



MENLO PORTAL

MULTI-FAMILY HOUSING & OFFICE
MENLO PARK, CA

SB330 SUBMITTAL TO THE CITY OF MENLO PARK

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* ENCLOSURE AND NEW DEVELOPMENT QUESTIONNAIRE - MENLO PORTAL (APARTMENTS)

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GENERAL PROJECT INFORMATION

PROJECT SUMMARY:

THE PROJECT CONSISTS OF TWO BUILDINGS:

1. AN ALL NEW THREE-STORY COMMERCIAL BUILDING, INCLUDING OFFICE SPACE ON THE THIRD FLOOR, AND PARKING, COMMERCIAL AND AMENITY SPACES ON THE FIRST AND SECOND FLOORS.

2. AN ALL-NEW FIVE-STORY MULTI-FAMILY APARTMENT BUILDING, WITH AMENITY AND SUPPORT SPACES, OVER TWO STORIES OF STRUCTURED PARKING, RESIDENTIAL APARTMENTS AND SUPPORTIVE SPACES. THE HIGHEST OCCUPIED FLOOR, THE 7TH 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.

COMMERCIAL OFFICE BUILDING (OB-1)

PROJECT ADDRESS: 104 CONSTITUTION DRIVE, MENLO PARK, CA
LOT: PARCEL A
LOT AREA: 37,171 SF
APN: 055-230-010
ZONING: R-MU-B
HEIGHT: 55'-0"
NUMBER OF STORIES: 3

MULTI - FAMILY BUILDING (MF-1)

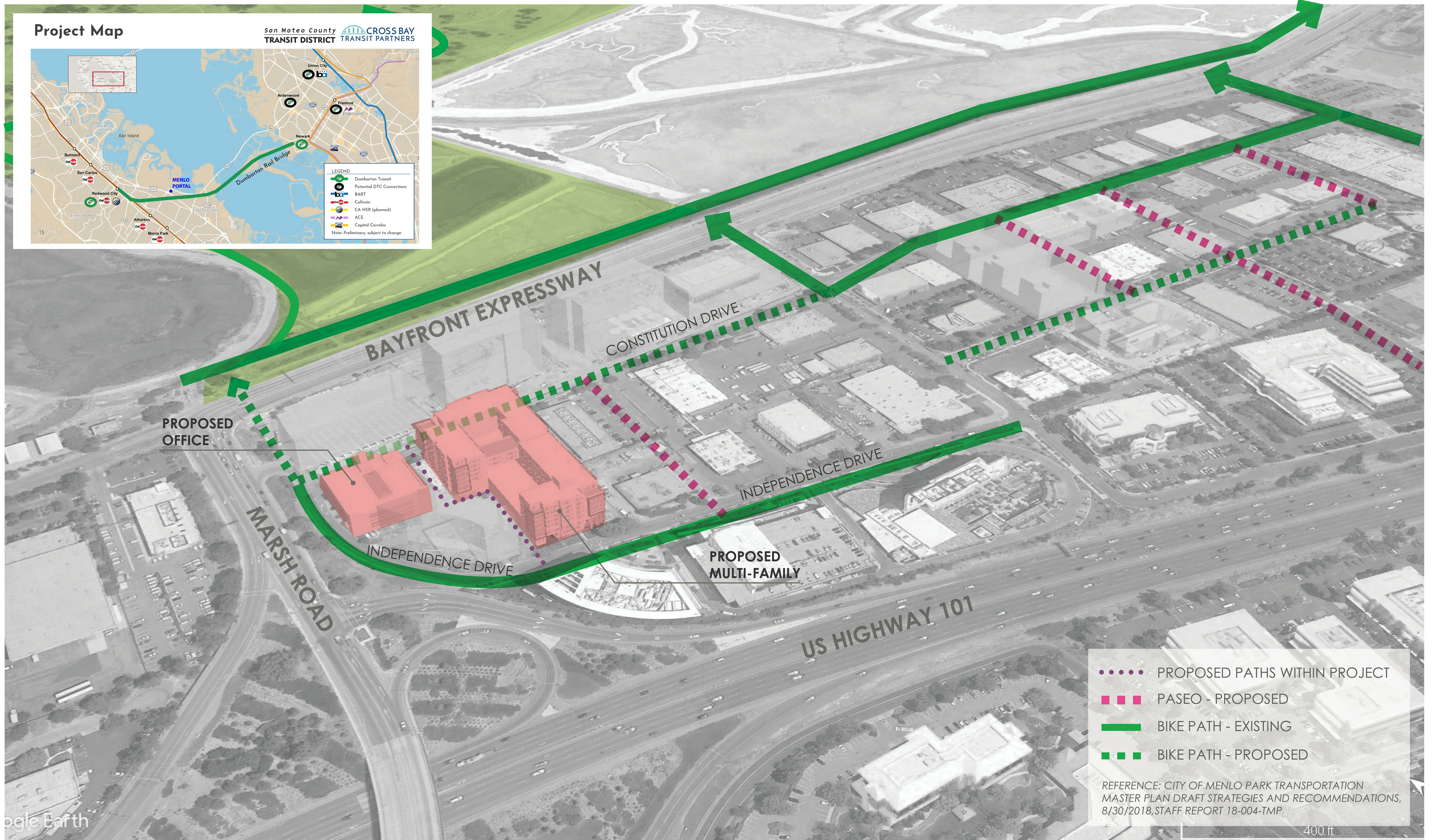
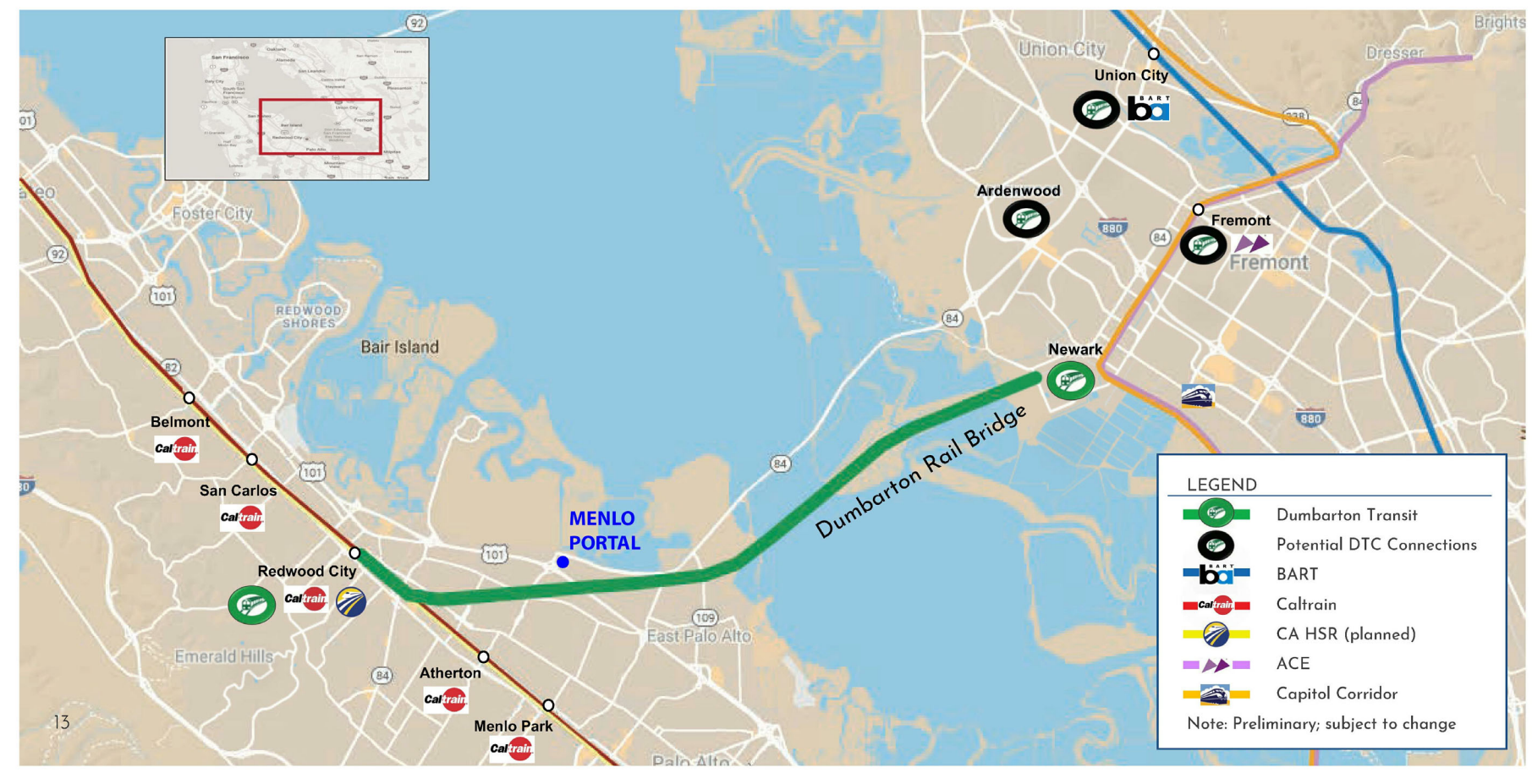
PROJECT ADDRESS: 172 CONSTITUTION DRIVE, MENLO PARK, CA
LOT: PARCEL B
LOT AREA: 102,348 SF
APN: 110 CONSTITUTION DR 055-230-020 AND 115 INDEPENDENCE DR 055-230-190
ZONING: R-MU-B
HEIGHT: 84'-9"
NUMBER OF STORIES: 7

CODE INFORMATION:

REFER SHEET A-001c TO A-001i FOR THE COMMERCIAL OFFICE BUILDING PROJECT CODE INFORMATION.

REFER AOR DOCUMENTS IN APPENDIX B FOR THE MULTIFAMILY PROJECT CODE INFORMATION.

Project Map



- PROPOSED PATHS WITHIN PROJECT
- PASEO - PROPOSED
- BIKE PATH - EXISTING
- - - - BIKE PATH - PROPOSED

REFERENCE: CITY OF MENLO PARK TRANSPORTATION MASTER PLAN DRAFT STRATEGIES AND RECOMMENDATIONS, 8/30/2018, STAFF REPORT 18-004-TMP

400 ft

OFFICE BUILDING CODE SUMMARY

CHAPTER 3 - OCCUPANCY GROUPS
SECTION 30 4 - OCCUPANCY GROUP B

CHAPTER 5 - ALLOWABLE HEIGHTS AND AREAS

MAXIMUM HEIGHT:
B OCCUPANCY / 75'
A-2 OCCUPANCY / 75'
S-2 OCCUPANCY / 75'

MAXIMUM # OF STORIES:
B OCCUPANCY ___4___

ALLOWABLE BUILDING AREA PER LEVEL:
B OCCUPANCY - 57,000 SF
S-2 OCCUPANCY - 78,000 SF

REQUIRED SEPARATION OF OCCUPANCIES:
B TO S-2: 1-HR

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE III-B CONSTRUCTION

PRIMARY STRUCTURAL FRAME: 0 HRS
BEARING WALLS (EXT): 2 HRS
BEARING WALLS (INT): 0 HRS
NON-BEARING EXT WALLS: 0 HR> 30', 1 HR <30**
NON-BEARING INT WALLS: 0 HRS
FLOOR CONSTRUCTION: 0 HRS
ROOF CONSTRUCTION: 0 HRS

*Open Parking Garages complying with Section 406 shall not be required to have a fire resistant rating.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

OPENINGS: PER TABLE 705.8. THE MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS FOR SPRINKLERED BUILDINGS, BASED ON DISTANCE FROM A SHARED 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 WHERE EXTERIOR WALL HAS TO BE RATED.

SECTION 713.4 SHAFT ENCLOSURES. SHAFTS SHALL BE 1-HR WHERE CONNECTING LESS THAN FOUR STORIES.

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: 15 SF/PERSON
LEASING OFFICE (BUSINESS AREAS): 100 SF/PERSON
PARKING GARAGES: 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:

B OCCUPANCIES: > 49 PERSONS (2 EXITS)
S OCCUPANCIES: > 29 PERSONS (2 EXITS)

MAXIMUM COMMON PATH OF TRAVEL:

B OCCUPANCIES: 100 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.

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

SECTION 1017 EXIT ACCESS DISTANCE: 300' MAXIMUM IN 'B' OCCUPANCIES WHERE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM; 400' FOR S OCCUPANCIES.

CHAPTER 11B-ACCESSIBILITY FOR COMMERCIAL BUILDINGS

- ALL COMMERCIAL AREAS SHALL BE SERVED BY AN ACCESSIBLE ROUTE
- ALL COMMON SPACES SHALL BE FULLY ACCESSIBLE

PROJECT SUMMARY

COMMERCIAL OFFICE BUILDING (OB-1)

PROJECT ADDRESS: 104 CONSTITUTION DRIVE
APN: 055-230-010
LOT: PARCEL A
LOT AREA: 37,171 SF
ZONING DISTRICT: R-MU-B
PROPOSED USE: B OFFICE; AND S2 STORAGE (PARKING)
TYPE OF BUILDING: COMMERCIAL OFFICE BUILDING
BUILDING HEIGHT: 55'-0"
NUMBER OF STORIES: 3

CODES USED

BUILDING CODE: 2019 CALIFORNIA BUILDING CODE (CBC)
LIFE SAFETY CODE: NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE, 2013 ED.
FIRE CODES: 2019 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: 2019 CALIFORNIA BUILDING CODE (CBC), SECTIONS 10,11, 30
ENERGY CODE: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CA ENERGY CODE
STRUCTURAL CODE: 2019 CA BUILDING CODE
MECHANICAL CODE: 2019 CA MECHANICAL CODE
ELECTRICAL CODE: 2019 CA ELECTRICAL CODE
PLUMBING CODE: 2019 CA PLUMBING CODE
PLANNING CODE: MENLO PARK MUNICIPAL CODE
ELEVATOR CODE: CCR-TITLE 6-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

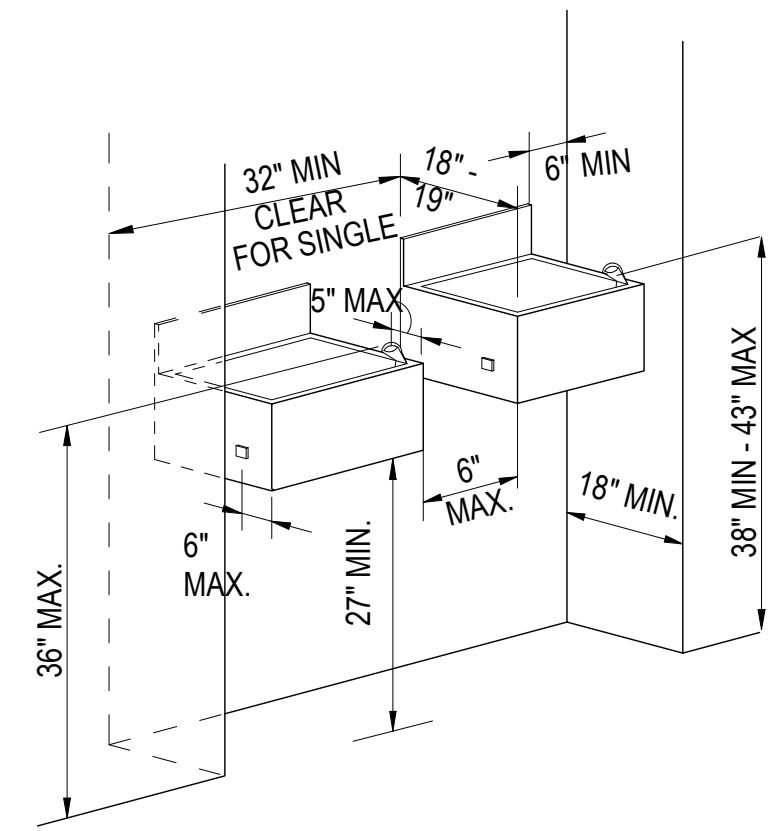
AN ALL NEW THREE-STORY COMMERCIAL BUILDING, INCLUDING OFFICE SPACE OF THE THIRD FLOOR, AND PARKING, COMMERCIAL AND AMENITY SPACES ON THE FIRST AND SECOND FLOORS.



MENLO PORTAL

104 & 110 CONSTITUTION DR, 115 INDEPENDENCE DRIVE, MENLO PARK, CA
07.10.2020

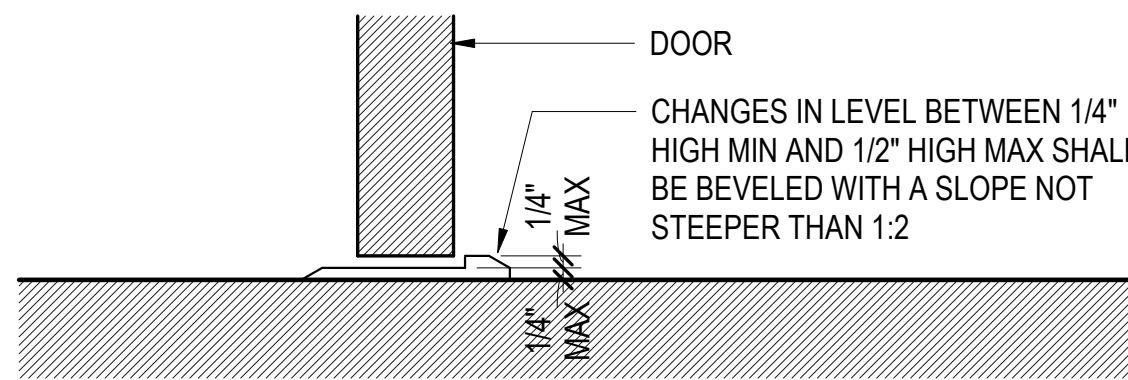
CODE SUMMARY



RECESSED FOUNTAINS
NOTE:
• WITHIN ALCOVES MINIMUM 18" DEEP AND 32" MIN. CLR. WHEN A SINGLE FOUNTAIN IS PERMITTED.
• IF ALCOVE DEPTH > 24" THEN ALCOVE WIDTH MUST BE 36" MIN
• PROVIDE MANEUVERING CLEARANCE PER 11B-305.7
• CONTRACTOR SHALL COORDINATE WITH SIZE OF WATER FOUNTAIN TO BE USED AND SIZE ALCOVE ACCORDINGLY COMPLYING WITH REQUIREMENTS AND RECOMMENDATIONS AND COORDINATING WITH THE ARCHITECT.

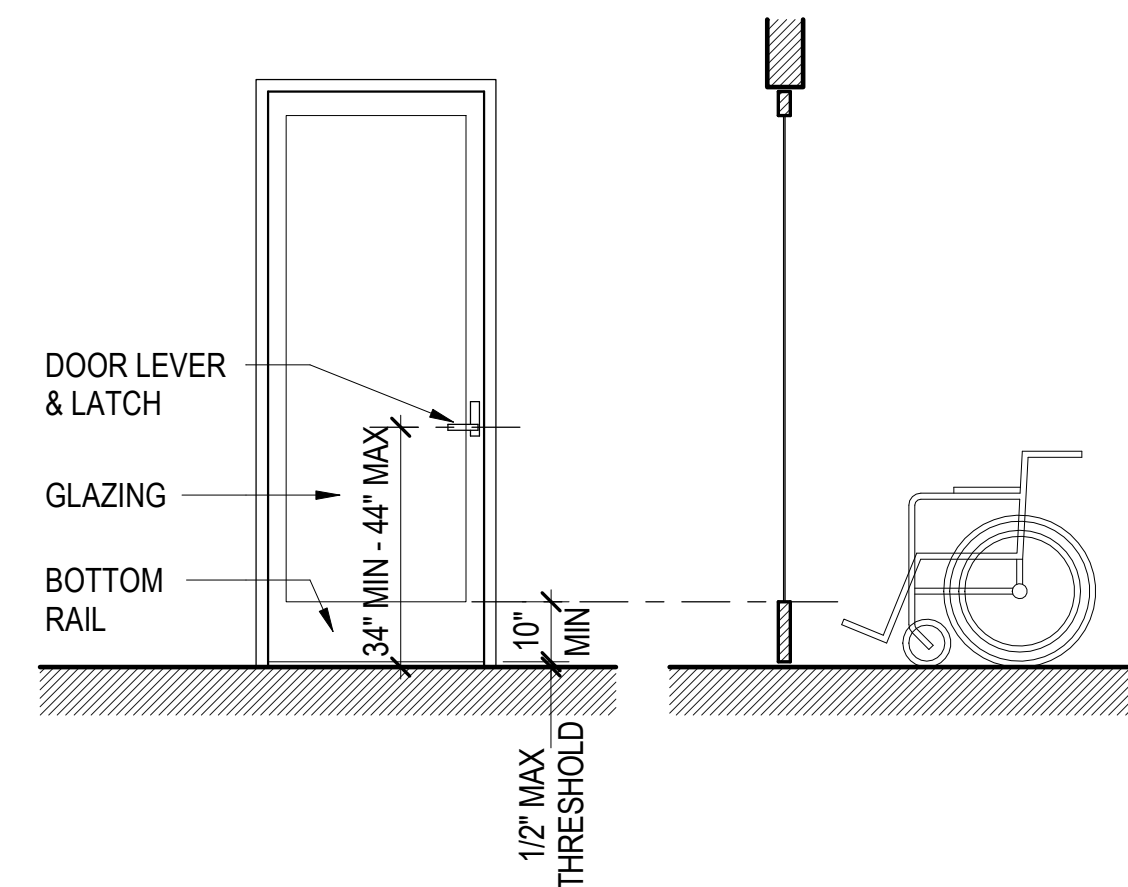
REFER TO CBC 2016 11B-211, 11B-602

ACCESSIBILITY DIAGRAM - DRINKING FOUNTAINS



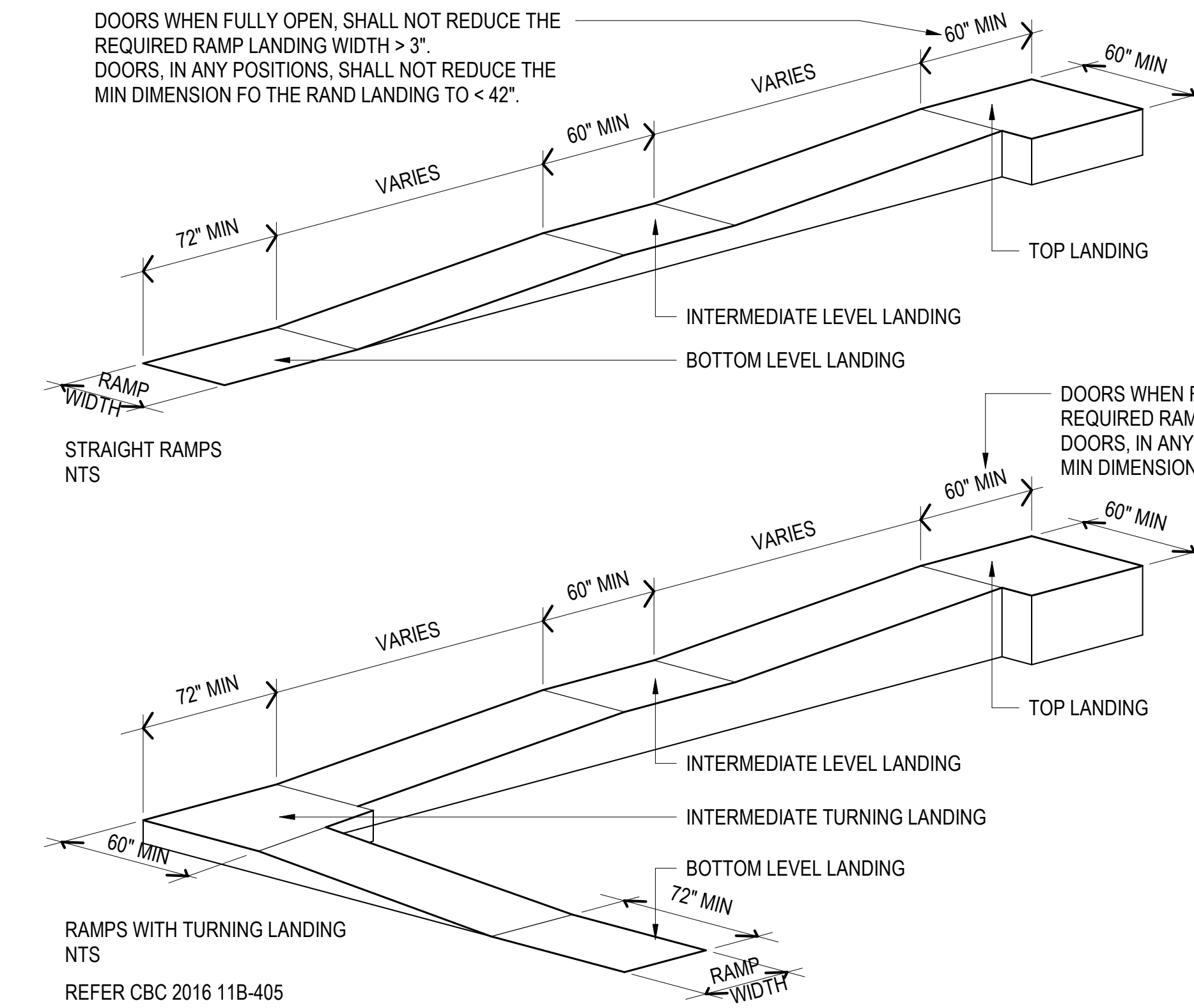
REFER TO CBC 2016 11B-302, 11B-303, 11B-404.2.5

ACCESSIBILITY DIAGRAM - DOOR THRESHOLDS

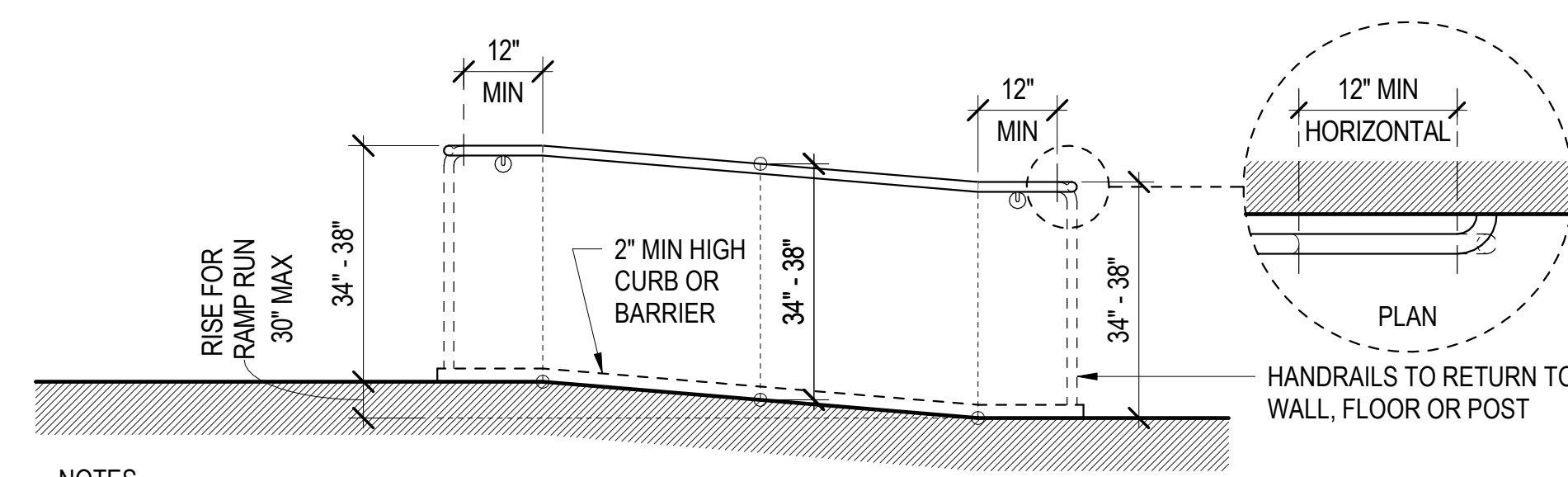


NOTE:
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEG.
THE FLOOR WITHIN THE MIN MANEUVERING CLEARANCE EACH SIDE OF DOORS SHALL BE LEVEL.
THE BOTTOM 10" OF SWINGING DOORS AND GATES SURFACES (EXCEPT AUTOMATIC AND SLIDING DOORS) SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.
FOR DOOR LEVER & LATCHES ALSO REFER TO CBC 2016 11B-309.4
REFER CBC 2016 11B-404

ACCESSIBILITY DIAGRAM - DOORS & THRESHOLDS



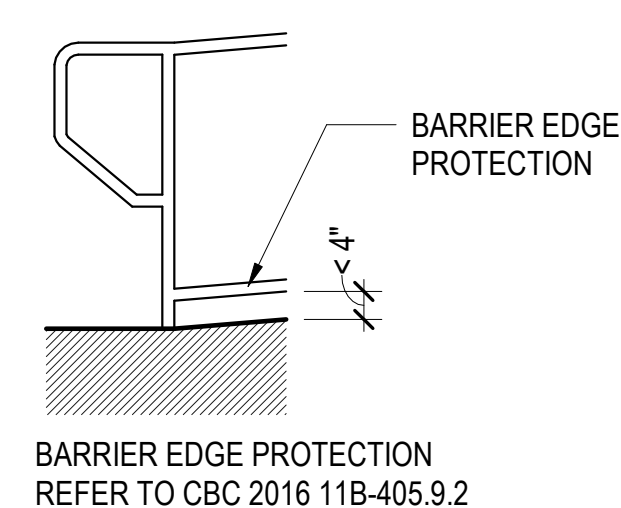
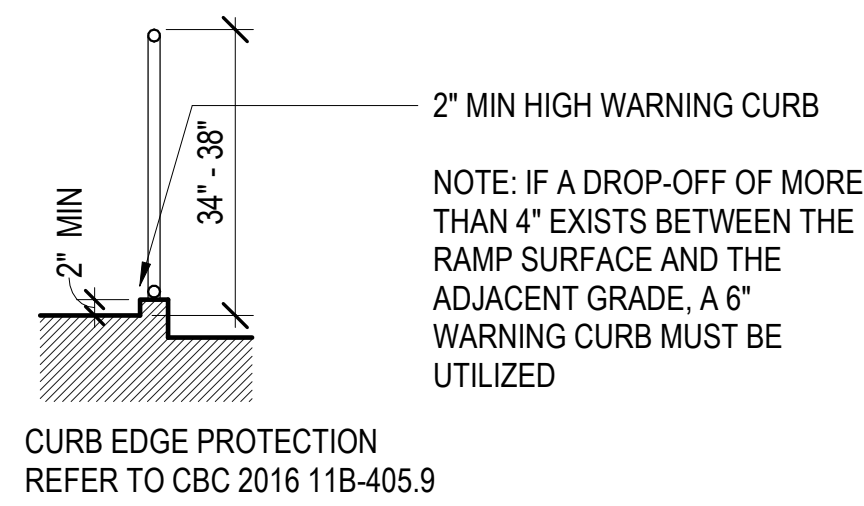
ACCESSIBILITY DIAGRAMS - RAMP DIMENSIONS



NOTES
• MAXIMUM RAMP SLOPE IS 1:12. MAXIMUM CROSS SLOPE IS 1:48.
• MINIMUM CLEAR WIDTH IS 48", EXCEPT RAMP IN RESIDENTIAL USES WHERE MINIMUM CLEAR WIDTH IS 36" WHEN THE OCCUPANT LOAD IS LESS THAN 50.
• HANDRAILS MAY PROJECT INTO REQUIRED CLEAR WIDTH OF RAMP AT EACH SIDE 3 1/2" MAX AT THE HANDRAIL HEIGHT.
• SHALL BE A STABLE, FIRM, AND SLIP RESISTANT SURFACE.
• AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMP RUNS < 6" IN RISE OR 72" IN LENGTH
• A CURB, 2" HIGH MIN, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" DIA SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4" OF THE FINISH FLOOR OR GROUND SURFACE
• PROVIDE SECOND SET OF HANDRAILS AT 24" ABOVE NOSING WHEN CHILDREN ARE THE PRIMARY USERS

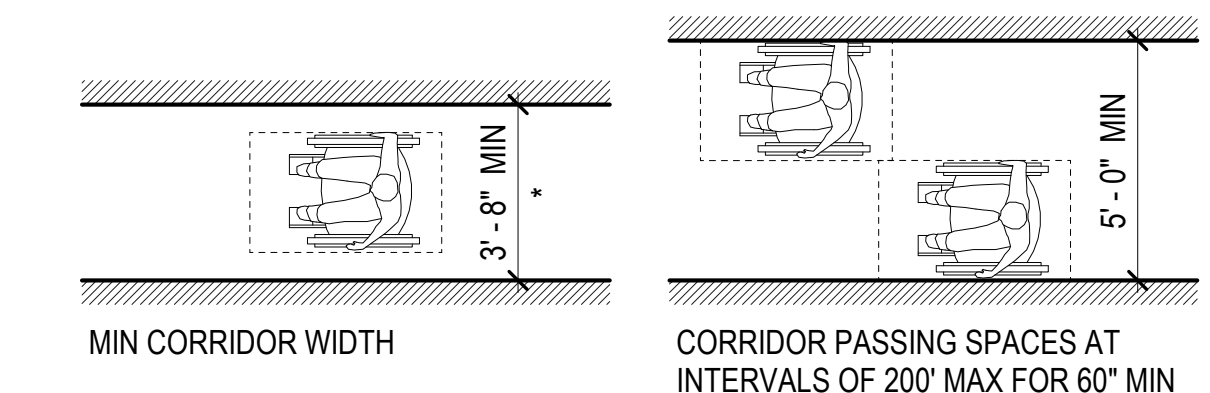
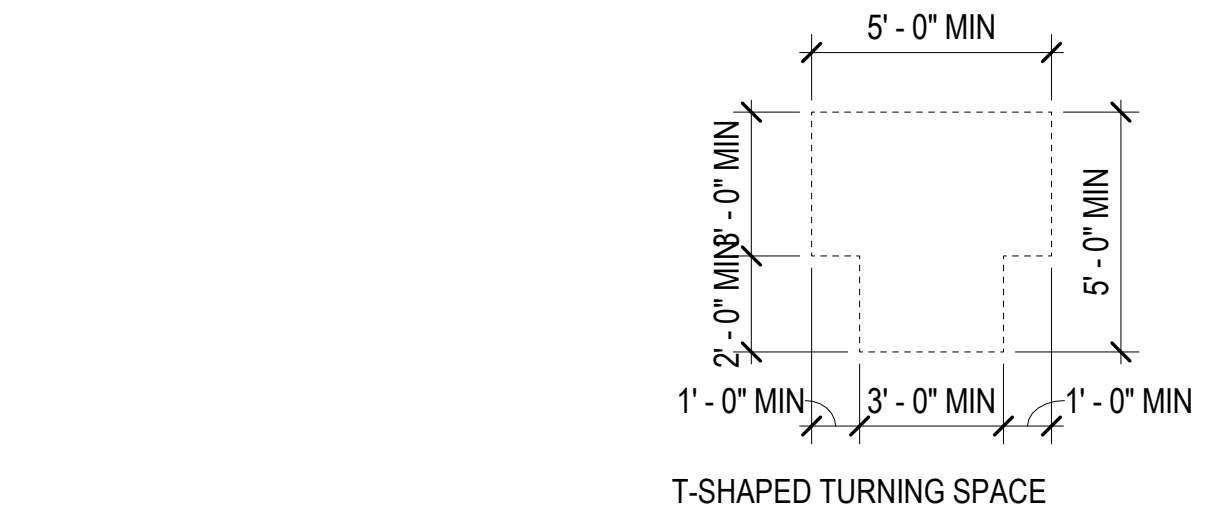
REFER TO CBC 2016 11B-405
RAMP & HANDRAILS

ACCESSIBILITY DIAGRAM - RAMP & HANDRAILS

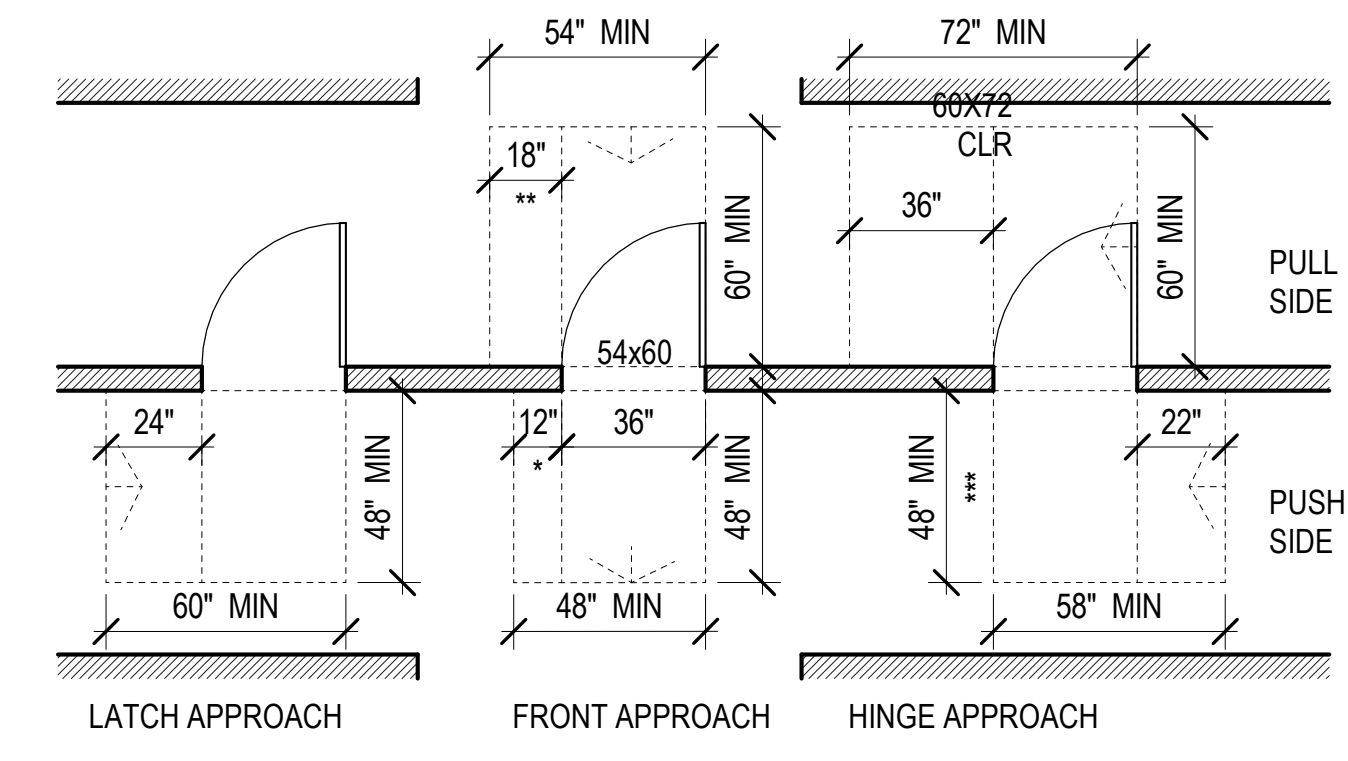


NOTE: IF A DROP-OFF OF MORE THAN 4" EXISTS BETWEEN THE RAMP SURFACE AND THE ADJACENT GRADE, A 6" WARNING CURB MUST BE UTILIZED
CURB EDGE PROTECTION REFER TO CBC 2016 11B-405.9
BARRIER EDGE PROTECTION REFER TO CBC 2016 11B-405.9.2

ACCESSIBILITY DIAGRAM - RAMP & HANDRAILS

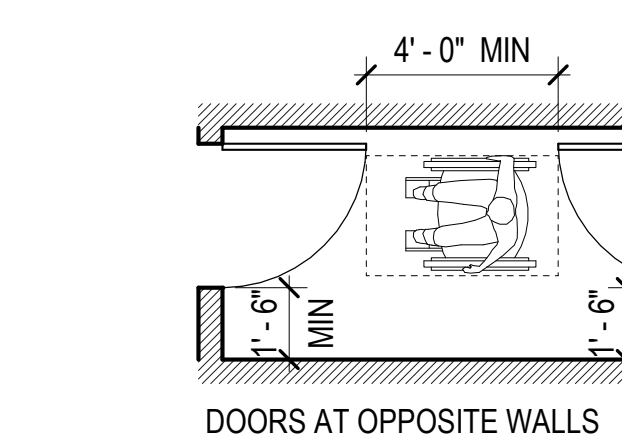
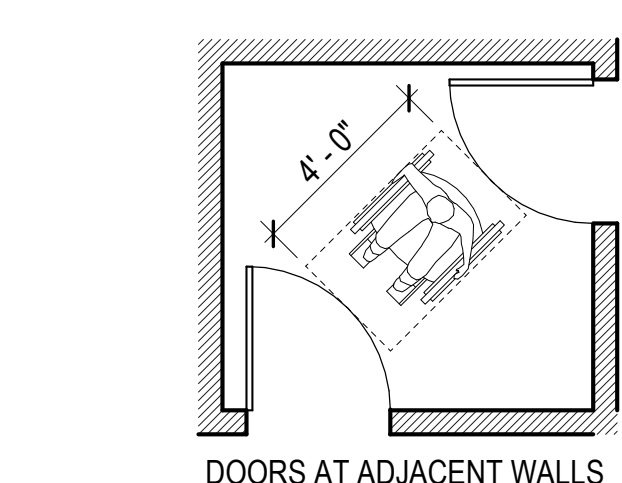
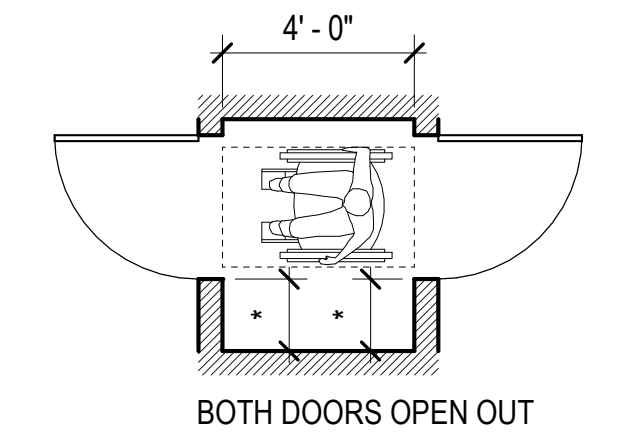
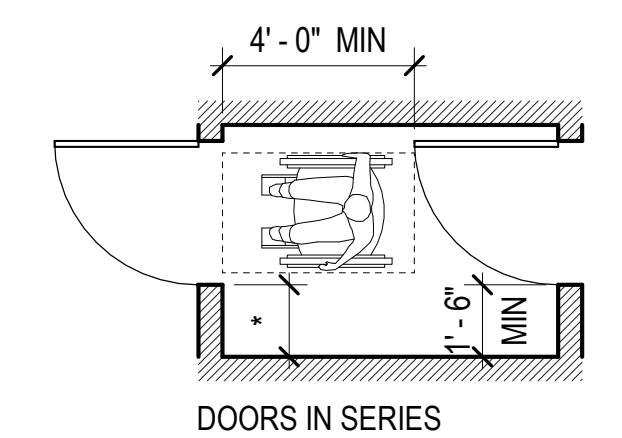


NOTE:
* 36" MIN IF CORRIDORS & HALLWAYS SERVE AN OCCUPANT LOAD LESS THAN 10
REFER TO CBC 2016 11B-304.3.2, 11B-403.5
CORRIDOR & HALLWAY WIDTHS



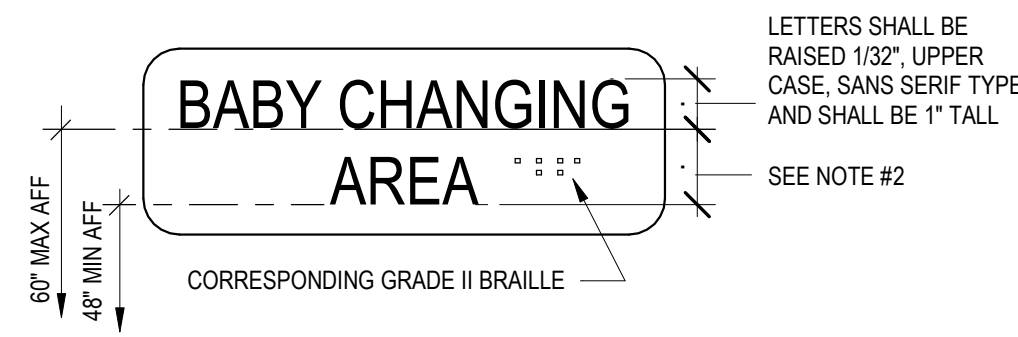
NOTE:
MINIMUM CLEAR DOOR OPENING IS 32".
DIAGRAMS ASSUME DOORS WITH LATCHES & CLOSERS.
* FRONT APPROACH PUSH SIDE DOES NOT REQUIRE 12" SIDE CLEARANCE WITHOUT LATCH & CLOSER.
** FRONT APPROACH PULL SIDE REQUIRES 24" SIDE CLEARANCE AT EXTERIOR DOORS.
*** HINGE APPROACH PUSH SIDE REQUIRES ONLY 44" WIDTH WITHOUT LATCH & CLOSER.
ALL DOORS IN ALCOVES SHALL COMPLY WITH THE FRONT APPROACH CLEARANCES FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTIONS: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH 11B-404.2.5 SHALL BE PERMITTED.
REFER TO CBC 2016 11B-302, 11B-403.3, 11B-404.2.4, MANEUVERING CLEARANCES AT DOORS

ACCESSIBILITY DIAGRAM - DOOR CLEARANCES



NOTE:
* 12" MIN SIDE CLEARANCE REQUIRED IF DOORS HAVE LATCHES & CLOSERS
REFER TO CBC 2016 11B-404.2.6
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

ACCESSIBILITY DIAGRAM - DOOR CLEARANCES

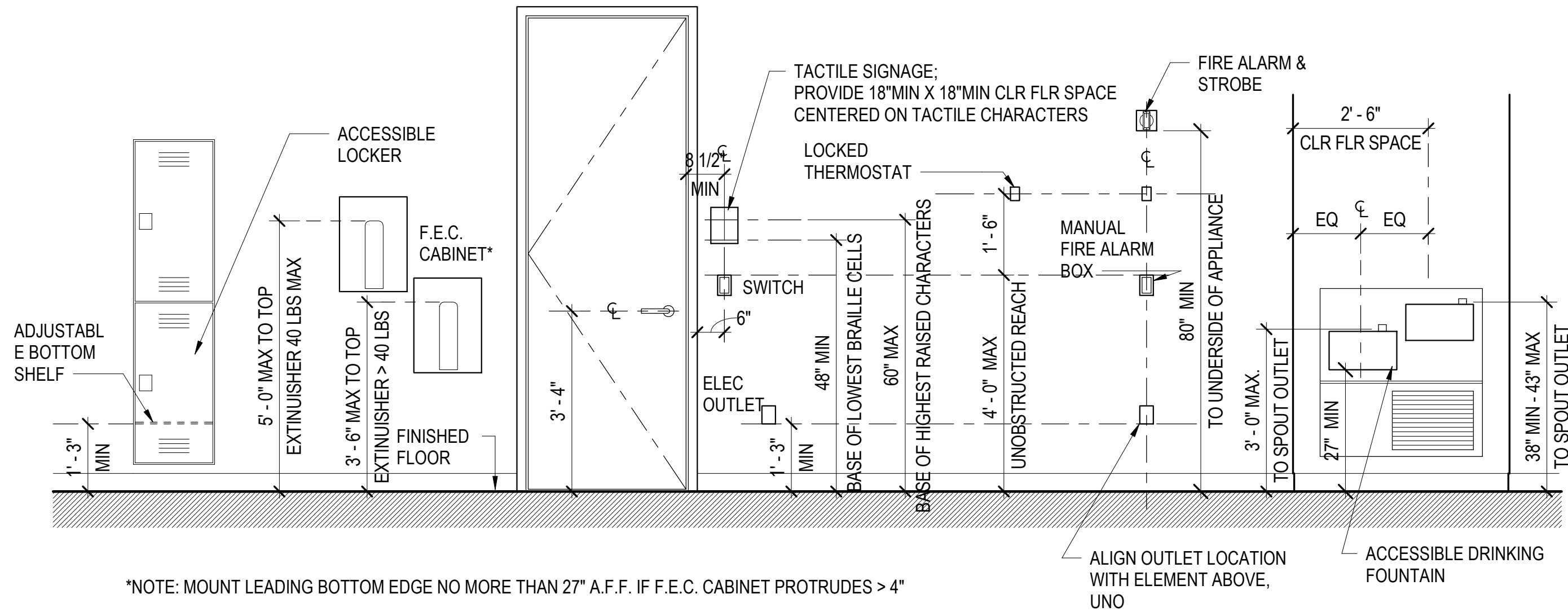


LETTERS SHALL BE RAISED 1/32\"/>

NOTE 1: LITERARY BRAILLE STANDARD DIMENSIONS
 DOT DIAMETER .059 INCHES
 INTER-DOT SPACING .090 INCHES
 HORIZONTAL SEPARATION BETWEEN CELLS .241 INCHES
 VERTICAL SEPARATION BETWEEN CELLS .395 INCHES

NOTE 2: BRAILLE SHALL BE LOCATED 48\"/>

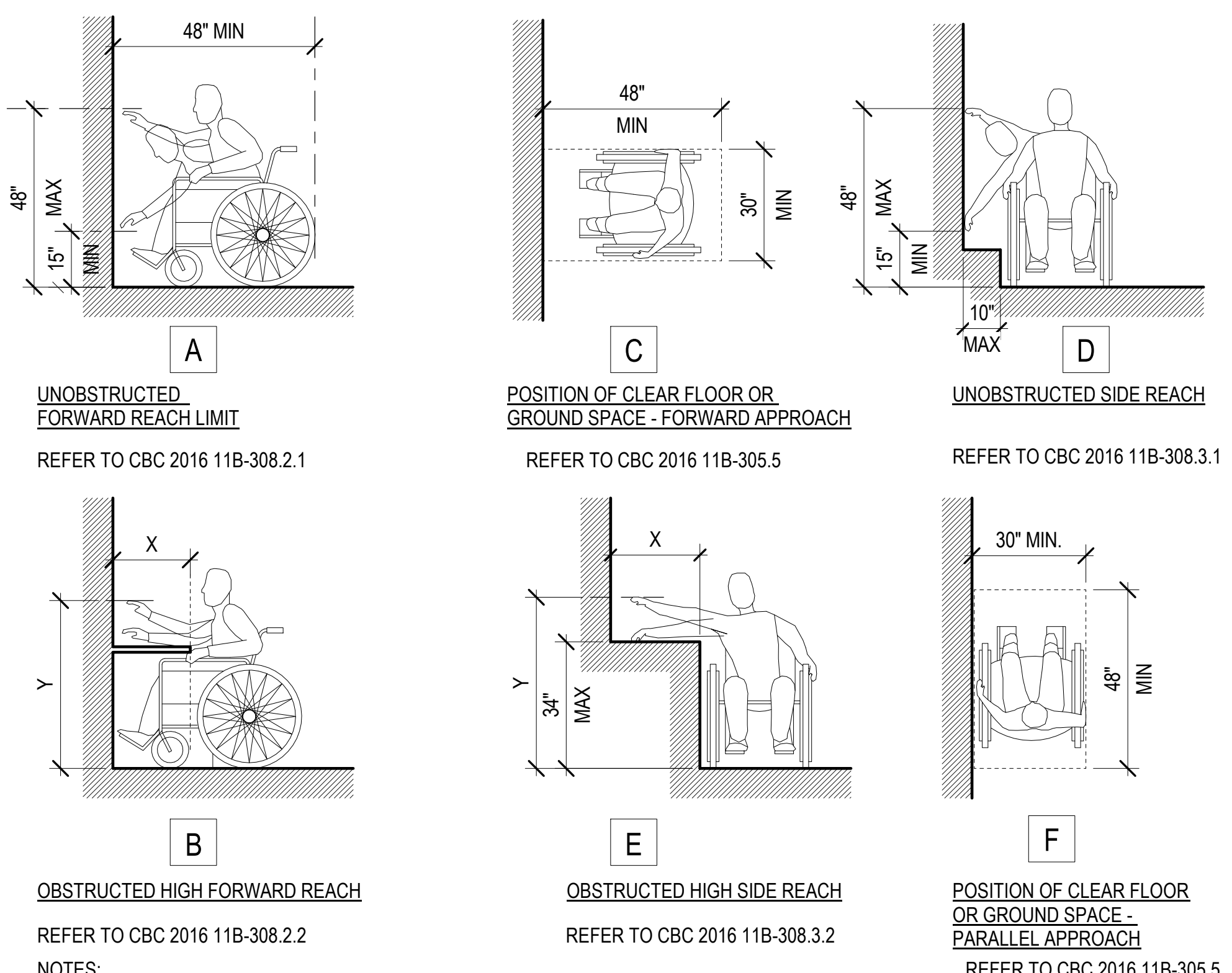
7 BABY CHANGING STATION SIGN



*NOTE: MOUNT LEADING BOTTOM EDGE NO MORE THAN 27\"/>

REFER TO CBC 2016 11B-305.7 (MANEUVERING CLEARANCE IN ALCOVE), 11B-306.3 (KNEE CLEARANCE), 11B-308.1.1 (ELEC OUTLET), 11B-404.2.7 (DOOR HANDLE), 11B-602.4 & 11B-602.7 (DRINKING FOUNTAIN SPOUT HEIGHT), 11B-703.4.1 & 11B-703.4.2 (TACTILE SIGNAGE), 9-906.9 (FIRE EXTINGUISHER), 9-907.4.26 (MANUAL FIRE ALARM BOX)

6 ACCESSIBILITY DIAGRAM - TYPICAL MOUNTING HEIGHTS



REFER TO CBC 2016 11B-308.2.1

REFER TO CBC 2016 11B-305.5

REFER TO CBC 2016 11B-308.3.1

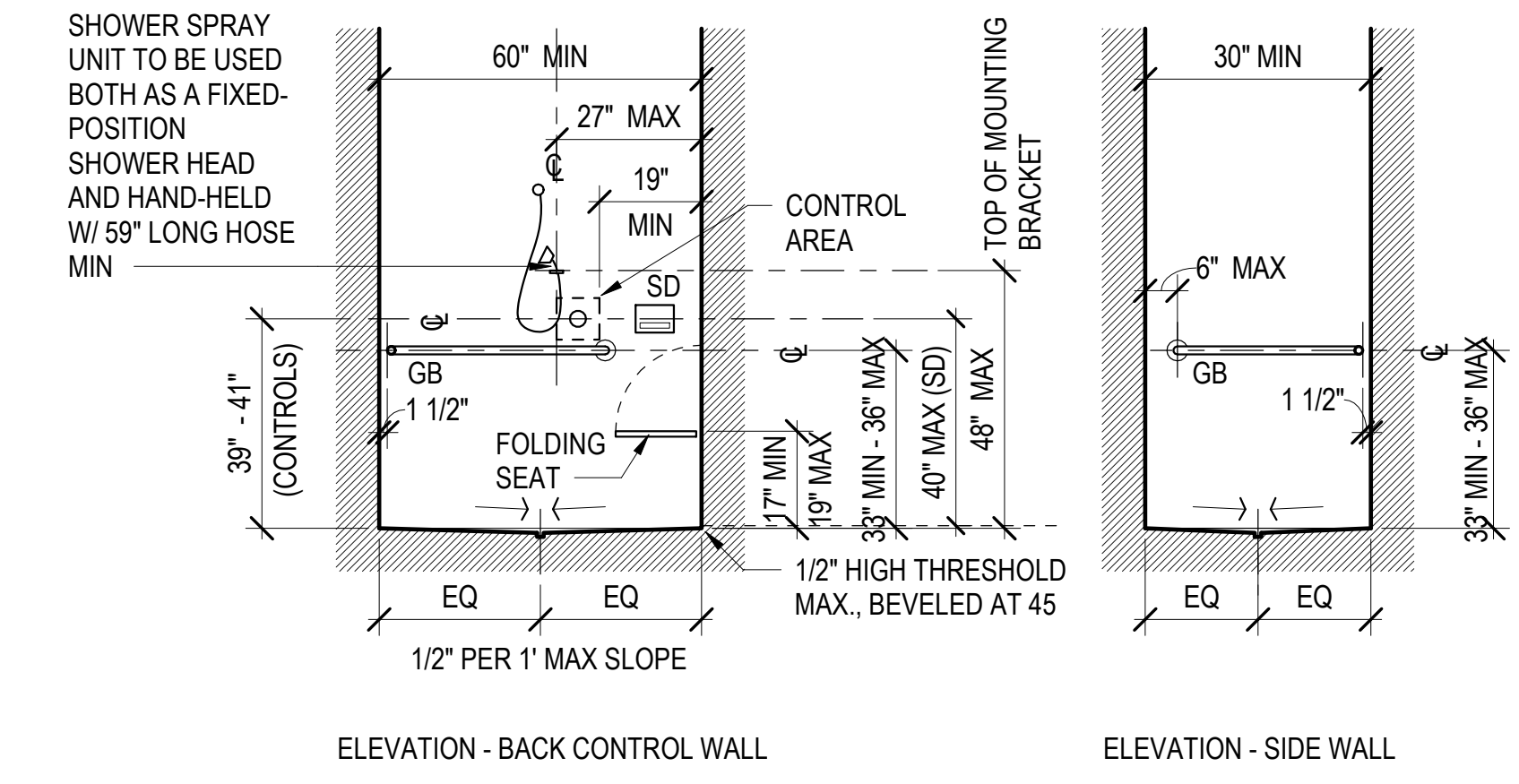
REFER TO CBC 2016 11B-308.2.2

REFER TO CBC 2016 11B-308.3.2

REFER TO CBC 2016 11B-305.5

NOTES:
 • CLEAR FLOOR SPACE BENEATH SHALL EXTEND NOT < X WHEN X IS 20 INCHES MAX, THEN Y SHALL BE 48 INCHES MAX
 • WHEN X > 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAX
 • X SHALL BE 24 INCHES MAX
 • WHEN X IS 10 INCHES MAX, THEN Y SHALL BE 48 INCHES MAX
 • WHEN X > 10 TO 24 INCHES, THEN Y SHALL BE 46 INCHES MAX

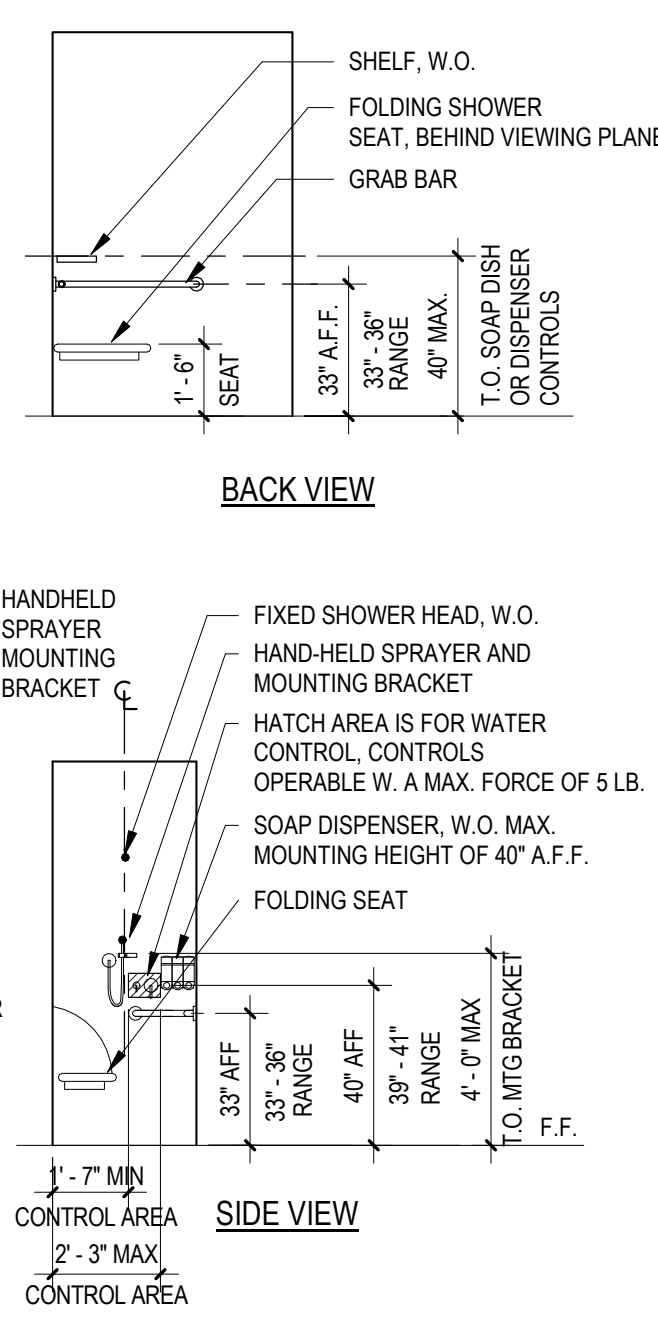
5 ACCESSIBILITY DIAGRAM - REACH REQUIREMENTS



NOTE:
 1. CONTROLS, FAUCETS AND SHOWER SPRAY UNIT SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
 2. SHOWER CURTAIN SHALL BE MOUNTED 80 INCHES HIGH MINIMUM FROM FINISHED FLOOR, AND BE COMPLIED WITH CBC 11B-307

REFER TO CBC 2016 11B-309.4, 11B-608, 11B-609

4 ACCESSIBILITY DIAGRAM - SHOWER

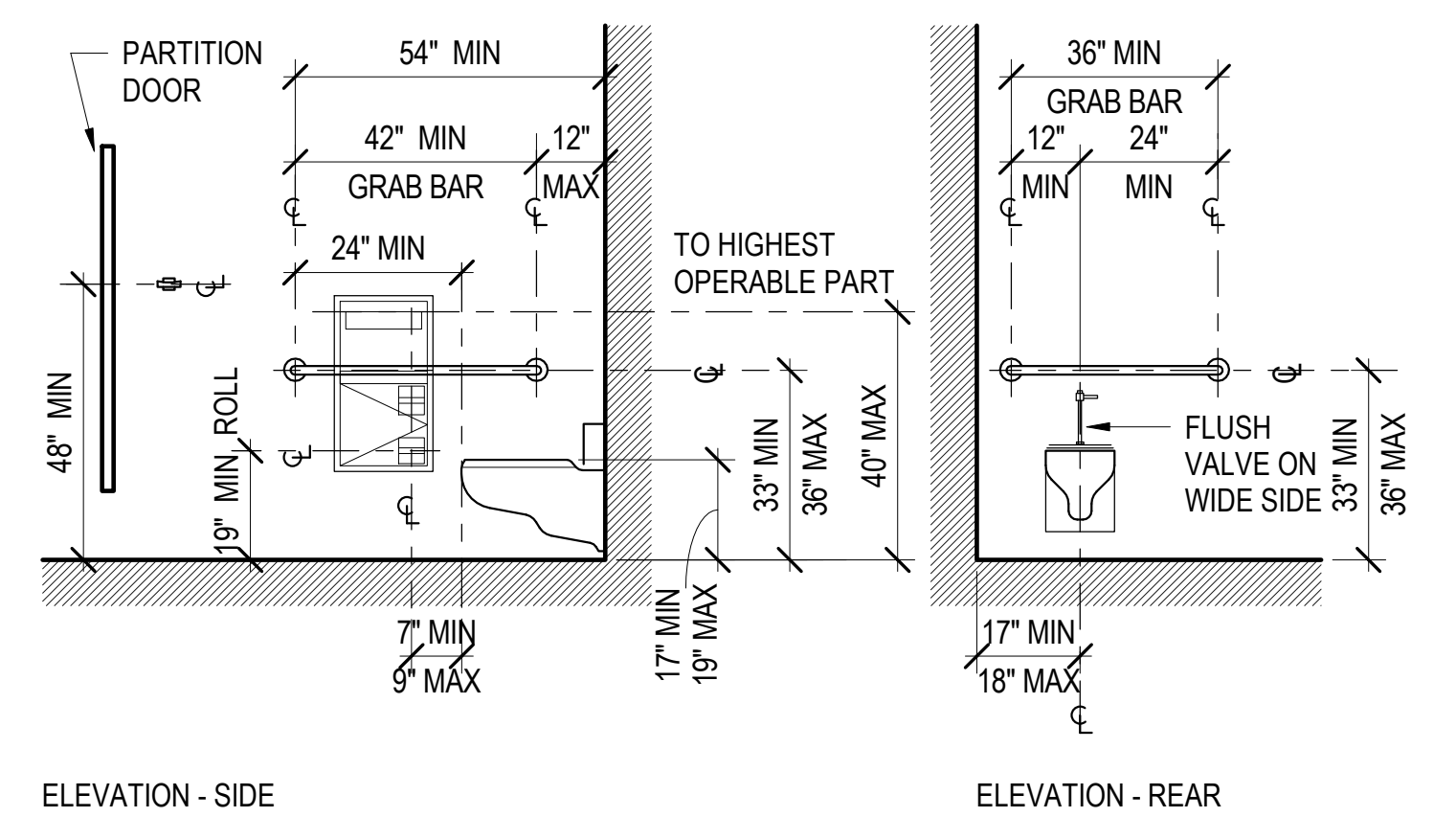


PLAN - ACCESSIBLE SHOWER COMPARTMENT - ALTERNATE ROLL - IN SHOWER WITH OPTIONAL ENCLOSURE

NOTE:
 HAND - HELD SPRAYERS UNIT SHALL BE MOUNTED NO MORE THAN 27\"/>

REFER CBC 2016 - SEC. 11B - 608

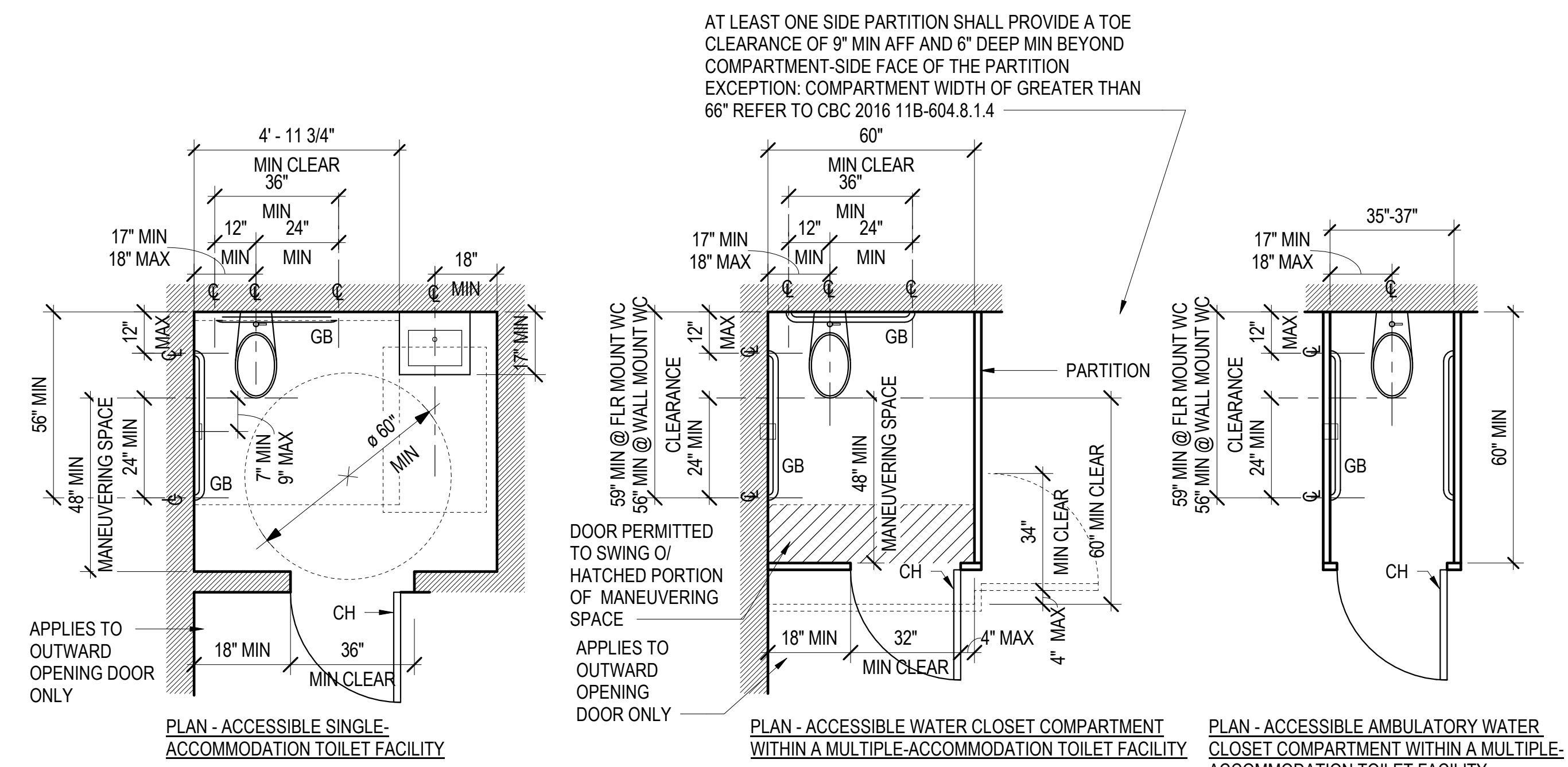
3 ACCESSIBLE SHOWER COMPARTMENT



NOTE:
 FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX. FLUSH CONTROLS SHALL BE LOCATED 44\"/>

REFER TO CBC 2016 11B-309, 11B-604, 11B-609

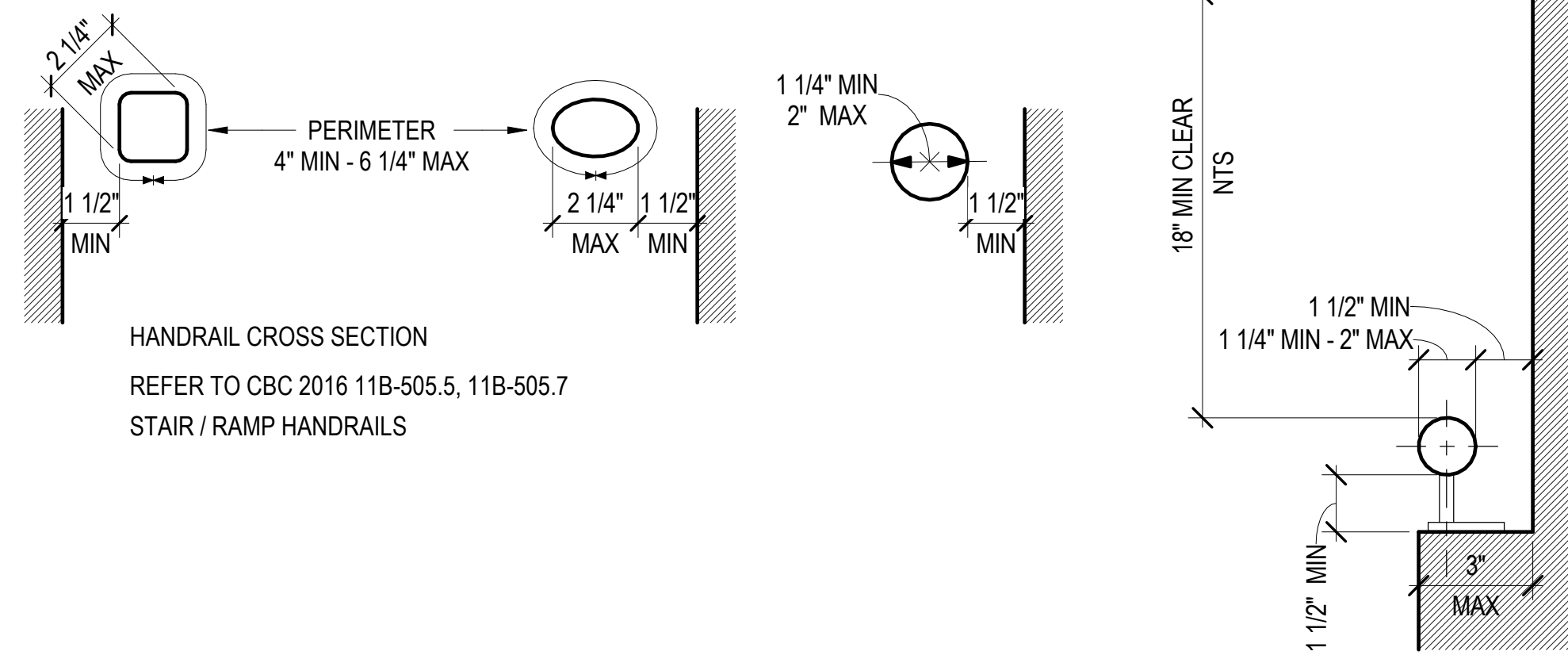
2 ACCESSIBILITY DIAGRAM - WATER CLOSETS



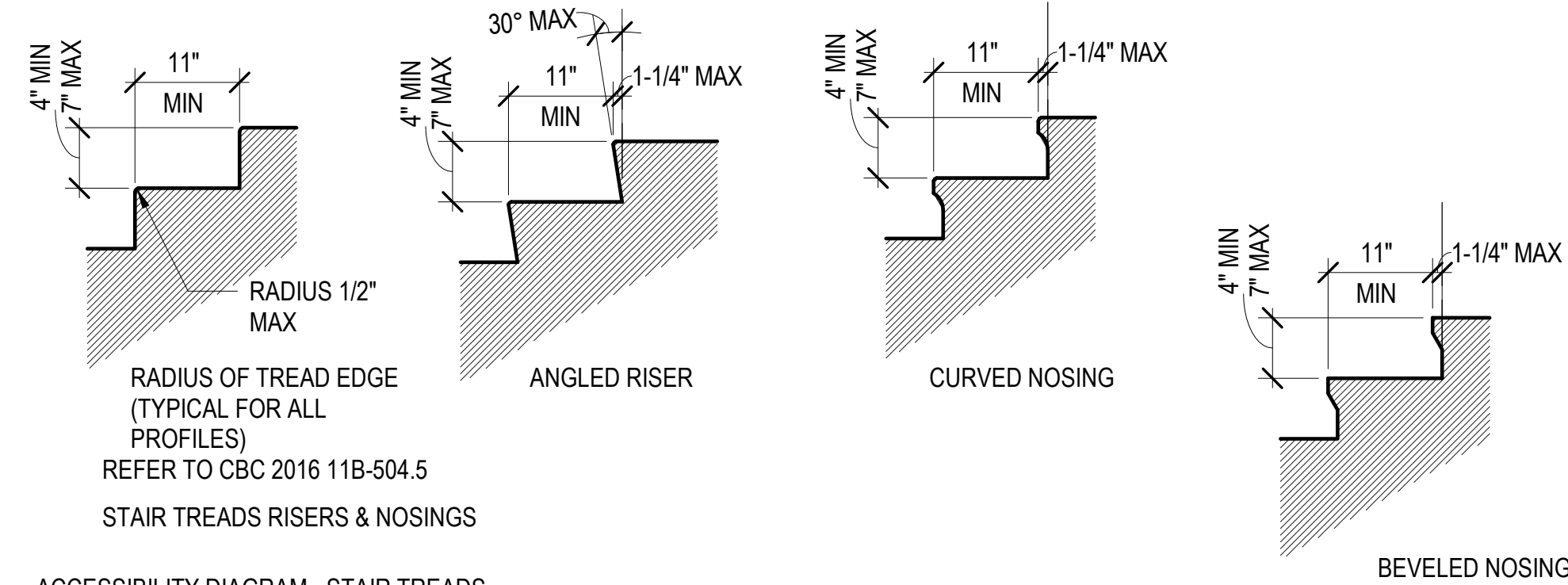
NOTE:
 DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING SPACE DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WC. MAX FLOOR SLOPE IS 1:48

REFER TO CBC 2016 11B-603, 11B-604

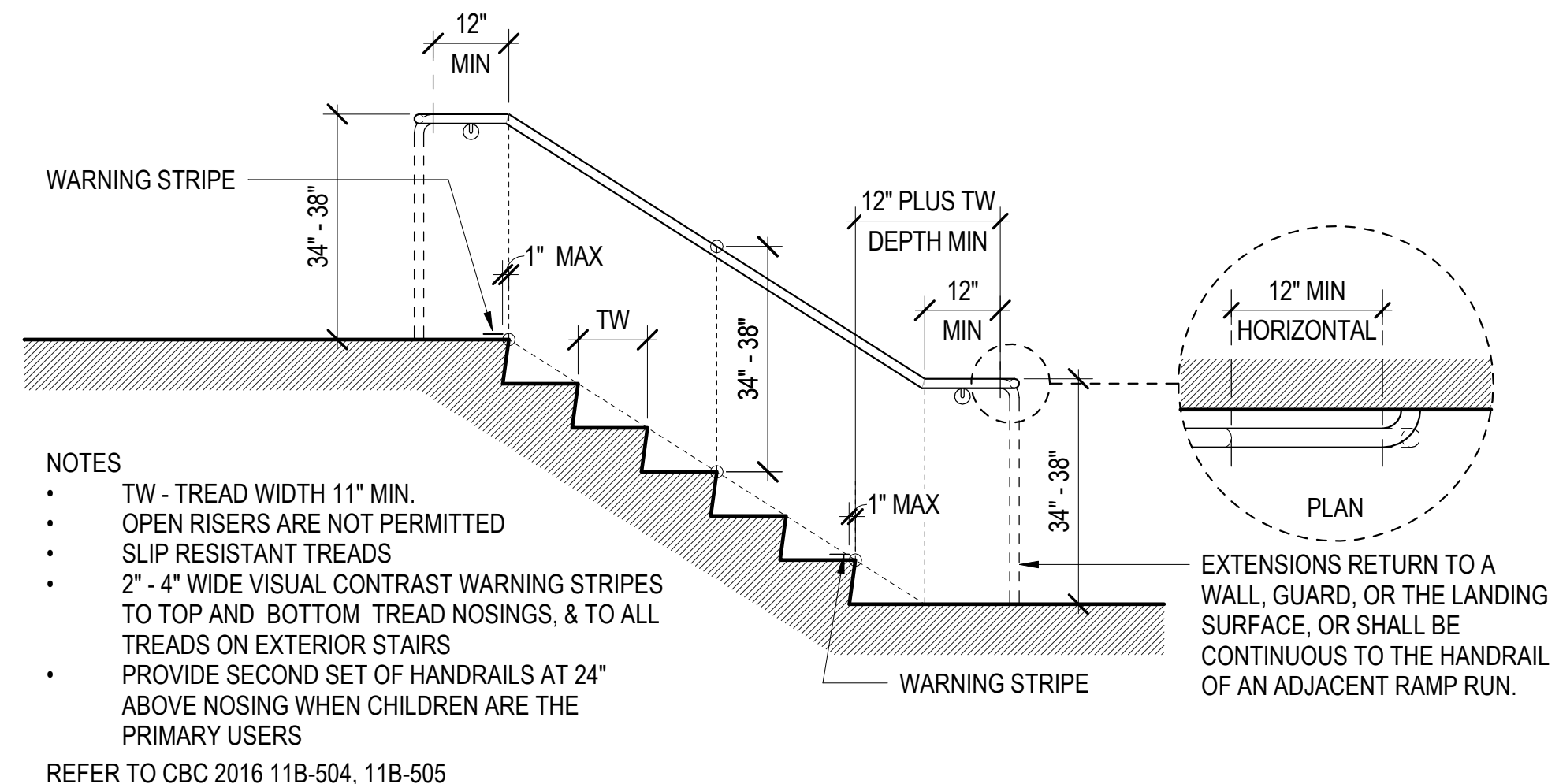
1 ACCESSIBILITY DIAGRAM - WATER CLOSET ROOMS



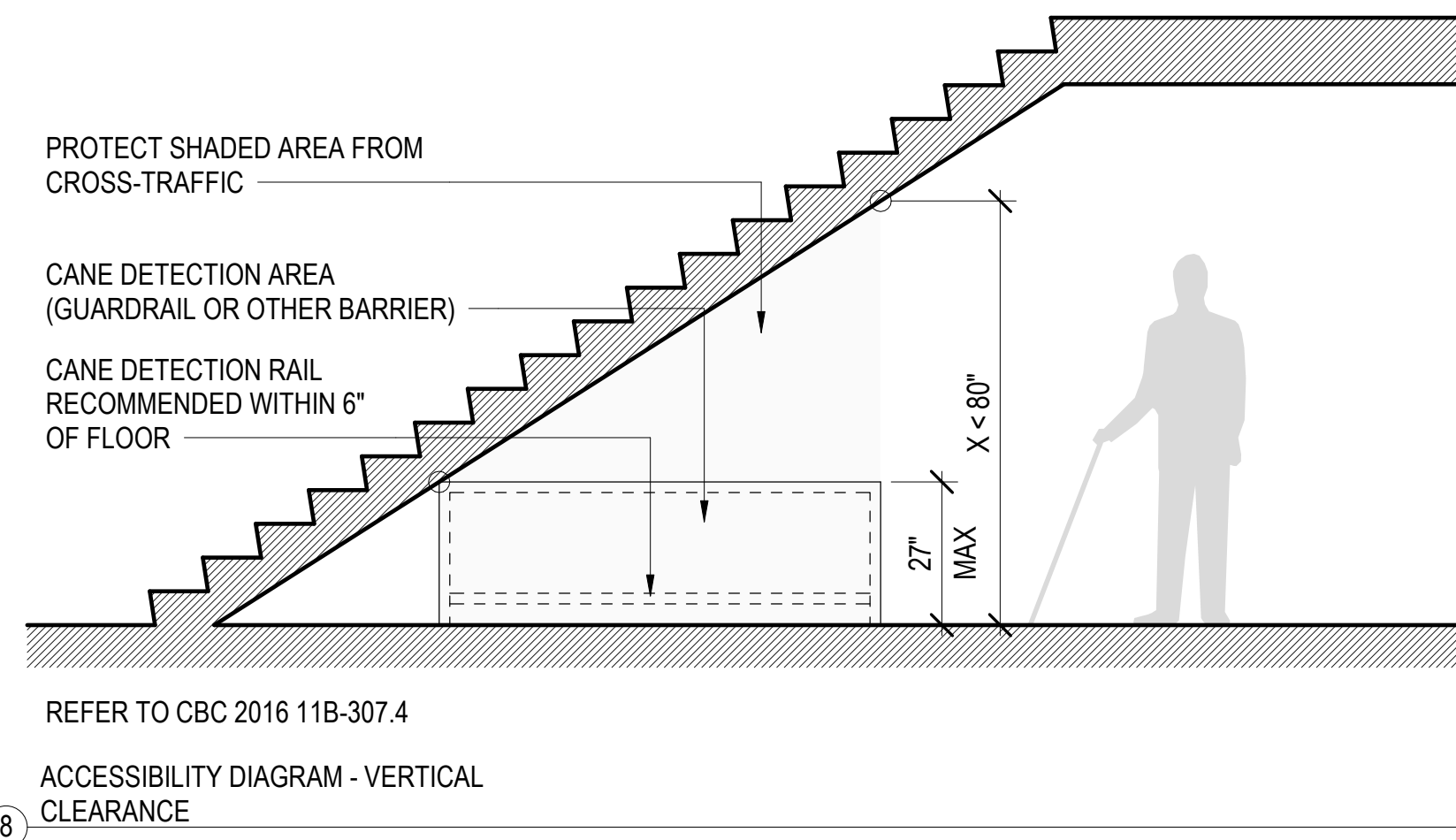
11 ACCESSIBILITY DIAGRAM - STAIR HANDRAILS



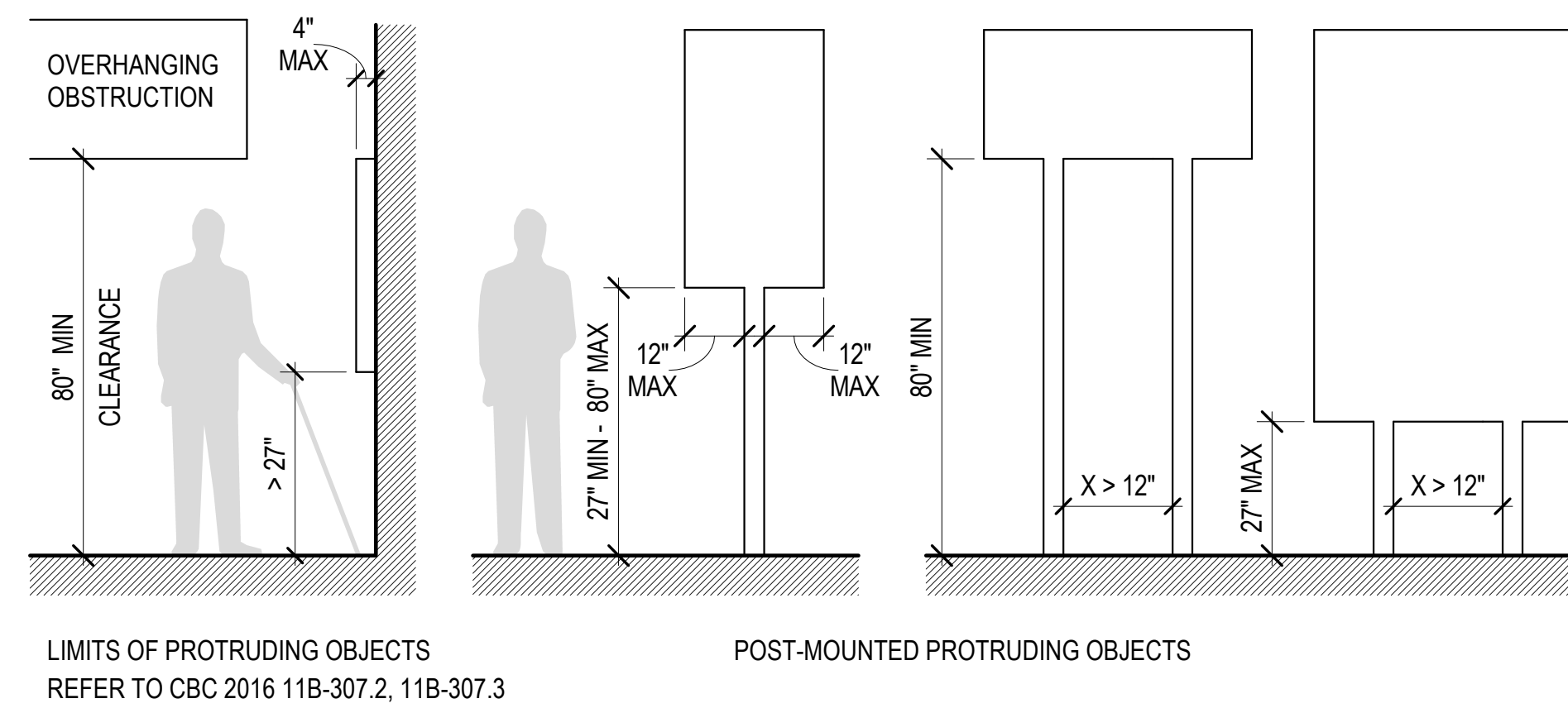
10 ACCESSIBILITY DIAGRAM - STAIR TREADS RISERS & NOSINGS



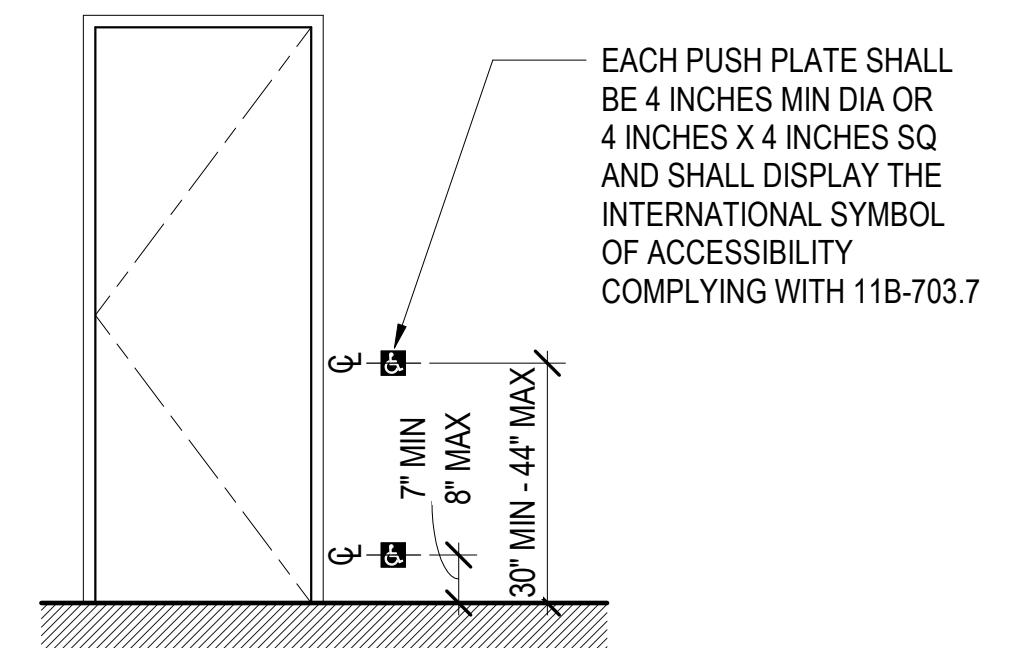
9 ACCESSIBILITY DIAGRAM - STAIRS & HANDRAILS



8 ACCESSIBILITY DIAGRAM - VERTICAL CLEARANCE

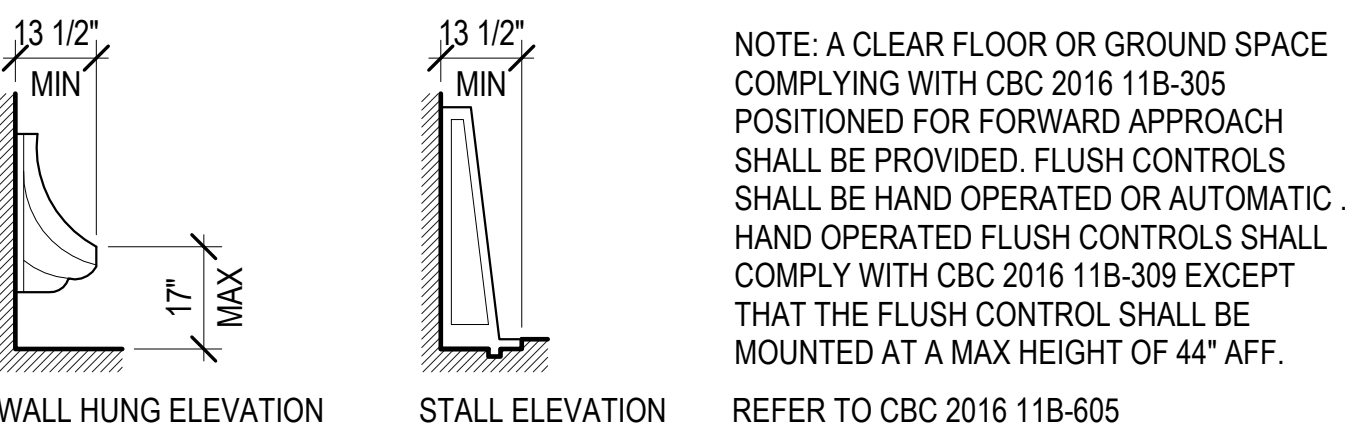


7 ACCESSIBILITY DIAGRAM - PROTRUDING OBJECTS

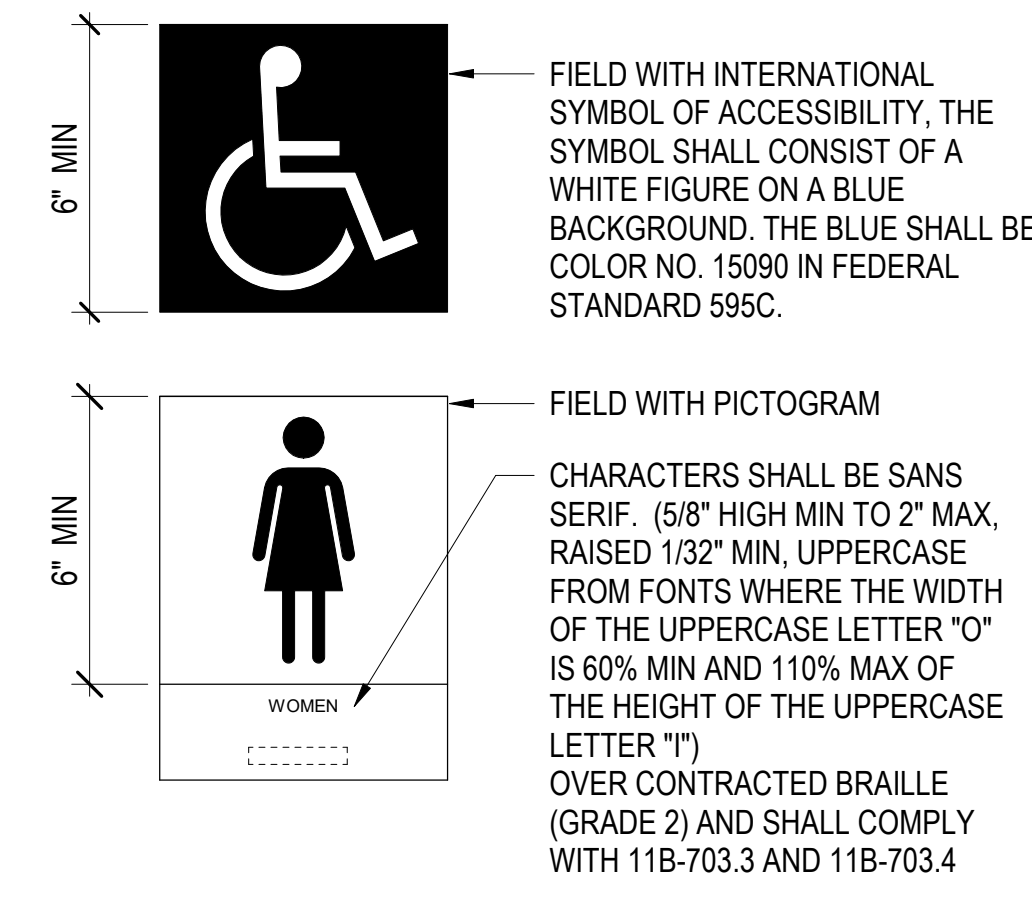


3 ACCESSIBILITY DIAGRAM - PUSH PLATE MOUNTING HEIGHTS

3 ACCESSIBILITY DIAGRAM - PUSH PLATE MOUNTING HEIGHTS

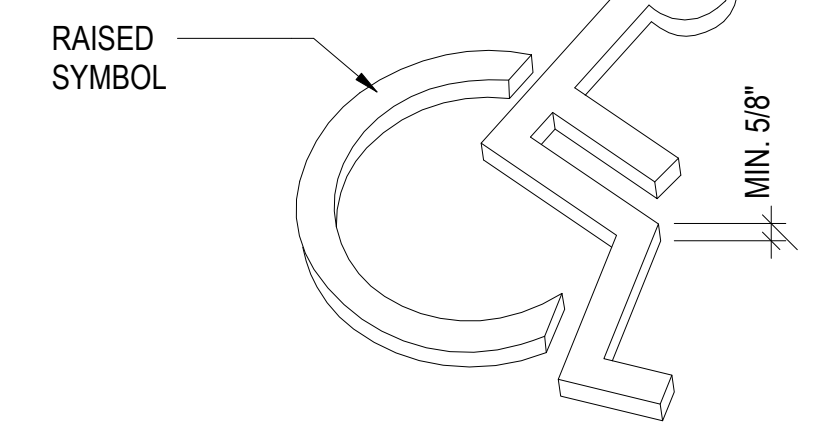


2 ACCESSIBILITY DIAGRAM - URINAL



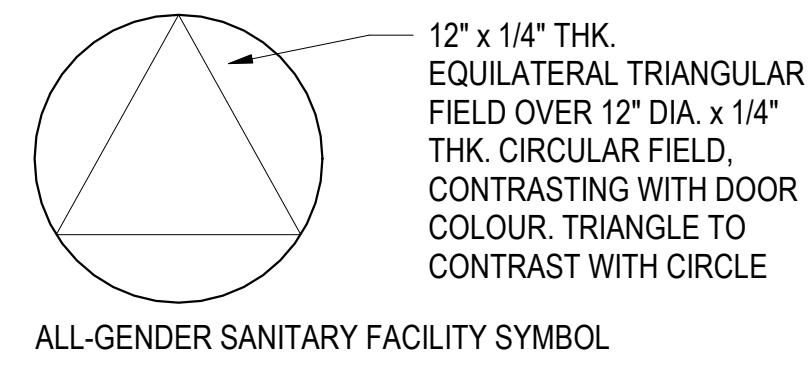
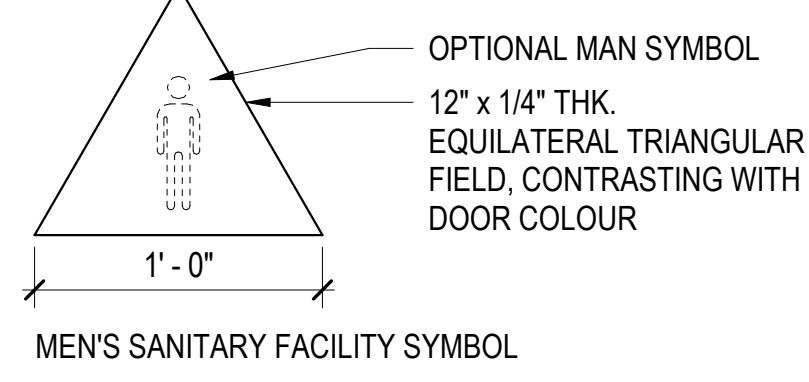
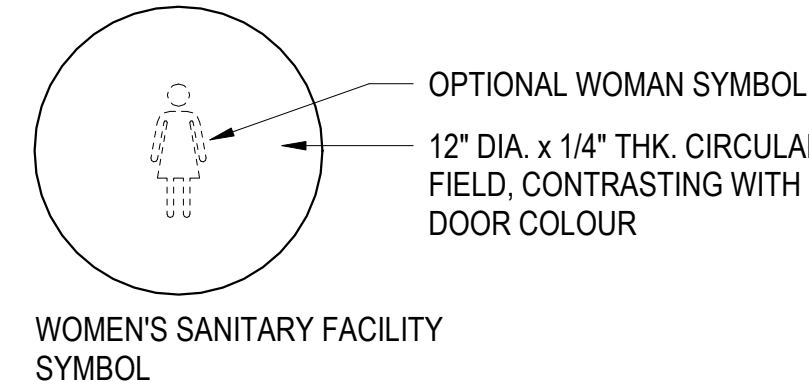
WHERE BOTH VISUAL AND TACTILE CHARACTER ARE REQUIRED EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAX OF THE HEIGHT OF THE CHARACTER.

WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXISTS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.



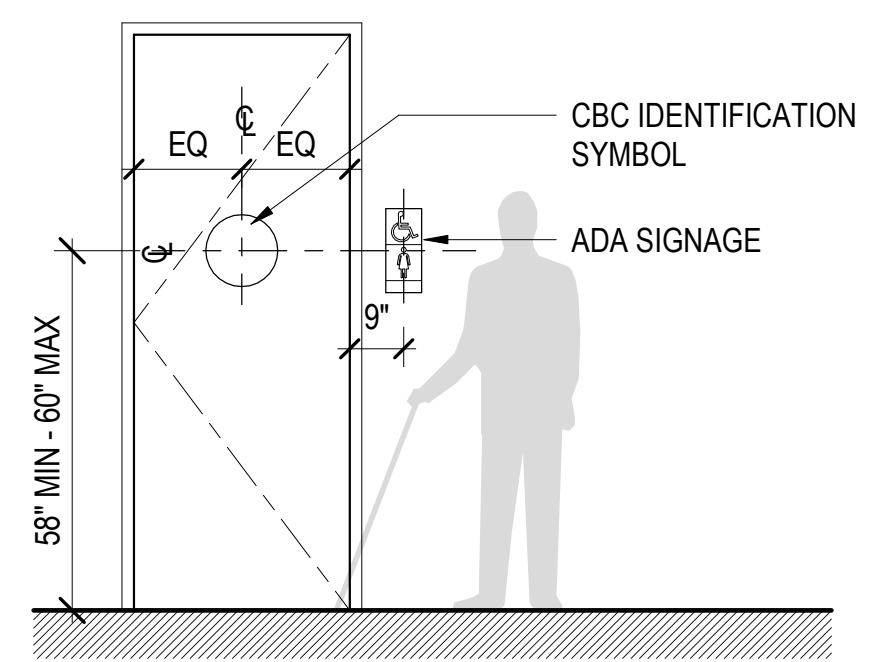
REFER TO CBC 2016 11B-703.1, 11B-703.2

6 ACCESSIBILITY DIAGRAM - ADA SIGNAGE



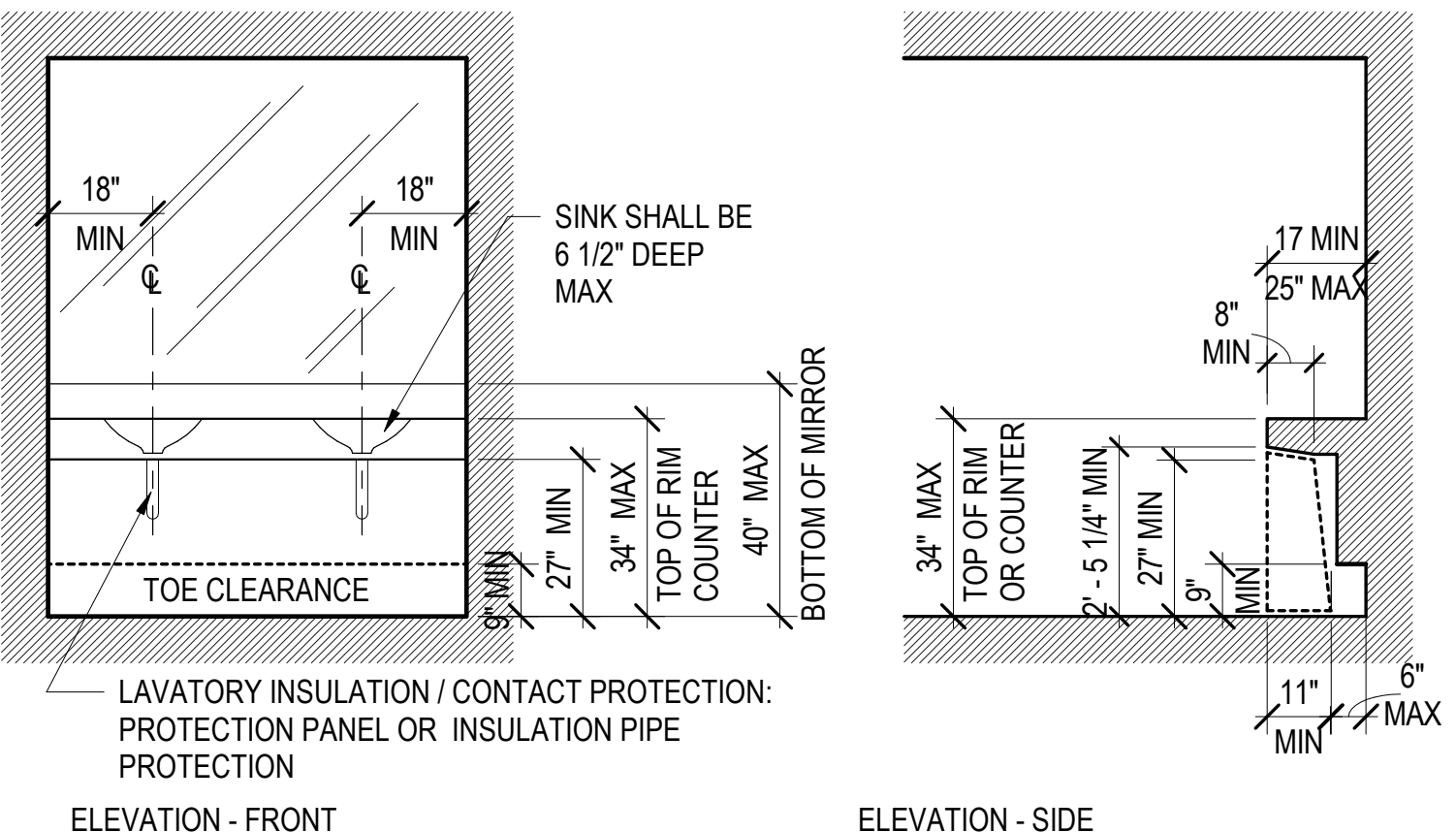
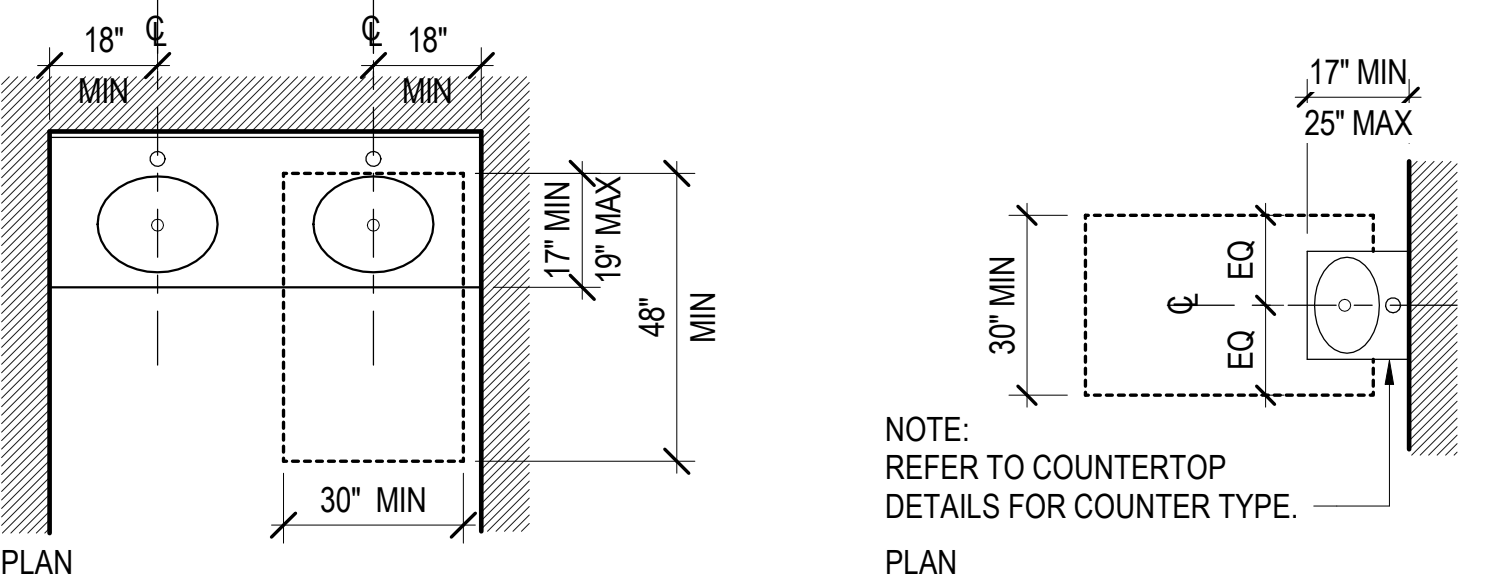
NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE REFER TO CBC 2016 11B-703.7.2.6 CBC IDENTIFICATION SYMBOLS

5 ACCESSIBILITY DIAGRAM - CBC IDENTIFICATION SYMBOLS



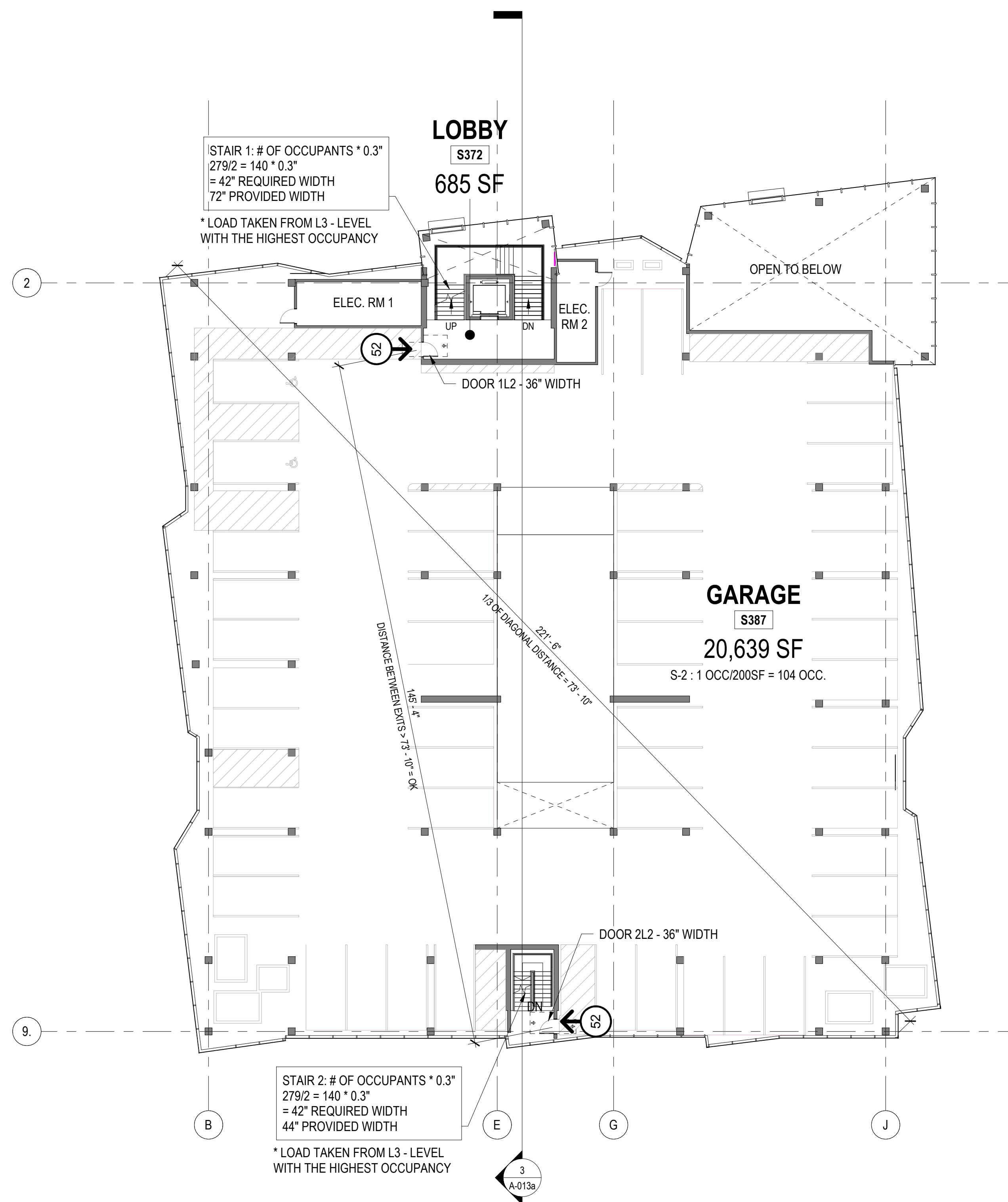
REFER CBC 2016 11B-703.7.2.6 RESTROOM DOOR SIGNAGE

4 ACCESSIBILITY DIAGRAM - SIGNAGE LOCATION

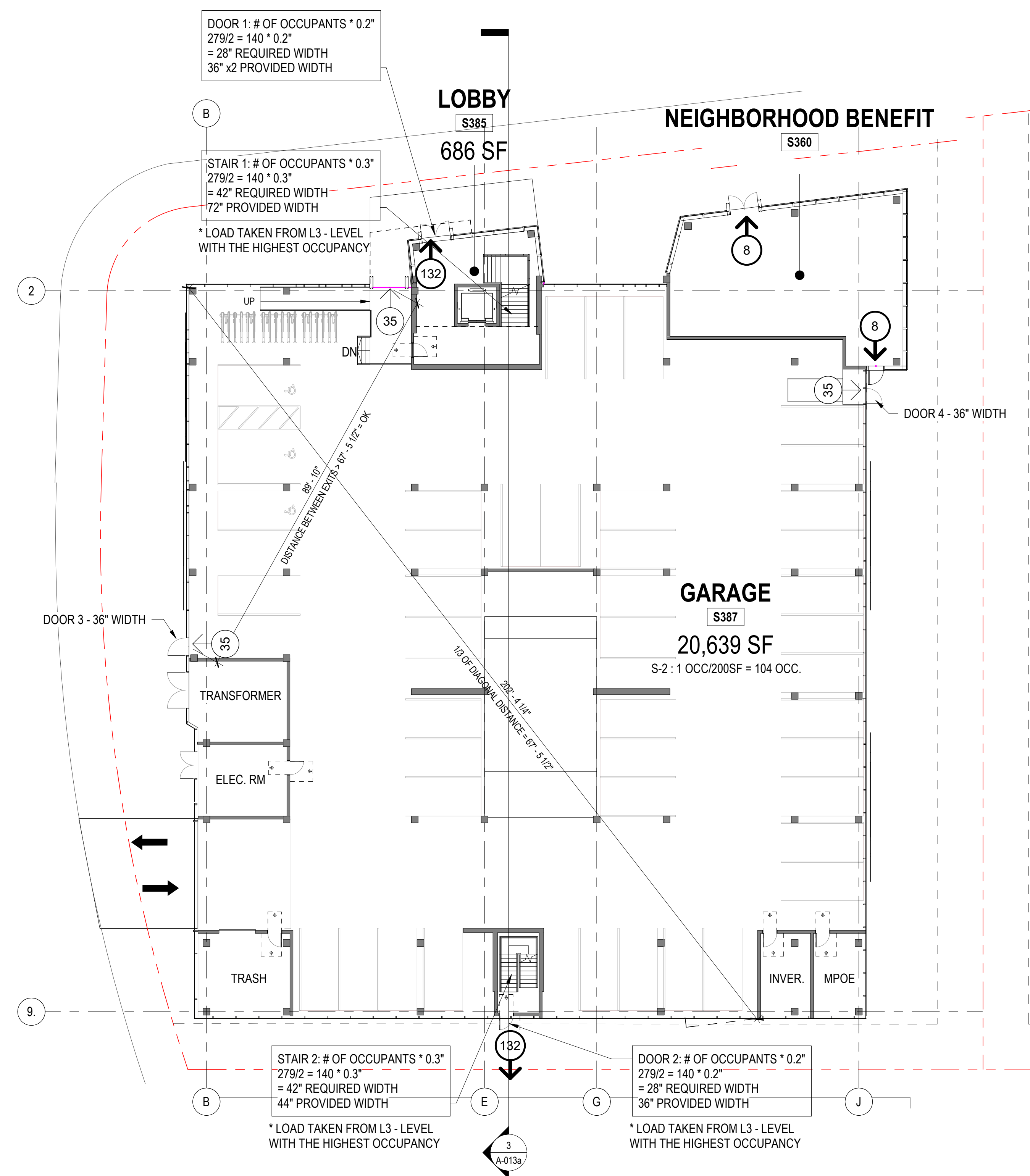


NOTE: LAVATORY FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SEC MIN REFER TO CBC 2016 11B-305.2, 11B-306.2, 11B-306.3, 11B-606.1, 11B-606.5, 11B-606.2.2, 11B-606.7

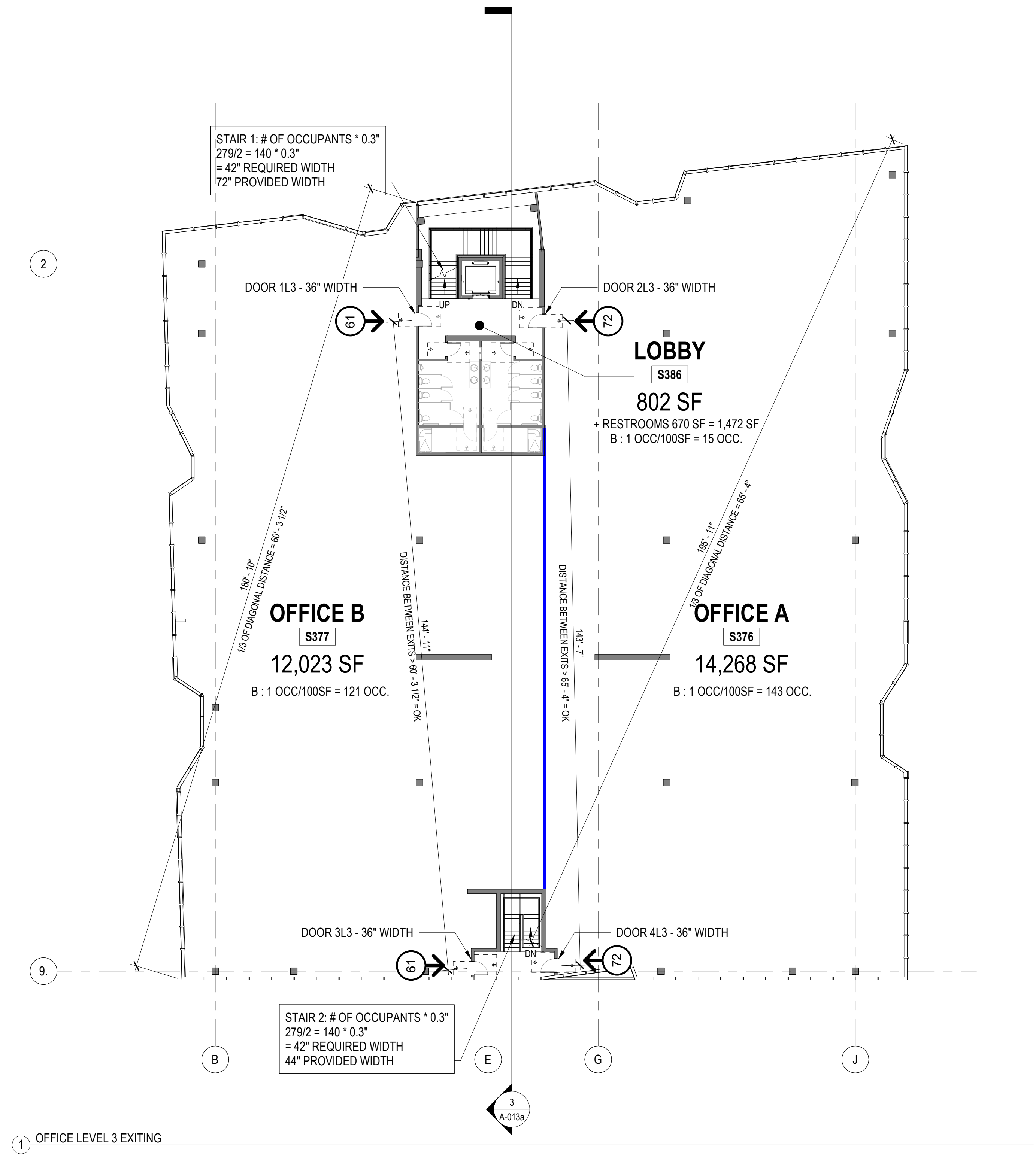
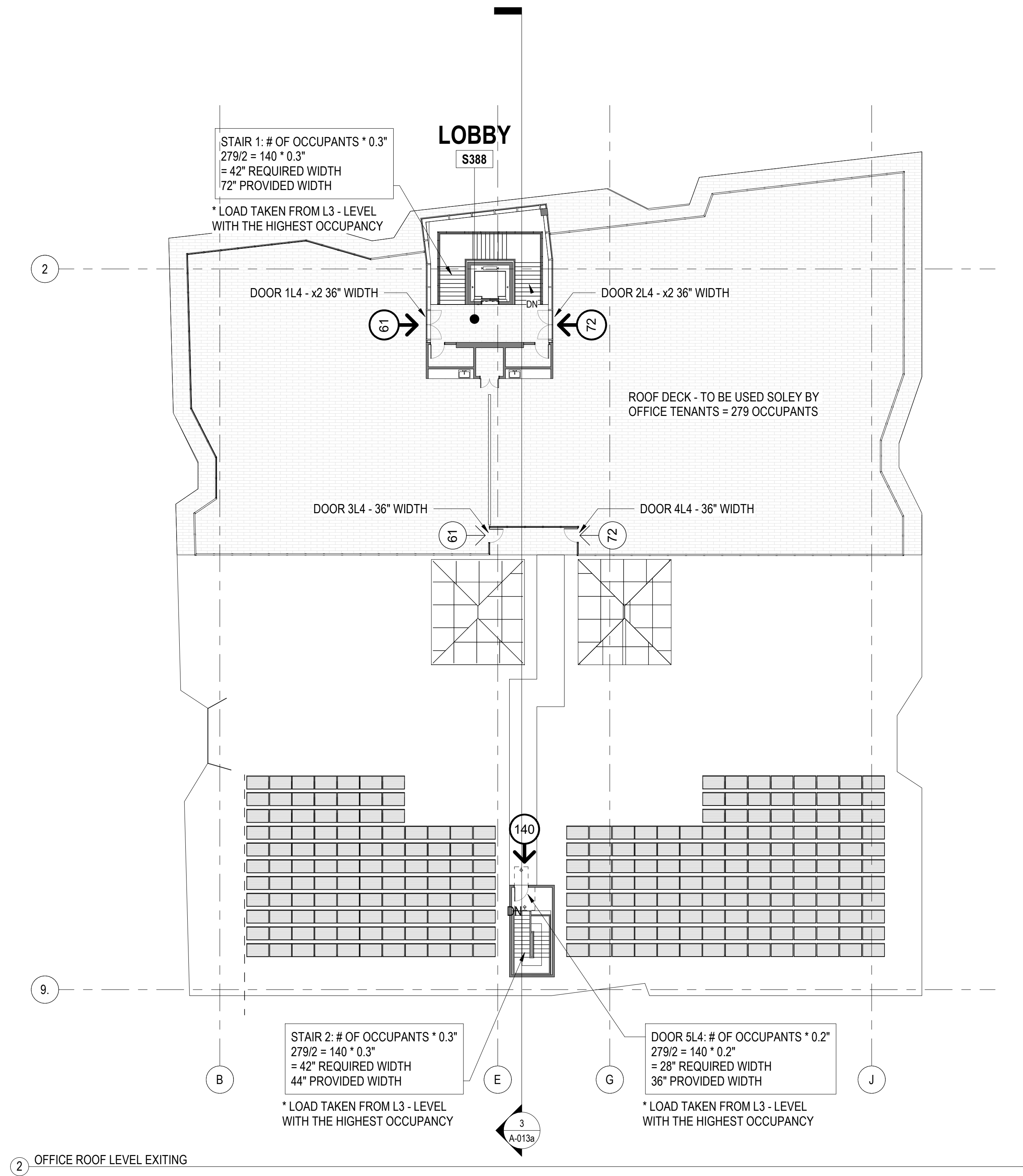
1 ACCESSIBILITY DIAGRAM - LAVATORY COUNTERS



2 OFFICE LEVEL 2 EXITING

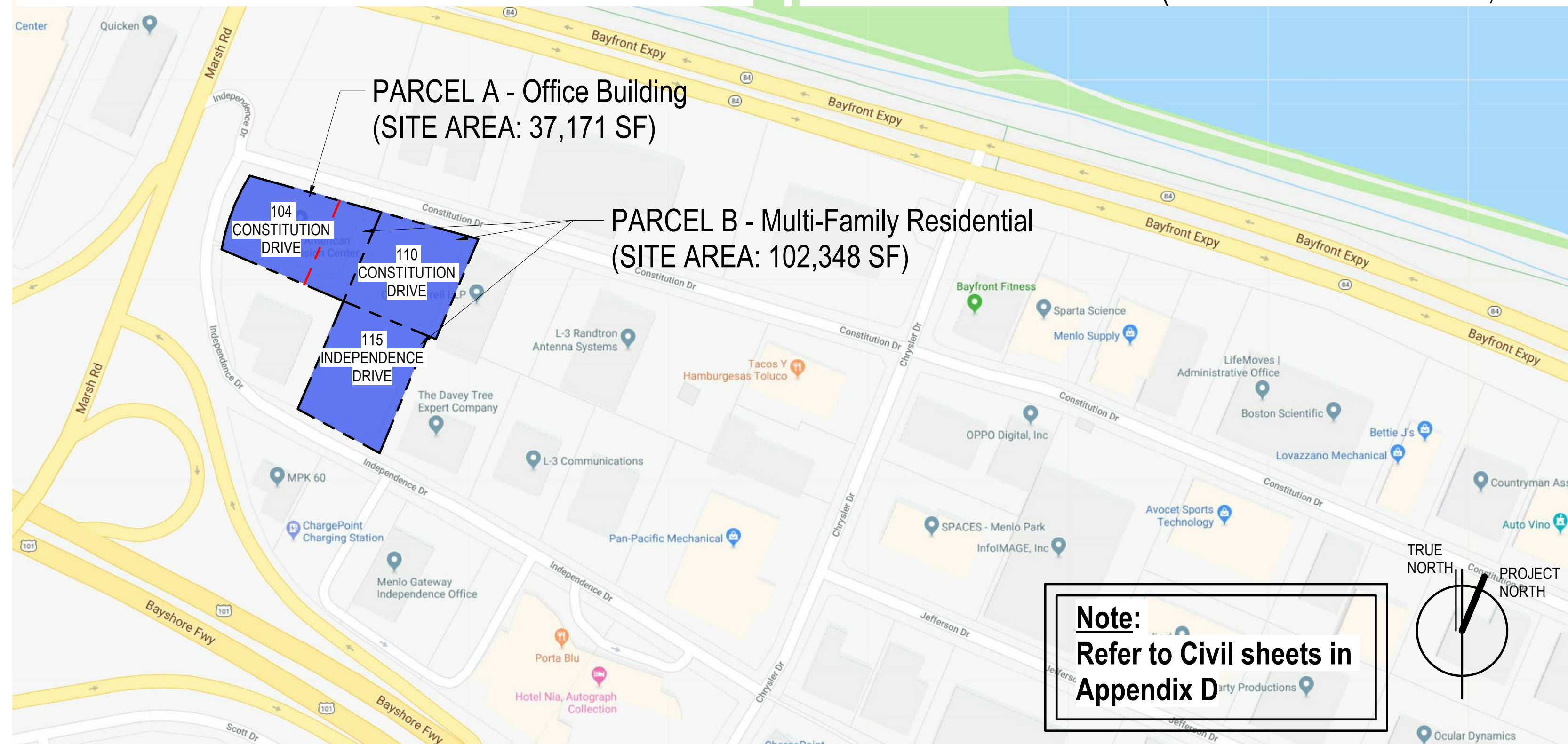


1 OFFICE LEVEL 1 EXITING



PROJECT ADDRESSES

104 CONSTITUTION DRIVE - COMMERCIAL (PARCEL A SITE AREA 37,171SF)
 115 INDEPENDENCE DRIVE AND 110 CONSTITUTION DRIVE - MULTI-FAMILY RESIDENTIAL (PARCEL B SITE AREA 102,348SF)



MULTI FAMILY HOUSING (320 UNITS) AND OFFICE PROJECT - AREA SUMMARY

ZONING: R-MU-B Zoning District (Bonus level development)

SITE AREA: 3.20 Acres i.e., 139,519 SF (Parcel A 37,171SF + Parcel B 102,348SF)

COMMERCIAL FLOOR AREA SUMMARY:

MAX. ALLOWED FAR % 25% of the Total Site Area
 MAX. ALLOWED FLOOR AREA (139,519 SF X 0.25) = **34,879.8 SF**

OFFICE GSF = **34,868.1 SF**

(Office Total Built Area (Excludes Parking and Trash Enclosure); Includes "NEIGHBORHOOD BENEFIT" of 1,609.2 SF at Level 01)

MULTI-FAMILY FLOOR AREA SUMMARY:

MAX. ALLOWED FAR % 225% of the Total Site Area
 MAX. ALLOWED FLOOR AREA (139,519 SF X 2.25) = **313,917.8 SF*** (For 100 units/ Acre)

MULTIFAMILY GSF = **326,581.0 SF***

(Residential Total Built Area excludes Parking, Trash & Utility shafts)

*** MAX. FAR BASED ON INCREASED UNIT COUNT: (BMR DENSITY AND FAR BONUS)**

320 Units on net lot area of 3.20 acres (100 dwelling units/acre) +15 units (BMR Bonus Density) = 335 total units

Max. FAR per unit = 313917.8 / 320 = 980.99SF (~981SF)

Additional FAR for the 15 additional units = 981 x 15 = 14,715 SF

Max. FAR for 335 units = 313,917.8 + 14,715 = **328,632.8 SF**

Area Schedule (*-VIZ_UNIT TYPE AREAS - MENLO PORTAL SCHEME A) - AREA SUMMARY

LEVEL	OFFICE GSF (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITIES (INCLUDED IN FAR)	OFFICE UTILITIES (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	OFFICE TOTAL BUILT AREA	RESID. GSF	RESID. AMENITIES GSF	RESID. COMMON GSF	RESID UTILITIES (INCLUDED IN FAR)	RESID UTILITIES (NOT INCLUDED IN FAR)	RESID OPEN SPACE (NOT INCLUDED IN FAR)	RESID PARKING GSF (NOT INCLUDED IN FAR)	RESID TOTAL BUILT AREA	TOTAL BLDG GSF	TOTAL FAR (OFFICE+ RESID)
Level R-Roof	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	392.5	0.0	0.0	0.0	0.0	392.5	392.5	392.5
Level R-07	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	42,813.5	465.3	6,421.0	351.9	446.3	4,961.6	0.0	50,051.7	55,459.6	50,051.7
Level R-06	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	47,476.4	581.3	6,862.4	351.9	446.3	126.5	0.0	55,272.1	55,844.9	55,272.1
Level R-05	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	47,476.4	581.3	6,862.4	351.9	446.3	2,486.7	0.0	55,272.1	58,205.1	55,272.1
Level R-04	0.0	208.1	993.4	0.0	0.0	0.0	10,167.3	1,201.5	47,558.8	0.0	6,257.7	357.0	452.7	210.6	0.0	54,173.5	66,205.7	55,375.0
Level R-03	26,527.6	652.3	1,201.7	0.0	0.0	0.0	0.0	28,381.5	44,708.5	2,608.0	6,562.9	357.0	452.7	24,606.4	0.0	54,236.5	107,677.1	82,618.0
Level R-02	0.0	0.0	1,027.0	453.0	0.0	23,359.2	0.0	1,480.0	27,719.9	695.3	7,470.0	719.8	1,193.3	84.8	37,830.6	36,605.0	100,552.8	38,085.0
Level R-01	0.0	1,609.2	1,018.2	1,177.7	403.8	20,895.3	4,637.4	3,805.0	0.0	9,326.2	6,234.7	5,016.7	1,100.6	7,313.5	54,951.4	20,577.7	113,684.7	24,382.7
Grand total	26,527.6	2,469.6	4,240.3	1,630.7	403.8	44,254.5	14,804.7	34,868.1	257,753.5	14,257.5	47,063.7	7,506.3	4,538.3	39,790.1	92,782.0	326,581.0	558,022.5	361,449.1

NOTES:

- TOTAL OFFICE AREAS ARE SUM OF ALL OFFICE AREAS INCLUDED IN FAR.
- THE OFFICE AMENITY SPACE AT LEVEL 01 IN THE OFFICE BUILDING IS DESIGNATED TO BE A NEIGHBORHOOD BENEFIT (REFER TO LEVEL 01 FLOOR PLAN IN SHEET A-005).
- TOTAL RESIDENTIAL BUILT AREAS ARE SUM OF ALL RESIDENTIAL AREAS INCLUDED IN FAR
- TOTAL BUILDING GSF INCLUDE ALL AREAS (INCLUDED IN FAR AND NOT INCLUDED IN FAR) FOR OFFICE AND RESIDENTIAL BUILDINGS.
- TOTAL FAR (OFFICE + RESID) IS INCLUSIVE OF THE EXTERIOR WALLS

MULTI FAMILY - UNIT COUNT AND UNIT MIX (NOTE: Includes 15 units BMR Density Bonus)

Area Schedule (*-VIZ_UNIT TYPE AREAS - MENLO PORTAL SCHEME A) - UNIT SUMMARY...						
Level	STUDIO	JR 1 BR	1 BR	2 BR	3 BR	# UNITS
Level R-07	13	9	25	10	2	59
Level R-06	13	9	29	9	3	63
Level R-05	13	9	29	9	3	63
Level R-04	9	13	26	9	3	60
Level R-03	10	12	27	7	2	58
Level R-02	5	4	15	7	1	32
Grand total	63	56	151	51	14	335
NET TARGET TYP. UNIT SIZES	550	630	700	1000	1300	
UNIT MIX	18.81%	16.72%	45.07%	15.22%	4.18%	100.00%

PARKING SUMMARY* (NOTE: Additional 15 units not included in parking calculation)

OFFICE - PARKING REQUIREMENTS & PROVISIONS		
	REQUIRED	PROVIDED
Vehicular Parking	2-3 spaces/1000sf (70-105 spaces)	2.66 spaces/1000sf 93 spaces
Bike Parking	1 space per 5000sf i.e., 7 spaces (80% Long Term (6 spaces)) (20% Short Term (2 spaces))	36 spaces in Level 1 Garage
Motorcycle Parking	Not required	6 provided in Level 1 Garage 2 provided in Level 2 Garage
MULTIFAMILY - PARKING REQUIREMENTS & PROVISIONS		
	REQUIRED	PROVIDED
Vehicular Parking	1 space/unit 320 vehicular spaces	320 spaces (Parking Ratio 1 space/ unit)
Bike Parking	1.5 long term spaces/ unit Additional 10% short term spaces (480 long term and 48 short term)	480 Long Term spaces in Level 1 parking garage 48 Short Term spaces at entries/ plaza

AVERAGE BUILDING HEIGHT SUMMARY

AVERAGE BUILDING HEIGHT = 60.66' (< 62.5' Max. Avg. Height)
(NOTE: Additional 15 units are included in the Average Height calculations)

NOTE: BUILDING HEIGHTS ARE MEASURED FROM AVERAGE NATURAL GRADE. REFER A-013a FOR LEVEL HEIGHTS. ROOF HEIGHT CALCULATION DOES NOT INCLUDE PARAPET HEIGHTS.

REFER A-012 PLAN LEVEL R-ROOF FOR DETAILED CALCULATIONS.

OPEN SPACE AREA SUMMARY BY LEVELS (NOTE: Additional 15 units included in Open Space calculation)

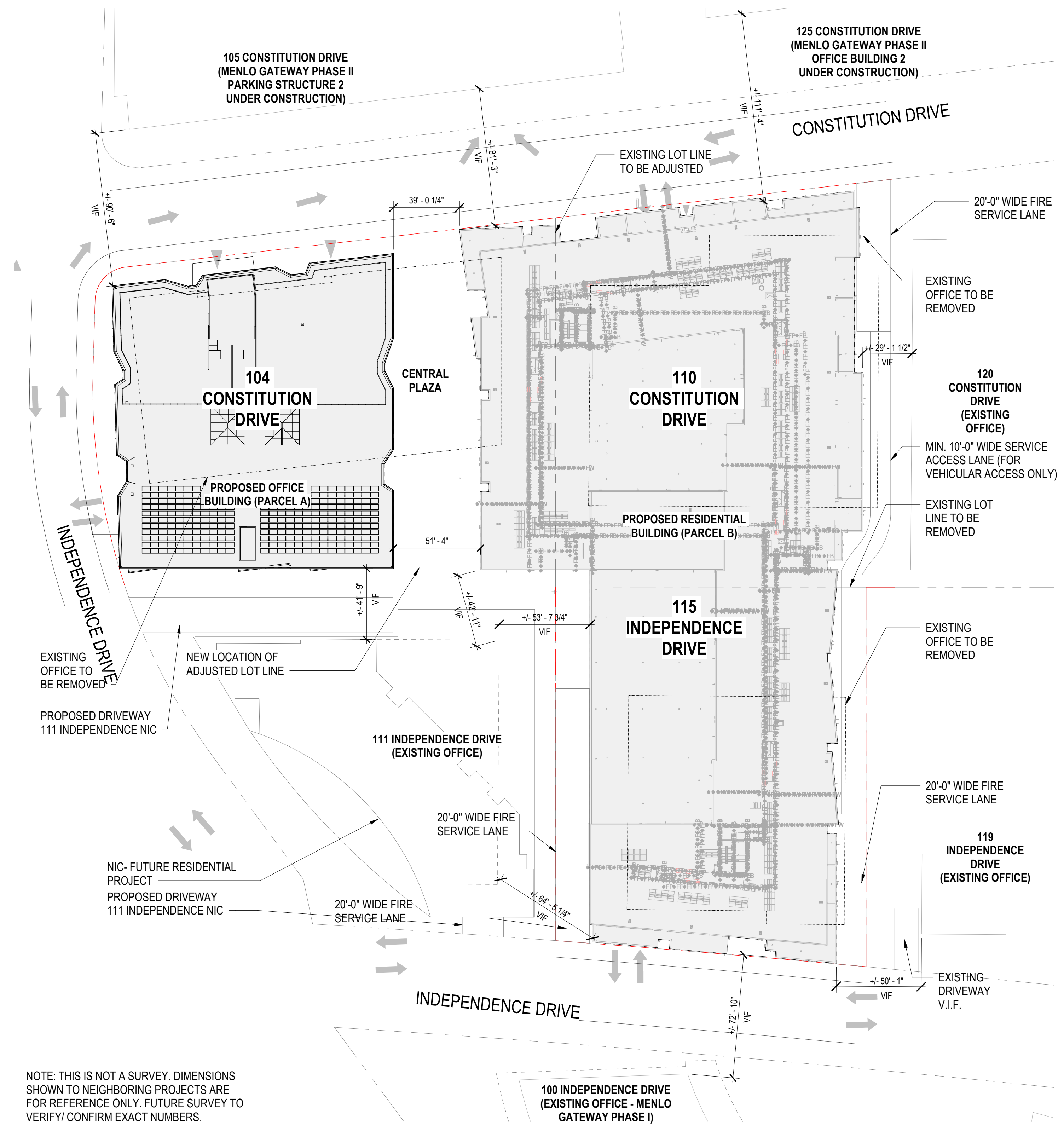
OPEN SPACE SUMMARY BY LEVEL								
Level	OFFICE PUBLIC OPEN SPACE	OFFICE COMMON OPEN SPACE	RESI PUBLIC OPEN SPACE	RESI COMMON OPEN SPACE	RESI PRIVATE OPEN SPACE	TOTAL	OFFICE TOTAL OPEN SPACE	RESID TOTAL OPEN SPACE
Level R-07	0.0	0.0	0.0	3,294.7	1,666.9	4,961.6	0.0 SF	4,961.6 SF
Level R-06	0.0	0.0	0.0	0.0	126.5	126.5	0.0 SF	126.5 SF
Level R-05	0.0	0.0	0.0	0.0	2,486.7	2,486.7	0.0 SF	2,486.7 SF
Level R-04	0.0	10,167.3	0.0	0.0	210.6	10,377.9	10,167.3 SF	210.6 SF
Level R-03	0.0	0.0	0.0	19,326.4	5,280.0	24,606.4	0.0 SF	24,606.4 SF
Level R-02	0.0	0.0	0.0	0.0	84.8	84.8	0.0 SF	84.8 SF
Level R-01	4,637.4	0.0	7,313.5	0.0	0.0	11,950.9	4,637.4 SF	7,313.5 SF
Grand total	4,637.4	10,167.3	7,313.5	22,621.1	9,855.5	54,594.8	14,804.7 SF	39,790.1 SF

OPEN SPACE SUMMARY - PROJECT SITE (Refer sheet A-014 for Zoning Compliance - Open Space Diagrams and Calculations)

MULTI-FAMILY HOUSING & OFFICE PROJECT SITE AREA (Parcel A+Parcel B) = 139,519 SF (Refer to Appendix D for Parcel Information)				
CALCULATION FOR THE COMBINED PROJECT (SITE AREA 139,519 SF)		REQUIRED (%)	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
	OPEN SPACE	25% of Site Area	34,879.8 SF	54,594.8 SF (i.e., 39.1% of Total Site Area)
	PUBLIC OPEN SPACE	25% of Min. Open Space	8,720.0 SF	11,950.9 SF Central Plaza (i.e., 34.3% of Req. Open space)

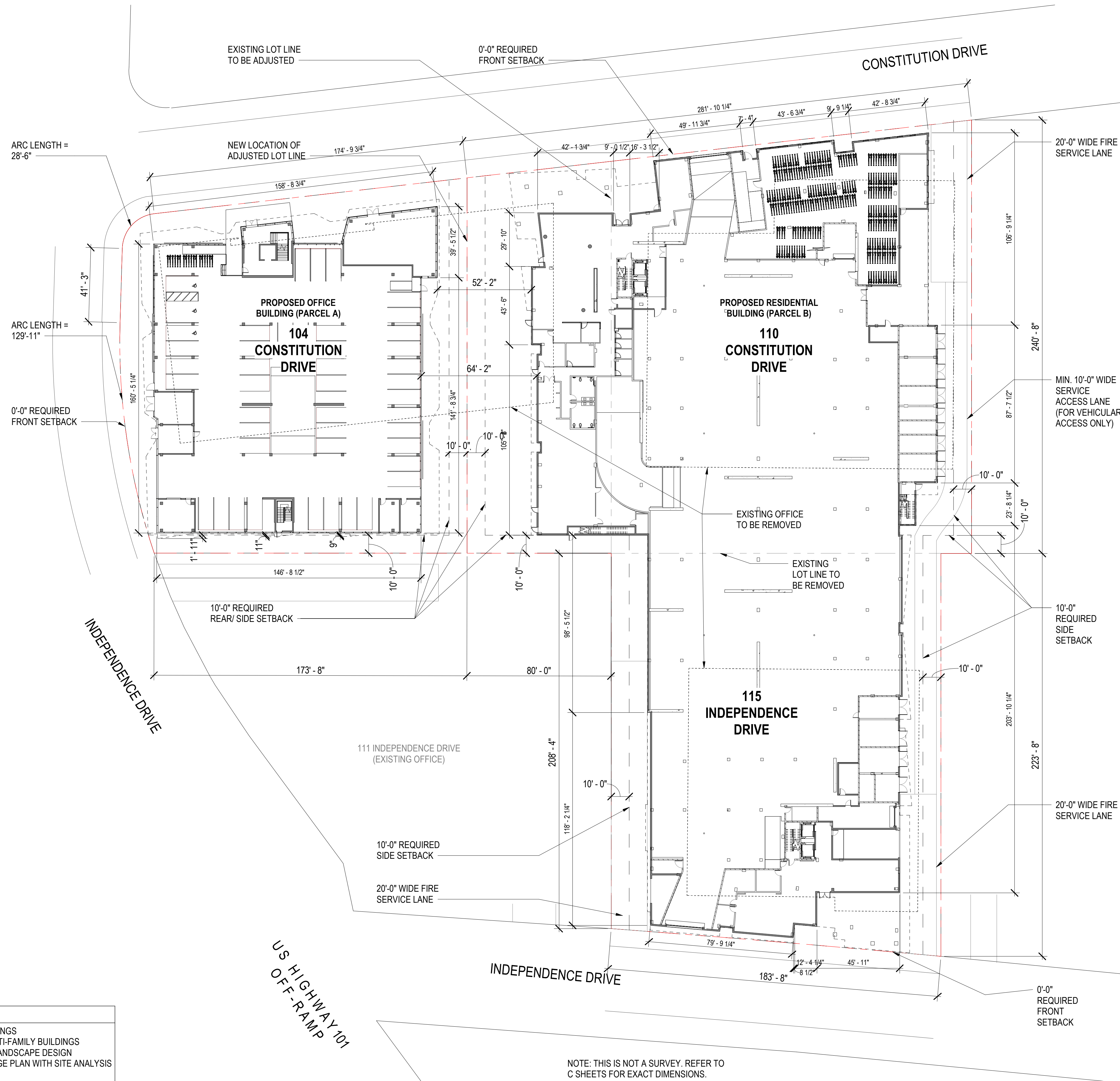
OPEN SPACE SUMMARY - FOR INDIVIDUAL PARCELS (A & B) - Refer to sheet C-004 for Parcel Information

CALCULATION FOR OFFICE BUILDING OPEN SPACE				
		REQUIRED (%)	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
PARCEL A (SITE AREA 37,171SF)	OPEN SPACE	25% of Site Area	9,292.8 SF	14,804.7 SF (38.1% of Site Area)
	PUBLIC OPEN SPACE	25% of Req. Open Space	2,323.2 SF	4,637.4 SF (Central Plaza in Parcel A) (49.9% of Req. Open Space)
CALCULATION FOR RESIDENTIAL BUILDING OPEN SPACE				
		REQUIRED (%)	REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
PARCEL B (SITE AREA 102,348SF)	OPEN SPACE	25% of Site Area	25,587.0 SF	39,790.1 SF (38.9% of Site Area)
	PUBLIC OPEN SPACE	25% of Req. Open Space	6,396.8 SF	7,313.5 SF (Central Plaza in Parcel B) (28.6% of Req. Open Space)
OPEN SPACE REQUIRED PER CHAPTER 16.45 R-MU RESIDENTIAL MIXED USE DISTRICT 16.45.120 DESIGN STANDARDS (4) (C)	RES. PRIVATE OPEN SPACE	Residential Private Open Space Required (80 SF/Unit) = 26,800.0 SF		
	TOTAL RESIDENTIAL UNITS = 335*	Residential Private Open Space Provided = 9,855.5 SF		
		Residential Private Open Space Not Provided = 16,944.5 SF		
		Residential Common Open Space Required for Private Open space SF not provided = 16,944.5 SF x 1.25 = 21,180.6 SF		
	* NOTE: Additional 15 units included in Open Space Calc.	Residential Common Open Space Provided = 22,621.1 SF (is > than 21,180.6 required)		



- PLAN NOTES:**
1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
 2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
 3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
 4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
 5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

NOTE: THIS IS NOT A SURVEY. DIMENSIONS SHOWN TO NEIGHBORING PROJECTS ARE FOR REFERENCE ONLY. FUTURE SURVEY TO VERIFY/CONFIRM EXACT NUMBERS.



SITE ANALYSIS		
ZONING: R-MU-B		
LOT AREA:		139,519 SF
	OFFICE (SF)	MULTIFAMILY (SF)
ALLOWABLE FLOOR AREA:	34,880	328,633
ALLOWABLE FLOOR AREA (TOTAL):	363,513	
PROPOSED FLOOR AREA:	34,868	326,581
PROPOSED FLOOR AREA (TOTAL):	361,449	
PROPOSED FIRST FLOOR AREA:	3,805	20,578
PROPOSED SECOND FLOOR AREA:	1,480	36,605
PROPOSED THIRD FLOOR AREA:	28,381	54,237
PROPOSED FOURTH FLOOR AREA:	1,202	54,173
PROPOSED FIFTH FLOOR AREA:	N/A	55,272
PROPOSED SIXTH FLOOR AREA:	N/A	55,272
PROPOSED SEVENTH FLOOR AREA:	N/A	50,052
PROPOSED ROOF AREA:	N/A	392
TOTAL:	34,868	326,581
TOTAL PROPOSED FLOOR AREA:	361,449	
LAND COVERED BY STRUCTURES:	77%	(107,887 SF)
LANDSCAPING:	7%	(8,969 SF)
PAVED SURFACES:	16%	(22,663 SF)
PARKING SPACES:	0	

- PLAN NOTES:
1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
 2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
 3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
 4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
 5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

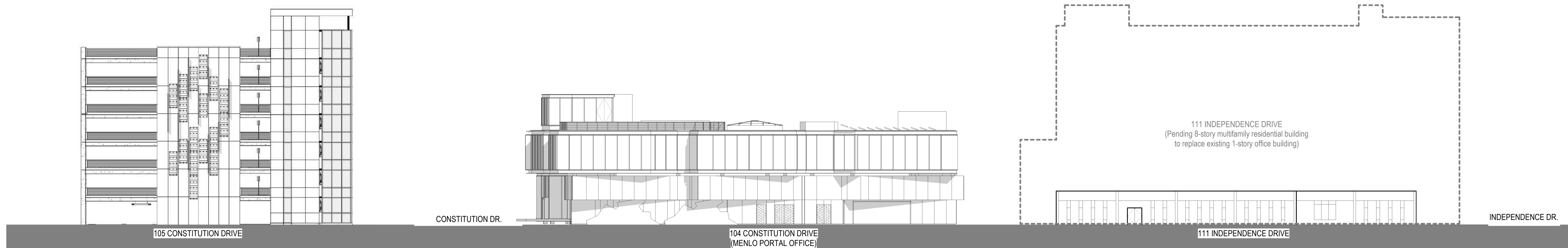
NOTE: THIS IS NOT A SURVEY. REFER TO C SHEETS FOR EXACT DIMENSIONS.



CONSTITUTION DRIVE NORTH STREETSCAPE
1" = 20'-0"



INDEPENDENCE DRIVE SOUTH STREETSCAPE
1" = 20'-0"



INDEPENDENCE DRIVE WEST STREETSCAPE
1" = 20'-0"





CONSTITUTION DR









- PLAN NOTES:**
1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
 2. REFER APPENDIX B - AOR MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
 3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
 4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
 5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 1								
OFFICE (INCLUDED IN FAR)	NEIGHBORHOOD BENEFIT (INCL. IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	1,609.2	1,018.2	1,177.7	403.8	20,895.3	4,637.4	3,805.0	

RESIDENTIAL AREA SUMMARY LEVEL 1								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
0.0	9,326.2	6,234.7	5,016.7	1,100.6	54,951.4	7,313.5	20,577.7	

- NOTES:**
1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS
 2. RESIDENTIAL LOBBY AREA INCLUDES AREA UNDER OVERHANG AND INCLUDES THE COLUMN LINE. REFER TO A-034a SF AREA CALCULATIONS FOR MORE DETAILED OVERHANG AREA EXTENTS.
 3. OPEN SPACE AREA INCLUDED IN THE AREA SUMMARY INCLUDES PUBLIC OPEN SPACE IN THE CENTRAL PLAZA ONLY. OTHER SITE LANDSCAPE FEATURES ARE NOT INCLUDED IN THE OPEN SPACE CALCULATIONS.

RESIDENTIAL UNIT TYPE LEGEND

	0ST - STUDIO
	1JR - 1 BED JUNIOR
	1BR - 1 BEDROOM
	2BR - 2 BEDROOM
	3BR - 3 BEDROOM



- PLAN NOTES:**
1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
 2. REFER APPENDIX B - AOR - MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
 3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
 4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
 5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 2								
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	0.0	1,027.0	453.0	0.0	23,359.2	0.0	0.0	1,480.0

RESIDENTIAL AREA SUMMARY LEVEL 2								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
27,719.9	695.3	7,470.0	719.8	1,193.3	37,830.6	84.8	0.0	36,605.0

- NOTES:**
1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS

RESIDENTIAL UNIT TYPE LEGEND

	0ST - STUDIO
	1 JR - 1 BED JUNIOR
	1 BR - 1 BEDROOM
	2BR - 2 BEDROOM
	3BR - 3 BEDROOM



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR, MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

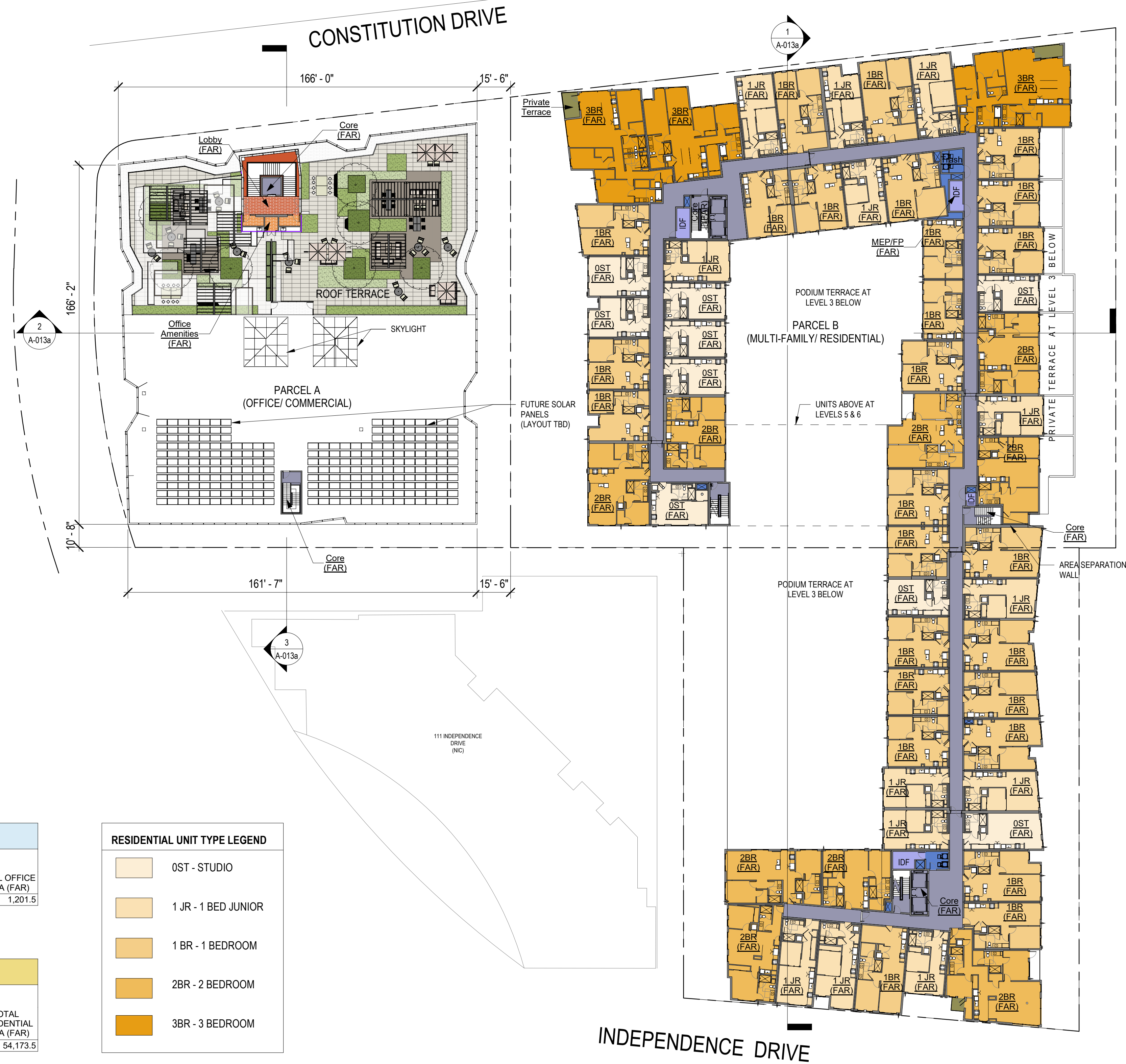
OFFICE AREA SUMMARY LEVEL 3								
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
26,527.6	652.3	1,201.7	0.0	0.0	0.0	0.0	0.0	28,381.5

RESIDENTIAL AREA SUMMARY LEVEL 3								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
44,708.5	2,608.0	6,562.9	357.0	452.7	0.0	24,606.4	54,236.5	

RESIDENTIAL UNIT TYPE LEGEND	
	0ST - STUDIO
	1 JR - 1 BED JUNIOR
	1 BR - 1 BEDROOM
	2BR - 2 BEDROOM
	3BR - 3 BEDROOM

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS



- PLAN NOTES:**
1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
 2. REFER APPENDIX B - AOR, MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
 3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
 4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
 5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 4								
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	208.1	93.4	0.0	0.0	0.0	0.0	10,167.3	1,201.5

RESIDENTIAL AREA SUMMARY LEVEL 4								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
47,558.8	0.0	6,257.7	357.0	452.7	0.0	0.0	210.6	54,173.5

RESIDENTIAL UNIT TYPE LEGEND

0ST - STUDIO
1 JR - 1 BED JUNIOR
1 BR - 1 BEDROOM
2BR - 2 BEDROOM
3BR - 3 BEDROOM

- NOTES:**
1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS
 2. MAINTENANCE ONLY ROOF AREA IS NOT INCLUDED IN THE AREA SUMMARY TABLE



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR - MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 5							
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
							TOTAL OFFICE AREA (FAR)
							0.0

RESIDENTIAL AREA SUMMARY LEVEL 5							
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)
47,476.4	581.3	6,862.4	351.9	446.3	0.0	2,486.7	55,272.1
							TOTAL RESIDENTIAL AREA (FAR)
							55,272.1

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS

RESIDENTIAL UNIT TYPE LEGEND	
	0ST - STUDIO
	1JR - 1 BED JUNIOR
	1BR - 1 BEDROOM
	2BR - 2 BEDROOM
	3BR - 3 BEDROOM



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR, MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

OFFICE AREA SUMMARY LEVEL 6								
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL OFFICE AREA (FAR)
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

RESIDENTIAL AREA SUMMARY LEVEL 6								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
47,476.4	581.3	6,862.4	351.9	446.3	0.0	126.5	55,272.1	

RESIDENTIAL UNIT TYPE LEGEND

- 0ST - STUDIO
- 1 JR - 1 BED JUNIOR
- 1 BR - 1 BEDROOM
- 2BR - 2 BEDROOM
- 3BR - 3 BEDROOM

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR, MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

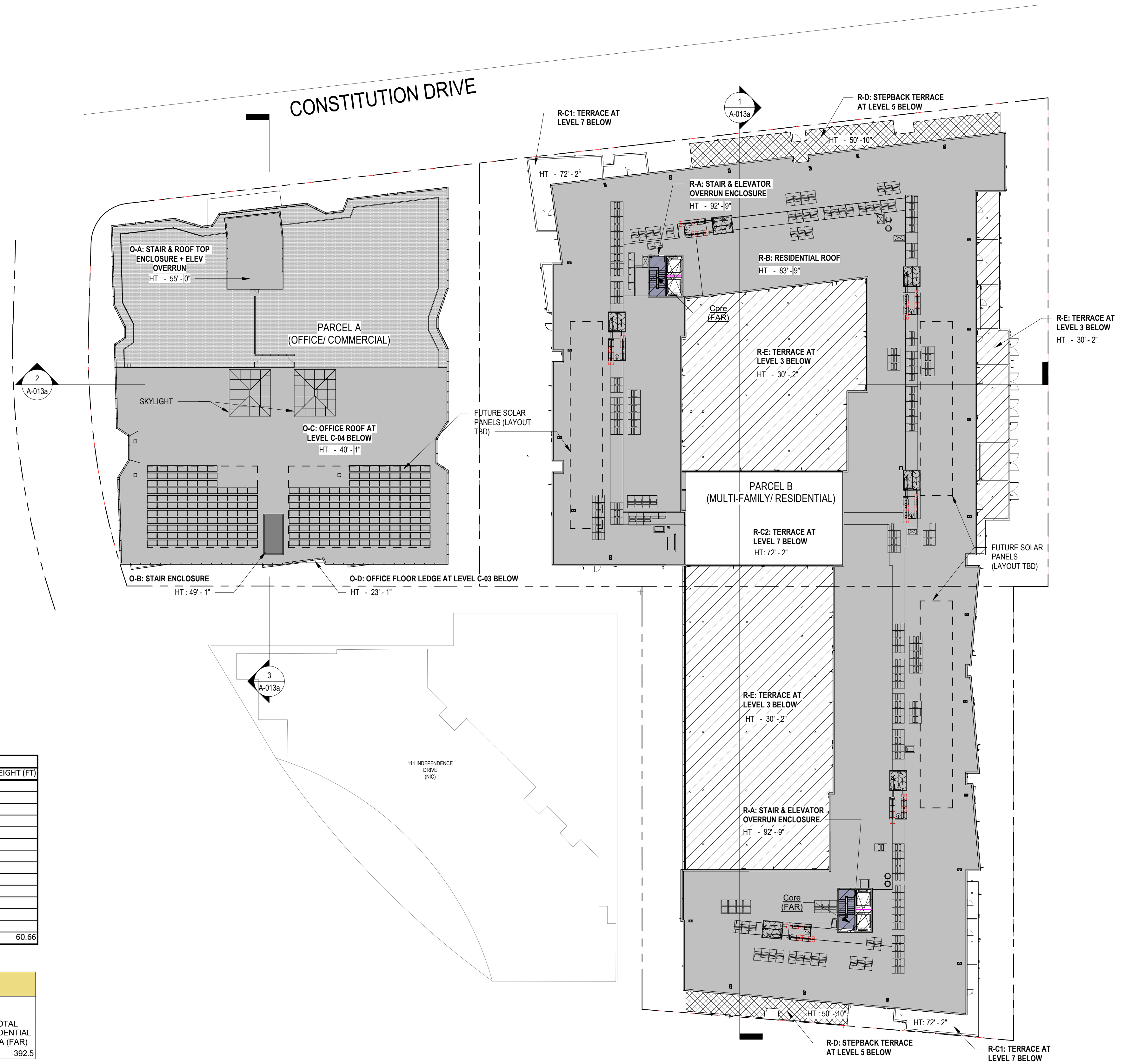
OFFICE AREA SUMMARY LEVEL 7							
OFFICE (INCLUDED IN FAR)	OFFICE AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	OFFICE COMMON AREA (INCLUDED IN FAR)	OFFICE UTILITY (INCLUDED IN FAR)	OFFICE UTILITY (NOT INCLUDED IN FAR)	OFFICE PARKING (NOT INCLUDED IN FAR)	OFFICE OPEN SPACE (NOT INCLUDED IN FAR)
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
							TOTAL OFFICE AREA (FAR)
							0.0

RESIDENTIAL AREA SUMMARY LEVEL 7							
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)
42,813.5	465.3	6,421.0	351.9	446.3	0.0	4,961.6	50,051.7
							TOTAL RESIDENTIAL AREA (FAR)
							50,051.7

RESIDENTIAL UNIT TYPE LEGEND	
	0ST - STUDIO
	1 JR - 1 BED JUNIOR
	1 BR - 1 BEDROOM
	2BR - 2 BEDROOM
	3BR - 3 BEDROOM

NOTES:

1. REFER TO SHEET A-002b AND A-014 FOR DETAILED OPEN SPACE CALCULATIONS



PLAN NOTES:

1. REFER APPENDIX A - OWNER FOR ADDITIONAL INFORMATION ON EXISTING BUILDINGS
2. REFER APPENDIX B - AOR_MULTIFAMILY FOR ADDITIONAL INFORMATION ON MULTI-FAMILY BUILDINGS
3. REFER APPENDIX C - LANDSCAPE FOR INFORMATION ON EXISTING TREES AND LANDSCAPE DESIGN
4. REFER APPENDIX D - CIVIL FOR DETAILED SITE INFORMATION AND SITE COVERAGE PLAN WITH SITE ANALYSIS
5. REFER APPENDIX I - PARKING FOR INFORMATION ON PARKING DESIGN

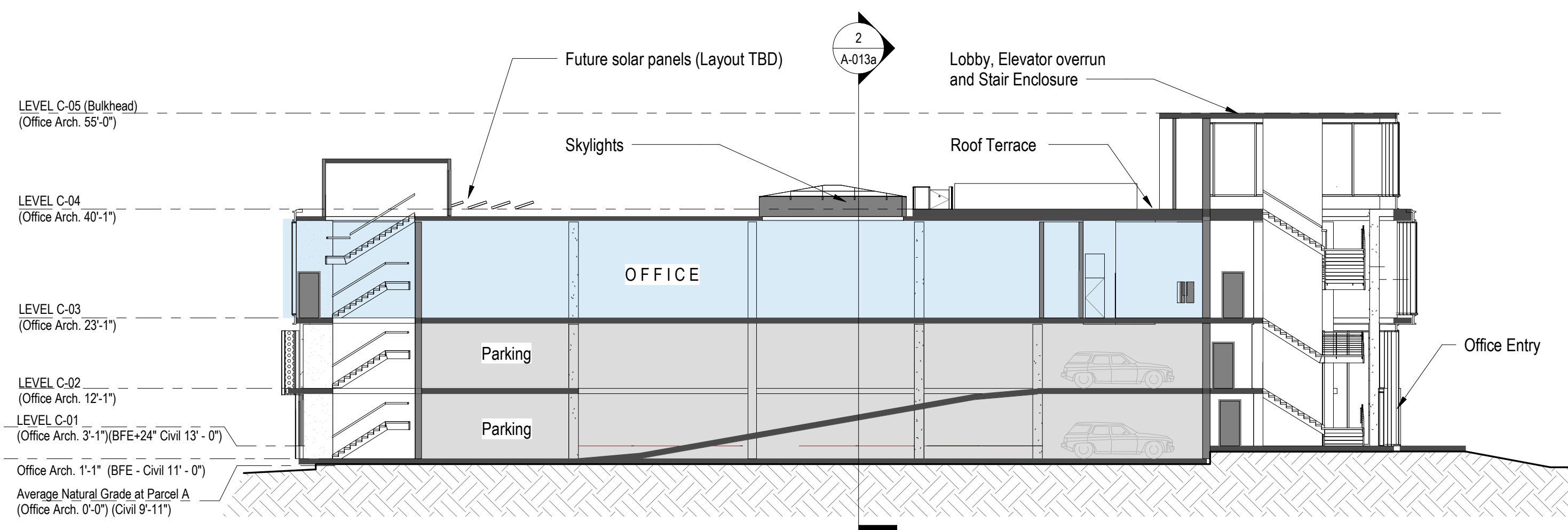
AVERAGE BUILDING HEIGHT = 60.66' (< 62.5' Max. Height)

NOTE: BUILDING HEIGHTS ARE MEASURED FROM AVERAGE NATURAL GRADE. REFER A-012 FOR LEVEL HEIGHTS. ROOF HEIGHT CALCULATION DOES NOT INCLUDE PARAPET HEIGHTS.

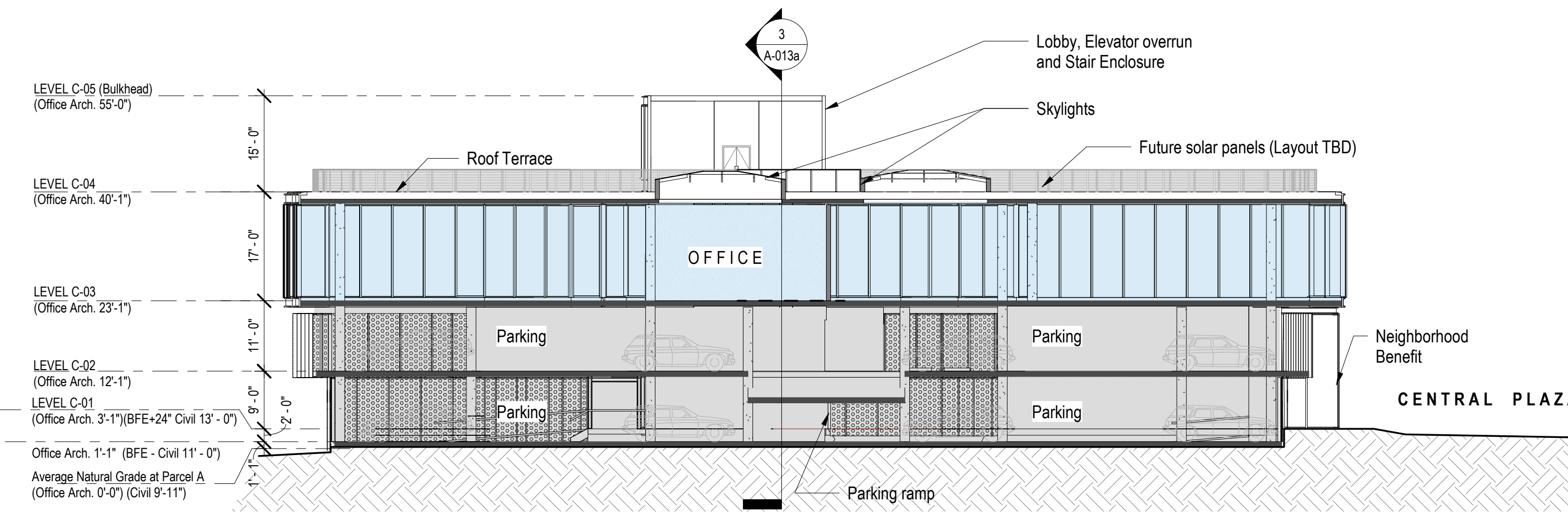
MENLO PORTAL - MULTI-FAMILY HOUSING UNITS AND COMMERCIAL OFFICE - AVERAGE BUILDING HEIGHT CALCULATION					
AREA ID		AREA	HEIGHT	AREA* HEIGHT	HEIGHT (FT)
O-A	STAIR, ELEVATOR AND ROOFTOP ENCLOSURE	1,018.04	55.00	55,992.20	
O-B	SOUTH STAIR ENCLOSURE	197.95	49.08	9,715.39	
O-C	OFFICE ROOF	27,165.61	40.08	1,088,797.65	
O-D	LEVEL C-03 LEDGE	58.33	23.08	1,346.26	
R-A	MULTI-FAMILY HOUSING PROJECT - BUILDING ROOF STAIR AND ELEVATOR ENCLOSURE	737.13	93.75	69,105.94	
R-B	MULTI-FAMILY HOUSING PROJECT - BUILDING	49,724.33	83.75	4,164,412.64	
R-C1	MULTI-FAMILY HOUSING PROJECT - TERRACES AT LEVEL 7	1,768.13	72.17	127,605.94	
R-C2	MULTI-FAMILY HOUSING PROJECT - BRIDGE TERRACE AT LEVEL 7	3,665.85	72.17	264,564.39	
R-D	MULTI-FAMILY HOUSING PROJECT - STEPBACK TERRACES AT LEVEL 5	2,454.09	50.83	124,741.39	
R-E	MULTI-FAMILY HOUSING PROJECT - TERRACES AT LEVEL 3	21,085.76	30.25	637,844.24	
TOTAL		107,875.22		6,544,126.04	60.66

RESIDENTIAL AREA SUMMARY ROOF LEVEL								
RESIDENTIAL UNITS GSF (INCLUDED IN FAR)	RESIDENTIAL AMENITIES (INCLUDED IN FAR)	LOBBY (INCLUDED IN FAR)	RESIDENTIAL COMMON AREA (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (INCLUDED IN FAR)	RESIDENTIAL UTILITIES (NOT INCLUDED IN FAR)	RESIDENTIAL PARKING (NOT INCLUDED IN FAR)	RESIDENTIAL OPEN SPACE (NOT INCLUDED IN FAR)	TOTAL RESIDENTIAL AREA (FAR)
0.0	0.0		392.5	0.0	0.0	0.0	0.0	392.5

NOTES:
1. STAIR AND CORE ENCLOSURES TO ROOF LEVEL INCLUDED IN FAR CALCULATION.

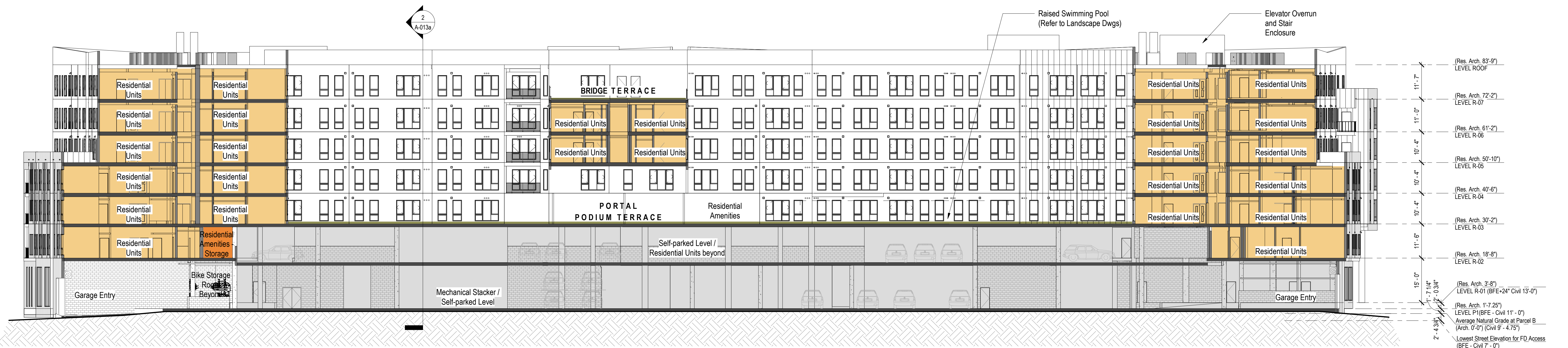
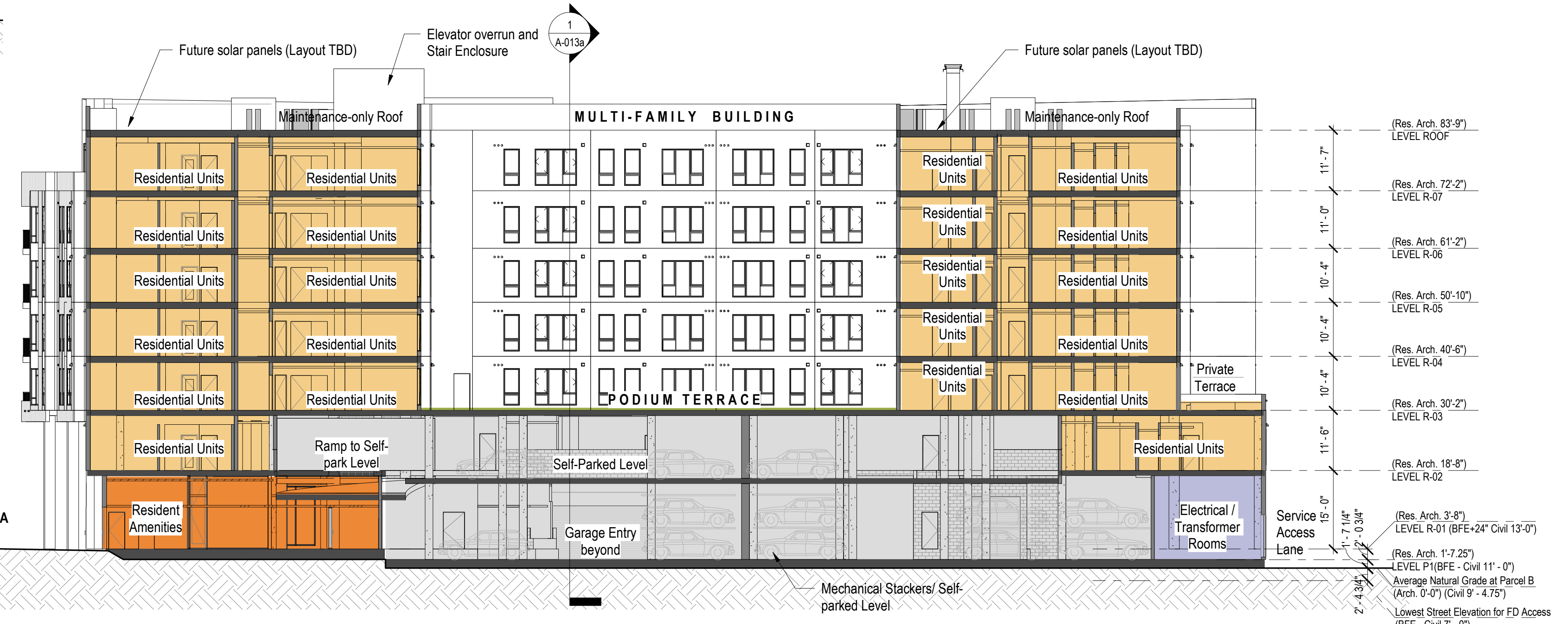


3 NORTH SOUTH BUILDING SECTION LOOKING WEST

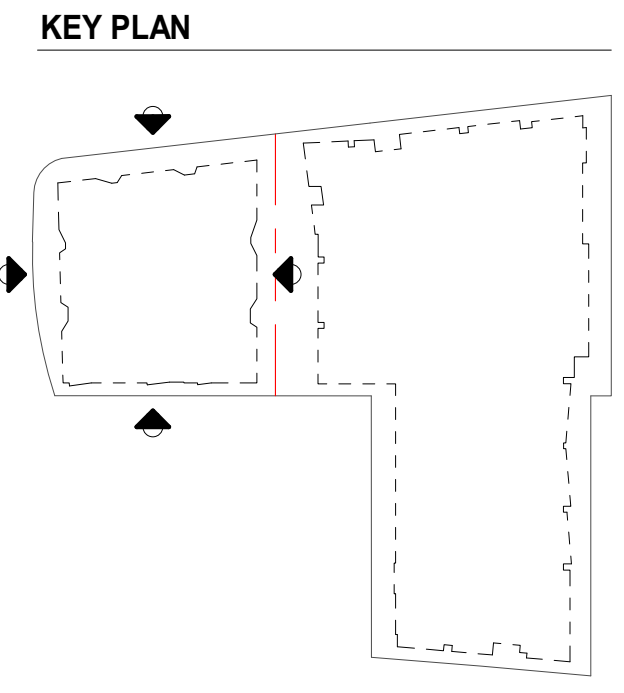
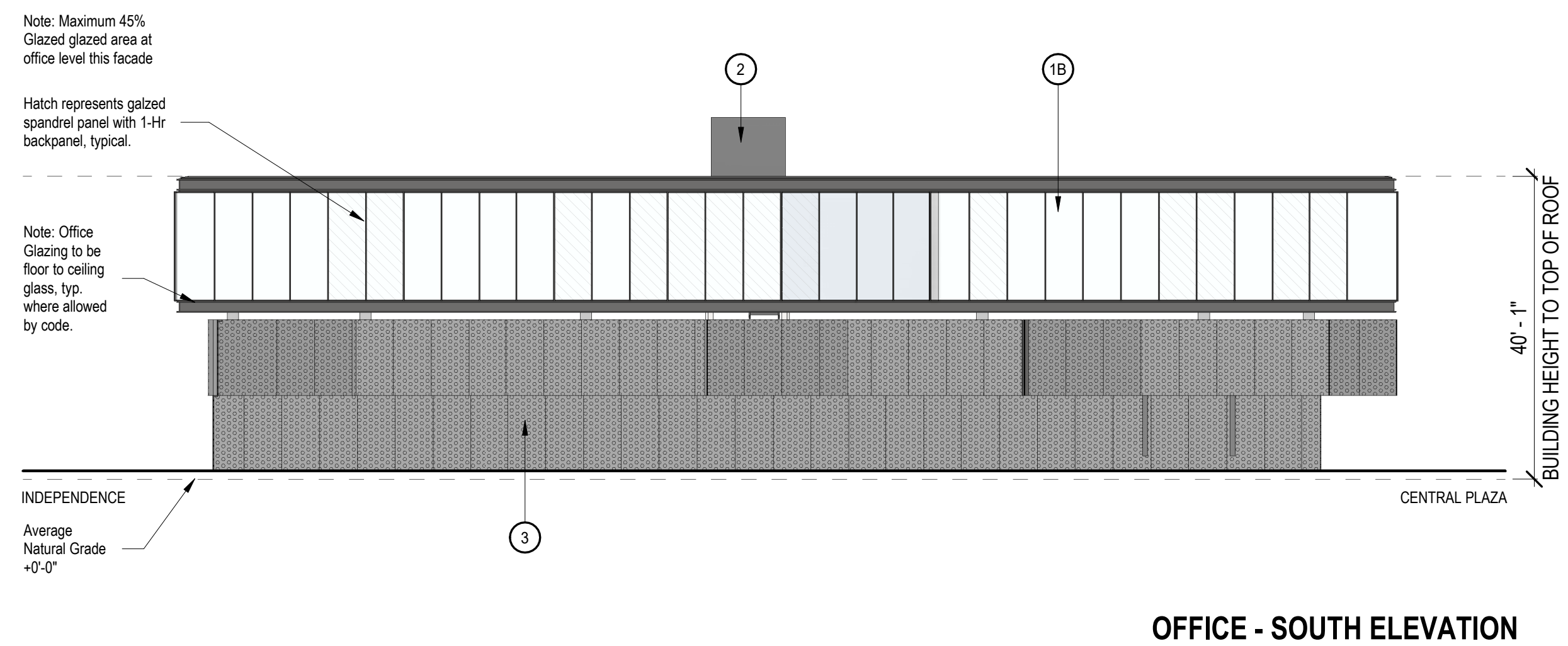
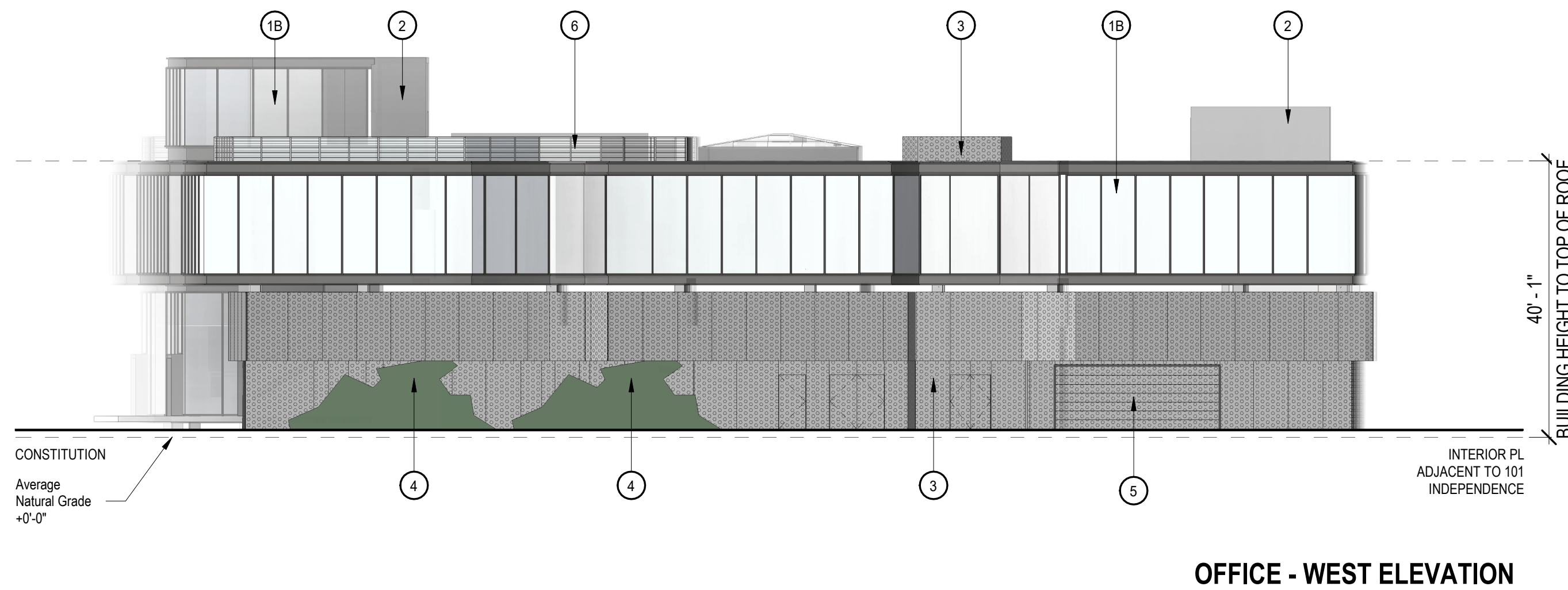
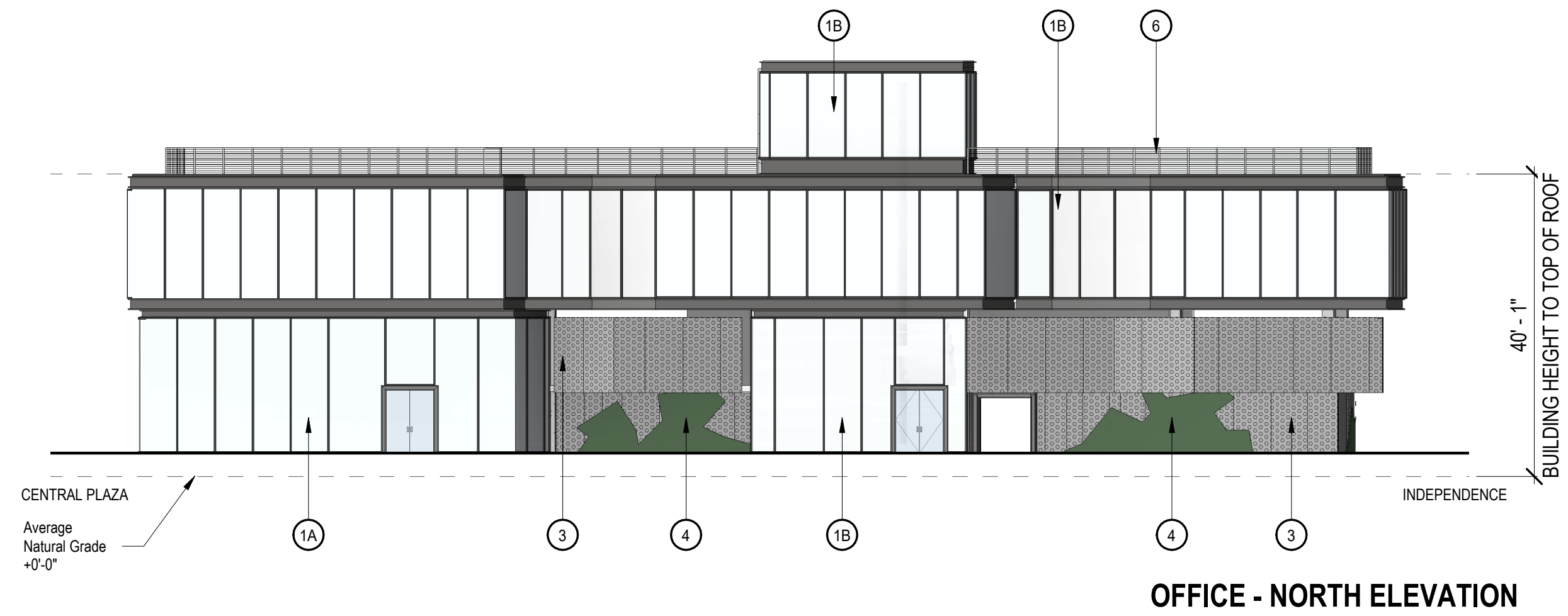
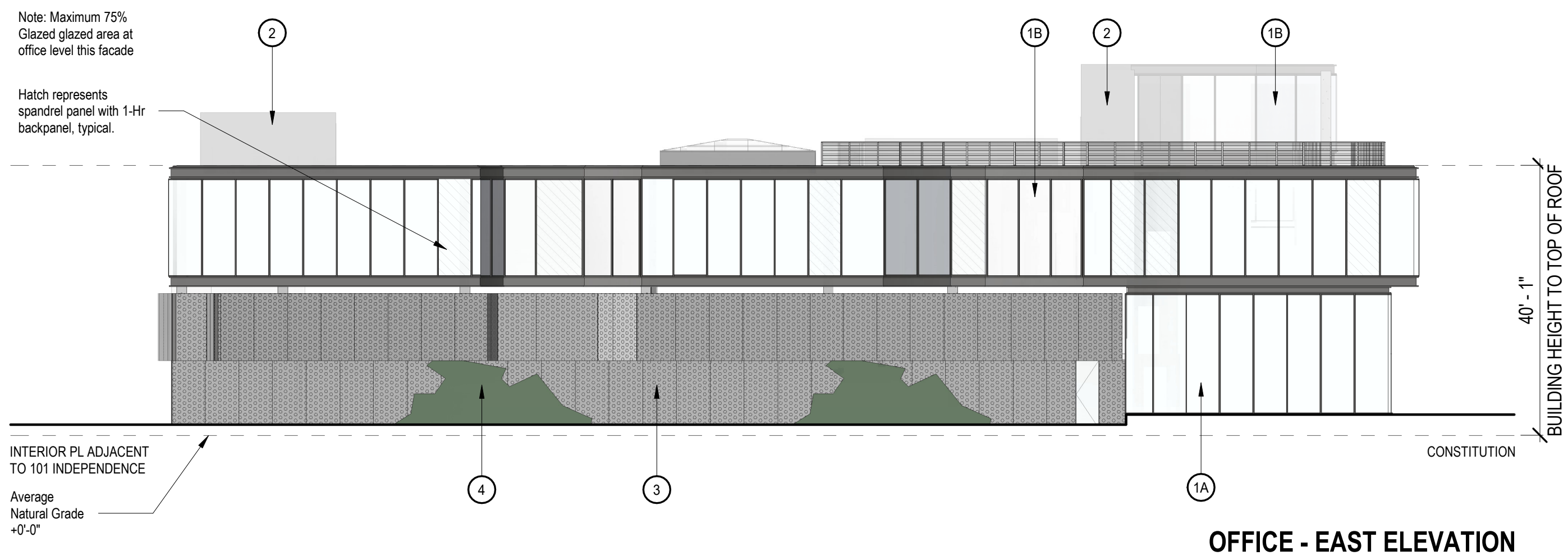


2 WEST EAST BUILDING SECTION LOOKING NORTH

- BUILDING SECTION NOTES:**
1. BFE IS BASE FLOOD ELEVATION (CIVIL GRADE 11.0)
 2. BFE+24" IS THE CODE REQUIRED MIN. FINISHED FLOOR ELEVATIONS FOR OCCUPIED LEVELS OF NEW CONSTRUCTION (CIVIL GRADE 13.0)
 3. AVERAGE NATURAL GRADE OF OFFICE BUILDING IN PARCEL A IS +1.9.96' OR 9'-11"
 4. AVERAGE NATURAL GRADE OF RESIDENTIAL BUILDING IN PARCEL B IS +1.9.44 OR 9'-4 3/4"
 5. REFER APPENDIX B FOR ADDITIONAL INFORMATION IN THE AOR MULTIFAMILY DOCUMENTS



1 NORTH SOUTH BUILDING SECTION



- MATERIALS**
- 1A) DARK ANODIZED STOREFRONT CLEAR GLAZING @ COMMERCIAL
 - 1B) DARK ANODIZED STOREFRONT SLIGHT GREY GLAZING @ OFFICE
 - 2) CORRUGATED METAL PANEL - DARK ANODIZED
 - 3) PERFORATED METAL SCREEN
 - 4) GARAGE PLANTING SCREEN
 - 5) GARAGE DOOR; WITH PREFORATED METAL PANELS
 - 6) METAL RAILING, COLOR TO MATCH STOREFRONT



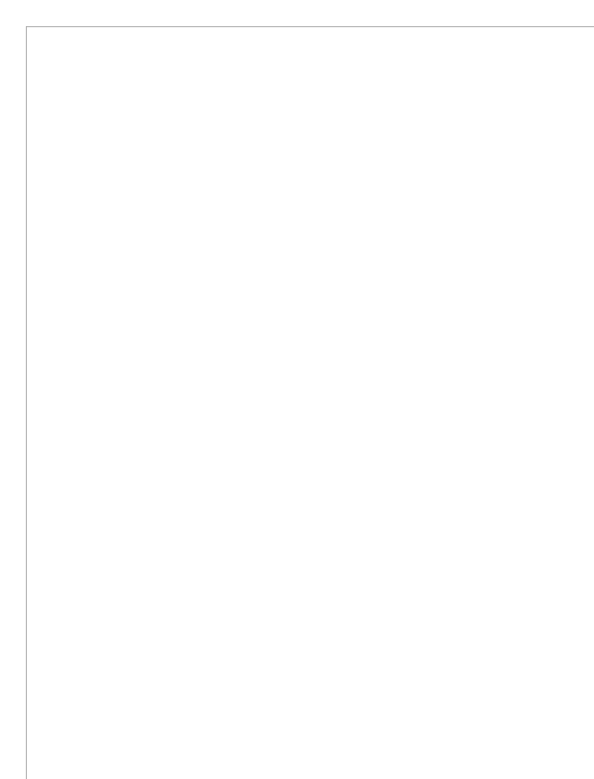
- 1A DARK ANODIZED STOREFRONT CLEAR GLAZING @ COMMERCIAL
- 1B DARK ANODIZED STOREFRONT SLIGHT GREY GLAZING @ OFFICE
- 2 CORRUGATED METAL PANEL - DARK ANODIZED
- 3 PERFORATED METAL SCREEN - 3 screen panels (40% open, 50% open, and 60% open) to be used in a rhythmic pattern to create variation of the garage screen facade.
- 4 GARAGE PLANTING SCREEN



4



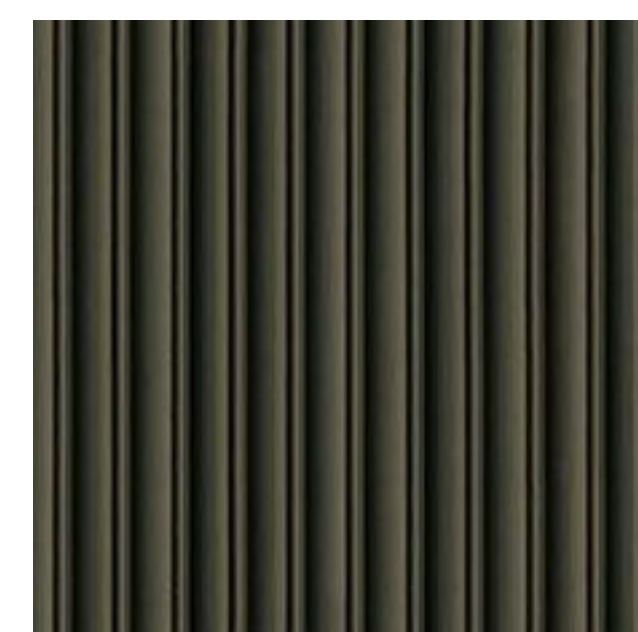
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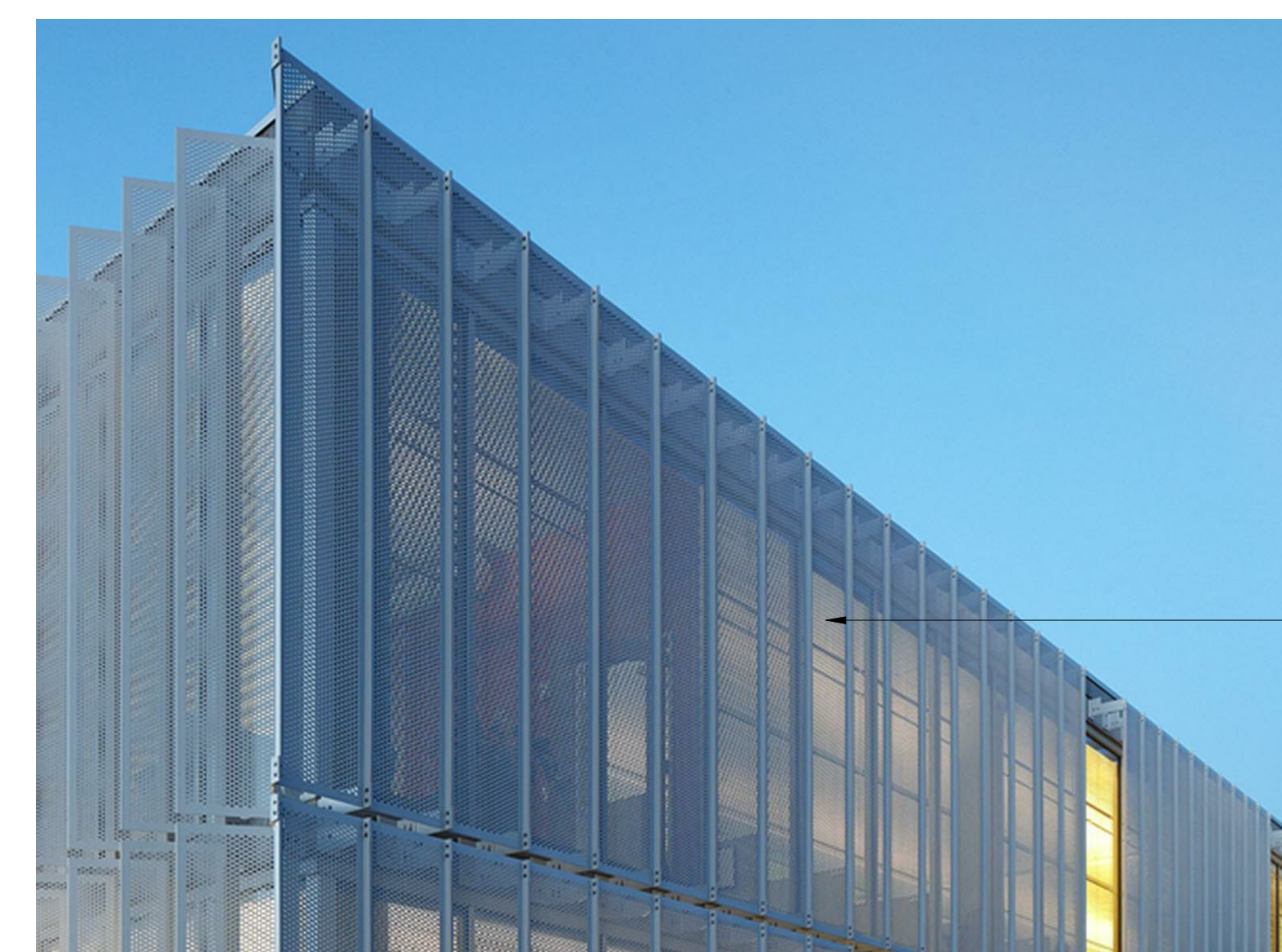
1A - CLEAR



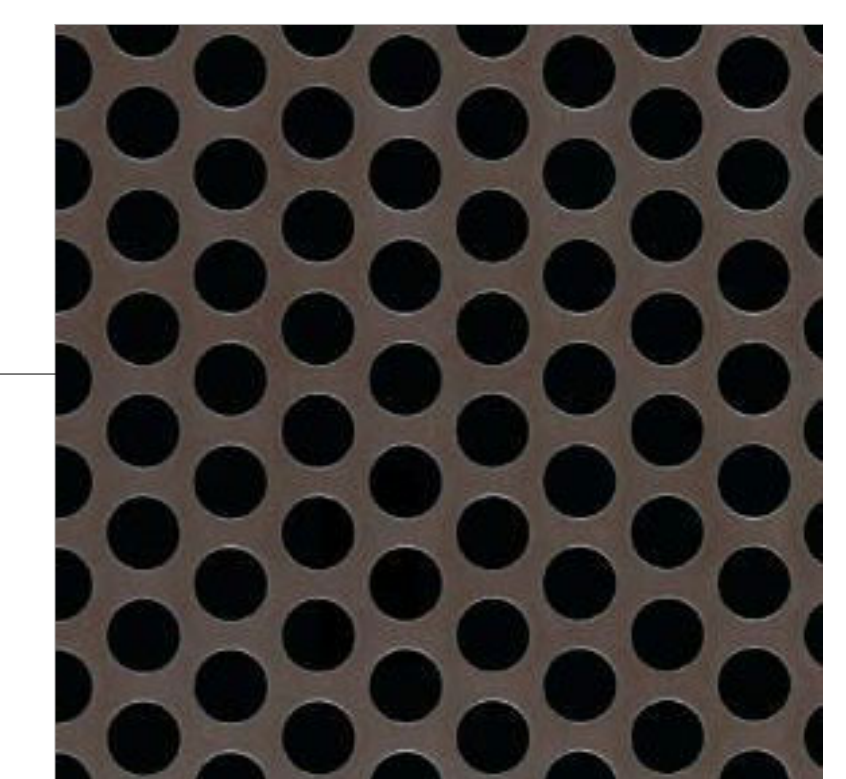
1B - SLIGHT GREY

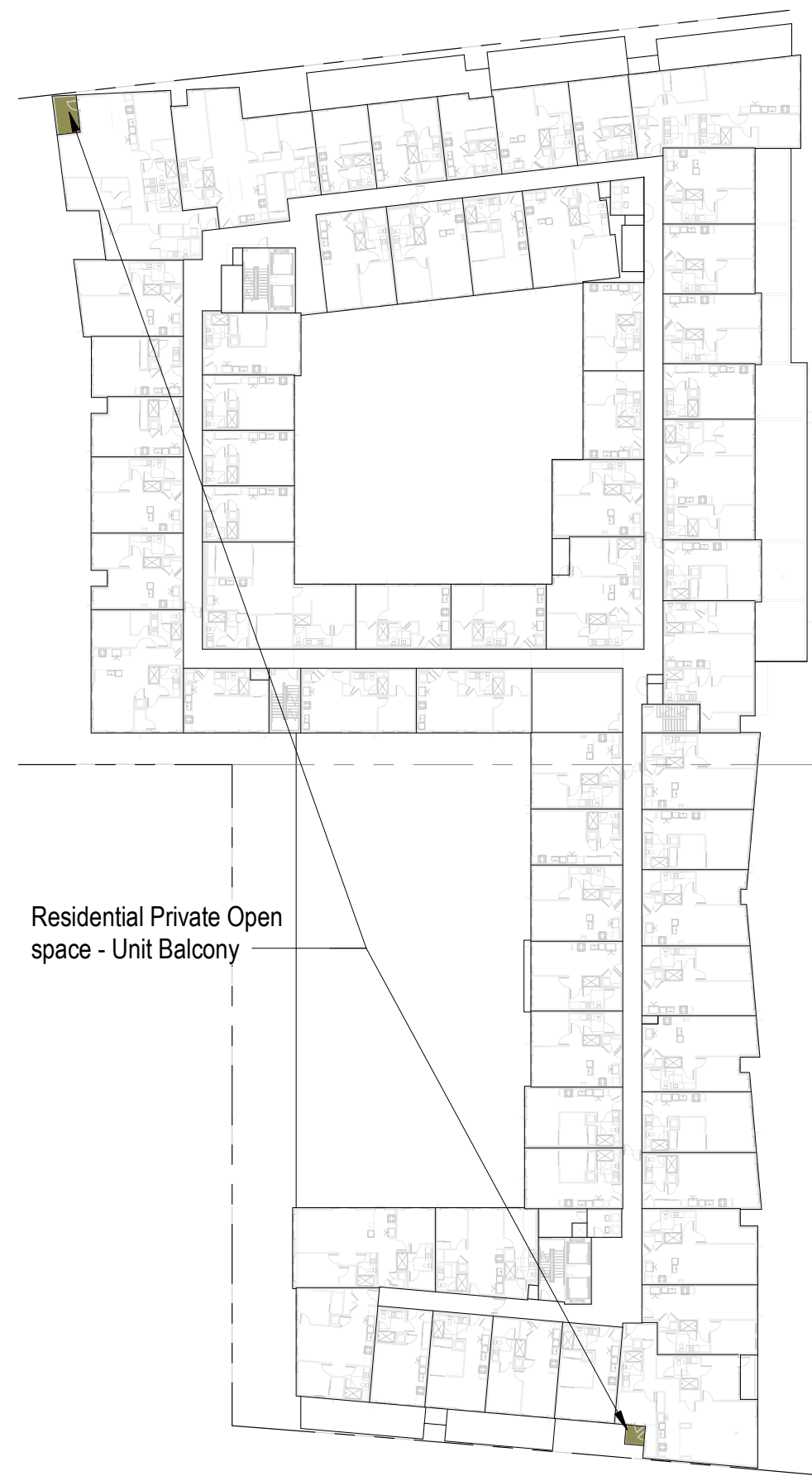


2 - SEE A-013b FOR LOCATION



3





6 LEVEL R-06 - Open Space



4 LEVEL R-07 - Open Space
1" = 50'-0"

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 - Open Space:

25% of the Total Site Area (139,519 SF) = 34,879.8 SF Open Space Required
 25% of Required Open Space (34,879.8 SF) = 8,720.0 SF Public Open Space Required
 80 SF of Private Open Space per dwelling unit = 335 units x 80 SF/ Unit = 26,800 SF

Project - Open Space Provided:

Total Project Open Space Provided = 54,594.8 SF (COMPLIANT)
 Total Public Open Space Provided = 11,950.9 SF (COMPLIANT)

Res. Private Open Space Provided = 9,855.5 SF
 Res. Open space not Provided = 26,800 - 9,855.5 = 16,944.5 SF

Res. Common Open Space Required = 16,944.5 x 1.25 = 21,180.6 SF
 Res. Common Open Space Provided = 22,621.1 SF (COMPLIANT)

✓ **Project Compliance - Open Space:**
 54,594.8 SF of Open Space provided by design
 (39.1% of Total Site Area)

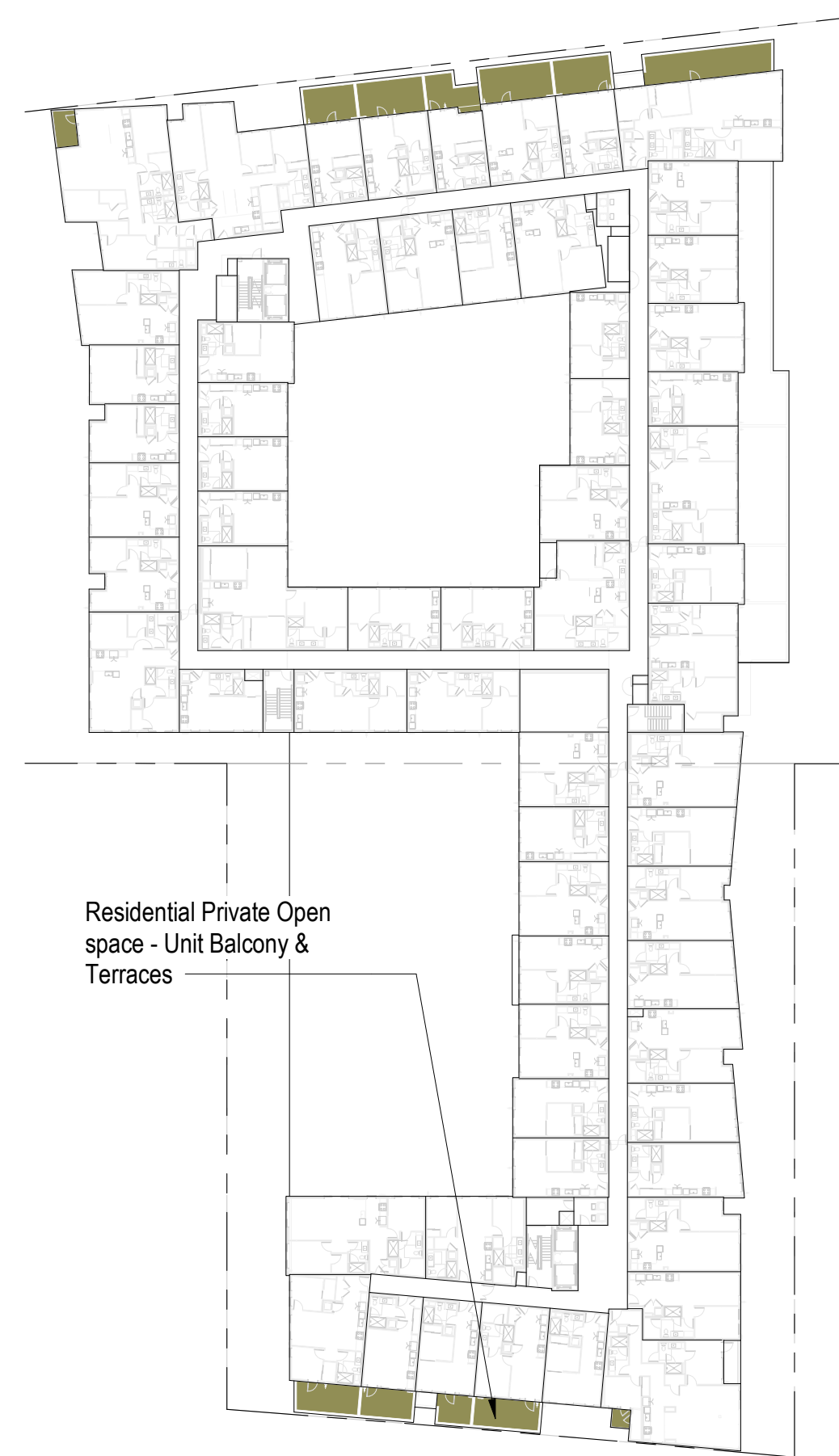
Includes:
 Public Open Space: 11,950.9 SF
 Private & Common Open Space: 42,643.9 SF

■ PUBLIC OPEN SPACE 11,950.9 SF
 ■ PRIVATE OPEN SPACE 9,855.5 SF

■ RESI. COMMON OPEN SPACE 22,621.1 SF
 ■ OFFICE. COMMON OPEN SPACE 10,167.3 SF

Open Space Summary by Levels:

Refer to Sheet A-002b for more detailed open space schedule and calculation



5 LEVEL R-05 - Open Space



3 LEVEL R-04 - Open Space



2 LEVEL R-03 - Open Space



1 LEVEL R-01 - Open Space



CONSTITUTION FRONTAGE ELEVATION

STREET FRONTAGE LENGTH: 281'-11"
 REQUIRED MINIMUM GROUND FLOOR OR PODIUM LEVEL BUILDING FRONTAGE WITHIN SETBACKS: 281'-11" X 0.60 = 169'-2 1/2"
 PROPOSED PODIUM LEVEL BUILDING FRONTAGE WITHIN SETBACKS: 235'-11"
 235'-11" > 169'-2 1/2" COMPLIES



INDEPENDENCE FRONTAGE ELEVATION

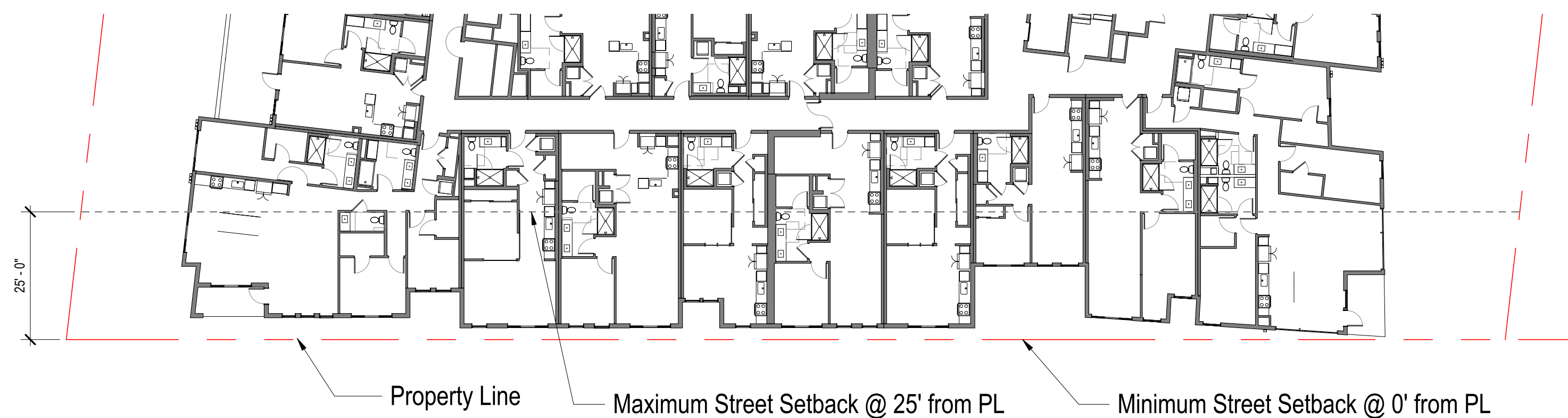
STREET FRONTAGE LENGTH: 183'-8"
 REQUIRED MINIMUM GROUND FLOOR/ PODIUM LEVEL BUILDING FRONTAGE WITHIN SETBACKS: 183'-8" X 0.60 = 110'-2 1/2"
 PROPOSED PODIUM LEVEL BUILDING FRONTAGE WITHIN SETBACKS: 146'-11"
 146'-11" > 110'-2 1/2" COMPLIES

Municipal Code 16.45.120 (1) - Build-to Area Requirement:
 Minimum 60% of building frontage at the ground floor or podium level, as a percentage of the street frontage length, must be located within the area of the lot between the minimum (0') and maximum (25') setback lines parallel to the street.

✓ **Project Compliance:**
 At the podium level (Level R-03), at least 60% of the building frontage is located between the minimum and maximum setback lines.

■ Building frontage located between the minimum and maximum setback lines at the podium level

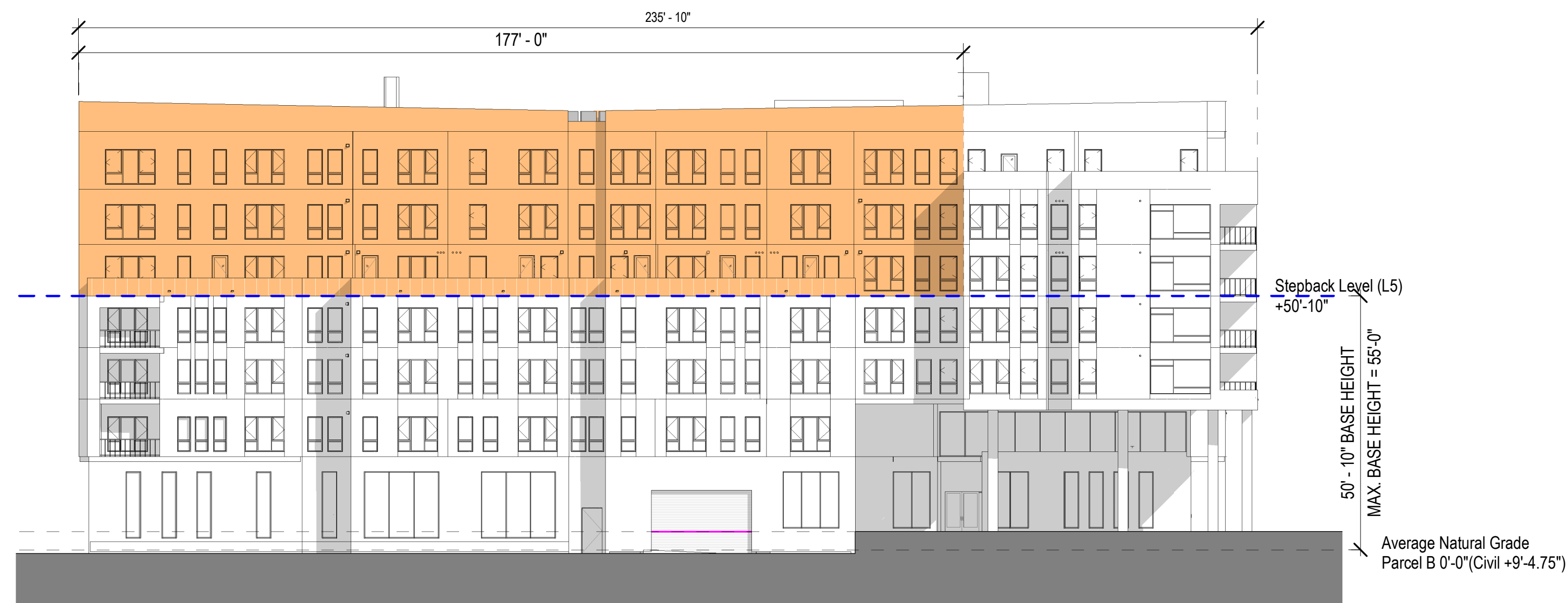
--- Podium Level (Level R-03) Height @ +30'-2"



CONSTITUTION FRONTAGE PODIUM (L3) FLOOR PLAN



INDEPENDENCE FRONTAGE PODIUM (L3) FLOOR PLAN



CONSTITUTION FRONTAGE ELEVATION

LENGTH OF BUILDING FACE ABOVE BASE HEIGHT: 235'-10"
 REQUIRED STEPBACK BUILDING FACE ABOVE BASE HEIGHT: $235'-10" \times 75\% = 176'-10 \frac{3}{4}"$
 PROVIDED STEPBACK BUILDING FACE ABOVE BASE HEIGHT: 177'-0"
 177'-0" > 176'-10 3/4" COMPLIES



INDEPENDENCE FRONTAGE ELEVATION

LENGTH OF BUILDING FACE ABOVE BASE HEIGHT: 146'-10 1/2"
 REQUIRED STEPBACK BUILDING FACE ABOVE BASE HEIGHT: $146'-10 \frac{1}{2}" \times 75\% = 110'-2"$
 PROVIDED STEPBACK BUILDING FACE ABOVE BASE HEIGHT: 110'-5 1/2"
 110'-5 1/2" > 110'-2" COMPLIES

Municipal Code 16.45120 (2) - Minimum Stepback:

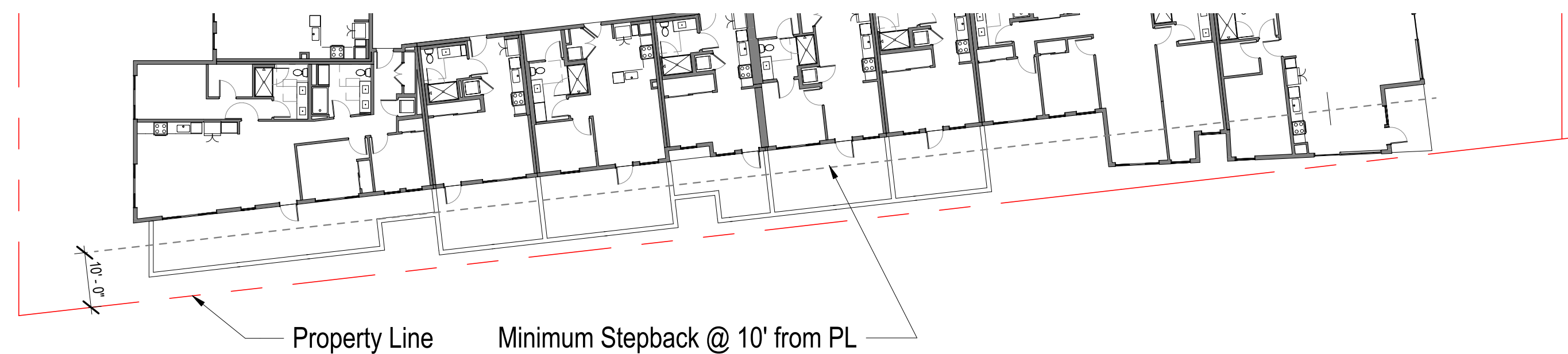
10' for a minimum of 75% of the building face along public streets for the building's upper stories above the base height. A maximum of 25% of the building face along public streets may be excepted from this standard in order to provide architectural variation.

Project Compliance:

Building steps back at least 10' for 75% of the building face on the upper stories above the base height.

— Stepped back building face above base height

-- Base Height @ +55'-0"



CONSTITUTION FRONTAGE L5 FLOOR PLAN



INDEPENDENCE FRONTAGE L5 FLOOR PLAN

Municipal Code 16.45120 (2) - Building Projections:

Maximum 6' from the required stepback for portions of the building above the ground floor

Project Compliance:

Constitution Drive Frontage: There is no building projection from the required minimum 75% stepback of the building face into the stepback zone.

Independence Drive Frontage: There are 6'x6' Balconies/terrace projection in the required minimum 75% stepback of the building face into the stepback zone.



CONSTITUTION FRONTAGE ELEVATION



INDEPENDENCE FRONTAGE ELEVATION

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 building's base height.

✓ **Project Compliance:** At least one major building recess extended to the top of the building's base height provided every 200' of facade facing publicly accessible spaces.

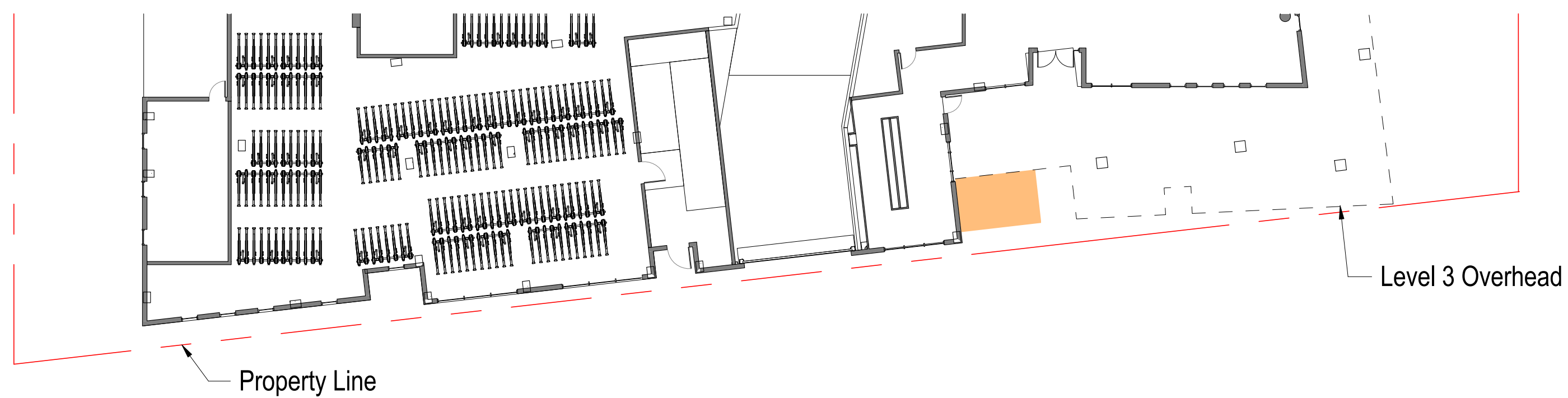
- Major building recess
- - Base Height @ +50'-10"



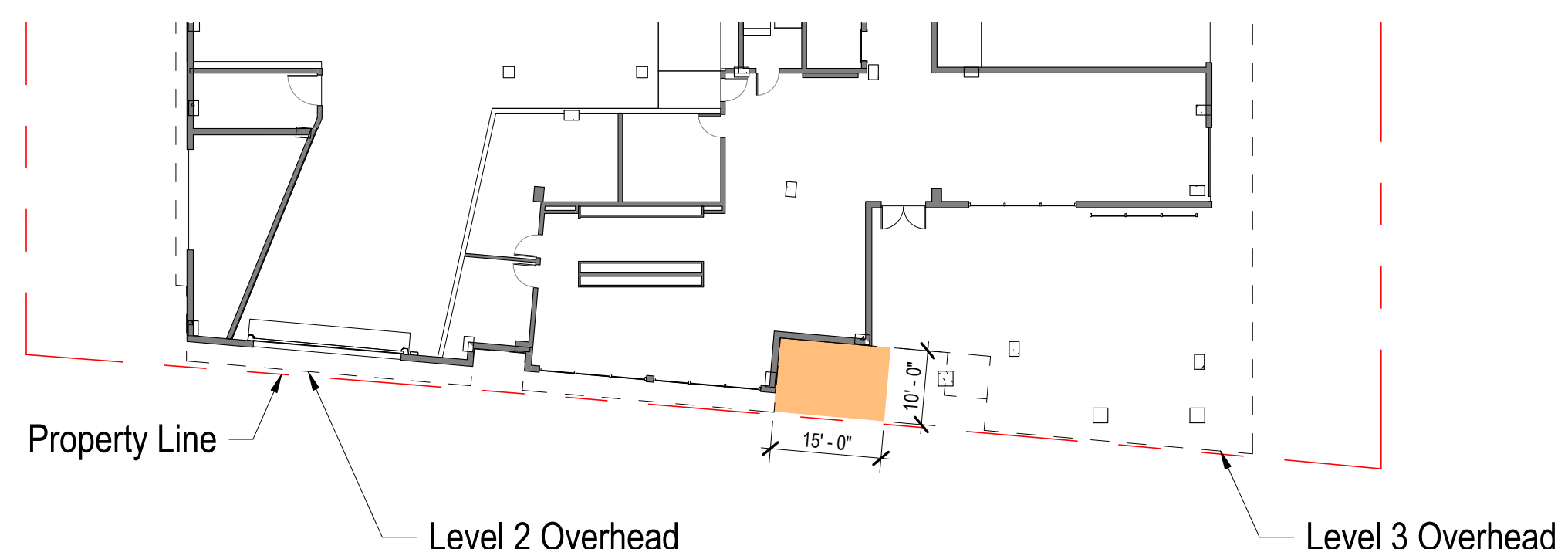
CONSTITUTION FRONTAGE L3 FLOOR PLAN



INDEPENDENCE FRONTAGE L3 FLOOR PLAN



CONSTITUTION FRONTAGE GROUND FLOOR PLAN



INDEPENDENCE FRONTAGE GROUND FLOOR PLAN

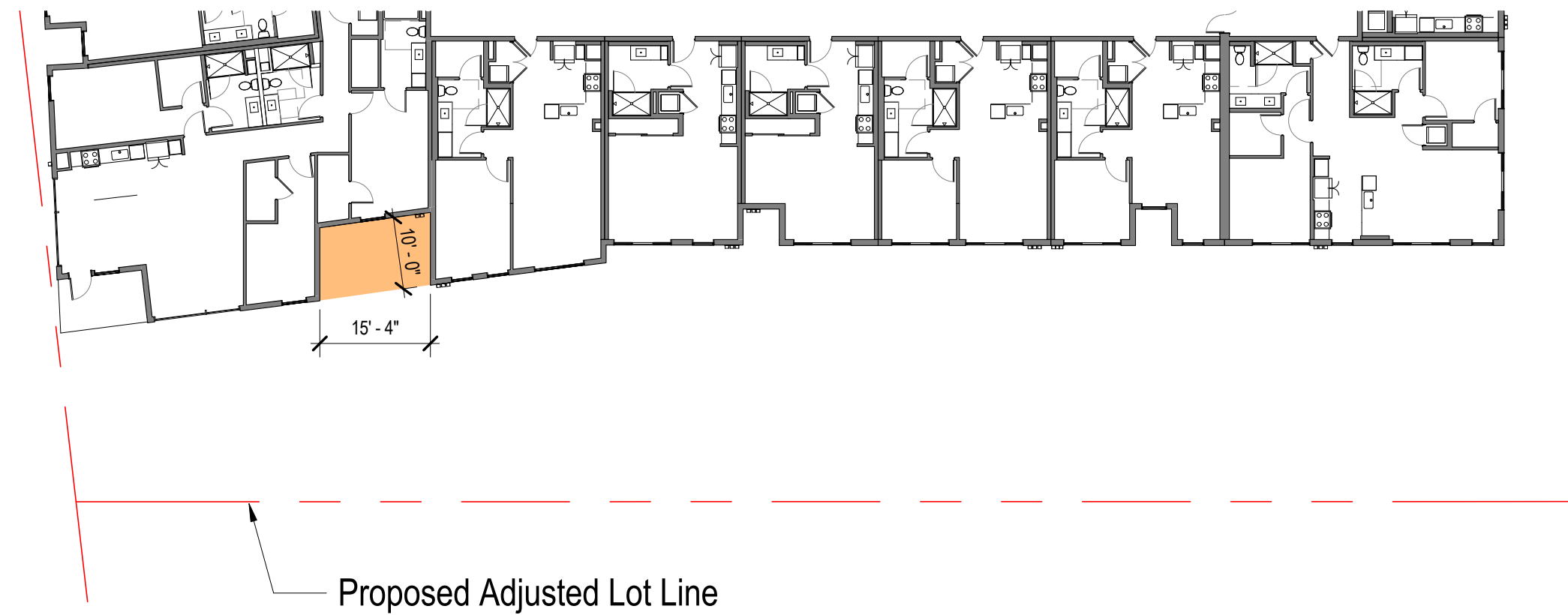


WEST ELEVATION FACING CENTRAL PLAZA

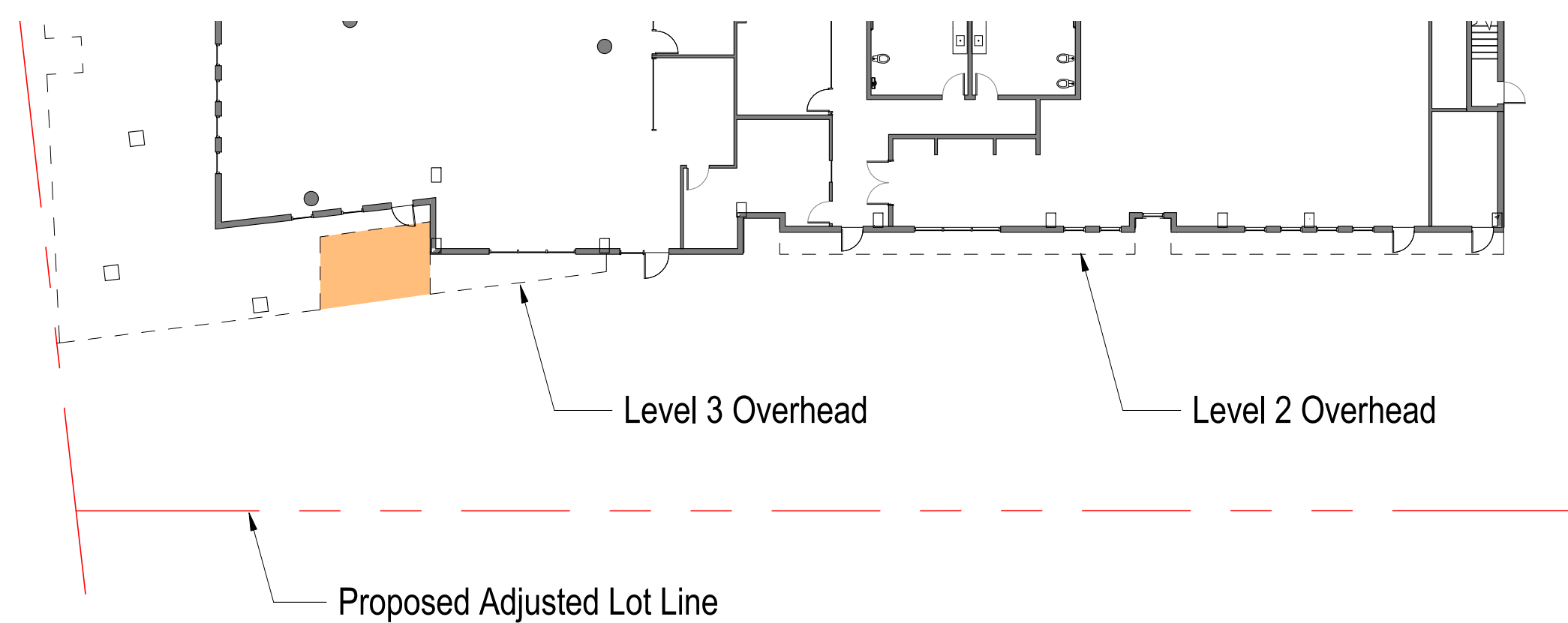
Municipal Code 16.45120 (2) - Major Building Modulations:
 Minimum one recess of 15' wide by 10' deep per 200' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the building's base height.

- ✓ **Project Compliance:**
 At least one major building recess extended to the top of the building's base height provided every 200' of facade facing publicly accessible spaces.

- Major building recess
- - Base Height @ +50'-10"



WEST ELEVATION L3 FLOOR PLAN



WEST ELEVATION GROUND FLOOR PLAN



CONSTITUTION FRONTAGE ELEVATION

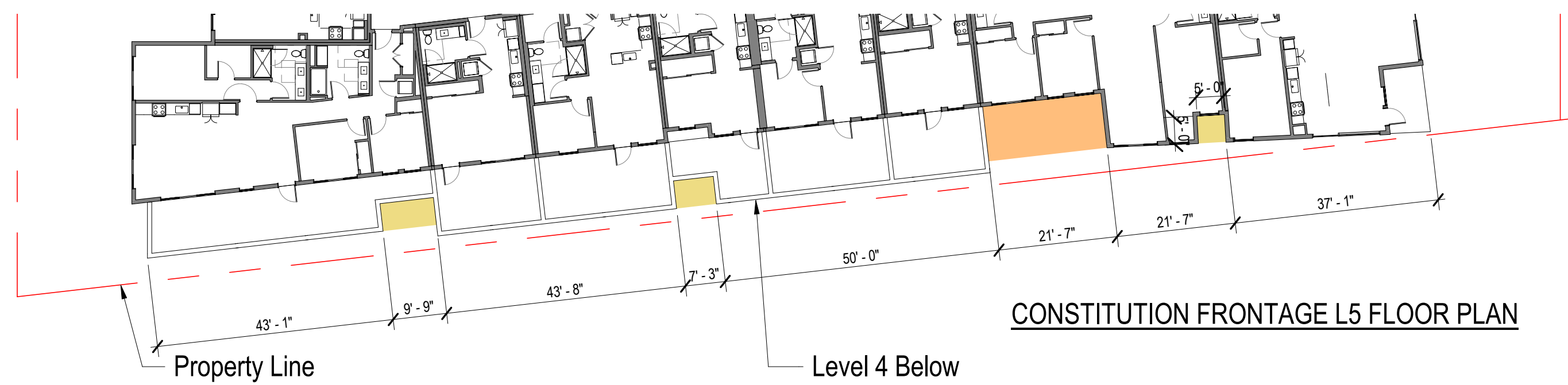


INDEPENDENCE FRONTAGE ELEVATION

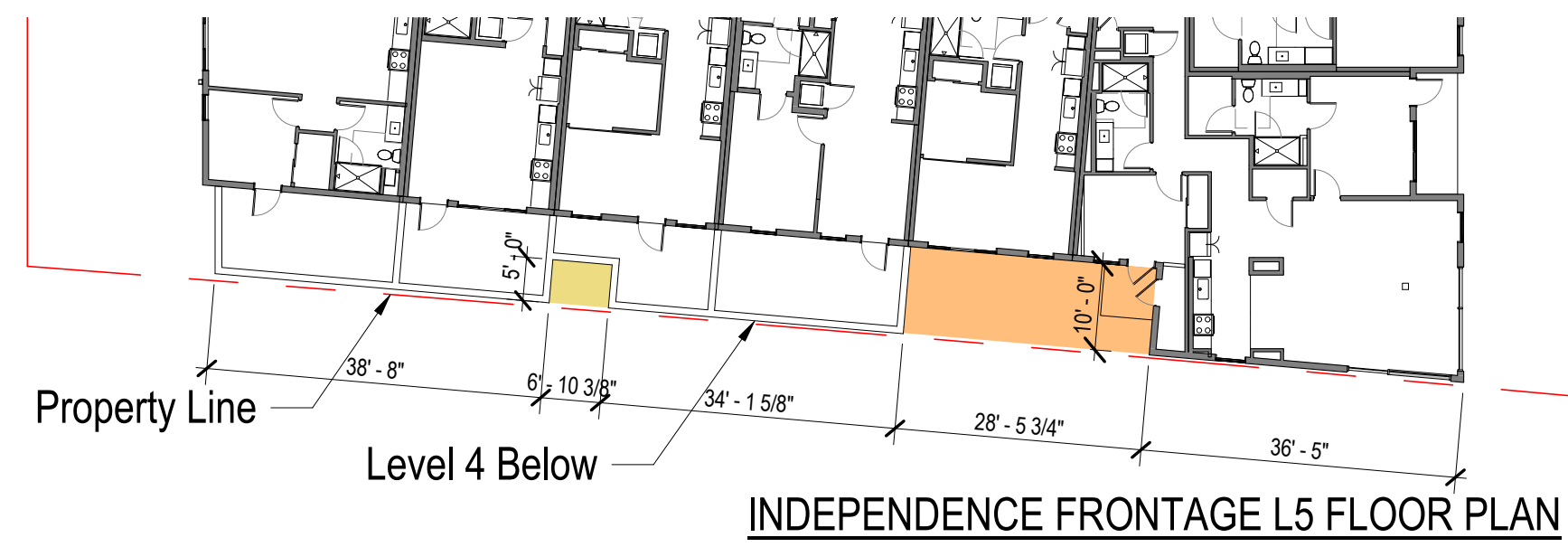
Municipal Code 16.45120 (2) - Minor Building Modulations:
 Minimum recess of 5' wide by 5' deep per 50' of façade length facing publicly accessible spaces (streets, open space, and paseos) applicable from the ground level to the top of the building.

✓ **Project Compliance:**
 At least one minor building recess extended to the top of the building provided every 50' of facade facing publicly accessible spaces.

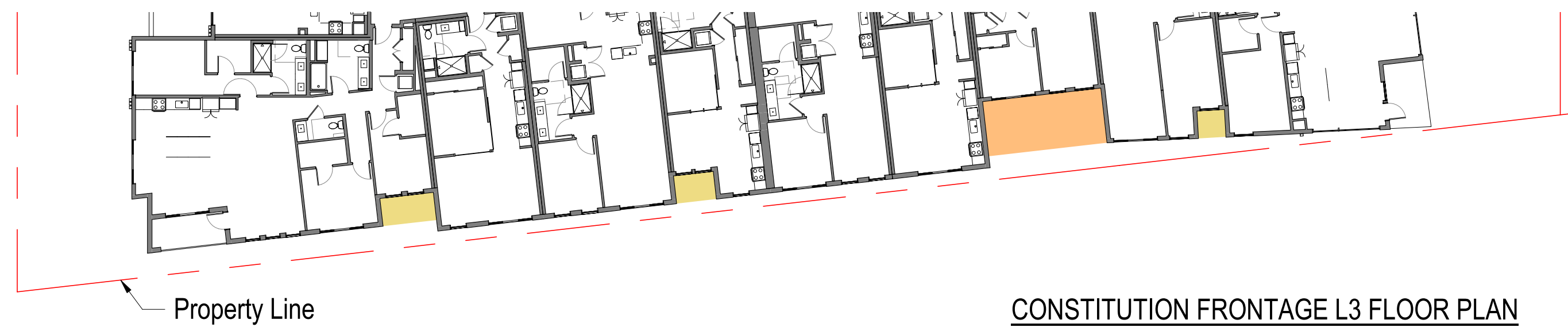
- Minor building recess
- Major building recess



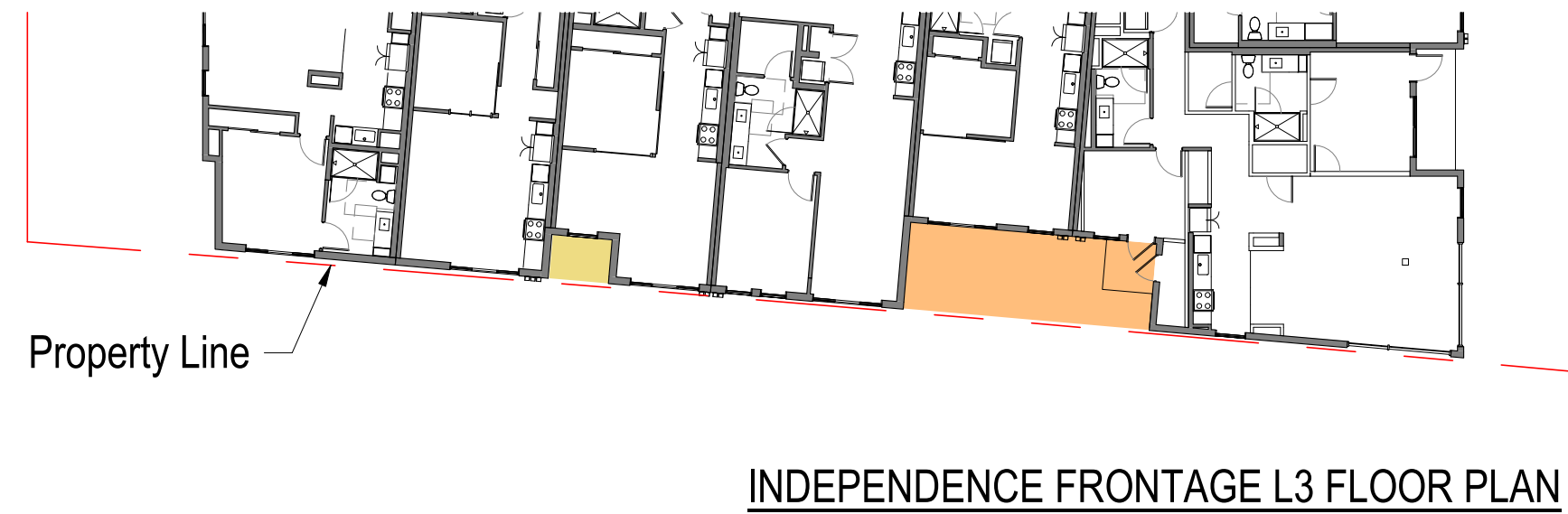
CONSTITUTION FRONTAGE L5 FLOOR PLAN



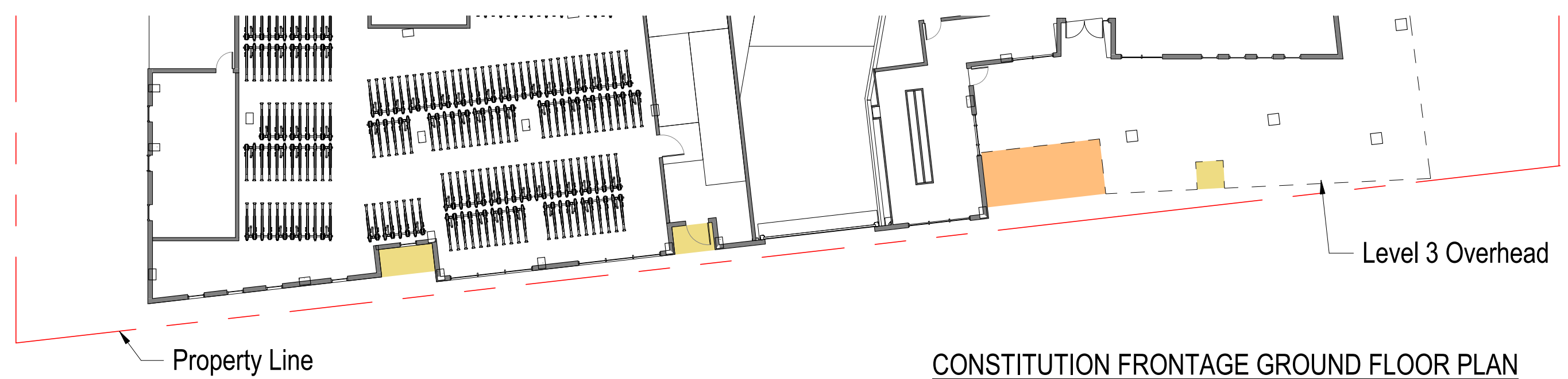
INDEPENDENCE FRONTAGE L5 FLOOR PLAN



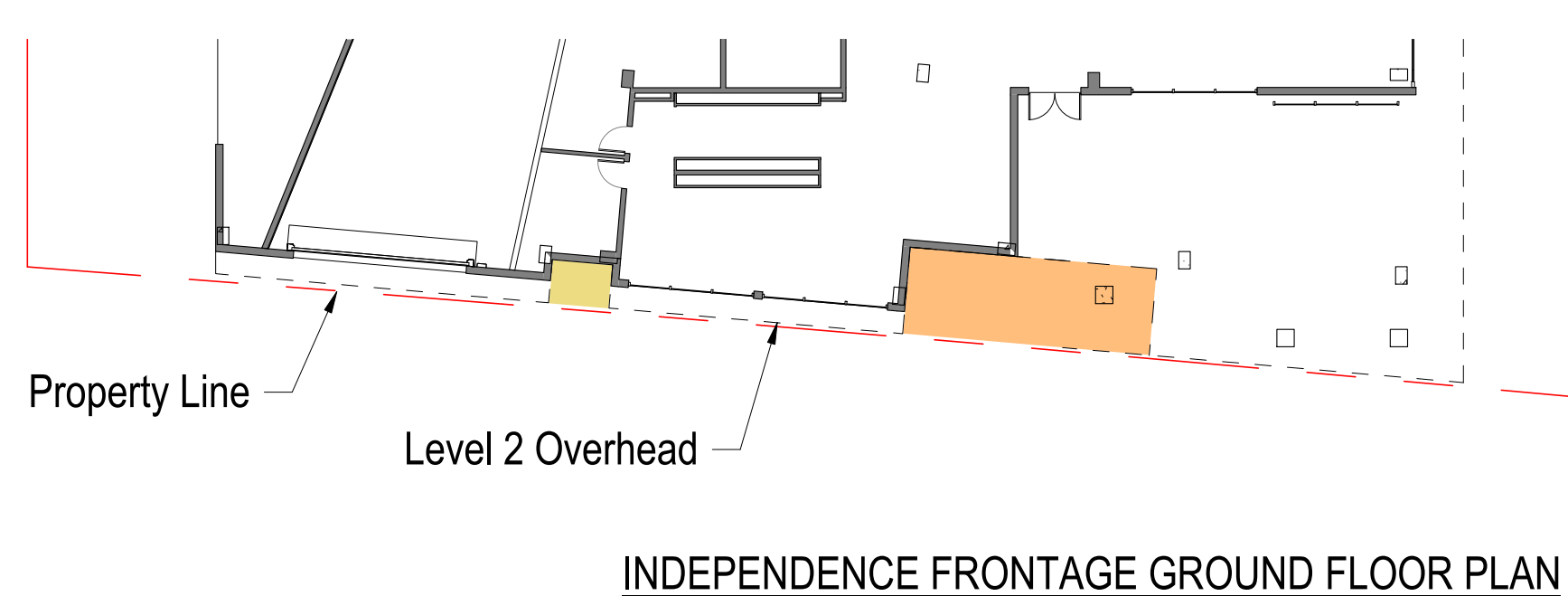
CONSTITUTION FRONTAGE L3 FLOOR PLAN



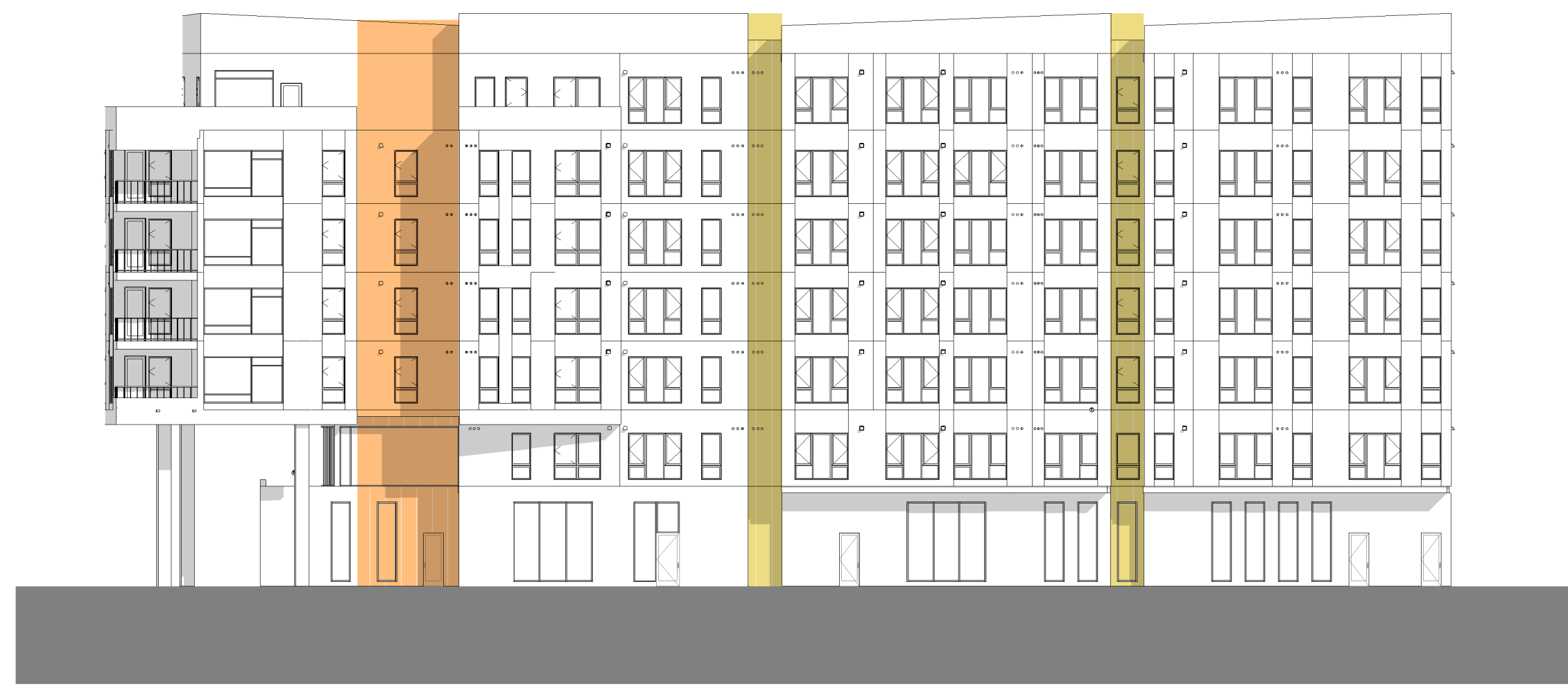
INDEPENDENCE FRONTAGE L3 FLOOR PLAN



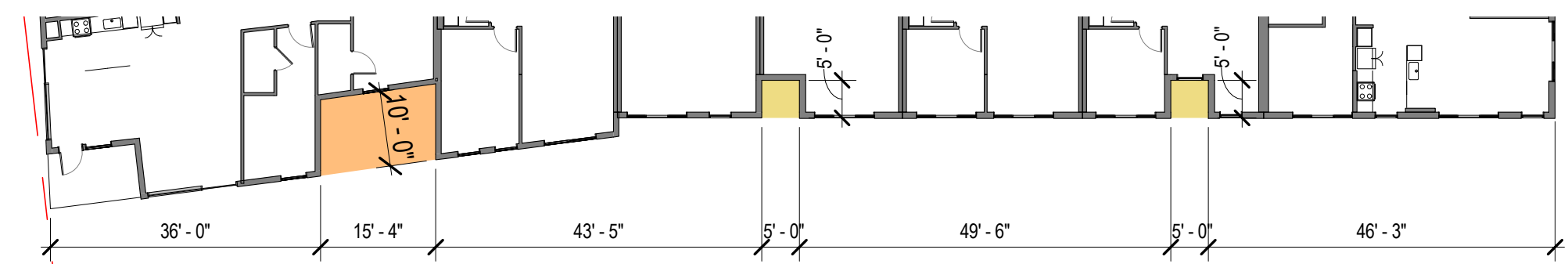
CONSTITUTION FRONTAGE GROUND FLOOR PLAN



INDEPENDENCE FRONTAGE GROUND FLOOR PLAN

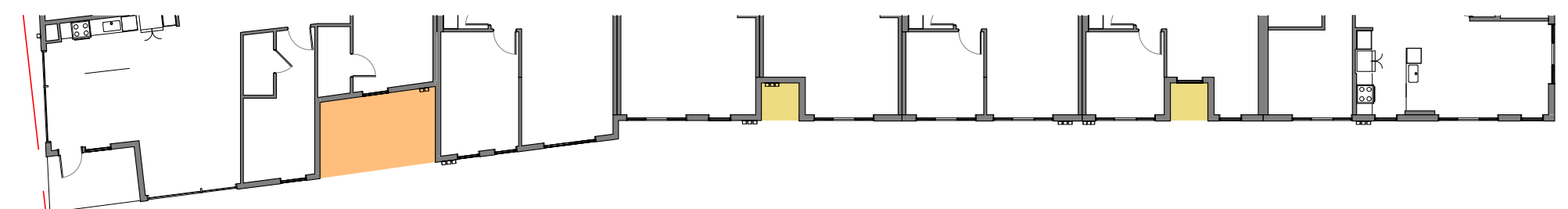


WEST ELEVATION FACING CENTRAL PLAZA



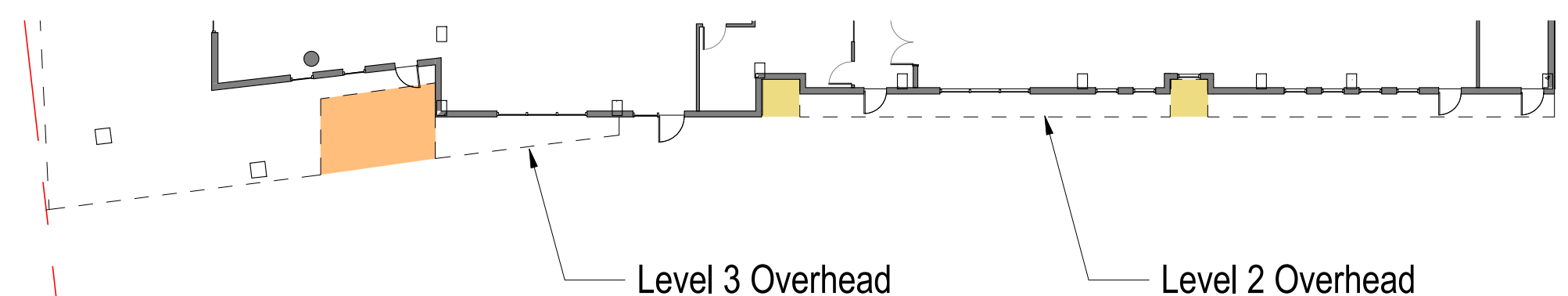
Proposed Adjusted Lot Line

WEST ELEVATION L5 FLOOR PLAN



Proposed Adjusted Lot Line

WEST ELEVATION L3 FLOOR PLAN



Proposed Adjusted Lot Line

WEST ELEVATION GROUND FLOOR PLAN

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) applicable from the ground level to the top of the building.

✓ **Project Compliance:**
 At least one minor building recess extended to the top of the building provided every 50' of facade facing publicly accessible spaces.

- Minor building recess
- Major building recess



CONSTITUTION FRONTAGE ELEVATION



INDEPENDENCE FRONTAGE ELEVATION

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

✓ **Project Compliance:**
The ground level is 15'-0".

Ground level

Ground level height

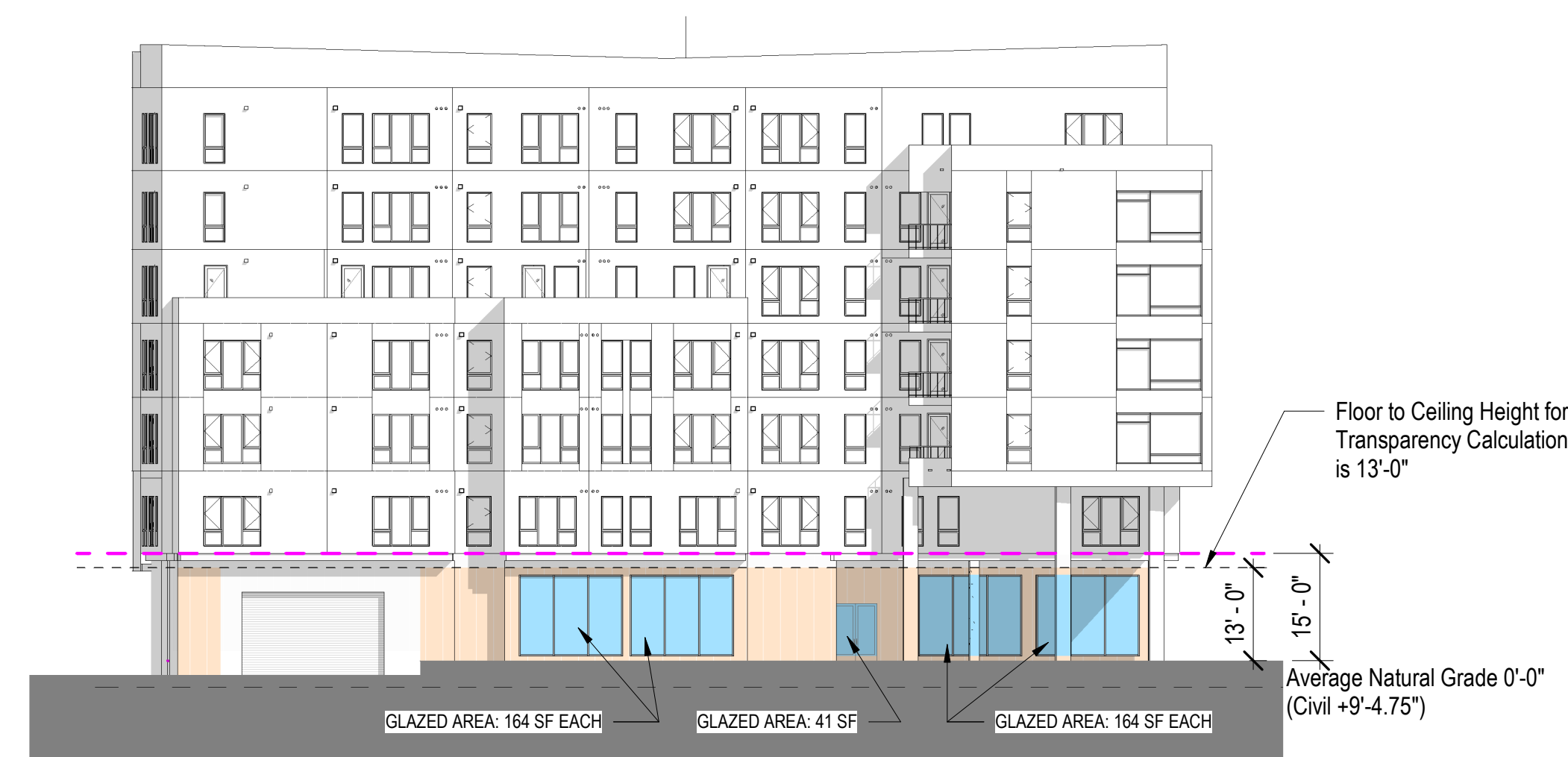


CENTRAL PLAZA FRONTAGE ELEVATION



CONSTITUTION FRONTAGE ELEVATION

GROUND LEVEL FACADE SURFACE (EXCLUDING PARKING GARAGE): 2,596 SF
 MIN REQ'D TRANSPARENT GLAZING SURFACE: 2,596 SF X 30% = 779 SF
 TRANSPARENT GLAZING SURFACE PROVIDED: 783 SF
 783 SF > 779 SF = COMPLIES



INDEPENDENCE FRONTAGE ELEVATION

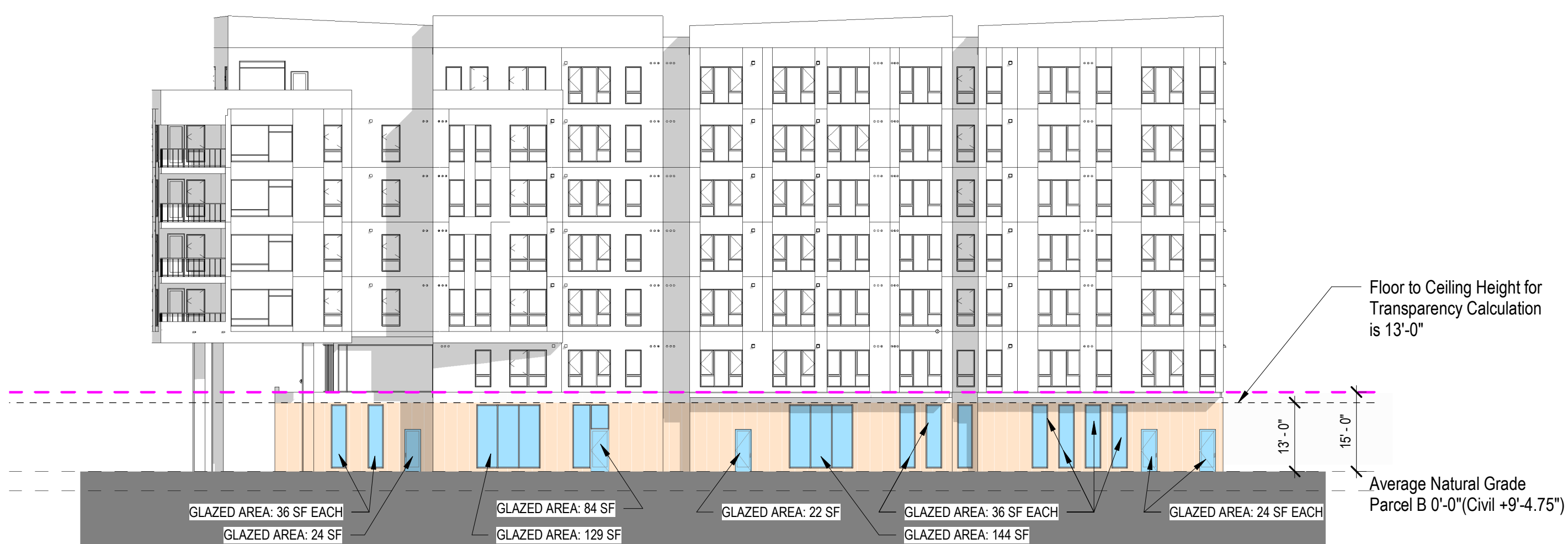
GROUND LEVEL FACADE SURFACE (EXCLUDING PARKING GARAGE): 1,412 SF
 MIN REQ'D TRANSPARENT GLAZING SURFACE: 1,412 SF X 30% = 424 SF
 TRANSPARENT GLAZING SURFACE PROVIDED: 697 SF
 697 SF > 424 SF = COMPLIES

Municipal Code 16.45120 (3) - Ground Floor Transparency: Minimum 30% for residential uses and 50% for commercial uses of the ground floor façade (finished floor to ceiling) that must provide visual transparency.

"Commercial" is defined as uses enumerated in Zoning Chapter 16.45, except office and research and development.

✓ **Project Compliance:** Transparent glazing exceeds 30% for residential uses and 50% for commercial uses of the ground floor facade. 10% max facade surface areas to have non-bird friendly glazing.

- Ground level transparent glazing surface
- - Ground level height



WEST ELEVATION FACING CENTRAL PLAZA

GROUND LEVEL FACADE SURFACE (EXCLUDING PARKING GARAGE): 2,327 SF
 MIN REQ'D TRANSPARENT GLAZING SURFACE: 2,327 SF X 30% = 698 SF
 TRANSPARENT GLAZING SURFACE PROVIDED: 775 SF
 775 SF > 698 SF = COMPLIES



CONSTITUTION FRONTAGE ELEVATION



INDEPENDENCE FRONTAGE ELEVATION

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

✓ **Project Compliance:**
A 20' opening for two-way vehicular
entrance is provided on Jefferson and
Constitution.

■ Garage opening



CONSTITUTION FRONTAGE ELEVATION



INDEPENDENCE FRONTAGE ELEVATION

**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



CENTRAL PLAZA FRONTAGE ELEVATION



NOTE: NO AWNINGS OR CANOPIES ALONG CONSTITUTION



NOTE: NO AWNINGS OR CANOPIES ALONG INDEPENDENCE

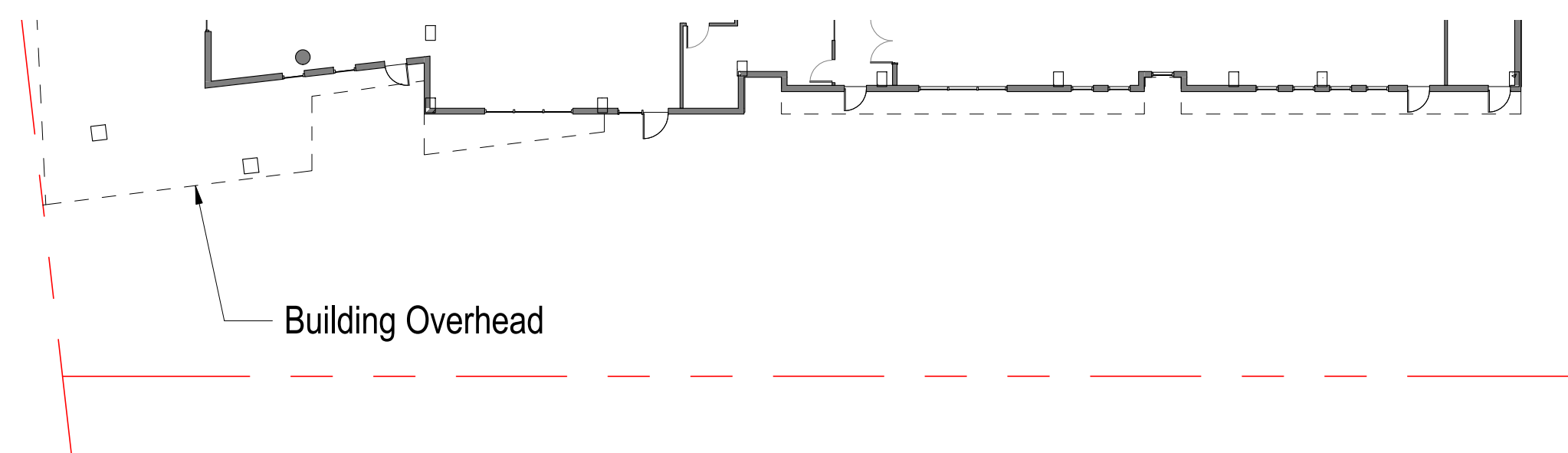
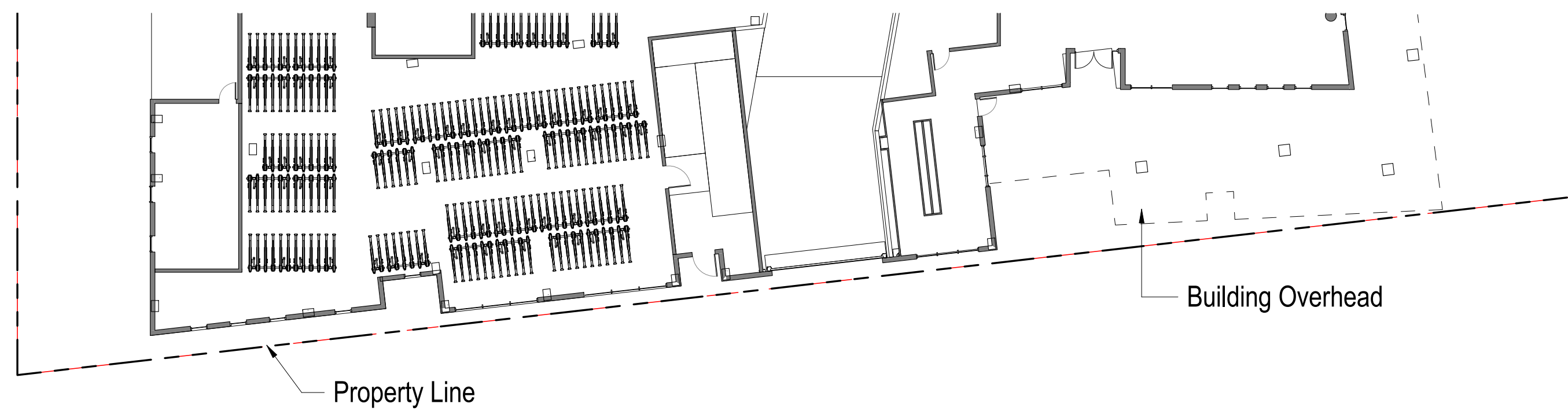
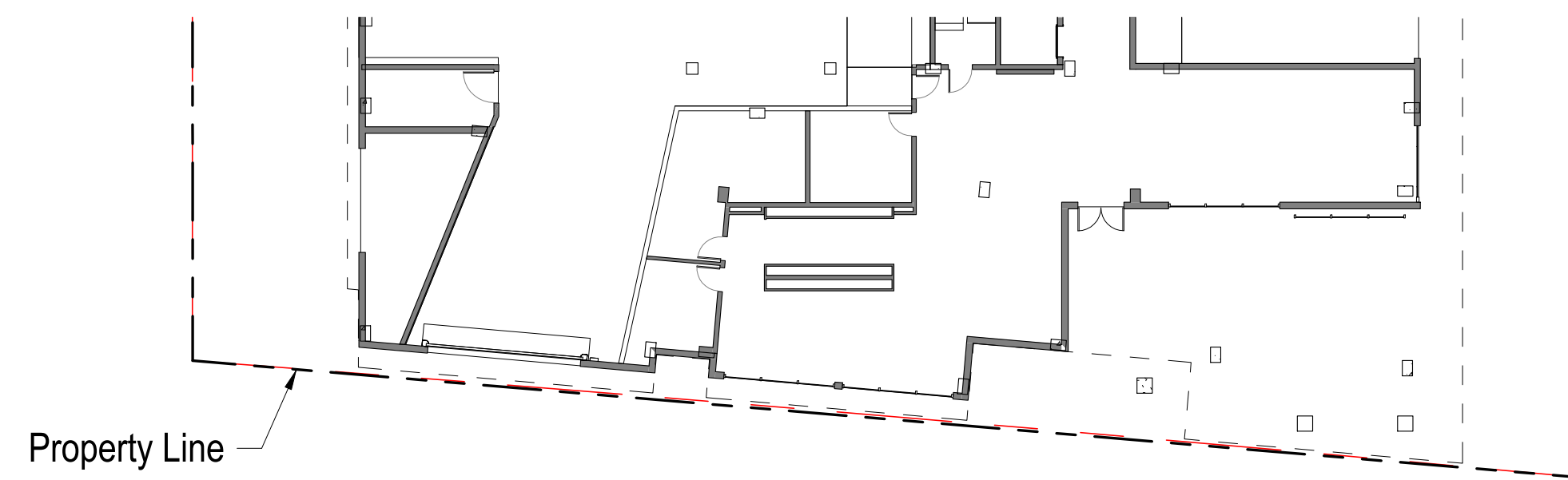
**Municipal Code 16.45120 (3) -
Awnings, Signs, and Canopies:**
Maximum 7' horizontal projection

✓ **Project Compliance:**
No awnings or canopies.

■ Projecting awning and canopy



NOTE: NO AWNINGS OR CANOPIES ALONG CENTRAL PLAZA





CONSTITUTION FRONTAGE ELEVATION



INDEPENDENCE FRONTAGE ELEVATION

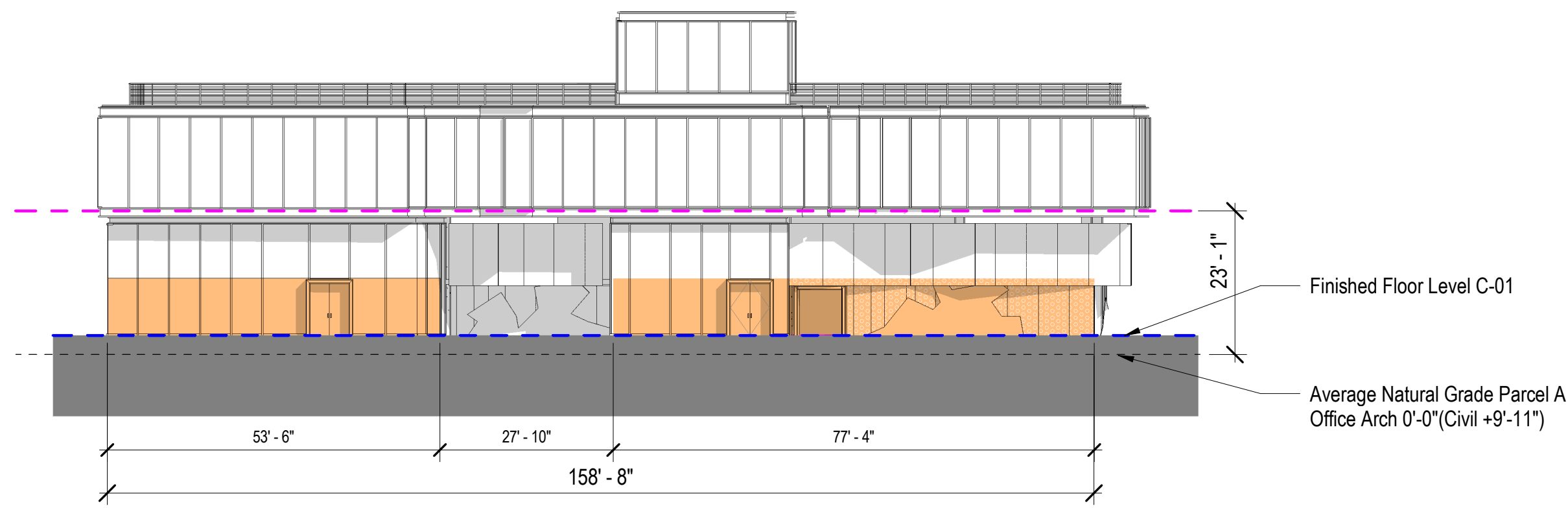


CENTRAL PLAZA FRONTAGE ELEVATION

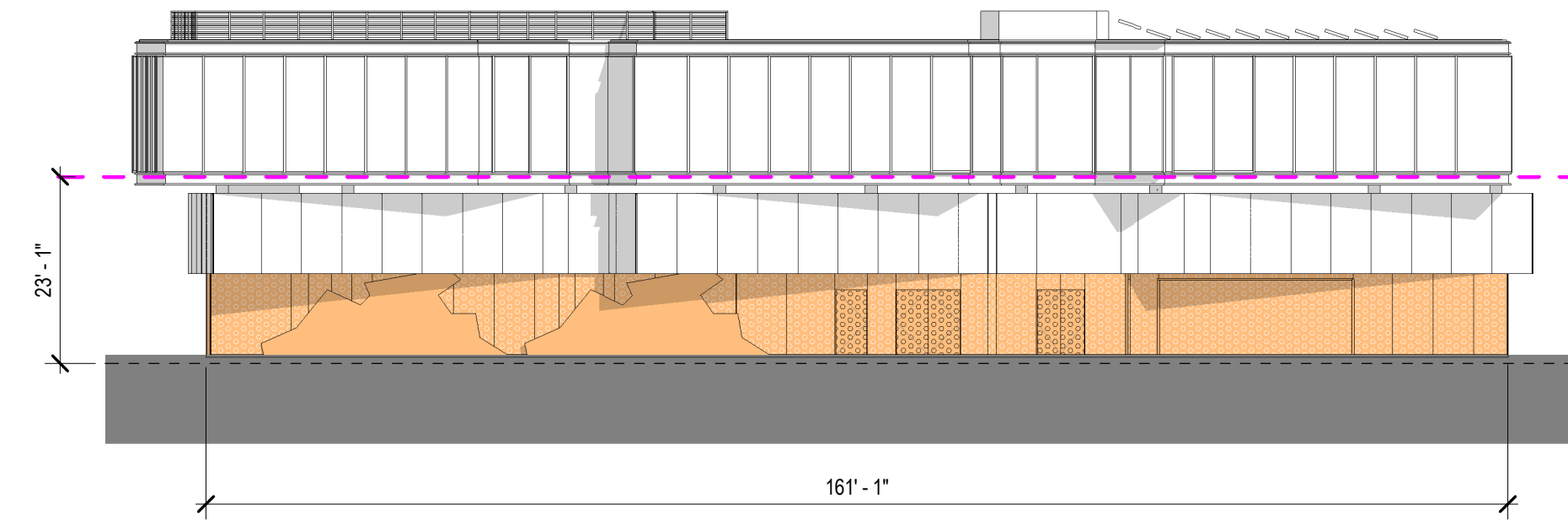
Municipal Code 16.45120 (6) - Roof Line:
 Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four-foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets.

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

— Roof line



LENGTH OF BUILDING FRONTAGE: 158'-8"
 MIN FRONTAGE WITHIN SETBACKS: 158'-8" X 0.60 = 95'-3"
 PROPOSED FRONTAGE WITHIN SETBACKS: 130'-10"
 130'-10" > 95'-3" COMPLIES

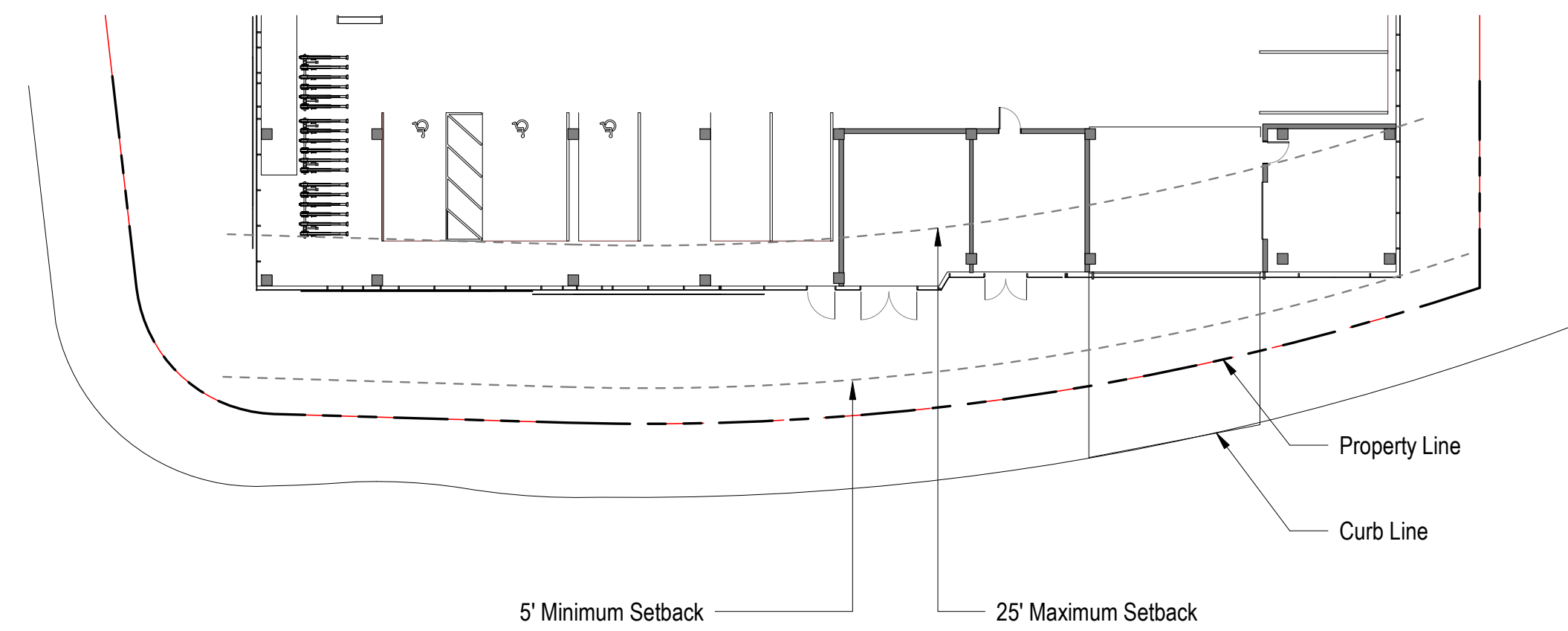
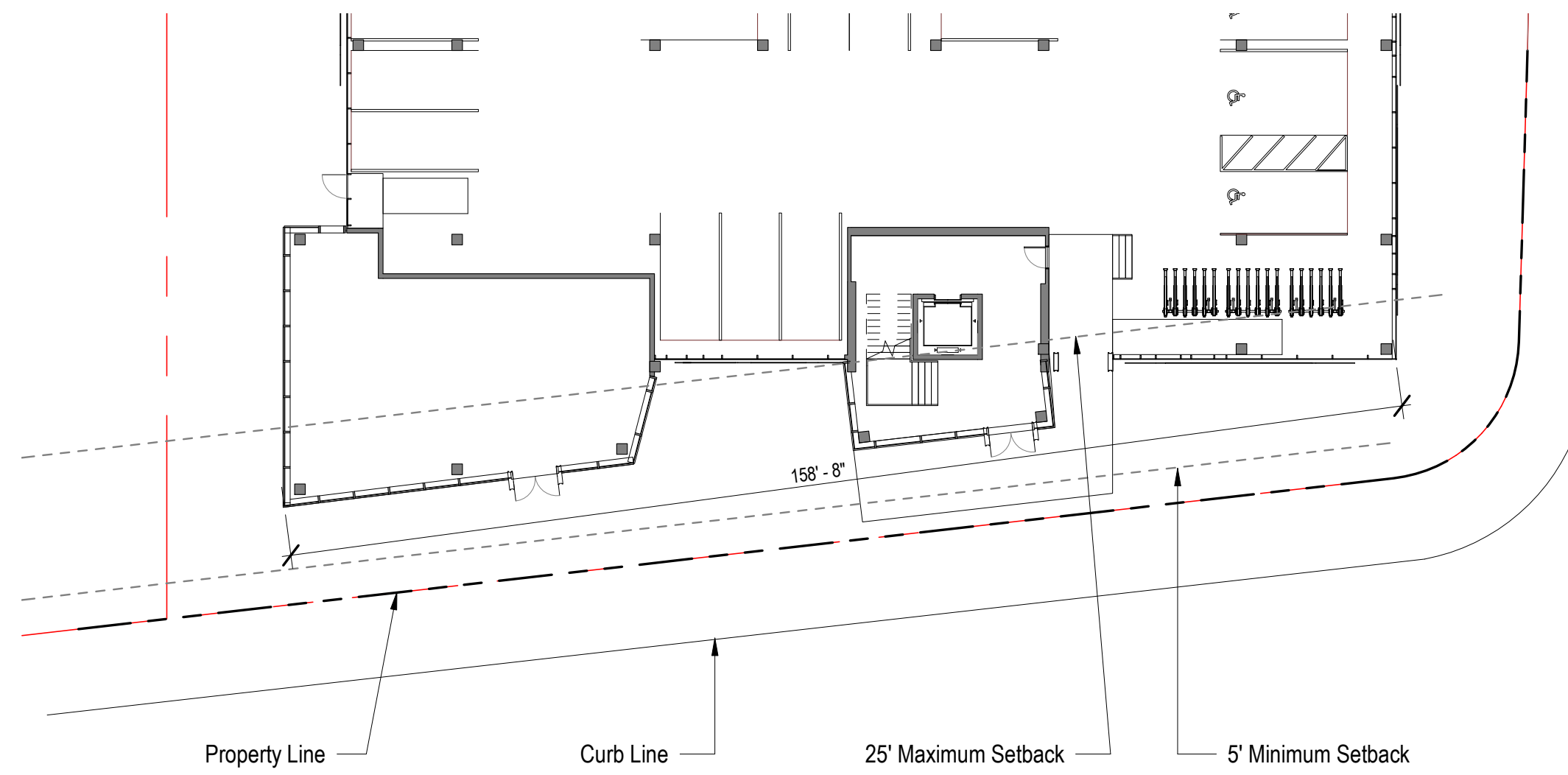


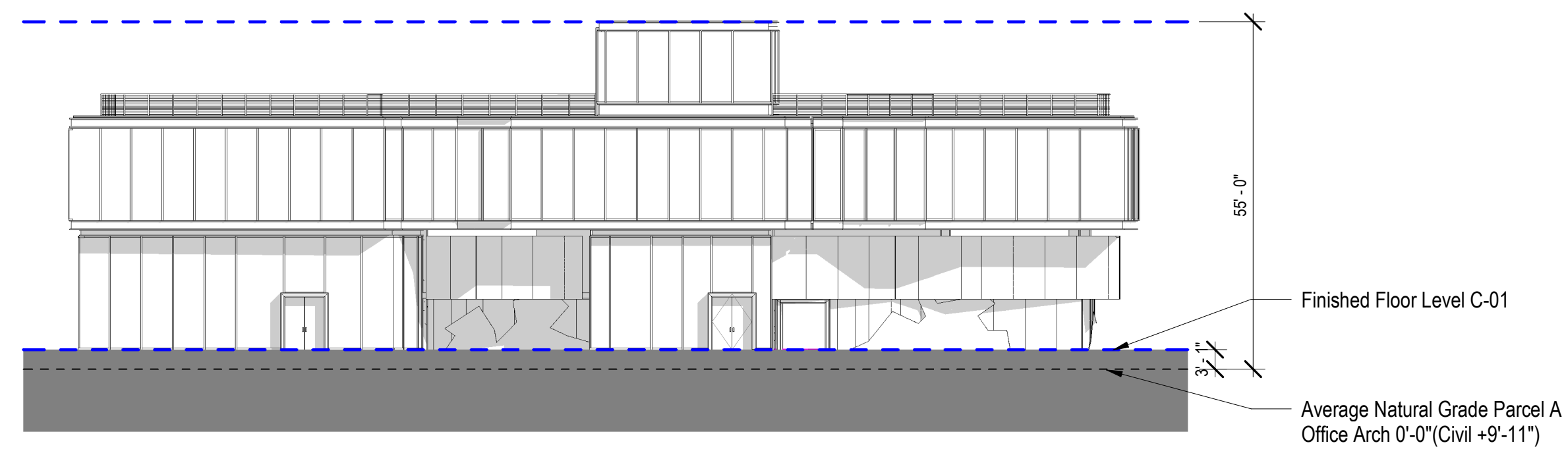
Municipal Code 16.45.120 (1) - Build-to Area Requirement:
 Minimum 60% of building frontage at the ground floor, as a percentage of the street frontage length, must be located within the area of the lot between the minimum (5') and maximum (25') setback lines parallel to the street.

✓ **Project Compliance:**
 At least 60% of the building frontage located between the minimum and maximum setback lines

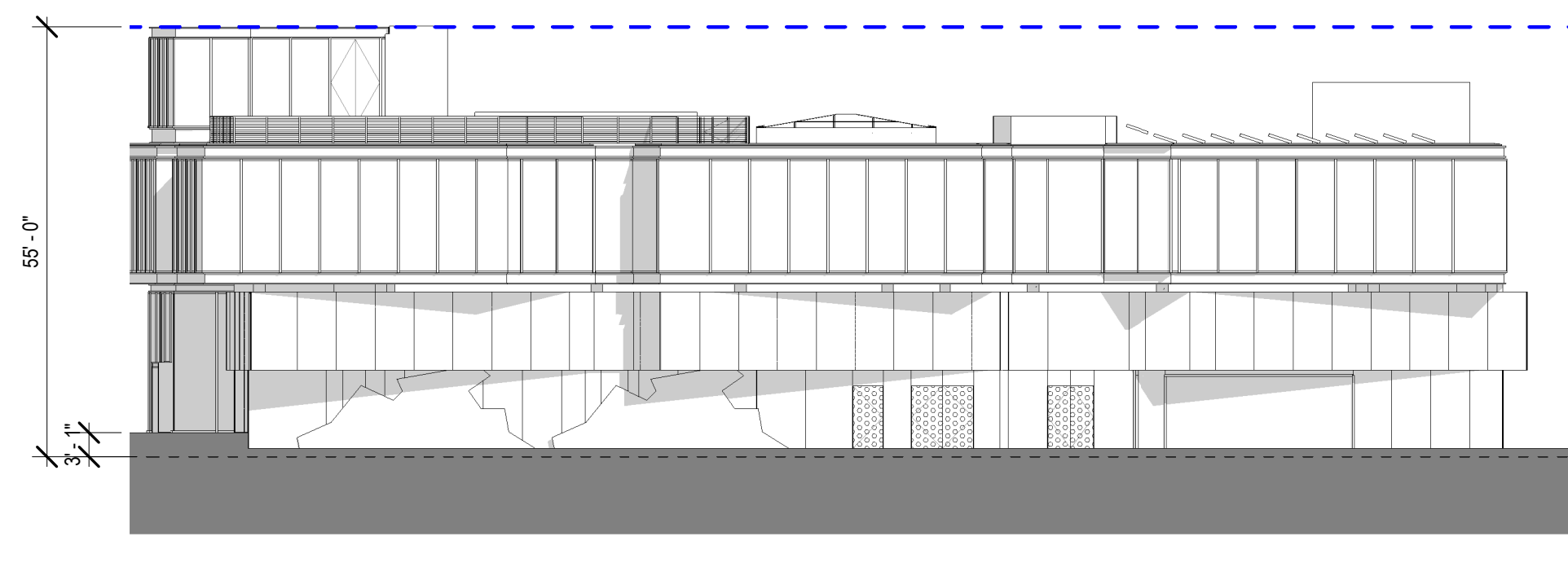
■ Portion of the building frontage located between the minimum and maximum setback lines

--- Ground Level Height of Office Uses





CONSTITUTION FRONTAGE

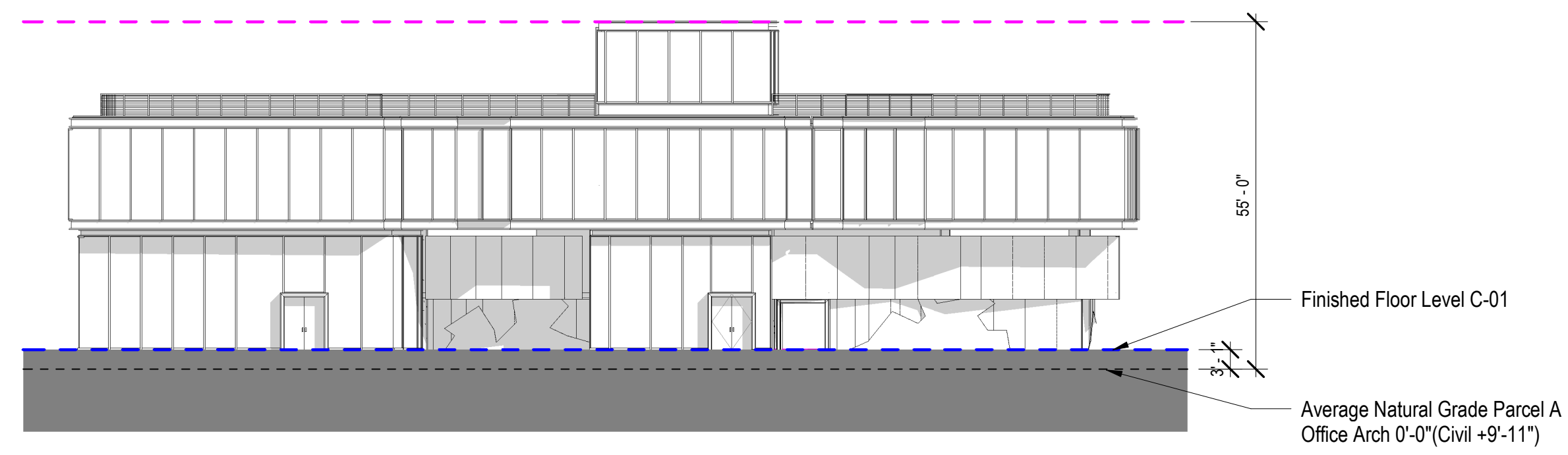


INDEPENDENCE FRONTAGE

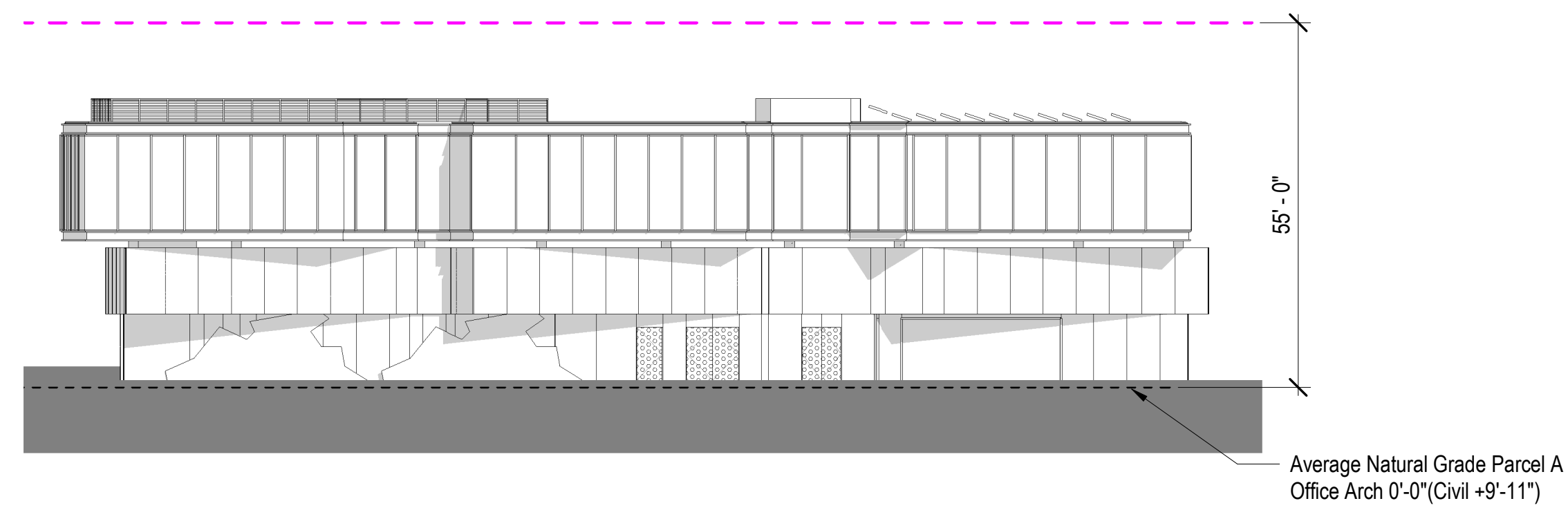
Municipal Code 16.45.120 (2) - Base Height:
 Maximum 45' height of a building at the minimum setback (0') at street. Properties within the flood zone or subject to flooding and sea level rise are allowed a 10-foot height increase.

✓ **Project Compliance:**
 Maximum height of the building at the minimum setback is less than 55' (45'+10'=55')

----- Average natural grade (3'-1" below L1 finished floor)



CONSTITUTION FRONTAGE



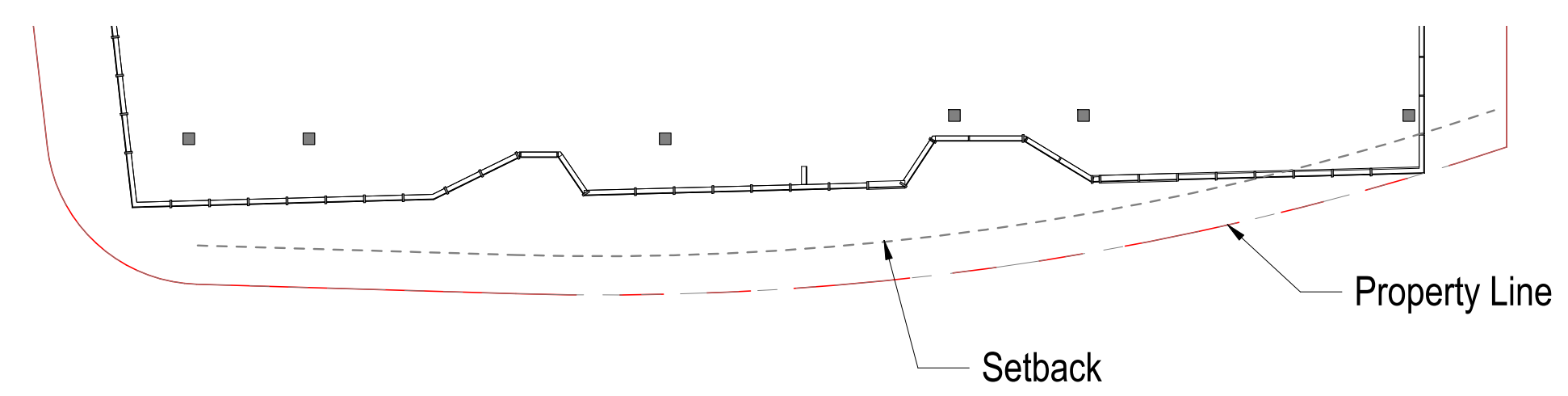
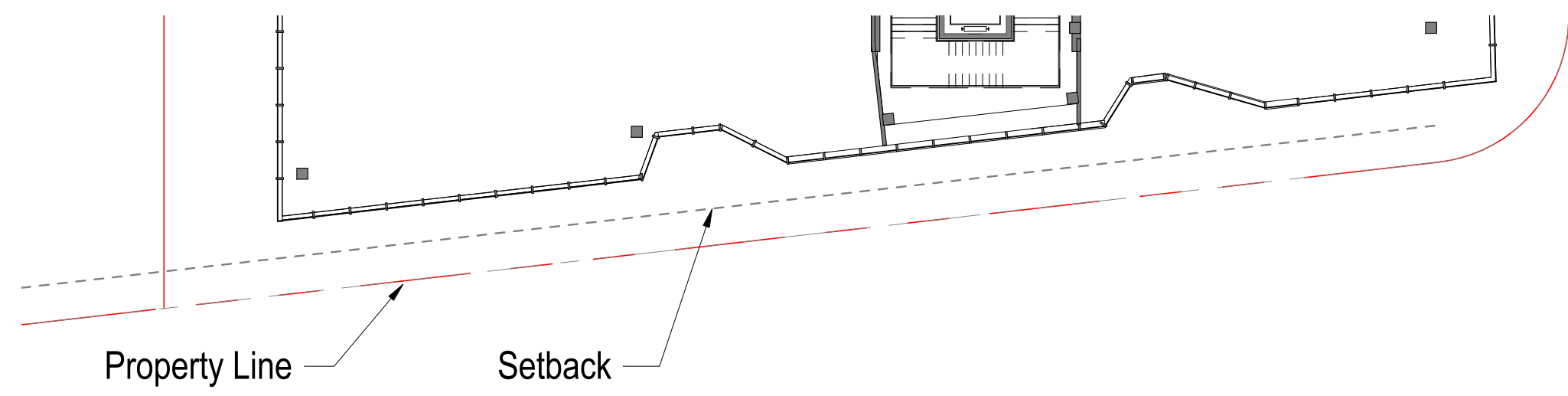
INDEPENDENCE FRONTAGE

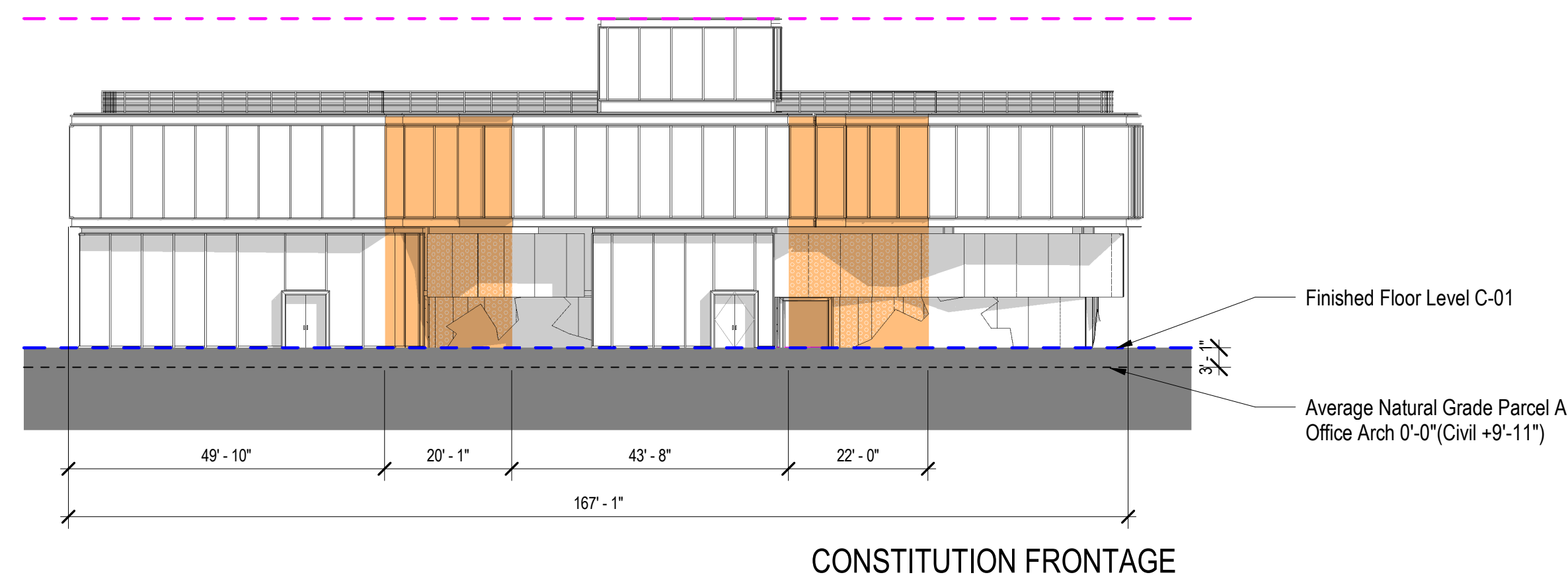
Municipal Code 16.43.130 (2) - Building Projections:
Maximum 6' depth of allowable building projections from the required setback for portions of the building above the ground floor.

Project Compliance:
✓ No projections above the base height.

■ Building projections

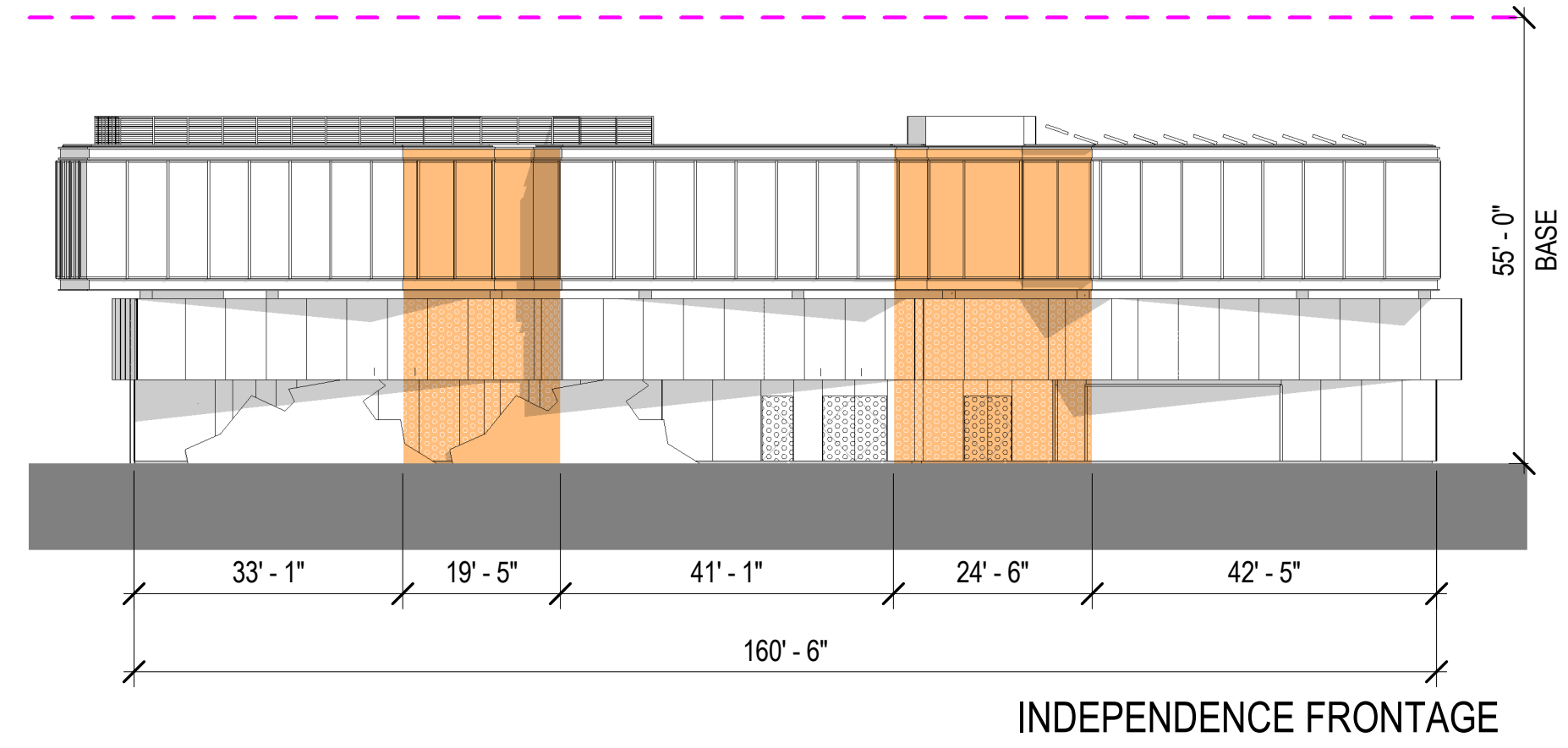
— Base Height





REQUIED MAJOR RECESSED AREA: NOT REQUIRED
 MAJOR RECESS PROVIDED:

REQUIED MINOR RECESSED AREA: 5' X 5' = 25 x 2 = 50 SF
 MINOR RECESS PROVIDED: 120 SF



REQUIED MAJOR RECESSED AREA: NOT REQUIRED
 MAJOR RECESS PROVIDED:

REQUIED MINOR RECESSED AREA: 5' X 5' = 25 SF
 MINOR RECESS PROVIDED: 73 SF

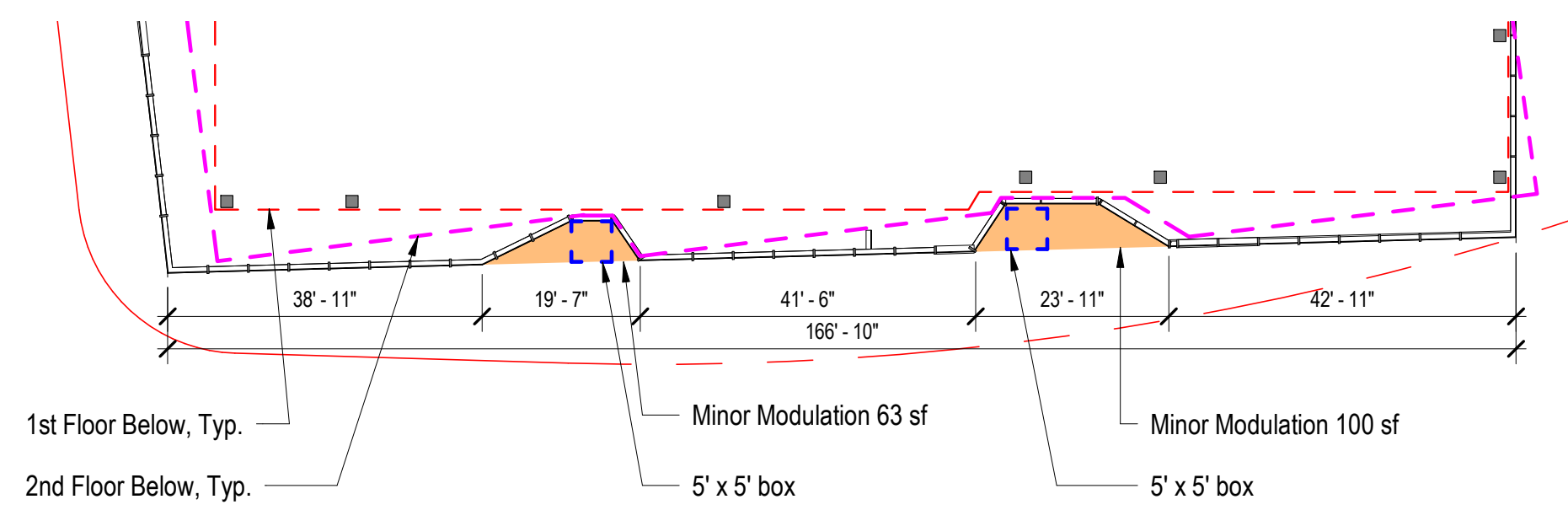
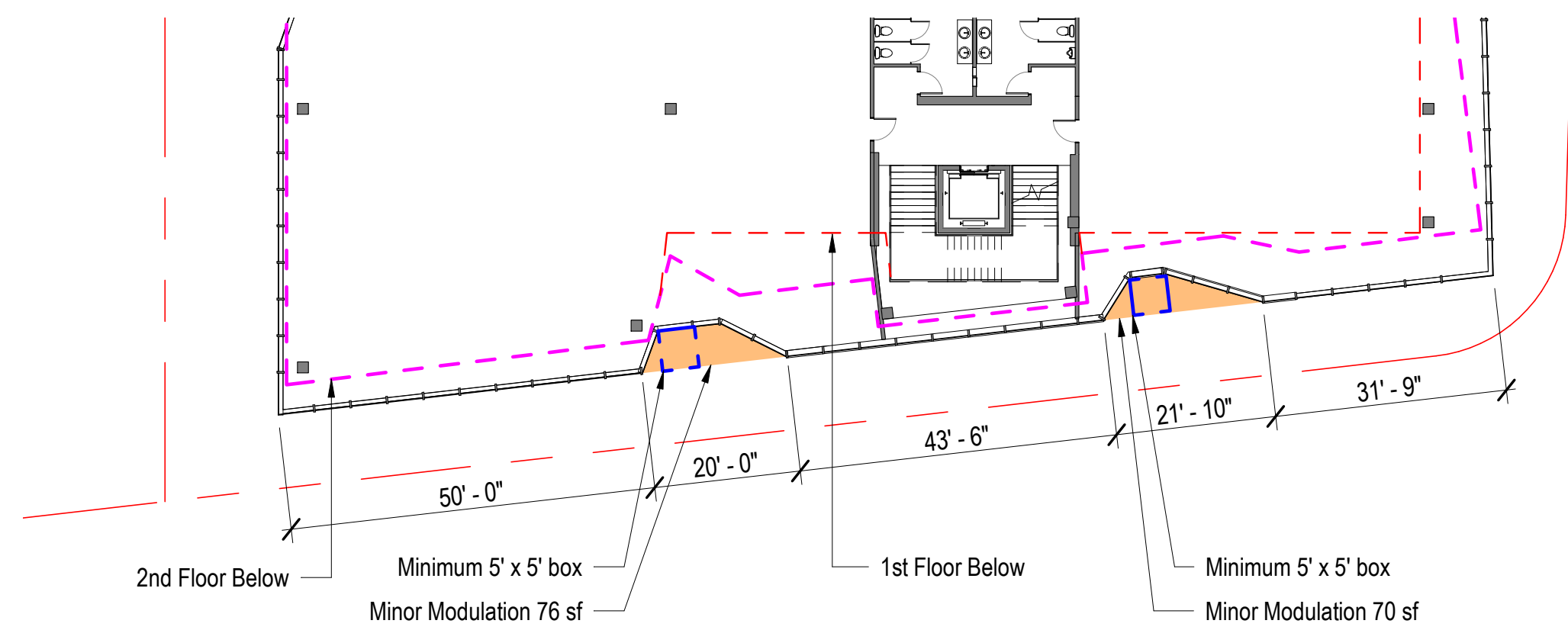
Municipal Code 16.45.120 (2) - Major Building Modulations:
 From ground level to the top of the building's base height, provide minimum of one recess of 15' wide by 10' deep per 200' of facade length.

✓ **Project Compliance:**
 All facades facing publicly accessible spaces are less than 200' in length, and therefore major building modulation is not required.

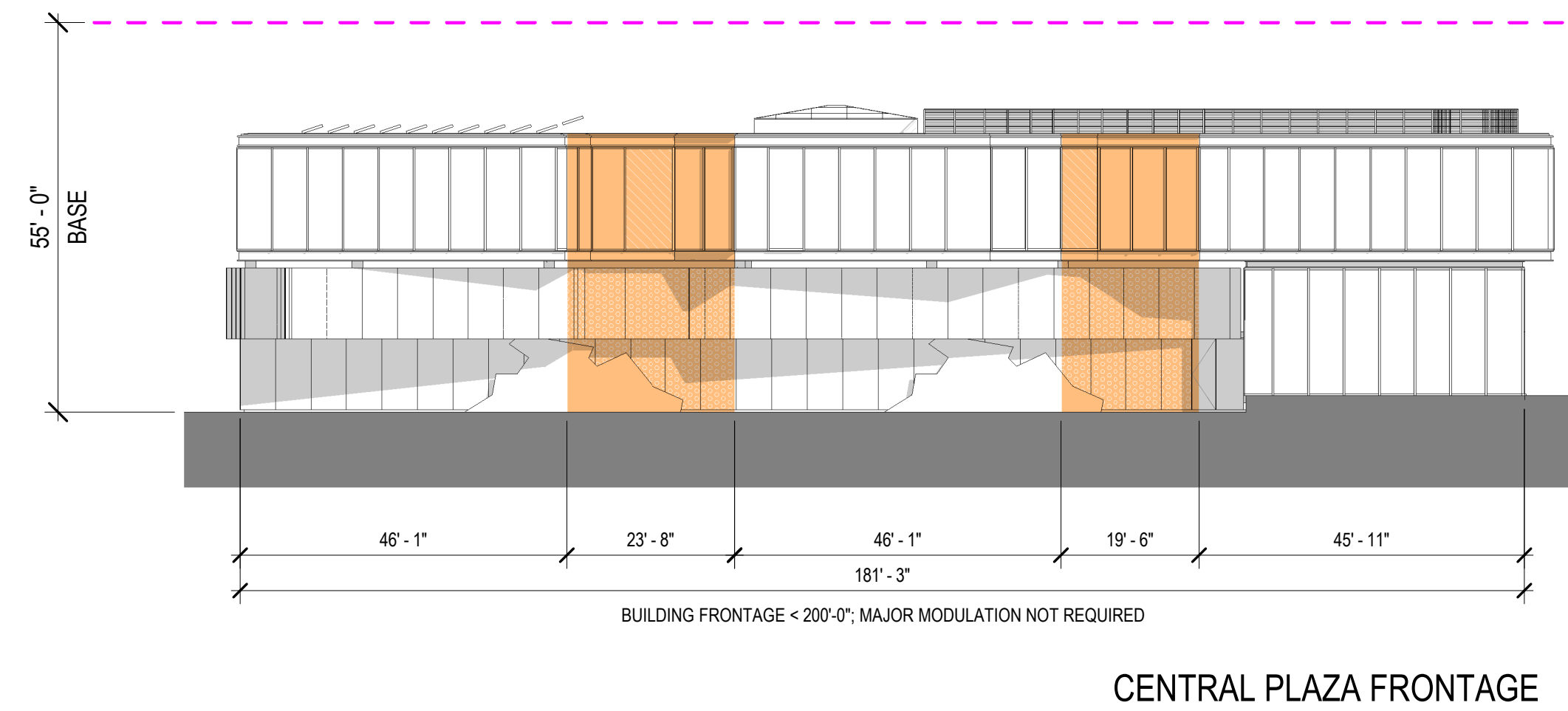
Minor Building Modulations:
 From ground level to the top of the building's base height, provide minimum recess of 5' wide by 5' deep per 50' of facade length for building facades facing publicly accessible spaces.

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

✓ **Project Compliance:**
 From ground level to the top of the building's base height, the minor modulation requirements are satisfied by meeting the 5'x5' min. for each recess, per the required linear facade length.



--- Base height
 ■ Building recess for minor modulation



REQUIRED MINOR RECESSED AREA: 5' X 5' = 25 SF
 MINOR RECESS PROVIDED: 70 SF

Municipal Code 16.45.120 (2) - Major Building Modulations:
 From ground level to the top of the building's base height, provide minimum of one recess of 15' wide by 10' deep per 200' of facade length.

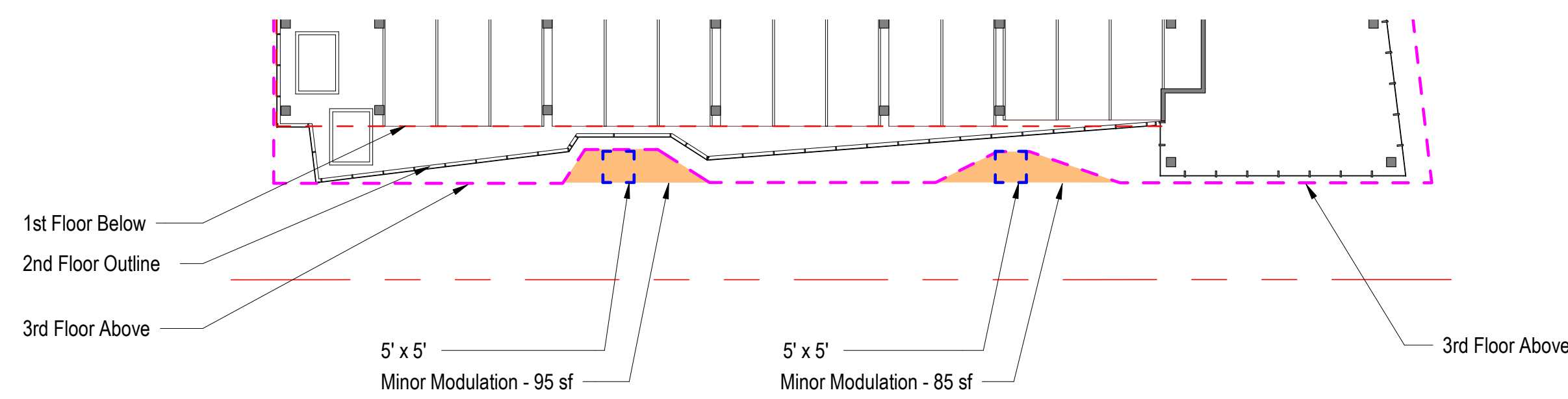
✓ **Project Compliance:**
 All facades facing publicly accessible spaces are less than 200' in length, and therefore major building modulation is not required.

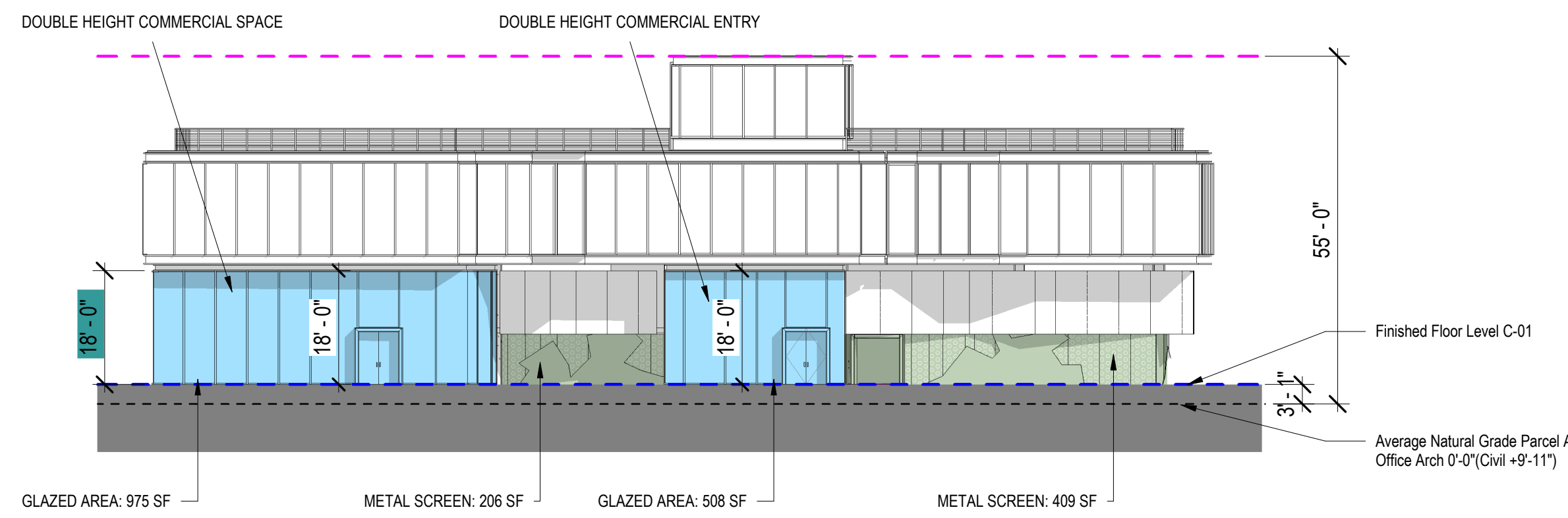
Minor Building Modulations:
 From ground level to the top of the building's base height, provide minimum recess of 5' wide by 5' deep per 50' of facade length for building facades facing publicly accessible spaces.

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

✓ **Project Compliance:**
 From ground level to the top of the building's base height, the minor modulation requirements are satisfied by meeting the 5'x5' min. for each recess, per the required linear facade length.

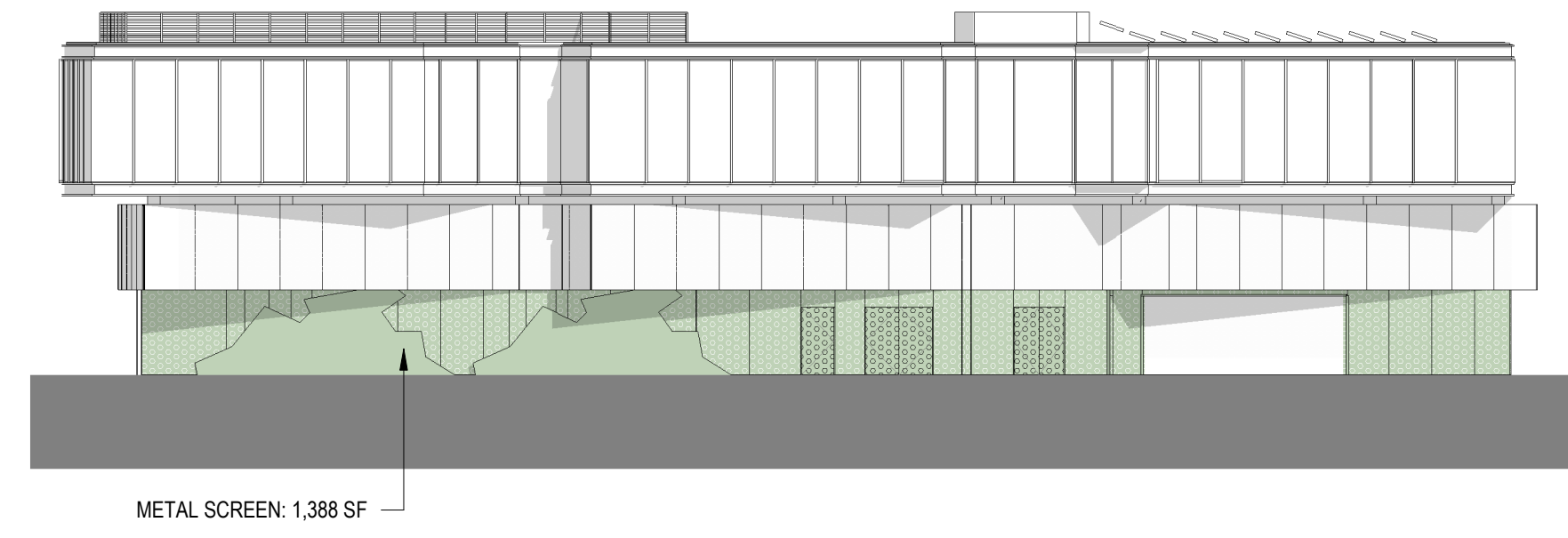
- Base height
- Building recess for minor modulation





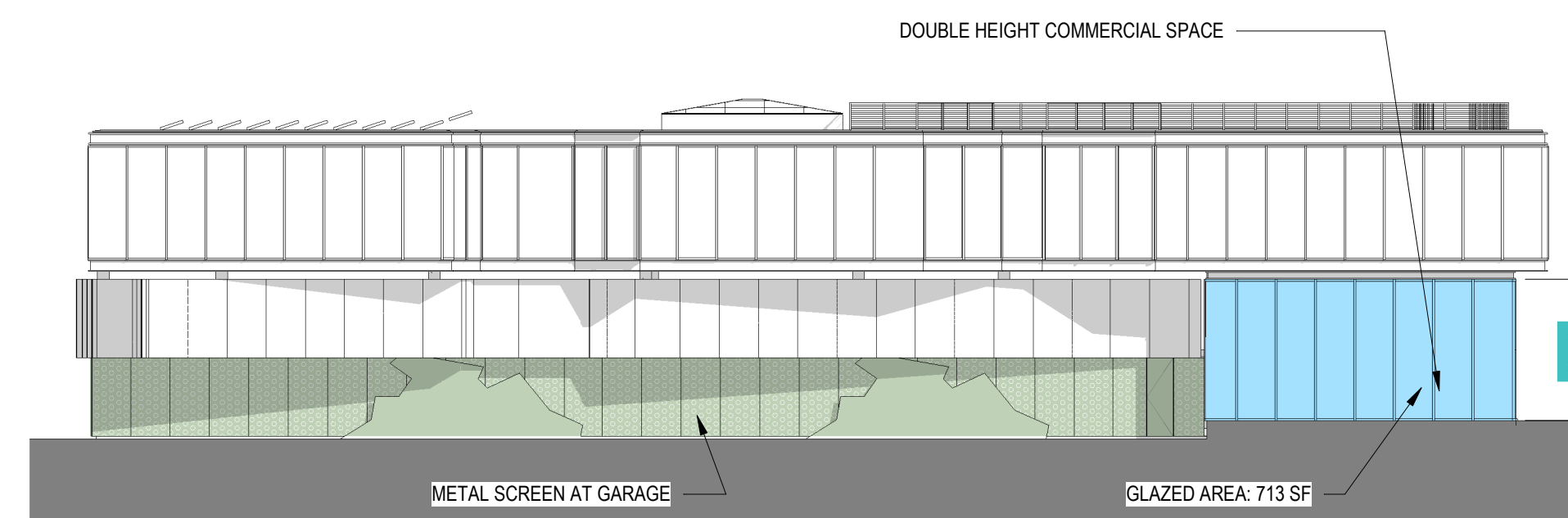
CONSTITUTION FRONTAGE

GROUND LEVEL FACADE SURFACE:	2,098 SF
MIN REQ'D TRANSPARENT GLAZING SURFACE:	2,098 SF X 50% = 1,049 SF
OPAQUE SURFACE PROVIDED:	0 SF
TRANSPARENT GLAZING SURFACE PROVIDED:	1,483 SF
METAL SCREEN SURFACE PROVIDED (50% TRANSPARANCY)	615 SF X 50% = 307 SF
	1,790 SF > 1,049 SF = COMPLIES



INDEPENDENCE FRONTAGE

ALL FRONTAGE IS GARAGE SCREEN = NO TRANSPARENCY REQUIRED
 METAL SCREEN SURFACE PROVIDED (50% TRANSPARANCY)



CENTRAL PLAZA FRONTAGE

ALL FRONTAGE ALONG GARAGE IS GARAGE SCREEN = NO TRANSPARENCY REQUIRED
 METAL SCREEN SURFACE PROVIDED (50% TRANSPARANCY)
 ALL FACADE AT DOUBLE HEIGHT COMMERCIAL SPACE IS GLAZED = 713 SF

Municipal Code 16.45.120 (3) - Ground Floor Transparency:
 Minimum 50% of the ground floor for commercial uses that must provide visual transparency

Project Compliance:
 ✓ Transparent glazing exceeds 50% of the ground floor facade. 10% Max facade surface areas to have non-bird friendly glazing.

■ Ground level transparent glazing surface
 ■ Ground level metal screen

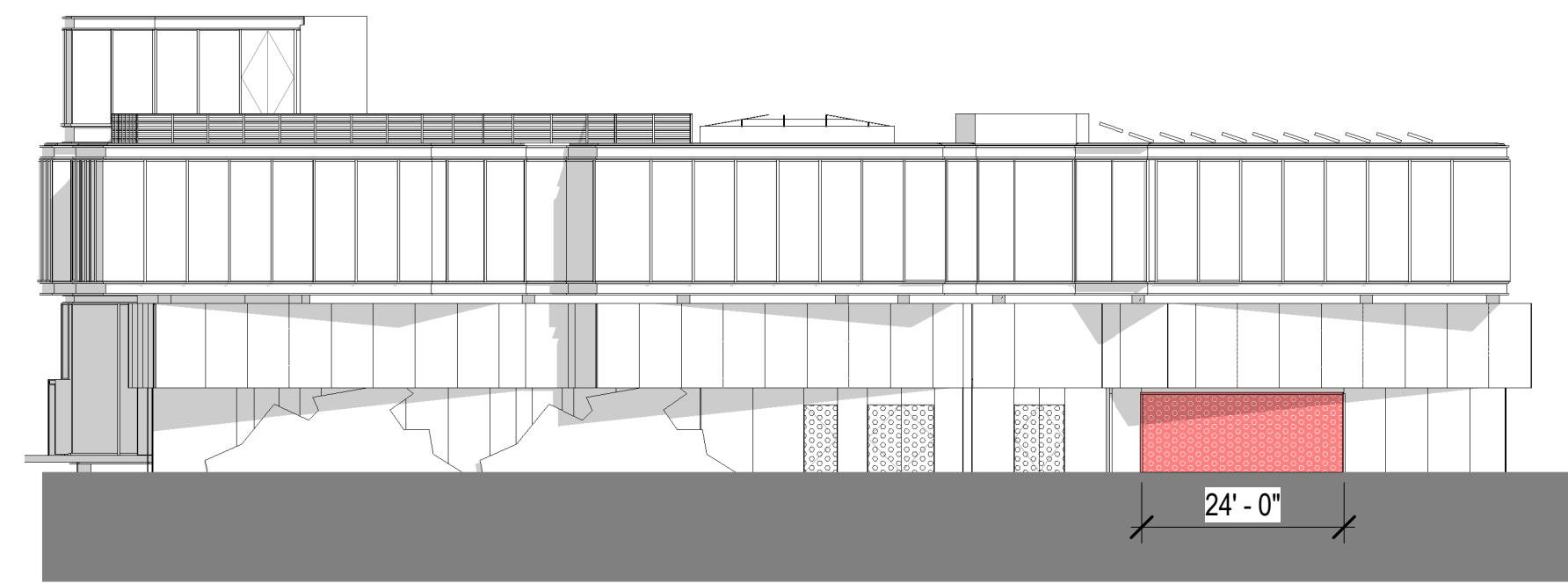
— Base Height

Municipal Code 16.45.120 (3) - Ground Floor Height:
 Minimum Ground Floor Height along a street frontage is 15' at Commercial uses (excludes parking)

Project Compliance:
 ✓ Commercial uses along street frontages are over 15' tall.

■ Commercial Uses

— Base Height

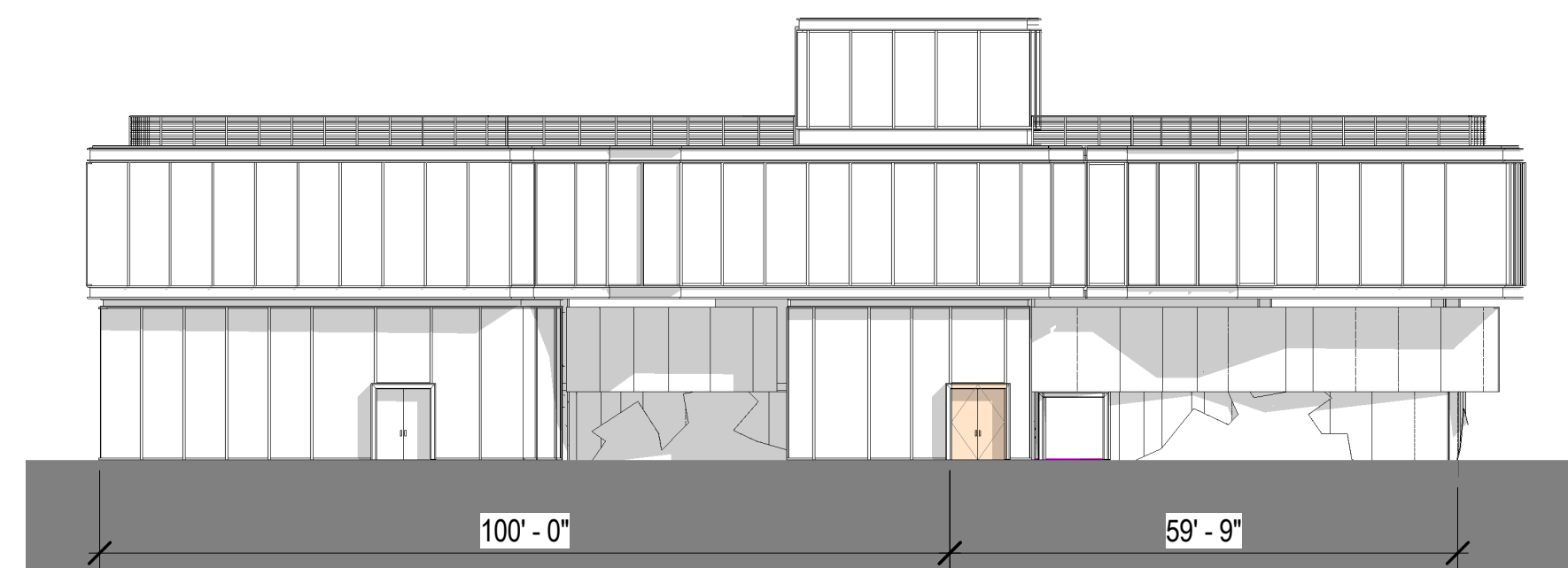


INDEPENDENCE FRONTAGE

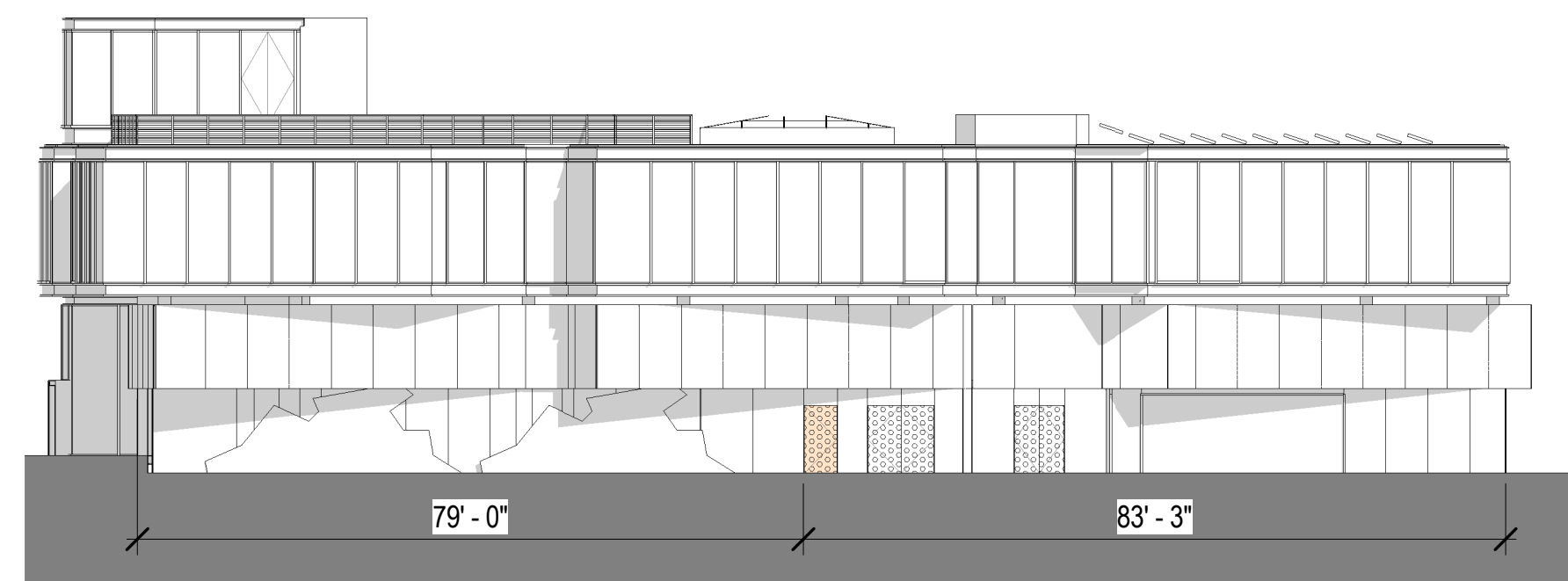
**Municipal Code 16.45.120 (3) -
Garage Entrances:**
Maximum 24' opening for two-way
entrance

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

■ Garage opening



CONSTITUTION FRONTAGE

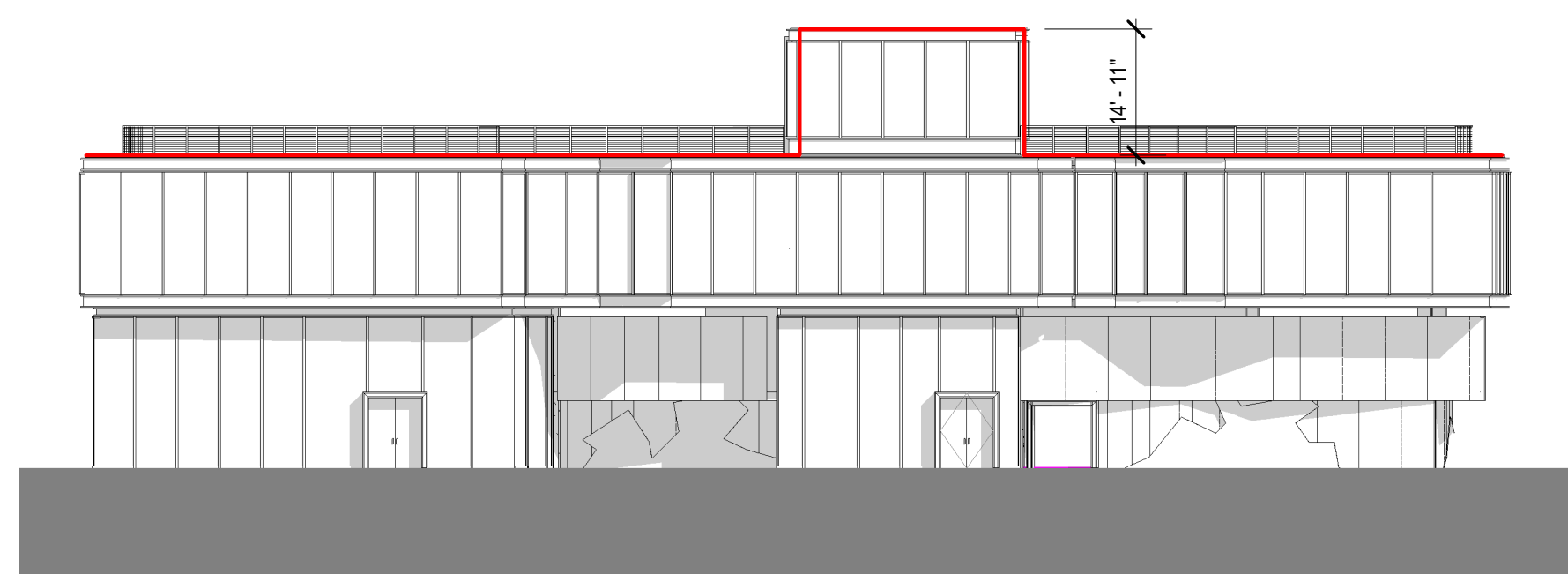


INDEPENDENCE FRONTAGE

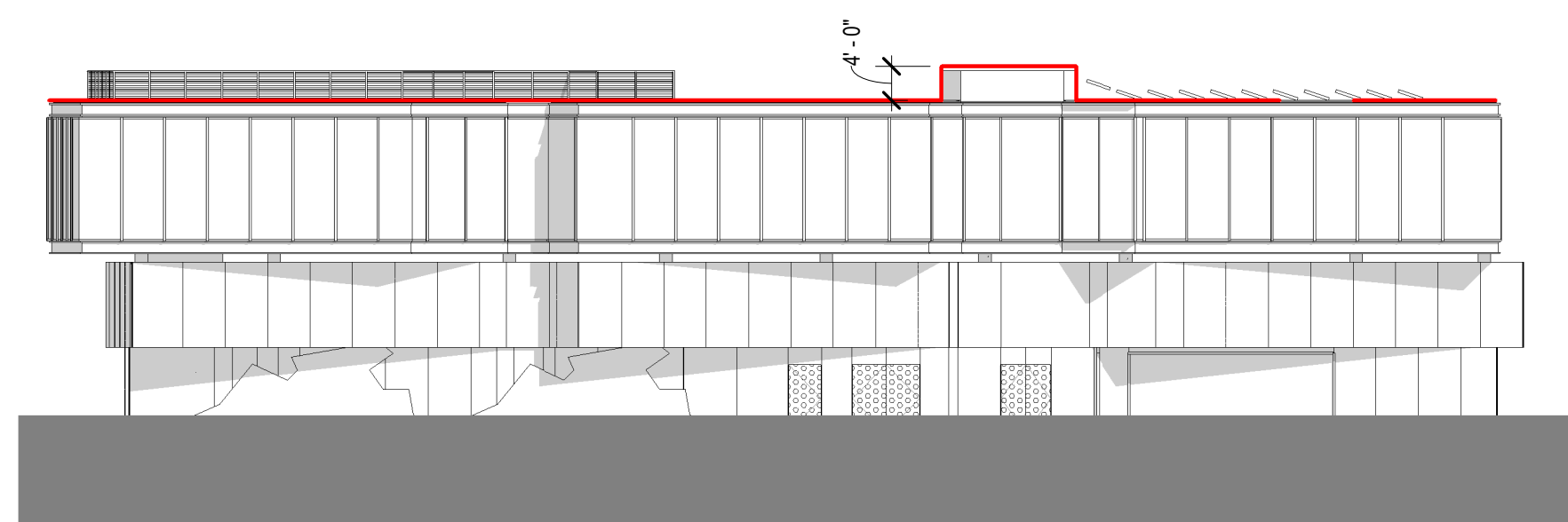
**Municipal Code 16.43.130 (3) -
Building Entrances:**
At least one entrance per public street
frontage. One entrance is required every
100 feet along a public street.

✓ **Project Compliance:**
At least one entrance per public street
frontage is provided. One entrance is
provided every 100' along a public street.

■ Building entrance



CONSTITUTION FRONTAGE



INDEPENDENCE FRONTAGE

Municipal Code 16.45.120 (6G) -

Roof Line:

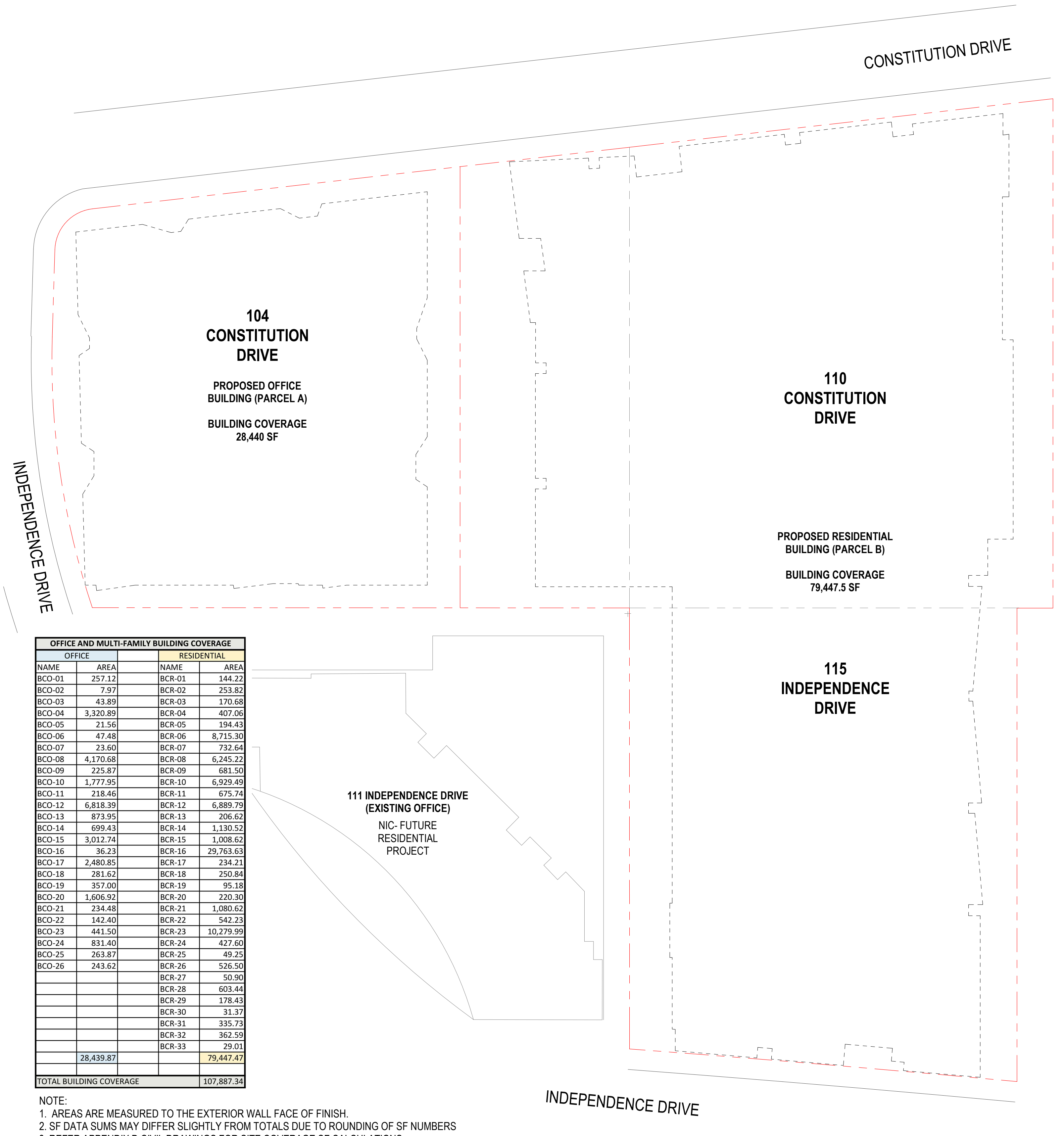
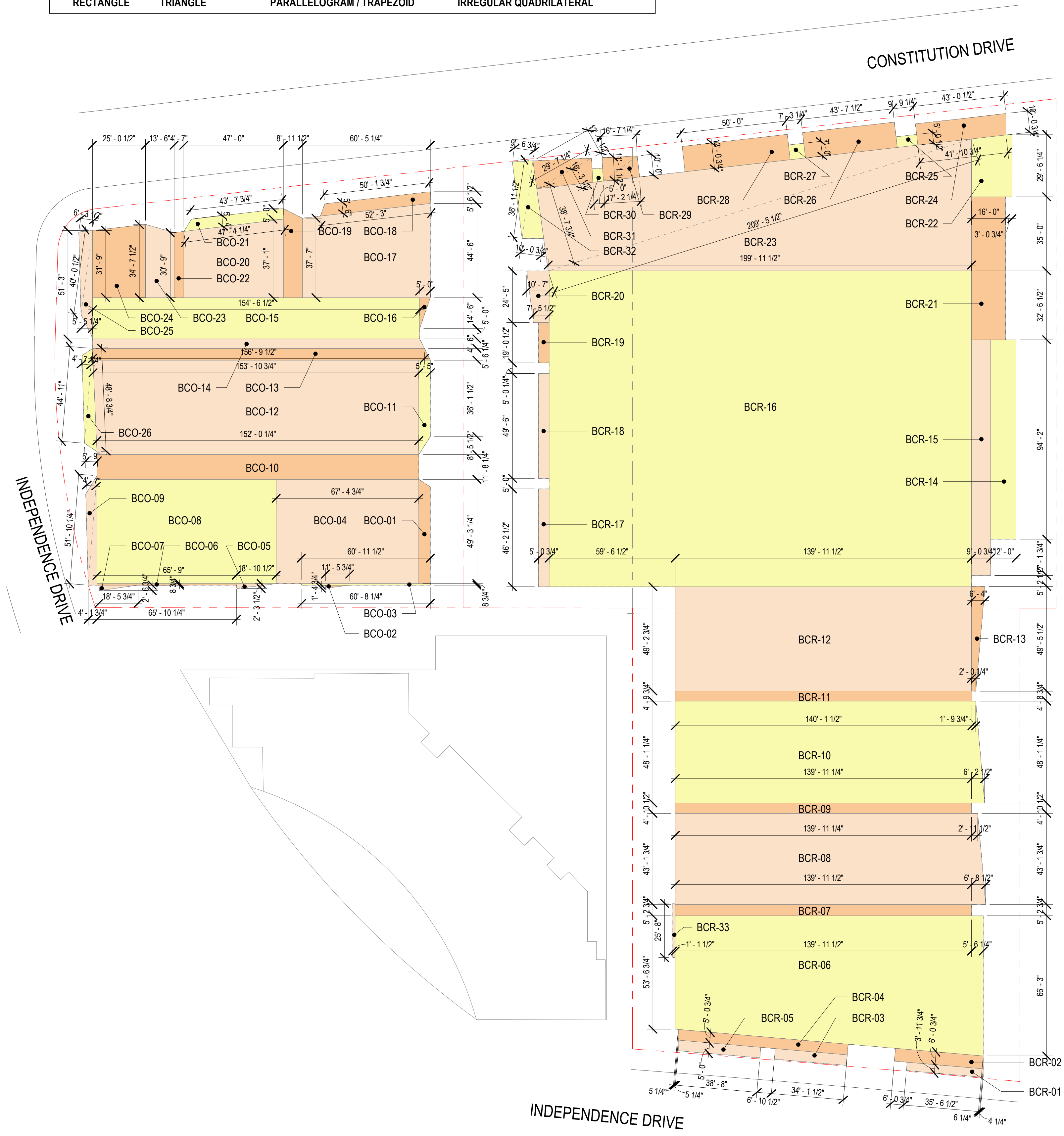
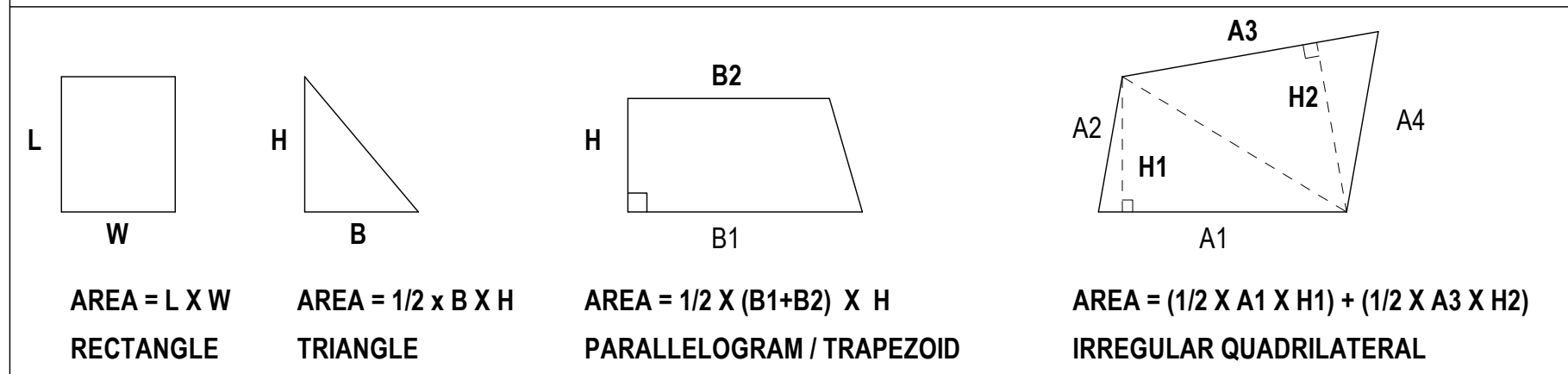
Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four-foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets.

✓ **Project Compliance:**

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

— Roof line

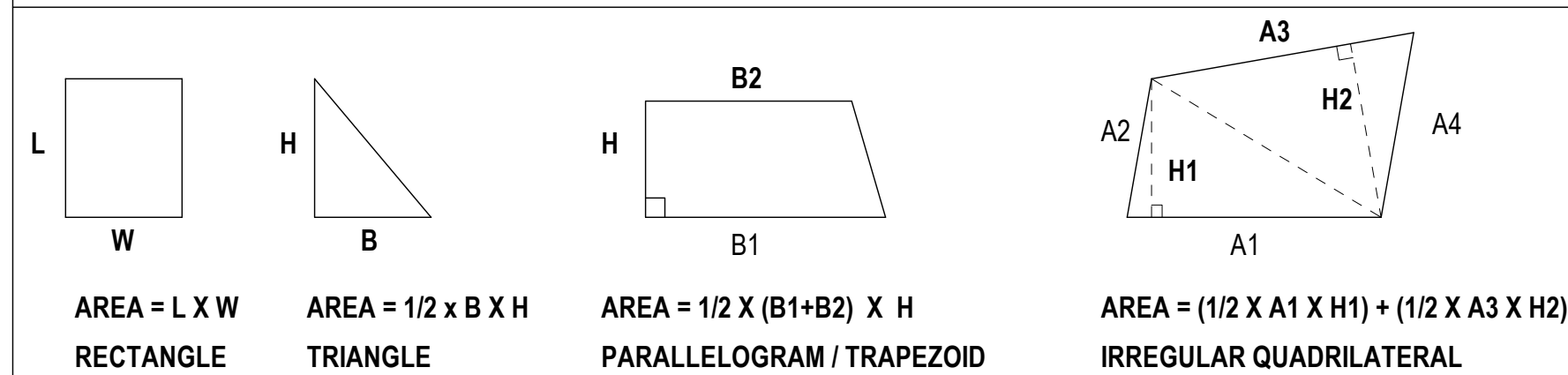
AREA CALCULATION - FORMULAS



OFFICE AND MULTI-FAMILY BUILDING COVERAGE			
OFFICE		RESIDENTIAL	
NAME	AREA	NAME	AREA
BCO-01	257.12	BCR-01	144.22
BCO-02	7.97	BCR-02	253.82
BCO-03	43.89	BCR-03	170.68
BCO-04	3,320.89	BCR-04	407.06
BCO-05	21.56	BCR-05	194.43
BCO-06	47.48	BCR-06	8,715.30
BCO-07	23.60	BCR-07	732.64
BCO-08	4,170.68	BCR-08	6,245.22
BCO-09	225.87	BCR-09	681.50
BCO-10	1,777.95	BCR-10	6,929.49
BCO-11	218.46	BCR-11	675.74
BCO-12	6,818.39	BCR-12	6,889.79
BCO-13	873.95	BCR-13	206.62
BCO-14	699.43	BCR-14	1,130.52
BCO-15	3,012.74	BCR-15	1,008.62
BCO-16	36.23	BCR-16	29,763.63
BCO-17	2,480.85	BCR-17	234.21
BCO-18	281.62	BCR-18	250.84
BCO-19	357.00	BCR-19	95.18
BCO-20	1,606.92	BCR-20	220.30
BCO-21	234.48	BCR-21	1,080.62
BCO-22	142.40	BCR-22	542.23
BCO-23	441.50	BCR-23	10,279.99
BCO-24	831.40	BCR-24	427.60
BCO-25	263.87	BCR-25	49.25
BCO-26	243.62	BCR-26	526.50
		BCR-27	50.90
		BCR-28	603.44
		BCR-29	178.43
		BCR-30	31.37
		BCR-31	335.73
		BCR-32	362.59
		BCR-33	29.01
	28,439.87		79,447.47
TOTAL BUILDING COVERAGE			107,887.34

NOTE:
 1. AREAS ARE MEASURED TO THE EXTERIOR WALL FACE OF FINISH.
 2. SF DATA SUMS MAY DIFFER SLIGHTLY FROM TOTALS DUE TO ROUNDING OF SF NUMBERS
 3. REFER APPENDIX D CIVIL DRAWINGS FOR SITE COVERAGE SF CALCULATIONS.

AREA CALCULATION - FORMULAS



SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

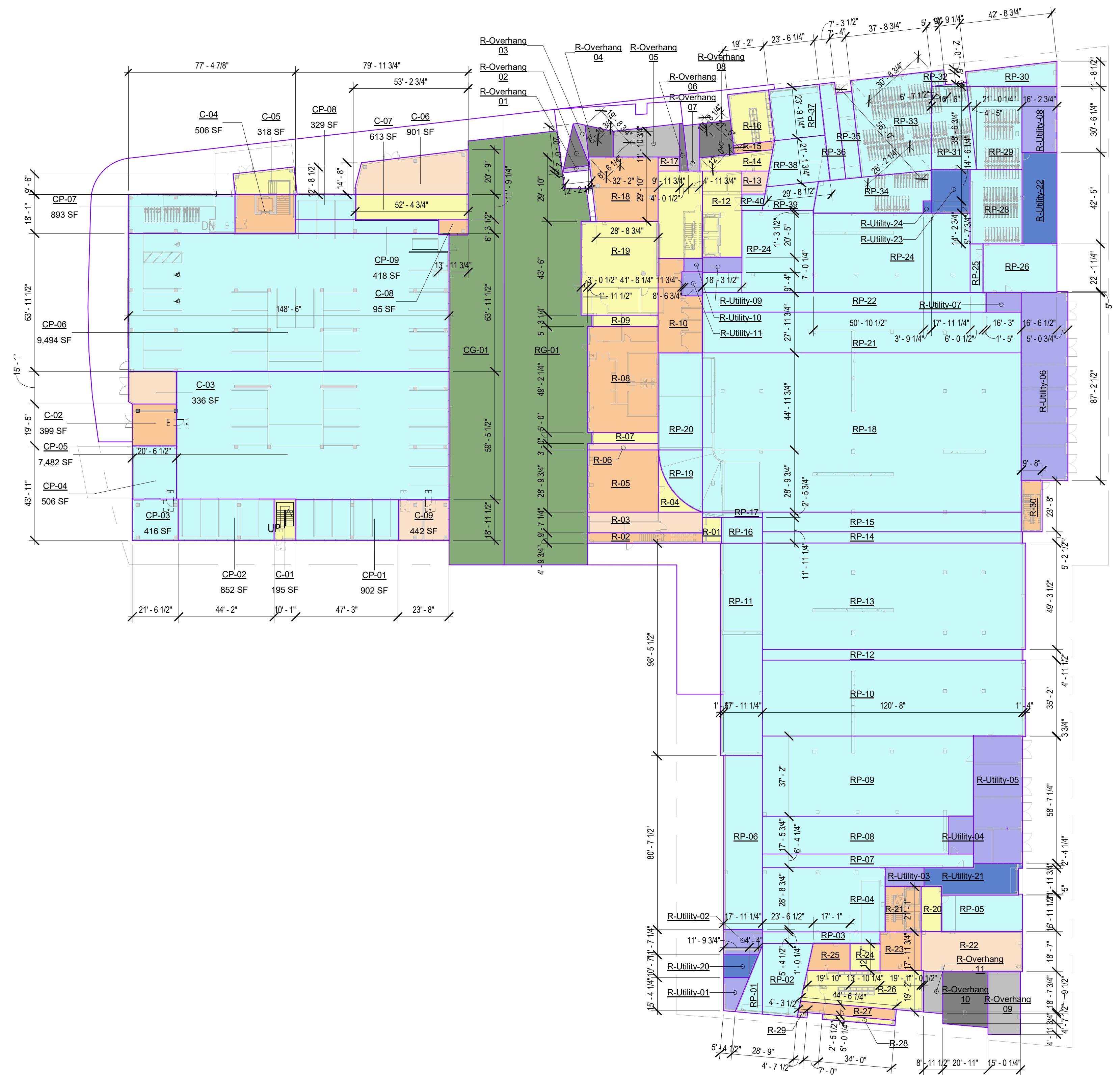
Name	Area
R-01	105.5 SF
R-02	255.3 SF
R-03	509.7 SF
R-04	157.9 SF
R-05	948.7 SF
R-06	97.7 SF
R-07	153.4 SF
R-08	1,604.4 SF
R-09	161.7 SF
R-10	739.1 SF
R-11	832.0 SF
R-12	730.0 SF
R-13	123.9 SF
R-14	264.8 SF
R-15	74.3 SF
R-16	454.3 SF
R-17	65.3 SF
R-18	908.1 SF
R-19	1,551.3 SF
R-20	198.7 SF
R-21	350.7 SF
R-22	872.5 SF
R-23	343.0 SF
R-24	174.4 SF
R-25	232.2 SF
R-26	926.9 SF
R-27	224.6 SF
R-28	83.1 SF
R-29	10.9 SF
R-30	228.8 SF
R-Overhang 01	24.4 SF
R-Overhang 02	122.0 SF
R-Overhang 03	52.1 SF
R-Overhang 04	161.8 SF
R-Overhang 05	420.0 SF
R-Overhang 06	61.2 SF
R-Overhang 07	133.3 SF
R-Overhang 08	243.2 SF
R-Overhang 09	436.2 SF
R-Overhang 10	522.6 SF
R-Overhang 11	170.8 SF
R-Utility-01	134.3 SF
R-Utility-02	204.4 SF
R-Utility-03	155.3 SF
R-Utility-04	201.0 SF
R-Utility-05	1,335.8 SF
R-Utility-06	1,886.4 SF
R-Utility-07	147.8 SF
R-Utility-08	495.3 SF
R-Utility-09	128.2 SF
R-Utility-10	52.6 SF
R-Utility-11	106.0 SF
FAR: 52	20,577.7 SF

SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

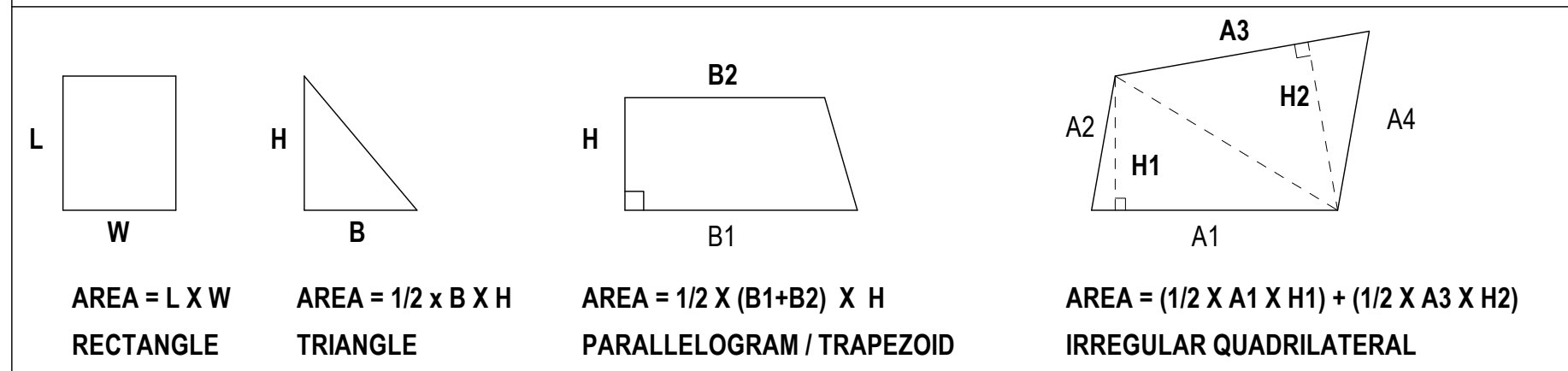
Name	Area
R-Utility-20	147.9 SF
R-Utility-21	569.8 SF
R-Utility-22	684.8 SF
R-Utility-23	361.6 SF
R-Utility-24	21.3 SF
RP-01	200.9 SF
RP-02	664.6 SF
RP-03	293.3 SF
RP-04	1,692.1 SF
RP-05	636.5 SF
RP-06	1,445.7 SF
RP-07	621.7 SF
RP-08	1,509.1 SF
RP-09	3,636.4 SF
RP-10	4,291.7 SF
RP-11	1,913.3 SF
RP-12	599.3 SF
RP-13	6,014.3 SF
RP-14	627.0 SF
RP-15	1,093.9 SF
RP-16	226.7 SF
RP-17	68.8 SF
RP-18	10,902.5 SF
RP-19	423.8 SF
RP-20	921.2 SF
RP-21	2,788.4 SF
RP-22	1,195.3 SF
RP-23	170.7 SF
RP-24	3,928.7 SF
RP-25	136.3 SF
RP-26	770.5 SF
RP-28	829.0 SF
RP-29	896.1 SF
RP-30	391.5 SF
RP-31	737.1 SF
RP-32	43.6 SF
RP-33	1,594.0 SF
RP-34	899.2 SF
RP-35	294.0 SF
RP-36	328.0 SF
RP-37	558.9 SF
RP-38	558.5 SF
RP-39	287.7 SF
RP-40	76.3 SF
NON-FAR: 45	56,052.0 SF
RG-01	7,313.5 SF
NON-FAR GREEN PB: 1	7,313.5 SF

SQUARE FOOTAGE AREA CALCULATIONS (OFFICE)

Name	Area
C-01	194.5 SF
C-02	398.9 SF
C-03	335.9 SF
C-04	506.2 SF
C-05	317.6 SF
C-06	900.8 SF
C-07	613.1 SF
C-08	94.6 SF
C-09	442.4 SF
FAR: 9	3,804.1 SF
CP-01	901.9 SF
CP-02	852.0 SF
CP-03	415.7 SF
CP-04	505.9 SF
CP-05	7,482.3 SF
CP-06	9,494.1 SF
CP-07	893.2 SF
CP-08	329.3 SF
CP-09	613.5 SF
CP-10	901.5 SF
CP-11	506.2 SF
CP-12	317.6 SF
CP-13	900.8 SF
CP-14	613.1 SF
CP-15	94.6 SF
CP-16	442.4 SF
NON-FAR: 9	21,291.9 SF
CG-01	4,642.3 SF
NON-FAR GREEN PB: 1	4,642.3 SF



AREA CALCULATION - FORMULAS



SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-01	393.7 SF
R-02	1,574.1 SF
R-03	34.8 SF
R-04	1,722.5 SF
R-05	343.7 SF
R-06	1,057.3 SF
R-07	1,752.4 SF
R-08	349.2 SF
R-09	163.0 SF
R-10	338.3 SF
R-11	1,562.3 SF
R-12	207.7 SF
R-13	177.5 SF
R-14	3,724.0 SF
R-15	196.5 SF
R-16	206.6 SF
R-17	85.0 SF
R-18	186.2 SF
R-19	107.2 SF
R-20	95.4 SF
R-21	32.6 SF
R-22	57.7 SF
R-23	21.4 SF
R-24	82.8 SF
R-25	146.9 SF
R-26	104.7 SF
R-27	24.2 SF
R-28	2,568.0 SF
R-29	1,131.3 SF
R-30	550.8 SF
R-31	2,087.1 SF
R-32	89.8 SF
R-33	368.8 SF
R-34	55.1 SF
R-35	1,229.2 SF
R-36	370.9 SF
R-37	1,964.7 SF
R-38	289.6 SF
R-39	325.4 SF
R-40	2,056.3 SF
R-41	347.4 SF
R-42	281.7 SF
R-43	334.4 SF
R-44	141.0 SF
R-45	56.9 SF
R-46	118.8 SF
R-47	136.0 SF
R-48	145.9 SF
R-49	27.7 SF
R-50	57.9 SF
R-51	175.2 SF
R-52	90.9 SF
R-53	748.7 SF
R-54	217.4 SF
R-55	3,032.5 SF
R-56	250.9 SF
R-57	94.8 SF
R-58	971.3 SF
R-59	195.7 SF
R-60	212.9 SF
R-61	32.6 SF
R-Utility-01	62.3 SF
R-Utility-02	196.0 SF
R-Utility-03	94.4 SF
R-Utility-04	139.8 SF
R-Utility-05	30.5 SF
R-Utility-06	98.7 SF
R-Utility-07	98.1 SF
R-Utility-08	163.7 SF
R-Utility-09	119.5 SF
R-Utility-10	96.5 SF
FAR: 71	36,604.8 SF

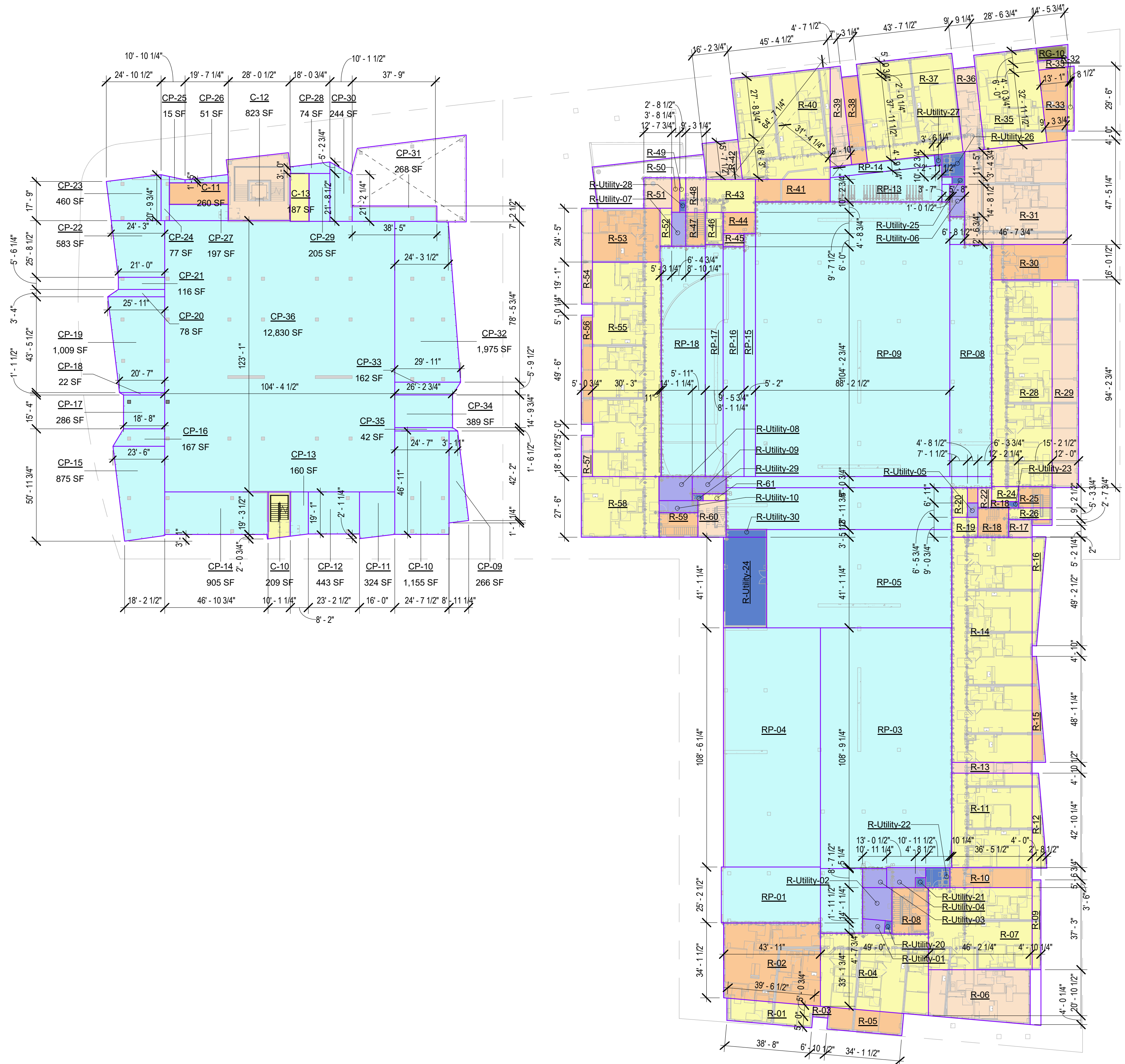
SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-Utility-20	18.1 SF
R-Utility-21	21.1 SF
R-Utility-22	99.3 SF
R-Utility-23	13.5 SF
R-Utility-24	801.8 SF
R-Utility-25	19.2 SF
R-Utility-26	111.3 SF
R-Utility-27	15.5 SF
R-Utility-28	14.8 SF
R-Utility-29	15.4 SF
R-Utility-30	63.3 SF
RP-01	1,141.7 SF
RP-02	560.3 SF
RP-03	6,494.3 SF
RP-04	4,775.1 SF
RP-05	3,748.0 SF
RP-06	1,944.0 SF
RP-07	609.8 SF
RP-08	2,002.0 SF
RP-09	10,990.0 SF
RP-10	84.3 SF
RP-11	28.4 SF
RP-12	15.6 SF
RP-13	702.2 SF
RP-14	228.1 SF
RP-15	569.5 SF
RP-16	988.8 SF
RP-17	853.1 SF
RP-18	2,095.3 SF
NON-FAR: 29	39,023.9 SF
RG-10	84.8 SF
NON-FAR GREEN	84.8 SF
PR: 1	75,713.5 SF

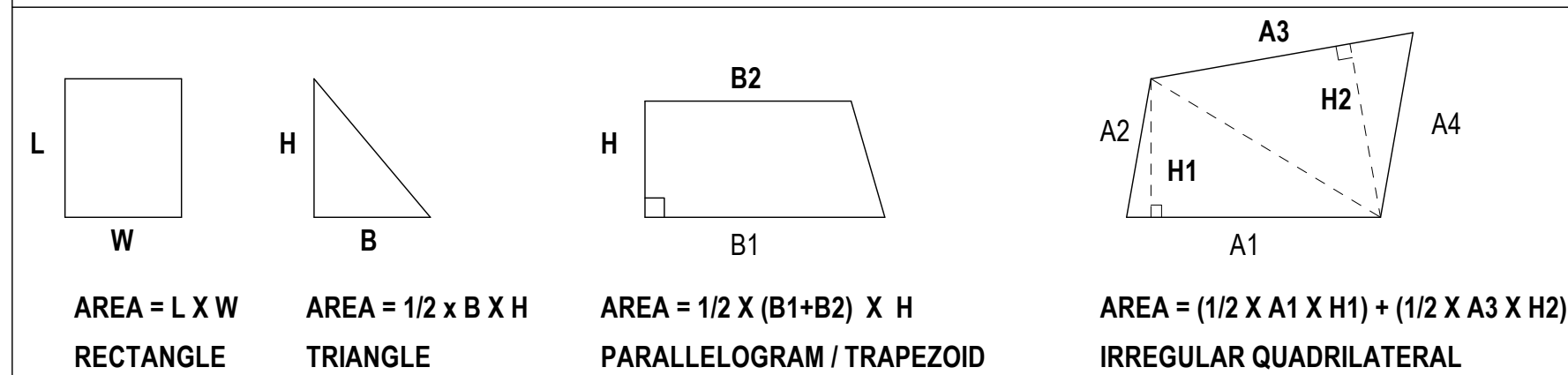
NOTE: THE COLORED FILLS IN RESIDENTIAL AND OFFICE BUILT AREAS ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.

SQUARE FOOTAGE AREA CALCULATIONS (OFFICE)

Name	Area
C-10	209.2 SF
C-11	260.3 SF
C-12	823.4 SF
C-13	167.1 SF
FAR: 4	1,480.0 SF
CP-09	266.1 SF
CP-10	1,154.7 SF
CP-11	323.7 SF
CP-12	442.6 SF
CP-13	160.0 SF
CP-14	905.4 SF
CP-15	874.6 SF
CP-16	167.0 SF
CP-17	286.5 SF
CP-18	21.9 SF
CP-19	1,008.6 SF
CP-20	78.0 SF
CP-21	116.0 SF
CP-22	582.8 SF
CP-23	459.8 SF
CP-24	77.0 SF
CP-25	15.1 SF
CP-26	50.7 SF
CP-27	196.9 SF
CP-28	73.7 SF
CP-29	205.2 SF
CP-30	243.7 SF
CP-31	267.6 SF
CP-32	1,975.0 SF
CP-33	162.3 SF
CP-34	388.6 SF
CP-35	42.1 SF
CP-36	12,830.3 SF
NON-FAR: 28	23,375.9 SF



AREA CALCULATION - FORMULAS



SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-01	391.6 SF
R-02	34.0 SF
R-03	2,647.1 SF
R-04	338.1 SF
R-05	184.7 SF
R-06	1,642.7 SF
R-07	331.6 SF
R-08	1,072.6 SF
R-09	448.1 SF
R-10	361.3 SF
R-11	417.2 SF
R-12	1,743.3 SF
R-13	521.6 SF
R-14	1,816.3 SF
R-15	195.6 SF
R-16	120.5 SF
R-17	1,174.3 SF
R-18	325.7 SF
R-19	419.1 SF
R-20	411.5 SF
R-21	1,209.8 SF
R-22	3,214.5 SF
R-23	1,711.6 SF
R-24	175.7 SF
R-25	688.3 SF
R-26	280.3 SF
R-27	227.2 SF
R-28	167.7 SF
R-29	538.7 SF
R-30	447.4 SF
R-31	716.3 SF
R-32	727.5 SF
R-33	408.5 SF
R-34	723.8 SF
R-35	1,620.0 SF
R-36	884.7 SF
R-37	496.0 SF
R-38	838.7 SF
R-39	1,347.8 SF
R-40	245.4 SF
R-41	149.8 SF
R-42	1,165.1 SF
R-43	170.4 SF
R-44	172.3 SF
R-45	284.0 SF
R-46	2,490.9 SF
R-47	221.1 SF
R-48	253.4 SF
R-49	1,726.5 SF
R-50	1,270.0 SF
R-51	22.3 SF
R-52	1,407.0 SF
R-53	733.1 SF
R-54	657.4 SF
R-55	768.6 SF
R-56	82.5 SF
R-57	1,071.4 SF
R-58	180.3 SF
R-59	520.9 SF
R-60	133.0 SF
R-61	20.0 SF
R-62	765.5 SF
R-63	383.6 SF
R-64	808.0 SF
R-65	435.6 SF
R-66	296.2 SF
R-67	3,171.4 SF
R-68	295.0 SF
R-69	2,319.8 SF
R-70	358.5 SF
R-71	99.2 SF
R-72	202.5 SF
R-73	17.1 SF
R-Utility-01	47.9 SF
R-Utility-02	74.2 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
FAR: 78	54,236.2 SF

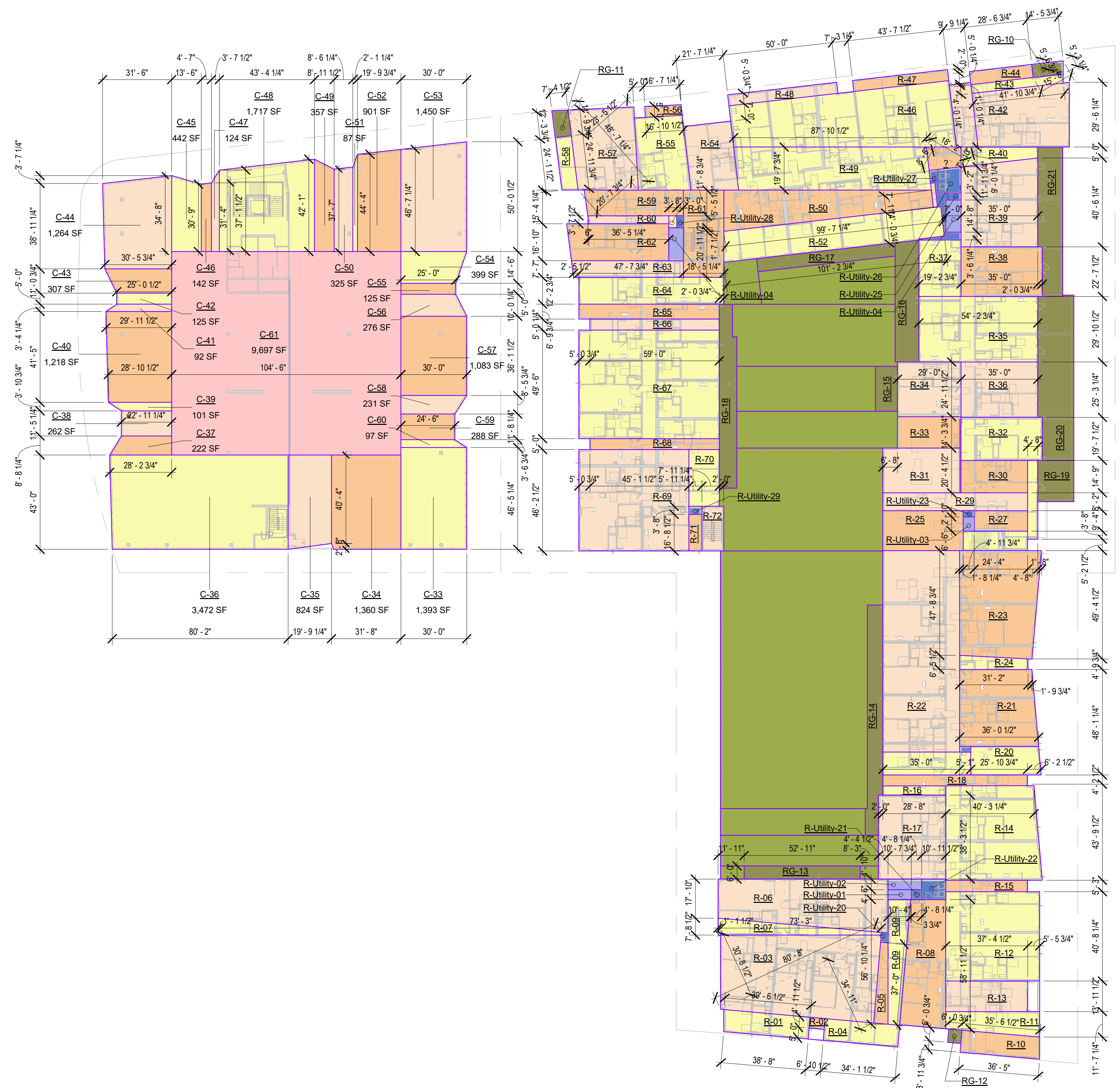
SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-Utility-20	14.1 SF
R-Utility-21	21.1 SF
R-Utility-22	102.3 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.8 SF
R-Utility-30	91.4 SF
NON-FAR: 11	452.7 SF
CM: 11	64.7 SF
RG-31	49.5 SF
RG-32	1,006.8 SF
RG-33	804.1 SF
RG-34	8,035.0 SF
RG-35	3,307.7 SF
RG-36	1,227.9 SF
RG-37	1,295.5 SF
RG-38	2,075.7 SF
RG-39	1,138.0 SF
RG-40	321.5 SF
NON-FAR GREEN	19,326.4 SF
RG-10	84.9 SF
RG-11	89.0 SF
RG-12	36.8 SF
RG-13	317.5 SF
RG-14	712.6 SF
RG-15	205.0 SF
RG-16	593.2 SF
RG-17	379.5 SF
RG-18	639.1 SF
RG-19	308.0 SF
RG-20	1,188.8 SF
RG-21	725.6 SF
NON-FAR GREEN	5,280.0 SF
PR: 12	

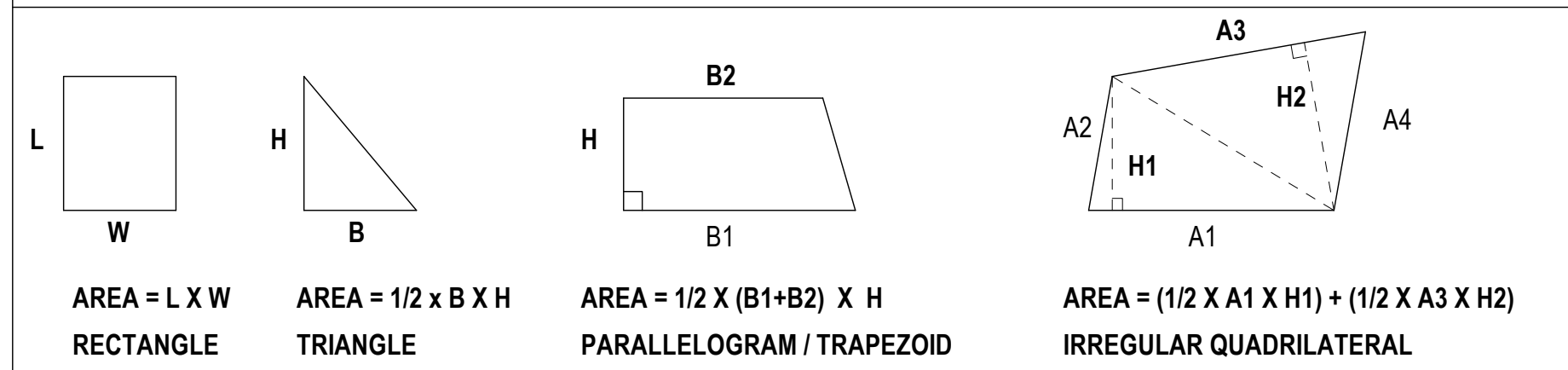
NOTE: THE COLORED FILLS IN RESIDENTIAL AND OFFICE BUILT AREAS ARE USED FOR DIFFERENTIATING THE SUB AREAS. POLYGONS AND DO NOT INDICATE AREA TYPES.

SQUARE FOOTAGE AREA CALCULATIONS (OFFICE)

Name	Area
C-33	1,392.9 SF
C-34	1,360.0 SF
C-35	823.8 SF
C-36	3,471.6 SF
C-37	222.3 SF
C-38	262.4 SF
C-39	101.2 SF
C-40	1,218.4 SF
C-41	92.4 SF
C-42	125.3 SF
C-43	307.3 SF
C-44	1,263.5 SF
C-45	441.5 SF
C-46	142.4 SF
C-47	124.2 SF
C-48	1,717.2 SF
C-49	357.0 SF
C-50	324.6 SF
C-51	87.1 SF
C-52	901.0 SF
C-53	1,449.7 SF
C-54	398.6 SF
C-55	125.0 SF
C-56	275.6 SF
C-57	1,083.4 SF
C-58	231.2 SF
C-59	287.5 SF
C-60	97.4 SF
C-61	9,697.0 SF
	28,381.5 SF



AREA CALCULATION - FORMULAS



SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-01	391.6 SF
R-02	34.0 SF
R-03	2,647.1 SF
R-04	336.1 SF
R-05	184.7 SF
R-06	1,642.7 SF
R-07	331.6 SF
R-08	1,072.6 SF
R-09	448.1 SF
R-10	361.3 SF
R-11	417.2 SF
R-12	1,743.3 SF
R-13	521.6 SF
R-14	1,816.3 SF
R-15	195.6 SF
R-16	120.5 SF
R-17	1,174.3 SF
R-18	325.7 SF
R-19	419.1 SF
R-20	411.5 SF
R-21	1,209.8 SF
R-22	3,214.5 SF
R-23	1,711.6 SF
R-24	175.7 SF
R-25	688.3 SF
R-26	280.3 SF
R-27	227.2 SF
R-28	167.7 SF
R-29	538.7 SF
R-30	447.4 SF
R-31	716.3 SF
R-32	727.5 SF
R-33	345.5 SF
R-34	723.8 SF
R-35	1,620.0 SF
R-36	884.7 SF
R-37	496.0 SF
R-38	838.7 SF
R-39	1,347.8 SF
R-40	245.4 SF
R-41	149.8 SF
R-42	1,165.1 SF
R-43	170.4 SF
R-44	172.3 SF
R-45	284.0 SF
R-46	2,490.9 SF
R-47	221.1 SF
R-48	253.4 SF
R-49	1,726.5 SF
R-50	1,270.0 SF
R-51	22.3 SF
R-52	1,407.0 SF
R-53	733.1 SF
R-54	657.4 SF
R-55	768.6 SF
R-56	82.5 SF
R-57	1,071.4 SF
R-58	180.3 SF
R-59	520.9 SF
R-60	133.0 SF
R-61	20.0 SF
R-62	765.5 SF
R-63	383.6 SF
R-64	808.0 SF
R-65	435.6 SF
R-66	296.2 SF
R-67	3,171.4 SF
R-68	295.0 SF
R-69	2,319.8 SF
R-70	358.5 SF
R-71	99.2 SF
R-72	202.5 SF
R-73	17.1 SF
R-Utility-01	47.9 SF
R-Utility-02	74.2 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
FAR: 156	54,173.2 SF

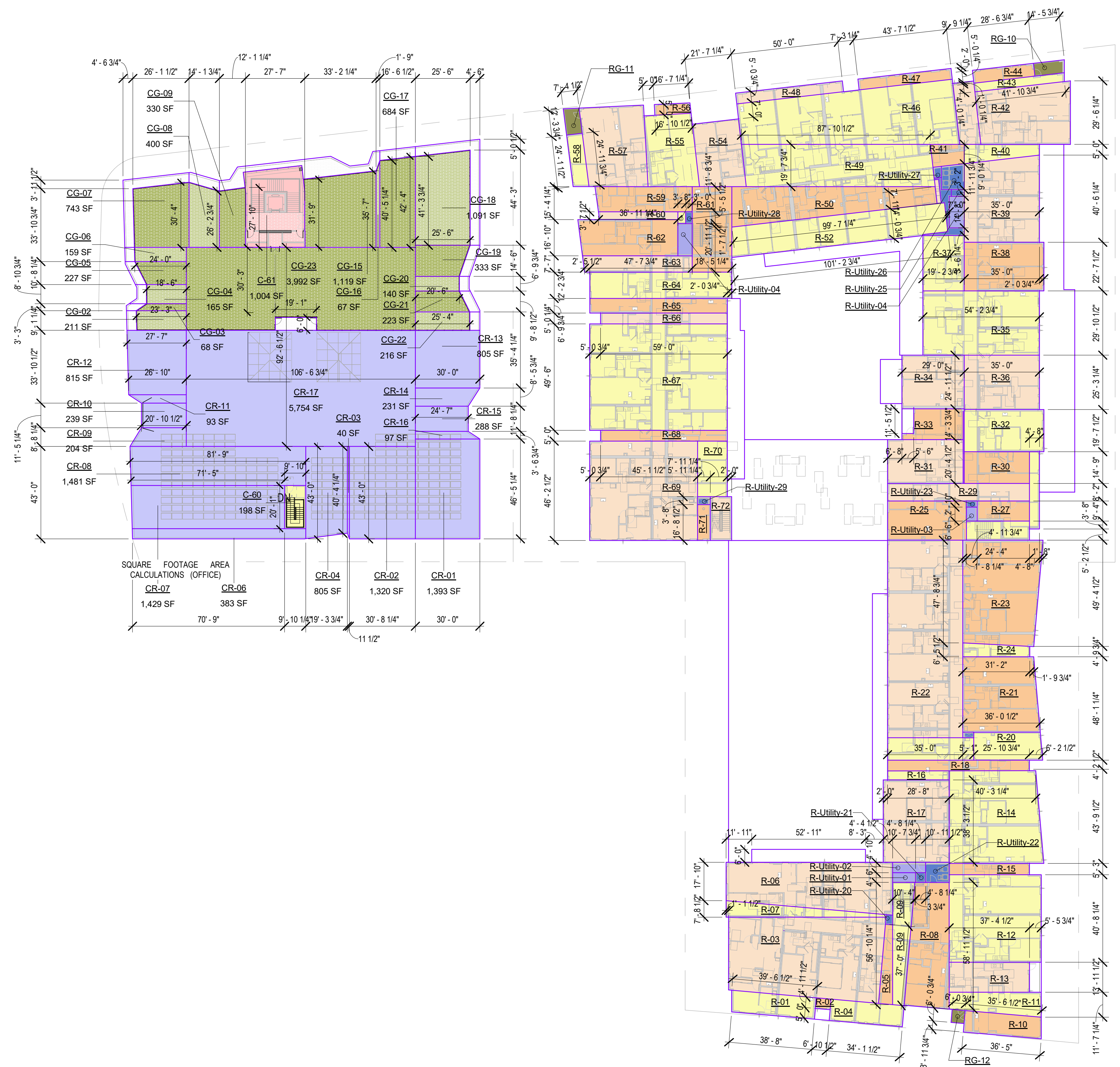
SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-Utility-20	14.1 SF
R-Utility-21	21.1 SF
R-Utility-22	102.3 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.8 SF
R-Utility-30	91.4 SF
NON-FAR: 22	452.7 SF
PR: 6	210.6 SF

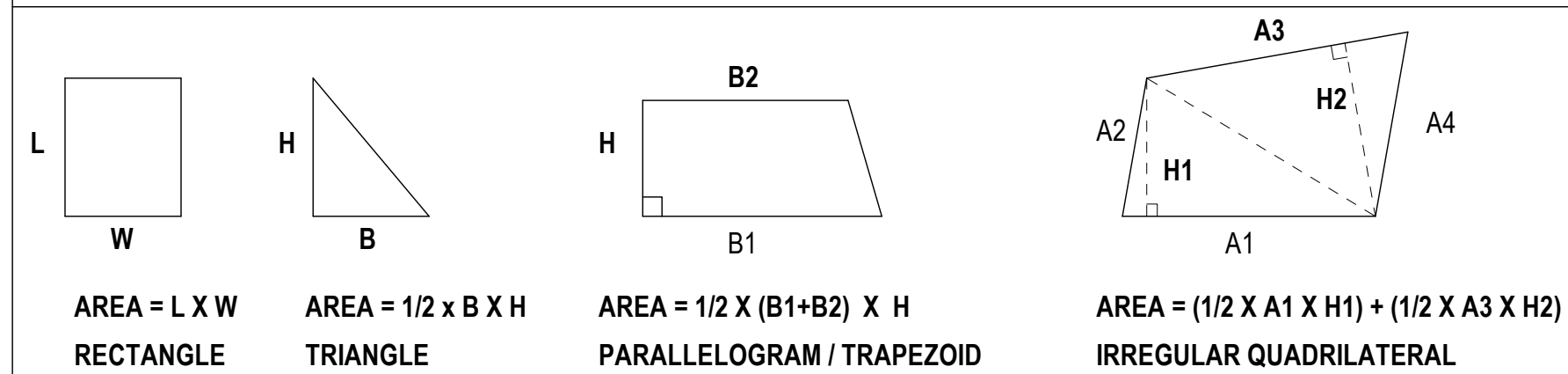
NOTE: THE COLORED FILLS IN RESIDENTIAL AND OFFICE BUILT AREAS ARE USED FOR DIFFERENTIATING THE SUB AREAS. POLYGONS AND DO NOT INDICATE AREA TYPES.

SQUARE FOOTAGE AREA CALCULATIONS (OFFICE)

Name	Area
C-60	198.0 SF
C-61	1,003.7 SF
FAR: 2	1,201.7 SF
CG-02	210.6 SF
CG-03	68.1 SF
CG-04	164.9 SF
CG-05	227.4 SF
CG-06	158.5 SF
CG-07	742.8 SF
CG-08	399.9 SF
CG-09	330.3 SF
CG-15	1,118.7 SF
CG-16	66.9 SF
CG-17	684.3 SF
CG-18	1,090.7 SF
CG-19	333.3 SF
CG-20	139.7 SF
CG-21	222.6 SF
CG-22	216.1 SF
CG-23	3,992.2 SF
Green Area: 17	10,167.3 SF
CR-01	1,392.9 SF
CR-02	1,319.9 SF
CR-03	40.0 SF
CR-04	804.5 SF
CR-06	383.2 SF
CR-07	1,428.9 SF
CR-08	1,480.8 SF
CR-09	204.4 SF
CR-10	238.8 SF
CR-11	93.1 SF
CR-12	815.1 SF
CR-13	805.0 SF
CR-14	231.2 SF
CR-15	287.5 SF
CR-16	97.4 SF
CR-17	5,754.2 SF
NON-FAR: 16	15,377.0 SF



AREA CALCULATION - FORMULAS



SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-01	53.2 SF
R-02	2,247.1 SF
R-03	2,640.9 SF
R-05	183.5 SF
R-06	1,641.2 SF
R-07	331.6 SF
R-08	1,072.6 SF
R-09	447.1 SF
R-10	778.5 SF
R-11	0.0 SF
R-12	1,744.0 SF
R-13	521.6 SF
R-14	1,816.4 SF
R-15	195.6 SF
R-16	120.5 SF
R-17	1,184.5 SF
R-18	325.7 SF
R-19	456.8 SF
R-20	411.5 SF
R-21	1,209.8 SF
R-22	3,123.5 SF
R-23	1,711.6 SF
R-24	175.7 SF
R-25	668.3 SF
R-26	260.3 SF
R-27	227.2 SF
R-28	167.7 SF
R-29	538.7 SF
R-30	447.4 SF
R-31	716.1 SF
R-32	727.5 SF
R-33	345.5 SF
R-34	723.8 SF
R-35	1,620.4 SF
R-36	884.7 SF
R-37	498.9 SF
R-38	838.7 SF
R-39	1,347.8 SF
R-40	245.4 SF
R-41	149.8 SF
R-42	1,165.0 SF
R-45	234.8 SF
R-46	1,770.0 SF
R-49	1,726.5 SF
R-50	1,270.0 SF
R-51	22.3 SF
R-52	1,407.4 SF
R-53	733.1 SF
R-54	657.4 SF
R-55	768.6 SF
R-56	82.5 SF
R-57	1,070.6 SF
R-58	180.3 SF
R-59	521.0 SF
R-60	133.0 SF
R-61	20.0 SF
R-62	765.5 SF
R-63	383.6 SF
R-64	808.0 SF
R-65	435.6 SF
R-66	296.2 SF
R-67	3,171.3 SF
R-68	295.0 SF
R-69	2,319.8 SF
R-70	358.5 SF
R-71	99.2 SF
R-72	1,377.8 SF
R-73	17.1 SF
R-74	29.1 SF
R-Utility-01	47.9 SF
R-Utility-02	69.1 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
FAR: 74	55,272.4 SF

SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

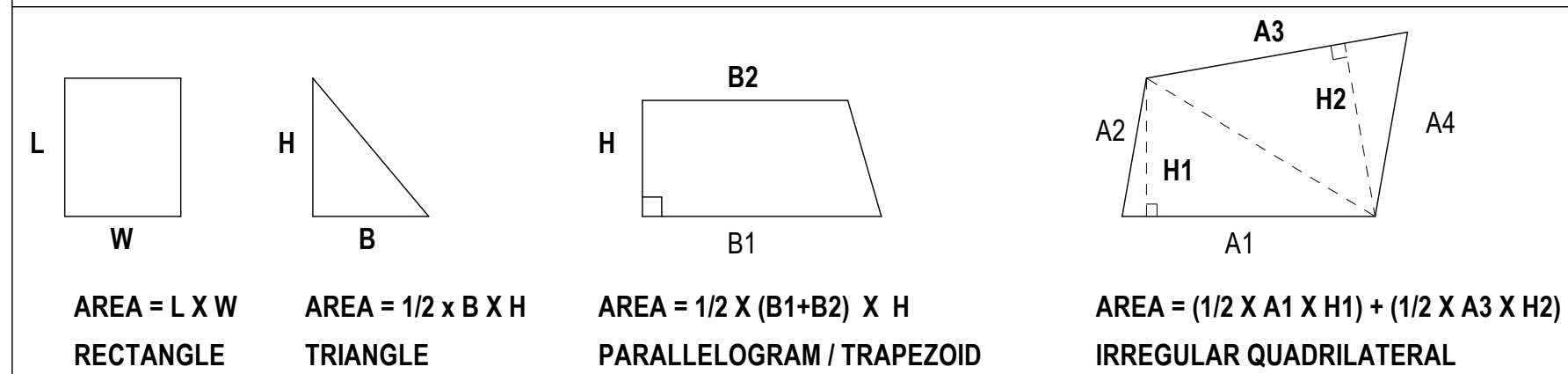
Name	Area
R-Utility-20	14.1 SF
R-Utility-21	21.1 SF
R-Utility-22	98.7 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.8 SF
R-Utility-30	88.9 SF
NON-FAR: 11	446.6 SF
RG-10	393.7 SF
RG-11	343.7 SF
RG-12	36.8 SF
RG-13	427.5 SF
RG-14	526.5 SF
RG-15	668.8 SF
RG-16	89.0 SF
NON-FAR GREEN PR: 7	2,486.0 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.



① Level R-05 Built Area
1" = 30'-0"

AREA CALCULATION - FORMULAS



SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-01	53.2 SF
R-02	2,247.1 SF
R-03	2,640.9 SF
R-05	183.5 SF
R-06	1,641.2 SF
R-07	331.6 SF
R-08	1,072.6 SF
R-09	447.1 SF
R-10	778.5 SF
R-11	0.0 SF
R-12	1,744.0 SF
R-13	521.6 SF
R-14	1,816.4 SF
R-15	195.6 SF
R-16	120.5 SF
R-17	1,184.5 SF
R-18	325.7 SF
R-19	456.8 SF
R-20	411.5 SF
R-21	1,209.8 SF
R-22	3,123.5 SF
R-23	1,711.6 SF
R-24	175.7 SF
R-25	668.3 SF
R-26	260.3 SF
R-27	227.2 SF
R-28	167.7 SF
R-29	538.7 SF
R-30	447.4 SF
R-31	716.1 SF
R-32	727.5 SF
R-33	345.5 SF
R-34	723.8 SF
R-35	1,620.4 SF
R-36	884.7 SF
R-37	498.9 SF
R-38	838.7 SF
R-39	1,347.8 SF
R-40	245.4 SF
R-41	149.8 SF
R-42	1,165.0 SF
R-45	234.8 SF
R-46	1,770.0 SF
R-49	1,726.5 SF
R-50	1,270.0 SF
R-51	22.3 SF
R-52	1,407.4 SF
R-53	733.1 SF
R-54	657.4 SF
R-55	768.6 SF
R-56	82.5 SF
R-57	1,070.6 SF
R-58	180.3 SF
R-59	521.0 SF
R-60	133.0 SF
R-61	20.0 SF
R-62	765.5 SF
R-63	383.6 SF
R-64	808.0 SF
R-65	435.6 SF
R-66	296.2 SF
R-67	3,171.3 SF
R-68	295.0 SF
R-69	2,319.8 SF
R-70	358.5 SF
R-71	99.2 SF
R-72	1,377.8 SF
R-73	17.1 SF
R-74	29.1 SF
R-Utility-01	47.9 SF
R-Utility-02	69.1 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
FAR: 74	55,272.4 SF

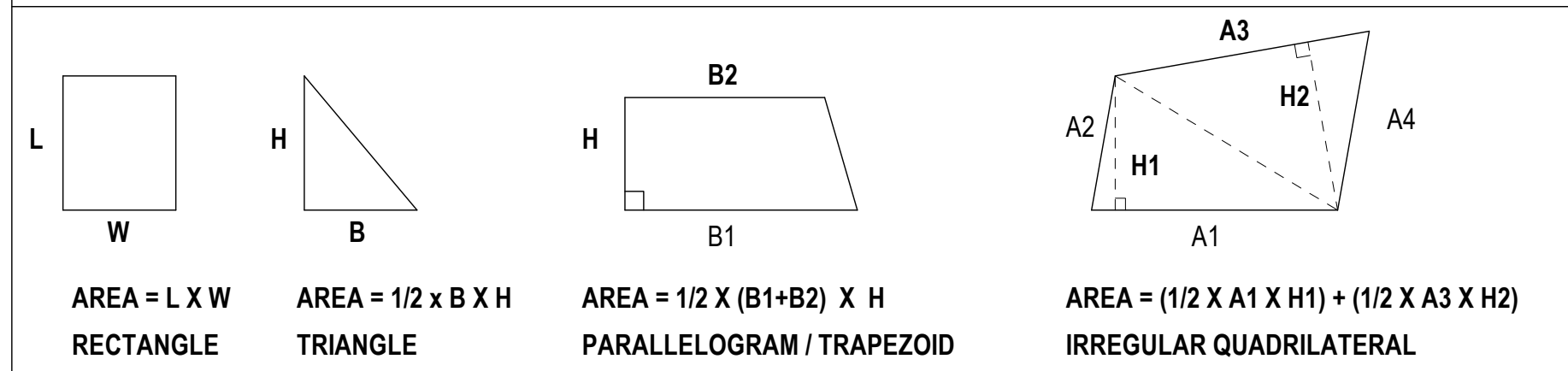
SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-Utility-20	14.1 SF
R-Utility-21	21.1 SF
R-Utility-22	98.7 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.8 SF
R-Utility-30	88.9 SF
NON-FAR: 11	446.6 SF
RG-12	36.8 SF
RG-16	89.0 SF
NON-FAR GREEN PR: 2	125.7 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.



AREA CALCULATION - FORMULAS



SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-01	195.4 SF
R-02	1,816.7 SF
R-03	2,641.0 SF
R-04	1,184.5 SF
R-05	183.5 SF
R-06	1,641.2 SF
R-07	331.6 SF
R-08	1,076.0 SF
R-09	2,838.5 SF
R-10	520.9 SF
R-11	183.1 SF
R-12	2,675.4 SF
R-13	647.9 SF
R-14	53.2 SF
R-15	411.5 SF
R-16	1,209.8 SF
R-17	175.7 SF
R-18	1,711.6 SF
R-19	60.7 SF
R-20	487.6 SF
R-21	583.3 SF
R-22	1,960.6 SF
R-23	801.9 SF
R-24	727.5 SF
R-25	1,930.1 SF
R-26	1,073.9 SF
R-27	1,593.2 SF
R-28	838.7 SF
R-29	1,165.3 SF
R-30	235.2 SF
R-31	914.6 SF
R-32	149.8 SF
R-33	1,407.4 SF
R-34	1,273.6 SF
R-35	1,722.5 SF
R-36	116.5 SF
R-37	738.1 SF
R-38	657.9 SF
R-39	640.9 SF
R-40	642.4 SF
R-41	632.3 SF
R-42	35.3 SF
R-43	733.4 SF
R-44	808.0 SF
R-45	361.2 SF
R-46	614.5 SF
R-47	81.8 SF
R-48	435.6 SF
R-49	296.2 SF
R-50	3,171.3 SF
R-51	295.0 SF
R-52	2,319.8 SF
R-53	265.7 SF
R-54	106.2 SF
R-55	36.7 SF
R-56	265.3 SF
R-57	22.3 SF
R-Utility-01	47.9 SF
R-Utility-02	69.1 SF
R-Utility-03	32.4 SF
R-Utility-04	202.5 SF
FAR: 64	50,051.7 SF

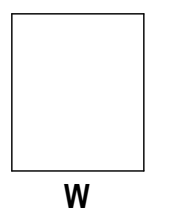
SQUARE FOOTAGE AREA CALCULATIONS (MULTI-FAMILY BUILDING)

Name	Area
R-Utility-20	14.1 SF
R-Utility-21	21.1 SF
R-Utility-22	98.7 SF
R-Utility-23	14.1 SF
R-Utility-24	13.2 SF
R-Utility-25	18.9 SF
R-Utility-26	120.8 SF
R-Utility-27	18.6 SF
R-Utility-28	16.4 SF
R-Utility-29	21.5 SF
R-Utility-30	88.9 SF
NON-FAR: 11	446.3 SF
RG-30	1,122.5 SF
RG-31	2,172.2 SF
NON-FAR GREEN CM: 2	3,294.7 SF
RG-10	398.0 SF
RG-11	209.8 SF
RG-12	698.3 SF
RG-13	181.3 SF
RG-14	139.8 SF
RG-15	39.6 SF
NON-FAR GREEN PR: 6	1,666.9 SF

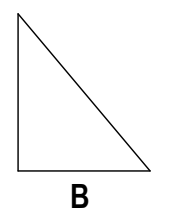
NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.



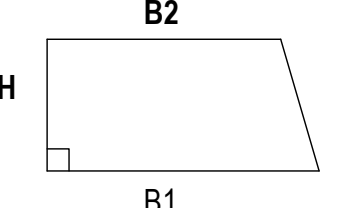
AREA CALCULATION - FORMULAS



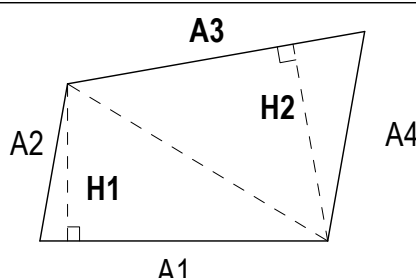
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RECTANGLE



AREA = 1/2 x B X H
TRIANGLE



AREA = 1/2 X (B1+B2) X H
PARALLELOGRAM / TRAPEZOID



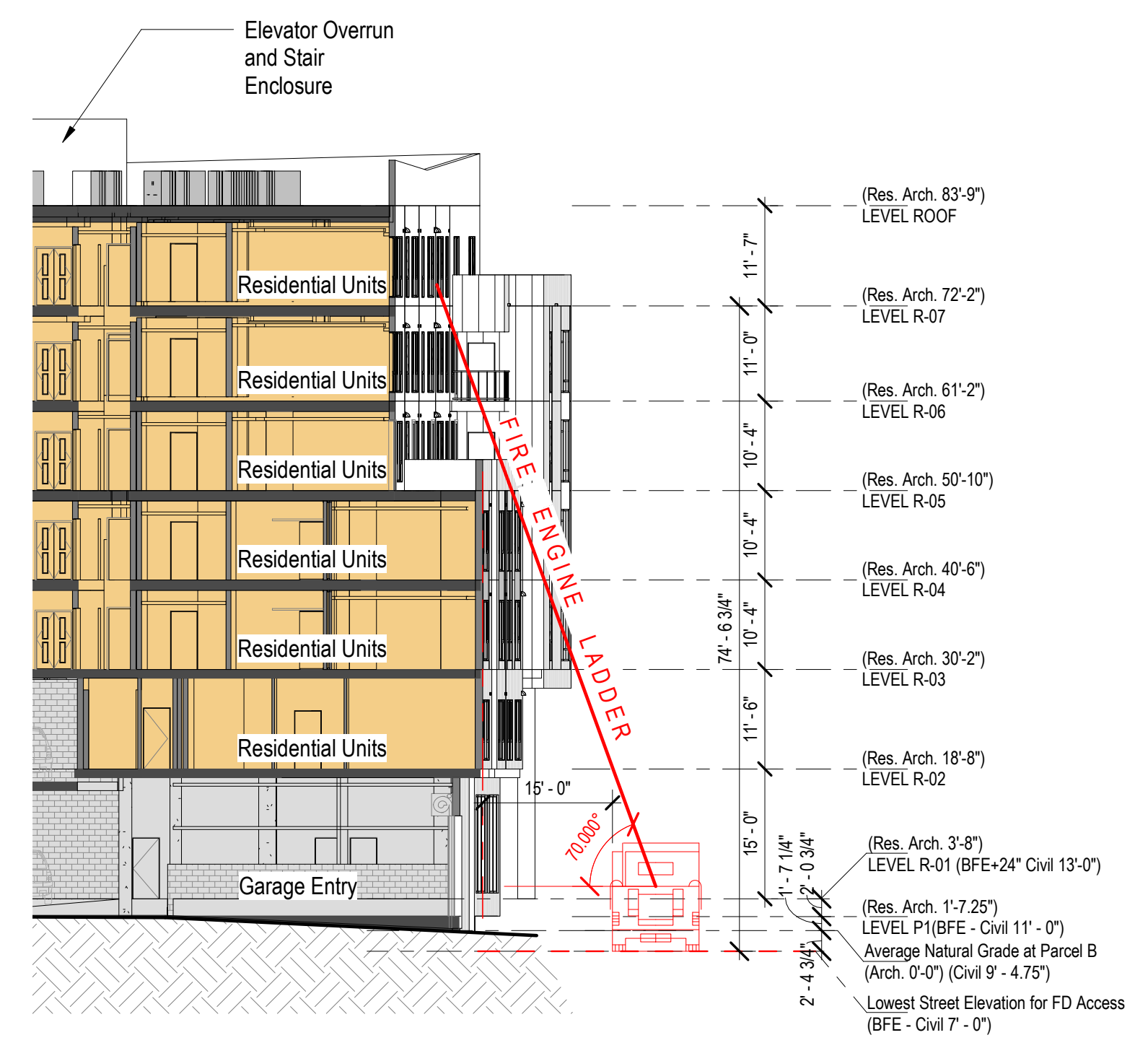
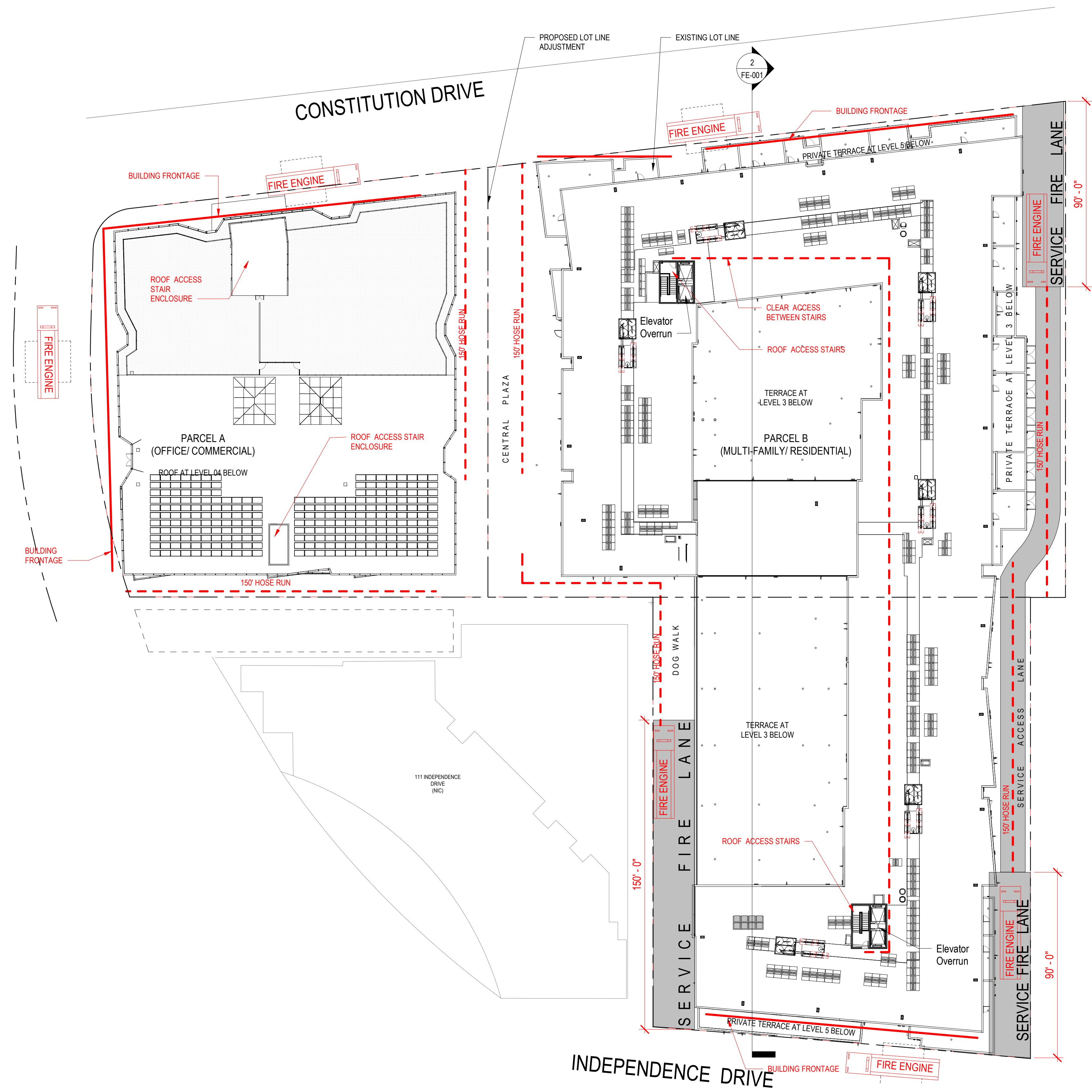
AREA = (1/2 X A1 X H1) + (1/2 X A3 X H2)
IRREGULAR QUADRILATERAL

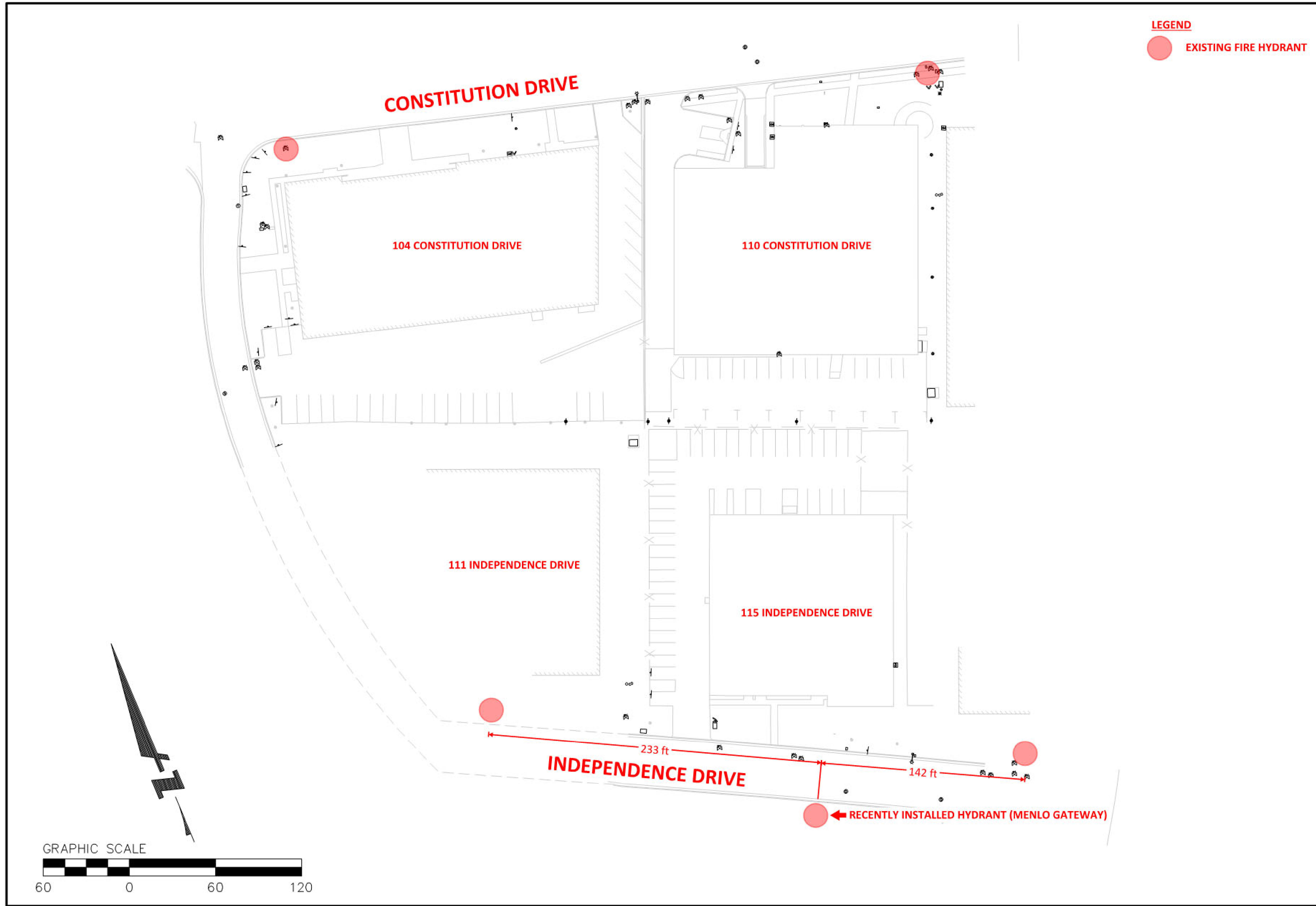
SQUARE FOOTAGE AREA CALCULATIONS
(MULTI - FAMILY BUILDING)

Name	Area
R-01	191.2 SF
R-02	201.3 SF
FAR: 2	392.5 SF
	392.5 SF

NOTE: THE COLORED FILLS IN RESIDENTIAL BUILT AREA ARE USED FOR DIFFERENTIATING THE SUB AREAS / POLYGONS AND DO NOT INDICATE AREA TYPES.







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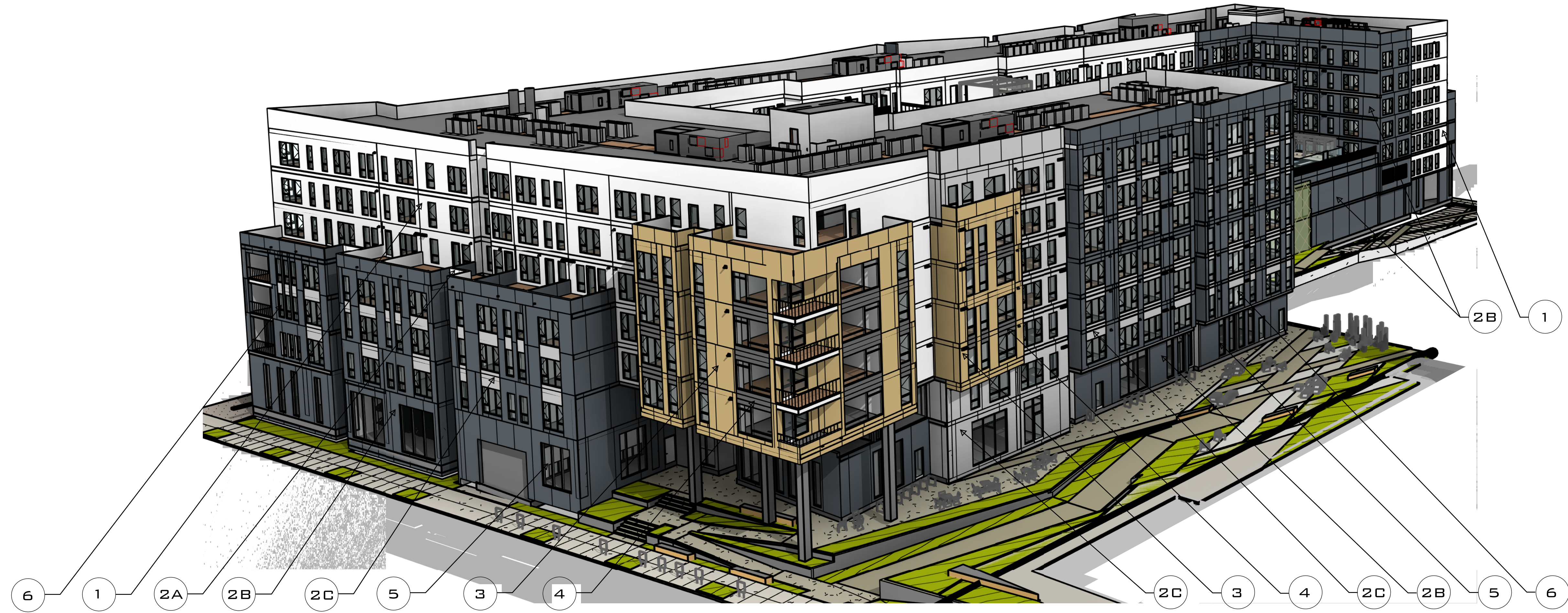
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 (650) 482-6300
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MENLO PORTAL
115 INDEPENDENCE/104 & 110 CONSTITUTION DR
 EXISTING HYDRANT LOCATIONS
 SAN MATEO COUNTY CALIFORNIA

Date	Scale	AS SHOWN	Design	Drawn	Approved	Job No.
12/17/18			DMR	DMR	DMR	20180008

Revisions

Sheet Number:
 1 of 1



1 STUCCO - Smooth troweled finish



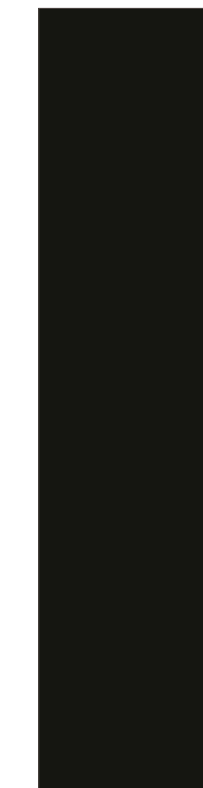
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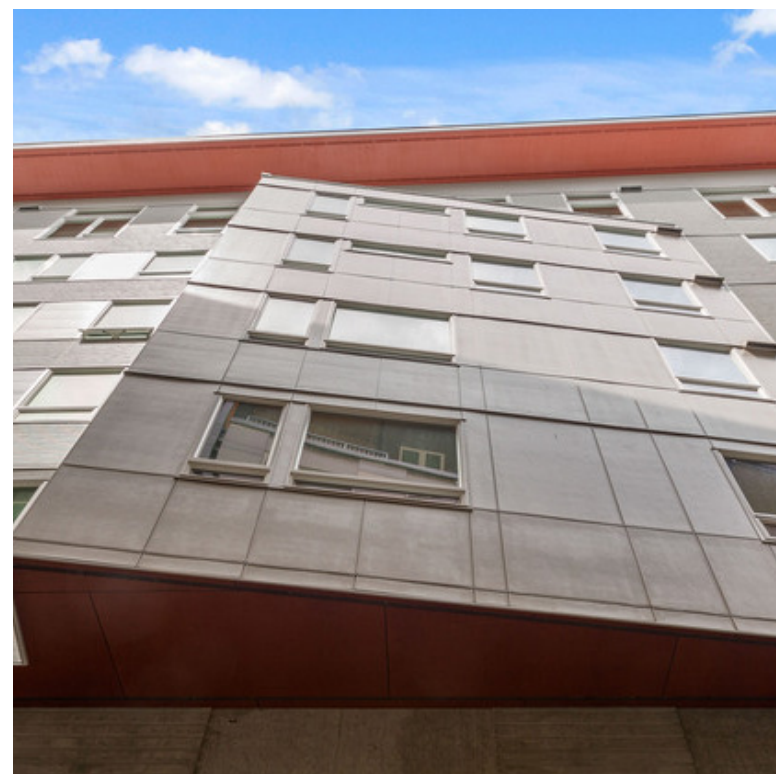
PHENOLIC PANEL



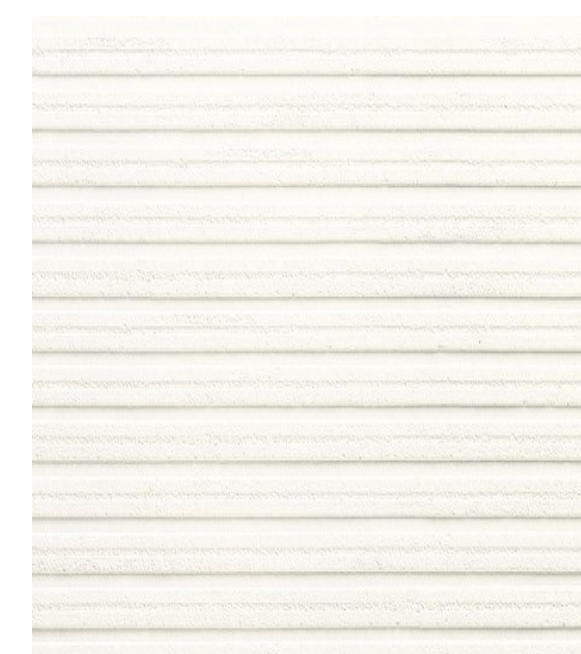
6



VINYL WINDOW



2



2A CAST STRIPE - PEARL



2B MODERN STRIPE - CHARCOAL



2C ZEN GARDEN - GREY
FIBER CEMENT PANEL



4



METAL PANEL



5

ALUMINUM STOREFRONT SYSTEM