



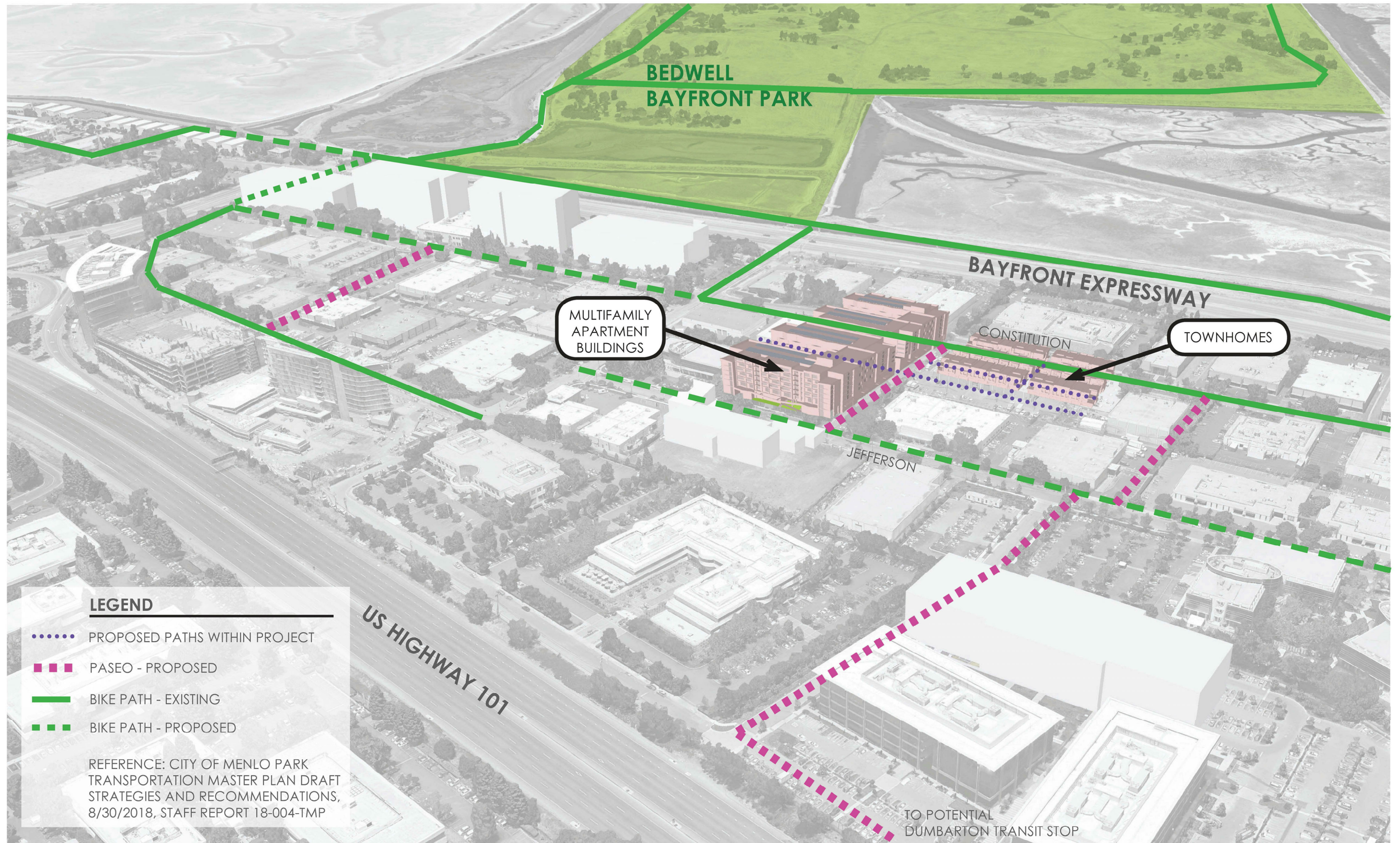
# **MENLO UPTOWN**

## **MULTI-FAMILY HOUSING & TOWNHOMES**

### **MENLO PARK, CA**

**STUDY SESSION REVIEW SUBMITTAL TO THE CITY OF MENLO PARK**  
**JANUARY 17, 2019**







PROJECT ADDRESSES

180 AND 186 CONSTITUTION  
141 JEFFERSON (172 CONSTITUTION)  
141 JEFFERSON

- TOWNHOMES (TH-1)  
- MULTIFAMILY (MF-1)  
- MULTIFAMILY (MF-2)



MULTI FAMILY - AREA SUMMARY (441 UNITS)

Area Schedule (UNIT TYPE AREAS) - AREA SUMMARY					
Level	RESID. GSF (FAR)	RESID. AMENITIES GSF (FAR)	RESID. COMMON GSF (FAR)	PARKING GSF (NOT IN FAR)	TOTAL BLDG GSF
Level 07	54,799 SF	0 SF	9,524 SF	0 SF	64,323 SF
Level 06	59,662 SF	0 SF	9,385 SF	0 SF	69,047 SF
Level 05	59,662 SF	0 SF	9,385 SF	0 SF	69,047 SF
Level 04	59,662 SF	0 SF	9,385 SF	0 SF	69,047 SF
Level 03	54,001 SF	5,265 SF	9,829 SF	0 SF	69,095 SF
Level 02	23,524 SF	5,202 SF	6,626 SF	48,771 SF	84,123 SF
Level 01	0 SF	12,624 SF	5,193 SF	65,659 SF	83,477 SF
Grand total	311,309 SF	23,091 SF	59,326 SF	114,431 SF	508,157 SF

UNIT COUNT - MULTIFAMILY

MULTI-FAMILY HOUSING PROJECT - UNIT TYPE MIX						
Level	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	# UNITS
Level 07	12	24	34	6	2	78
Level 06	12	24	36	10	2	84
Level 05	14	24	38	8	2	86
Level 04	14	24	38	8	2	86
Level 03	6	22	38	8	2	76
Level 02	10	8	6	7	0	31
Grand total	68	126	190	47	10	441
UNIT TYPES	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	TOTALS
AVERAGE UNIT SIZES	550	630	700	900	1200	
UNIT COUNT	68	126	190	47	10	441
UNIT MIX	15%	29%	43%	11%	2%	100%

TOWNHOME - AREA SUMMARY (42 DWELLING UNITS)

Unit Name	Description	Garage	Approx NSF*	#	%	Approx NSF Total	Approx GSF**	Approx GSF Total
Alley Loaded Townhomes, R-3								
P1	3 bd + 3.5 bath	1-car	1,547	18	43%	27,846	1,651	29,718
P2	3 bd + 3.5 bath	2-car	1,756	12	29%	21,072	1,900	22,800
P3	4 bd + 3.5 bath	2-car	1,986	8	19%	15,888	2,186	17,488
P4	4 bd + 3.5 bath	2-car	1,986	4	10%	7,944	2,199	8,796
Subtotal				42	100%	72,750		78,802
Overall Density			+/-	20.3	du/ac			
Approx. NET Avg. Unit Square Foot			+/-	1,732	sq.ft.			

\* Measured to interior stud of wall, excludes parking and patios; \*\* measured to exterior stud of wall

Townhomes	
Total Unit GSF**	78,802 gsf
Utility Box (65 sf x 6 bldgs)	390 gsf
Total Townshomes GSF	79,192 gsf

OPEN SPACE SUMMARY (Refer to sheet A-013 for Open Space Calculation Diagrams for 441 Unit Multi-Family Buildings and to sheet A-022 for Townhomes)

MULTI-FAMILY HOUSING PROJECT	SITE AREA 120,150 SF			
	PERCENTAGE	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	
MINIMUM OPEN SPACE REQUIRED	25% OF SITE AREA	30,038	60,068 SF (49.99 % Open Space)	
PUBLIC OPEN SPACE REQUIRED	25% OF MIN. OPEN SPACE	7,510	17,243 SF (Paseo & Entrance)	
PRIVATE OPEN SPACE REQUIRED	100sf COMMON OPEN SPACE / UNIT (or) 80sf PRIVATE OPEN SPACE / UNIT	44,100 (or) 35,280	25,284 SF (Common Open Space)  17,541 SF (Private Open Space)	6,490 SF (Level 1 Dog Run) 15,130 SF (Level 3 Terrace) 3,664 SF (Level 7 Terrace)  (Balconies/ Private Terraces) 338 SF (Level 2) 5,432 SF (Level 3) 8,242 SF (Levels 4-6) 3,529 SF (Level 7)
Total Private Open Space (Common space equivalency: min. 100sf/ du) = 25,284 + (17,541*1.25) = 47,210 SF > 44,100 SF				107 sf Common Space/ du
Total Private Open Space (Private space equivalency: min. 80sf/ du) = (25,284 * 0.8) + 17,541 = 37,768 SF > 35,280 SF				(OR)  85 sf Private Space/ du

TOWNHOME PROJECT		SITE AREA 90,113 SF	
Open Space Summary (per 16.45.120 (4c))			
Required:			
Min required (25%) of site		22,528 sf	
(includes common [100 sf/du, 400 sf min with 20' min width for one space] and private [80 sf/du] open space)			
Provided:			
Common	4,468 sf	106 sf/du	
Private	8,160 sf	194 sf/du	
Landscape Area	11,028 sf		
Total provided	23,656 sf		
	26%		

AVERAGE BUILDING HEIGHT CALCULATION SUMMARY

AVERAGE BUILDING HEIGHT = 62.3' ( < 62.5' Max. Height)

NOTE: REFER TO SHEET A-010 FOR DETAILED BUILDING HEIGHTS AND AREA CALCULATIONS

ZONING: R-MU-B Zoning District (Bonus level development)				
FLOOR AREA SUMMARY: (Refer Plan Drawings A-004 to A-009 for individual space FAR calculation)				
MAX. ALLOWED FAR %	225%	=		
MAX. ALLOWED FLOOR AREA	(210,263 SF X 2.25)	=	473,092 SF	
TOWNHOME GSF		=	79,192 SF	
(Unit GSF + Utility box)		=		
MULTIFAMILY GSF		=	393,726 SF	
(Building GSF - Parking - Roof Core/ Mechanical)		=		
PROJECT TOTAL FLOOR AREA (TOWNHOME+ MULTI FAMILY)		=	472,918 SF	
FAR % PROVIDED	224.92%			
UNIT COUNT SUMMARY:				
483 Units on net lot area of 4.83 acres				
(100 dwelling units/acre)				

PARKING SUMMARY

PARKING REQUIREMENTS	BIKE PARKING REQUIREMENTS		
Min. 1 space/ unit	Multi-Family & Townhomes	1.5 spaces / unit +	
Max. 1.5 space/ unit		10% Short-term for guests	
Min.483 - Max. 725 Vehicular Parking	(725 long term + 73 short term = 798 total bike parking)		
PARKING PROVIDED (582 Vehicular spaces & 799 Bike spaces provided)			
Parking Ratio/ Unit :	1.21 Vehicular Parking and 1.65 Bike parking		
Multi-Family	Vehicular spaces: 441 vehicular spaces + 71 additional spaces for guest / visitor = 512 spaces Bike spaces: 662 long term parking indoors + 67 short term parking outdoors = 729 spaces		
Townhome	Vehicular spaces: 66 spaces in townhomes + 4 spaces on internal street = 70 spaces Bike spaces: 63 long term parking indoors + 7 short term parking outdoors = 70 spaces		



Townhouse Buildings Code Summary

**PROJECT SUMMARY:**  
FORTY-TWO (42) ATTACHED TOWNHOUSE UNITS IN SIX CONNECTED CLUSTER BUILDINGS, ON A 2.07 ACRE SITE.

**CODES IN USE:**  
2016 CALIFORNIA RESIDENTIAL CODE (CRC)

**OCCUPANCY GROUPS:**  
OCCUPANCY: R-3 (ATTACHED TOWNHOUSE)  
U (PRIVATE GARAGES)

DEFINITION (PER CRC R 202): ATTACHED TOWNHOUSE: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.

**ALLOWABLE HEIGHTS AND AREAS:**  
ALLOWABLE HEIGHT: 3 STORIES AND <40 FEET PER CBC TABLE 504.3, 504.4

ALLOWABLE FLOOR AREA:  
R-3=UNLIMITED PER CBC TABLE 506.2  
U= 1,000 SQ.FT. PER CBC 406.3.1

FIRE SEPARATION BETWEEN OCCUPANCIES:  
PER CRC R 302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY.

PER CRC R 302.2 ITEM & THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS:  
FOR FIRE SEPARATION DISTANCE OVER 3', MAXIMUM AREA OF UNRATED OPENINGS SHALL BE UNLIMITED.  
FOR FIRE SEPARATION DISTANCE UNDER 3', NO OPENINGS ALLOWED.

**TYPES OF CONSTRUCTION:**  
CONSTRUCTION TYPE: TYPE V-B

**FIRE PROTECTION SYSTEMS:**  
FIRE SPRINKLERS: NFPA-13D

Multi Family Buildings Code Summary

**CHAPTER 7 - (CONTINUED):**  
SECTION 712.1.10 PARKING GARAGES. VERTICAL OPENINGS IN PARKING GARAGES SHALL COMPLY WITH THIS SECTION.

SECTION 713.4 SHAFT ENCLOSURES. SHAFTS SHALL BE 2-HR FIRE RATED WHERE CONNECTING FOUR OR MORE STORIES, AND 1-HR WHERE CONNECTING LESS THAN FOUR STORIES.

SECTION 713.13 WASTE CHUTES AND ACCESS ROOMS SHALL COMPLY WITH THIS SECTION.

SECTION 716. PROTECTION FOR DOORS IN FIRE RATED ASSEMBLIES SHALL COMPLY WITH TABLE 716.5.

**CHAPTER 9 - FIRE PROTECTION SYSTEMS:**  
FIRE SPRINKLER SYSTEM TO BE NFPA 13.  
CLASS I WET COMBINATION SPRINKLER SYSTEM THROUGHOUT.

**CHAPTER 10 - MEANS OF EGRESS:**  
TABLE 1004.1.2 OCCUPANT LOADS FOR EACH SPACE ARE AS NOTED BELOW:  
STORAGE AREAS: 300 SF/PERSON  
ROOF DECKS (ASSEMBLY W/OUT FIXED SEATING): 7 SF/PERSON  
LEASING OFFICE (BUSINESS AREAS): 100 SF/PERSON  
PARKING GARAGES: 200 SF/PERSON  
RESIDENTIAL AREAS: 200 SF/PERSON

SECTION 1005 MEANS OF EGRESS SIZING:  
STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.3".  
DOORS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD x 0.2".

TABLE 1006.2.1 TWO OR MORE EXITS ARE REQUIRED FOR SPACES BASED ON THE FOLLOWING:  
A OCCUPANCIES: >49 PERSONS (2 EXITS); >500 PERSONS (3 EXITS)  
B OCCUPANCIES: >49 PERSONS (2 EXITS)  
R OCCUPANCIES: >10 PERSONS (2 EXITS)  
S OCCUPANCIES: >29 PERSONS (2 EXITS)

MAXIMUM COMMON PATH OF TRAVEL:  
A OCCUPANCIES: 75 FEET  
B OCCUPANCIES: 100 FEET  
R OCCUPANCIES: 75 FEET  
S OCCUPANCIES: 100 FEET

SECTION 1009.1 ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED EITHER BY MEANS OF AN ELEVATOR PROVIDED WITH EMERGENCY POWER PER SECTION 1009.4, OR BY MEANS OF A HORIZONTAL EXIT SUCH AS AN AREA SEPARATION WALL. IF A HORIZONTAL EXIT IS USED, THE STAIRS SHALL COMPLY WITH SECTION 1009.3, PROVIDING AN AREA OF REFUGE.

SECTION 1009.8 TWO WAY COMMUNICATION DEVICES SHALL BE PLACED ON EITHER SIDE OF A HORIZONTAL EXIT AND AT ALL ELEVATOR LOBBIES ABOVE THE FIRST FLOOR.

DOORS SHALL COMPLY WITH SECTION 1010  
STAIRWAYS SHALL COMPLY WITH SECTION 1011  
RAMPS SHALL COMPLY WITH SECTION 1012

SECTION 1017 EXIT ACCESS DISTANCE: 250' MAXIMUM IN R OCCUPANCIES WHERE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM; 400' FOR S OCCUPANCIES.

CHAPTER 11A - HOUSING ACCESSIBILITY:

- ALL RESIDENTIAL AREAS SHALL BE SERVED BY AN ACCESSIBLE ROUTE PER SECTION 1130A.
- ALL RESIDENTIAL UNITS SHALL BE ADAPTABLE PER SECTION 1128A.
- ALL COMMON SPACES SHALL BE FULLY ACCESSIBLE PER SECTION 1127A.

SECTION 1109A PARKING FACILITIES: FULLY ACCESSIBLE AUTO AND VAN PARKING WILL BE PROVIDED AT THE FIRST FLOOR.

SECTION 1110A THRU 1115A EXTERIOR ROUTES: ALL EXTERIOR PATHWAYS, RAMPS AND STAIRS WHICH ARE NOT PART OF A MAINTENANCE-ONLY AREA ARE CONSIDERED ACCESSIBLE.

SECTION 1123A: INTERIOR STAIRWAYS SHALL BE ACCESSIBLE PER THIS SECTION.

SECTION 1124A: ELEVATORS SHALL BE ACCESSIBLE PER THIS SECTION.

SECTION 1126A: DOORS, GATES AND WINDOWS SHALL BE ACCESSIBLE PER THIS SECTION.

SECTION 1127A: ALL COMMON AREAS, INCLUDING BATHROOM FACILITIES, SHALL COMPLY WITH THIS SECTION.

SECTION 1133A: ALL KITCHENS WITHIN UNITS AND IN COMMON AREAS SHALL COMPLY WITH THIS SECTION.

SECTION 1134A: ALL BATHING AND TOILET FACILITIES WITHIN THE RESIDENTIAL UNITS SHALL COMPLY WITH THIS SECTION.

SECTION 1141A: SWIMMING POOLS SHALL BE ACCESSIBLE PER THIS SECTION.

Multi Family Buildings Code Summary

CHAPTER 3 - OCCUPANCY GROUPS:

SECTION 310.4 - OCCUPANCY GROUP R-2  
SECTION 311.3 - OCCUPANCY GROUP S-2

CHAPTER 5 - ALLOWABLE HEIGHTS AND AREAS:

MAXIMUM HEIGHT IN FEET:  
SECTION 504.3 & TABLE 504.3 - (SPRINKLERED, WITHOUT AREA INCREASE)  
R-2 OCCUPANCY: 85'  
S-2 OCCUPANCY: UNLIMITED

MAXIMUM # OF STORIES:  
SECTION 504.4 & TABLE 504.4 - (SPRINKLERED, WITHOUT AREA INCREASE)  
R-2 OCCUPANCY: 5 (SEE SECTION 510.5 BELOW FOR INCREASES)  
S-2 OCCUPANCY: UNLIMITED

ALLOWABLE BUILDING AREA:  
SECTION 506 & TABLE 506.2 - (SPRINKLERED)  
R-2 OCCUPANCY: 96,000 SF ALLOWED; 172,037 PROPOSED, EACH MULTI-FAMILY BUILDING (MAY REQUIRE SEPARATION WALL)  
S-2 OCCUPANCY: UNLIMITED; 87,582 PROPOSED.

REQUIRED SEPARATION OF OCCUPANCIES:  
TABLE 508.4 R-2 | S-2: 2 HRS.

INCIDENTAL USES:  
SECTION 509  
GENERAL INCIDENTAL USES LOCATED WITHIN SINGLE OCCUPANCY OR MIXED OCCUPANCY BUILDINGS SHALL NOT BE CLASSIFIED AS SEPARATE OCCUPANCIES IF THEY DO NOT OCCUPY MORE THAN 10 PERCENT OF THE BUILDING AREA OF THE STORY IN WHICH THEY ARE LOCATED. SEPARATION SHALL BE PER TABLE 509. SPECIFIC REQUIREMENTS FOR RELEVANT CONDITIONS WILL BE IDENTIFIED ONCE ALL PROGRAMMATIC ELEMENTS ARE ESTABLISHED.

HORIZONTAL SEPARATION:  
SECTION 510.2 - THE TYPE III-A RESIDENTIAL BUILDING SHALL BE CONSIDERED A SEPARATE BUILDING FROM THE TYPE I-A STRUCTURE BELOW IF SEPARATED BY A 3-HR PODIUM.

CHAPTER 6 - TYPES OF CONSTRUCTION:

TYPE III-A WOOD FRAMING OVER TYPE I-A CONCRETE STRUCTURE. RATINGS PER TABLE 601, AS SHOWN IN THE LIST BELOW.

TYPE I CONSTRUCTION:  
PRIMARY STRUCTURAL FRAME: 3 HRS  
BEARING WALLS (EXT & INT): 3 HRS  
NON-BEARING EXTERIOR WALLS: PER TABLE 602  
NON-BEARING INTERIOR WALLS: NR  
FLOOR CONSTRUCTION: 2 HRS  
ROOF CONSTRUCTION: 1.5 HRS

TYPE III CONSTRUCTION:  
PRIMARY STRUCTURAL FRAME: 1 HR  
BEARING WALLS (EXT): 2 HRS  
BEARING WALLS (INT): 1 HR  
NON-BEARING EXTERIOR WALLS: PER TABLE 602  
NON-BEARING INTERIOR WALLS: NR  
FLOOR CONSTRUCTION: 1 HR  
ROOF CONSTRUCTION: 1 HR

EXTERIOR WALL RATING PER TABLE 602:  
ALL RATINGS APPLY TO BOTH CONSTRUCTION TYPES I-A AND III-A, AND BOTH R AND S OCCUPANCIES

FIRE SEPARATION DISTANCE	FIRE RATING
X>5'	1 HR
5' TO 10'	1 HR
10' TO 30'	1 HR
OVER 30'	NR

**CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:**  
PROJECTIONS: PER 705.2.1, PROJECTIONS FROM TYPE I CONSTRUCTION SHALL BE NON-COMBUSTIBLE; AND PER 705.2.2, PROJECTIONS FROM TYPE III CONSTRUCTION MAY BE OF ANY APPROVED MATERIAL. SEE SECTION 705.2.3 FOR PROJECTIONS WITHIN 5' OF THE FIRE SEPARATION DISTANCE.

OPENINGS: PER TABLE 705.8, THE MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS FOR SPRINKLERED BUILDINGS, BASED ON DISTANCE FROM THE PROPERTY LINE, IS AS NOTED:  
3' TO 5' 15% OF WALL ALLOWED TO BE OPEN (WINDOWS + DOORS)  
5' TO 10' 25%  
10' TO 15' 45%  
15' TO 20' 75%  
OVER 20' NO LIMIT

SECTION 705.11 PARAPETS SHALL BE PROVIDED UNLESS THE ROOF IS PROVIDED WITH A ONE-HOUR FIRE RATED WRAP-BACK OF 4' PER SECTION 705.11 EXCEPTION 4.

SECTION 706 FIRE WALLS, WHERE USED FOR AREA SEPARATION PURPOSES, SHALL BE 3-HR RATED. THESE SHALL TERMINATE IN 30" PARAPETS UNLESS THE ROOF IS STEPPED PER EXCEPTION 1; IS PROVIDED WITH A ONE-HOUR WRAP BACK OF 4' ON EITHER SIDE PER EXCEPTIONS 2 AND 4; OR A CLASS B ROOF AND WRAP-BACK ARE PROVIDED PER EXCEPTION 3.

SECTION 706.5.1 OPENINGS WITHIN 4' OF EACH SIDE OF A FIRE WALL SHALL BE 45 MINUTE FIRE RATED.

PROJECT SUMMARY

NORTH MULTI-FAMILY BUILDING (MF-1)

PROJECT ADDRESS:	172 CONSTITUTION DRIVE, MENLO PARK, CA
APN:	055-242-140
LOT:	PARCEL 2
LOT AREA:	60,075SF
ZONING DISTRICT:	R-MU-B
PROPOSED USE:	R-2 (RESIDENTIAL), S2 (STORAGE)
TYPE OF BUILDING:	MULTI FAMILY RENTAL APARTMENT BUILDING
BUILDING HEIGHT:	84'-9"
NUMBER OF STORIES:	7

SOUTH MULTI-FAMILY BUILDING (MF-2)

PROJECT ADDRESS:	141 INDEPENDENCE DRIVE, MENLO PARK, CA
APN:	055-242-030
LOT:	PARCEL 1
LOT AREA:	60,075 SF
ZONING DISTRICT:	R-MU-B
PROPOSED USE:	R-2 (RESIDENTIAL), S2 (STORAGE)
TYPE OF BUILDING:	MULTI FAMILY RENTAL APARTMENT BUILDING
BUILDING HEIGHT:	84'-9"
NUMBER OF STORIES:	7

TOWNHOMES (TH-1)

PROJECT ADDRESS:	180/186 CONSTITUTION DRIVE, MENLO PARK, CA
APN:	055-242-040
LOT:	18,19 AND 20
LOT AREA:	90,113 SF
ZONING DISTRICT:	R-MU-B
PROPOSED USE:	R-2 (RESIDENTIAL), S2 (STORAGE)
TYPE OF BUILDING:	MULTI FAMILY
BUILDING HEIGHT:	32'-0"
NUMBER OF STORIES:	3

CODES USED

BUILDING CODE:	2016 CALIFORNIA BUILDING CODE (CBC)
LIFE SAFETY CODE:	NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2013 ED.
FIRE CODES:	2016 CALIFORNIA FIRE CODE NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2013 ED. NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2013 ED. NFPA 20 STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION, 2013 ED. NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2013 ED. NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2013 ED. CA STATE FIRE MARSHAL REQUIREMENTS
ACCESSIBILITY CODE:	2016 CALIFORNIA BUILDING CODE (CBC), SECTIONS 10, 11, 30
ENERGY CODE:	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 CA ENERGY CODE
STRUCTURAL CODE:	2016 CA BUILDING CODE (CBC)
MECHANICAL CODE:	2016 CA MECHANICAL CODE (CMC)
ELECTRICAL CODE:	2016 CA ELECTRICAL CODE
PLUMBING CODE:	2016 CA PLUMBING CODE (CPC)
PLANNING CODE:	MENLO PARK MUNICIPAL CODE
ELEVATOR CODE:	CCR- TITLE 8-ELEVATOR SAFETY ORDERS WITH ASME A17.1-2004 FOR GROUP 4 ELEVATORS
OTHER MISC. CODES:	MENLO PARK MUNICIPAL CODE PG&E GREEN BOOK REQUIREMENTS

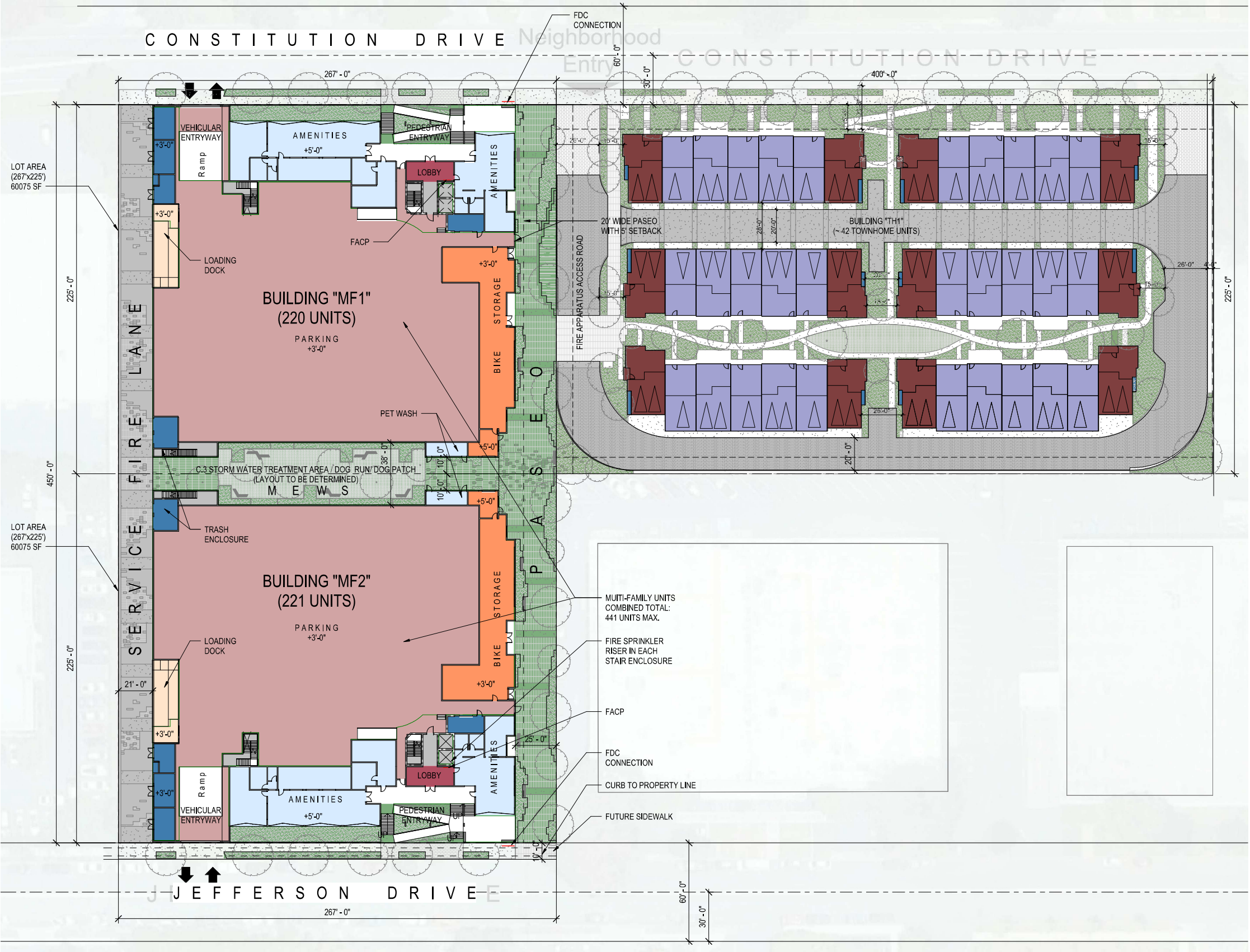
PROJECT SUMMARY

THE PROJECT CONSISTS OF THREE "PROJECTS":

1 & 2: TWO ALL-NEW FIVE-STORY MULTI-FAMILY APARTMENT BUILDINGS, WITH AMENITY AND SUPPORT SPACES, OVER TWO STORIES OF STRUCTURED PARKING, RESIDENTIAL APARTMENTS, COMMERCIAL AND SUPPORTIVE SPACES. THE HIGHEST OCCUPIED FLOOR, THE 7<sup>TH</sup> FLOOR, WILL BE LESS THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS, AND THEREFORE THE BUILDING IS NOT A HIGH-RISE STRUCTURE.

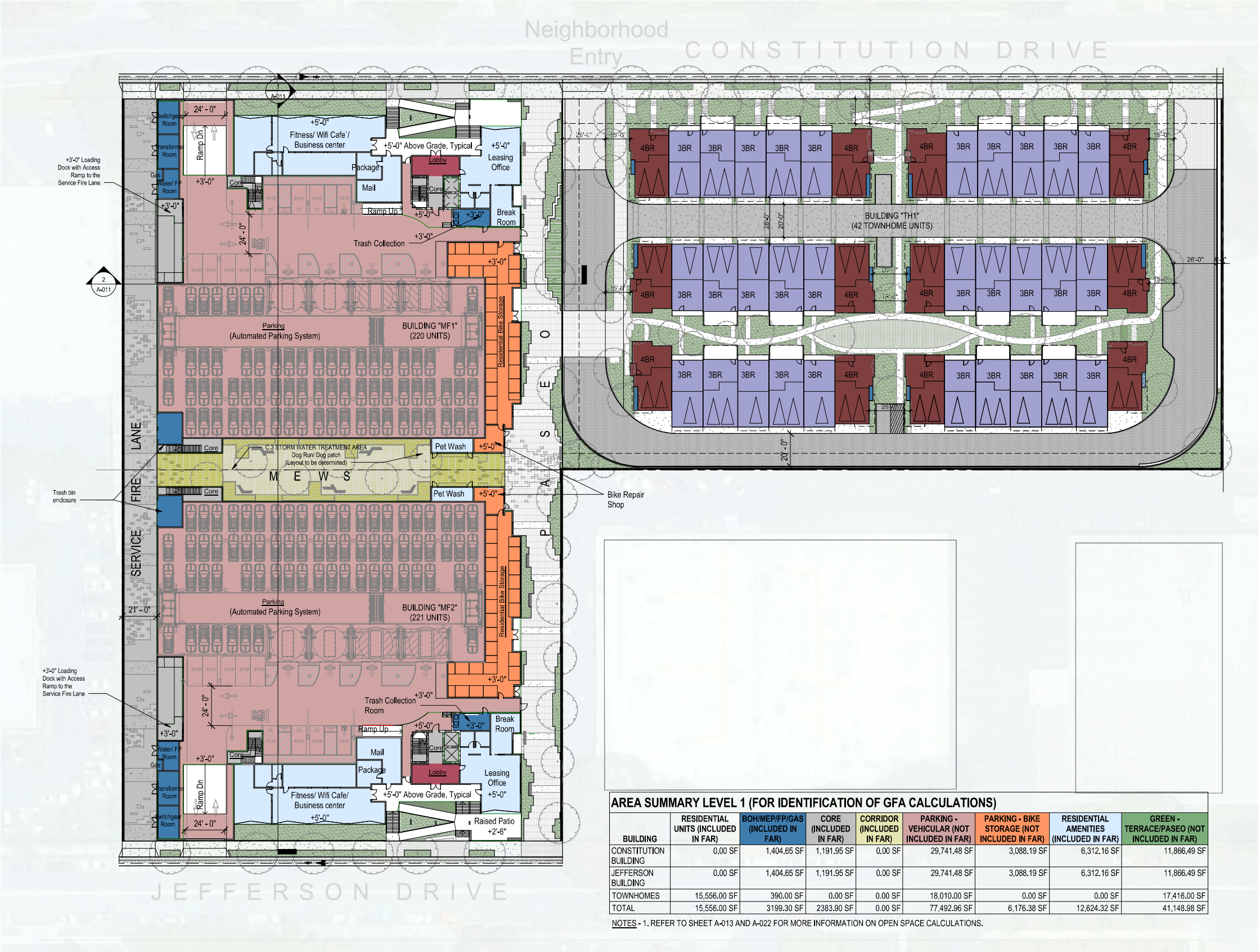
3: FORTY TWO (42) TOWNHOME APARTMENTS IN SIX SEPARATE DETACHED STRUCTURES. THESE ARE TYPE V-A CONSTRUCTION, AND INCLUDE ENCLOSED INDIVIDUAL PARKING GARAGES.





PLAN LEGEND	
	0 Studio (FAR)
	1 Junior Bedroom (FAR)
	1 Bedroom (FAR)
	2 Bedroom (FAR)
	3 Bedroom (FAR)
	4 Bedroom (FAR)





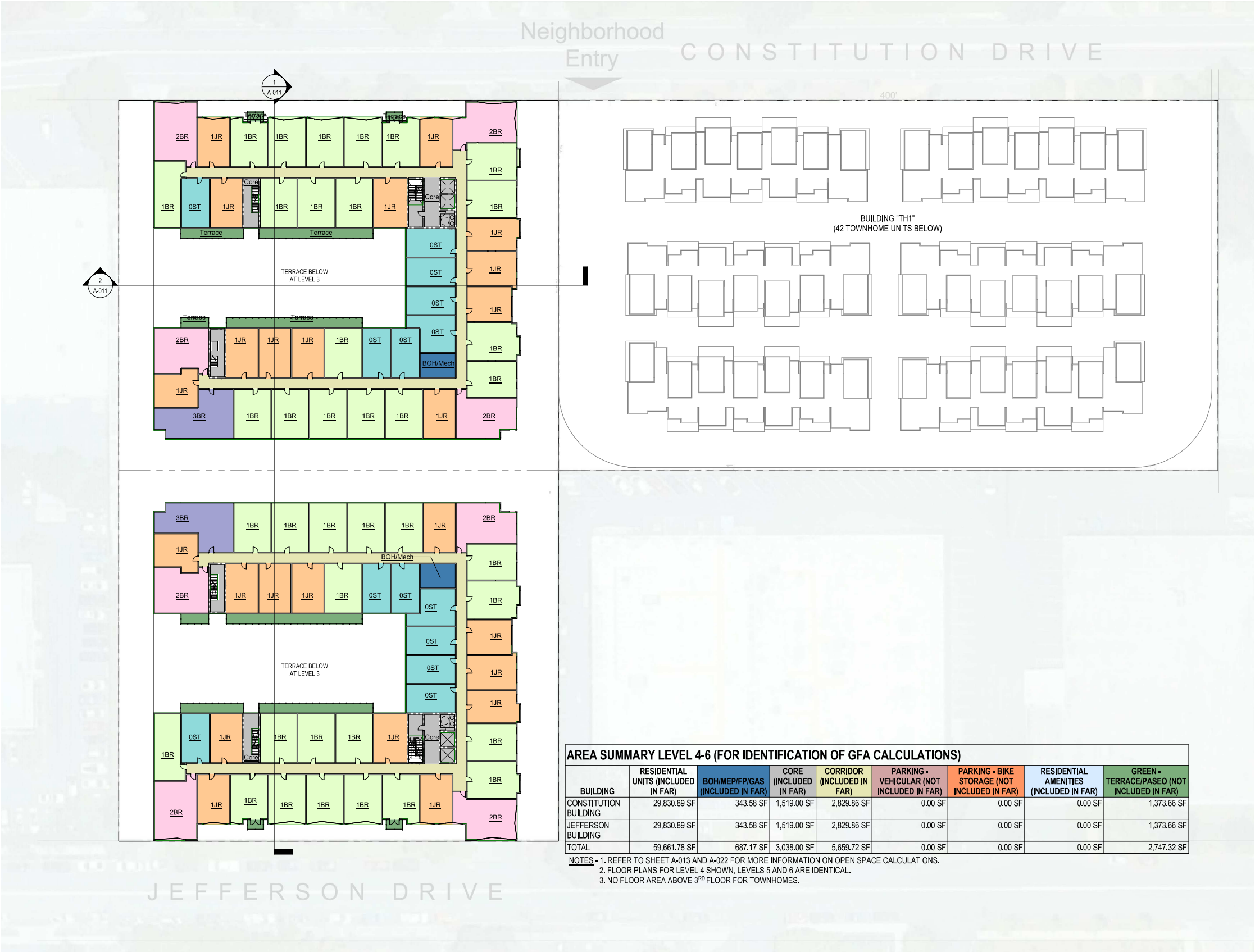












PLAN LEGEND

- 0 Studio (FAR)
- 1 Junior Bedroom (FAR)
- 1 Bedroom (FAR)
- 2 Bedroom (FAR)
- 3 Bedroom (FAR)
- 4 Bedroom (FAR)

AREA SUMMARY LEVEL 4-6 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDING	RESIDENTIAL UNITS (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	GREEN - TERRACE/PASEO (NOT INCLUDED IN FAR)
CONSTITUTION BUILDING	29,830.89 SF	343.58 SF	1,519.00 SF	2,829.86 SF	0.00 SF	0.00 SF	0.00 SF	1,373.66 SF
JEFFERSON BUILDING	29,830.89 SF	343.58 SF	1,519.00 SF	2,829.86 SF	0.00 SF	0.00 SF	0.00 SF	1,373.66 SF
TOTAL	59,661.78 SF	687.17 SF	3,038.00 SF	5,659.72 SF	0.00 SF	0.00 SF	0.00 SF	2,747.32 SF

NOTES - 1. REFER TO SHEET A-013 AND A-022 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS.  
2. FLOOR PLANS FOR LEVEL 4 SHOWN, LEVELS 5 AND 6 ARE IDENTICAL.  
3. NO FLOOR AREA ABOVE 3<sup>RD</sup> FLOOR FOR TOWNHOMES.



PLAN LEGEND

0 Studio (FAR)

1 Junior Bedroom (FAR)

1 Bedroom (FAR)

2 Bedroom (FAR)

3 Bedroom (FAR)

4 Bedroom (FAR)

Neighborhood Entry

CONSTITUTION DRIVE

400'

BUILDING "TH1"  
(42 TOWNHOME UNITS BELOW)

TERRACE BELOW AT LEVEL 3

JEFFERSON DRIVE

AREA SUMMARY LEVEL 7 (FOR IDENTIFICATION OF GFA CALCULATIONS)								
BUILDINGS	RESIDENTIAL UNITS (INCLUDED IN FAR)	BOH/MEP/FP/GAS (INCLUDED IN FAR)	CORE (INCLUDED IN FAR)	CORRIDOR (INCLUDED IN FAR)	PARKING - VEHICULAR (NOT INCLUDED IN FAR)	PARKING - BIKE STORAGE (NOT INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	GREEN - TERRACE/PASEO (NOT INCLUDED IN FAR)
CONSTITUTION BUILDING	27,399.47 SF	343.58 SF	1,519.00 SF	2,899.22 SF	0.00 SF	0.00 SF	0.00 SF	3,596.49 SF
JEFFERSON BUILDING	27,399.47 SF	343.58 SF	1,519.00 SF	2,899.22 SF	0.00 SF	0.00 SF	0.00 SF	3,596.49 SF
TOTAL	54,798.94 SF	687.17 SF	3,038.00 SF	5,798.44 SF	0.00 SF	0.00 SF	0.00 SF	7,192.99 SF

NOTES - 1. REFER TO SHEET A-013 AND A-022 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS.  
2. NO FLOOR AREA ABOVE 3<sup>RD</sup> FLOOR FOR TOWNHOMES.

GREYSTAR

HM

HELLER MANUS ARCHITECTS

BKF

100 YEARS

PGAdesign

LANDSCAPE ARCHITECTS

ktggy

Architecture + Planning

MENLO UPTOWN HOUSING

MENLO PARK, CA

01-16-19

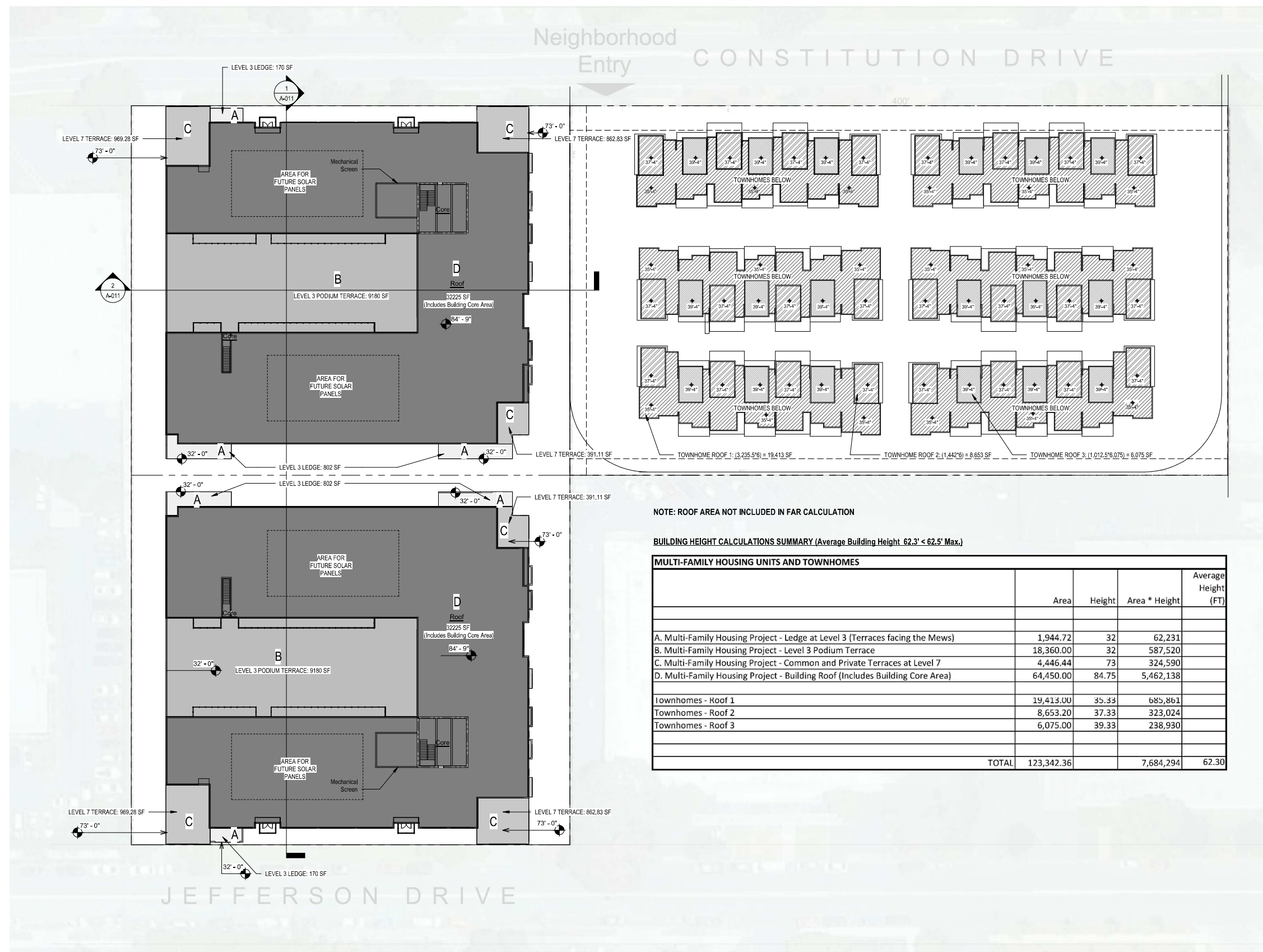
PLAN LEVEL 07

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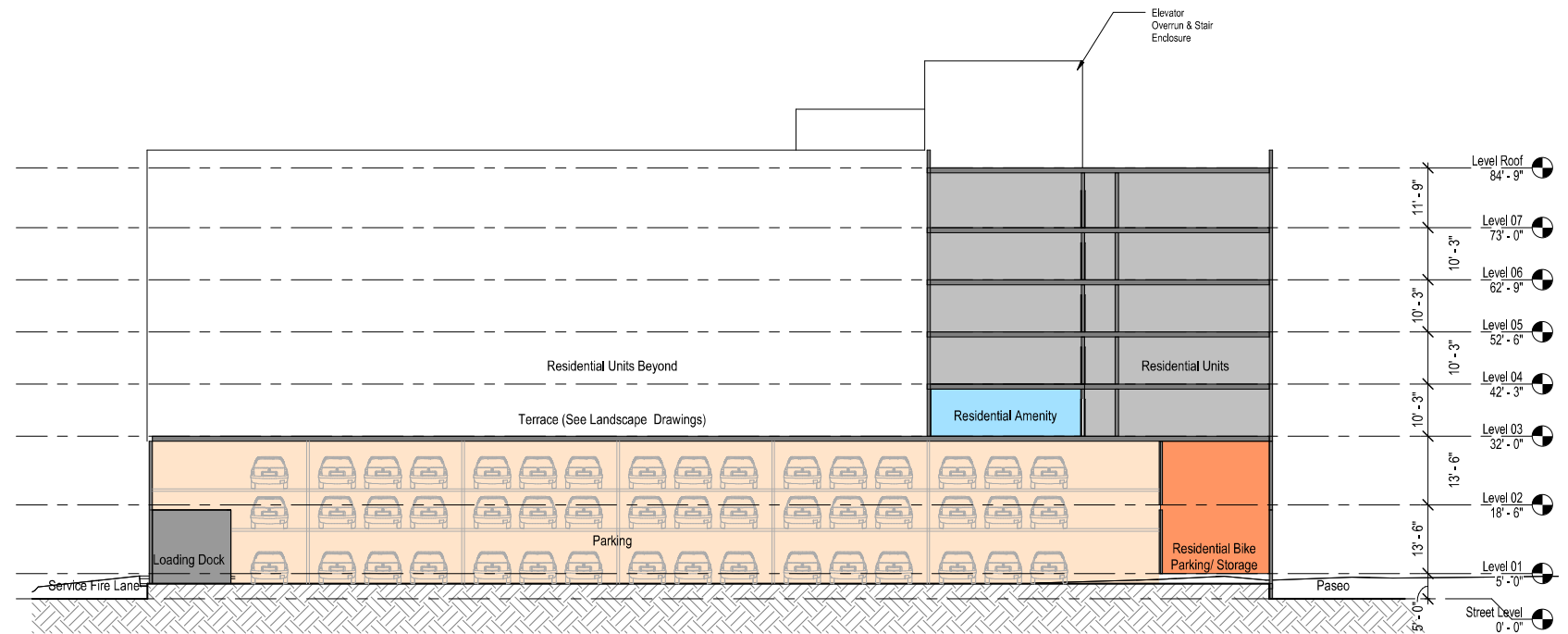
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A-009

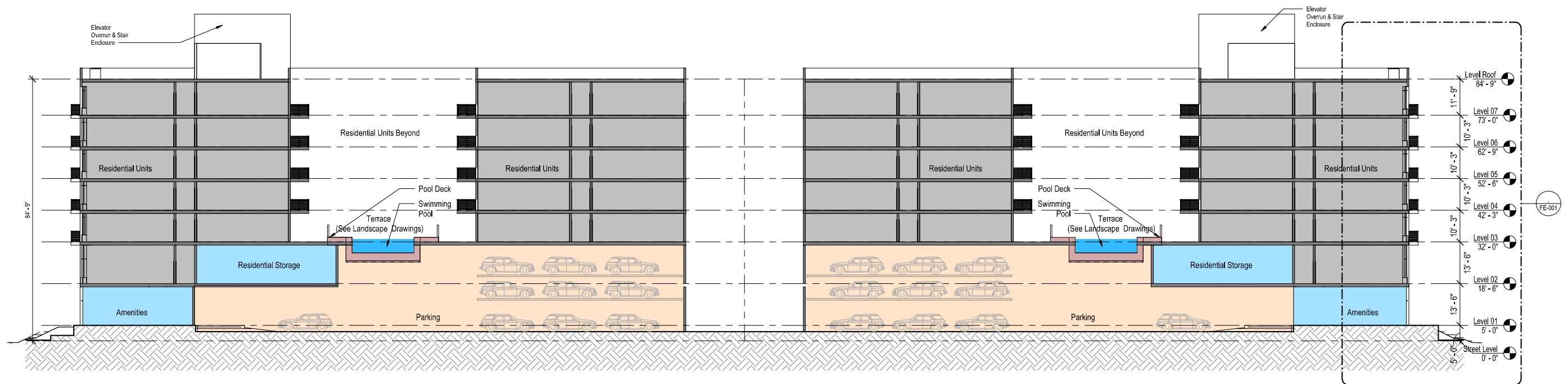








② WEST EAST BUILDING SECTION  
1/16" = 1'-0"



① NORTH SOUTH BUILDING SECTION  
1/16" = 1'-0"





Multifamily Inspiration Image 1 - Modulation and Rhythm



Multifamily Inspiration Image 2 - Building Corner



Multifamily Inspiration Image 3 - Building Corner



Multifamily Inspiration Image 4 - Angled Facade



Multifamily Inspiration Image 5 - Projecting Bays



**Municipal Code 16.45120 (4) -**

**Open Space:**

All development in the Residential-Mixed Use district shall provide a minimum amount of open space equal to 25% of the total lot area, with a minimum amount of publicly accessible open space equal to 25% of the total required open space area.

One hundred (100) square feet of open space per unit shall be created as common open space. In the case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

**Project Requirements:**

25% of the total lot area (120,150) = 30,038 SF Open Space required  
100 SF of Common Open Space per unit required



**Project Compliance - Open Space:**

60,068 SF of Open Space provided by design  
(49.99% of total site area)

Includes:

Public Open Space: 17,243 SF  
Private & Common Open Space: 42,825 SF

	PUBLIC OPEN SPACE	17,243 SF
	PRIVATE OPEN SPACE	17,541 SF
	COMMON OPEN SPACE	25,284 SF

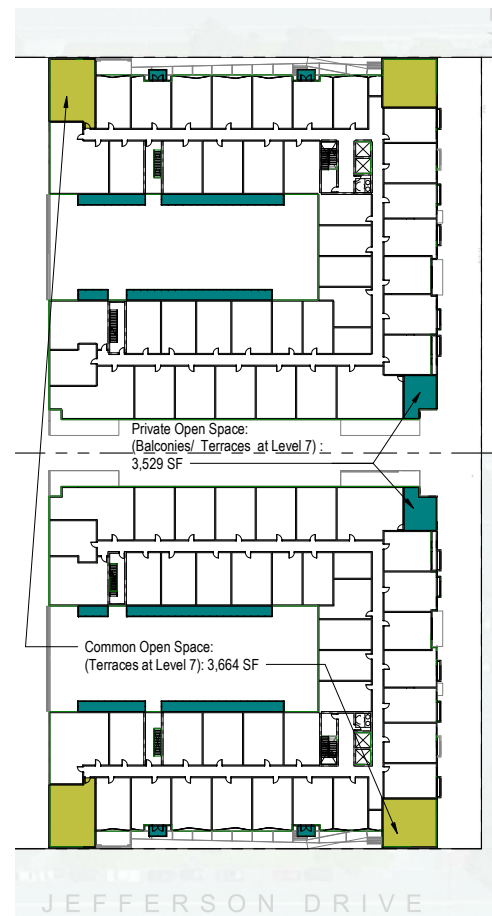


**Project Compliance - Common Open Space:**

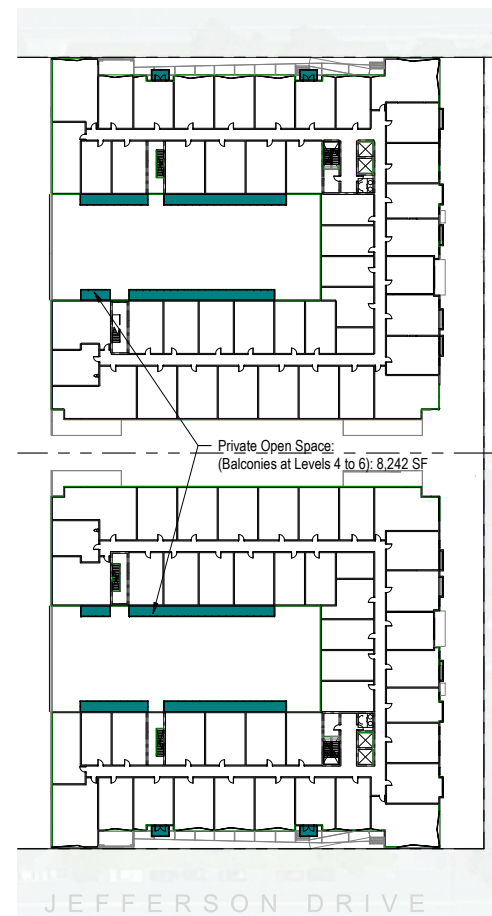
Common Open Space + Private Open Space (1.25x equivalency) = Total Common Open Space Provided  
25,284 SF + (17,541 SF\*1.25) = 47,210 SF

47,210 SF for 441 units = 107 SF per unit

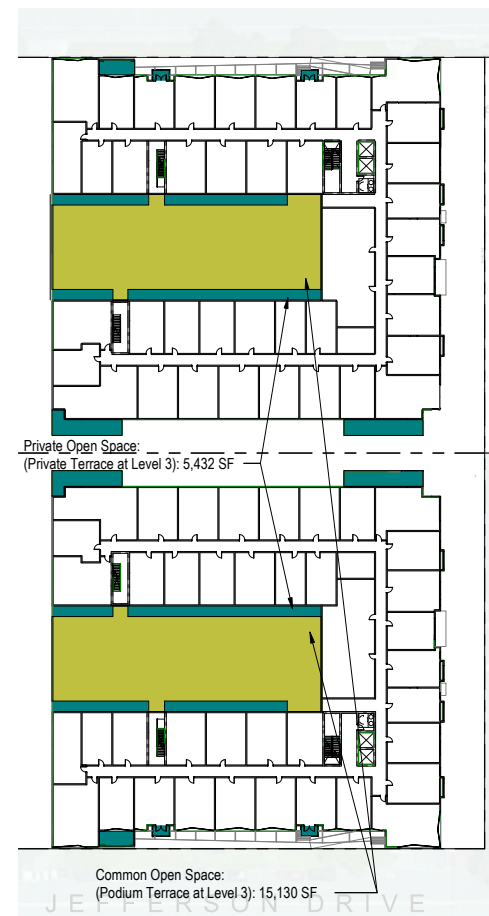
107 SF Common Open Space/du > min.100 sf/du requirement



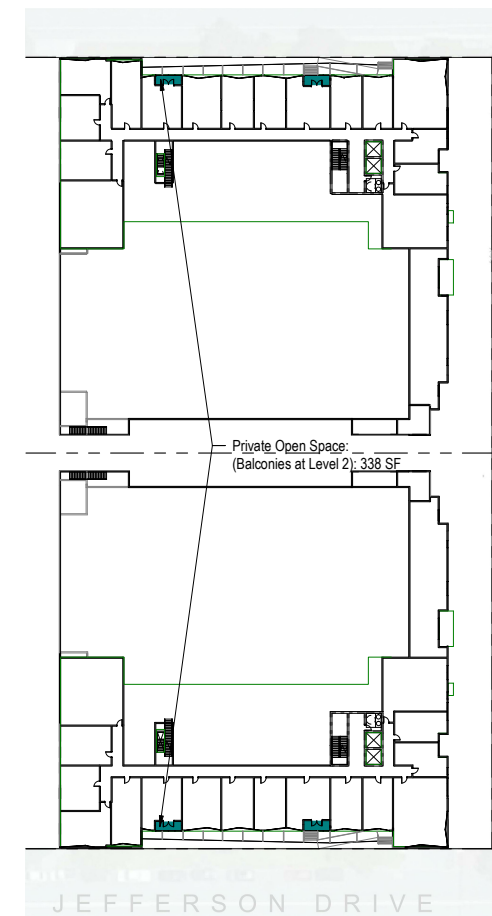
⑤ LEVEL 07



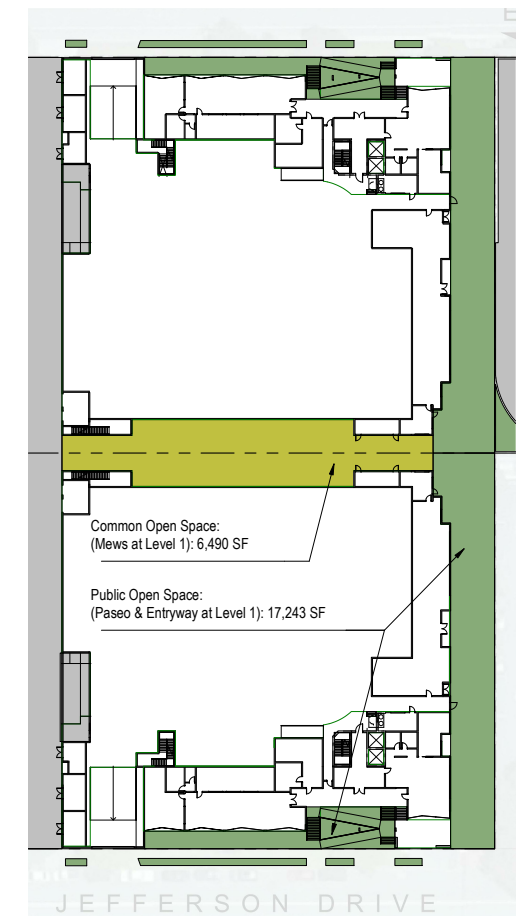
④ LEVEL 04 (TYPICAL LEVELS 4-6)



③ LEVEL 03

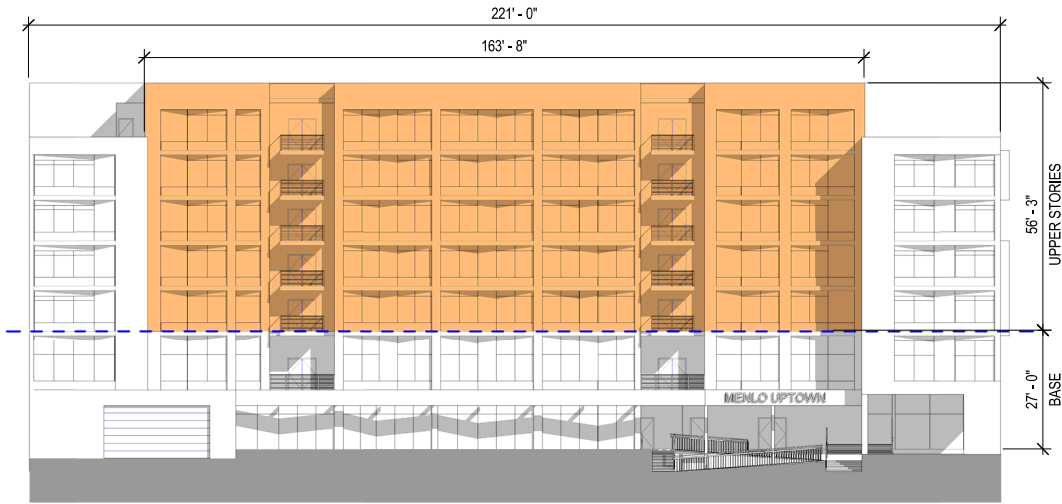


② LEVEL 02

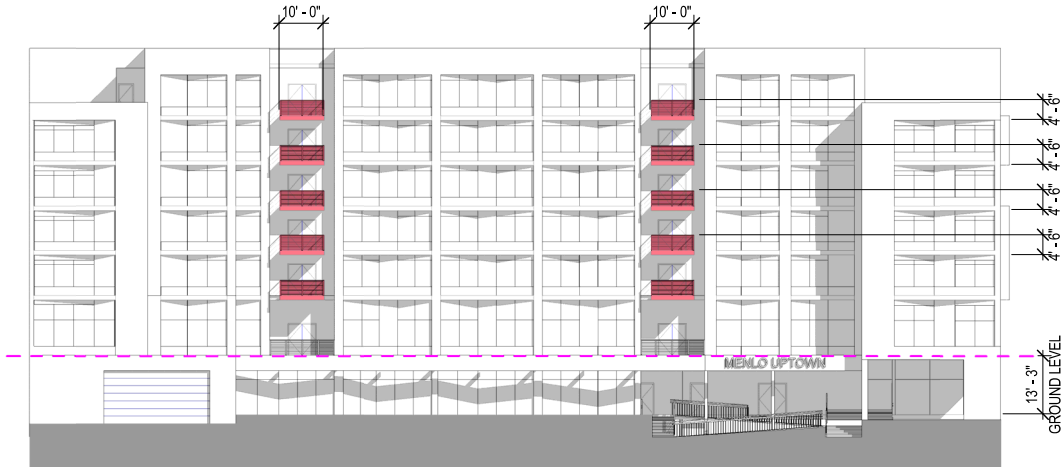


① LEVEL 01

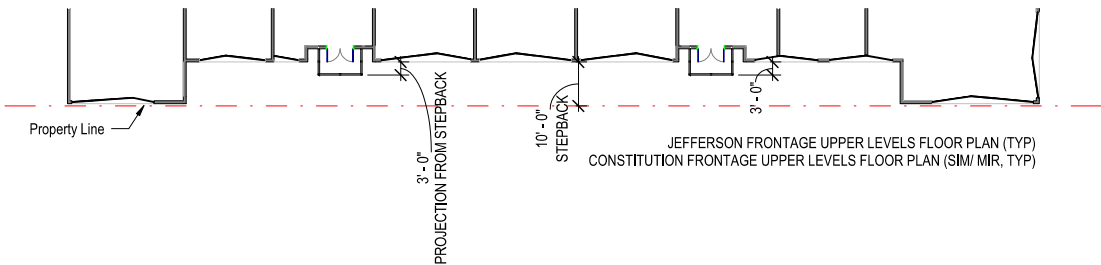




JEFFERSON ELEVATION  
CONSTITUTION ELEVATION (SIM/ MIR)



JEFFERSON ELEVATION  
CONSTITUTION ELEVATION (SIM/ MIR)



100% of building face (upper stories)	11,728 SF
Exempt building face	11,728 SF x 25% = 2,932 SF
Eligible building face	11,728 SF - 2,932 SF = 8,796 SF
Required stepback face	8,796 SF x 75% = 6,597 SF
Stepback building face provided	9,147 SF
	9,147 SF > 6,597 SF    Complies

Building projection provided	453 SF
------------------------------	--------

**Municipal Code 16.45120 (2) - Minimum Stepback:**  
10' for a minimum of 75% of the building face along public streets for the building's upper stories. A maximum of 25% of the building face along public streets may be excepted from this standard in order to provide architectural variation.

✓ **Project Compliance:**  
Building steps back at least 10' for 75% of the building face on the upper stories

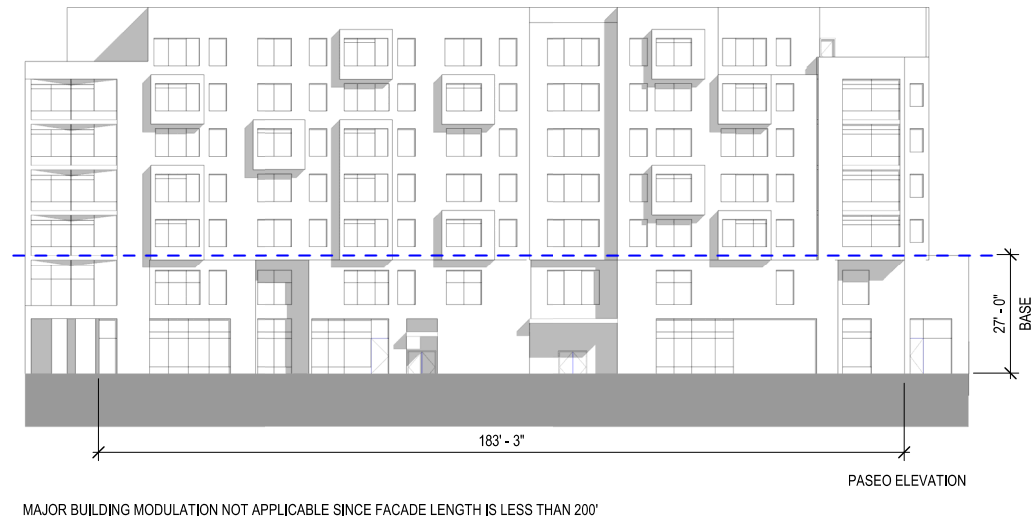
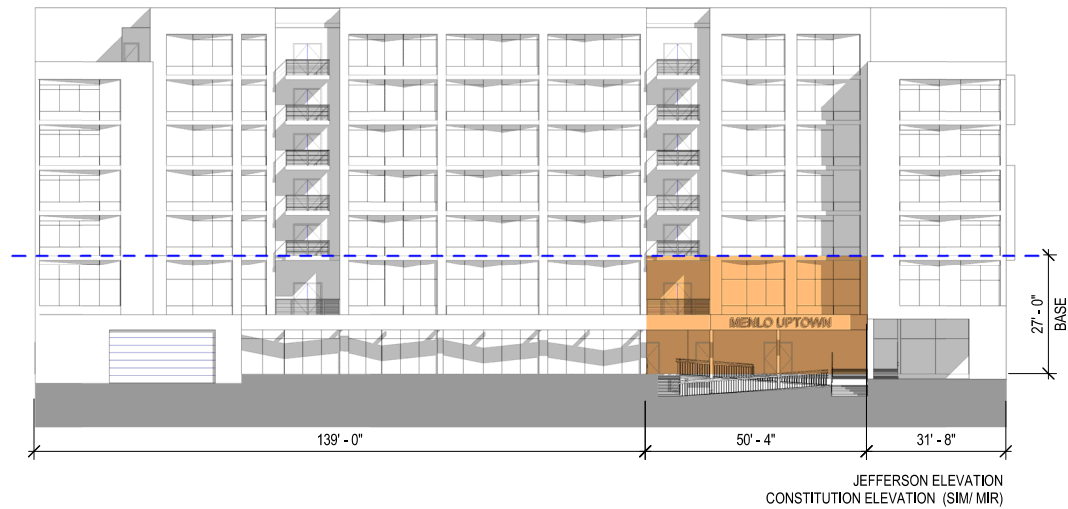
Orange Stepped back portion of the building  
Blue dashed line Base Height

**Municipal Code 16.45120 (2) - Building Projections:**  
Maximum 6' from the required stepback for portions of the building above the ground floor

✓ **Project Compliance:**  
All building projections are within 6' from required stepback

Red Building projection beyond required stepback  
Pink dashed line Ground level height



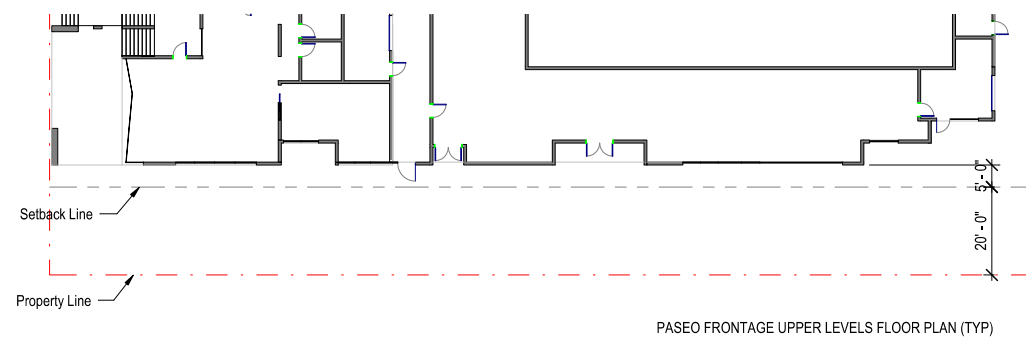
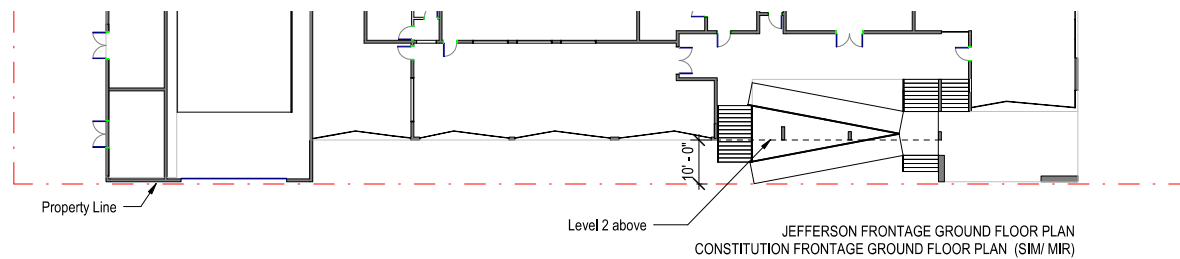


**Municipal Code 16.45120 (2) - Major Building Modulations:**  
Minimum one recess of 15' wide by 10' deep per 200' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the buildings' base height.

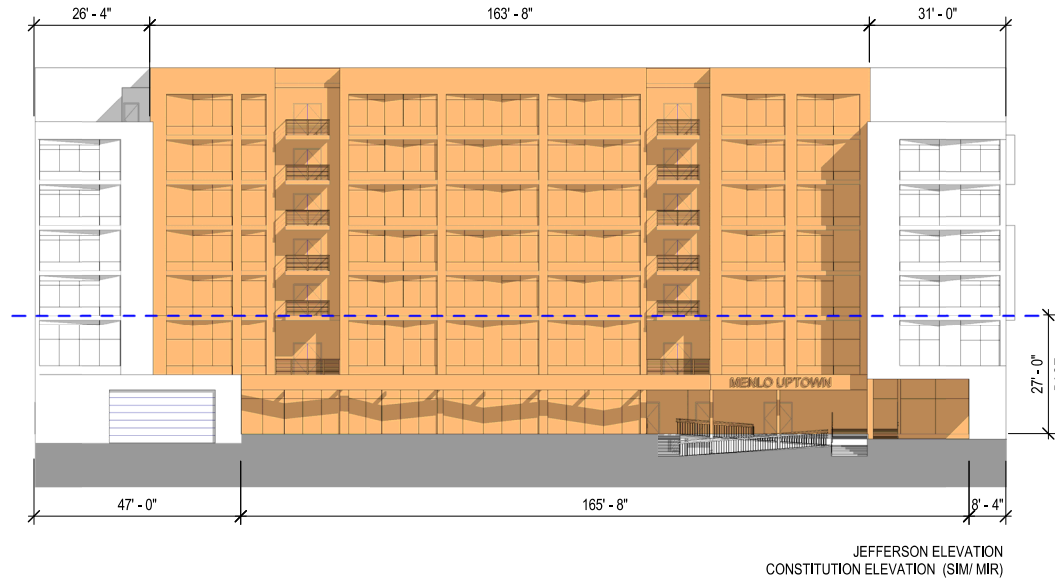
✓ **Project Compliance:**  
At least one major building recess provided every 200' of facade on Jefferson and Constitution elevations; Not applicable for paseo elevation since the facade length is less than 200'

Major building recess

Base height





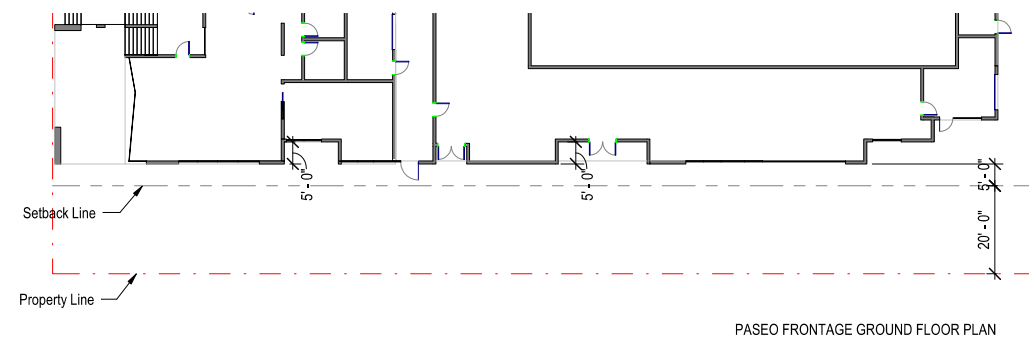
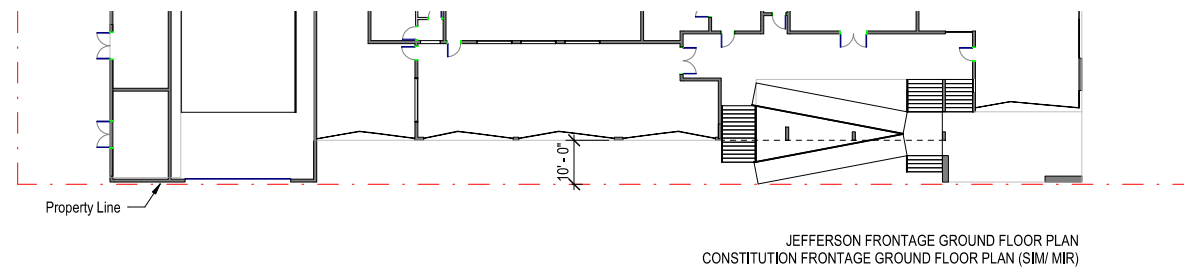
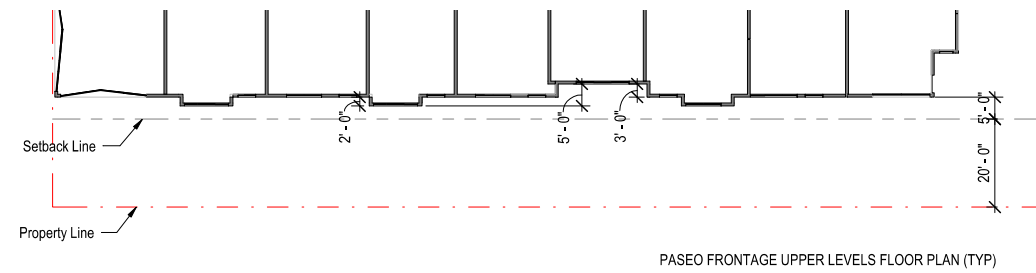
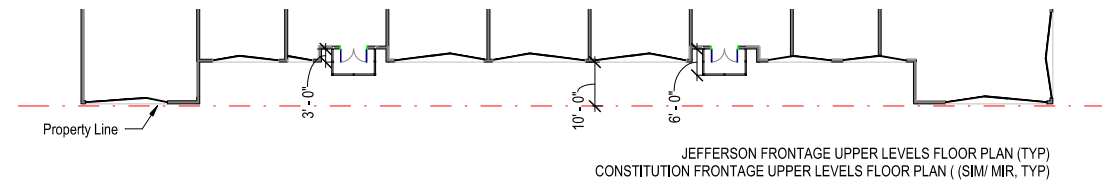


**Municipal Code 16.45120 (2) - Minor Building Modulations:**  
Minimum recess of 5' wide by 5' deep per 50' of façade length facing publicly accessible spaces (streets, open space, and paseos).

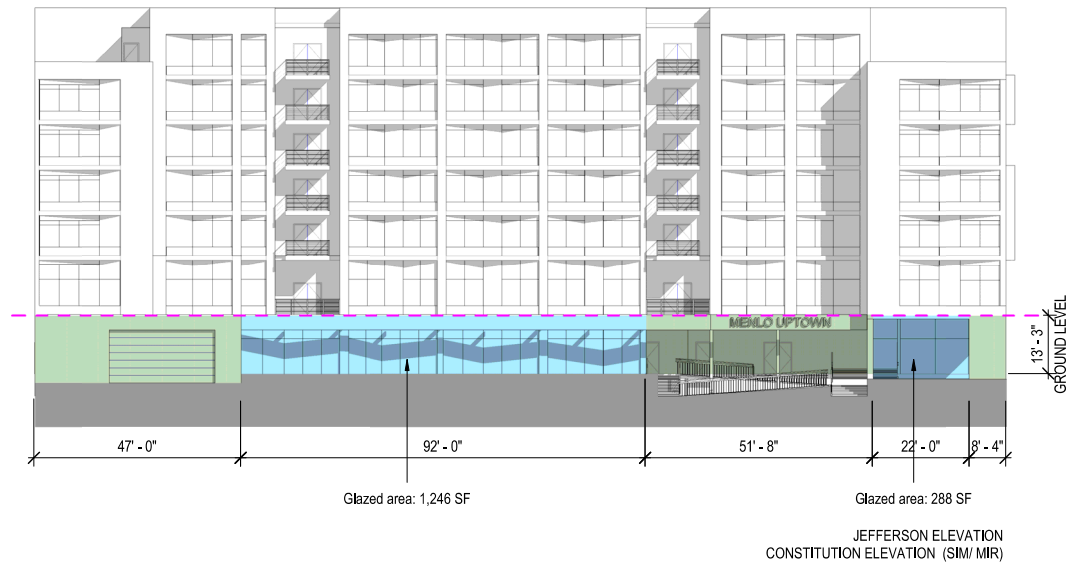
Building projections spaced no more than 50' apart with a minimum of 3' depth and 5' width may satisfy this requirement in-lieu of a recess.

✓ **Project Compliance:**  
At least one minor building recess or building projection provided every 50' of facade

- Minor building recess
- Building projections
- Base height







Ground level facade surface 3,068 SF  
 Minimum required transparent glazing surface  $3,068 \text{ SF} \times 30\% = 920 \text{ SF}$

Opaque surface provided 1,534 SF  
 Transparent glazing surface provided 1,534 SF  
 $1,534 \text{ SF} > 920 \text{ SF}$  Complies



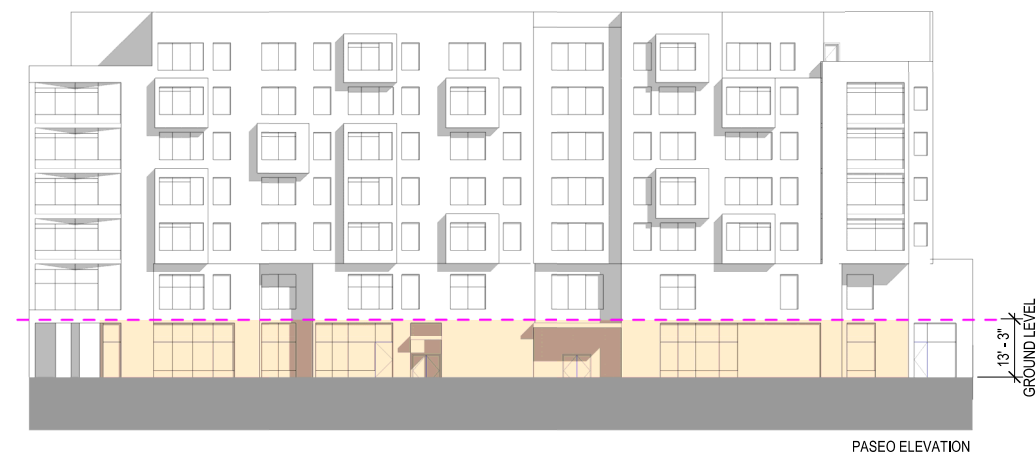
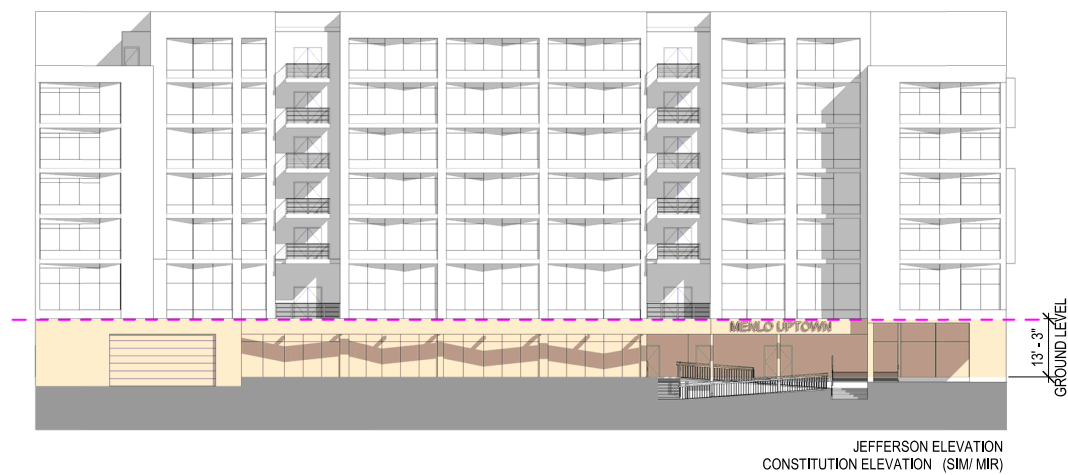
Ground level facade surface 2,457 SF  
 Minimum required transparent glazing surface  $2,457 \text{ SF} \times 30\% = 737 \text{ SF}$

Opaque surface provided 1,599 SF  
 Transparent glazing surface provided 858 SF  
 $858 \text{ SF} > 737 \text{ SF}$  Complies

**Municipal Code 16.45120 (3) - Ground Floor Transparency:**  
 Minimum 30% for residential uses of the ground floor façade that must provide visual transparency

✓ **Project Compliance:**  
 Transparent glazing exceeds 30% of the ground floor facade.

Ground level transparent glazing surface  
 Ground level opaque surface  
 Ground level height



**Municipal Code 16.45120 (3) - Minimum Ground Floor Height Along Street Frontage:**  
 10' for residential uses

✓ **Project Compliance:**  
 The ground level is 13'-6".

Ground level  
 Ground level height

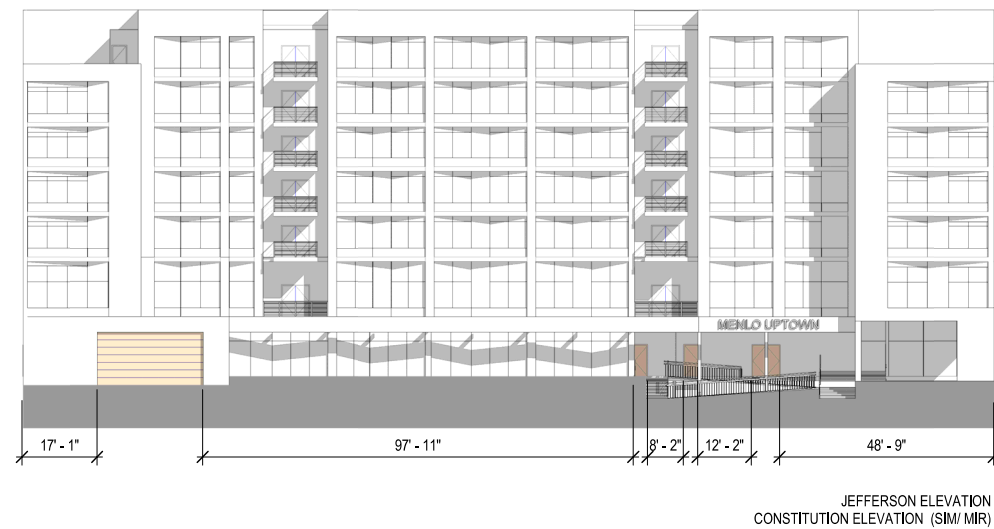




**Municipal Code 16.45120 (3) -  
Garage Entrances:**  
Maximum 24' opening for two-way  
entrance

✓ **Project Compliance:**  
A 24' opening for two-way vehicular  
entrance is provided on Jefferson and  
Constitution.

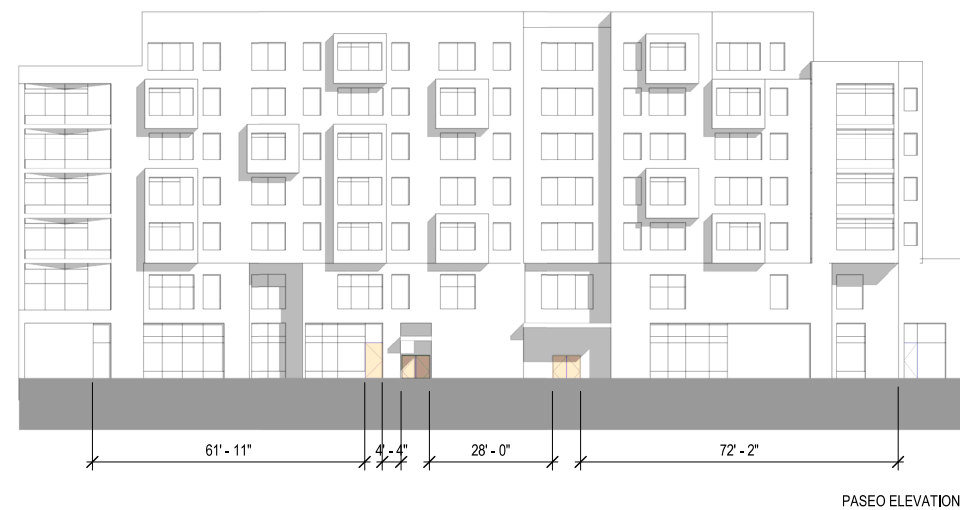
Garage opening



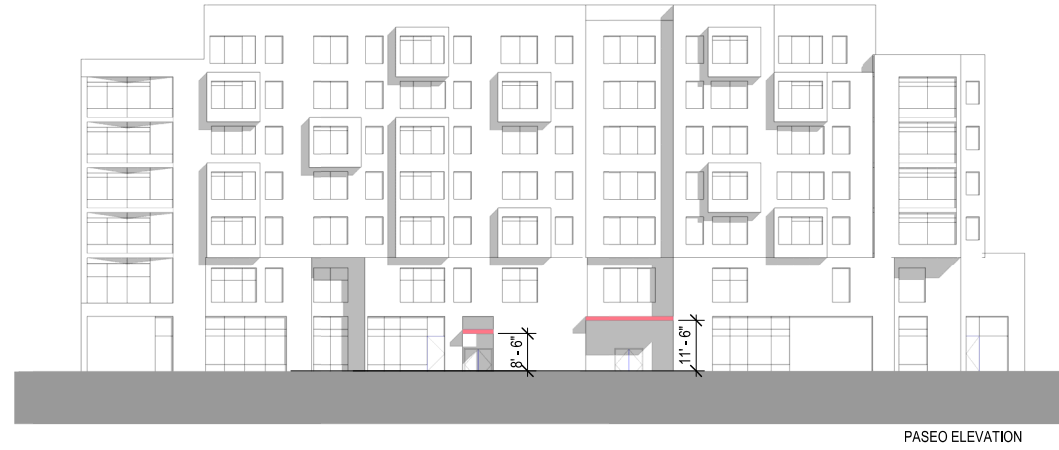
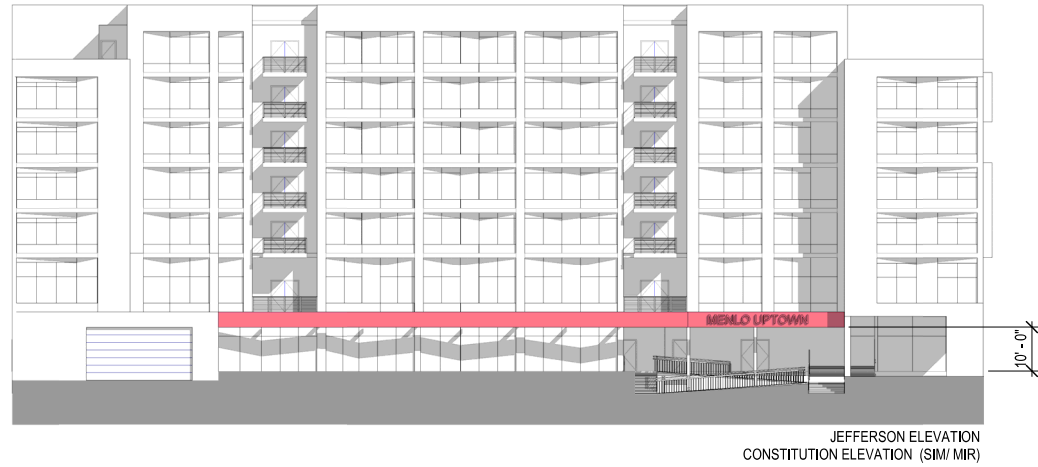
**Municipal Code 16.45120 (3) -  
Building Entrances:**  
One entrance every 100' of building  
length along a public street or paseo.

✓ **Project Compliance:**  
At least one entrance is provided every  
100'.

Building entrance



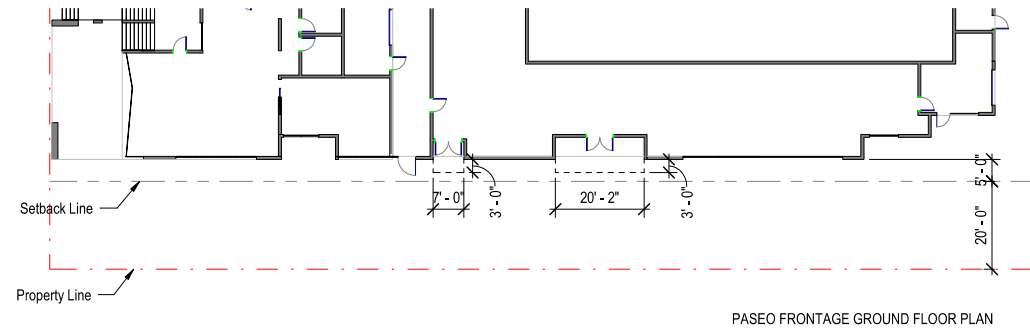
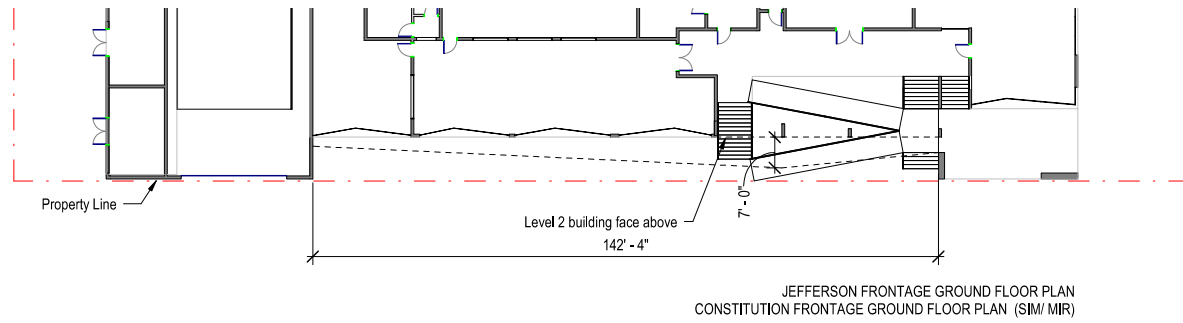




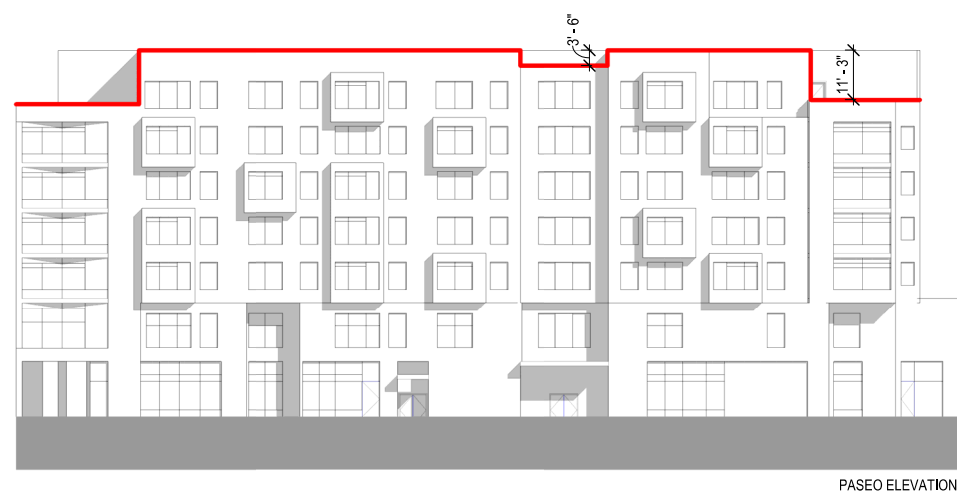
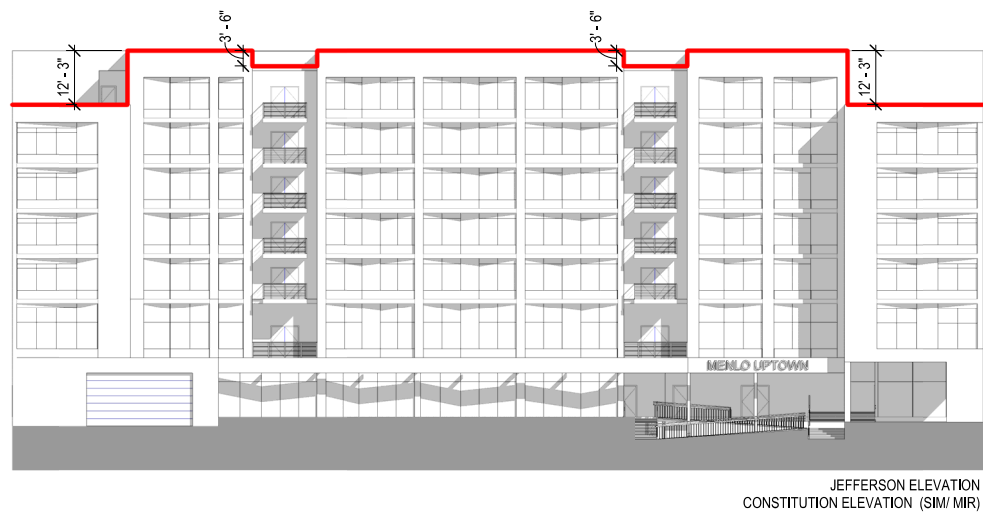
**Municipal Code 16.45120 (3) -  
Awnings, Signs, and Canopies:**  
Maximum 7' horizontal projection

✓ **Project Compliance:**  
All awnings and canopies project less  
than 7' horizontally from face of building.  
A minimum vertical clearance of 8' from  
finished grade to the bottom of the  
projection is required.

Projecting awning and canopy







**Municipal Code 16.45120 (6) - Roof Line:**  
Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four-foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets.

✓ **Project Compliance:**  
Roof line varies across the building, including a four-foot minimum height modulation.

— Roof line





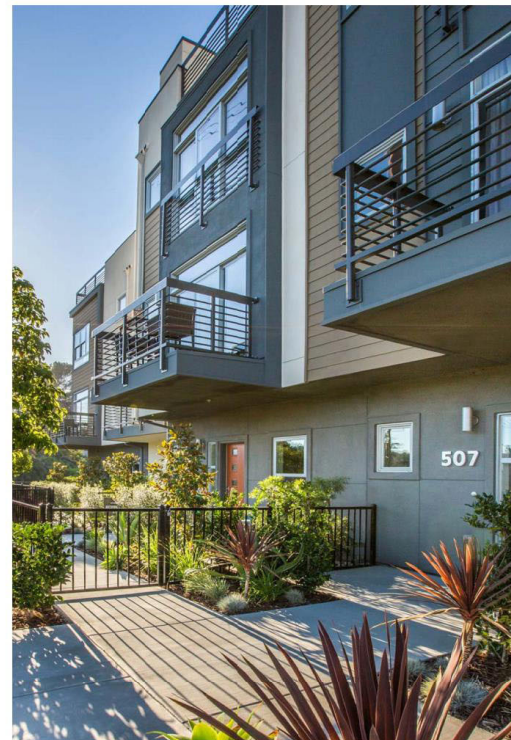
Townhouse Inspiration image 3.



Townhouse Inspiration image 2.



Townhouse Inspiration image 5.

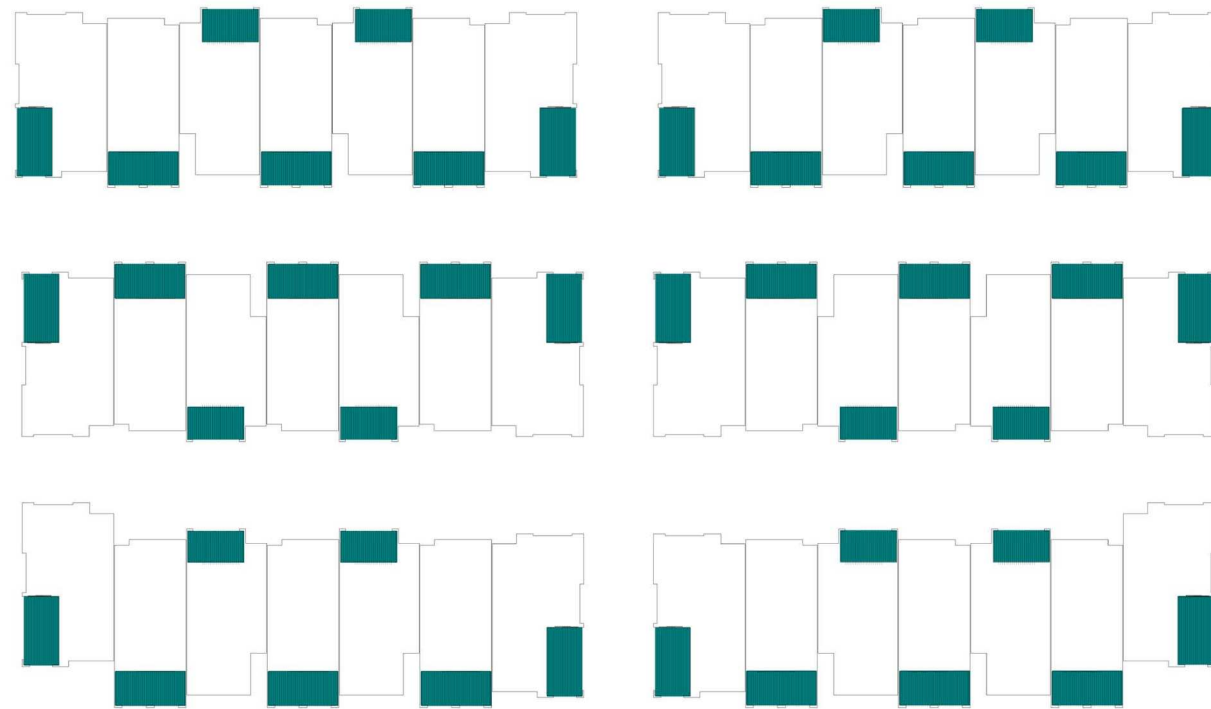


Townhouse Inspiration image 4.



Townhouse Inspiration image 1.





LEVEL 2

**Municipal Code 16.45.120 (4)**

**Open Space:**

All Development in the Residential- Mixed Use district shall provide a minimum amount of open space equal to 25% of the total lot area, with a minimum amount of publicly accessible open space equal to 25% of the total required open space area.

**Project Requirement**

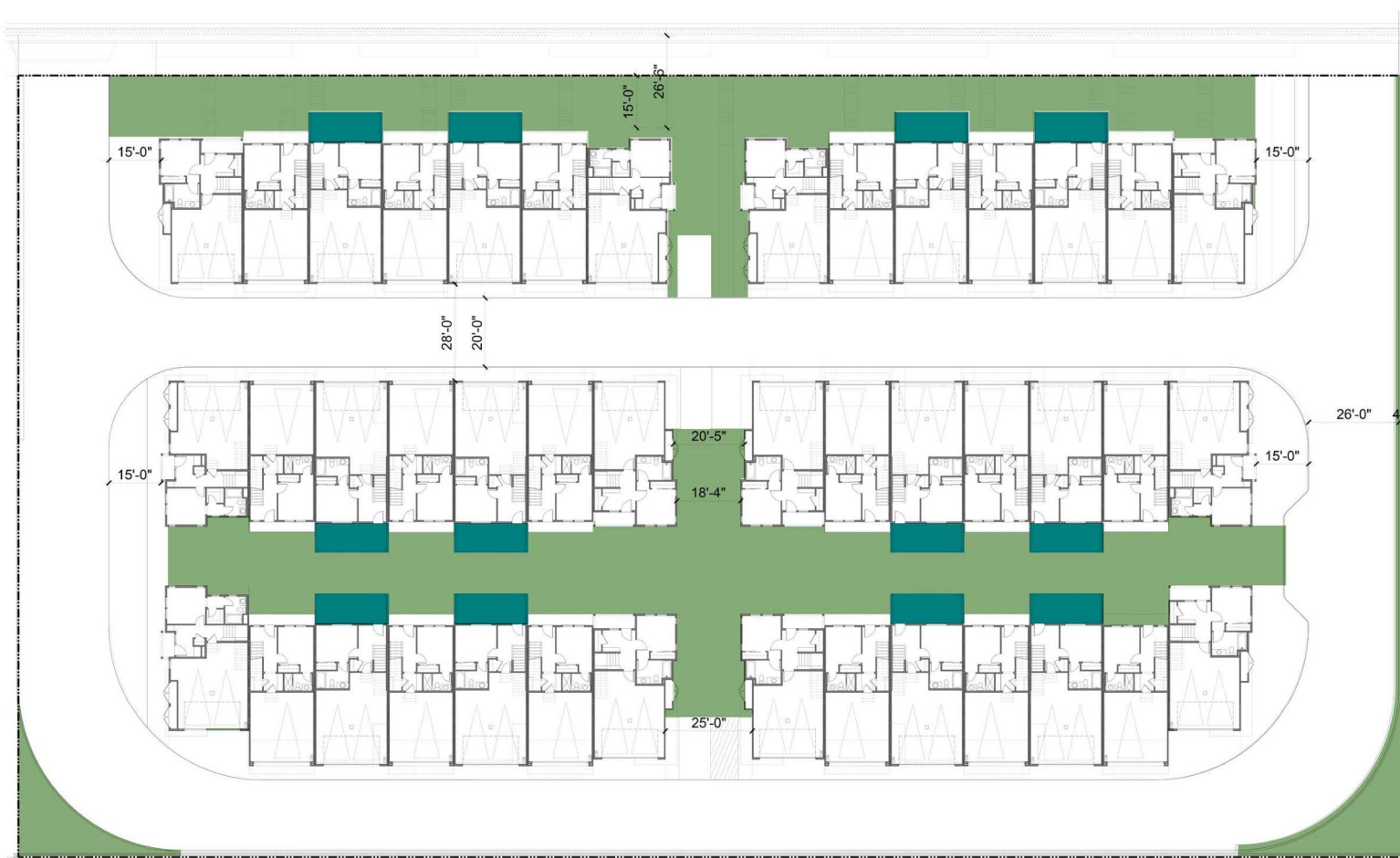
25% of the total area (90,113SF) = 22,528 SF open space required



**Project Compliance**

26% total area (23,656 SF) provided including:  
 Public Open Space: 15,496 SF  
 (Common: 4,468 SF + Landscape: 11,028 SF)  
 Private Open Space: 8,160 SF  
 (Ground: 1,920 SF + 2nd Floor: 6,240 SF)

-  PUBLIC OPEN SPACE & LANDSCAPE
-  PRIVATE OPEN SPACE (COMMON RESIDENTIAL AREAS)

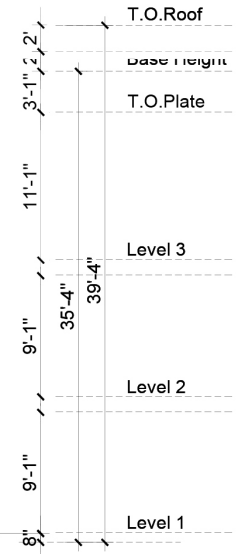


LEVEL 1

45' base height (per 16.45.120 (2A))



Typical Front Elevation

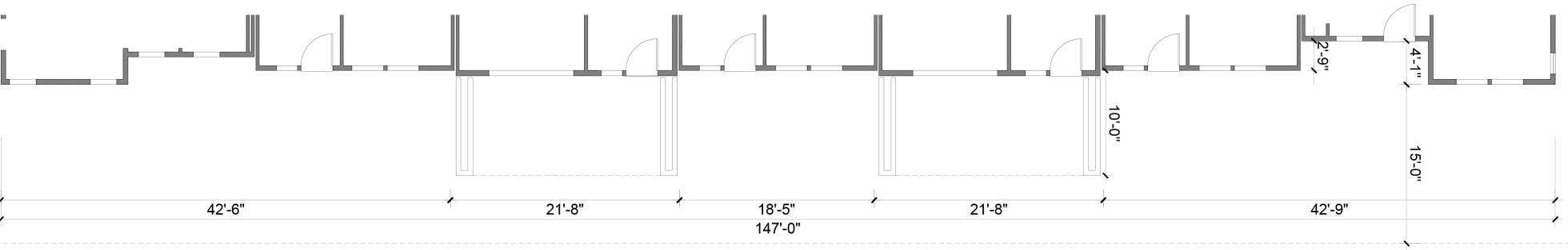


**Municipal Code 16.45.120 (2)**  
**Minimum Stepback above the base height of 45 ft:**  
10 % for a minimum of 75% of the building face along public streets for buildings upper stories

✓ **Project Compliance:**  
Building is below the 45' base height stepback definition; standard does not apply

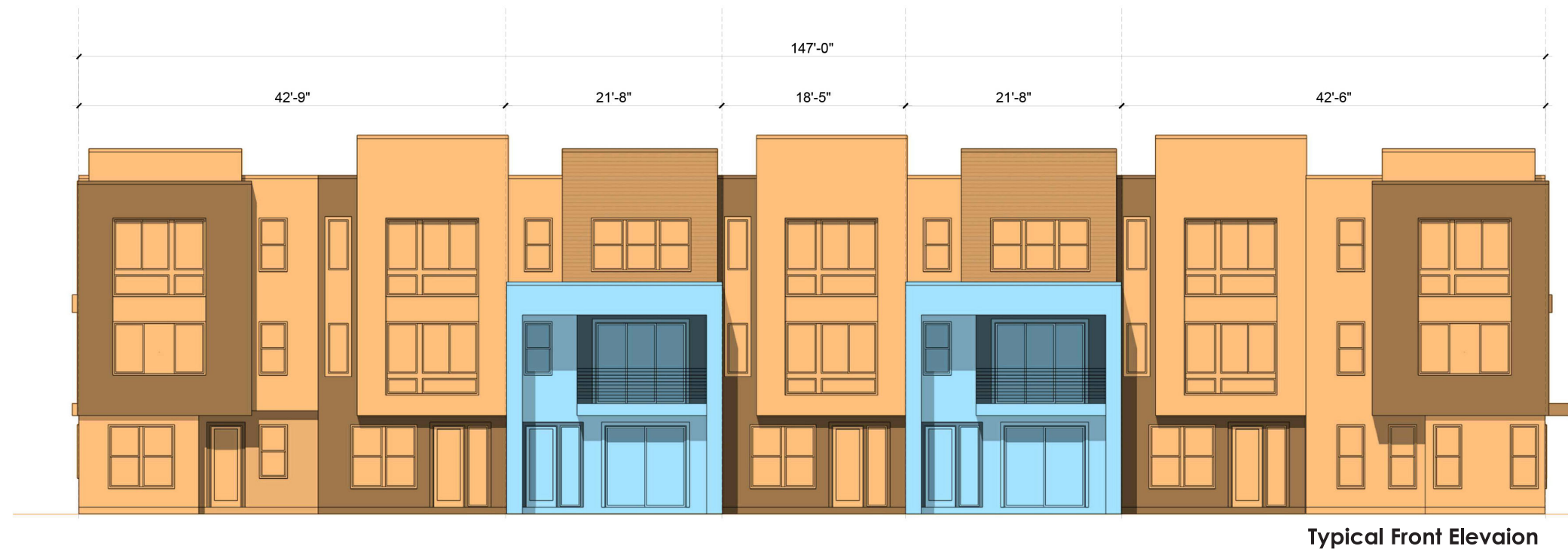
**Municipal Code 16.45.120 (2)**  
**Building Projections:**  
Maximum 6' from the required stepback

✓ **Project Compliance:**  
All building projections are within 6' from required stepback



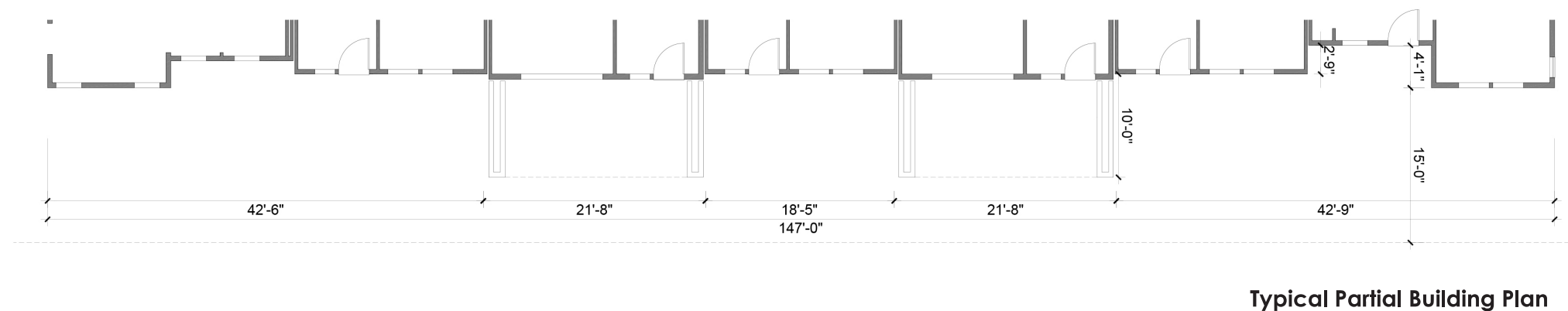
Typical Partial Building Plan





**Municipal Code 16.45.120 (2)**  
**Minor Building Modulations:**  
 Minimum one recess of 5' wide by 5' deep per 50' of façade length

✓ **Project Compliance:**  
 At least one minor building recess provided every 50' of facade



Minor building modulation delineation

Building Projections



Typical Glazing at Front Elevaion

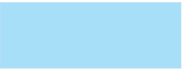
36 sq. ft.	16.3 sq. ft.	12.5 sq. ft.	36 sq. ft.	32.3 sq. ft.	32.3 sq. ft.	64 sq. ft.	36 sq. ft.	32.3 sq. ft.	32.3 sq. ft.	64 sq. ft.	36 sq. ft.	32.3 sq. ft.	15 sq. ft.	15 sq. ft.	15 sq. ft.	15 sq. ft.
------------	--------------	--------------	------------	--------------	--------------	------------	------------	--------------	--------------	------------	------------	--------------	------------	------------	------------	------------


Ground floor level facade area	1,325.25 SF
Minimum required glazing area	1,325.25 SF = 398 SF
Transparent glazing provided	522.25 SF

522.25 SF> 398 SF Complies

**Municipal Code 16.45.120 (3)**  
**Ground Floor Transparency:**  
Minimum 30% for residential uses of the ground floor façade that must provide visual transparency

✓ **Project Compliance:**  
Transparent glazing exceeds 30% of the ground floor facade

 Ground floor glazing

 Ground level height





Typical Front Elevaion

**Municipal Code 16.45.120(6)**

**Roof Line:**

Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets



**Project Compliance:**

Roof line varies across the building, including a four-foot minimum height modulation

— Roof line















CONSTITUTION

PASEO









### STREET TREE AT JEFFERSON ST

*Pistacia chinensis* (Chinese Pistache)



### STREET TREE AT CONSTITUTION ST

*Shademaster Honey Locust*



### DOG RUN TREES

*Ginkgo biloba* "Princeton Sentry" (Ginkgo)



### PASEO TREES

*Acer rubrum* (Red Maple)



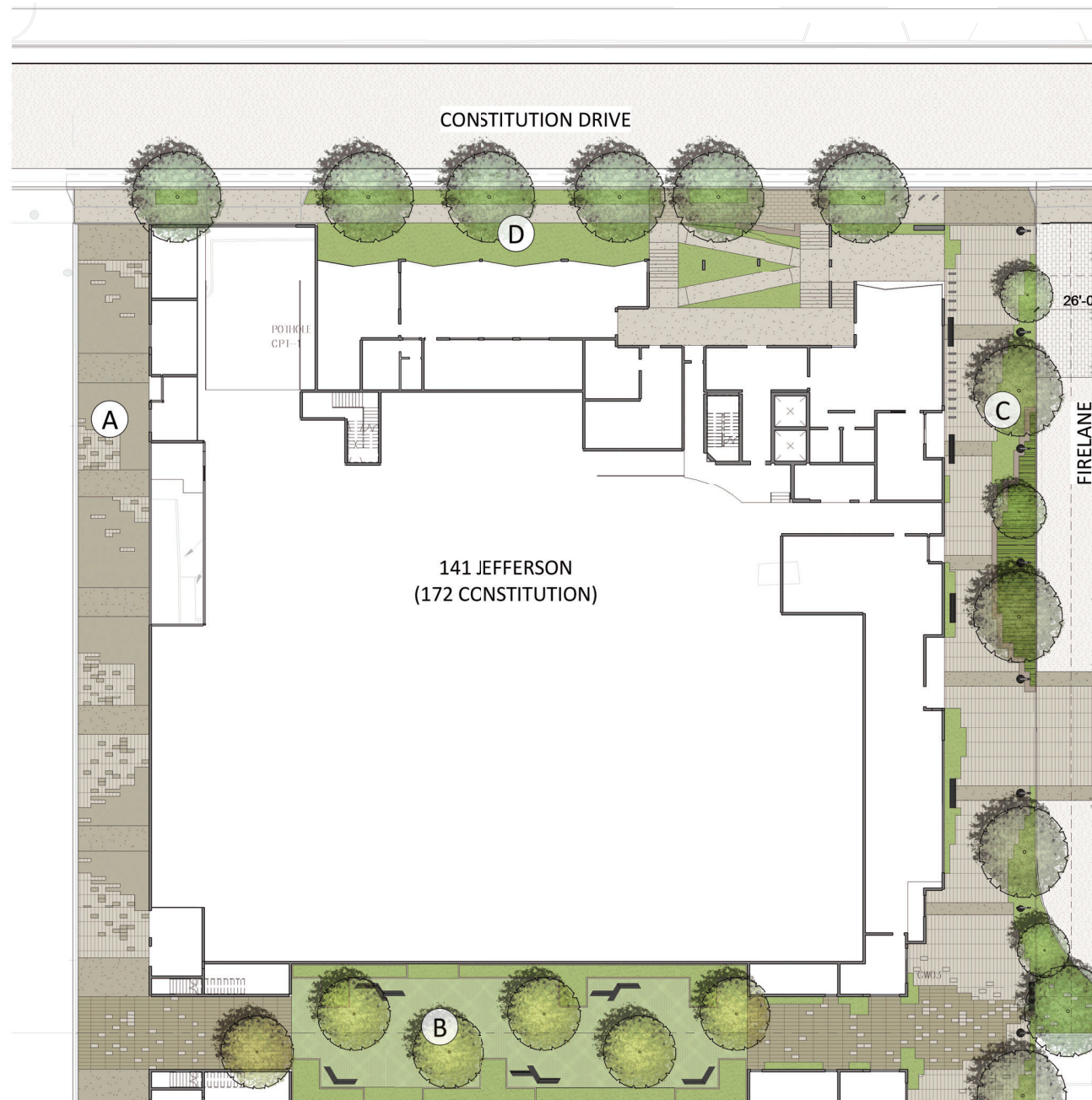
*Quercus virginiana* (Southern Live Oak)



### PLANTING - UNDERSTORY







#### KEY NOTES

- A. EVA DRIVEWAY: A FLEXIBLE USE SPACE WITH ACCENT PAVING.
- B. THE MEWS: ARTIFICIAL TURF DOG PLAY AREA WITH DOG FITNESS EQUIPMENT, TREES IN SILVA CELLS FOR STORMWATER TREATMENT.
- C. PASEO: PUBLIC ACCESS PASEO BETWEEN JEFFERSON AND CONSTITUTION. VARIED WIDTH PATH FROM 10' TO 14' WIDE, WITH PLANTING AREAS, TREES IN SILVA CELLS FOR STORMWATER TREATMENT, & SEATING ZONES WITH BENCHES & BIKE RACKS.
- D. STREET FRONTAGE: ENHANCED WITH STREET TREES AND PLANTING BUFFER BETWEEN SIDEWALK AND STREET.

#### EVA & PASEO PAVING CONCEPT



#### PASEO LANDSCAPE PLANTING & PAVING



#### BENCHES AT THE MEWS



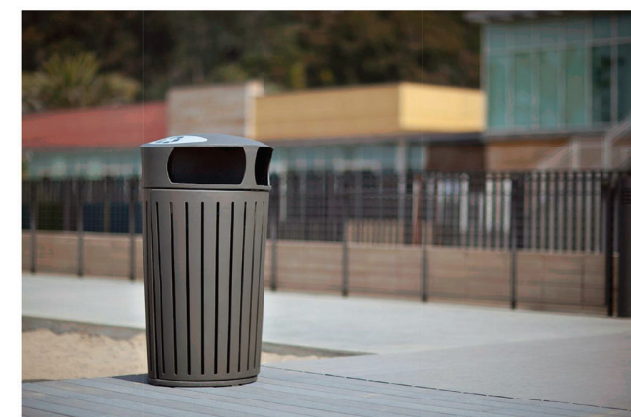
#### BENCHES AT PASEO



#### BIKE RACKS



#### TRASH RECEPTACLE







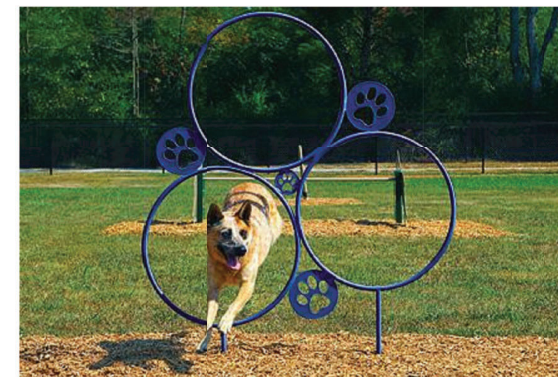
#### KEY NOTES

- A. EVA DRIVEWAY: A FLEXIBLE USE SPACE WITH ACCENT PAVING.
  - B. THE MEWS: ARTIFICIAL TURF DOG PLAY AREA WITH DOG FITNESS EQUIPMENT, TREES IN SILVA CELLS FOR STORMWATER TREATMENT.
  - C. PASEO: PUBLIC ACCESS PASEO BETWEEN JEFFERSON AND CONSTITUTION. VARIED WIDTH PATH FROM 10' TO 14' WIDE, WITH PLANTING AREAS, TREES IN SILVA CELLS FOR STORMWATER TREATMENT, & SEATING ZONES WITH BENCHES & BIKE RACKS.
  - D. STREET FRONTAGE: ENHANCED WITH STREET TREES AND PLANTING BUFFER BETWEEN SIDEWALK AND STREET.
- 1. GARAGE ENTRY/EXIT.
  - 2. PROPOSED BIKE LANE
  - 3. MAIN ENTRY TO BUILDING
  - 4. SHORT TERM BIKE PARKING
  - 5. SMALL CANOPY SHADE TREES
  - 6. PEDESTRIAN LIGHTING, 36' O.C.
  - 7. SEATING AREA WITH SITE FURNISHINGS

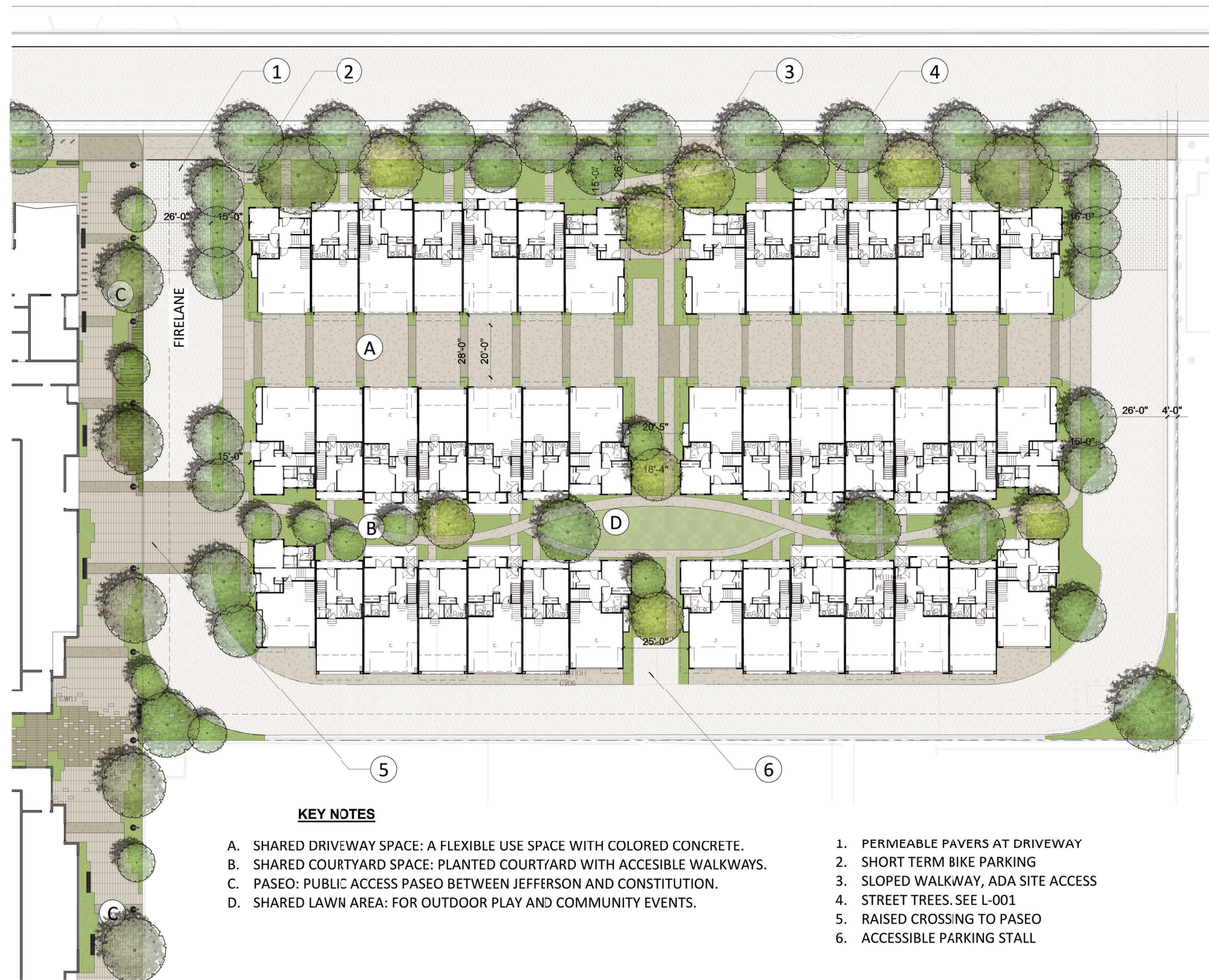
#### MAIN ENTRY RAMP & STAIR PRECEDENT IMAGE



#### THE MEWS FEATURES & ARTIFICIAL TURF



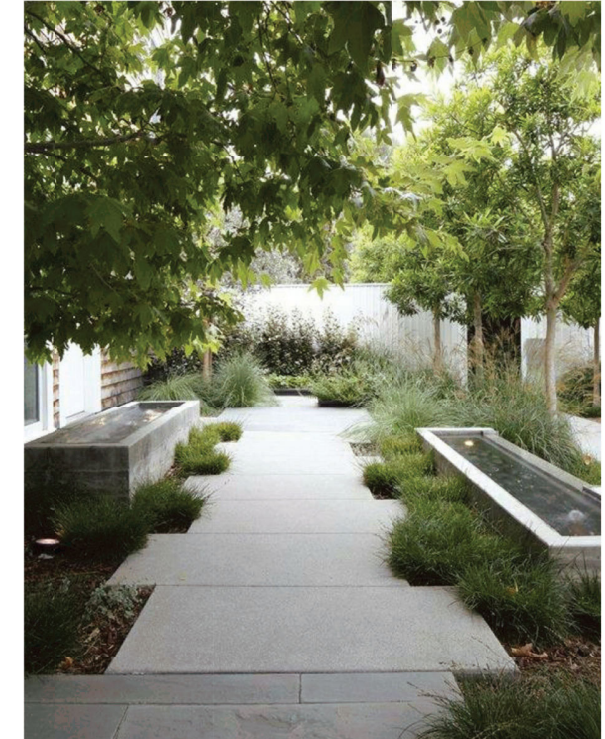




SHARED DRIVEWAY SPACE



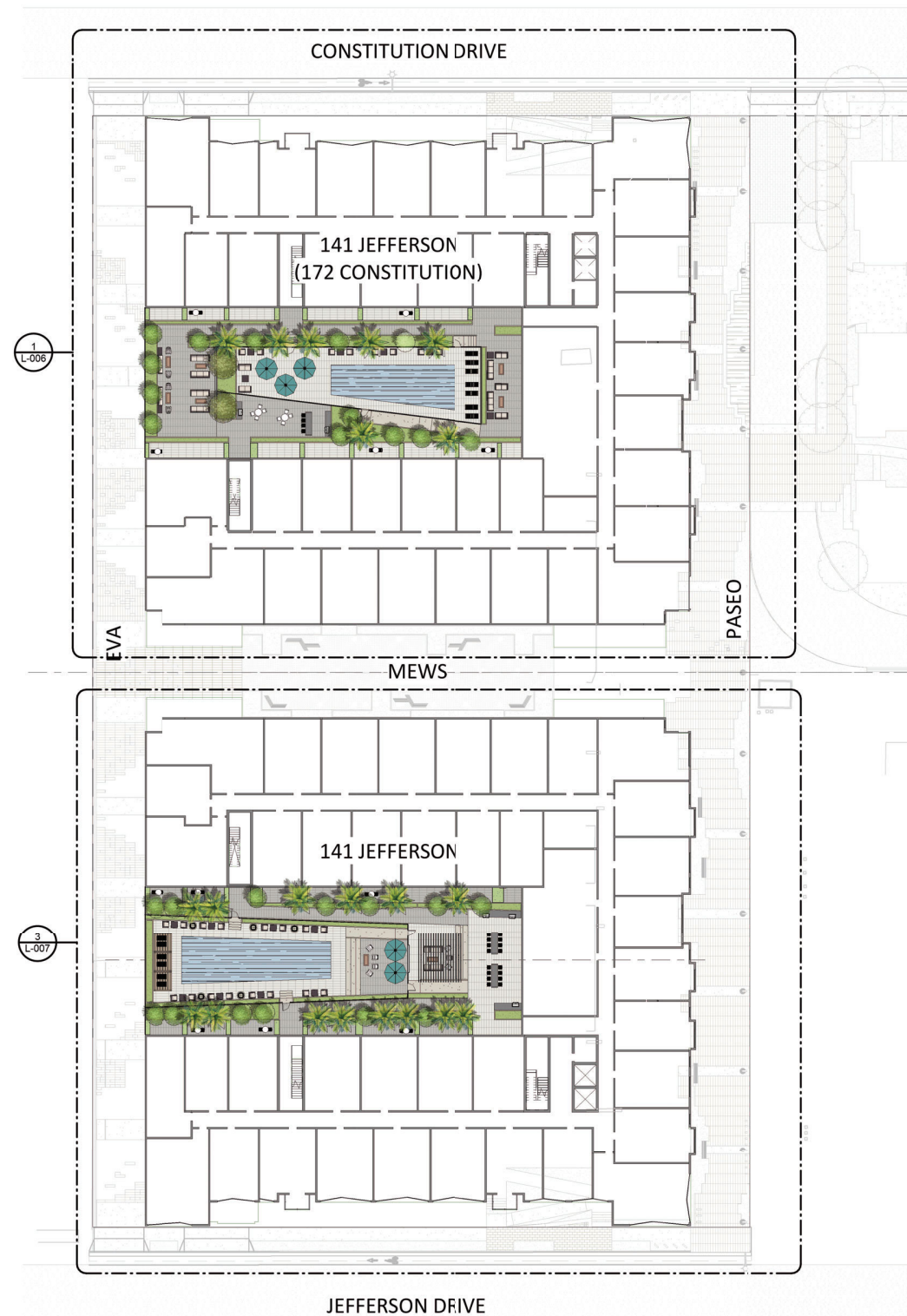
SHARED COURTYARD SPACE



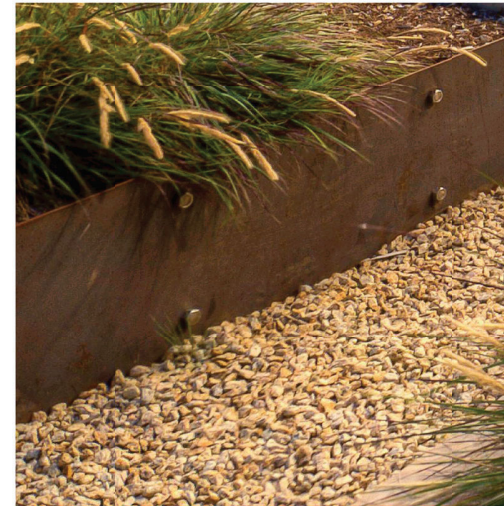
SHARED LAWN AREA



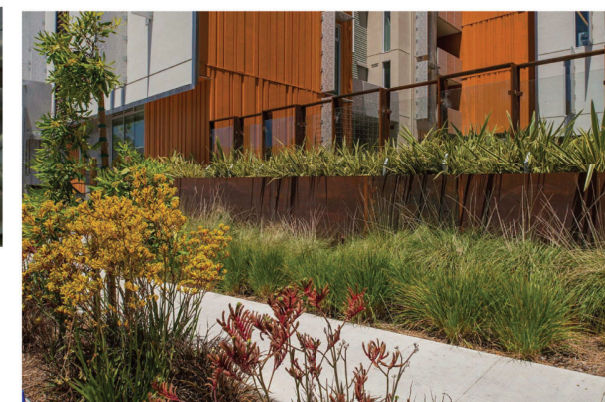
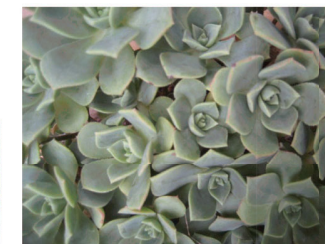
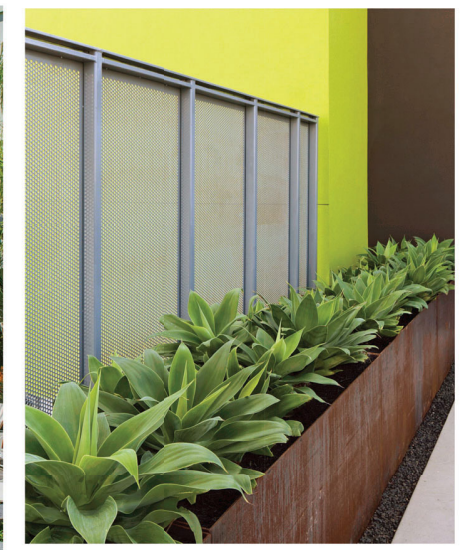




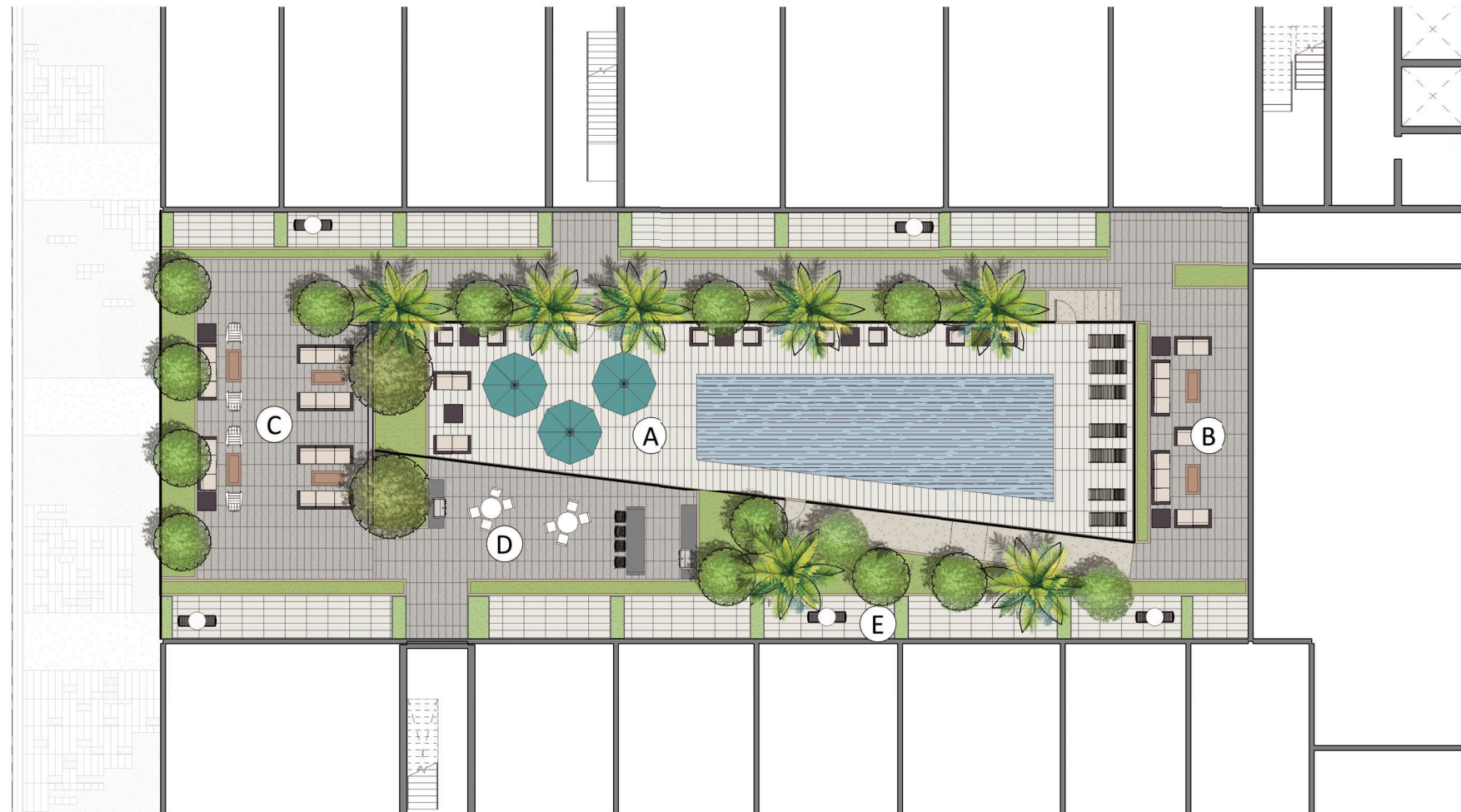
PLANTER WALL TYPES



PLANTS AT PODIUM LEVEL







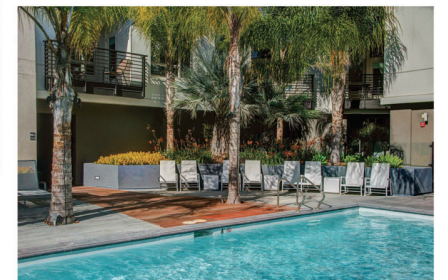
OUTDOOR SCREENS



OUTDOOR KITCHEN



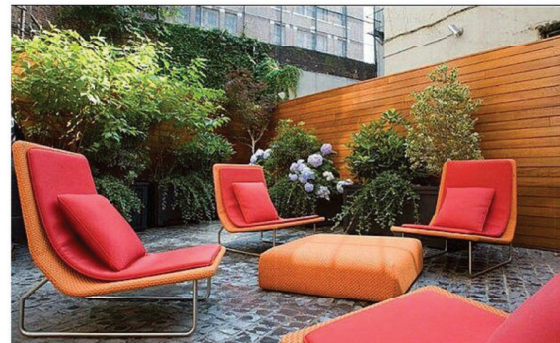
POOL



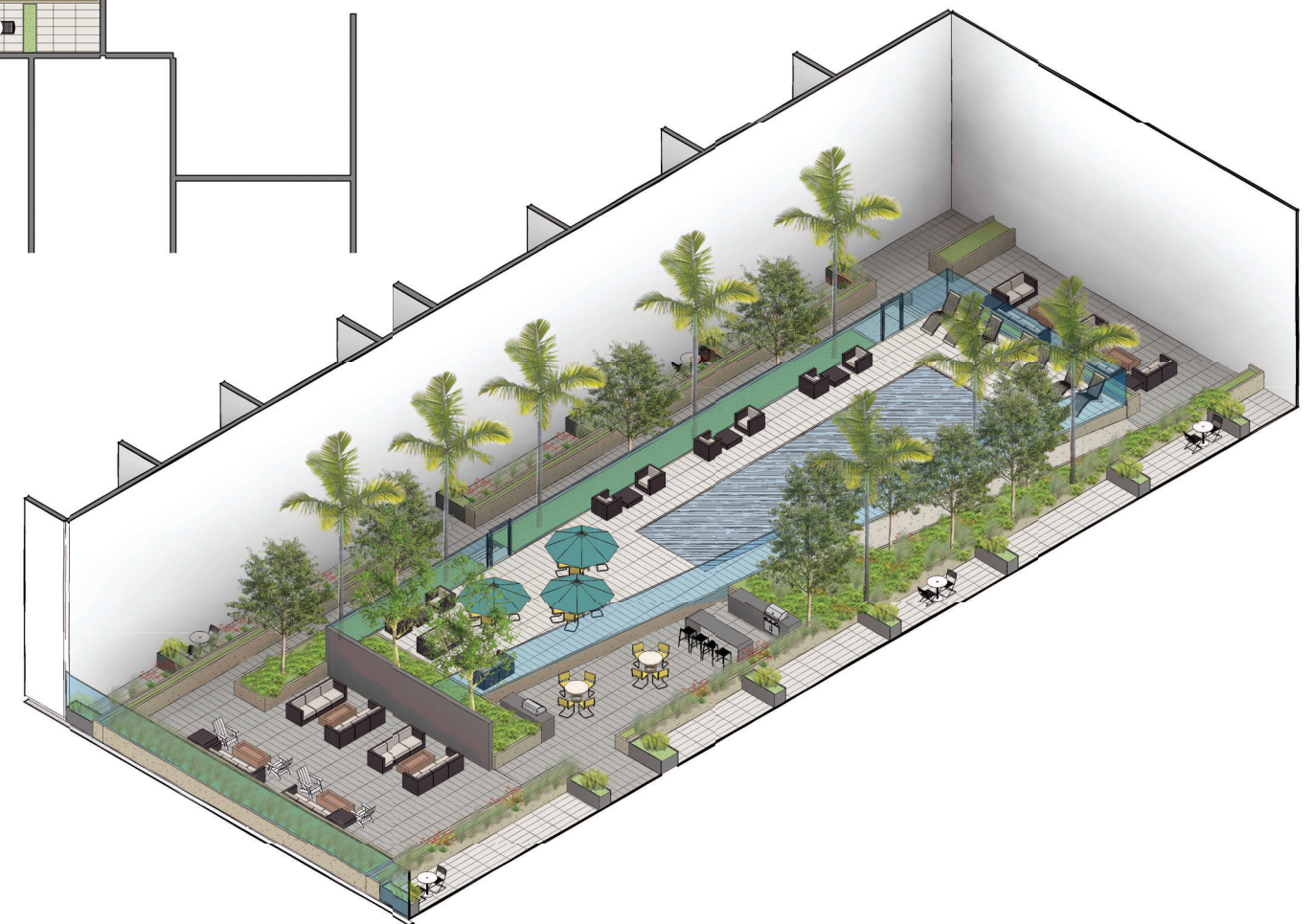
**KEY NOTES**

- A. POOL WITH POOL DECK
- B. SOCIAL AREA WITH FIRE PIT
- C. OUTDOOR LIVING ROOM
- D. OUTDOOR KITCHEN AND DINING AREA
- E. PRIVATE PATIO

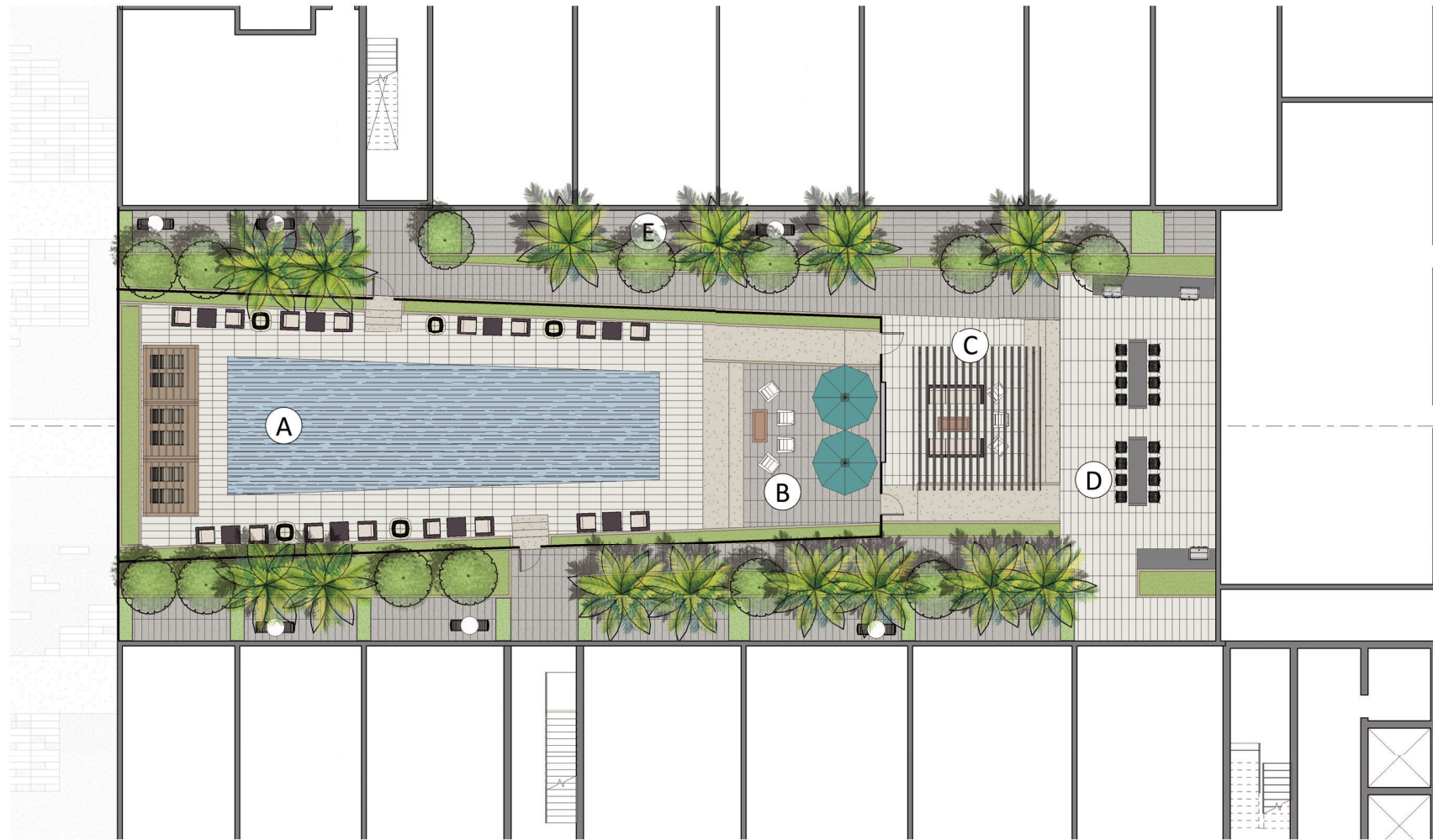
**SEATING**



**FIRE PITS**







POOL & CABANA



OUTDOOR KITCHEN



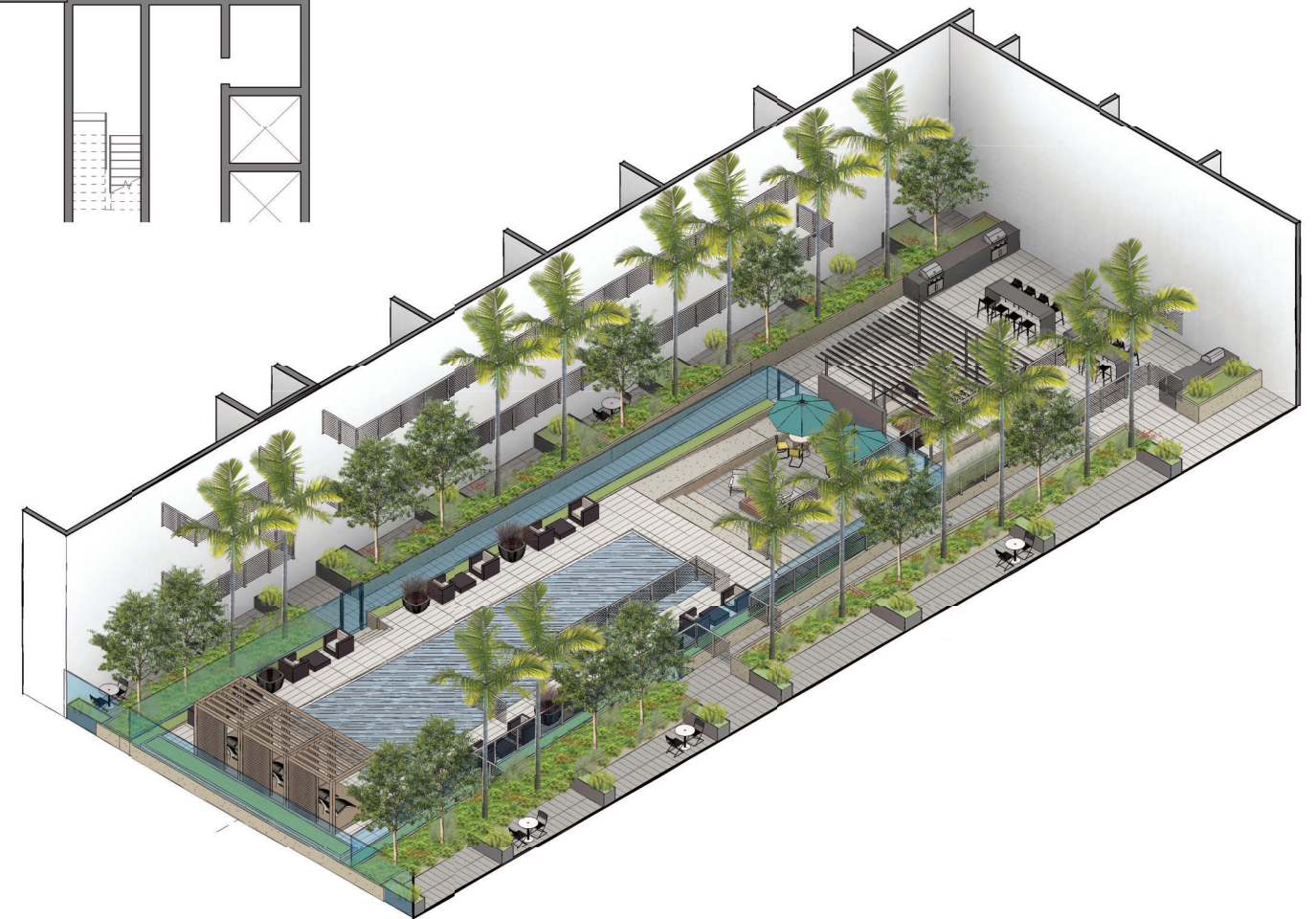
**KEY NOTES**

- A. POOL WITH POOL DECK
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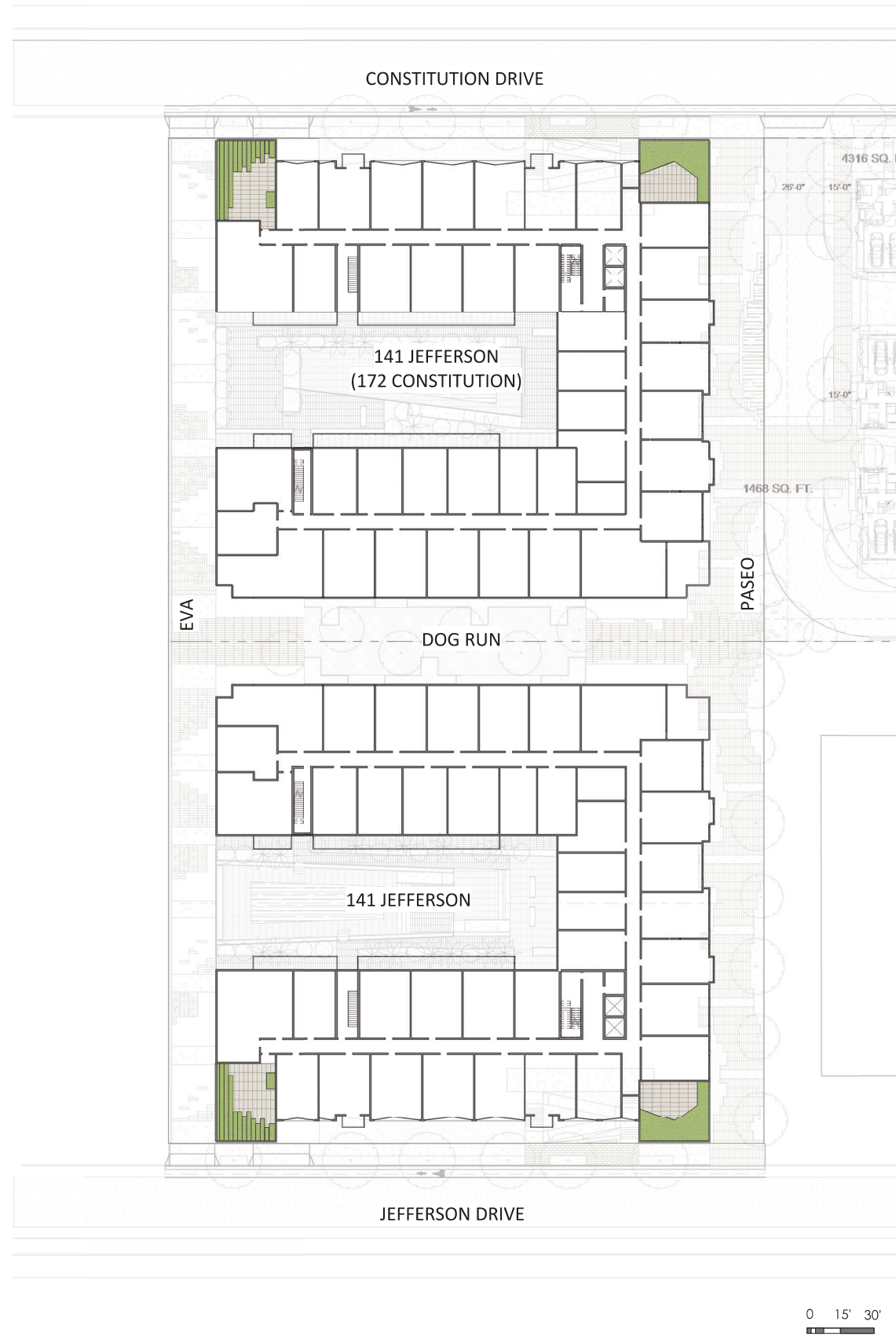
**FIRE PITS**



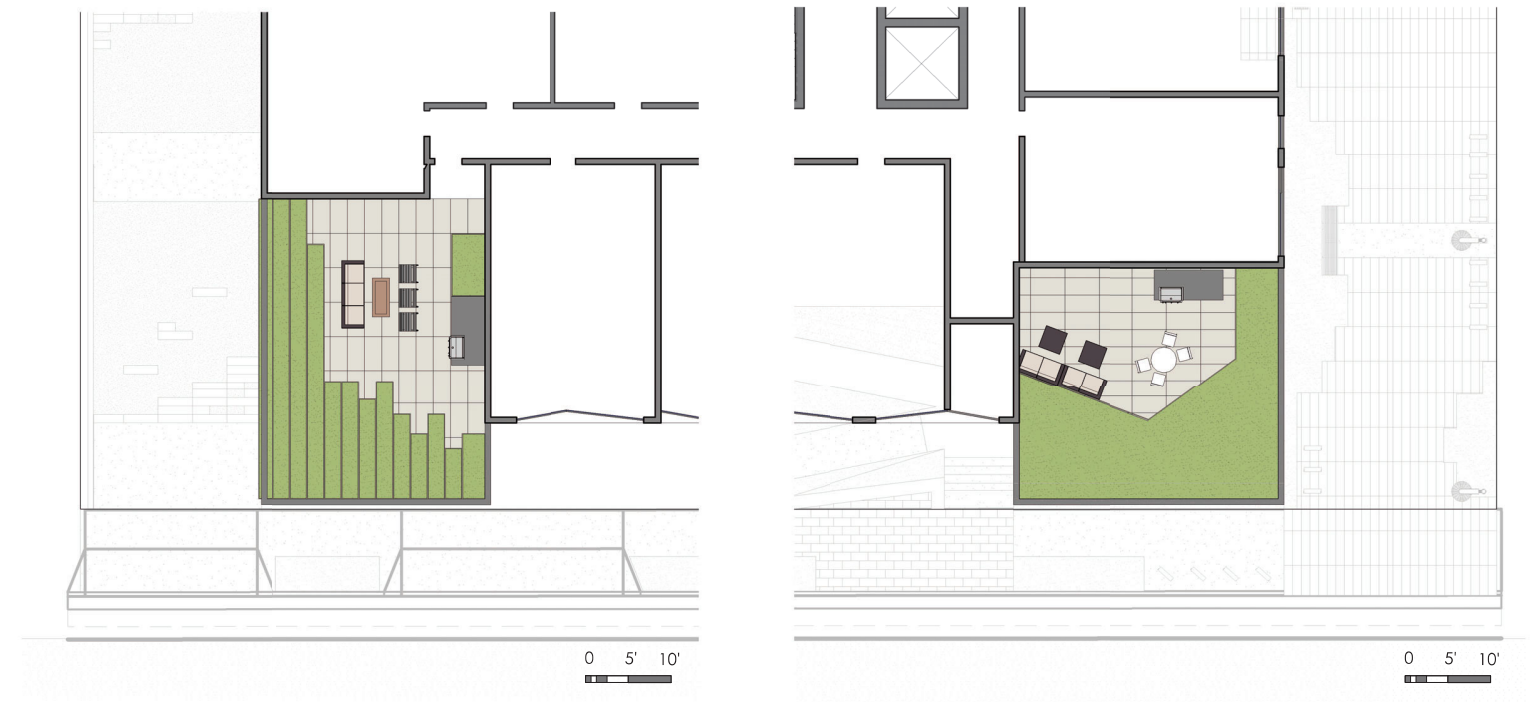
**SEATING**







## ROOF DECK PLAN ENLARGEMENTS

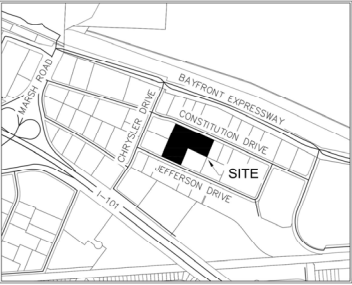


## ROOF DECK PRECEDENT IMAGES





A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



VICINITY MAP  
NOT TO SCALE

255 BAYSHORE DR.,  
SUITE 200  
REDWOOD CITY, CA 94065  
(650) 482-6300  
www.bkf.com



STATE OF CALIFORNIA

COUNTY OF SAN MATEO

CITY OF MENLO PARK

141 JEFFERSON DRIVE / 180 & 186 CONSTITUTION DRIVE  
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

TITLE REPORT EXCEPTIONS:

141 JEFFERSON DRIVE

THE FOLLOWING EXCEPTIONS ARE TAKEN FROM THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - NATIONAL COMMERCIAL SERVICES UNDER ORDER NUMBER: NCS-828483-SM FOR THE PROPERTY AT 141 JEFFERSON DRIVE, MENLO PARK, CA. THE TITLE REPORT IS UPDATED TO FEBRUARY 2, 2018

1A. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE AND PAYABLE (NOT A SURVEY MATTER)

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018. (NOT A SURVEY MATTER)

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. (NOT A SURVEY MATTER)

3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 16, 1962 AS INSTRUMENT NO. 71230-U, BOOK/REEL 4208, PAGE/IMAGE 244 OF OFFICIAL RECORDS. (PLOTTED)

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 9, 1963 AS INSTRUMENT NO. 25899-W, BOOK/REEL 4522, PAGE/IMAGE 375 OF OFFICIAL RECORDS. (PLOTTED)

5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 9, 1963 AS INSTRUMENT NO. 25904-W, BOOK/REEL 4522, PAGE/IMAGE 386 OF OFFICIAL RECORDS. (PLOTTED)

6. EASEMENT OVER THE HEREIN DESCRIBED PROPERTY, AS RESERVED IN DEED FROM DAVID D. BOHANNON AND OPHELIA E. BOHANNON, HIS WIFE AS JOINT TENANTS, TO CHARLES T. DRANEY AND JANE R. DRANEY, HIS WIFE AS JOINT TENANTS, DATED DECEMBER 20, 1963, RECORDED DECEMBER 31, 1963 AS INSTRUMENT NO. 75323-W BOOK/REEL 4619 OF OFFICIAL RECORDS AT PAGE/IMAGE 158, RECORDS OF SAN MATEO COUNTY, CALIFORNIA. THE A PORTION OF SAID EASEMENT HAS BEEN QUITCLAIMED BY DEE. PRO. DAVID D. BOHANNON, ET UX, TO ROYCO INSTRUMENTS INC., A CALIFORNIA CORPORATION, DATED NOVEMBER 21, 1977, RECORDED DECEMBER 1, 1977 AS INSTRUMENT NO.: 4041-AM BOOK/REEL 7679 OF OFFICIAL RECORDS AT PAGE/IMAGE 529, RECORDS OF SAN MATEO COUNTY, CALIFORNIA. (PLOTTED)

7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 31, 1963 AS INSTRUMENT NO. 75323-W, BOOK/REEL 4619, PAGE/IMAGE 158 OF OFFICIAL RECORDS. (PLOTTED)

8. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP RECORDED JANUARY 17, 1978 AND ON FILE IN BOOK 40, PAGE 38 AND 39, OF PARCEL MAP FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. (PLOTTED)

9. AN UNRECORDED LEASE DATED DECEMBER 6, 2006, EXECUTED BY LYF INVESTMENT GROUP LLC AS LESSOR AND INFOIMAGE OF CALIFORNIA, INC. AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JULY 5, 2006 AS DOCUMENT NO. 2006-099708 OF OFFICIAL RECORDS, DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN (NOT A SURVEY MATTER)

10. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$6,920,000.00 RECORDED DECEMBER 15, 2011 AS INSTRUMENT NO. 2011-155332 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)

11. RIGHTS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER)

180 CONSTITUTION DRIVE

THE FOLLOWING EXCEPTIONS ARE TAKEN FROM THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - NATIONAL COMMERCIAL SERVICES UNDER ORDER NUMBER: NCS-820566-SM FOR THE PROPERTY AT 180 CONSTITUTION DRIVE, MENLO PARK, CA. THE TITLE REPORT IS UPDATED TO FEBRUARY 2, 2018

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE. (NOT A SURVEY MATTER)

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. (NOT A SURVEY MATTER)

3. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF BOHANNON INDUSTRIAL PARK UNIT NO. 6 RECORDED OCTOBER 22, 1963 ON FILE IN BOOK 59, PAGE 11, OF TRACT MAPS FOR PUBLIC UTILITIES, WIRE CLEARANCE AND INCIDENTAL PURPOSES. (PLOTTED)

4. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM DAVID D. BOHANNON AND OPHELIA E. BOHANNON, HIS WIFE, AS GRANTOR, TO DR. GINO BATTAGIN AND MARY L. BATTAGIN, HIS WIFE, AN UNDIVIDED ONE-HALF INTEREST, AND DR. RICHARD THOMPSON AND HENRIETTA M. THOMPSON HIS WIFE AN UNDIVIDED ONE-HALF INTEREST, AS GRANTEE, RECORDED DECEMBER 26, 1963 INSTRUMENT NO. 73750W, BOOK 4616, PAGE 139. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS. (PLOTTED)

5. THIS ITEM HAS BEEN INTENTIONALLY DELETED. (NOT A SURVEY MATTER)

6. THIS ITEM HAS BEEN INTENTIONALLY DELETED. (NOT A SURVEY MATTER)

7. THIS ITEM HAS BEEN INTENTIONALLY DELETED. (NOT A SURVEY MATTER)

8. THIS ITEM HAS BEEN INTENTIONALLY DELETED. (NOT A SURVEY MATTER)

9. THE REQUIREMENT THAT AN ALTA/NSPS SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS BE PROVIDED TO THE COMPANY PRIOR TO CLOSING. (NOT A SURVEY MATTER)

10. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY. (NOT A SURVEY MATTER)

11. RIGHTS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER)

186 CONSTITUTION DRIVE

THE FOLLOWING EXCEPTIONS ARE TAKEN FROM THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY - NATIONAL COMMERCIAL SERVICES UNDER ORDER NUMBER: NCS-885998-SM FOR THE PROPERTY AT 186 CONSTITUTION DRIVE, MENLO PARK, CA. THE TITLE REPORT IS DECEMBER 13, 2017 AT 7:30 A.M.

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE. (NOT A SURVEY MATTER)

2. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018. (NOT A SURVEY MATTER)

3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. (NOT A SURVEY MATTER)

4. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF BOHANNON INDUSTRIAL PARK UNIT NO. 6, MENLO PARK RECORDED OCTOBER 22, 1963 ON FILE IN BOOK 59, PAGE 11, OF TRACT MAPS FOR PUBLIC UTILITIES, WIRE CLEARANCE AND INCIDENTAL PURPOSES. (PLOTTED)

5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 31, 1963 AS INSTRUMENT NO. 75095W, BOOK 4618, PAGE 579 OF OFFICIAL RECORDS (PLOTTED)

6. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,000,000.00 RECORDED OCTOBER 07, 2003 AS INSTRUMENT NO. 2003-175738 OF OFFICIAL RECORDS (PLOTTED)

A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED OCTOBER 07, 2005 AS INSTRUMENT NO. 2005-175739 OF OFFICIAL RECORDS, THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED OCTOBER 07, 2005 AS INSTRUMENT NO. 2005-175741 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)

7. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$824,000.00 RECORDED FEBRUARY 22, 2007 AS INSTRUMENT NO. 2007-027948 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)

9. A FEDERAL TAX LIEN IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED APRIL 16, 2015 AS INSTRUMENT NO. 2015-037828 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)

10. RIGHTS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER)

LEGAL DESCRIPTIONS:

141 JEFFERSON DRIVE

REAL PROPERTY IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP RESUBDIVIDING LOTS 3 & 4, BOHANNON INDUSTRIAL PARK UNIT NO. 4 (56 MAPS 5), LOT 21, BOHANNON INDUSTRIAL PARK UNIT NO. 6 (59 MAPS 11) & LANDS SHOWN IN RECORD OF SURVEY 5 L.L.S. 28 MENLO PARK, SAN MATEO COUNTY, CALIFORNIA," FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JANUARY 17, 1978 IN BOOK 40 OF PARCEL MAPS AT PAGES) 38 AND 39.

APN: 055-242-140

180 CONSTITUTION DRIVE

REAL PROPERTY IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 19 AND 20 AS SHOWN ON THAT CERTAIN MAP ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO. 6, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON OCTOBER 22, 1963 IN VOLUME 59 OF MAPS AT PAGE 11.

APN: 055-242-030

186 CONSTITUTION DRIVE

REAL PROPERTY IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 18 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "BOHANNON INDUSTRIAL PARK UNIT 6, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA," WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON OCTOBER 22, 1963 IN BOOK 59 OF MAPS AT PAGE 11.

APN: 055-242-040

SITE INFORMATION TABLE

PIR NO.:	EFFECTIVE DATE:	ADDRESS:	NATURE OF TITLE:	TITLE OFFICER:	FLOOD ZONE:	LOT AREA:
NCS-820566-SM	12/20/2017	180 CONSTITUTION DRIVE	FEE	JAN NGUYEN	AE 10' (BFE)	1.38 ACRES
NCS-828483-SM	2/2/2018	141 JEFFERSON DRIVE	FEE	MIKE HICKEY	AE 10' (BFE)	2.76 ACRES
NCS-885998-SM	12/13/2017	186 CONSTITUTION DRIVE	FEE	JAN NGUYEN	AE 10' (BFE)	0.68 ACRES

TITLE VESTED IN:	
NCS-820566-SM	ROBERT L. BATTAGIN, AS TRUSTEE OF THE ROBERT L. BATTAGIN 2015 TRUST DATED SEPTEMBER 17, 2015, JAMES M. BATTAGIN, A SINGLE MAN AND M. SUSAN VOLPE, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, EACH AS TO AN UNDIVIDED ONE-THIRD INTEREST OF 50%;
NCS-828483-SM	MARY JANE THOMPSON, AS TRUSTEE OF THE MARITAL TRUST PORTION OF THE RICHARD CLAIRE & MARY JANE THOMPSON TRUST DATED OCTOBER 31, 1985, AN UNDIVIDED 3.2% INTEREST OF 25%, AND MARY JANE THOMPSON, AS TRUSTEE OF THE BYPASS TRUST PORTION OF THE RICHARD CLAIRE & MARY JANE THOMPSON TRUST DATED OCTOBER 31, 1985, AN UNDIVIDED 33.8% INTEREST OF 25%, AND RICHARD MCCARTY THOMPSON, CAROL THOMPSON WREN AND SUSAN C. THOMPSON, EACH AS TO UNDIVIDED 1/12 INTEREST
NCS-885998-SM	LYF INVESTMENT GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
NCS-885998-SM	DWR PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP

TITLE COMPANY INFORMATION: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES  
2755 CAMPUS DR, SUITE 125,  
SAN MATEO, CA 94403  
PHONE: (408) 451-7905

ALTA SURVEY NOTES:

- THE BOLD TYPE COMMENTS ARE ADDED BY THE PROFESSIONAL LAND SURVEYOR.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET, AND DECIMALS THEREOF.
- DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° OR RADIAL TO THE PROPERTY LINES UNLESS NOTED.
- "IN" OR "OUT" AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE OF THE SUBJECT PROPERTY OR EASEMENT.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS PHYSICAL ACCESS TO CONSTITUTION DRIVE AND JEFFERSON DRIVE AS SHOWN ON THIS SURVEY.
- DOCUMENT 85073029 INDICATES THE EXISTENCE OF A 5' STORM DRAIN EASEMENT ALONG THE WESTERLY PROPERTY LINE OF THE 180 CONSTITUTION DRIVE PROPERTY. THIS DOCUMENT HAS BEEN SENT TO FIRST AMERICAN TITLE COMPANY FOR THEIR REVIEW.
- IN REFERENCE TO ITEM 2 OF TABLE "A", AS SHOWN ON THIS SURVEY.
- IN REFERENCE TO ITEM 3 OF TABLE "A", THE FLOOD ZONE IS "AE" WITH A BASE FLOOD ELEVATION OF 10'. SEE FLOOD ZONE NOTE ON THIS SHEET.
- IN REFERENCE TO ITEM 4 OF TABLE "A", THE TOTAL AREA OF LANDS SHOWN BY THE DISTINCTIVE PROPERTY LINE. SEE TABLE ON THIS SHEET.
- IN REFERENCE TO ITEMS 7A, 7B1 & 7C OF TABLE "A", AS SHOWN ON THIS SURVEY.
- IN REFERENCE TO ITEM 8 OF TABLE "A", AS SHOWN ON THIS SURVEY.
- IN REFERENCE TO ITEM 9 OF TABLE "A", THERE ARE 211 REGULAR STALLS AND 09 HANDICAP STALLS.
- IN REFERENCE TO ITEM 13 OF TABLE "A", AS SHOWN ON THIS SURVEY.
- IN REFERENCE TO ITEM 14 OF TABLE "A", AS SHOWN ON THIS SURVEY.
- IN REFERENCE TO ITEM 16 OF TABLE "A", THERE DOES NOT APPEAR TO BE ANY RECENT EVIDENCE OF EARTH MOVING WORK AT THE TIME OF THE SURVEY.
- IN REFERENCE TO ITEM 17 OF TABLE "A", THERE ARE NO CURRENT CHANGES IN STREET RIGHT OF WAY LINES.
- IN REFERENCE TO ITEM 19 OF TABLE "A", AS SHOWN ON THIS SURVEY.

BASIS OF BEARINGS:

THE BEARING OF NORTH 67°17' WEST ALONG THE MONUMENT LINE OF JEFFERSON DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO 4" FILED FOR RECORD ON MARCH 2, 1962, IN BOOK 36 OF MAPS AT PAGE 5, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREIN OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

SITE INFORMATION:

ZONE:

ZONE AE - BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION 10 FEET.

PER FLOOD INSURANCE RATE MAP NUMBER 0601C0306F

COMMUNITY PANEL NUMBER: 060321 0306 E

EFFECTIVE DATE: OCTOBER 16, 2012

(INFORMATION AS OBTAINED FROM THE FEMA WEBSITE (WWW.MSC.FEMA.GOV) ON APRIL 09, 2018)

PARKING SPACES:

- 211 REGULAR
- 9 HANDICAP
- 0 ELECTRIC
- 0 MOTORCYCLE
- 0 COMPACT
- 220 TOTAL

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY:

TO: FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES OPTIONAL ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, & 19 OF TABLE A THEREOF.

DAVID C. JUNGAMANN L.L.S. 9267



09/19/2018

DATED

No.		REVISIONS	
1	UNPUBLISHED PARCEL SHOWN FOR REFERENCE ONLY	DATE: 09/19/2018	BY: [Signature]
2	UNPUBLISHED PARCEL SHOWN FOR REFERENCE ONLY	DATE: 09/19/2018	BY: [Signature]
APPROVED:		DATE: 09/19/2018	BY: [Signature]
ALTA		DATE: 09/19/2018	BY: [Signature]
1			
2			

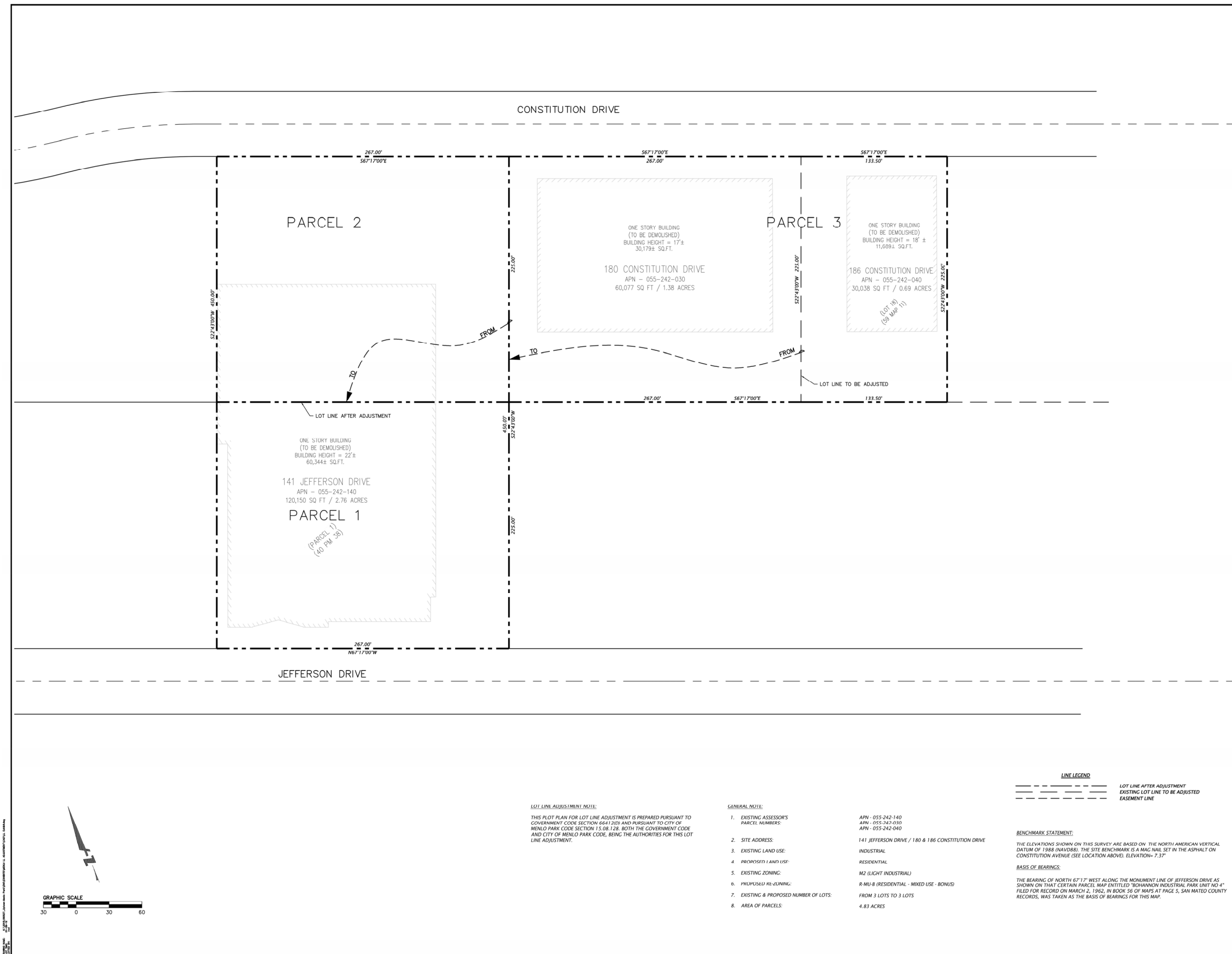


141 JEFFERSON DRIVE / 180 & 186 CONSTITUTION DRIVE  
A.L.T.A./ N.S.P.S. LAND TITLE SURVEY

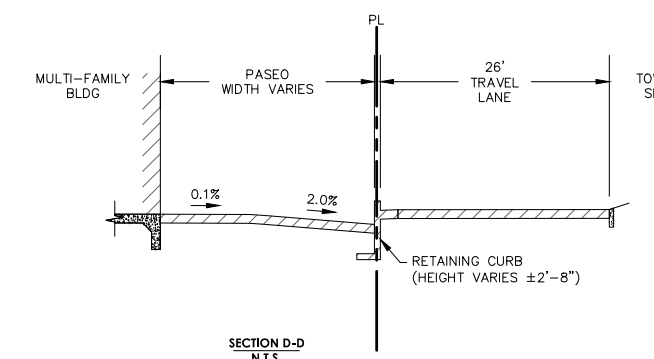
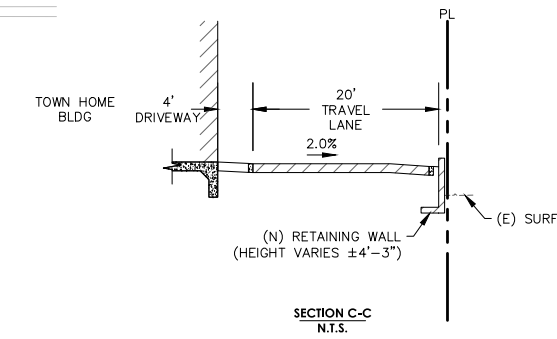
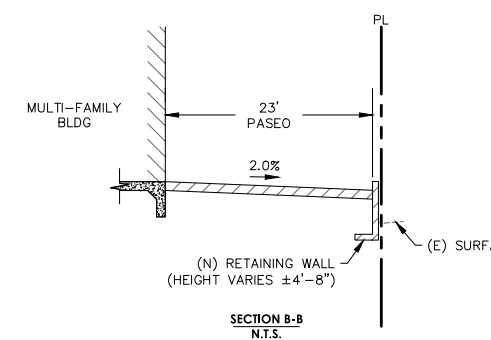
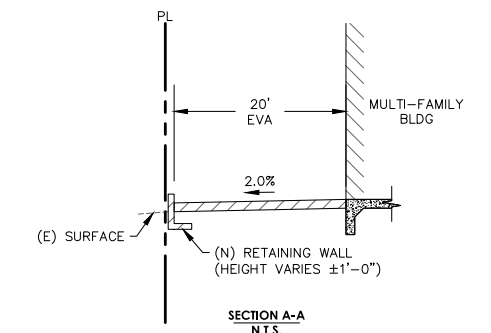
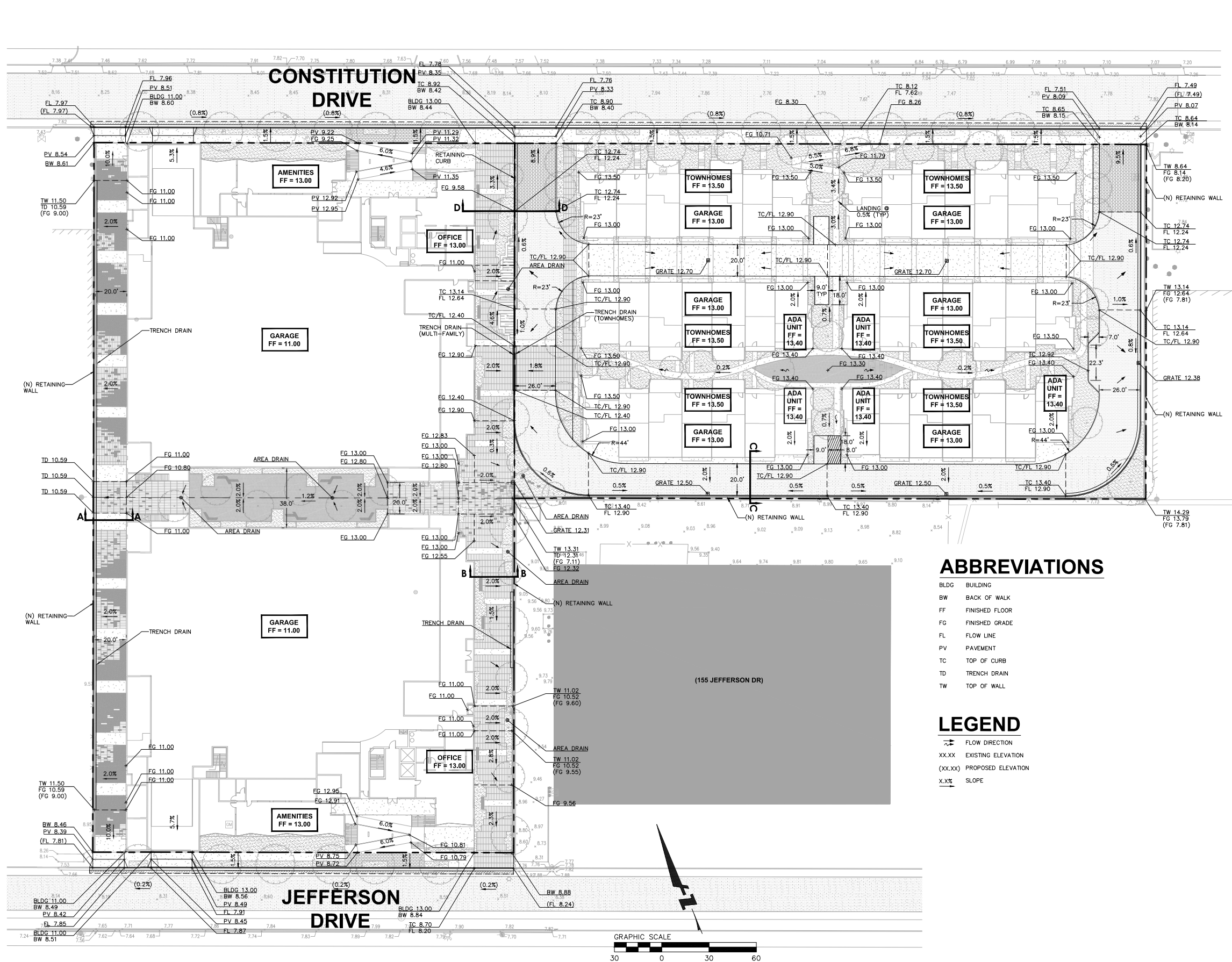
Drawing Number:		Revisions	
<div style="text-align: center;"> <h1>ALTA</h1> <h2>2 OF 2</h2> </div>		No.	
		Date:	09/10/2018
		Scale:	1" = 30'
		Design:	1. UPDATED PARCEL SQUARE FOOTAGE (8/19/2018)
		Drawn:	2. UPDATED ACREAGE IN TABLE (10/27/2018)
		Approved:	DCJ
Job No.:		20180527	



Date: 10/24/2018	No.	Revisions
Scale: 1" = 30'		
Design: RC		
Drawn: EA		
Approved: RC		
Job No: 20180527		







## ABBREVIATIONS

BLDG	BUILDING
BW	BACK OF WALK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
PV	PAVEMENT
TC	TOP OF CURB
TD	TRENCH DRAIN
TW	TOP OF WALL

## LEGEND

	FLOW DIRECTION
XX.XX	EXISTING ELEVATION
(XX.XX)	PROPOSED ELEVATION
X.X%	SLOPE



