



PARKLINE MENLO PARK, CA

ARCHITECTURAL CONTROL PACKAGE VOL. 2 _ RESIDENTIAL

OCTOBER 31, 2022

PROJECT DESCRIPTION:
THIS IS THE RESIDENTIAL PORTION OF THE ARCHITECTURAL CONTROL PACKAGE (ACP) FOR THE PARKLINE DEVELOPMENT AT SRI IN MENLO PARK. THE RESIDENTIAL PORTION OF THIS PROJECT CONSISTS OF APPROXIMATELY 450 UNITS IN 2 MULTI-FAMILY HOUSING STRUCTURES (R1, R2, AND R3), AND 4 TOWNHOUSE STRUCTURES. THIS RESIDENTIAL ACP SHOWS R1 AS A TYPICAL RESIDENTIAL STRUCTURE. R2 & R3 ARE SIMILAR IN NATURE, EXCEPT FOR AREA, AND NUMBER OF UNITS.

REFER ALSO TO THE PACKAGE FOR OFFICE ARCHITECTURAL CONTROL PACKAGE FOR MORE INFORMATION ON THE OFFICE PORTION OF THE DEVELOPMENT. REFER ALSO TO THE CONDITIONAL DEVELOPMENT PERMIT PACKAGE FOR MORE INFORMATION ON THE PLANNING AND ZONING ASPECTS OF THIS PROJECT.

PLANNING AND ZONING REQUIREMENTS: REFER TO THE CONDITIONAL DEVELOPMENT PERMIT (CDP) PACKAGE AND PROJECT DESCRIPTION FOR MORE INFORMATION ON THE PROPOSED METHODS OF COMPLIANCE, AND MODIFICATIONS TO THE CURRENT PLANNING AND ZONING CODES.

BUILDING CODE COMPLIANCE:

CONSTRUCTION TYPE:
R1-3:
BELOW GRADE GARAGE: TYPE 1A
AT GRADE GARAGE AND PODIUM: TYPE 1A
RESIDENTIAL LEVELS 2-6: TYPE 3A

TOWNHOMES:
TYPE 5.

OCCUPANCY CLASSIFICATION:
PRIMARILY R-2, WITH S-2 AT GARAGE OCCUPANCIES

NUMBER OF STORIES: 6 ABOVE GRADE

HIGH RISE: THE PROJECT IS NOT A HIGHRISE AS THE HIGHEST OCCUPIABLE FLOOR IS LESS THAN 75' ABOVE THE ADJACENT GRADE.

FIRE SPRINKLER: THE BUILDING WILL BE PROVIDED WITH A CODE COMPLIANT FIRE SPRINKLER SYSTEM.

VOICE ALARM SYSTEM: THE BUILDING WILL PROVIDE A CODE COMPLIANT VOICE ALARM SYSTEM. THIS ALLOWS THE REDUCED EXIT WIDTH REQUIREMENTS FOR STAIR AND EXIT WIDTH CALCULATIONS.

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Sheet Number	Sheet Name
4-ARCHITECTURAL - RESIDENTIAL	
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AR1.01.4	SITE PLAN - TOWN HOMES
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5 - CIVIL	
CR1.0	RESIDENTIAL COVER SHEET
CR2.0	EXISTING SITE PLAN - RESIDENTIAL 1
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CR3.0	GRADING PLAN - RESIDENTIAL 1
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CR4.0	PRELIMINARY UTILITY PLAN - RESIDENTIAL 1
CR4.1	PRELIMINARY UTILITY PLAN - TOWN HOMES

6 - LANDSCAPE	
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LR2.01	IRRIGATION PLAN

7 - SUSTAINABILITY	
S1.00 - LEED SCORECARD	
SRI.01	RESIDENTIAL LEED SCORECARD

RESIDENTIAL 1		RESIDENTIAL 2		RESIDENTIAL 3	
NAME	COUNT	NAME	COUNT	NAME	COUNT
1 BEDROOM	55	1 BEDROOM	78	1 BEDROOM	65
2 BEDROOM	42	2 BEDROOM	54	2 BEDROOM	48
3 BEDROOM	4	3 BEDROOM	4	3 BEDROOM	6
STUDIO	19	STUDIO	26	STUDIO	30
TOTAL UNITS: 120		TOTAL UNITS: 162		TOTAL UNITS: 149	

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LANE PARTNERS

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1	PLANNING SUBMISSION_REV2	10/31/2022

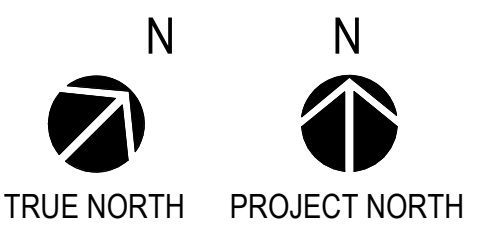
PROJECT NORTH
COVER SHEET
VOL. 2 - SHEET
INDEX

AR0.01

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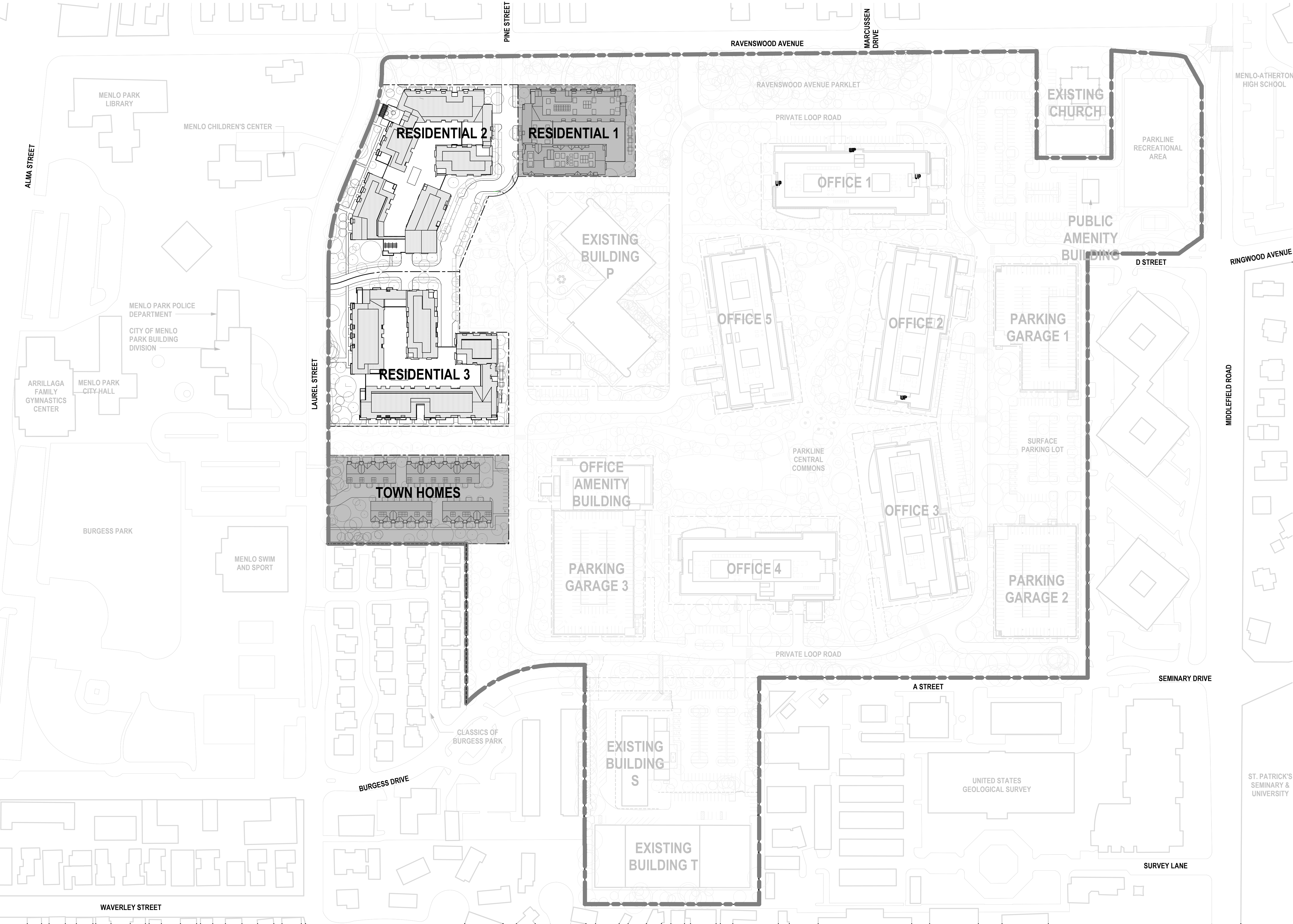
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NOTE: NOT ALL RESIDENTIAL BUILDINGS ARE INCLUDED IN THIS ACP PACKAGE. BUILDING HIGHLIGHTED IN GREY ARE DOCUMENTED IN THIS SUBMITTAL



RESIDENTIAL SCOPE

AR0.02

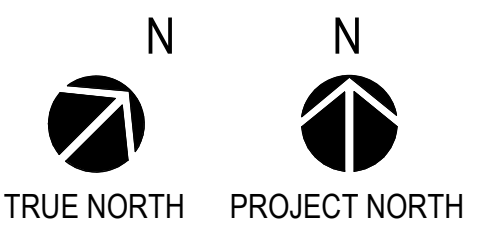


1 SCOPE - RESIDENTIAL

SCALE: 1" = 100'-0"

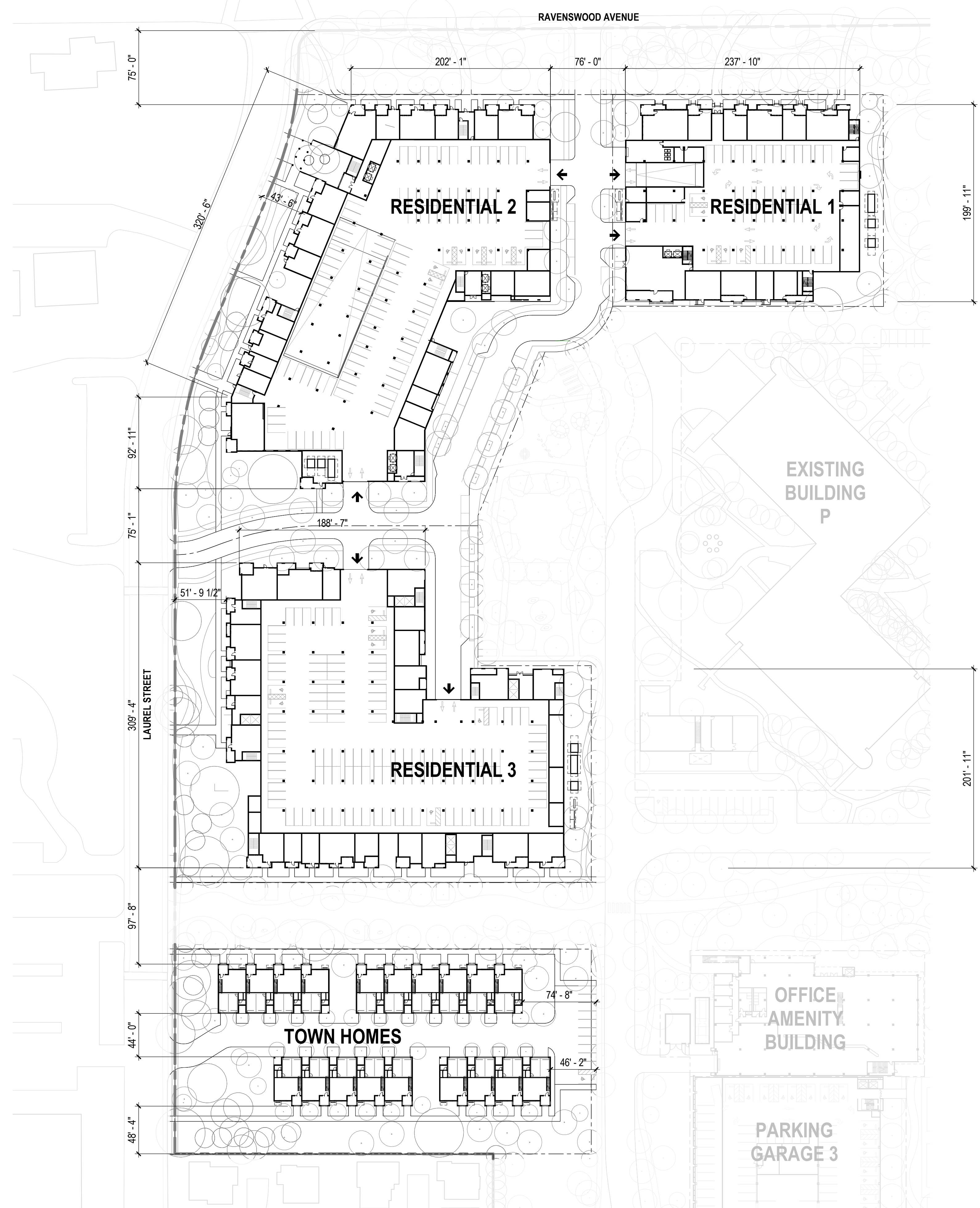
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NOTE: NOT ALL RESIDENTIAL BUILDINGS ARE INCLUDED IN THIS ACP PACKAGE. SEE AR0.02.



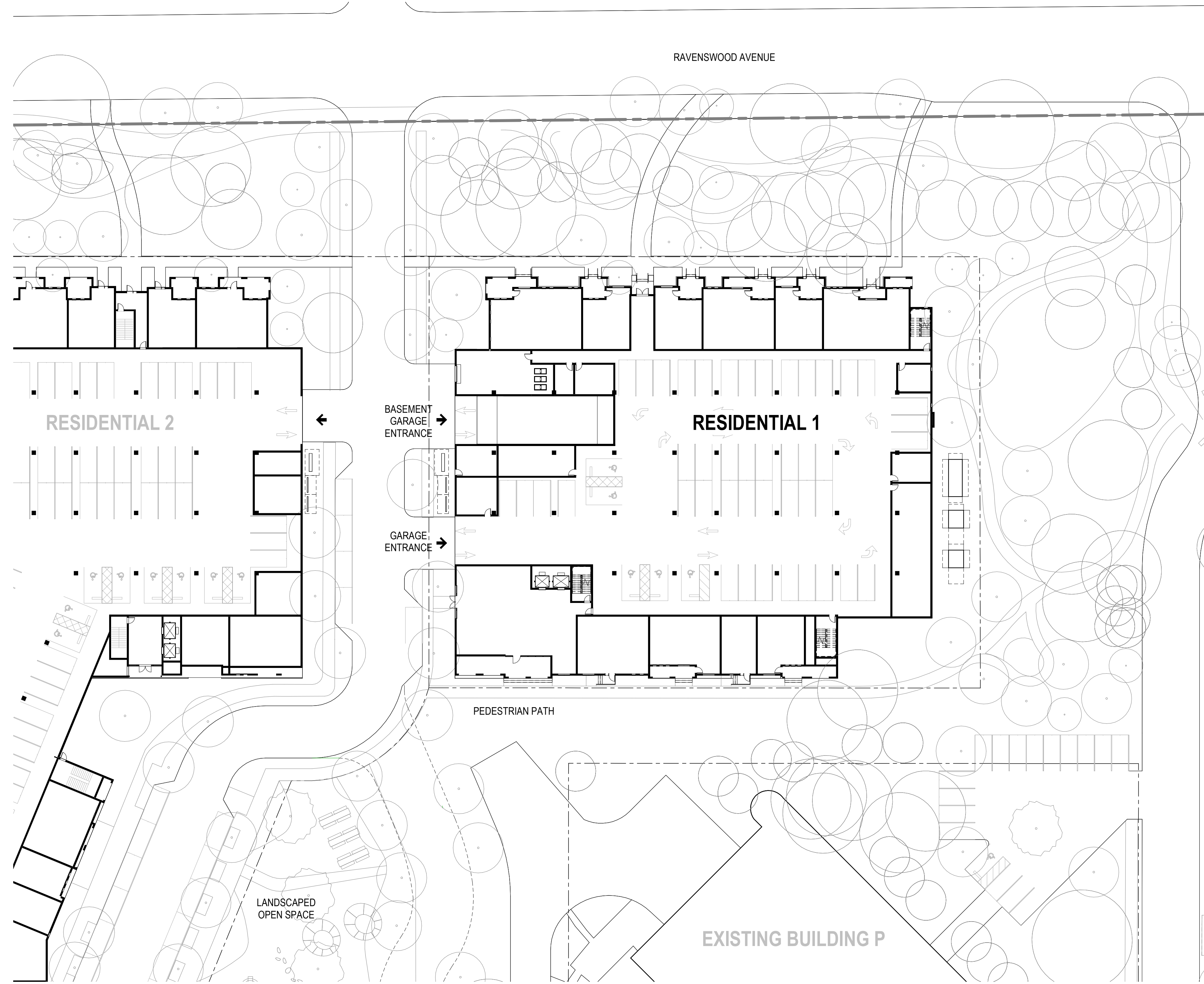
OVERALL SITE PLAN - RESIDENTIAL

AR1.01



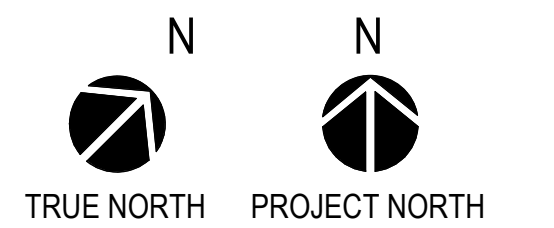
1 | SITE PLAN - RESIDENTIAL
SCALE: 1" = 60'-0"

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1 PLANNING SUBMISSION_REV2	10/31/2022



1 SITE PLAN - RESIDENTIAL 1

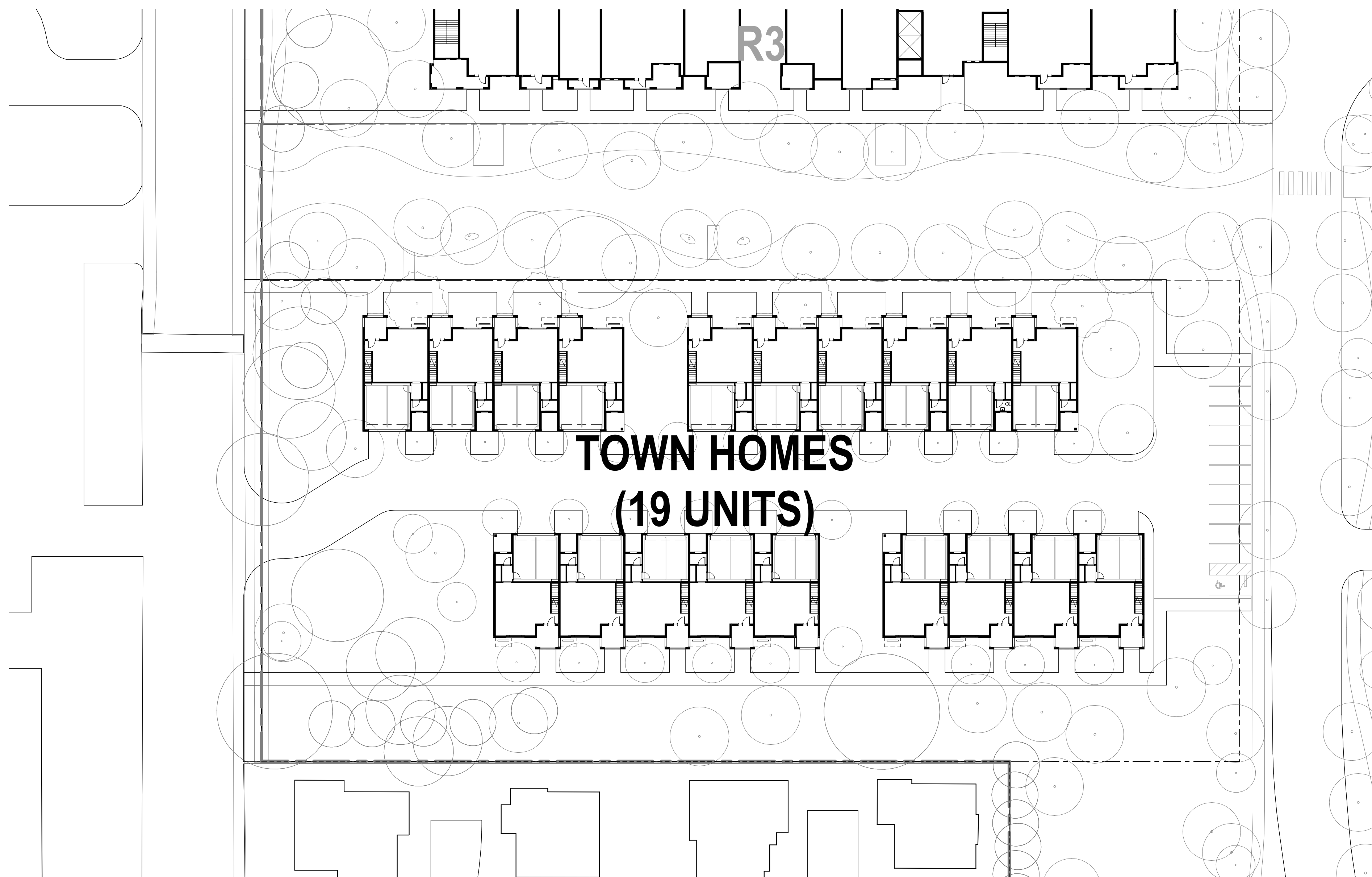
SCALE: 1" = 30'-0"



SITE PLAN - RESIDENTIAL 1

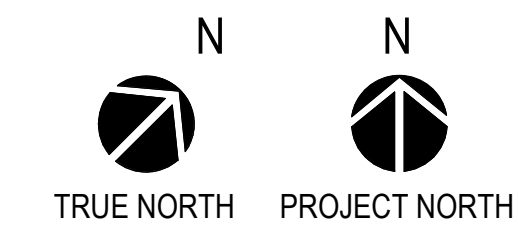
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1	PLANNING SUBMISSION_REV2	10/31/2022



1 | **SITE PLAN - TOWN HOMES**

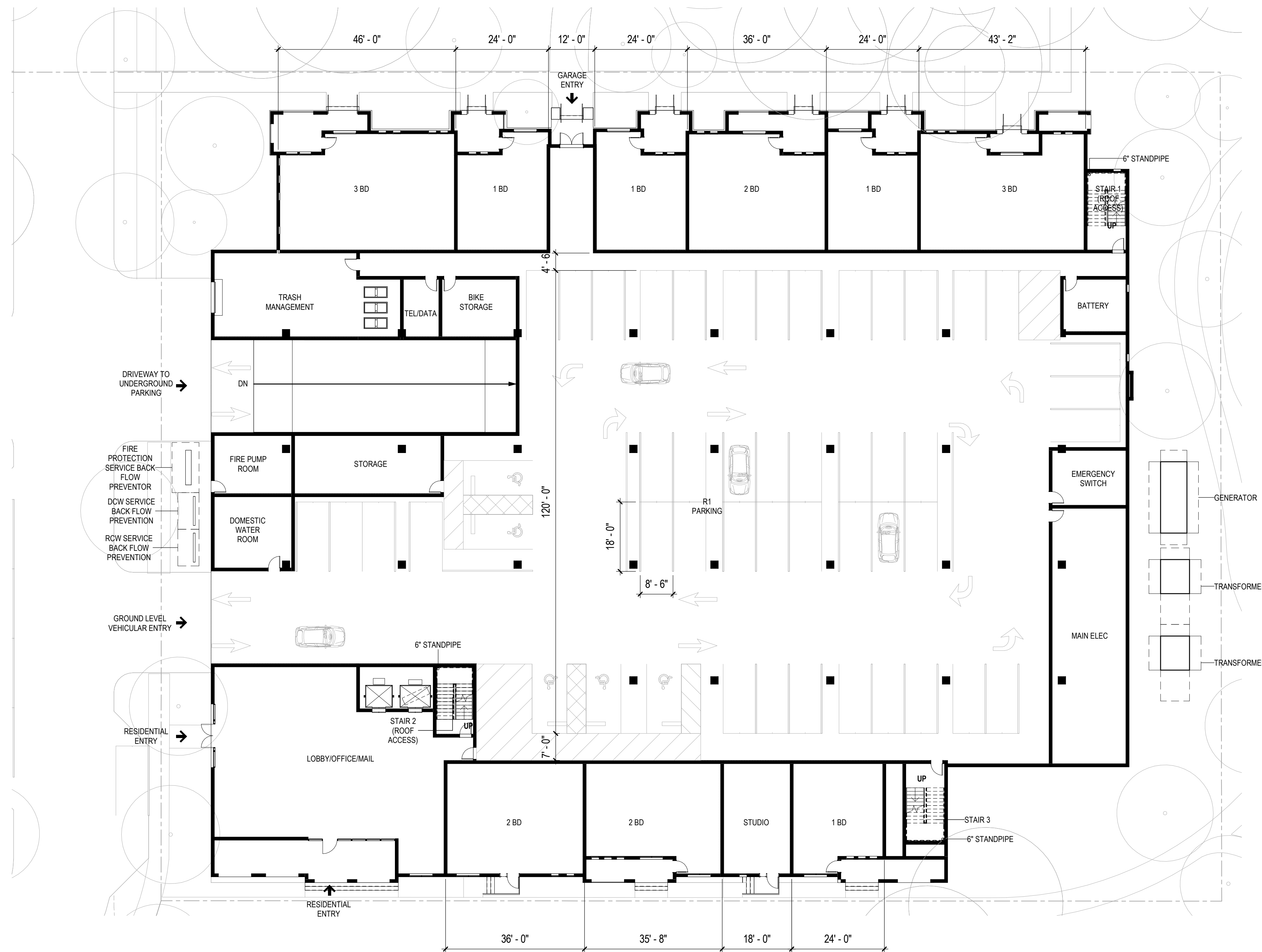
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SITE PLAN - TOWN HOMES

AR1.01.4

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION_REV2	10/31/2022



1 RESIDENTIAL 1 - LEVEL 1 PLAN

SCALE: 1/16" = 1'-0"



PROJECT NORTH

RESIDENTIAL 1 - LEVEL 1 PLAN

AR2.01.1

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1 RESIDENTIAL 1 - LEVEL 2 PLAN
SCALE: 1/16" = 1'-0"

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RESIDENTIAL 1 - LEVEL 2 PLAN

AR2.01.2

PROJECT NO. 21506.00

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1	PLANNING SUBMISSION_REV2	10/31/2022



1 RESIDENTIAL 1 - LEVEL 3 PLAN

SCALE: 1/16" = 1'-0"



PROJECT NORTH

RESIDENTIAL 1 - LEVEL 3 PLAN

AR2.01.3

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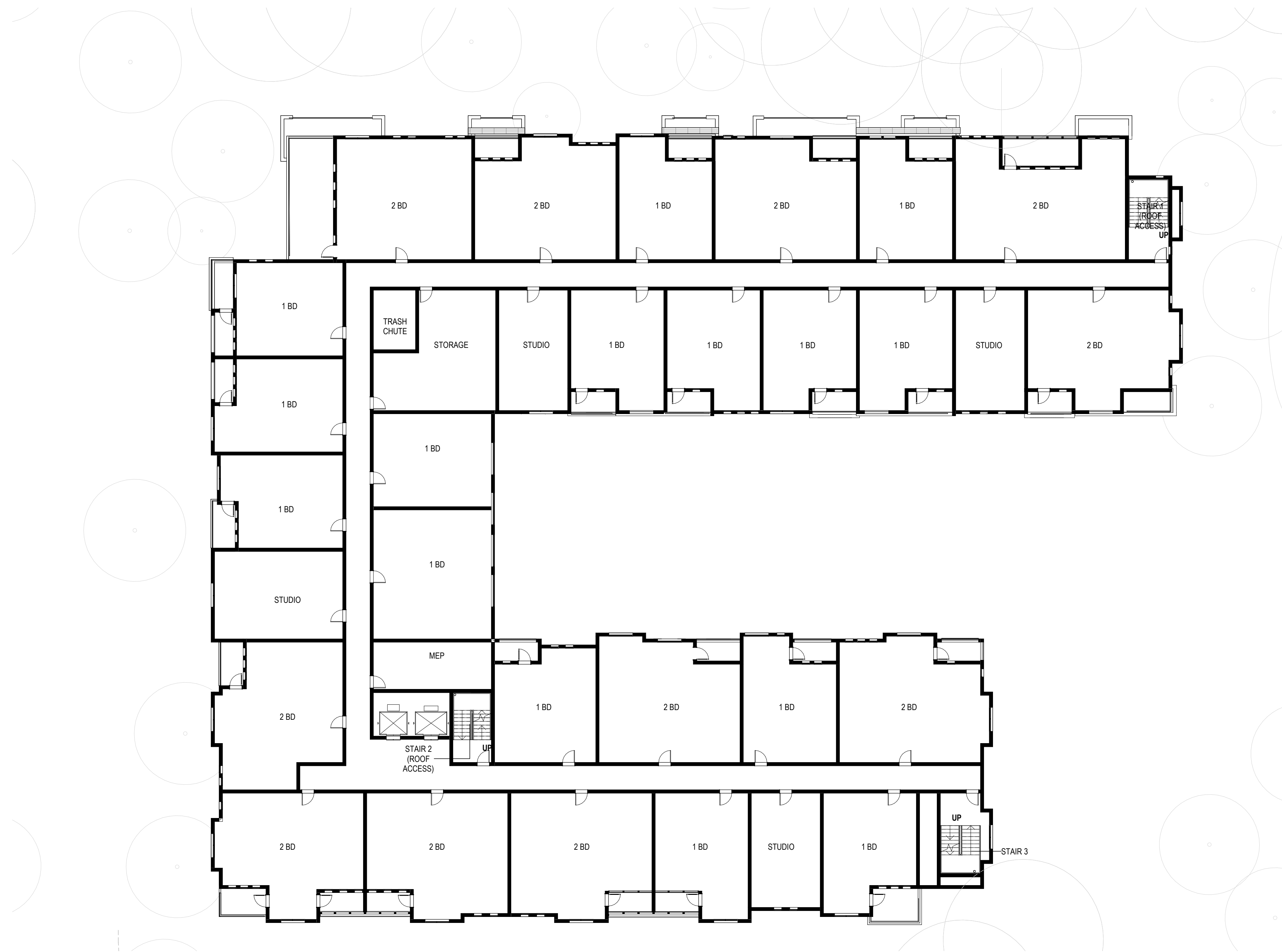
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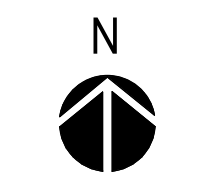
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1 RESIDENTIAL 1 - LEVEL 4 PLAN

SCALE: 1/16" = 1'-0"



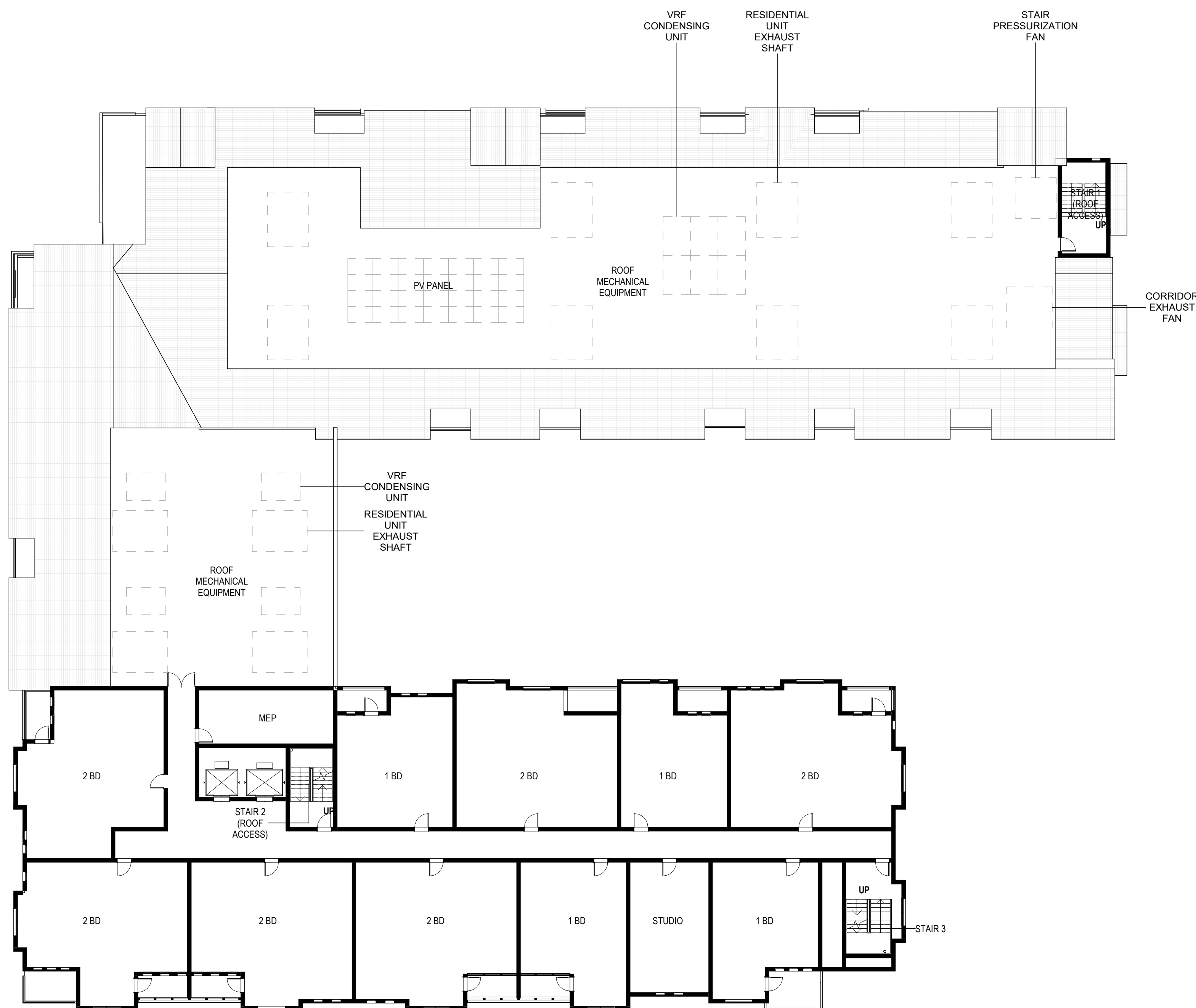
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RESIDENTIAL 1 - LEVEL 4 PLAN

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PROJECT NO. 21506.00

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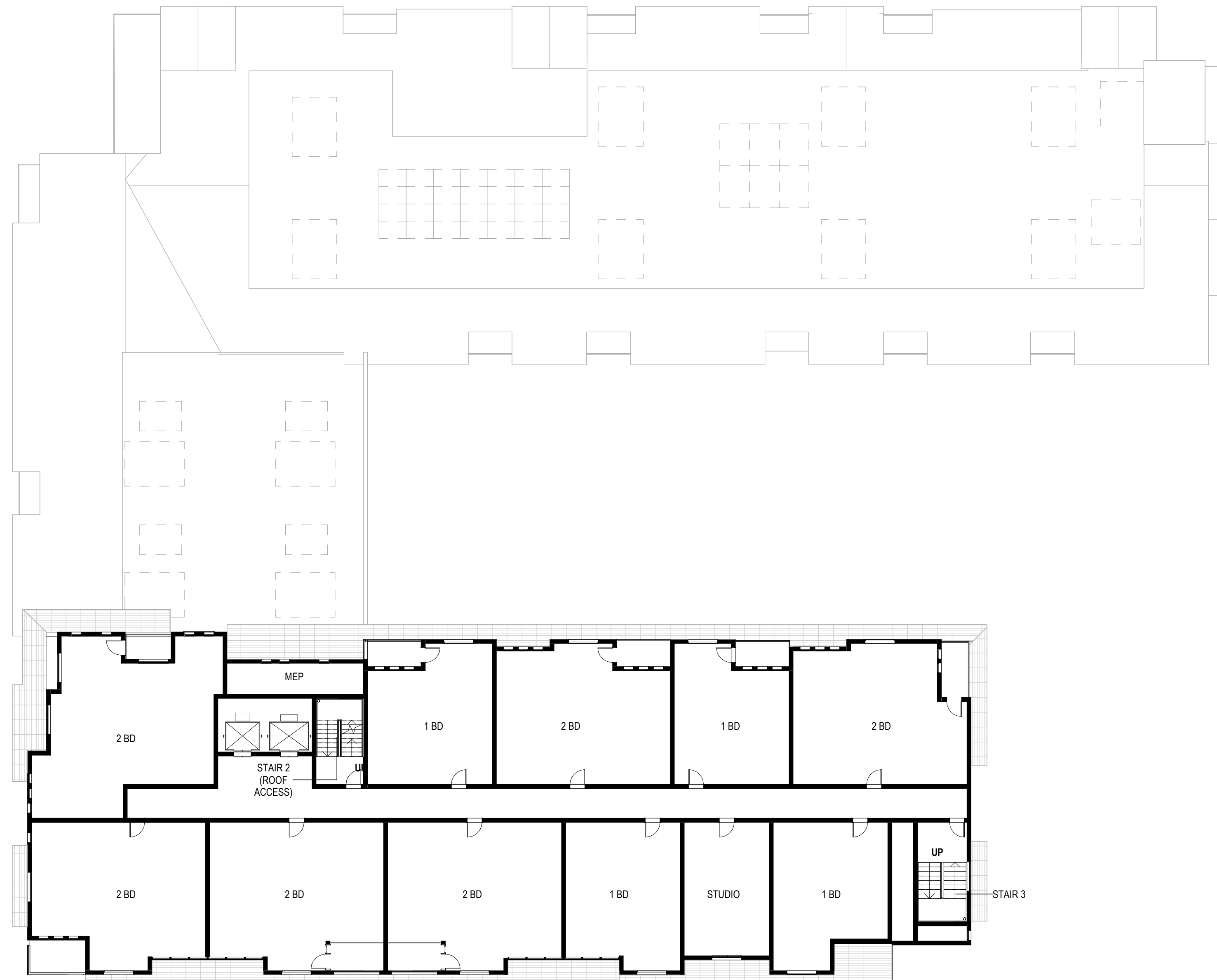
1 RESIDENTIAL 1 - LEVEL 5 PLAN
SCALE: 1/16" = 1'-0"



PROJECT NORTH

RESIDENTIAL 1 - LEVEL 5 PLAN

AR2.01.5



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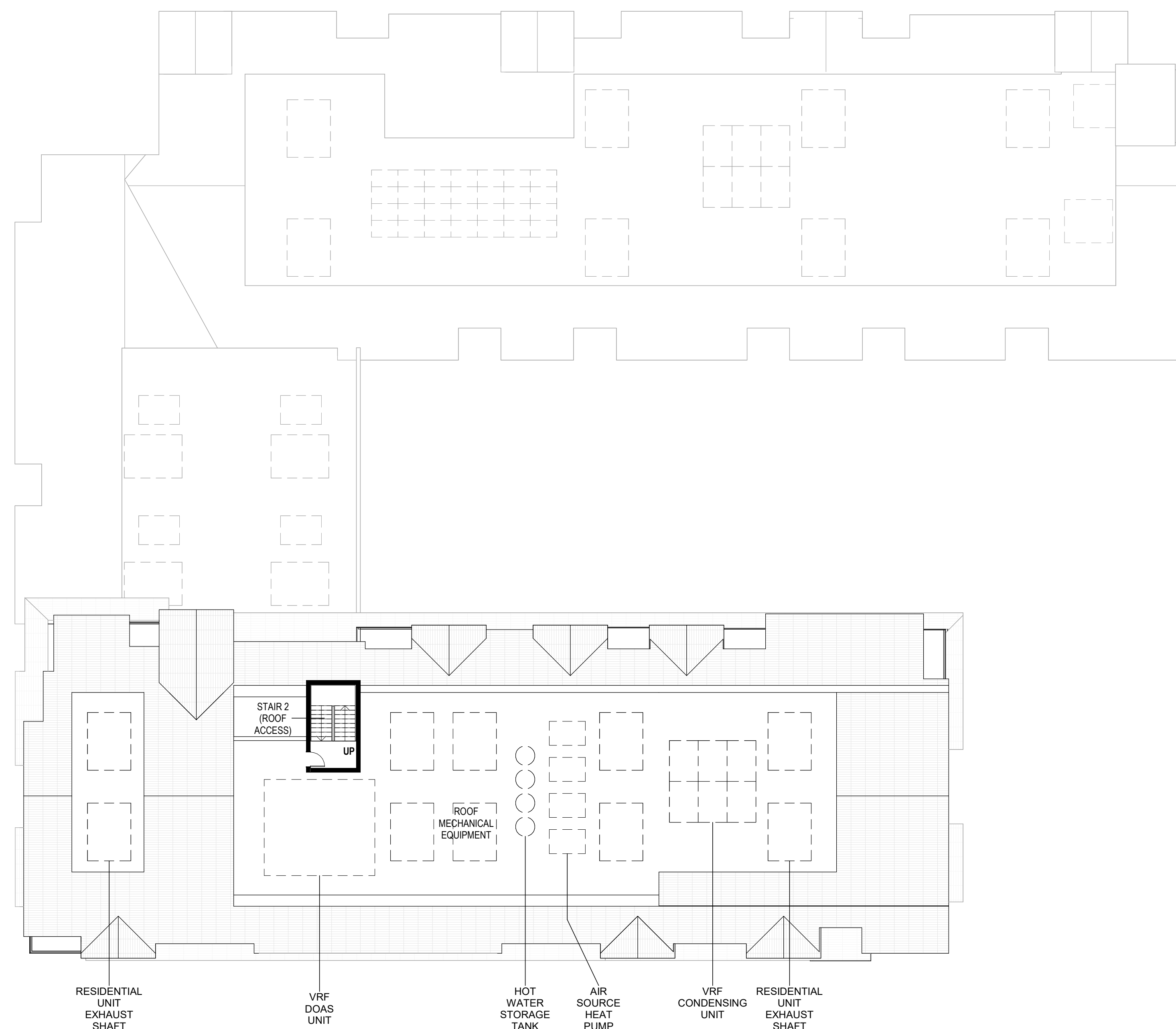
1 RESIDENTIAL 1 - LEVEL 6 PLAN
SCALE: 1/16" = 1'-0"

N
PROJECT NORTH
**RESIDENTIAL 1 -
LEVEL 6 PLAN**

AR2.01.6

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1 PLANNING SUBMISSION_REV2	10/31/2022



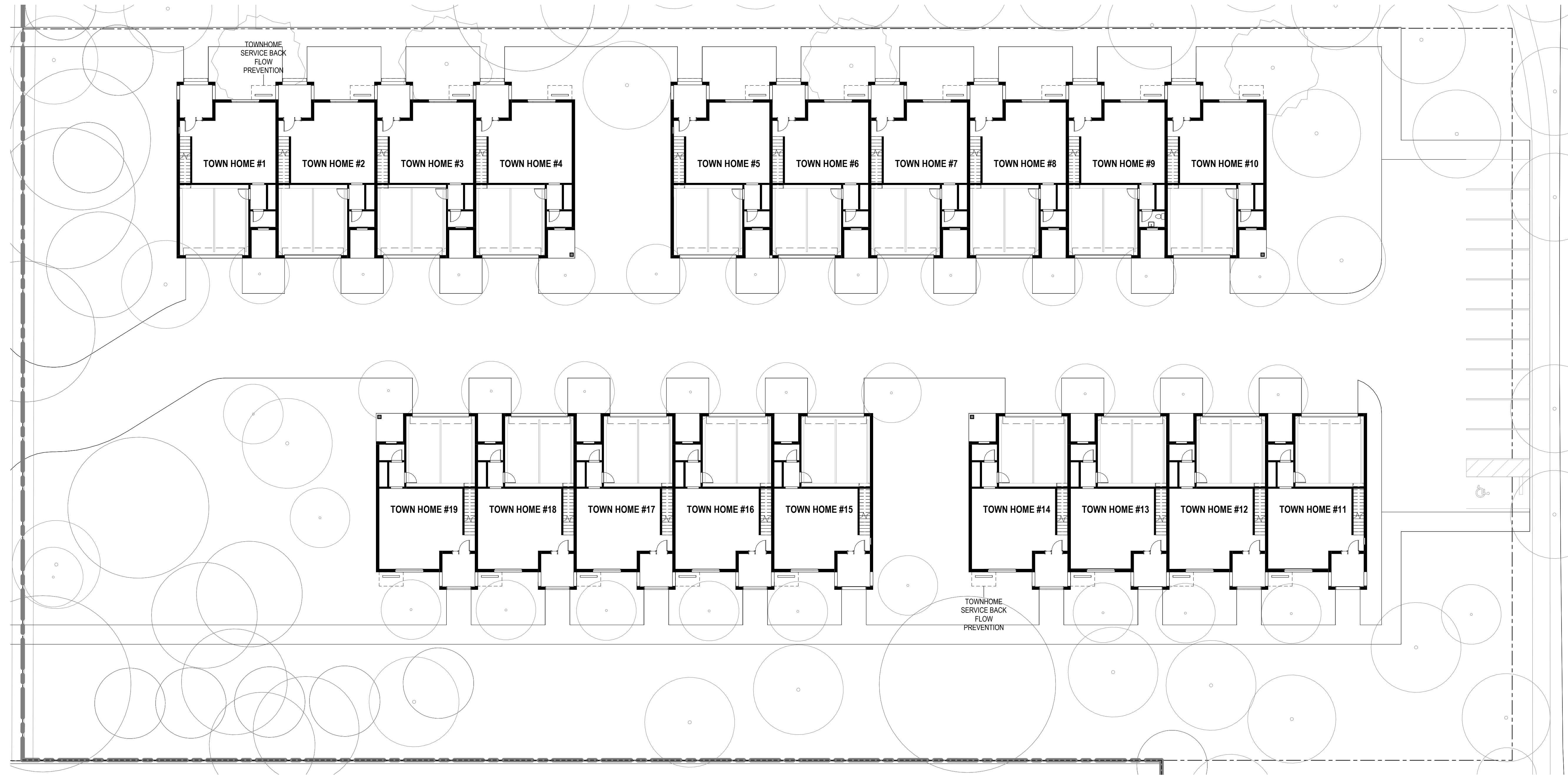
1 RESIDENTIAL 1 - ROOF PLAN
SCALE: 1/16" = 1'-0"



PROJECT NORTH

RESIDENTIAL 1 - ROOF PLAN

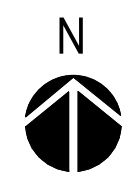
AR2.01.7



1 TOWN HOMES - LEVEL 1 PLAN
SCALE: 1/16" = 1'-0"

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PROJECT NORTH

TOWN HOMES - LEVEL 1 PLAN

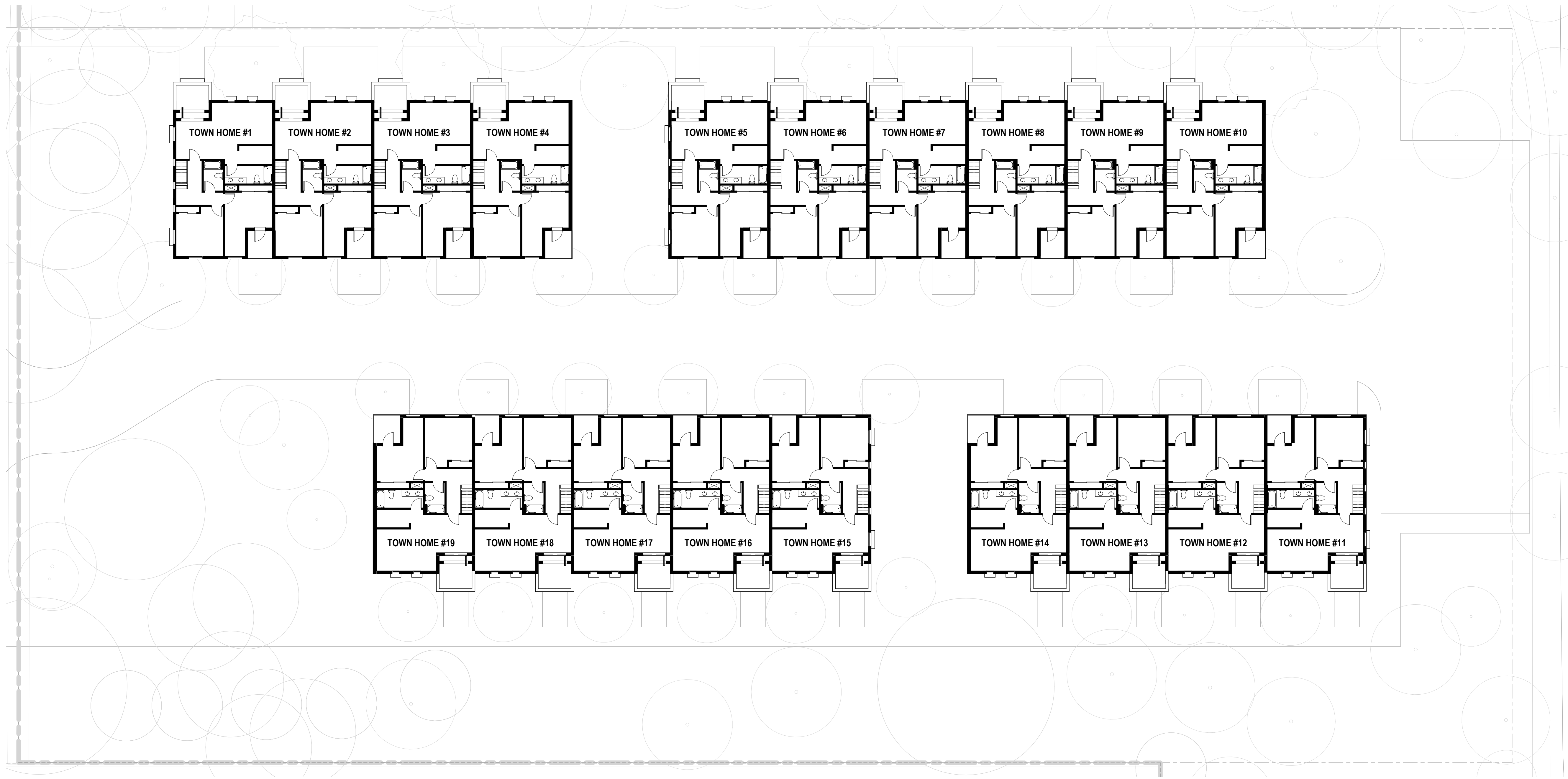
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1 TOWN HOMES - LEVEL 2 PLAN
 SCALE: 1/16" = 1'-0"

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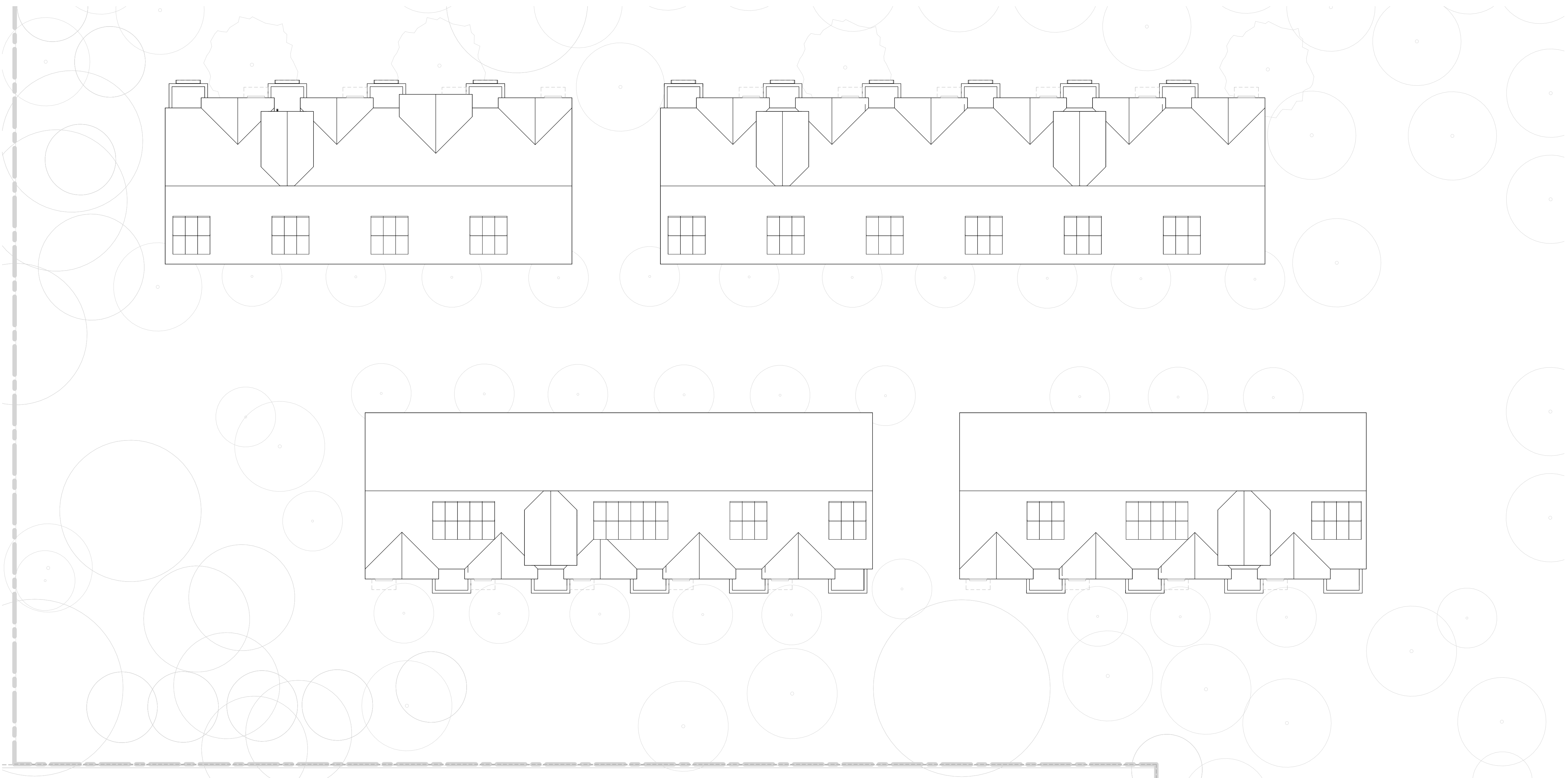
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PROJECT NORTH
TOWN HOMES - LEVEL 2 PLAN

AR2.04.3

PROJECT NO. 21506.00

1	PLANNING SUBMISSION_REV2	10/31/2022



1 TOWN HOMES - ROOF PLAN

SCALE 1/16" = 1'-0"

N
PROJECT NORTH
TOWN HOMES - ROOF PLAN

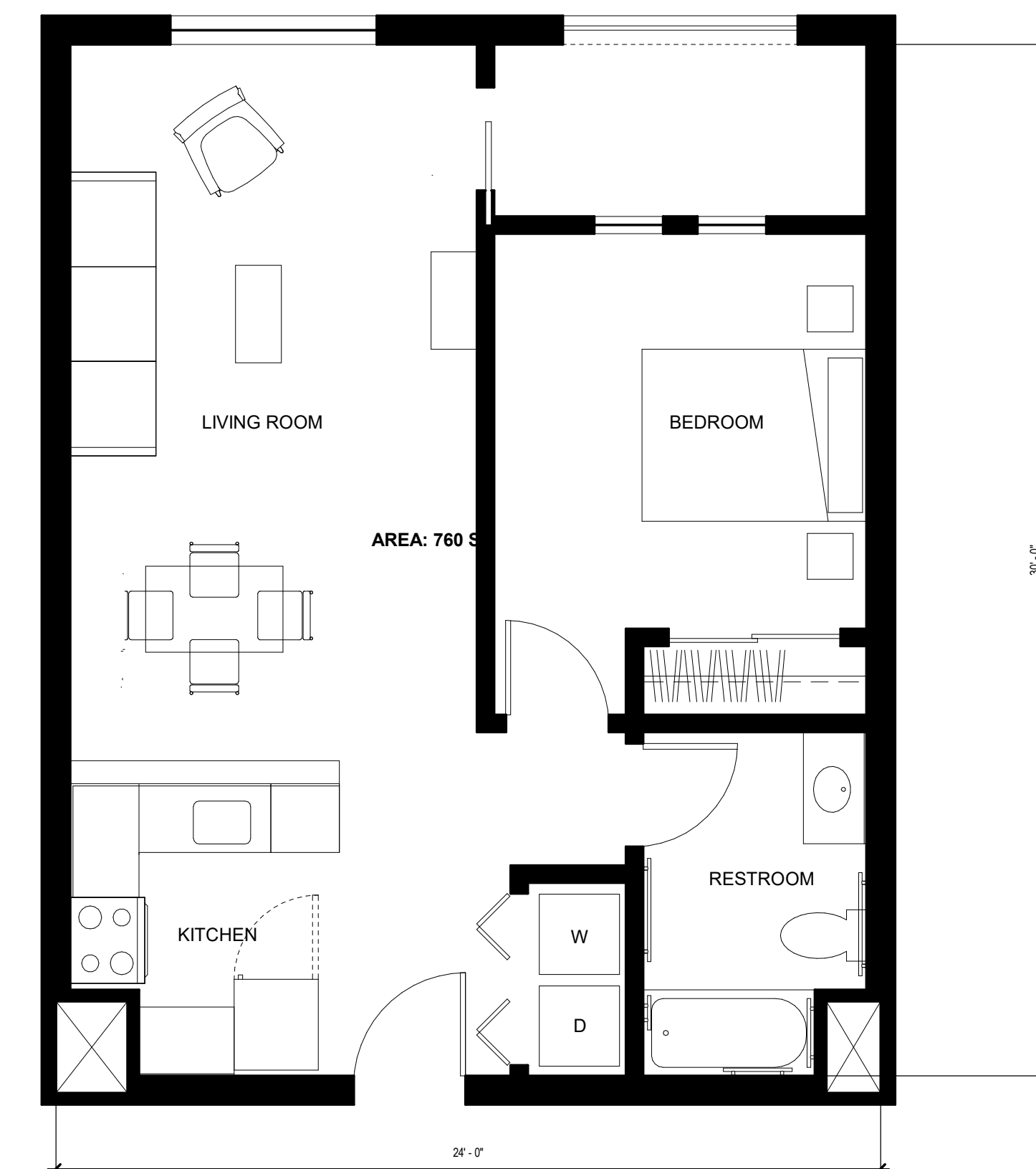
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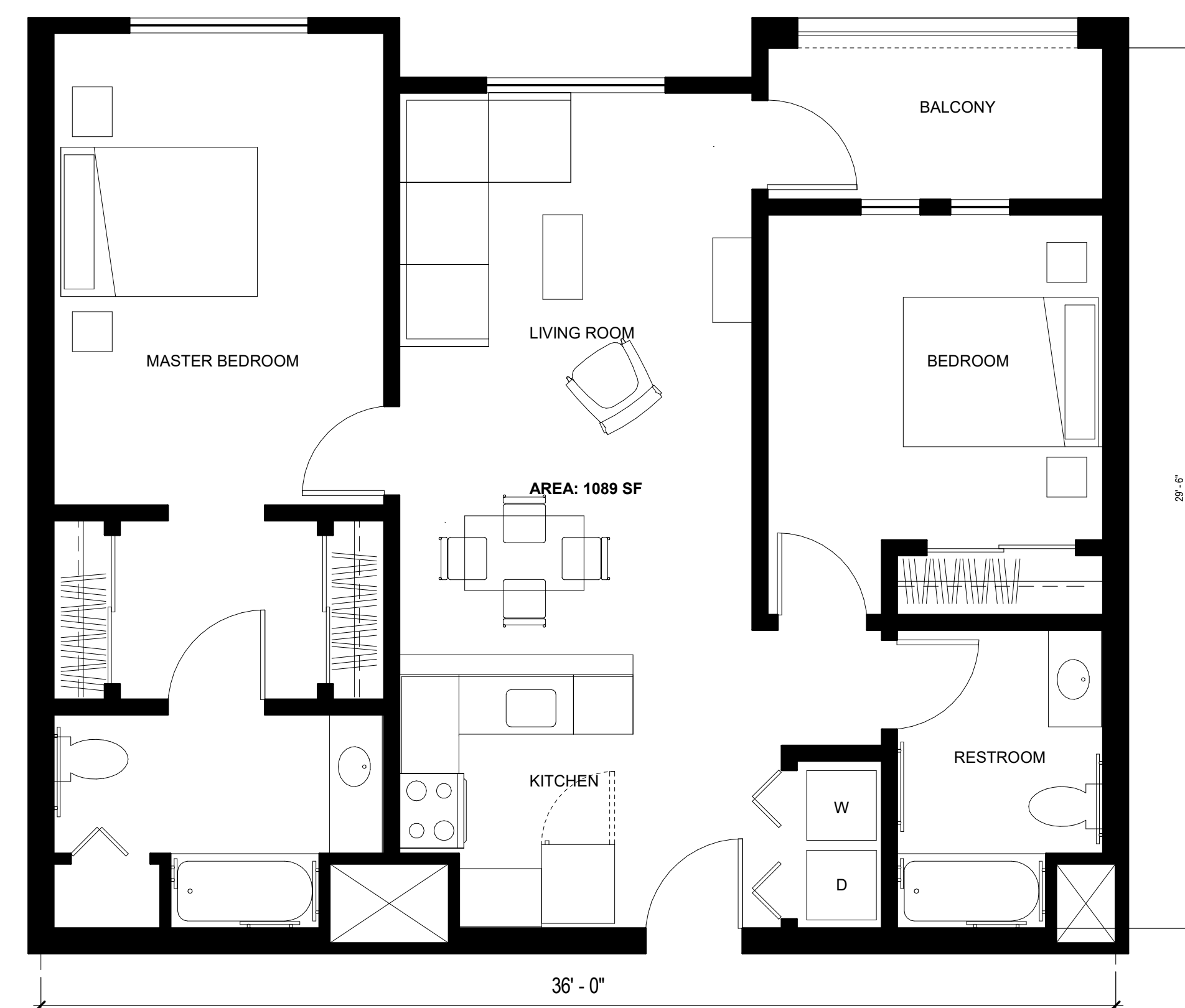
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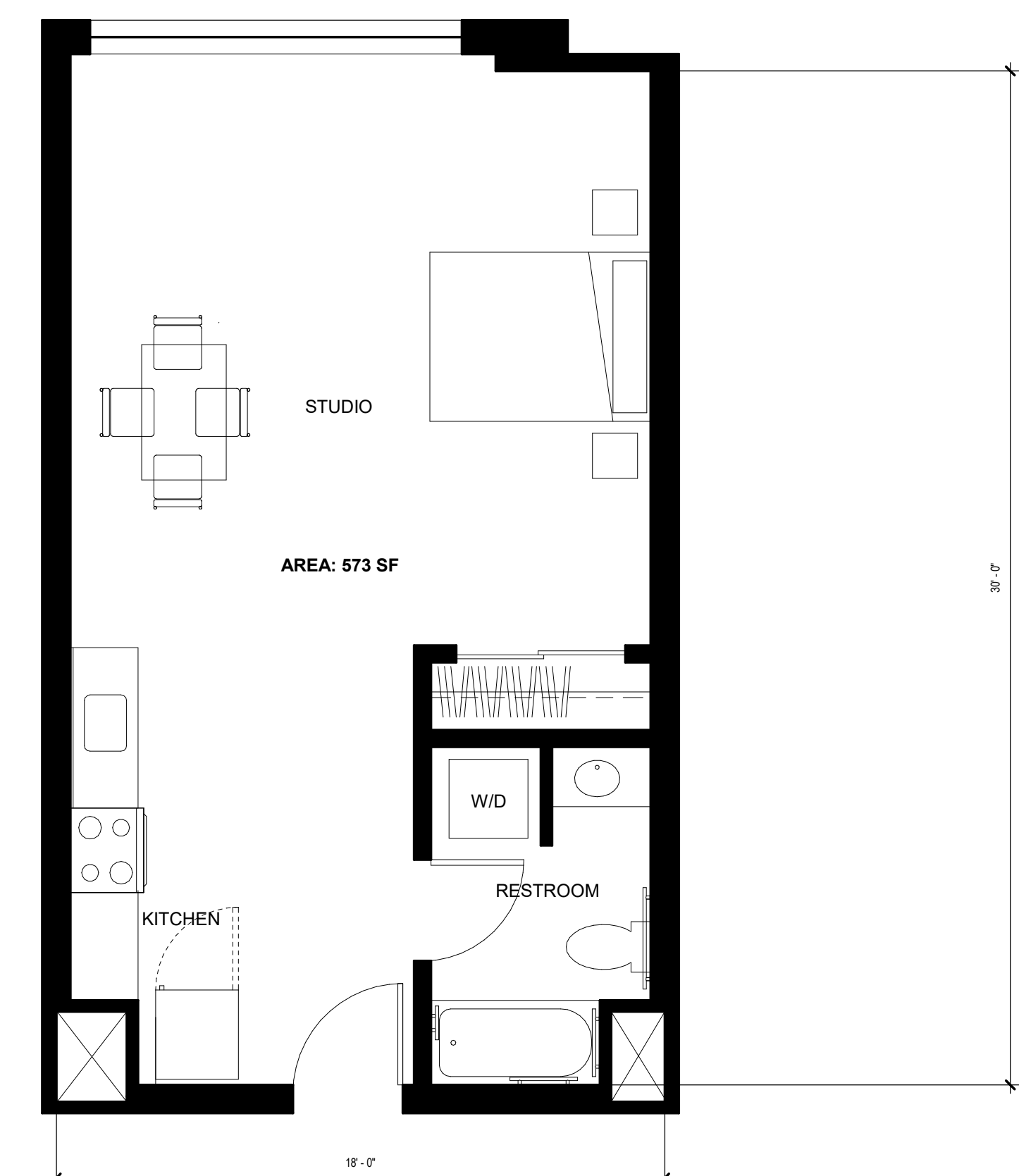
4 RESIDENTIAL 1 - UNIT PLAN - TYPICAL 3 BD
SCALE: 1/4" = 1'-0"



2 RESIDENTIAL 1 - UNIT PLAN - TYPICAL 1 BD
SCALE: 1/4" = 1'-0"

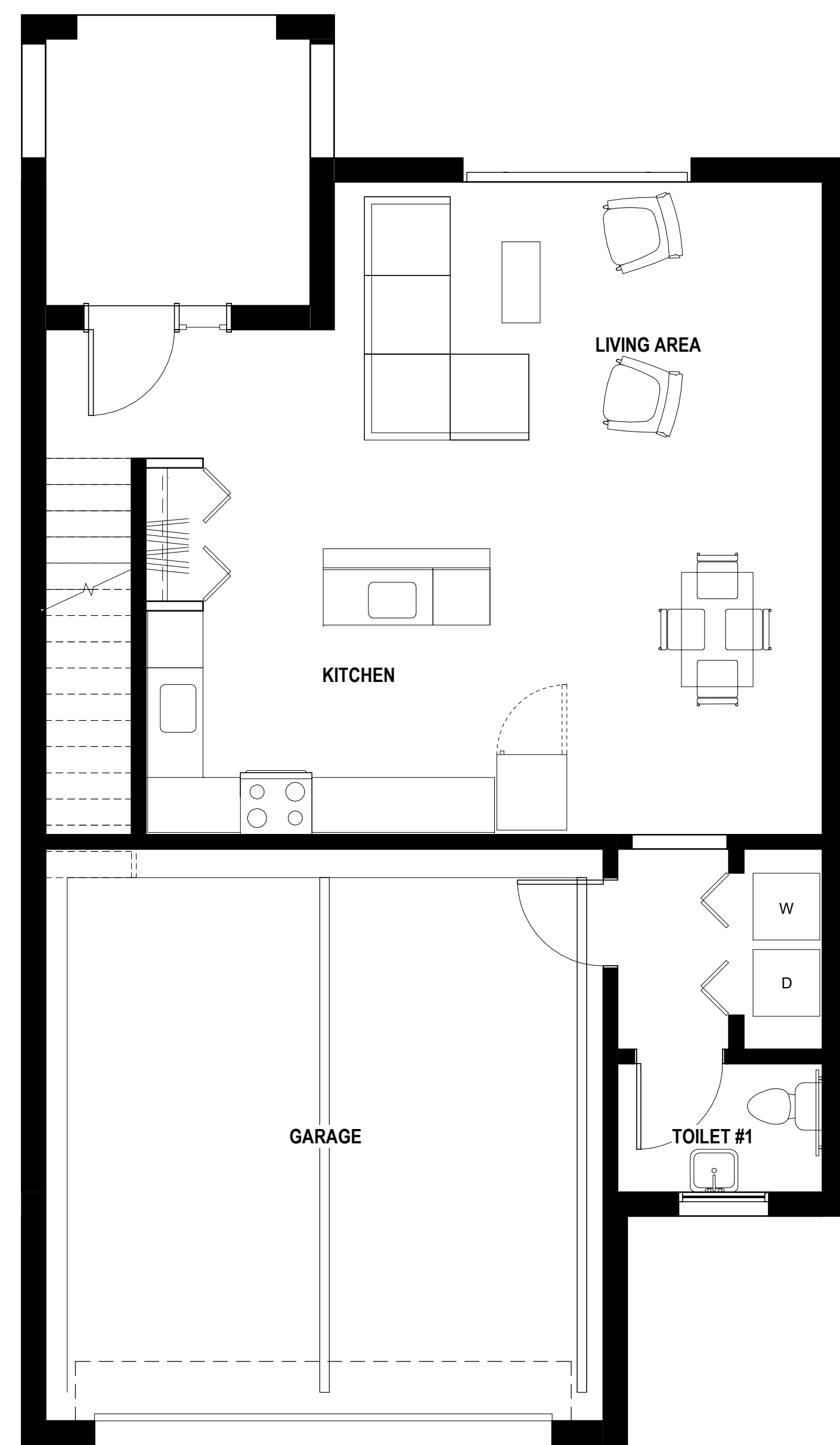
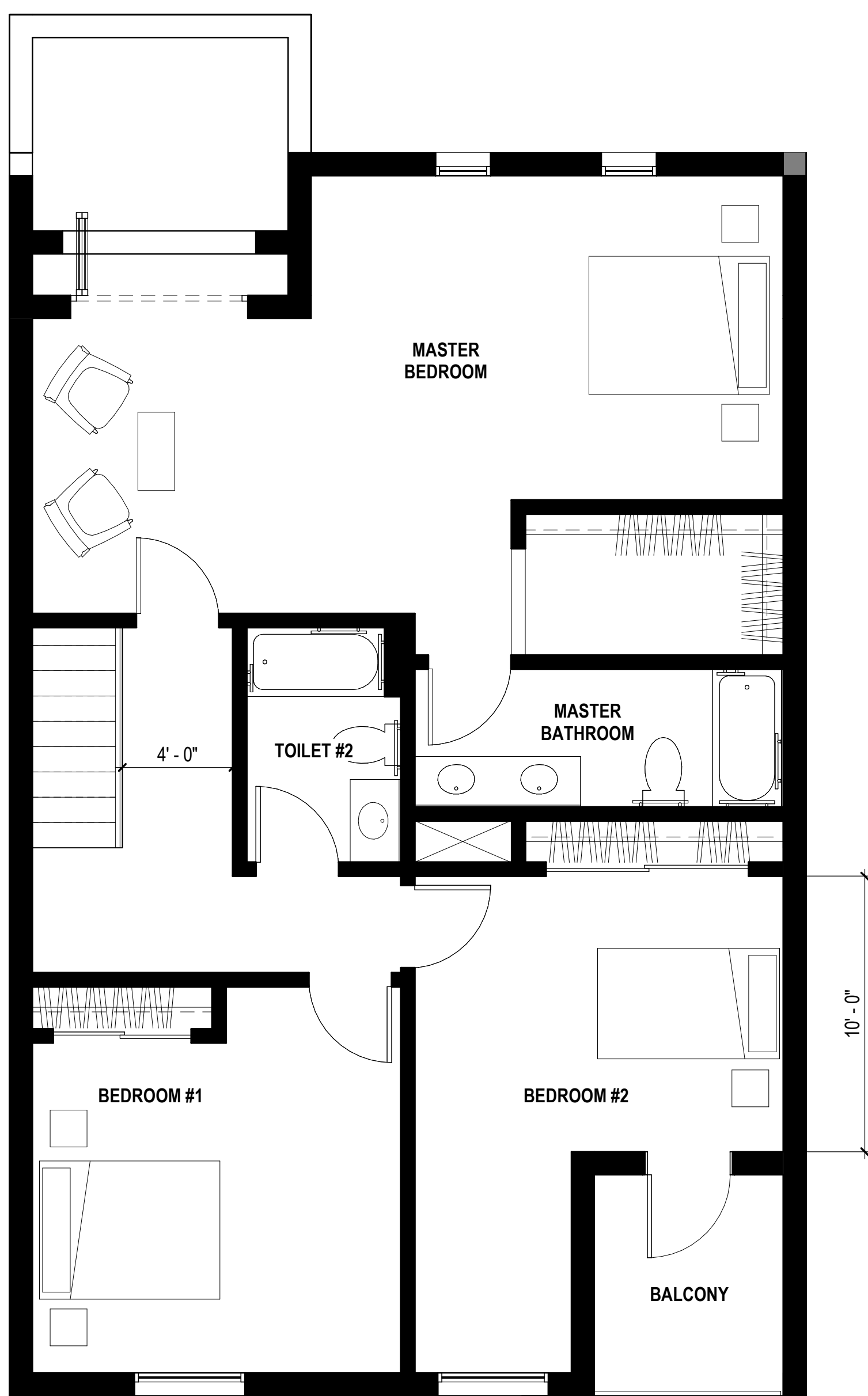


3 RESIDENTIAL 1 - UNIT PLAN - TYPICAL 2 BD
SCALE: 1/4" = 1'-0"



1 RESIDENTIAL 1 - UNIT PLAN - TYPICAL STUDIO
SCALE: 1/4" = 1'-0"

1	PLANNING SUBMISSION_REV2	10/31/2022



2 TOWN HOMES - UNIT PLAN - LEVEL 2

SCALE: 1/4" = 1'-0"

1 TOWN HOMES - UNIT PLAN - LEVEL 1

SCALE: 1/4" = 1'-0"

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2 RESIDENTIAL 1 - EXTERIOR BUILDING ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

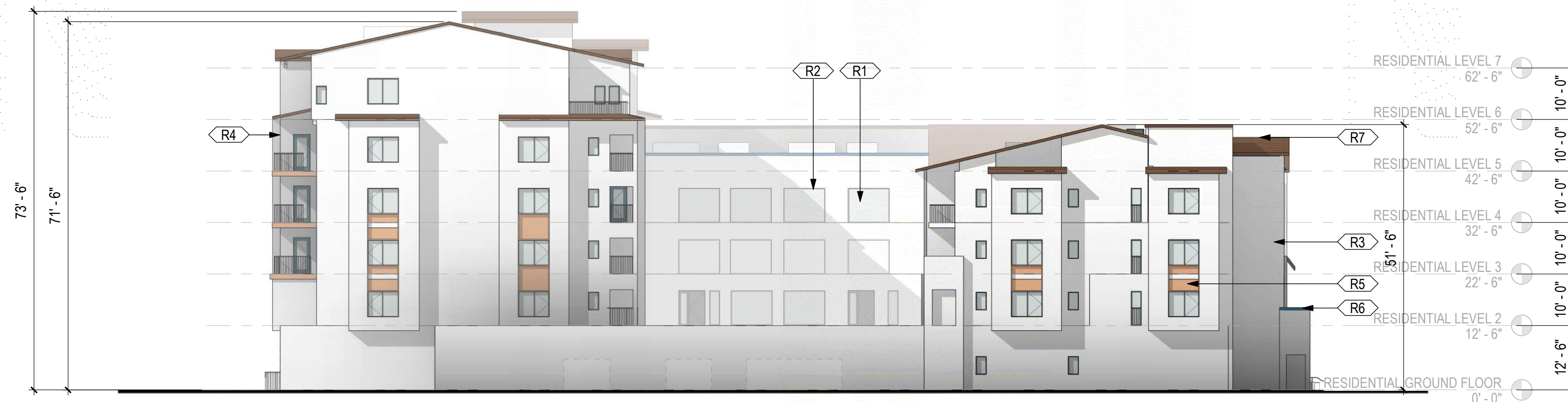


1 RESIDENTIAL 1 - EXTERIOR BUILDING ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

- EXTERIOR BUILDING MATERIALS - RESIDENTIAL**
- R1 VISION GLASS: 1" IGU WITH LOW-E COATING (SNX 62/27)
 - R2 THERMALLY BROKEN ALUMINUM WINDOW W/ DARK BRONZE ANODIZE FINISH
 - R3 STUCCO EXTERIOR WALL SYSTEM
 - R4 EXPOSED TIMBER DOUGLAS FIR DETAILING
 - R5 EXTERIOR WOOD CLADDING
 - R6 CERAMIC TILE ACCENTS
 - R7 TERRACOTTA ROOFING TILE
 - R8 ACCENT PAINT COLOR

RESIDENTIAL 1 - EXTERIOR BUILDING ELEVATIONS & MATERIALS

AR6.01.1



2 RESIDENTIAL 1 - EXTERIOR BUILDING ELEVATION - EAST

SCALE: 1/16" = 1'-0"



1 RESIDENTIAL 1 - EXTERIOR BUILDING ELEVATION - WEST

SCALE: 1/16" = 1'-0"

EXTERIOR BUILDING MATERIALS - RESIDENTIAL

- R1 VISION GLASS: 1" IGU WITH LOW-E COATING (SNX 62/27)
- R2 THERMALLY BROKEN ALUMINUM WINDOW W/ DARK BRONZE ANODIZE FINISH
- R3 STUCCO EXTERIOR WALL SYSTEM
- R4 EXPOSED TIMBER DOUGLAS FIR DETAILING
- R5 EXTERIOR WOOD CLADDING
- R6 CERAMIC TILE ACCENTS
- R7 TERRACOTTA ROOFING TILE
- R8 ACCENT PAINT COLOR

ISSUED FOR: DATE:

ISSUED FOR:	DATE:
1 PLANNING SUBMISSION_REV2	10/31/2022

RESIDENTIAL 1 - EXTERIOR BUILDING ELEVATIONS & MATERIALS

AR6.01.2

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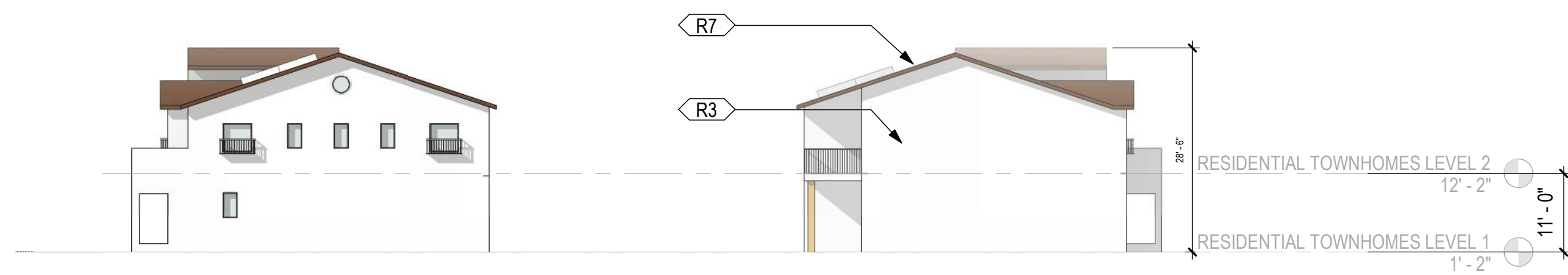
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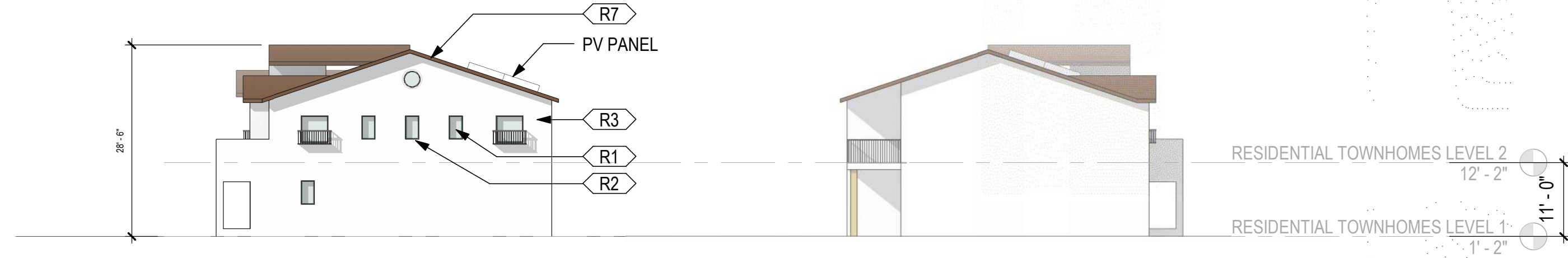
TOWN HOMES - EXTERIOR BUILDING ELEVATIONS & MATERIALS

AR6.04.1



6 TOWN HOMES - EXTERIOR BUILDING ELEVATION - EAST

SCALE: 1/16" = 1'-0"



5 TOWN HOMES - EXTERIOR BUILDING ELEVATION - WEST

SCALE: 1/16" = 1'-0"



4 TOWN HOMES - LONGITUDINAL SECTION

SCALE: 1/16" = 1'-0"



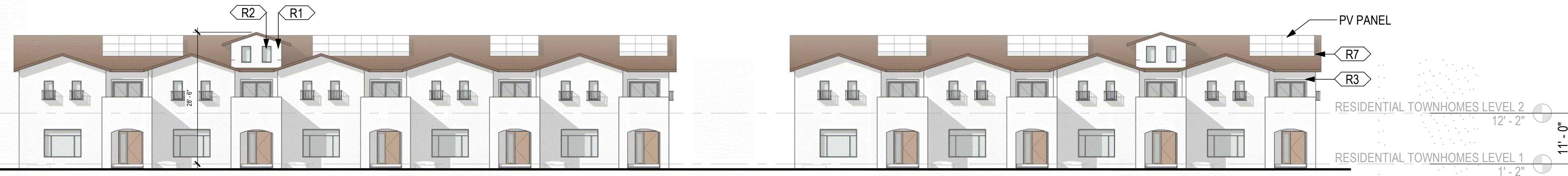
3 TOWN HOMES - EXTERIOR BUILDING ELEVATION - NORTH FROM CENTER

SCALE: 1/16" = 1'-0"



2 TOWN HOMES - EXTERIOR BUILDING ELEVATION - NORTH

SCALE: 1/16" = 1'-0"



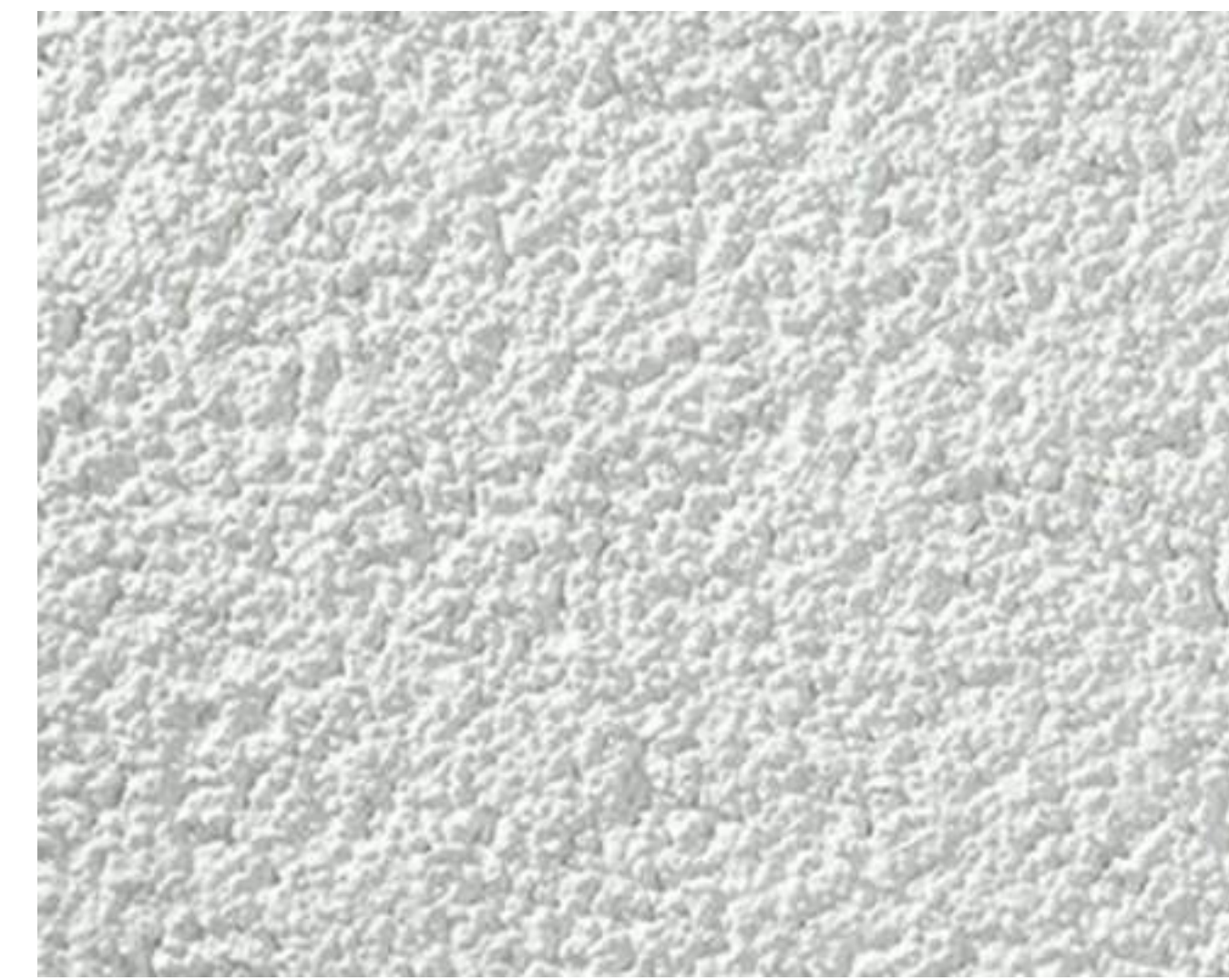
1 TOWN HOMES - EXTERIOR BUILDING ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"

EXTERIOR BUILDING MATERIALS - RESIDENTIAL

- R1 VISION GLASS: 1" IGU WITH LOW-E COATING (SNX 62/27)
- R2 THERMALLY BROKEN ALUMINUM WINDOW W/ DARK BRONZE ANODIZE FINISH
- R3 STUCCO EXTERIOR WALL SYSTEM
- R4 EXPOSED TIMBER DOUGLAS FIR DETAILING
- R5 EXTERIOR WOOD CLADDING
- R6 CERAMIC TILE ACCENTS
- R7 TERRACOTTA ROOFING TILE
- R8 ACCENT PAINT COLOR

1	PLANNING SUBMISSION_REV2	10/31/2022



R3 STUCCO EXTERIOR WALL SYSTEM

SCALE: 12" = 1'-0"



R2 THERMALLY BROKEN ALUMINUM WINDOW W/ DARK BRONZE ANODIZE FINISH

SCALE: 12" = 1'-0"



R1 VISION GLASS: 1" IGU WITH LOW-E COATING (SNX 62/27)

SCALE: 12" = 1'-0"



R5 EXTERIOR WOOD CLADDING - 2

SCALE: 12" = 1'-0"



R4 EXPOSED TIMBER DOUGLAS FIR DETAILING

SCALE: 12" = 1'-0"



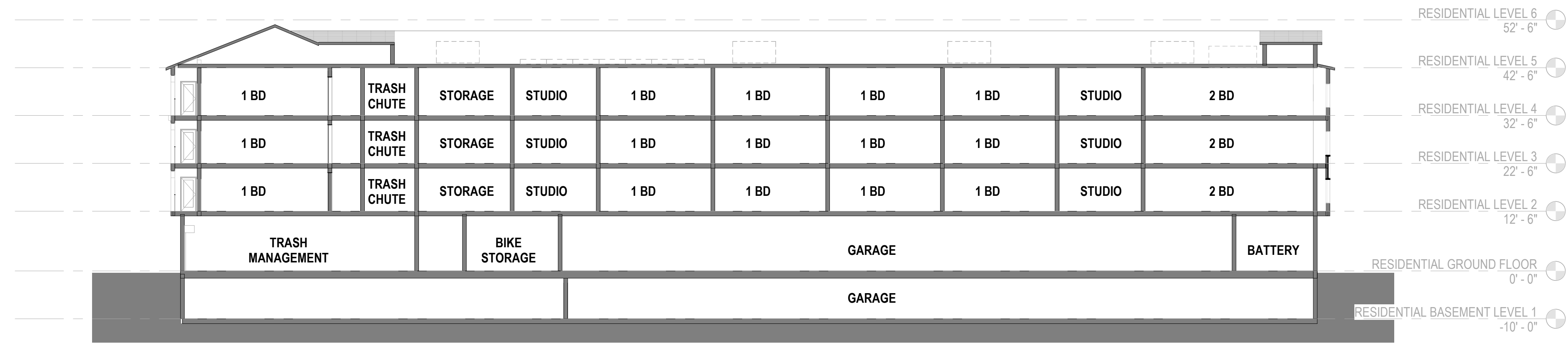
R8 ACCENT PAINT COLOR

SCALE: 12" = 1'-0"



R7 TERRACOTTA ROOFING TILE

SCALE: 12" = 1'-0"

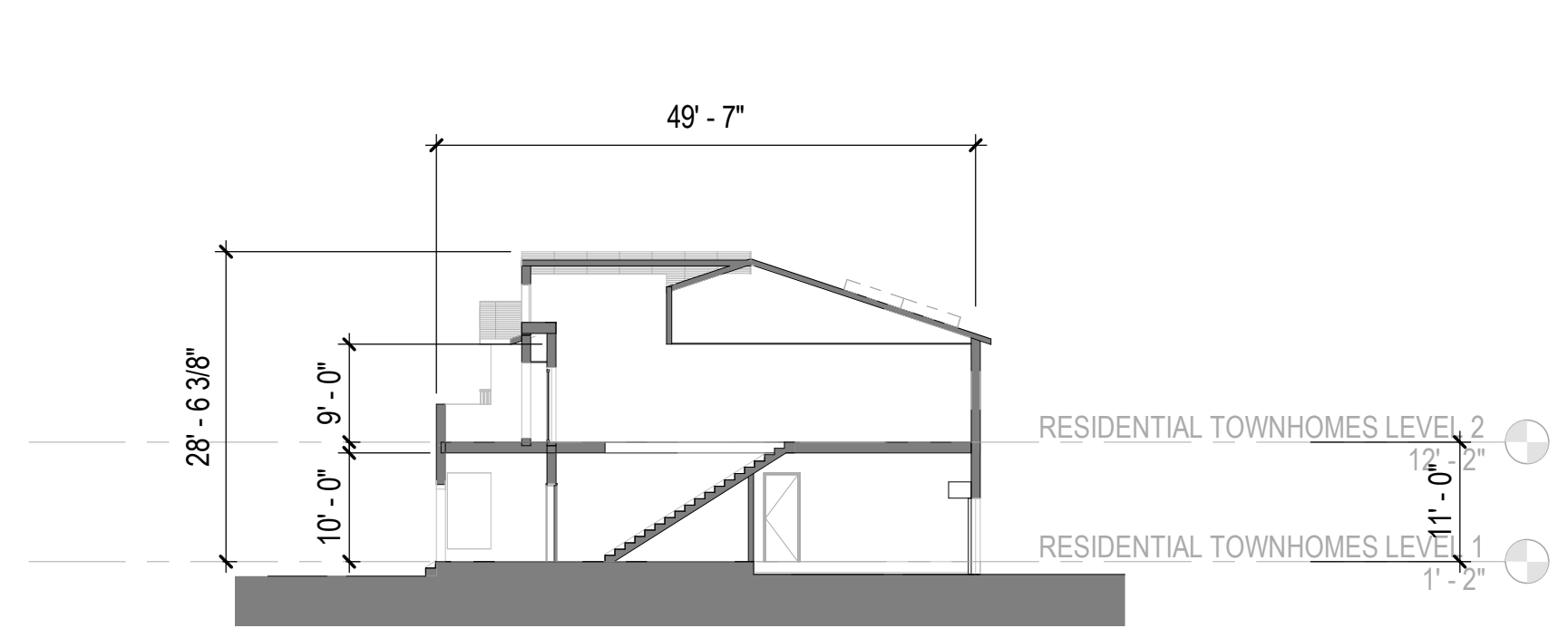


2 | RESIDENTIAL 1 - BUILDING SECTION - EW

SCALE: 1/16" = 1'-0"

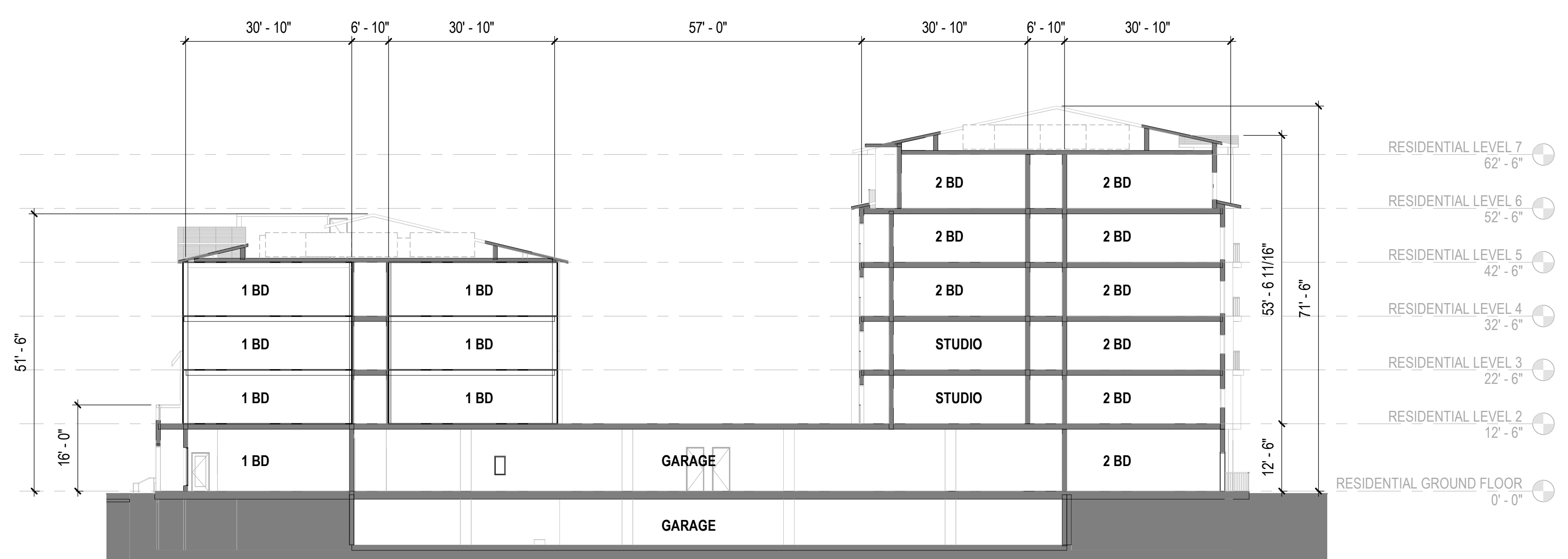
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1	PLANNING SUBMISSION_REV2	10/31/2022



3 | TOWN HOMES - BUILDING SECTION - NS

SCALE: 1/16" = 1'-0"

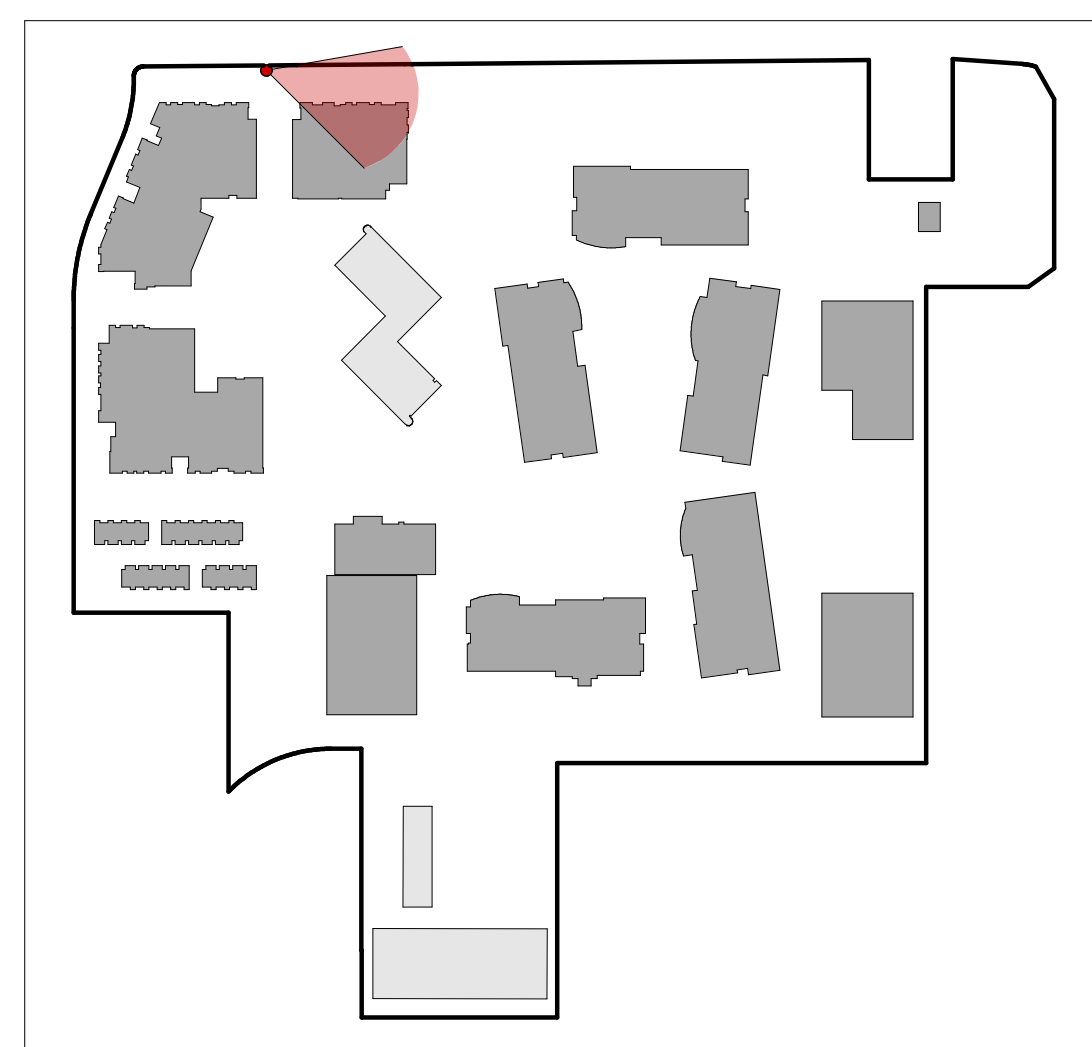


1 | RESIDENTIAL 1 - BUILDING SECTION - NS

SCALE: 1/16" = 1'-0"

RESIDENTIAL
BUILDING
SECTIONS

AR7.00.1



A PARKLET WITH SHARED BICYCLE AND PEDESTRIAN PATHS WILL STRETCH ALONG THE PROJECT AT RAVENSWOOD AVENUE.

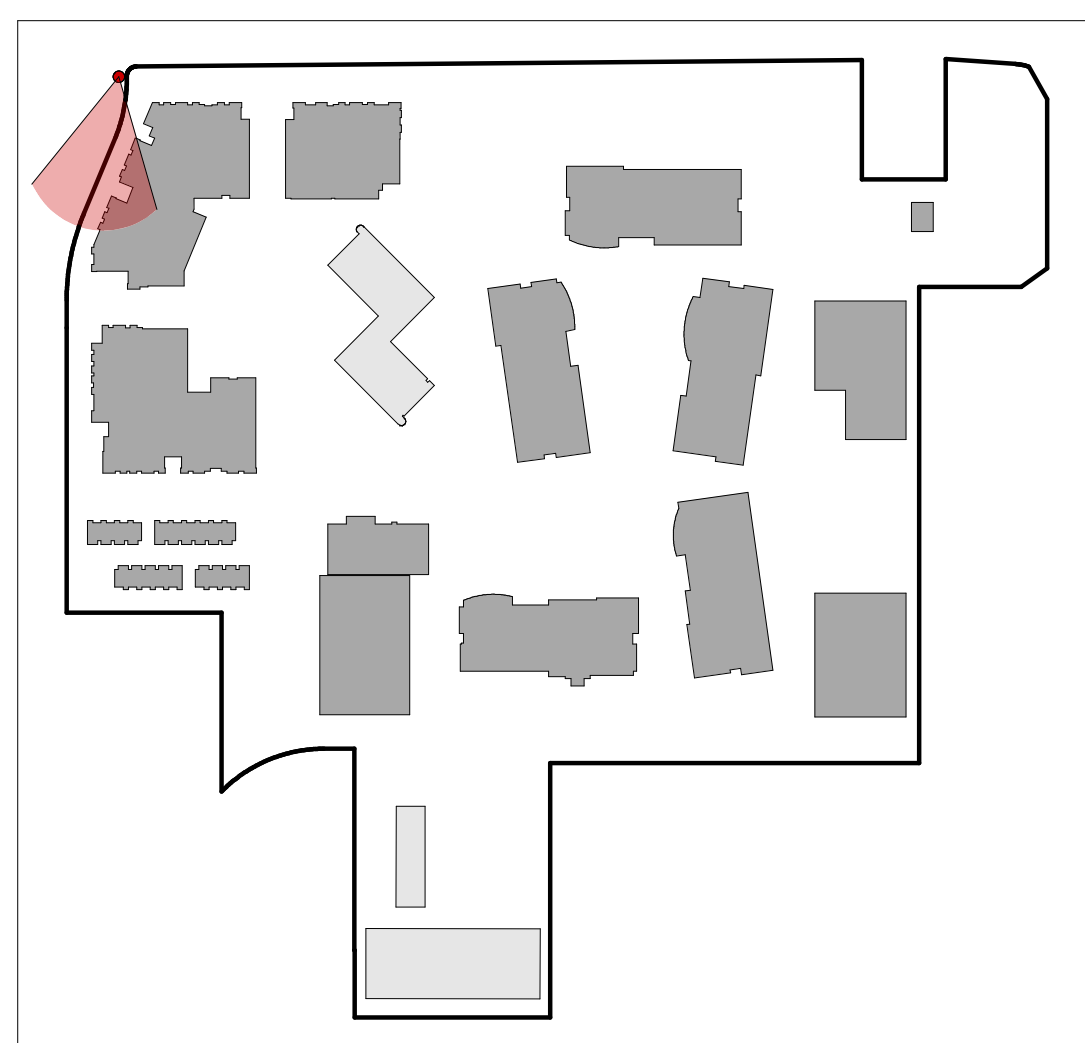
1	PLANNING SUBMISSION_REV2	10/31/2022

**ILLUSTRATIVE
VIEW OF
RESIDENTIAL
ALONG
RAVENSWOOD
AVENUE
AR7.90.1**

1	PLANNING SUBMISSION_REV2	10/31/2022



BICYCLES AND PEDESTRIANS TRAVEL ALONG LAUREL STREET WITH "RESIDENTIAL 2" BUILDING AT LEFT.

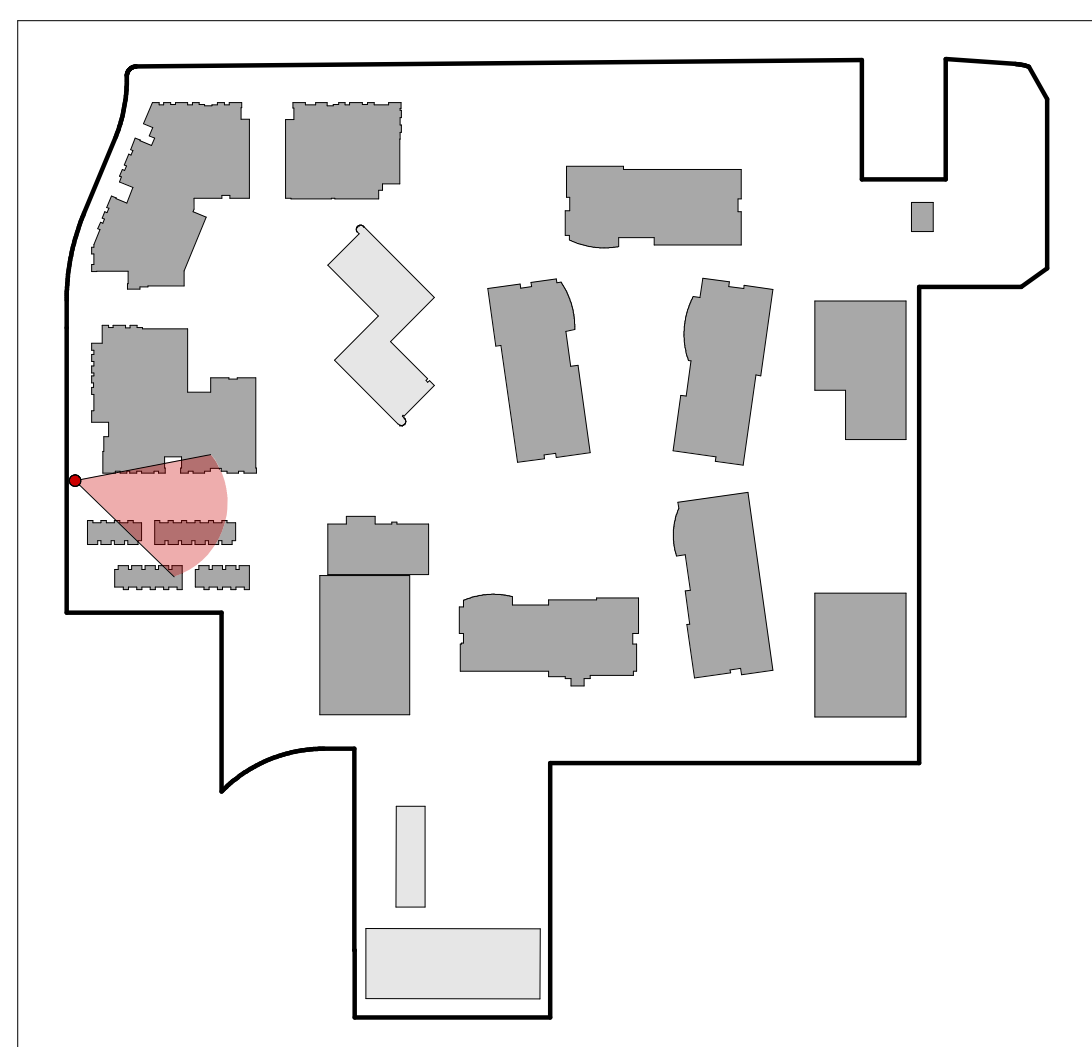


ILLUSTRATIVE
VIEW OF
RESIDENTIAL
ALONG LAUREL
STREET

AR7.90.2

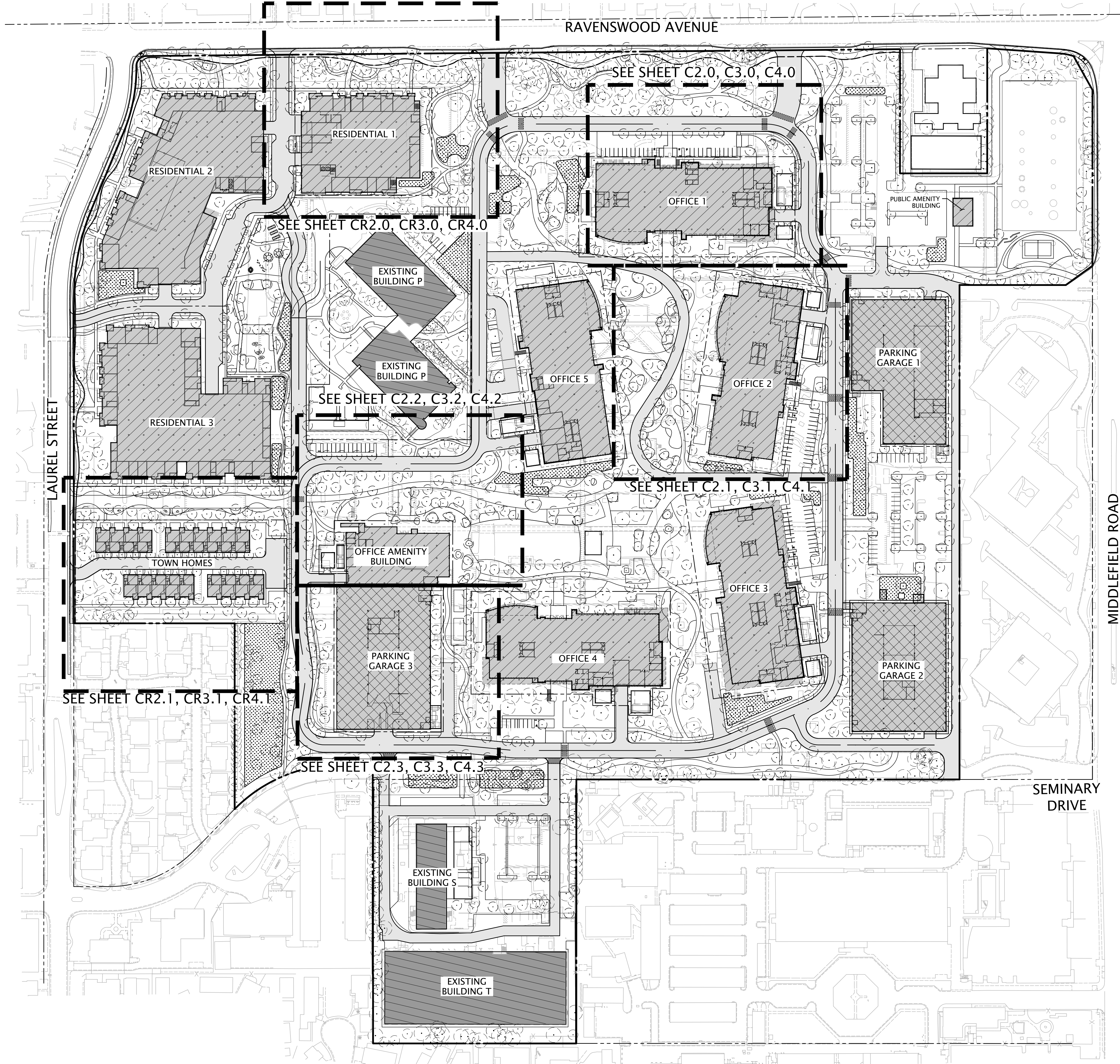


THE LAUREL STREET PEDESTRIAN CONNECTION WILL OFFER EAST-WEST ACCESS TO AND FROM THE PARKLINE CENTRAL COMMONS.



1	PLANNING SUBMISSION_REV2	10/31/2022

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SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
CR1.0	RESIDENTIAL COVER SHEET
CR2.0	EXISTING SITE PLAN - RESIDENTIAL 1
CR2.1	EXISTING SITE PLAN - TOWNHOMES
CR3.0	GRADING PLAN - RESIDENTIAL 1
CR3.1	GRADING PLAN - TOWNHOMES
CR4.0	PRELIMINARY UTILITY PLAN - RESIDENTIAL 1
CR4.1	PRELIMINARY UTILITY PLAN - TOWNHOMES

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PARKLINE

333 RAVENSWOOD AVE.

SRI International

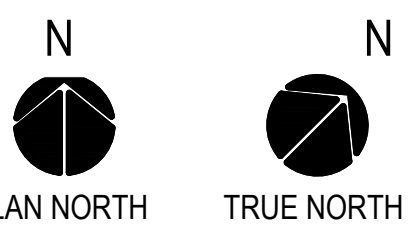
LANE PARTNERS

OJB

KIER+WRIGHT

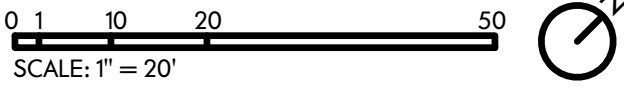
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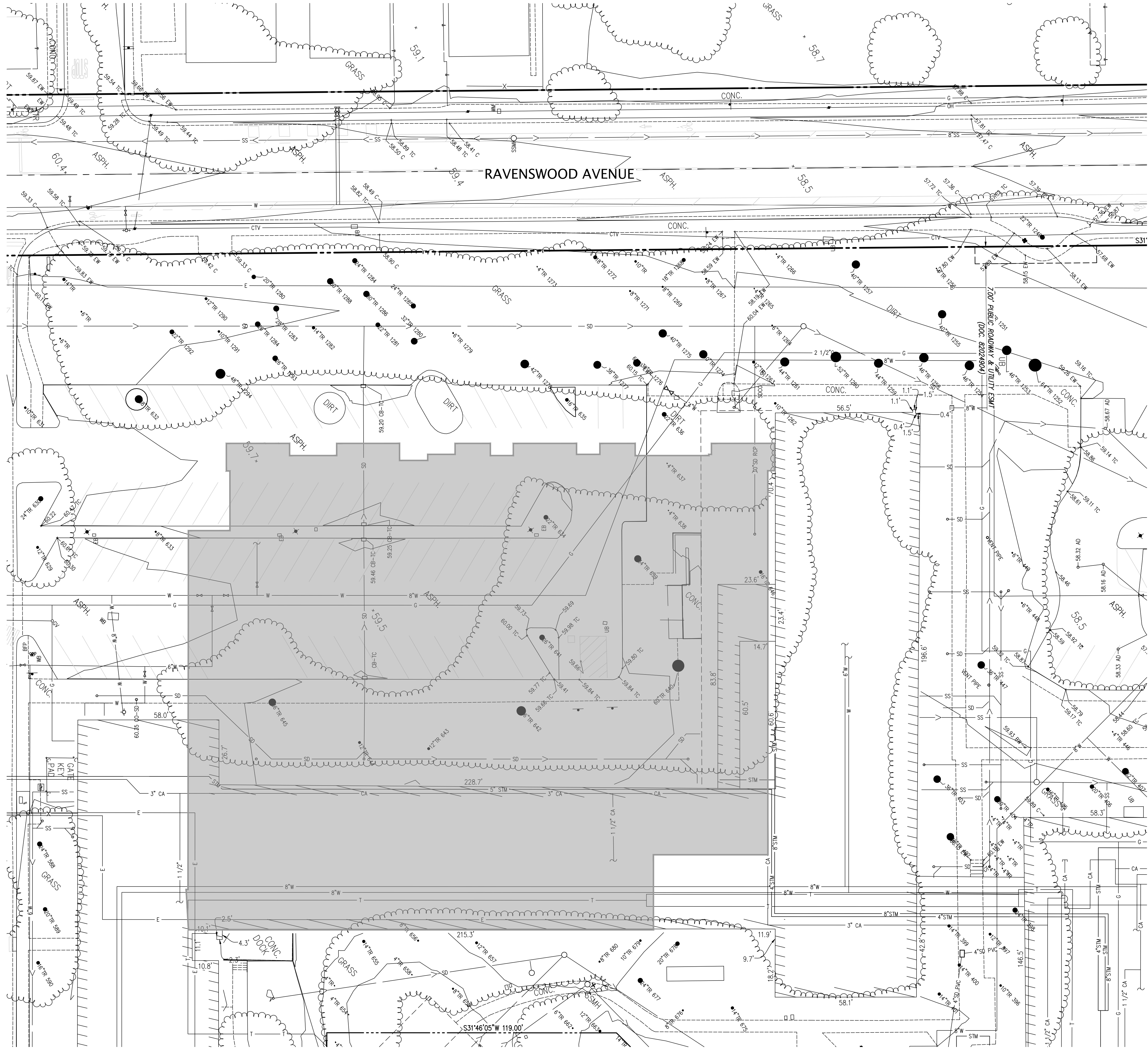
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1	PLANNING SUBMISSION_REV2	10/31/2022



RESIDENTIAL COVER SHEET

CR1.0



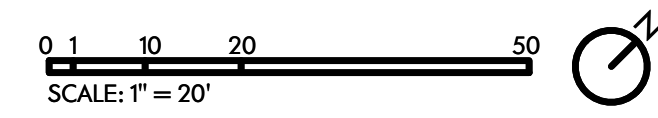


LEGEND

	ABANDONED UTILITY - PER PLAN
	ASPHALT BERM
	BUILDING LINE
	BARRICADE
	CAST IRON PIPE LINE
	CENTERLINE
	CHILLED WATER LINE
	COMMUNICATION LINE
	COMPRESSED AIR
	CONCRETE BLOCK WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	DUCTILE IRON PIPE LINE
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	EDGE OF WATER/FLOWLINE
	EDGE OF ROCK
	ELECTRIC LINE
	FENCE LINE
	FIBER OPTICS LINE
	GAS LINE-VALVE & METER
	GUARD RAIL
	JOINT TRENCH LINE
	LOT LINE
	PIPELINE
	MONUMENT/MONUMENT LINE
	OVERHEAD POWER LINE
	PETROLEUM LINE
	PLANT WASTE LINE
	PROPERTY LINE
	RETAINING WALL
	RECLAIMED WATER LINE & VALVE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SANITARY SEWER LINE OVER 24\"/>
	SANITARY SEWER FORCE MAIN LINE
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	STORM DRAIN LINE OVER 24\"/>
	STREET LIGHT CONDUIT LINE
	STEAM LINE
	TELEPHONE LINE
	TRAFFIC SIGNAL CONDUIT LINE
	CABLE TELEVISION LINE
	UNKNOWN UTILITY LINE
	WATER LINE & VALVE
	WATER LINE OVER 24\"/>
	ACCESSIBLE PARKING SYMBOL
	ANODE
	AREA DRAIN
	AUTOMATIC SPRINKLER RISER
	BACKFLOW PREVENTION DEVICE
	BENCHMARK/TEMPORARY BENCHMARK
	BLOWOFF VALVE
	DOUBLE DETECTOR CHECK VALVE
	ELECTROLIER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GAS METER
	GUY ANCHOR
	HOSEBIB
	MAIL BOX
	POST INDICATOR VALVE
	POWER POLE/JOINT POLE
	SURVEY CONTROL POINT
	TRANSFORMER
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	UTILITY BOX
	WALK-BOLLARD LIGHT
	WATER VALVE
	WELL

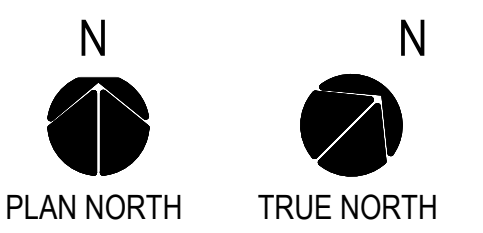
ABBREVIATIONS

AC	ASPHALTIC CONCRETE	HCR	HANDICAP RAMP
AD	AREA DRAIN	IB	IRRIGATION BOX
AFR	ABOVE FINISHED FLOOR	INTX	INTERSECTION
ASR	AUTOMATIC SPRINKLER RISER	L/S	LANDSCAPE
BEG	BEGINNING	LIP	LIP OF GUTTER
BFP	BACK FLOW PREVENTER	LT	LIGHT
BL	BUILDING	MH	MANHOLE
BLDG	BUILDING	MON	MONUMENT
BOL	BOLLARD	OH	OVERHEAD
BR	BOTTOM OF RAMP	PAVR	BRICK PAVERS
BS	BOTTOM OF STEP	PIV	POST INDICATOR VALVE
BTM	BOTTOM	POC	POINT ON CURVE
BW	BACK OF WALK	PP	POWER POLE
C	CONCRETE	PT	POINT
CAB	CABINET	RD	ROOF DRAIN
CB	CATCH BASIN	RE	RIM ELEVATION
CL	CENTERLINE	ROW	RIGHT OF WAY
CLF	CHAIN LINK FENCE	RR	RAIL ROAD
CO	CLEAN OUT	SAT.	SATELLITE
CONC	CONCRETE	SD	STORM DRAIN
CONST.	CONSTRUCT	SDCO	STORM DRAIN CLEAN OUT
D/W	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
DET	DETECTOR	SF	SQUARE FEET
DI	DRAIN INLET	SL	STREET LIGHT
DWY	DRIVEWAY	SLB	STREET LIGHT BOX
EB	ELECTRIC BOX	SS	SANITARY SEWER
EL	ELECTROLIER	SSCO	SANITARY SEWER CLEAN OUT
ELEC	ELECTRICAL	SSMH	SANITARY SEWER MANHOLE
EMH	ELECTRICAL MANHOLE	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TE	TRASH ENCLOSURE
EV	ELECTRIC VAULT	TELE	TELEPHONE
EW	EDGE OF WALK	TMH	TELEPHONE MANHOLE
FAB	FIRE ALARM BOX	TOP	TOP OF SLOPE
FC	FACE OF CURB	TR	TREE
FD	FOUND	TS	TOP OF SLAB
FDC	FIRE DEPARTMENT CONNECTION	TSB	TRAFFIC SIGNAL BOX
FF	FINISH FLOOR	TSP	TRAFFIC SIGNAL POLE
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	UB	UTILITY BOX
FNC	FENCE	UG	UNDERGROUND
FND	FOUND	UP	UTILITY POLE
FP	FINISH PAVEMENT	VG	VALLEY GUTTER
FW	FACE OF WALL	WB	WATER BOX
GA	GAUGE	WD	WOOD
GB	GRADE BREAK	WM	WATER METER
GUY	GUY WIRE	WV	WATER VALVE
GV	GAS VALVE		



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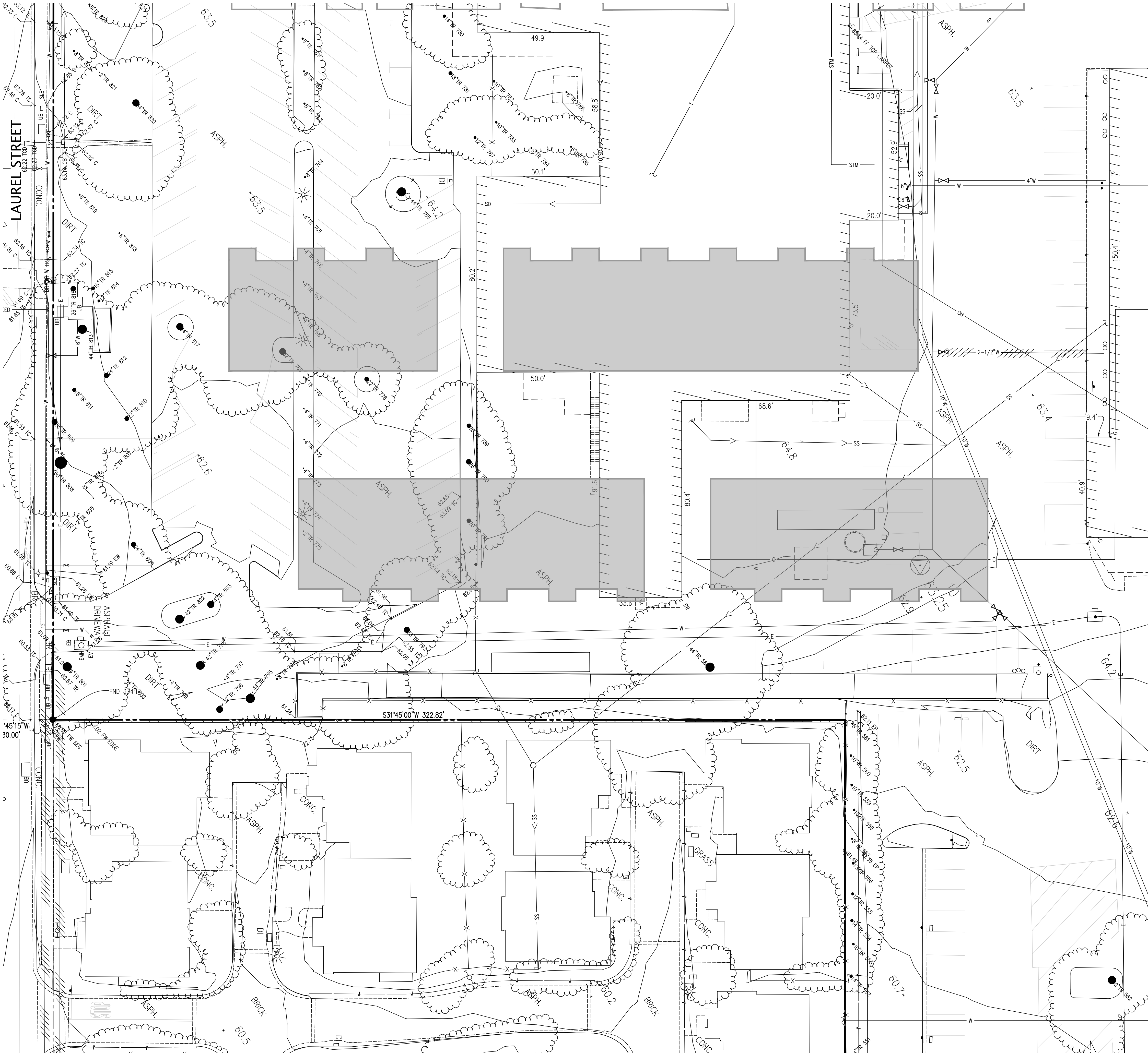
1	PLANNING SUBMISSION_REV2	10/31/2022



EXISTING SITE PLAN - RESIDENTIAL 1

CR2.0

1	PLANNING SUBMISSION_REV2	10/31/2022

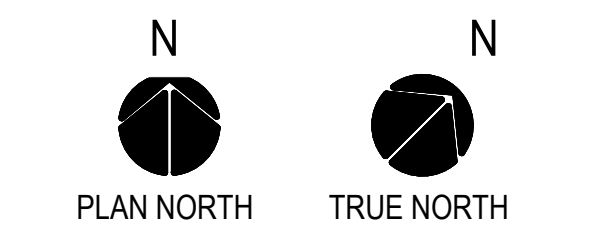


LEGEND

	ABANDONED UTILITY - PER PLAN
	ASPHALT BERM
	BUILDING LINE
	BARRICADE
	CAST IRON PIPE LINE
	CENTERLINE
	CHILLED WATER LINE
	COMMUNICATION LINE
	COMPRESSED AIR
	CONCRETE/BLOCK WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	DUCTILE IRON PIPE LINE
	DRIVEWAY
	EASEMENT LINE
	EDGE OF PAVEMENT
	EDGE OF WATER/FLOWLINE
	EDGE OF ROCK
	ELECTRIC LINE
	FENCE LINE
	FIBER OPTICS LINE
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	BACKFLOW PREVENTION DEVICE
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	ELECTROLINER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GAS METER
	GUY ANCHOR
	HOSE BIBB
	MAIL BOX
	POST INDICATOR VALVE
	POWER POLE/JOINT POLE
	SURVEY CONTROL POINT
	TRANSFORMER
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	UTILITY BOX
	WALK-BOLLARD LIGHT
	WATER VALVE
	WELL

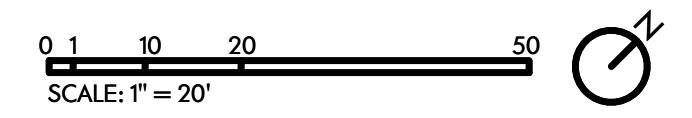
ABBREVIATIONS

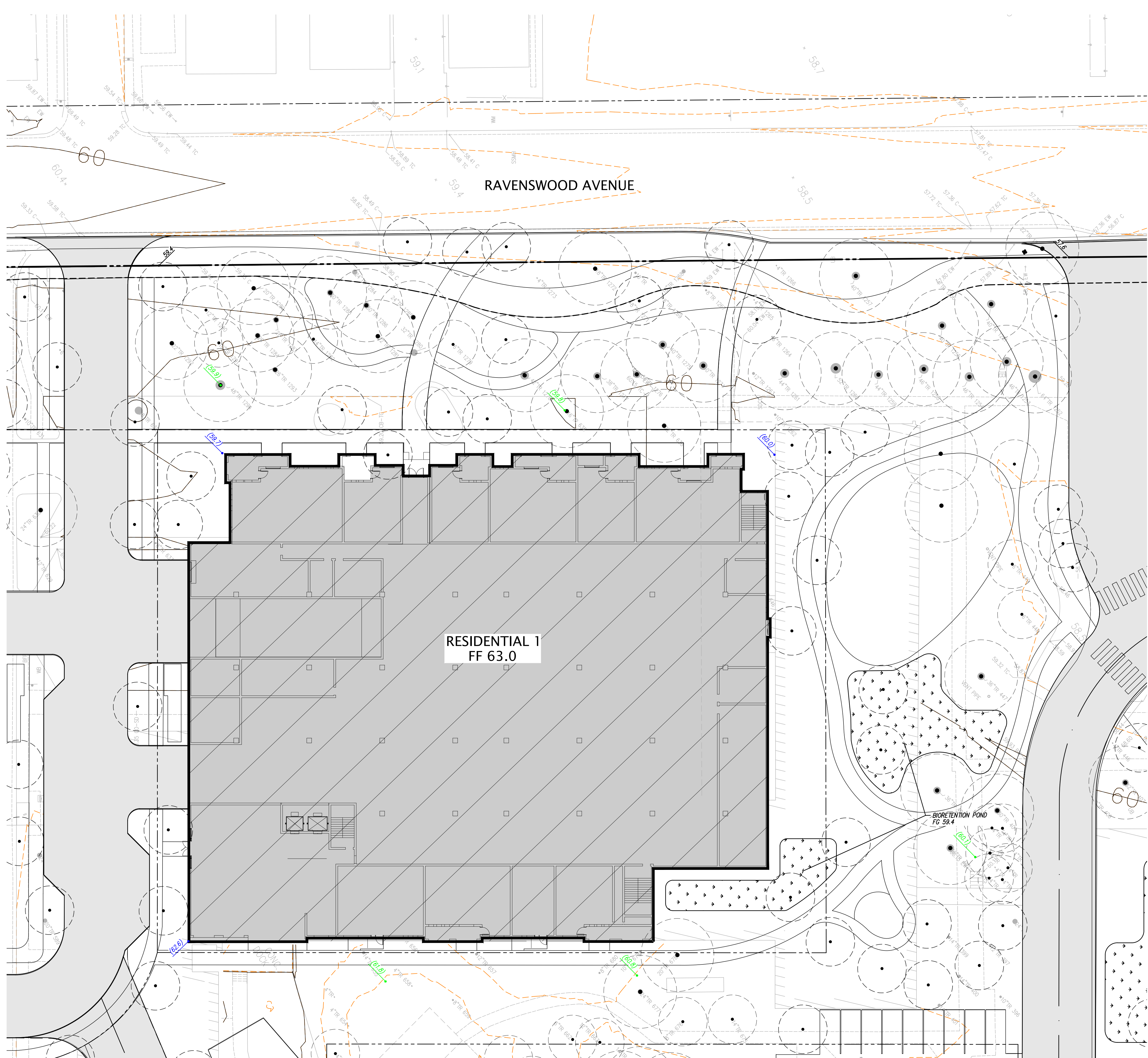
AC	ASPHALTIC CONCRETE	HCR	HANDICAP RAMP
AD	AREA DRAIN	IB	IRRIGATION BOX
AF	ABOVE FINISHED FLOOR	INTX	INTERSECTION
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GUY	GUY WIRE	WV	WATER VALVE
GV	GAS VALVE		



EXISTING
SITE PLAN -
TOWNHOMES

CR2.1





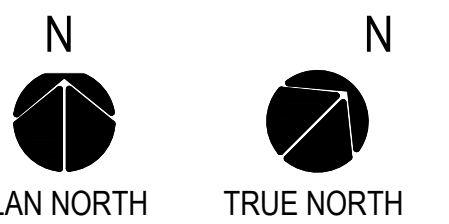
LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- (XX.X) ELEVATION OF EX. TREE TO REMAIN
- (XX.X) EXISTING GRADE
- X'SD STORM DRAIN LINE
- TC TOP OF CURB
- ▨ PROPOSED BUILDING
- ▨ PROPOSED GARAGE
- ▨ EXISTING BUILDING TO REMAIN
- ▨ 3" GRIND & OVERLAY

NOTES

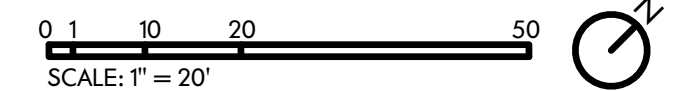
1. GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.A3 OF THE CALIFORNIA BUILDING CODE (CBC).
2. UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.

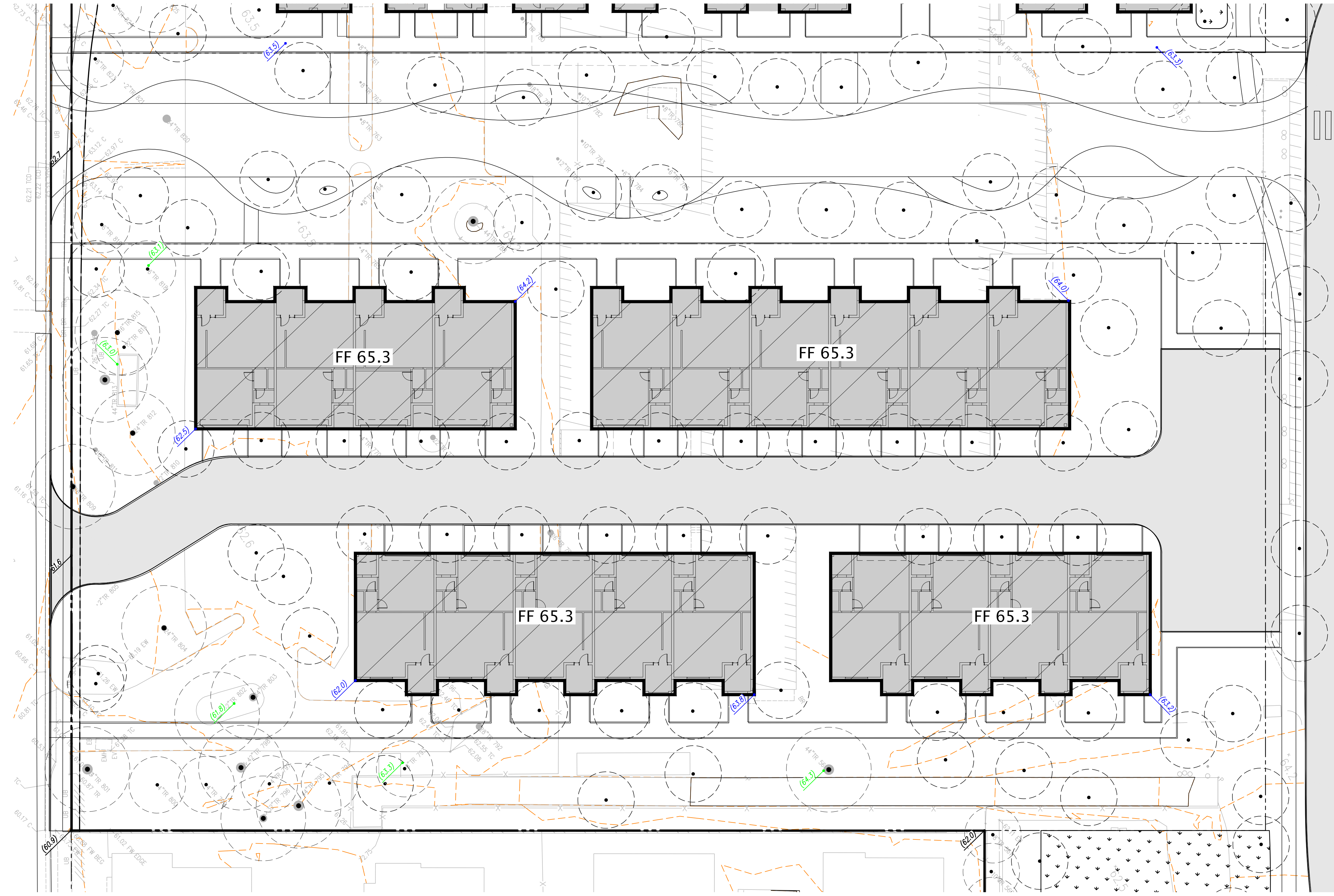
1	PLANNING SUBMISSION_REV2	10/31/2022



GRADING PLAN - RESIDENTIAL 1

CR3.0





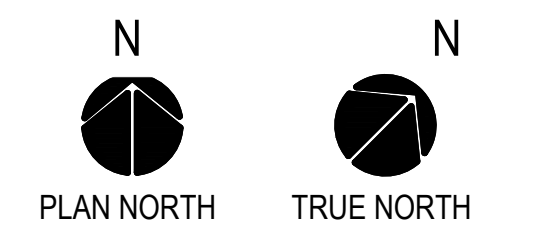
LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FLOW LINE
- FINISH FLOOR
- PAVEMENT
- RIM ELEVATION
- SPOT ELEVATION
- ELEVATION OF EX. TREE TO REMAIN
- EXISTING GRADE
- STORM DRAIN LINE
- TOP OF CURB
- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- 3" GRIND & OVERLAY

- NOTES**
1. GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.A3 OF THE CALIFORNIA BUILDING CODE (CBC).
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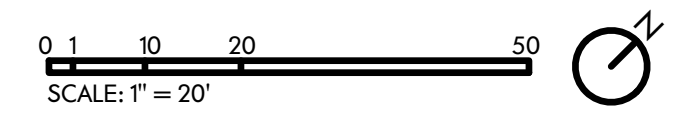
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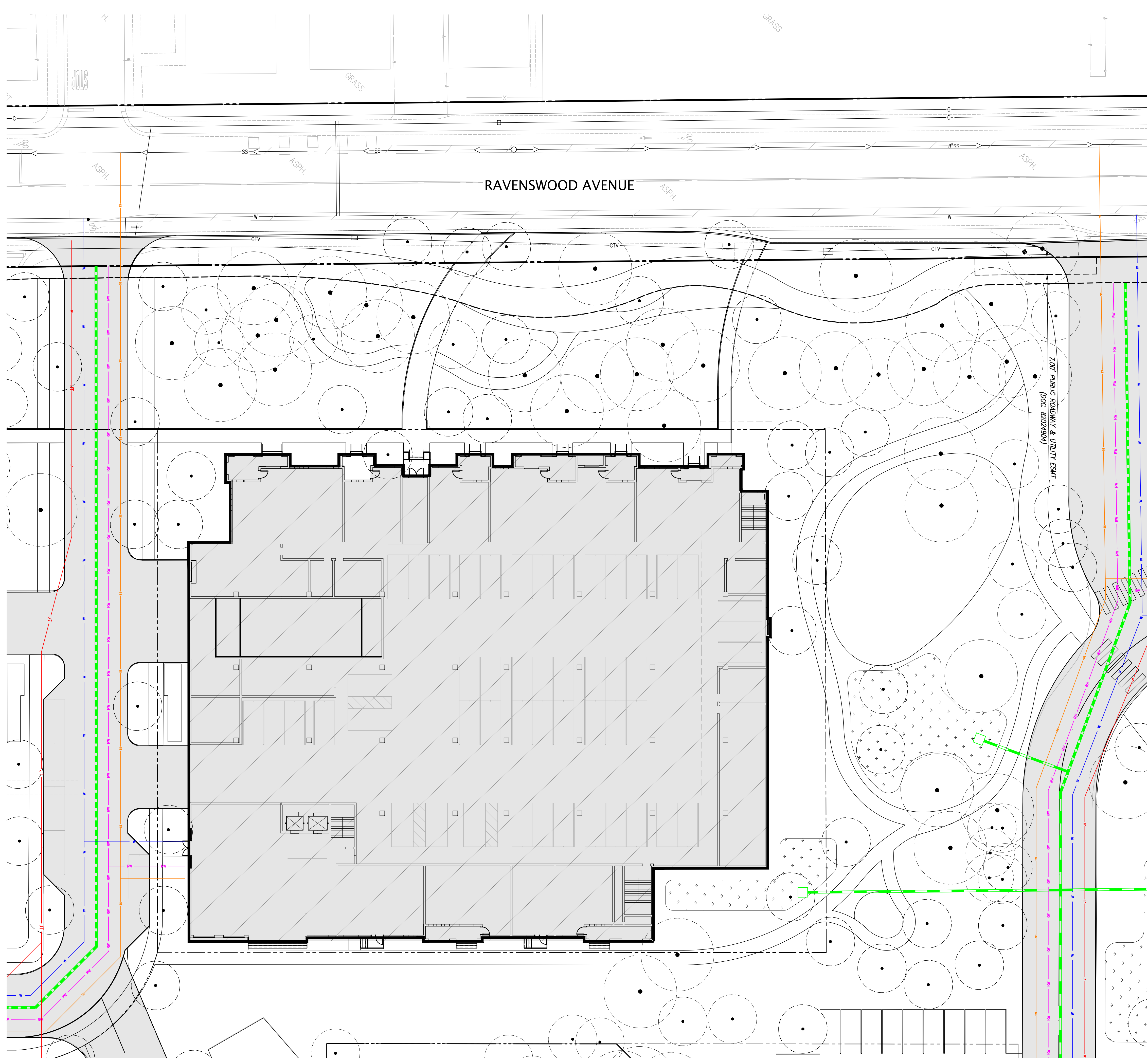
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GRADING PLAN - TOWNHOMES

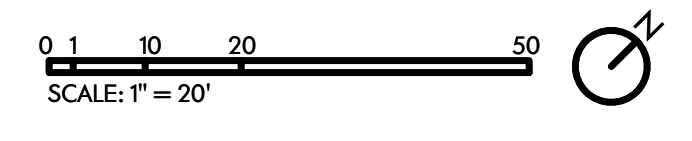
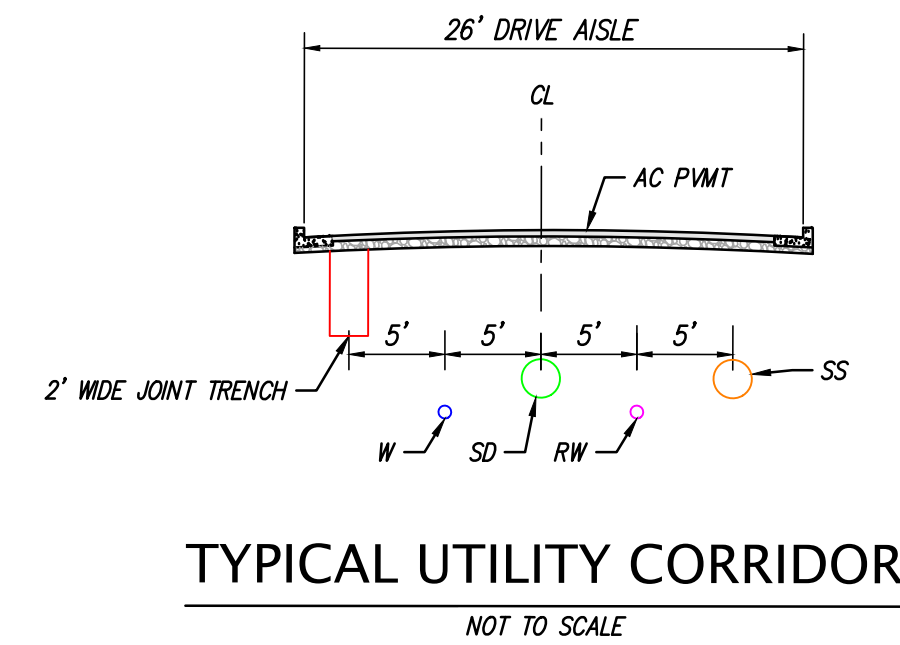
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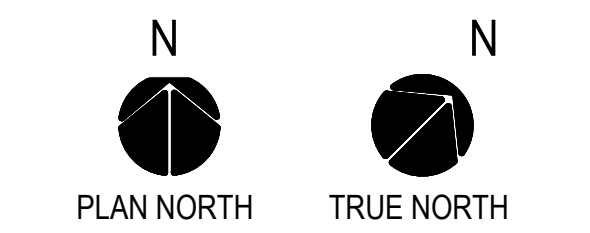


LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		ELECTRIC LINE
		FENCE LINE
		FIRE SERVICE & VALVE
		FIBER OPTICS LINE
		GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PROPERTY LINE
		RECYCLED WATER LINE & VALVE
		SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
		STORM DRAIN-MANHOLE & CATCH BASIN
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT



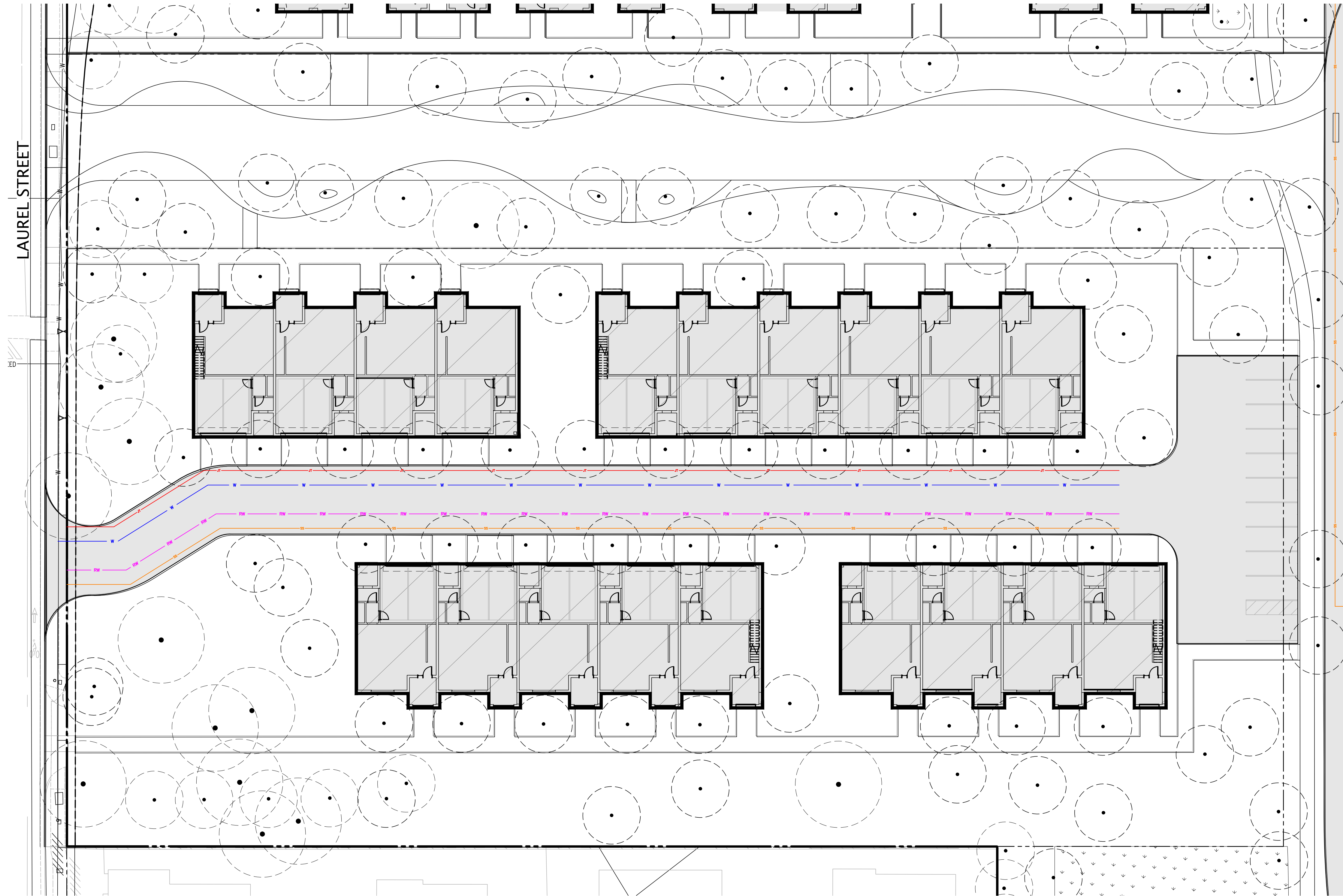
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**PRELIMINARY
UTILITY PLAN
-
RESIDENTIAL
1**

CR4.0

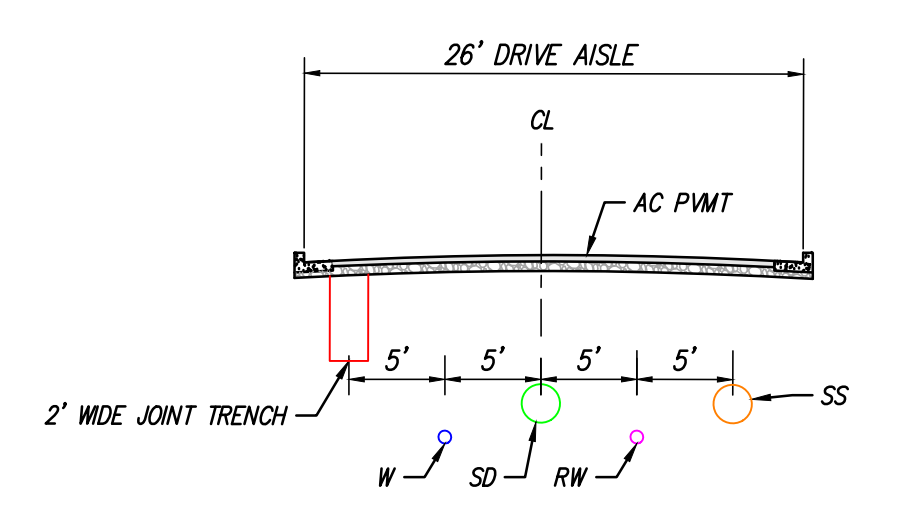
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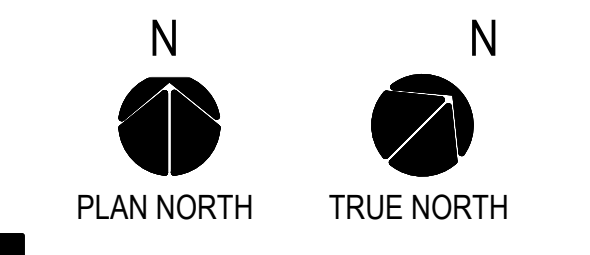
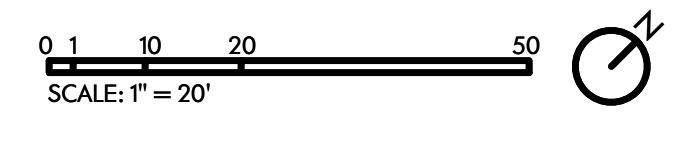
LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		ELECTRIC LINE
		FENCE LINE
		FIRE SERVICE & VALVE
		FIBER OPTICS LINE
		GAS LINE-VALVE & METER
		GUARD RAIL
		LOT LINE
		MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		PROPERTY LINE
		RECYCLED WATER LINE & VALVE
		SANITARY SEWER-MANHOLE & CLEANOUT
		SIDEWALK
		STORM DRAIN-MANHOLE & CATCH BASIN
		WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLINER
		FIRE HYDRANT

ISSUED FOR:	DATE:
1 PLANNING SUBMISSION_REV2	10/31/2022



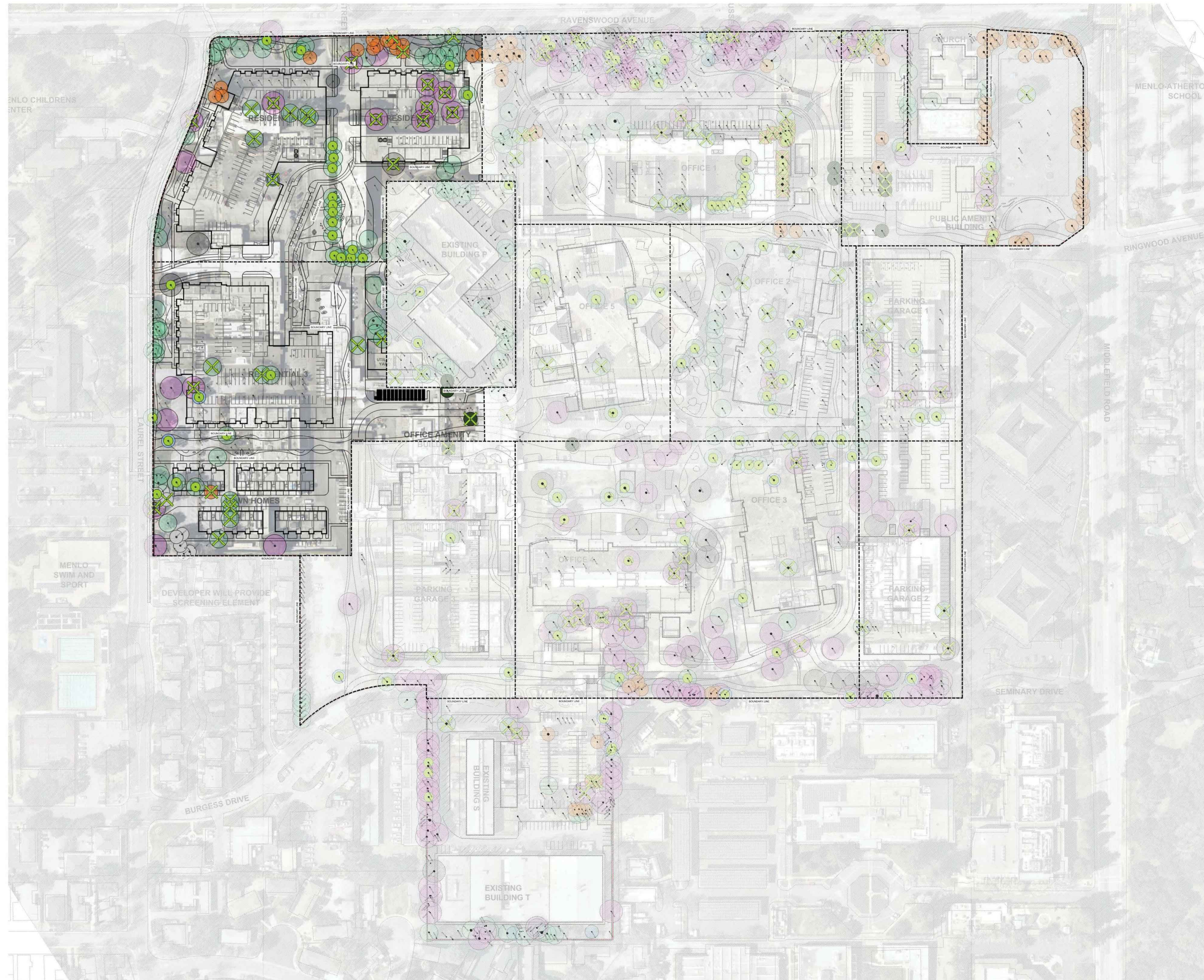
TYPICAL UTILITY CORRIDOR
NOT TO SCALE



**PRELIMINARY UTILITY PLAN
-
TOWNHOMES**

CR4.1

1	PLANNING SUBMISSION REV2	10/31/2022



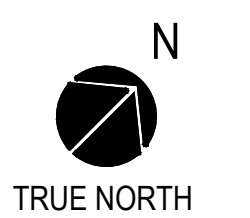
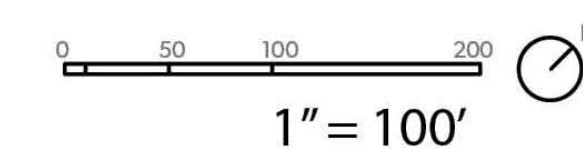
LEGEND

- HERITAGE QUERCUS AGRIFOLIA / COAST LIVE OAK
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS

REMOVED HERITAGE TREES

- HERITAGE UNDESIRABLE/INVASIVE/POOR HEALTH
- X SCHEME CONFLICT HERITAGE OAK
- X SCHEME CONFLICT OTHER HERITAGE
- TOTAL REMOVED HERITAGE TREES

REFER TO CDP PACKAGE FOR FULL TREE DISPOSITION COUNTS



**HERITAGE TREE
DISPOSITION
PLAN**

LR0.01

1	PLANNING SUBMISSION REV2	10/31/2022

LARGE TREES: 50'+



Virginia Live Oak *Quercus virginiana* | Exclamation Planetree *Platanus 'Exclamation'* | Silver Linden *Tilia tomentosa* | Monterey Cypress *Cupressus macrocarpa* | Tipu Tree *Tipuana*

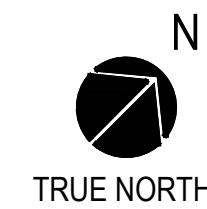
SMALL AND MEDIUM TREES: 35' - 50'



Japanese Zelkova *Zelkova serrata 'Green Vase'* | Forest Green Oak *Quercus frainetto 'Forest Green'* | Street Spire Oak *Quercus 'Street Spire' (fastigate)* | Netleaf Oak *Quercus rugosa* | Red Plush Pistache *Pistacia atlantica x integerrima* | Strawberry Tree *Arbutus x marina* | Natchez Crape Myrtle *Lagerstroemia indica 'Natchez'* | Brisbane Box *Lophostemon confertus* | Emerald Sunshine Elm *Ulmus propinqua 'Emerald Sunshine'*

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ORNAMENTAL/FLOWERING PALETTE



Common Yarrow
Achillea millefolium
Water Usage: LOW



Grey Musk Sage
Salvia clevelandii 'Poza Blue'
Water Usage: LOW



California Poppy
Eschscholzia californica
Water Usage: VERY LOW



Butterfly Milkweed
Asclepias tuberosa
Water Usage: MODERATE



Wynabbie Coast Rosemary
Westringia fruticosa 'Wynabbie Gem'
Water Usage: LOW



Little Sur Coffeeberry
Rhamnus californica 'Little Sur'
Water Usage: LOW

GRASSES



John Greenlee's Moor Grass
Sesleria 'Greenlee'
Water Usage: MODERATE



Clarity Blue Dianella
Dianella hybrid 'Clarity Blue'
Water Usage: MODERATE



Dwarf Mat Rush
Lomandra longifolia 'Breeze'
Water Usage: LOW



Fragrant Sumac
Rhus aromatica
Water Usage: LOW



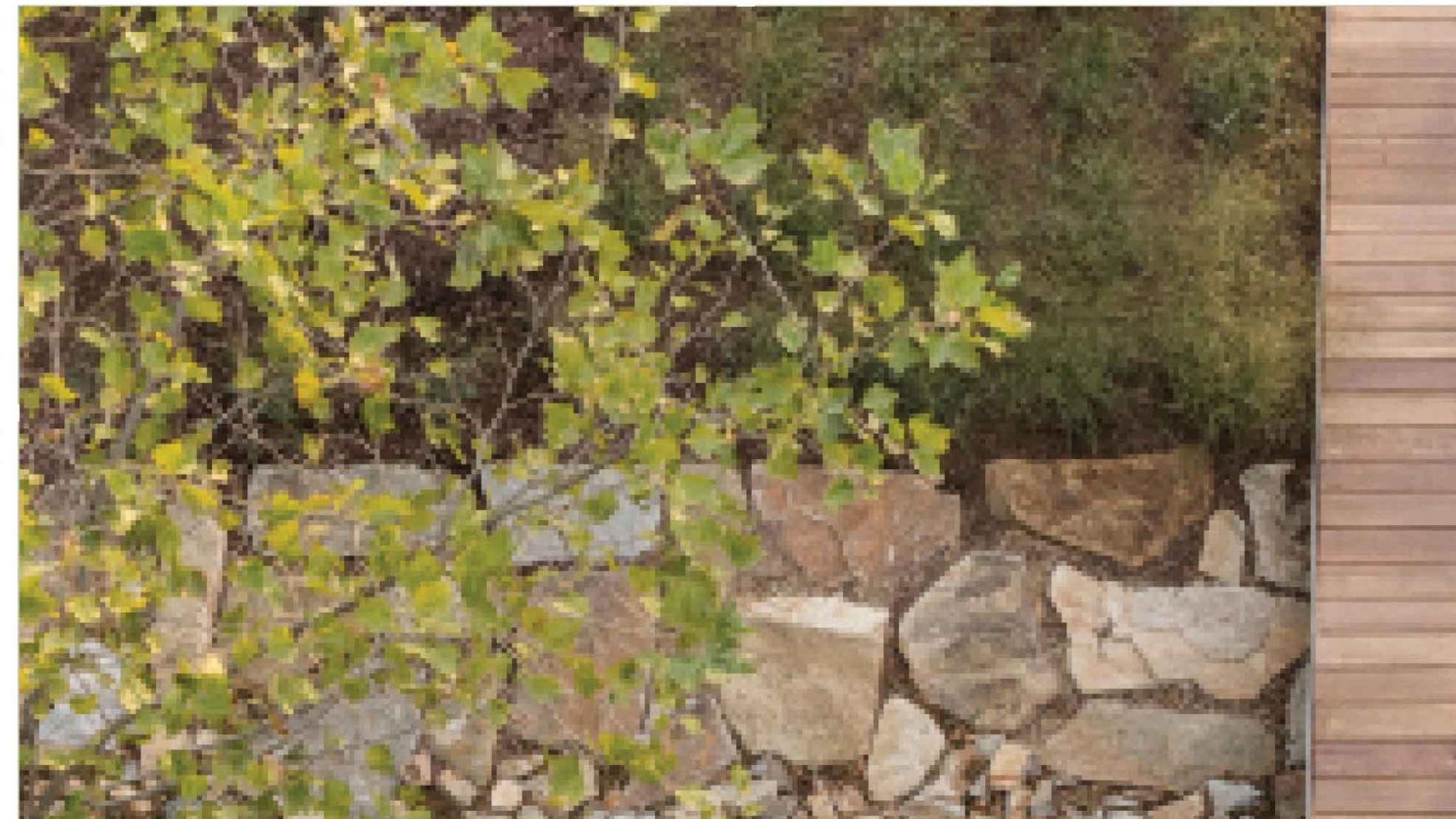
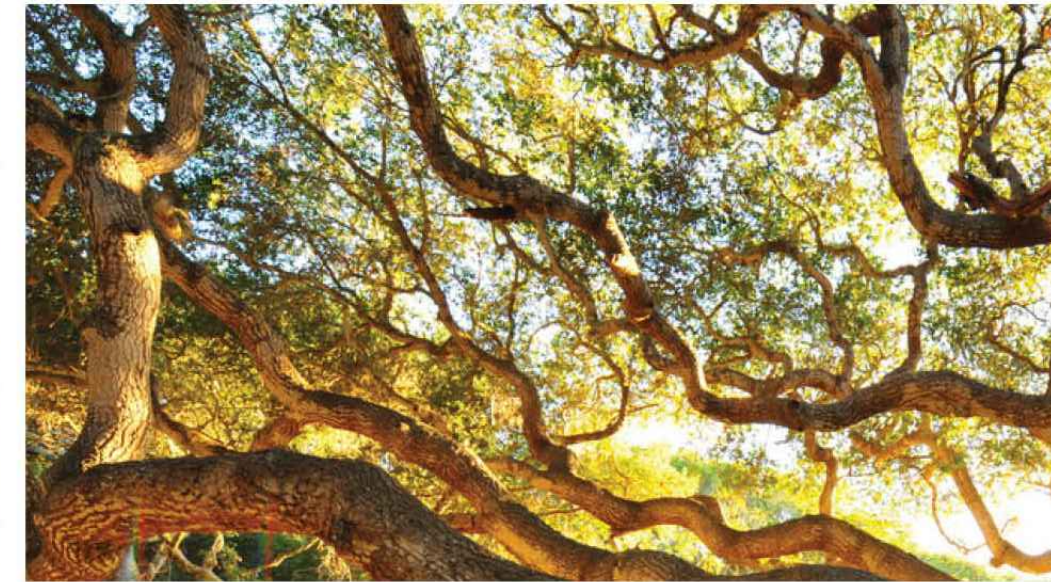
Pacific Mist Manzanita
Arctostaphylos 'Pacific Mist'
Water Usage: LOW



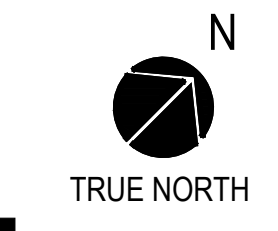
Lady Fern
Athyrium filix-feminina
Water Usage: MODERATE

SCREENING/HEDGING PALETTE

PLANTING CONCEPT



1	PLANNING SUBMISSION REV2	10/31/2022



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LEGEND

SITE

- PP1 POUR-IN-PLACE CONCRETE PAVING
- PP2 CONCRETE UNIT PAVER
- VP1 POUR-IN-PLACE CONCRETE PAVING
- VP2 CONCRETE UNIT PAVER

TREES

- T1 HERITAGE TREE (TO REMAIN)
- T2 NON-HERITAGE TREE (TO REMAIN)
- T3 PROPOSED DECIDUOUS TREE
 - * PLATANUS 'EXCLAMATION'
 - * TILIA TOMENTOSA
 - * TIPUANA
 - * ZELKOVA SERRATA 'GREEN VASE'
 - * PISTACIA ATLANTICA X INTEGERRIMA
 - * ARBUTUS X MARINA
 - * LAGERSTROMIA INDICA 'NATCHEZ'
 - * LOPHOSTEMON CONFERTUS
 - * ULMUS PROPINQUA 'EMERALD SUNSHINE'
- T4 PROPOSED EVERGREEN TREE
 - * QUERCUS AGRIFOLIA
 - * CUPRESSUS MACROCARPA
 - * QUERCUS FRAINETTO 'FOREST GREEN'
 - * QUERCUS 'STREET SPIRE'
 - * QUERCUS RUGOSA

UNDERSTORY PLANTING

- P01 - ORNAMENTAL PLANTING
 - * ACHILLEA MILLEFOLIUM
 - * ARCTOSTAPHYLOS 'PACIFIC MIST'
 - * ASCLEPIAS TUBEROSA
 - * ATHYRIUM FILIX-FEMININA
 - * ESCHSCHOLZIA CALIFORNICA
 - * DIANELLA HYBRID 'CLARITY BLUE'
 - * LOMANDRA LONGIFOLIA 'BREEZE'
 - * RHAMUS CALIFORNICA 'LITTLE SUR'
 - * RHUS AROMATICA
 - * SALVIA CLEVELANDII 'POZO BLUE'
 - * SESLERIA 'GREENLEE'
 - * WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'
- P02 - BIORETENTION PLANTING
 - * ACHILLEA MILLEFOLIUM SPP.
 - * MYRICA CALIFORNICA
 - * CORNUS SPP.
 - * CHONDRPETALUM TECTORUM
 - * BOUTELOUA GRACILIS
 - * SAMBUCUS RACEMOSA
 - * ROSA CALIFORNICA

* DENOTES CALIFORNIA NATIVE

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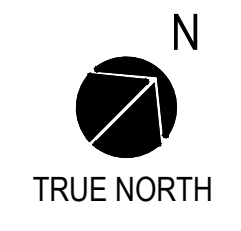
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1	PLANNING SUBMISSION REV2	10/31/2022



LANDSCAPE PLANS

LR1.01

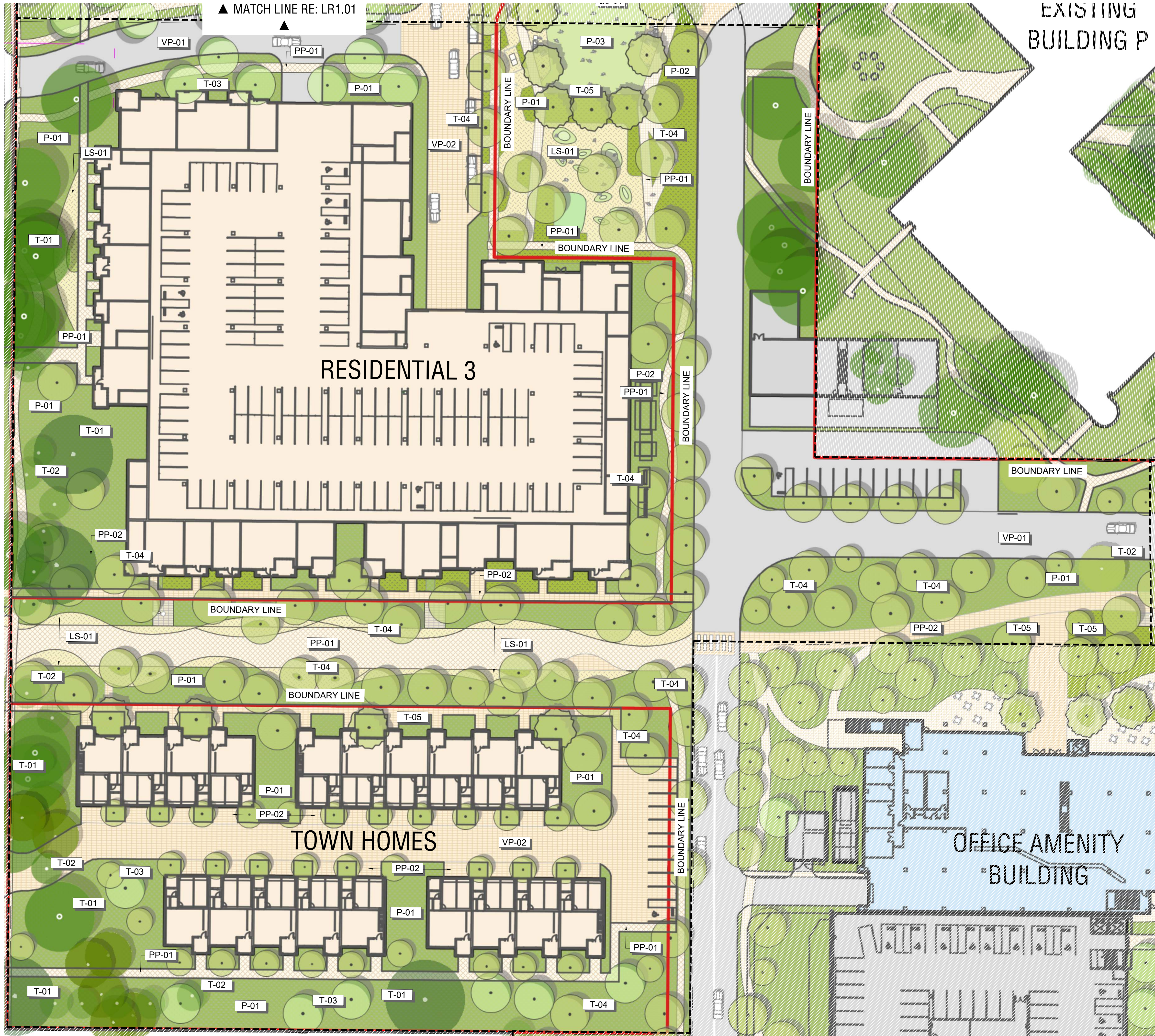
1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

PROJECT NO.

▼ MATCH LINE RE: LR1.02 ▼

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1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

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LEGEND

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UNDERSTORY PLANTING

- ##### P01 - ORNAMENTAL PLANTING
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 - *RHUS AROMATICA
 - *SALVIA CLEVELANDII 'POZO BLUE'
 - SESLERIA 'GREENLEE'
 - WESTRINGIA FRUTICOSA 'WYNABBBIE GEM'

- ##### P02 - BIORETENTION PLANTING
- *ACHILLEA MILLEFOLIUM SPP.
 - *MYRICA CALIFORNICA
 - *CORNUS SPP.
 - CHONDROPETALUM TECTORUM
 - *BOULETELOUA GRACILIS
 - *SAMBUCUS RACEMOSA
 - *ROSA CALIFORNICA

* DENOTES CALIFORNIA NATIVE

ISSUED FOR: DATE:

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION REV2	10/31/2022



LANDSCAPE PLANS

LR1.02

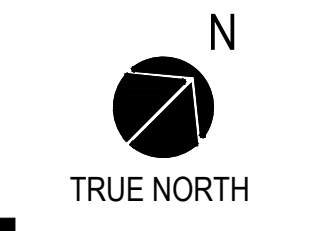
PROJECT NO.

NO.	REVISION	DATE
1	PLANNING SUBMISSION, REV2	10/31/2022



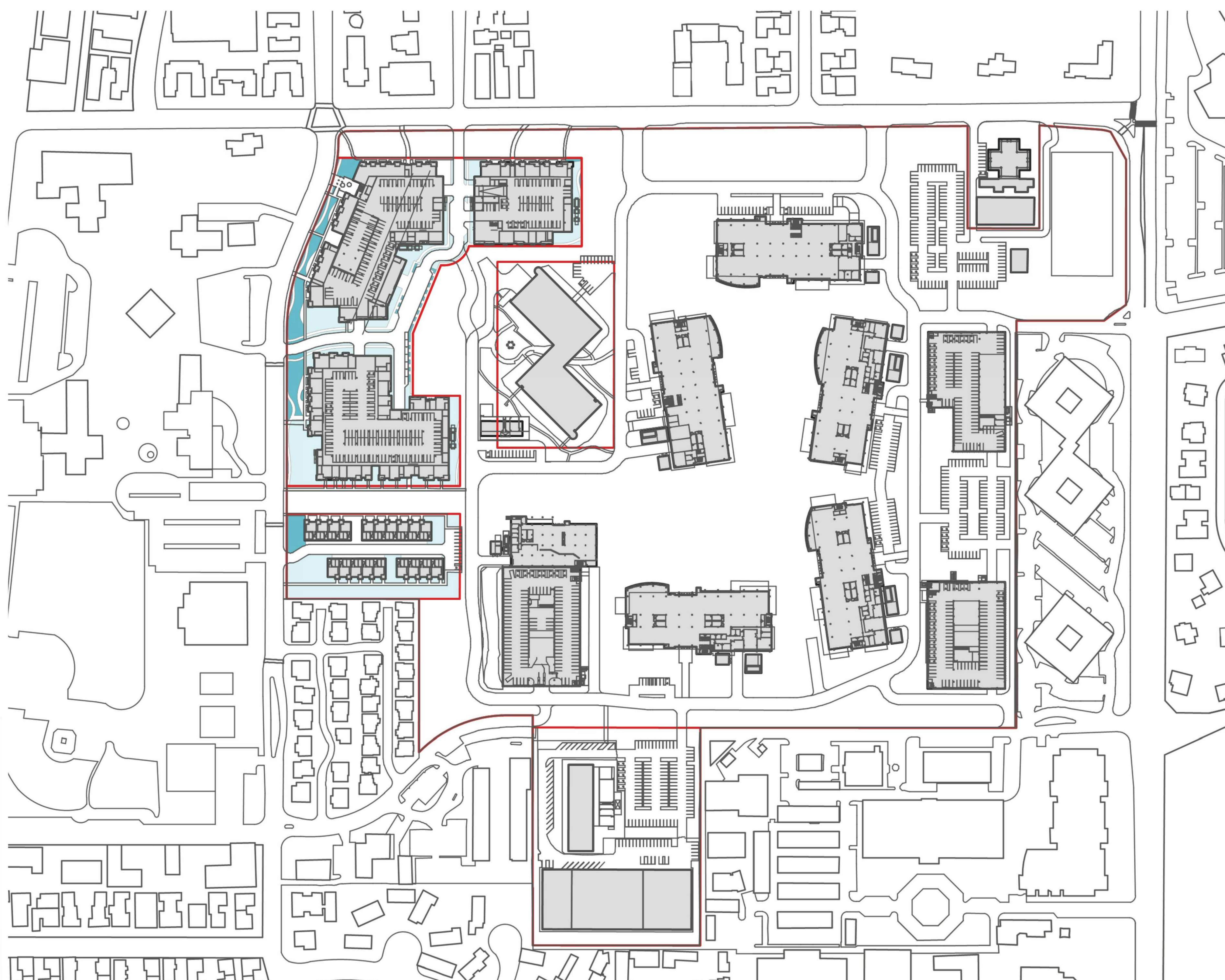
PLANT LEGEND

- SHRUBS
- HEDGE / SCREENING
- FLOWERING SHRUB
- GROUNDCOVER



RESIDENTIAL 1
CONCEPT
LANDSCAPE
DESIGN
LR1.03

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WATER-USE LEGEND

- LOW (77,693 SF / 1.78 ACRES)
- MEDIUM (20,648 SF / 0.47 ACRES)
- HIGH (0 SF / 0 ACRES)
- SPECIAL-USE SPORTS FIELD (0 SF / 0 ACRES)

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Enter City Name: Redwood City

ET_a of City from Appendix A: 42.80 (ET, inches/year)

Overhead Landscape Area (ft²): 0

Drip Landscape Area (ft²): 98,341

SLA (ft²): 0

Total Landscape Area: 98,341.00

Results:

- ET_a x (0.62) x (0.55 x SLA) + (1.0 - 0.55) x SLA
- 1,435,267.23 Gallons
- 193,868.98 Cubic Feet
- 1,918.48 HCF
- 4.40 Acre-feet
- 1.44 Millions of Gallons

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft ²)) / IE
Zone 1	Drip	Low	0.25	77,693	0.81	23,978
Zone 2	Drip	Medium	0.50	20,648	0.81	12,746

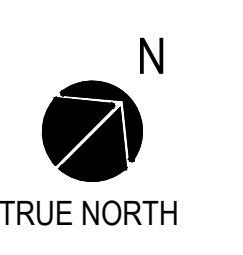
Results:

- MAWA = 1,435,267
- ETWU+ = 674,682 Gallons
- 190,296 Cubic Feet
- 1,303 HCF
- 3 Acre-feet
- 1.10 Millions of Gallons

ETWU complies with MAWA

ISSUED FOR: DATE:

NO.	DESCRIPTION	DATE
1	PLANNING SUBMISSION REV2	10/31/2022



IRRIGATION PLAN

LR2.01

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SRI Parkline Residential

LEED Homes Preliminary Scorecard

9/28/2022

Goal: Gold

Table with columns for scores (63.5, 15, 11.5, 20.5) and categories: Integrative Process, Location and Transportation, Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, Innovation, Regional Priority. Includes sub-headers like 'Certified 40-49 points', 'Silver 50-59 points', etc.

ISSUED FOR: DATE:

Table with columns for submission tracking: 1 PLANNING SUBMISSION_REV2 10/31/2022

PROJECT NORTH RESIDENTIAL LEED SCORECARD

SR1.01