Cindy Arrington, Bryon Bass, Chris Corey, Kevin Hunt, Steve O'Neil, Catherine Pruett, Tony Sawyer, Michael Tuma, Leslie Wagner, and Alex Wesson

Year: 2006 (Dec)

Title: Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California

Affliliation: SWCA Environmental Consultants

No. pages:

No. maps:

Attributes: Archaeological, Architectural/historical, Field study, Monitoring

Inventory size: c 1431 li mi

Disclosure: Not for publication

Collections: No

Sub-desig.: a

Author(s):

Year: 2006 (Dec)

Title: Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California

Affiliation: SWCA Environmental Consultants

Report type(s): Archaeological, Monitoring

Inventory size:

No. pages:

Disclosure: Not for publication

Collections: No

PDF Pages: 312-602

Sub-desig.: b

Author(s): Nancy E. Sikes

Year: 2007 (Feb)

Title: Final Report of Monitoring and Findings for the Qwest Network Construction Project (letter report)

Affiliation: SWCA Environmental Consultants

Report type(s): Archaeological, Monitoring

Inventory size:

No. pages:

Disclosure: Not for publication

Collections: No

PDF Pages: 672-673

General notes

Numerous previously identified unrecorded resources were described in the report. C-1 (reported burials) was also within the project area. This report extends outside the NWIC service area (into Siskiyou, Shasta, Butte, Tehama, Yuba, Placer, Sacramento, Nevada, San Luis Obispo, Los Angeles, Santa Barbara, Ventura, San Joaquin, Stanislaus, Fresno, Madera, Merced, Kern, Tulare, Orange, San Diego, & Imperial counties); covering areas throughout California.

Associated resources

Primary No.	*Trinomial*	*Name*
P-01-000027	CA-ALA-000006	Nelson's Survey - "Village"
P-01-000040	CA-ALA-000020	JN-6
P-01-000087	CA-ALA-000310	Nelson's 310

P-01-000088	CA-ALA-000311	Nelson's 311
P-01-000089	CA-ALA-000312	Nelson's 312
P-01-000090	CA-ALA-000313	Nelson's 313
P-07-000138	CA-CCO-000258	Nelson No. 258; JN-106
P-27-000802	CA-MNT-000727	ARS 77-66
P-27-001191	CA-MNT-001138	5-6-81-A
P-27-001207	CA-MNT-001154/H	ARS 78-28-1
P-28-000467	CA-NAP-000585H	Thompson's (Suscol) Wharf
P-43-000106	CA-SCL-000092/H	Sargent Ranch; US-1
P-43-000141	CA-SCL-000128/H	Holiday Inn Site; West San Carlo
P-43-000449	CA-SCL-000448/H	Temporary No. 15-C
P-43-000573	CA-SCL-000578/H	Scovel Ranch Site
P-43-000575	CA-SCL-000580	B-3
P-43-000754		San Jose Market Box
P-43-000928	CA-SCL-000898H	Southern Pacific Railroad
P-43-001071	CA-SCL-000690	CA-SCL-Lick
P-48-000208		Voided: See P-48-000549
P-48-000211	CA-SOL-000397	Voided: see P-57-000198
P-48-000214	CA-SOL-000398H	Eppinger Spur
P-48-000441	CA-SOL-000407	ARS 96-25-01
P-48-000549	CA-SOL-000499H	Southern Pacific Railroad
P-49-001583	CA-SON-002152/H	[none]
P-57-000194	CA-YOL-000178H	Southern Pacific Railroad
P-57-000198	CA-YOL-000182	JN-114
P-57-000297		210 Rice Lane
P-57-000301		City of Davis City Hall
P-57-000307		223 University

No. resources: 30

Has informals: Yes

Location information

County(ies): Alameda, Contra Costa, Marin, Monterey, Napa, Other, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Yolo

USGS quad(s): Allendale, Benicia, Bradley, Chittenden, Chualar, Cordelia, Cotati, Cupertino, Cuttings Wharf, Davis, Dixon, Elmira, Espinosa Canyon, Fairfield North, Fairfield South, Gilroy, Gonzales, Greenfield, Hames Valley, Hayward, Mare Island, Merritt, Milpitas, Montara Mtn, Morgan Hill, Moss Landing, Mountain View, Mt Madonna, Napa, Natividad, Newark, Niles, North Chalone Peak, Novato, Oakland East, Oakland West, Palo Alto, Palo Escrito Peak, Petaluma, Petaluma Point, Petaluma River, Prunedale, Redwood Point, Richmond, Sacramento West, Salinas, San Ardo, San Francisco North, San Francisco South, San Jose East, San Jose West, San Leandro, San Lucas, San Mateo, San Miguel, Santa Teresa Hills, Sears Point, Soledad, Thompson Canyon, Vine Hill, Watsonville East, Wunpost

Address:

PLSS:

Database record metadata

	Date	*User*
Entered:	4/27/2007	guldenj
Last modified:	8/14/2018	hagell

IC actions:	*Date*	*User*	*Action taken*
	10/10/2014	hagell	edited database
	2/15/2016	rinerg	add note that report covers area throughout California (per report's Abstract)
	6/8/2016	hagell	added other identifier & P#
	4/11/2017	raelync	Report verified, awaiting verification of 4 resources.
	4/21/2017	moored	Resources Verified
	5/12/2017	raelync	No author provided for additional citation 'a'.
	8/14/2018	hagell	added note

Record status: Verified

Resource Detail: P-41-000305

Identifying information

Primary No.: P-41-000305
Trinomial: CA-SMA-000310
Name: Pulgas Creek
Other IDs:

Type	*Name*
Resource Name	Pulgas Creek
Other	C-454

Cross-refs:

Attributes

Resource type: Site
Age: Prehistoric
Information base: Survey
Attribute codes: AP15 (Habitation debris)
Disclosure: Not for publication
Collections: No
Accession no(s):
Facility:

General notes

Recording events

Date	*Recorder(s)*	*Affiliation*	*Notes*
9/10/1990	Barbara Bocek	Stanford University	

Associated reports

Location information

County: San Mateo
USGS quad(s): San Mateo
Address:
PLSS:
UTMs: Zone 10 564980mE 4150260mN NAD27 (1990)

Management status

Database record metadata

	Date	*User*	
Entered:	4/1/2005	icrds	
Last modified:	2/11/2016	hagell	
IC actions:	*Date*	*User*	*Action taken*
	10/29/2010	ballesterosr	DB filled
	4/1/2005	jay	Appended records from discontinued ICRDS.
	1/7/1998	AOApp1	Primary Number Autofill

Record status: Verified

TDAT

egis.hud.gov/TDAT/

RealQuest Professio... FedEx | Tracking, Sh... Planning and Zonin... Hosting SiriusXM Streaming... National Register of... Historic Preservatio... ACHP E-Learning P... 36CFRPart800_as_a... Flood Map Change...

eGIS Tribal Directory Assessment Tool (TDAT)

Advanced Search 1000 twin dolphin drive, red Menu

Tribal Data Not Available

Tribal data is not available as of October 2017. Please send comments and updated information to EnvReview@hud.gov.

Close

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nahc@nahc.ca.gov
NAHC.ca.gov

November 29, 2022

Cinnamon Crake
Bay Desert, Inc.

Via Email to: ccrake@baydesert.com

Re: Shores Landing Project, San Mateo County

Dear Ms. Crake:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
San Mateo County
11/29/2022

Amah MutsunTribal Band of Mission San Juan Bautista
Irene Zwierlein, Chairperson
3030 Soda Bay Road — Costanoan
Lakeport, CA, 95453
Phone: (650) 851 - 7489
Fax: (650) 332-1526
amahmutsuntribal@gmail.com

Costanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
244 E. 1st Street — Costanoan
Pomona, CA, 91766
Phone: (909) 629 - 6081
Fax: (909) 524-8041
rumsen@aol.com

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 — Costanoan
Hollister, CA, 95024
Phone: (831) 637 - 4238
ams@indiancanyons.org

Indian Canyon Mutsun Band of Costanoan
Kanyon Sayers-Roods, MLD Contact
1615 Pearson Court — Costanoan
San Jose, CA, 95122
Phone: (408) 673 - 0626
kanyon@kanyonkonsulting.com

Muwekma Ohlone Indian Tribe of the SF Bay Area
Monica Arellano, Vice Chairwoman
20885 Redwood Road, Suite 232 — Costanoan
Castro Valley, CA, 94546
Phone: (408) 205 - 9714
monicavarellano@gmail.com

The Ohlone Indian Tribe
Desiree Vigil, THPO
1775 Marco Polo Way, Apt. 21 — Bay Miwok
Burlingame, CA, 94010 — Ohlone
Phone: (650) 290 - 0245 — Patwin
dirwin0368@yahoo.com — Plains Miwok

The Ohlone Indian Tribe
Andrew Galvan, Chairperson
P.O. Box 3388 — Bay Miwok
Fremont, CA, 94539 — Ohlone
Phone: (510) 882 - 0527 — Patwin
Fax: (510) 687-9393 — Plains Miwok
chochenyo@AOL.com

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct. — Foothill Yokut
Salinas, CA, 93906 — Mono
Phone: (831) 443 - 9702
kwood8934@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Shores Landing Project, San Mateo County.

Main Office - Department of Housing
264 Harbor Blvd., Building A, Belmont, CA 94002-4017

Housing & Community Development (HCD)
Tel: (650) 802-5050

Housing Authority of the County of San Mateo (HACSM)
Tel: (650) 802-3300

Board of Supervisors:
Dave Pine
Carole Groom
Don Horsley
Warren Slocum
David Canepa

Director: Raymond Hodges
Deputy Director: Rose Cade

December 7, 2022

Chairperson Tony Cerda
Costanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona 91766

In Re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065
U.S. HUD funds – Community Development Block Grant Program – Coronavirus 2021 (CDBG-CV)

Dear Chairperson Cerda,

The County of San Mateo is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD) as administered by the State of California, Housing and Community Development (HCD). Under regulation 24 CFR 58.4, the County has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties, on behalf of HUD and HCD. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The County will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

To meet project timeframes, if you would like to be a consulting party on this project, please let us know of your interest within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response.

Enclosed are maps showing the project area and a full project description. The project is rehabilitation of an existing 95-unit affordable senior housing project known as Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, California 94065 (APN 095-222-330). The 2.05 acre site contains a four-story, L-shaped building originally constructed in 2002 as a hotel. Rehabilitation scope of work includes building maintenance and capital improvements, such as replacing gutters, building a new community building, converting storage space into a new laundry room and trash rooms, outdoor amenity improvements, building signage and other basic rehabilitation activities. The site has already been operating as a residential senior housing facility.

More information on the Section 106 review process is available at http://www.comcon.org/sites/default/files/historic_preservation/ . HUD's process for tribal consultation under Section 106 is described in a Notice available at http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/atec .

If you do not wish to consult on this project, please email Matilda Horace (mhorace@smcgov.org) and Babs Deffenderfer (bdeffenderfer@smcgov.org) within 30 days. If you do wish to consult, please include in your reply to Matilda and Babs the name and contact information for the tribe's principal representative in the consultation. Thank you very much. We value your assistance and look forward to

Main Office - Department of Housing
264 Harbor Blvd., Building A, Belmont, CA 94002-4017

Housing & Community Development (HCD)
Tel: (650) 802-5050

Housing Authority of the County of San Mateo (HACSM)
Tel: (650) 802-3300

Board of Supervisors:
Dave Pine
Carole Groom
Don Horsley
Warren Slocum
David Canepa

Director: Raymond Hodges
Deputy Director: Rose Cade

consulting further if there are historic properties of religious and cultural significance to your tribe that may be affected by this project.

Sincerely,

Raymond Hodges
Director, Department of Housing
County of San Mateo

DEPARTMENT OF HOUSING
COUNTY OF SAN MATEO

Main Office - Department of Housing
264 Harbor Blvd., Building A, Belmont, CA 94002-4017

Housing & Community Development (HCD)
Tel: (650) 802-5050

Housing Authority of the County of San Mateo (HACSM)
Tel: (650) 802-3300

Board of Supervisors:
Dave Pine
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Warren Slocum
David Canepa

Director: Raymond Hodges
Deputy Director: Rose Cade

December 7, 2022

Chairperson Irene Zwierlein
Amah MutsunTribal Band of Mission San Juan Bautista
3030 Soda Bay Road
Lakeport 95453

In Re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065
U.S. HUD funds – Community Development Block Grant Program – Coronavirus 2021 (CDBG-CV)

Dear Chairperson Zwierlein,

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264 Harbor Blvd., Building A, Belmont, CA 94002-4017

Housing & Community Development (HCD)
Tel: (650) 802-5050

Housing Authority of the County of San Mateo (HACSM)
Tel: (650) 802-3300

Board of Supervisors:
Dave Pine
Carole Groom
Don Horsley
Warren Slocum
David Canepa

Director:
Raymond Hodges

Deputy Director:
Rose Cade

Sincerely,

Raymond Hodges
Director, Department of Housing
County of San Mateo

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COUNTY OF SAN MATEO

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December 7, 2022

Chairperson Ann Marie Sayers
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister 95024

In Re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065
U.S. HUD funds – Community Development Block Grant Program – Coronavirus 2021 (CDBG-CV)

Dear Chairperson Sayers,

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Sincerely,

Raymond Hodges
Director, Department of Housing
County of San Mateo

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December 7, 2022

MLD Contact Kanyon Sayers-Roods
Indian Canyon Mutsun Band of Costanoan
1615 Pearson Court
San Jose 95122

In Re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065
U.S. HUD funds – Community Development Block Grant Program – Coronavirus 2021 (CDBG-CV)

Dear MLD Contact Sayers-Roods,

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Sincerely,

Raymond Hodges
Director, Department of Housing
County of San Mateo

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COUNTY OF SAN MATEO

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December 7, 2022

Monica Arellano
Muwekma Ohlone Indian Tribe of the SF Bay Area
20885 Redwood Road, Suite 232
Castro Valley 94546

In Re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065
U.S. HUD funds – Community Development Block Grant Program – Coronavirus 2021 (CDBG-CV)

Dear Monica Arellano,

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Raymond Hodges

Deputy Director:
Rose Cade

Sincerely,

Raymond Hodges
Director, Department of Housing
County of San Mateo

DEPARTMENT OF HOUSING
COUNTY OF SAN MATEO

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December 7, 2022

THPO Desiree Vigil
The Ohlone Indian Tribe
1775 Marco Polo Way, Apt. 21
Burlingame 94010

In Re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065
U.S. HUD funds – Community Development Block Grant Program – Coronavirus 2021 (CDBG-CV)

Dear THPO Vigil,

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David Canepa

Director:
Raymond Hodges

Deputy Director:
Rose Cade

Sincerely,

Raymond Hodges
Director, Department of Housing
County of San Mateo

DEPARTMENT OF HOUSING
COUNTY OF SAN MATEO

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David Canepa

Director: Raymond Hodges
Deputy Director: Rose Cade

December 7, 2022

Chairperson Andrew Galvan
The Ohlone Indian Tribe
P.O. Box 3388
Fremont 94539

In Re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065
U.S. HUD funds – Community Development Block Grant Program – Coronavirus 2021 (CDBG-CV)

Dear Chairperson Galvan,

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Deputy Director:
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Sincerely,

Raymond Hodges
Director, Department of Housing
County of San Mateo

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COUNTY OF SAN MATEO

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December 7, 2022

Chairperson Kenneth Woodrow
Wuksache Indian Tribe/Eshom Valley Band
1179 Rock Haven Court
Salinas 93906

In Re: Shores Landing, 1000 Twin Dolphin Drive, Redwood City, San Mateo County, CA 94065
U.S. HUD funds – Community Development Block Grant Program – Coronavirus 2021 (CDBG-CV)

Dear Chairperson Woodrow,

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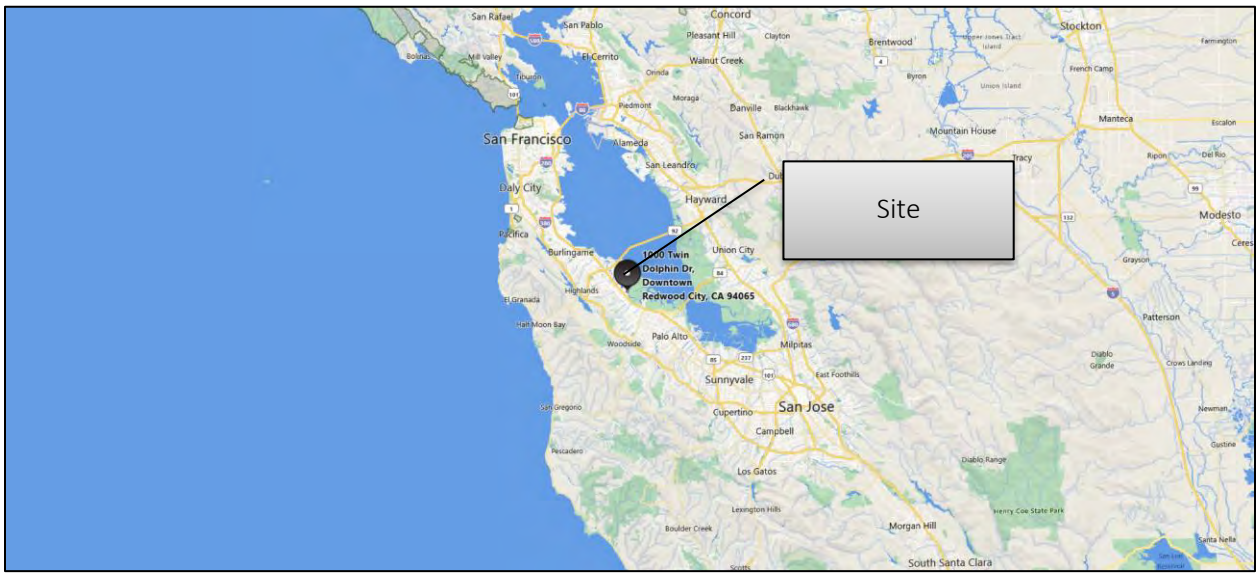
Sincerely,

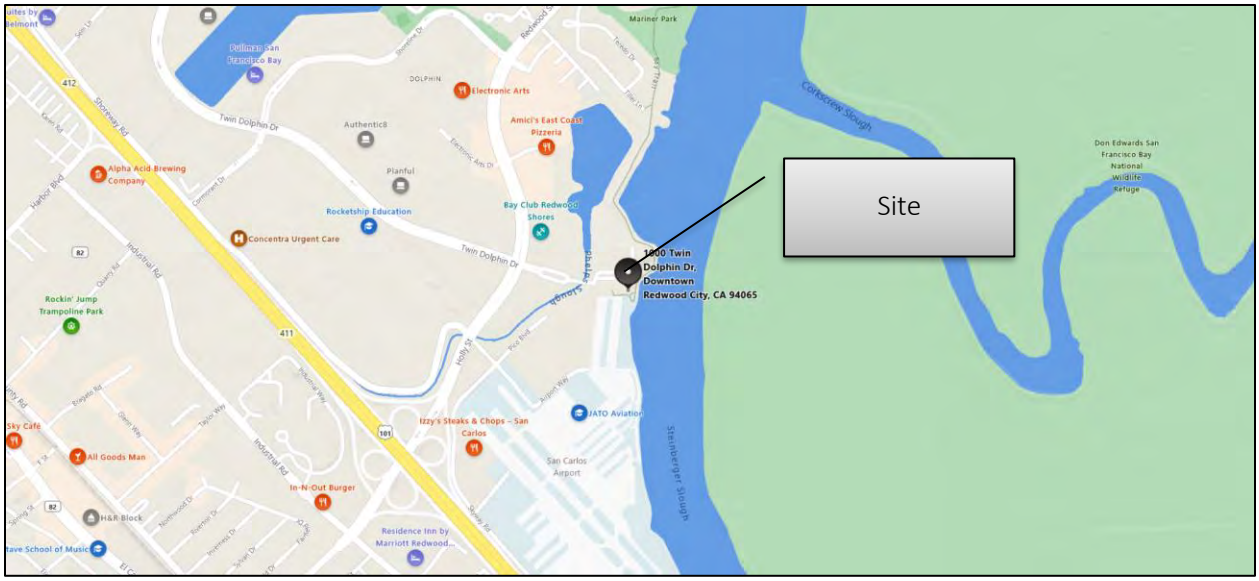
Raymond Hodges
Director, Department of Housing
County of San Mateo

SHORES LANDING

1000 TWIN DOLPHIN DRIVE, REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA 94065
(APN 095-222-330)



Map 1 Region



Map 2 Detail

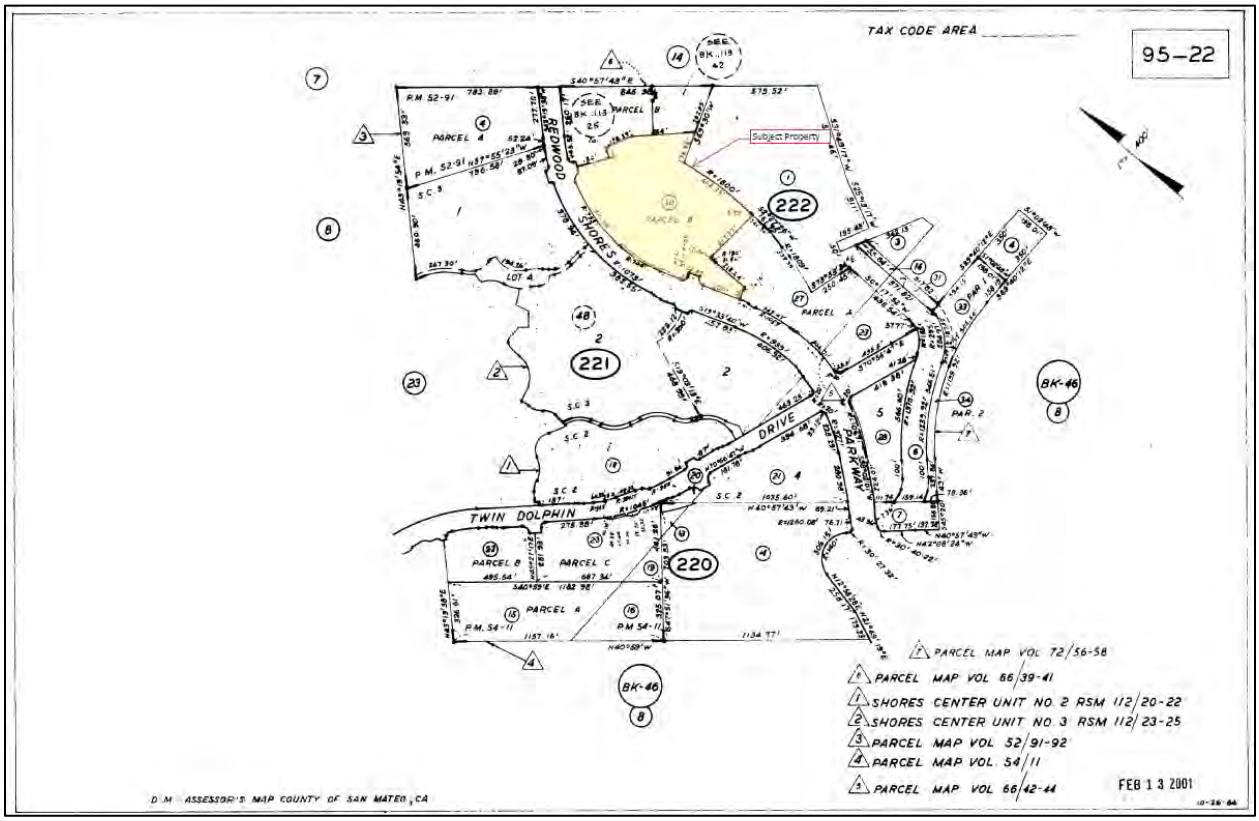
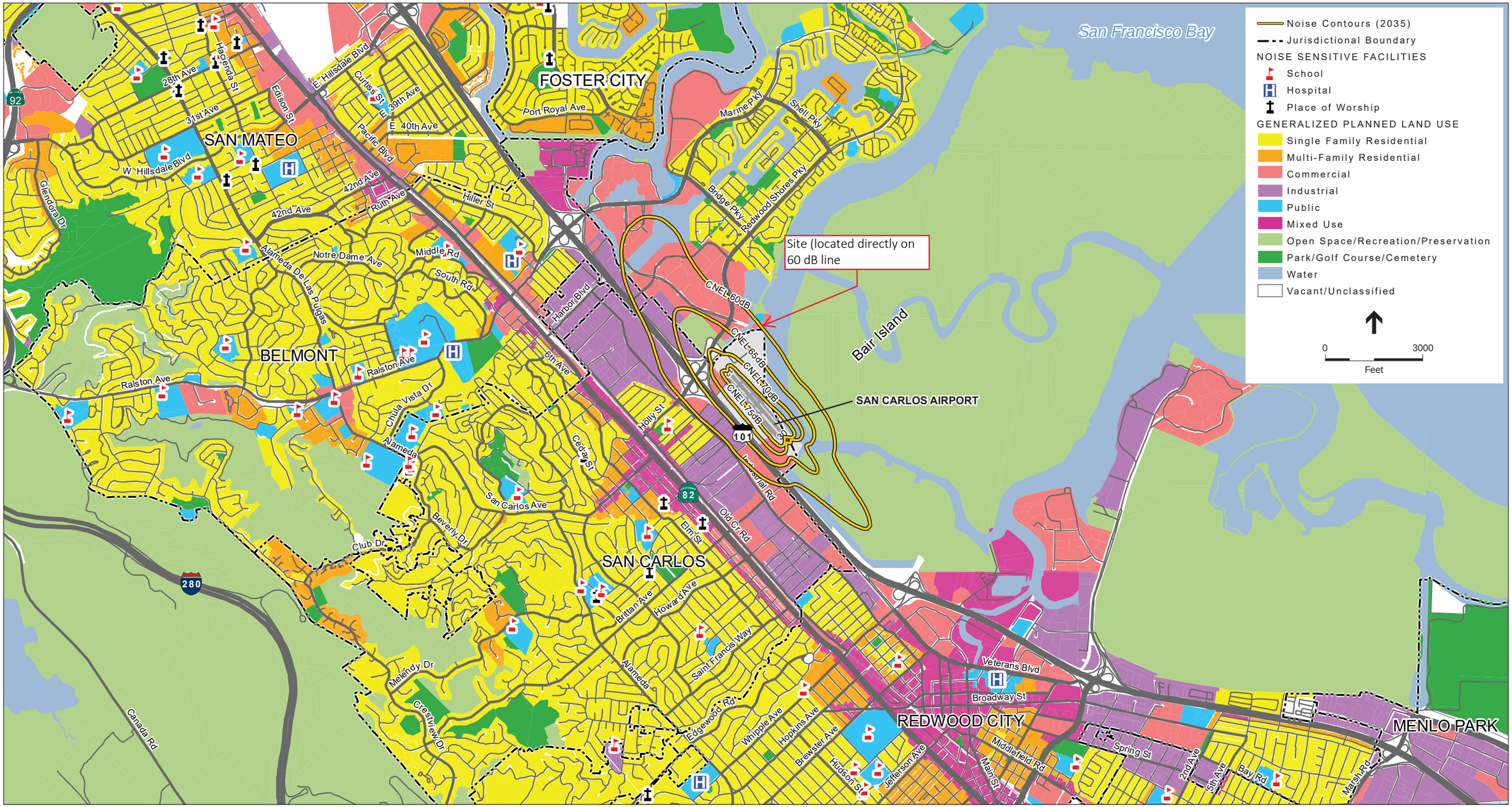


Figure 1 Assessor Parcel Information

Figure 2 Aerial View with site (hashed) – Courtesy Dahlin Architecture

Appendix G – Noise

- ***San Carlos Airport Airport Land Use Compatibility Plan (ALUCP).*** Future Conditions (2035) Aircraft Noise Contours. Exhibit 4-2.



SOURCE: Belmont, 1982; San Mateo County, 1986; Foster City, 1993; Menlo Park, 1994; San Carlos, 2009; City of San Mateo, 2010; Redwood City, 2010; ESRI, 2014; ESA Airports, 2015

San Carlos Airport ALUCP . 130753

Exhibit 4-2

Future Conditions (2035) Aircraft Noise Contours

Appendix H – Environmental Justice and Miscellaneous

- **U.S. Environmental Protection Agency.** *EJSCREEN Report, Shores Landing.* January 6, 2023.
- **California Coastal Commission.** *Coastal Zone Map of San Mateo County.* January 5, 2023.
- **United States Environomental Protection Agency.** Sole Source Aquifers. *Source Water Protection.* [Online] [Cited: January 6, 2023.] https://www.epa.gov/dwssa.
- **National Wild & Scenic Rivers.** Designated Wild & Scenic Rivers. [Online] [Cited: January 6, 2023.] https://www.rivers.gov/river-app/index.html?state=CA.
- **United States Census Bureau.** Quick Facts, Redwood City city, California. [Online] [Cited: January 6, 2023.] https://www.census.gov/.

EJScreen Report (Version 2.1)

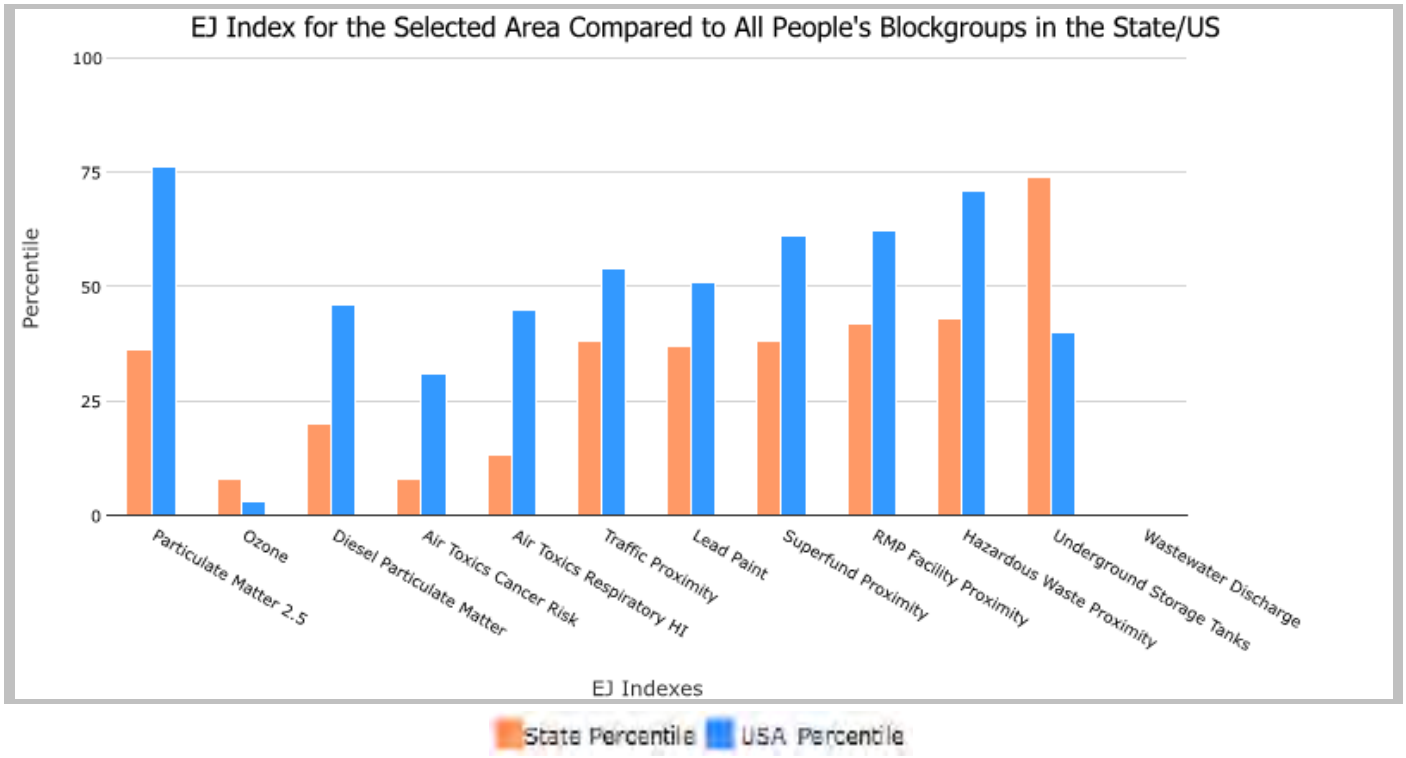
1 mile Ring Centered at 37.518492,-122.248904, CALIFORNIA, EPA Region 9

Approximate Population: 4,186

Input Area (sq. miles): 3.14

Shores Landing

Selected Variables	State Percentile	USA Percentile
Environmental Justice Indexes		
EJ Index for Particulate Matter 2.5	36	76
EJ Index for Ozone	8	3
EJ Index for Diesel Particulate Matter*	20	46
EJ Index for Air Toxics Cancer Risk*	8	31
EJ Index for Air Toxics Respiratory HI*	13	45
EJ Index for Traffic Proximity	38	54
EJ Index for Lead Paint	37	51
EJ Index for Superfund Proximity	38	61
EJ Index for RMP Facility Proximity	42	62
EJ Index for Hazardous Waste Proximity	43	71
EJ Index for Underground Storage Tanks	74	40
EJ Index for Wastewater Discharge	N/A	N/A



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

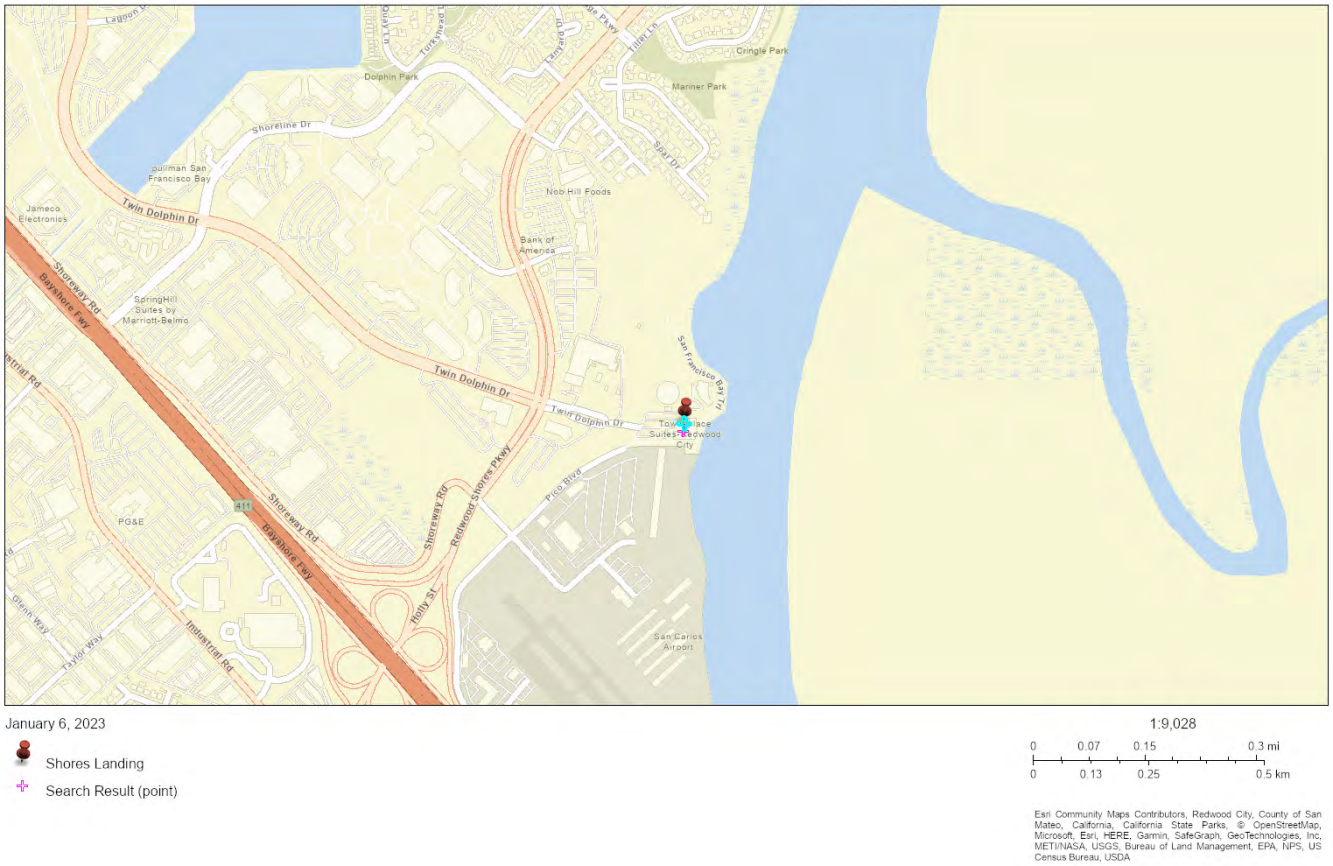
EJScreen Report (Version 2.1)

1 mile Ring Centered at 37.518492,-122.248904, CALIFORNIA, EPA Region 9

Approximate Population: 4,186

Input Area (sq. miles): 3.14

Shores Landing



January 6, 2023

Shores Landing

Search Result (point)

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

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Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	1

EJScreen Report (Version 2.1)

1 mile Ring Centered at 37.518492,-122.248904, CALIFORNIA, EPA Region 9

Approximate Population: 4,186

Input Area (sq. miles): 3.14

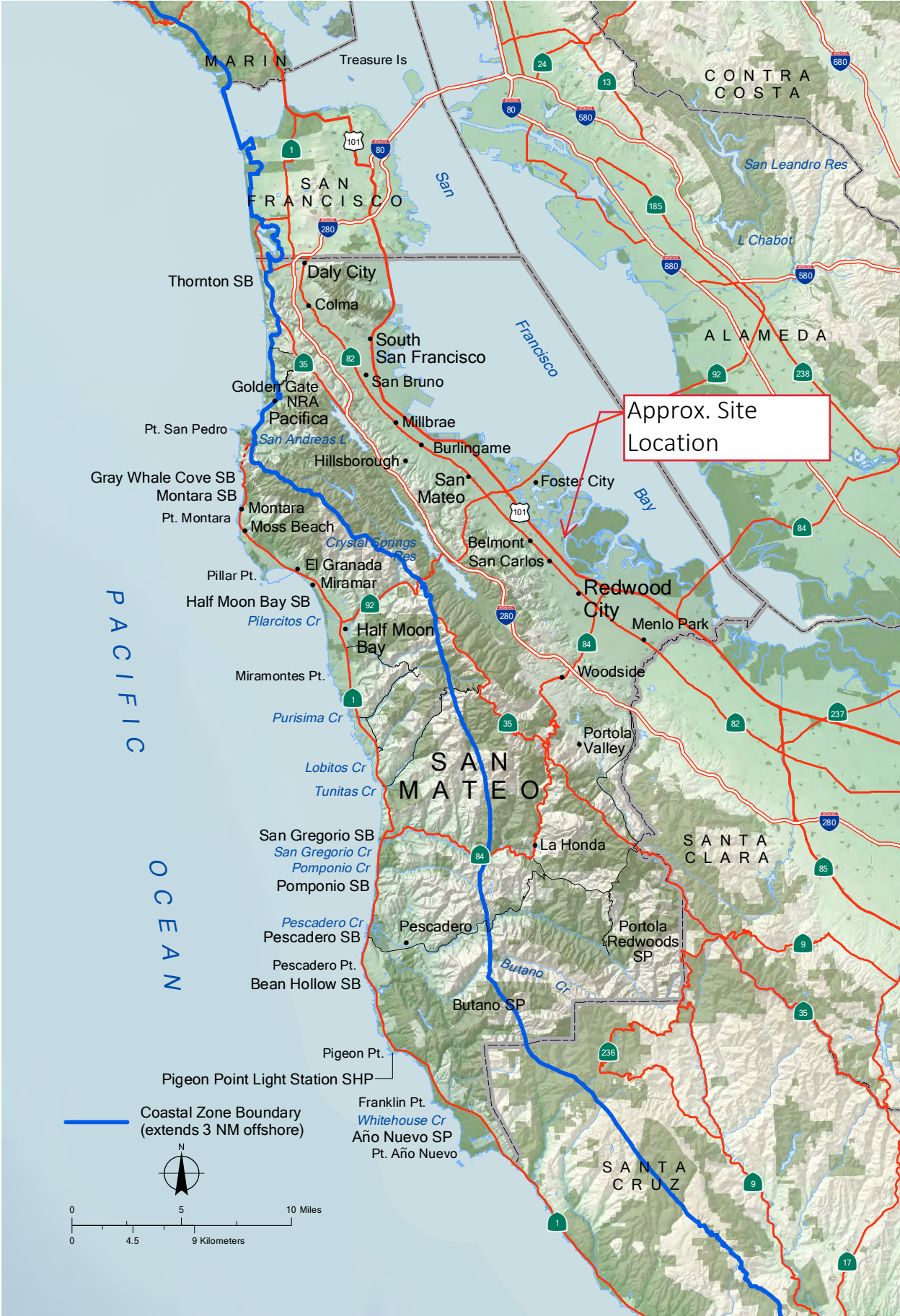
Shores Landing

Selected Variables	Value	State Avg.	%ile in State	USA Avg.	%ile in USA
Pollution and Sources					
Particulate Matter 2.5 (µg/m^3)	11.2	11.7	39	8.67	93
Ozone (ppb)	29.7	47.7	7	42.5	2
Diesel Particulate Matter* (µg/m^3)	0.171	0.33	20	0.294	<50th
Air Toxics Cancer Risk* (lifetime risk per million)	20	31	17	28	<50th
Air Toxics Respiratory HI*	0.3	0.43	24	0.36	<50th
Traffic Proximity (daily traffic count/distance to road)	1300	1400	74	760	85
Lead Paint (% Pre-1960 Housing)	0.27	0.28	52	0.27	54
Superfund Proximity (site count/km distance)	0.067	0.17	42	0.13	53
RMP Facility Proximity (facility count/km distance)	0.76	1.1	58	0.77	68
Hazardous Waste Proximity (facility count/km distance)	4.3	5.2	54	2.2	85
Underground Storage Tanks (count/km^2)	1.2	1.5	76	3.9	51
Wastewater Discharge (toxicity-weighted concentration/m distance)	N/A	67	N/A	12	N/A
Socioeconomic Indicators					
Demographic Index	30%	44%	29	35%	52
People of Color	50%	63%	37	40%	66
Low Income	11%	29%	22	30%	19
Unemployment Rate	5%	6%	52	5%	60
Limited English Speaking Households	7%	9%	56	5%	79
Less Than High School Education	5%	16%	29	12%	32
Under Age 5	6%	6%	60	6%	62
Over Age 64	16%	14%	60	16%	52

*Diesel particular matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update.

For additional information, see: www.epa.gov/environmentaljustice

EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJScreen outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.


MARIN
Treasure Is
CONTRA COSTA
SAN FRANCISCO
San Francisco Bay
San Leandro Res
L Chabot
ALAMEDA
Thornton SB
Daly City
Colma
South San Francisco
San Bruno
Golden Gate NRA
Pacifica
Pt. San Pedro
San Andreas L
Millbrae
Burlingame
Hillsborough
San Mateo
Foster City
Approx. Site Location
Gray Whale Cove SB
Montara SB
Montara
Pt. Montara
Moss Beach
Crystal Springs Res
Belmont
San Carlos
Pillar Pt.
El Granada
Miramar
Half Moon Bay SB
Pilarcitos Cr
Half Moon Bay
Redwood City
Menlo Park
Woodside
Miramontes Pt.
Purisima Cr
Portola Valley
Lobitos Cr
Tunitas Cr
SAN MATEO
PACIFIC OCEAN
San Gregorio SB
San Gregorio Cr
Pomponio Cr
Pomponio SB
La Honda
SANTA CLARA
Pescadero Cr
Pescadero SB
Pescadero
Portola Redwoods SP
Pescadero Pt.
Bean Hollow SB
Butano Cr
Butano SP
Pigeon Pt.
Pigeon Point Light Station SHP
Franklin Pt.
Whitehouse Cr
Año Nuevo SP
Pt. Año Nuevo
SANTA CRUZ
Coastal Zone Boundary (extends 3 NM offshore)
N
0 5 10 Miles
0 4.5 9 Kilometers

Sole Source Aquifers

epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b

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Sole Source Aquifers

1000 Twin Dolphin Dr, Redw

Show search results for 1000 T...

Search result

1000 Twin Dolphin Dr, Redwood City, CA, 94065, USA

Zoom to

Roseville
Sacramento
Santa Rosa
Vacaville
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Fairfield
Vallejo
Antioch
Concord
Stockton
Oakland
San Francisco
Tracy
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Los Banos
Santa Cruz
Salinas
Soledad
Fresno
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Visalia
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Lake Tahoe
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Stanislaus National Forest
Sierra National Forest
Inyo National Forest

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-123.640 37.437 Degrees

Esri, HERE, Garmin, NGA, USGS, NPS

https://www.rivers.gov/river-app

rivers.gov/river-app/index.html?state=CA

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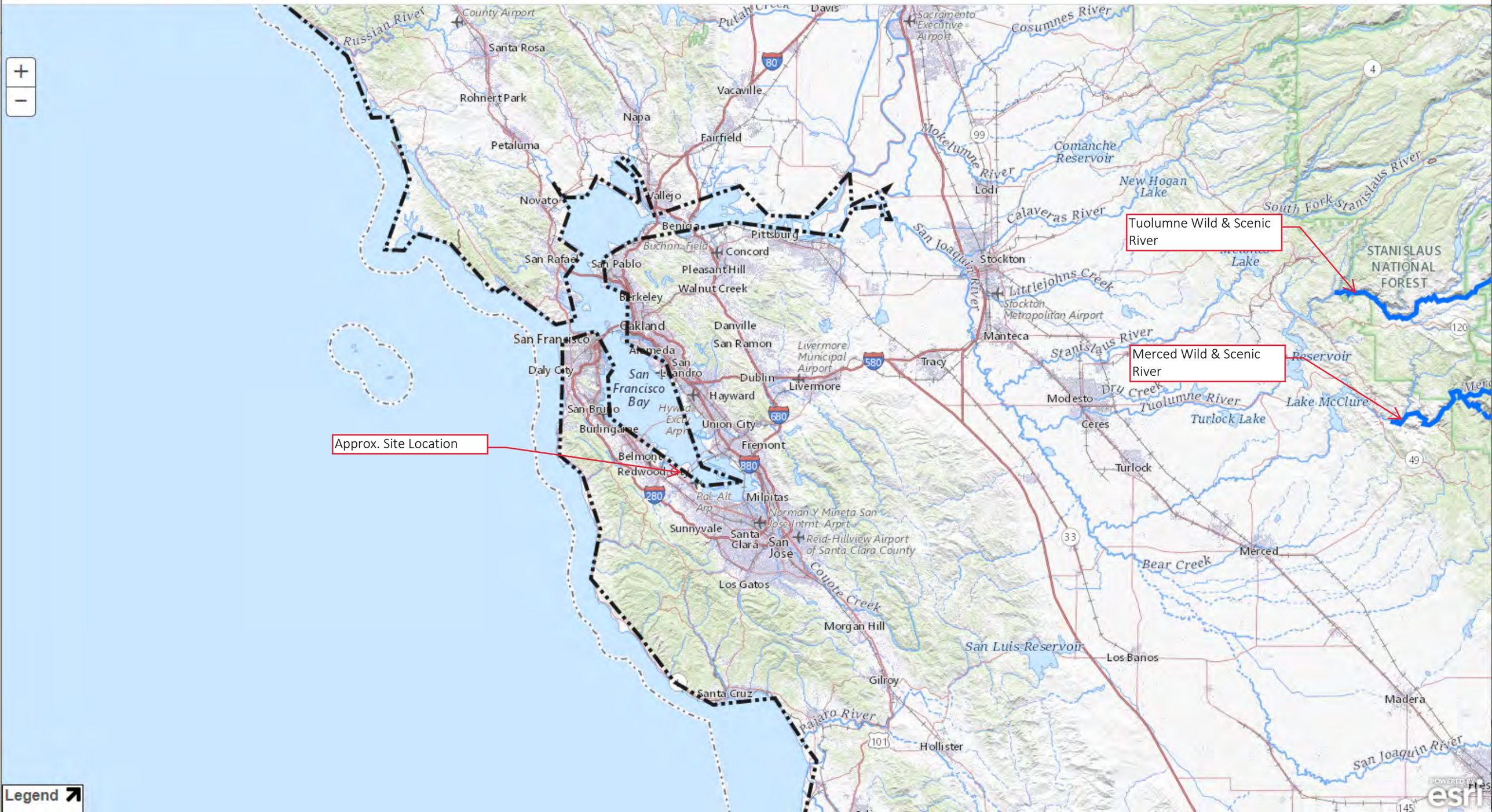

An official website of the United States government

United States Census Bureau

QuickFacts

Redwood City city, California

QuickFacts provides statistics for all states and counties, and for cities and towns with a ***population of 5,000 or more.***

Table

All Topics	Redwood City city, California
Population Estimates, July 1 2022, (V2022)	**NA**
Population Estimates, July 1 2021, (V2021)	**81,643**
PEOPLE	
Population	
Population Estimates, July 1 2022, (V2022)	**NA**
Population Estimates, July 1 2021, (V2021)	**81,643**
Population estimates base, April 1, 2020, (V2022)	NA
Population estimates base, April 1, 2020, (V2021)	84,234
Population, percent change - April 1, 2020 (estimates base) to July 1, 2022, (V2022)	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	-3.1%
Population, Census, April 1, 2020	84,292
Population, Census, April 1, 2010	76,815
Age and Sex	
Persons under 5 years, percent	5.5%
Persons under 18 years, percent	21.6%
Persons 65 years and over, percent	12.8%
Female persons, percent	49.6%
Race and Hispanic Origin	
White alone, percent	50.9%
Black or African American alone, percent (a)	2.2%
American Indian and Alaska Native alone, percent (a)	1.3%
Asian alone, percent (a)	16.3%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.9%
Two or More Races, percent	11.2%
Hispanic or Latino, percent (b)	35.3%
White alone, not Hispanic or Latino, percent	41.1%
Population Characteristics	
Veterans, 2017-2021	2,124
Foreign born persons, percent, 2017-2021	32.1%
Housing	
Housing units, July 1, 2021, (V2021)	X
Owner-occupied housing unit rate, 2017-2021	48.3%
Median value of owner-occupied housing units, 2017-2021	$1,520,300
Median selected monthly owner costs -with a mortgage, 2017-2021	$4,000+
Median selected monthly owner costs -without a mortgage, 2017-2021	$972
Median gross rent, 2017-2021	$2,693
Building permits, 2021	X
Families & Living Arrangements	
Households, 2017-2021	30,020
Persons per household, 2017-2021	2.74
Living in same house 1 year ago, percent of persons age 1 year+, 2017-2021	85.8%
Language other than English spoken at home, percent of persons age 5 years+, 2017-2021	45.1%
Computer and Internet Use	
Households with a computer, percent, 2017-2021	97.4%
Households with a broadband Internet subscription, percent, 2017-2021	93.2%
Education	
High school graduate or higher, percent of persons age 25 years+, 2017-2021	88.7%
Bachelor's degree or higher, percent of persons age 25 years+, 2017-2021	52.5%
Health	
With a disability, under age 65 years, percent, 2017-2021	4.6%
Persons without health insurance, under age 65 years, percent	5.2%

Economy	
In civilian labor force, total, percent of population age 16 years+, 2017-2021	71.2%
In civilian labor force, female, percent of population age 16 years+, 2017-2021	66.7%
Total accommodation and food services sales, 2017 ($1,000) (c)	292,465
Total health care and social assistance receipts/revenue, 2017 ($1,000) (c)	1,107,437
Total transportation and warehousing receipts/revenue, 2017 ($1,000) (c)	33,101
Total retail sales, 2017 ($1,000) (c)	2,088,767
Total retail sales per capita, 2017 (c)	$24,793
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2017-2021	25.7
Income & Poverty	
Median household income (in 2021 dollars), 2017-2021	$134,287
Per capita income in past 12 months (in 2021 dollars), 2017-2021	$69,317
Persons in poverty, percent	⚠ 7.1%

BUSINESSES

Businesses	
Total employer establishments, 2020	X
Total employment, 2020	X
Total annual payroll, 2020 ($1,000)	X
Total employment, percent change, 2019-2020	X
Total nonemployer establishments, 2019	X
All employer firms, Reference year 2017	2,348
Men-owned employer firms, Reference year 2017	1,302
Women-owned employer firms, Reference year 2017	423
Minority-owned employer firms, Reference year 2017	603
Nonminority-owned employer firms, Reference year 2017	1,270
Veteran-owned employer firms, Reference year 2017	S
Nonveteran-owned employer firms, Reference year 2017	1,858

GEOGRAPHY

Geography	
Population per square mile, 2020	4,359.3
Population per square mile, 2010	3,955.5
Land area in square miles, 2020	19.34
Land area in square miles, 2010	19.42
FIPS Code	0660102

About datasets used in this table

Value Notes

⚠ Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2022) refers to the final year of the series (2020 thru 2022). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2017-2021 ACS 5-year estimates to other ACS estimates. For more information, please visit the 2021 5-year ACS Comparison Guidance page.

Fact Notes

(a) Includes persons reporting only one race
(c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
(b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interval of an open ended distribution.
F Fewer than 25 firms
D Suppressed to avoid disclosure of confidential information
N Data for this geographic area cannot be displayed because the number of sample cases is too small.
FN Footnote on this item in place of data
X Not applicable
S Suppressed; does not meet publication standards
NA Not available
Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.