Willow Village

Architectural Control Package - Parcel 1

March 10, 2023

Peninsula Innovation Partners

Menlo Park, CA

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1" = 80'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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Menlo Park, CA

SCALE: 1"=80'-0"

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

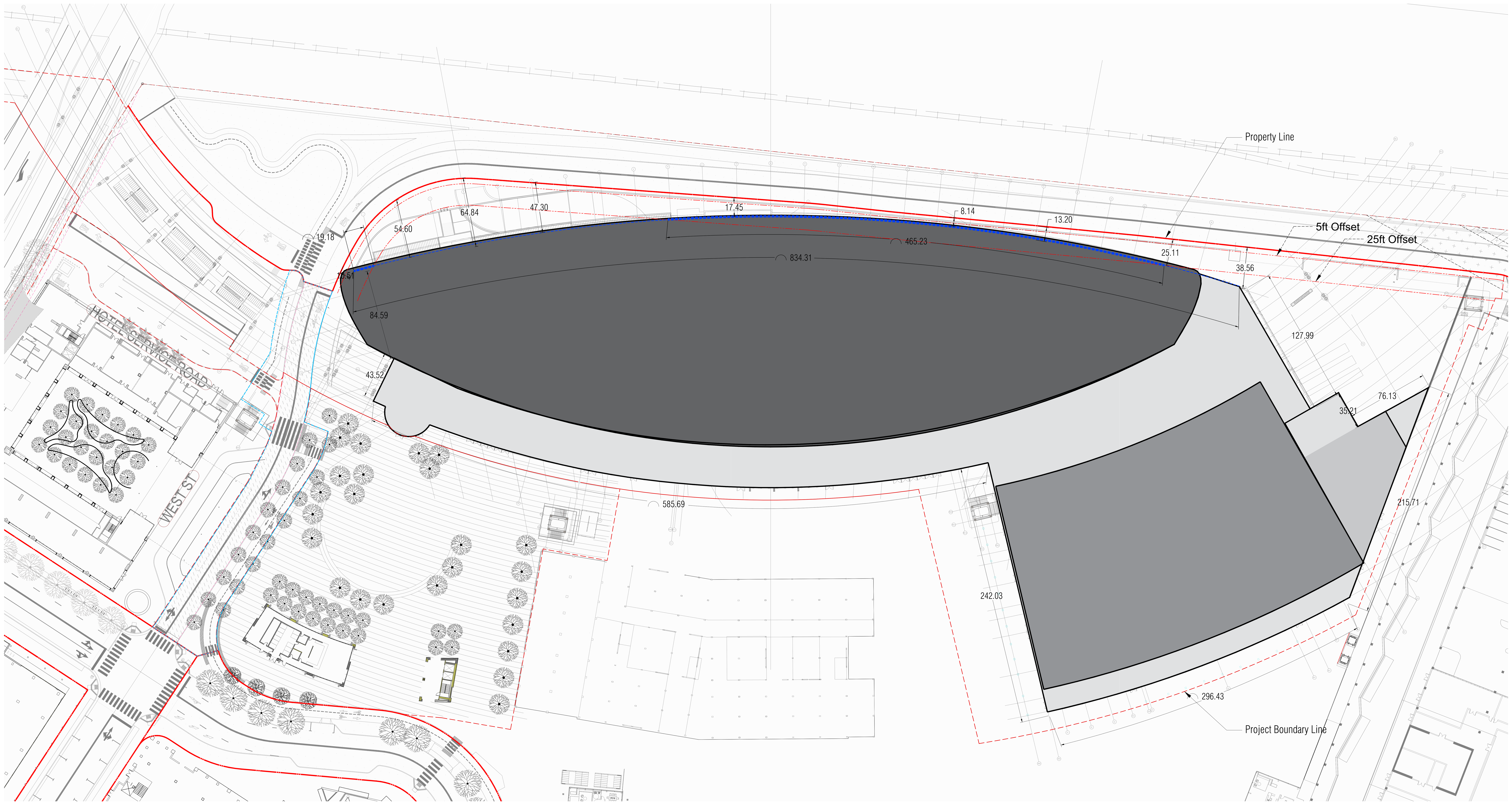
DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS

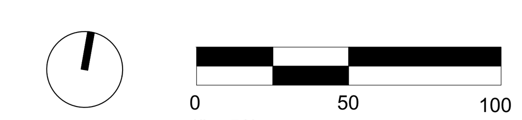
NO.	DATE	ISSUE

DRAWING TITLE:
ILLUSTRATIVE MASTERPLAN CONTEXT PLAN

DRAWING NO:
A0.01



1 SITE PLAN



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1"=50'-0"

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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NO.	DATE	ISSUE

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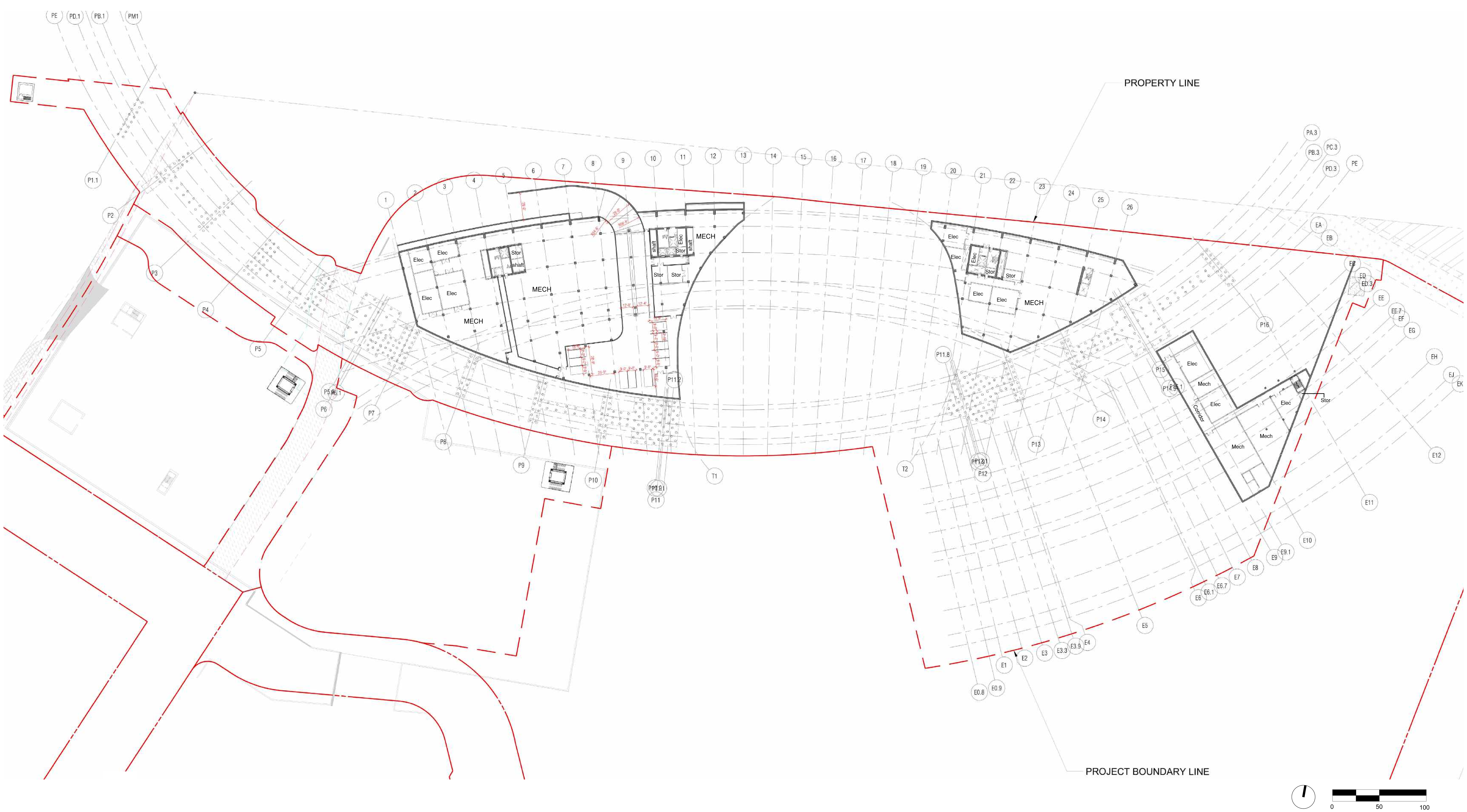
DRAWING NO: A1.01



WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

PENINSULA INNOVATION PARTNERS

SCALE: 1"=50'-0"

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DATE	ISSUE
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REVISIONS

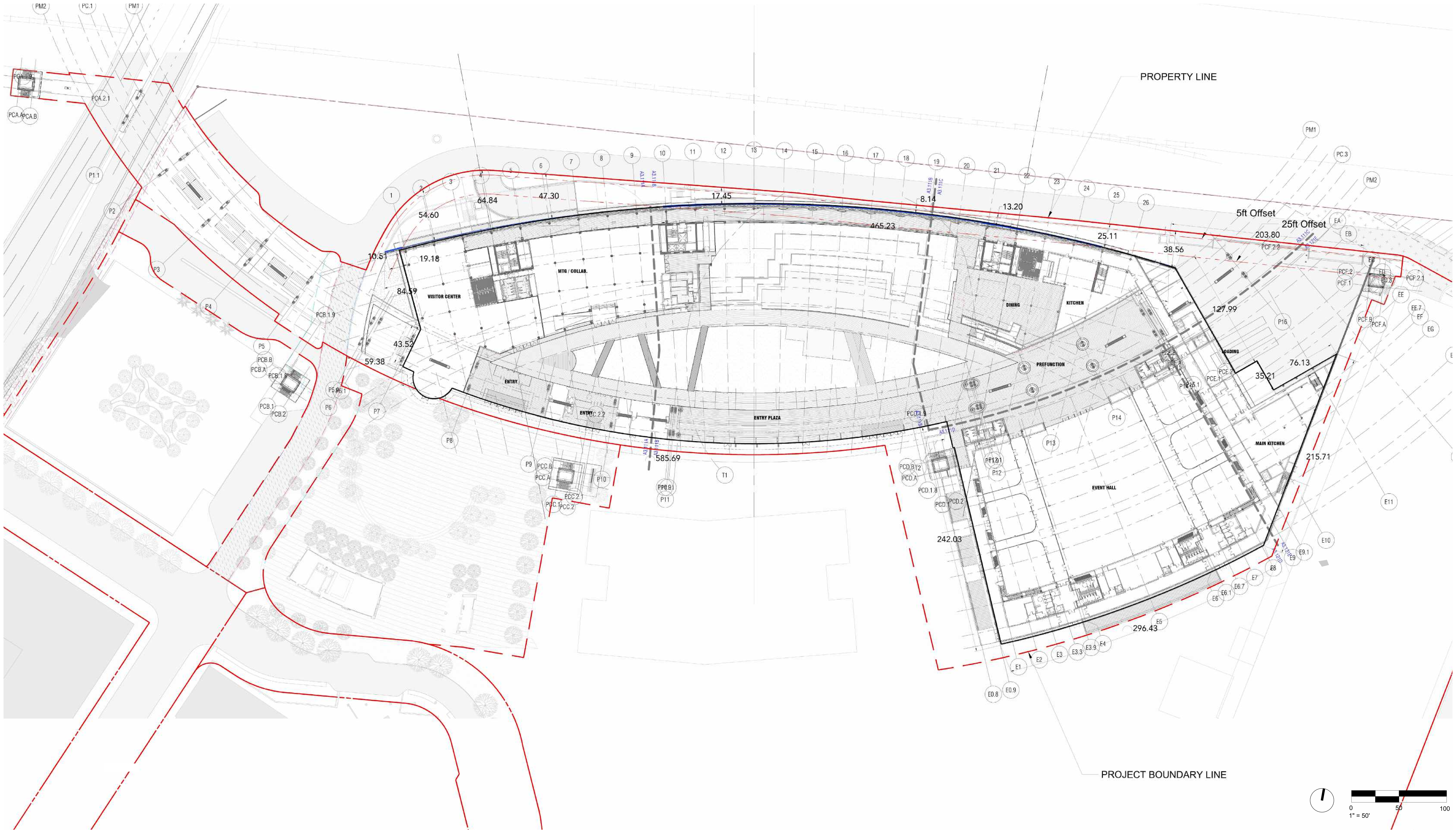
NO.	DATE	ISSUE

DRAWING TITLE:

LEVEL B1 PLAN

DRAWING NO:

A2.00



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1"=50'-0"

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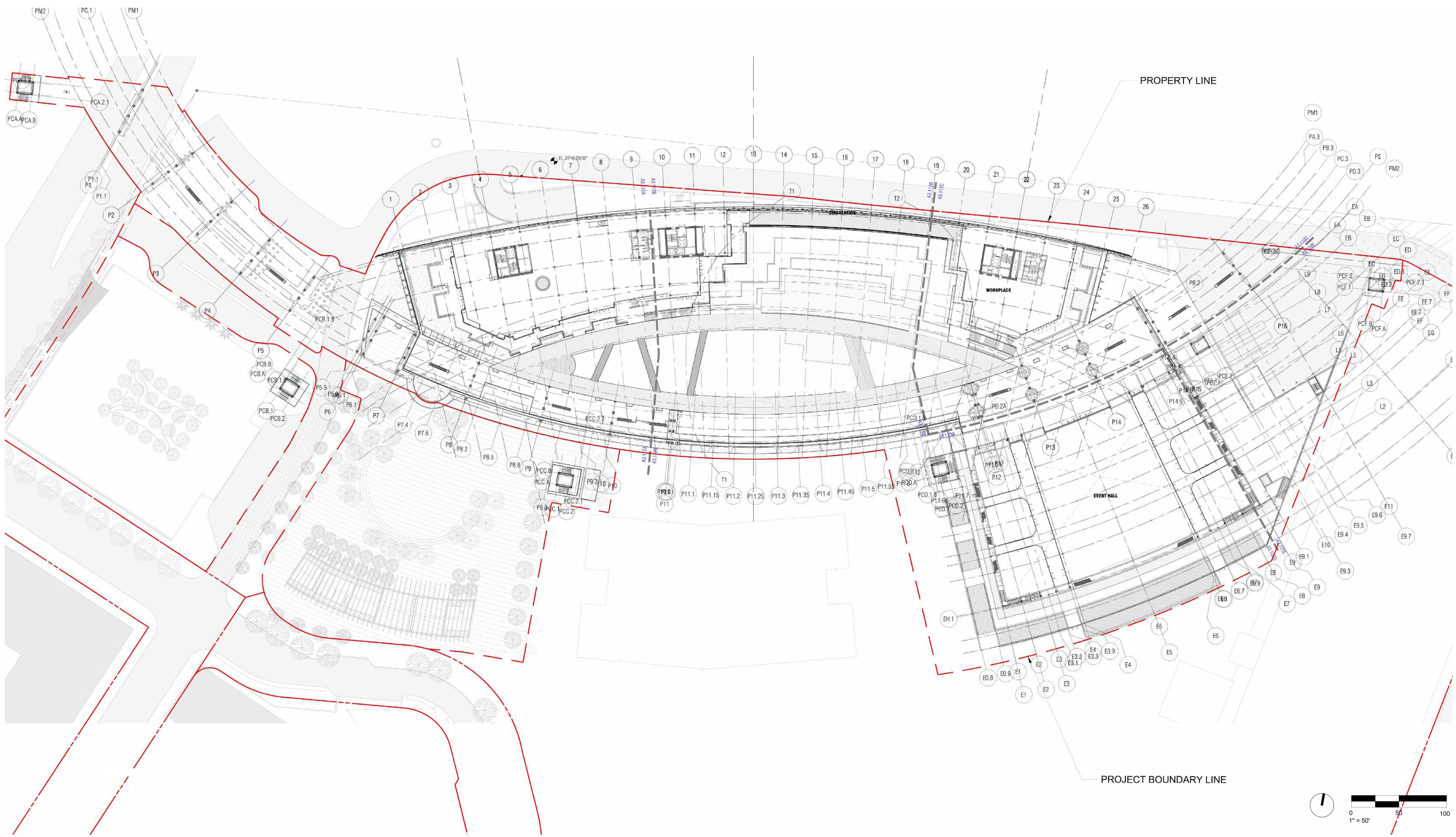
LEVEL 01 PLAN

DRAWING NO:

A2.01



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

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Menlo Park, CA

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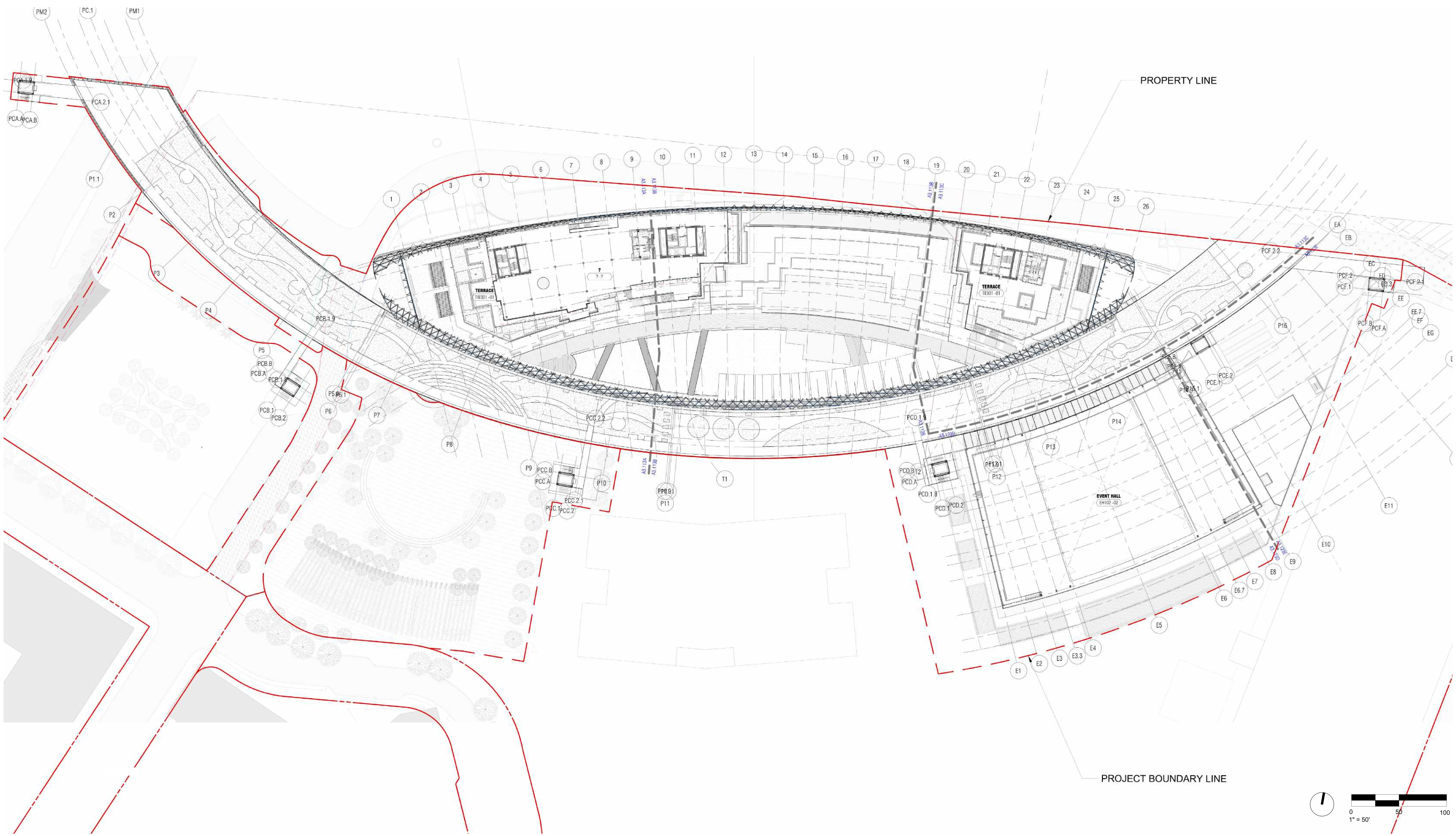
DRAWING TITLE:

LEVEL 02 PLAN

DRAWING NO:

A2.02



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

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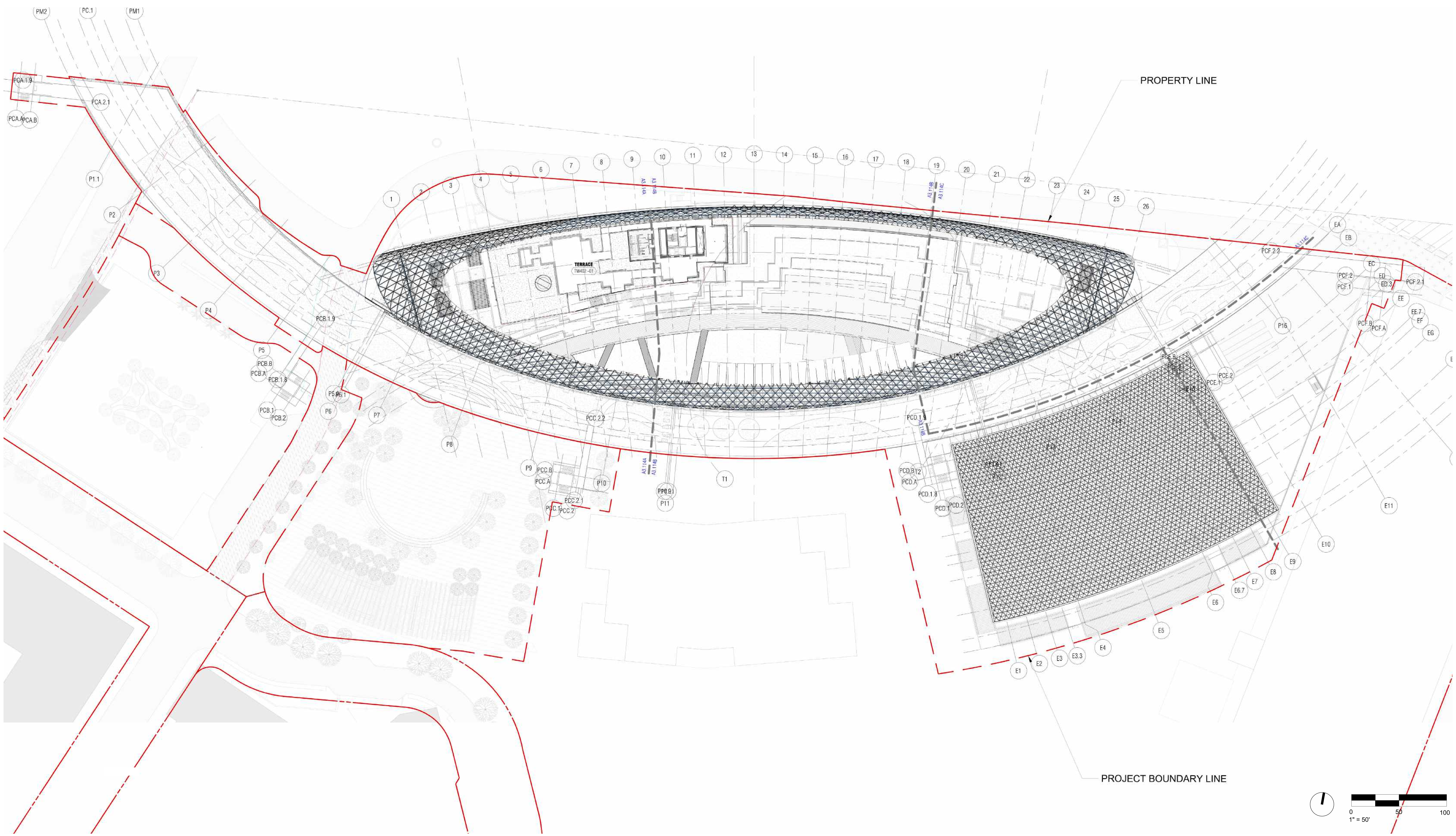
LEVEL 03 PLAN

DRAWING NO:

A2.03



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

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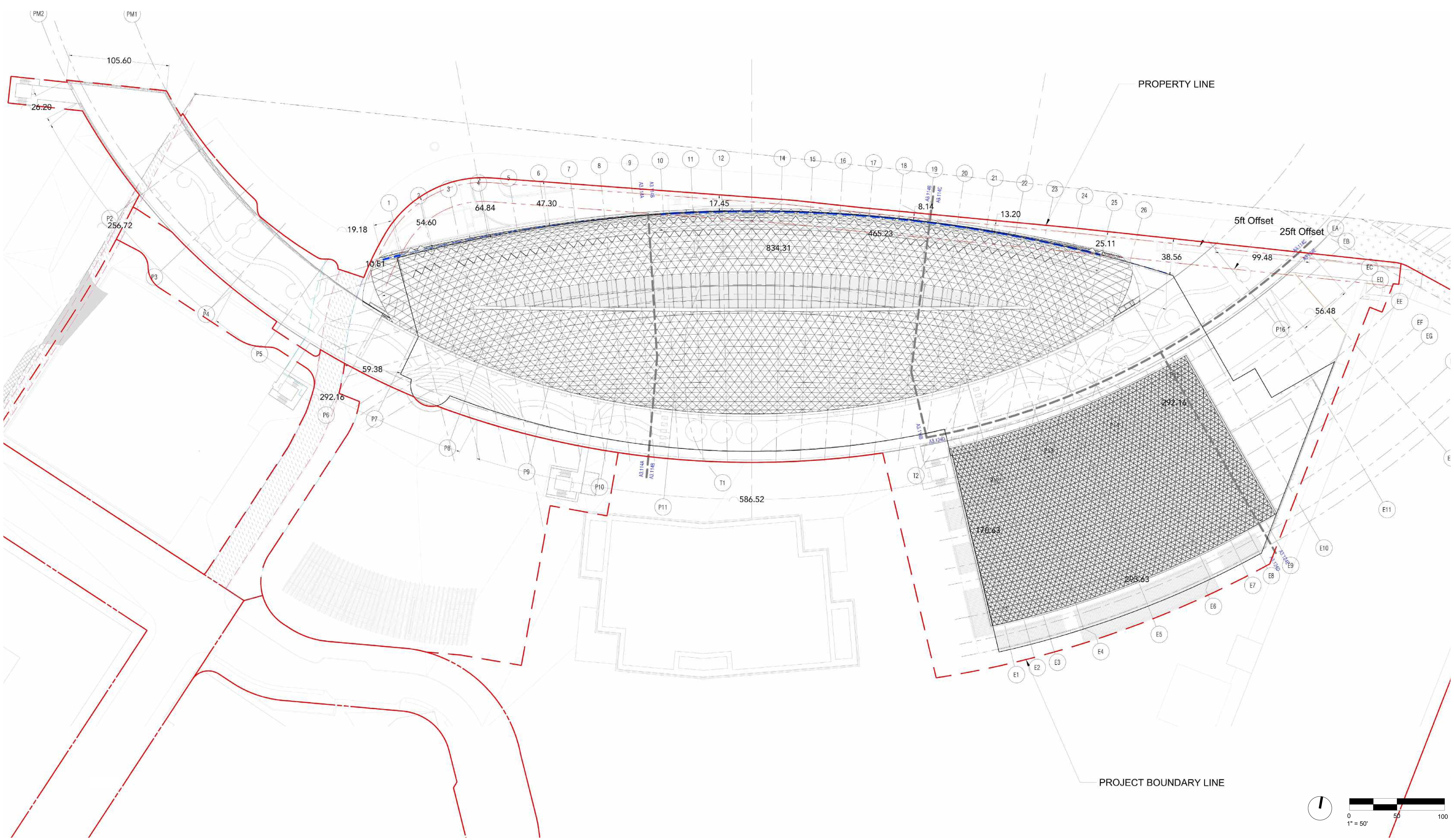
DRAWING TITLE:

LEVEL 04 PLAN

DRAWING NO:

A2.04



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

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DATE	ISSUE
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REVISIONS		
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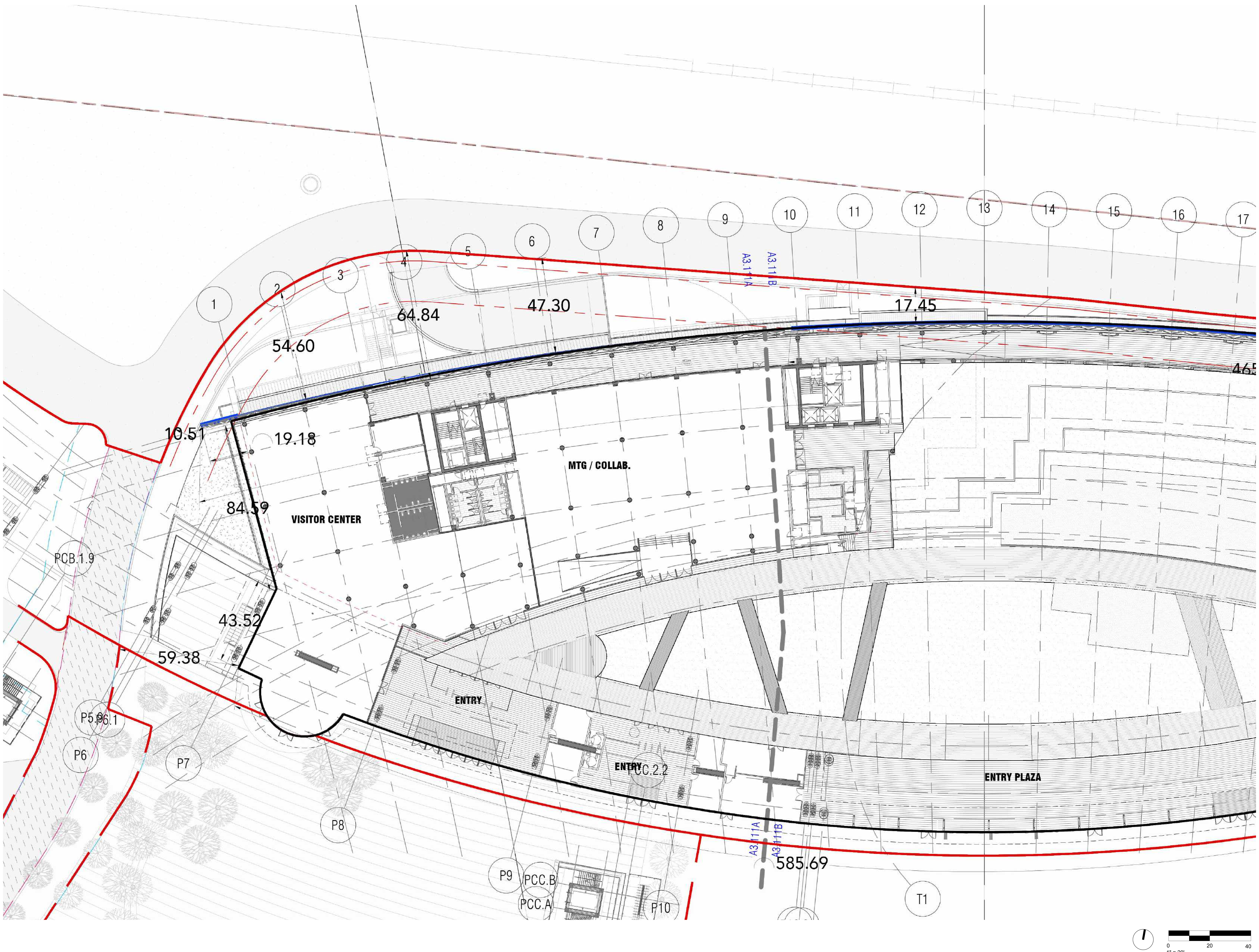
DRAWING TITLE:

ROOF PLAN

DRAWING NO:

A2.05



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1"=20'-0"

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MILESTONES

DATE	ISSUE
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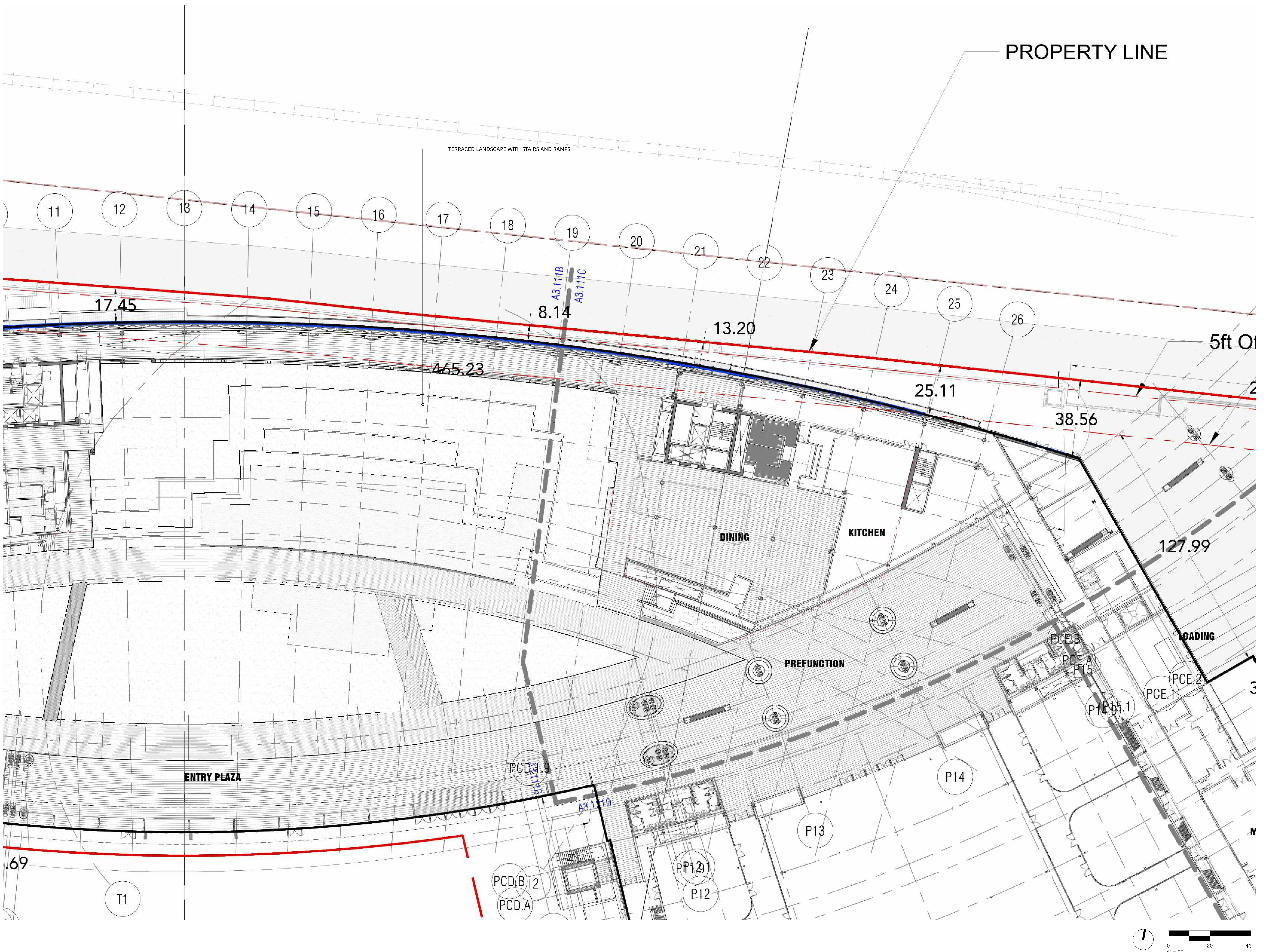
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
ENLARGED PLAN
MCS L1 WEST

DRAWING NO:
A3.10



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=20'-0"

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REVISIONS

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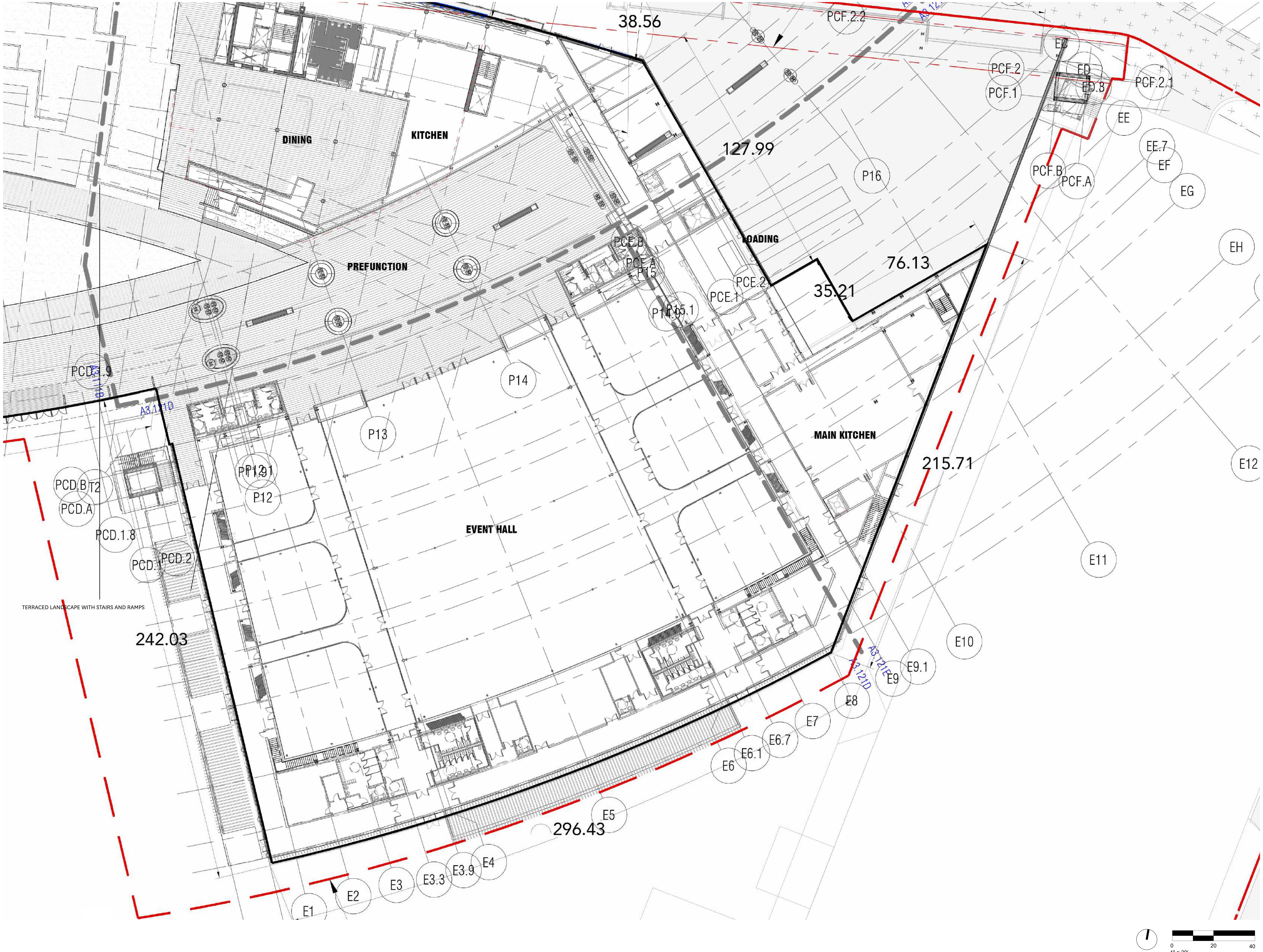
DRAWING TITLE:
ENLARGED PLAN
MCS L1 EAST

DRAWING NO:
A3.11



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE:

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MILESTONES

DATE	ISSUE
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REVISIONS

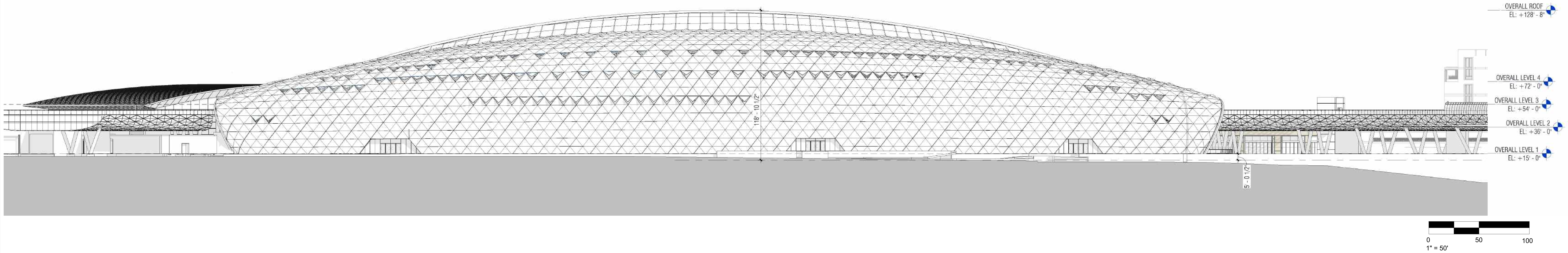
NO.	DATE	ISSUE

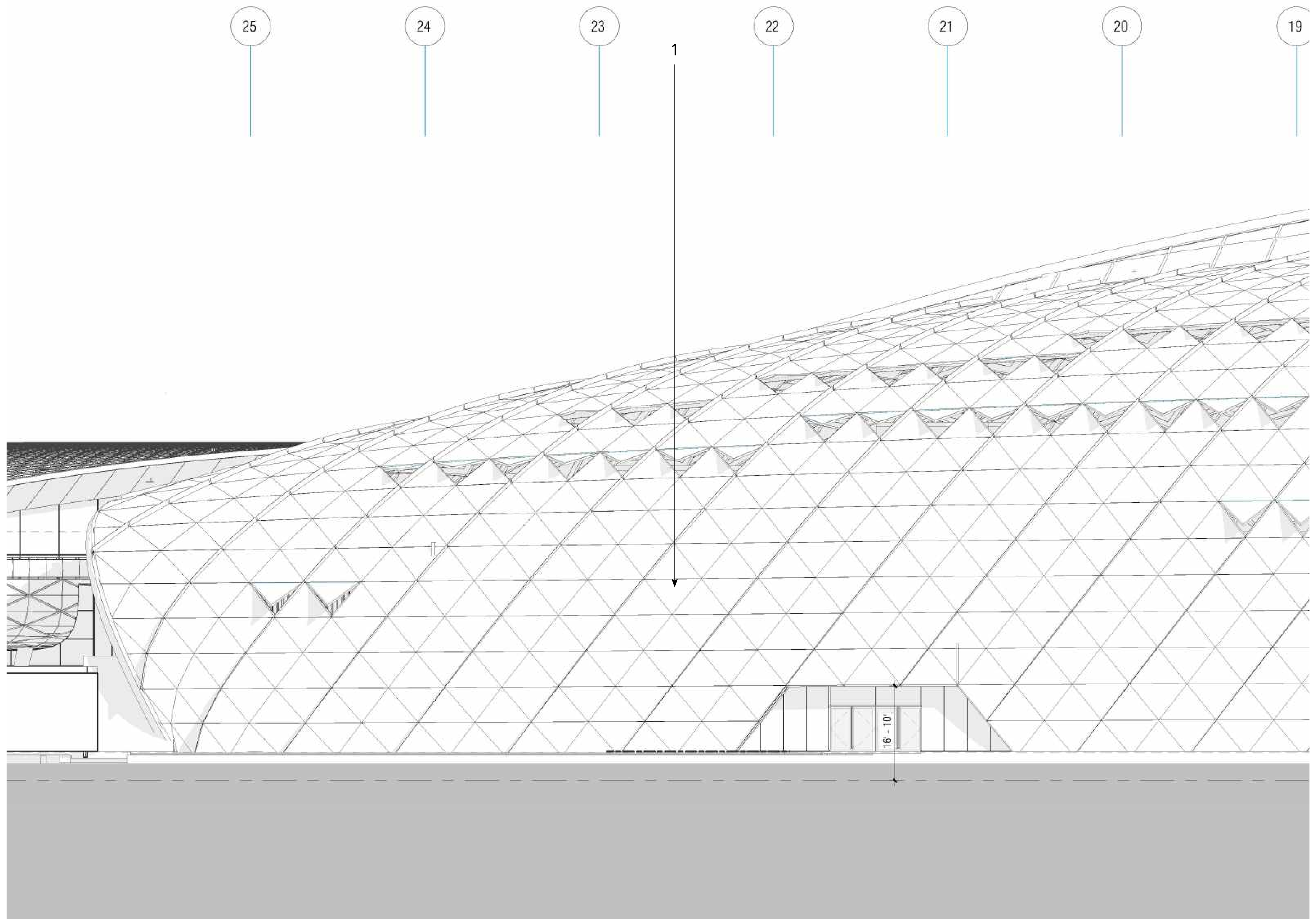
DRAWING TITLE:
ENLARGED PLAN
EVENT BUILDING L1

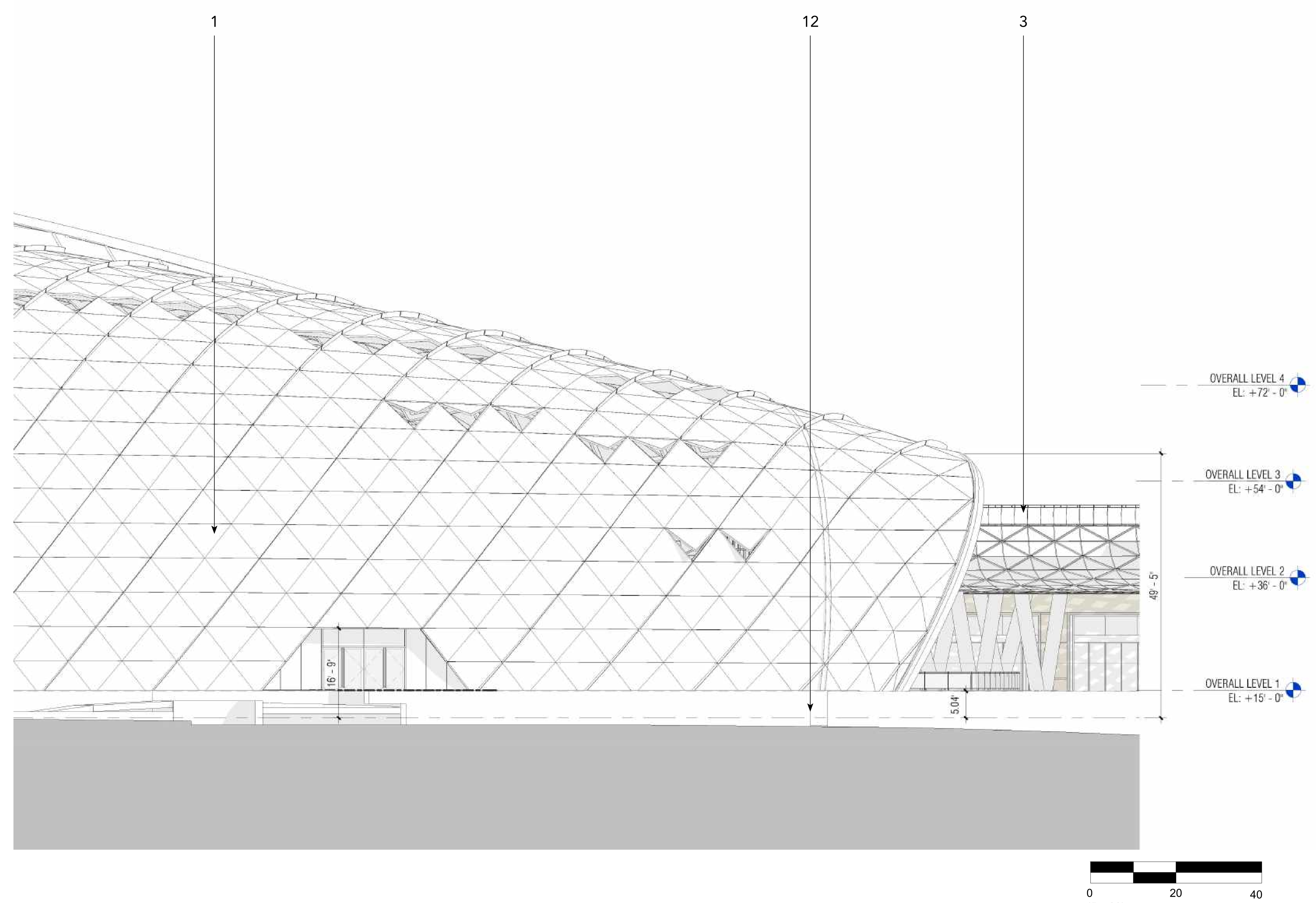
DRAWING NO:
A3.12

MATERIAL LEGEND	
KEY VALUE	KEYNOTE TEXT
1	GLASS & STEEL GRID SHELL PAINTED FINISH
2	PAINTED METAL PANEL
3	MESH RAILING
4	RIDGE VENT
5	CONCRETE PANEL
6	PAINTED STEEL
7	CONCRETE PANEL CLAD WITH TIMBER TRELLIS
8	METAL ROOF
9	GLAZING
10	STEEL TUBE STRUCTURAL COLUMN WITH PAINTED FINISH
11	METAL CLADDING
12	VINE COVERED ARCHITECTURAL CONCRETE WALL

BIRD SAFE MEASURES ARE NOT DEPICTED IN THE FOLLOWING ELEVATIONS AND WILL FOLLOW IN A SUBSEQUENT DETAILED REPORT SUBMITTAL.







PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1"=50'-0"
1"=20'-0"

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REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
NORTH ELEVATION

DRAWING NO:
A4.01

MATERIAL LEGEND	
KEY VALUE	KEYNOTE TEXT
1	GLASS & STEEL GRID SHELL PAINTED FINISH
2	PAINTED METAL PANEL
3	MESH RAILING
4	RIDGE VENT
5	CONCRETE PANEL
6	PAINTED STEEL
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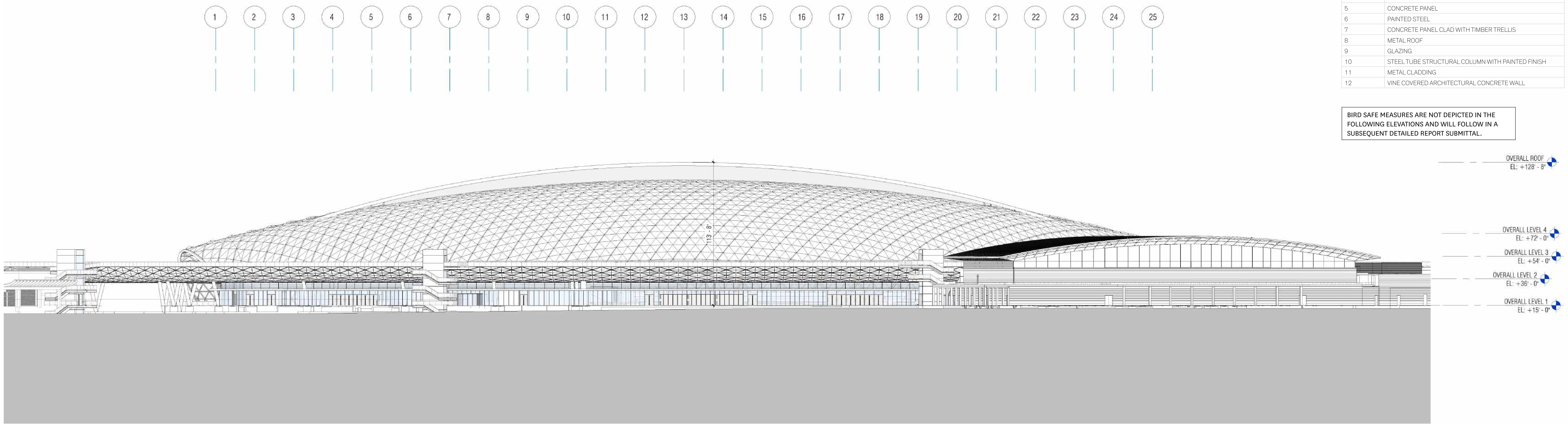

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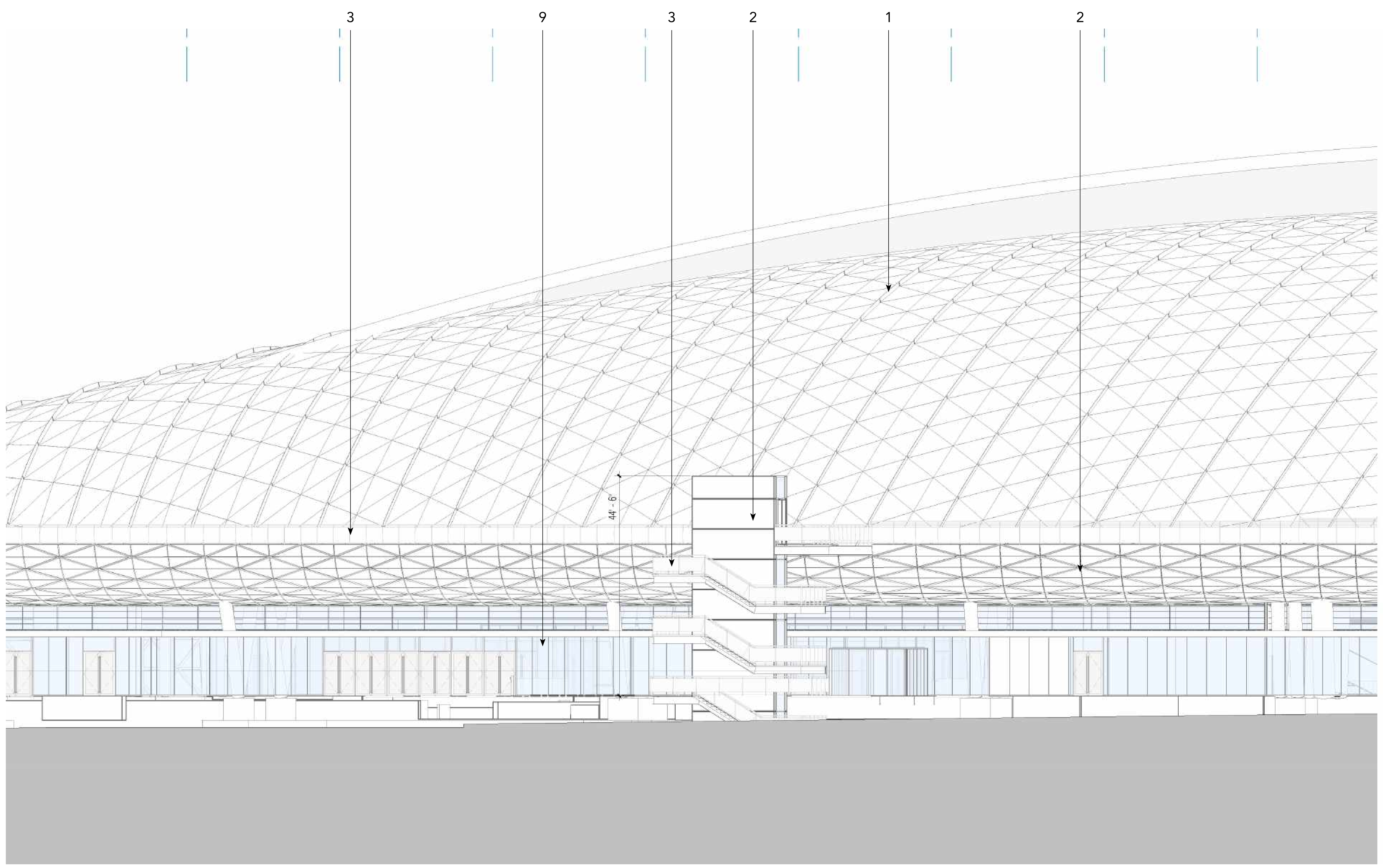

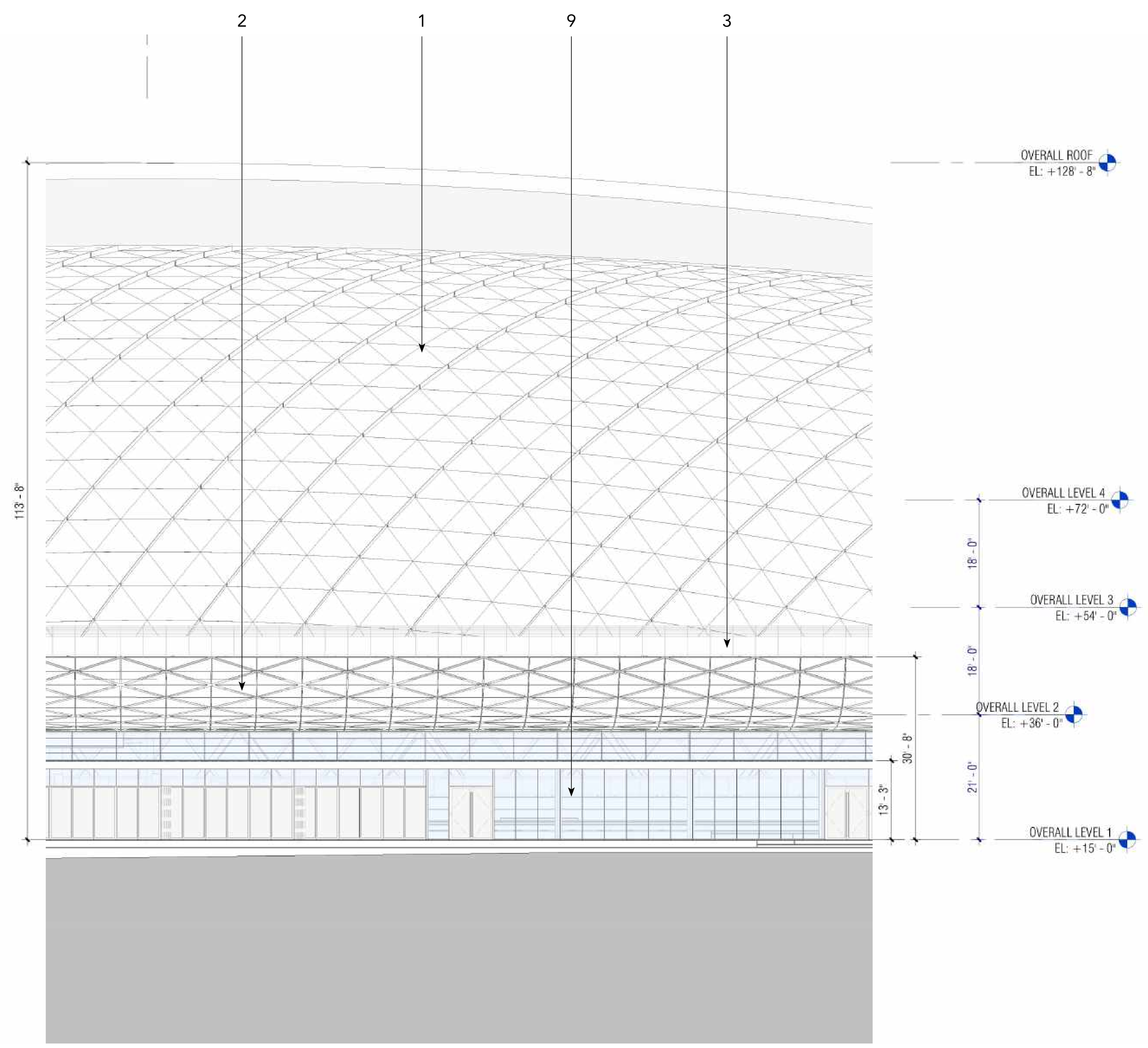

0 20 40
1" = 20'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=50'-0"
1"=20'-0"

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DATE	ISSUE
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REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
SOUTH ELEVATION

DRAWING NO:
A4.02

MATERIAL LEGEND	
KEY VALUE	KEYNOTE TEXT
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2	PAINTED METAL PANEL
3	MESH RAILING
4	RIDGE VENT
5	CONCRETE PANEL
6	PAINTED STEEL
7	CONCRETE PANEL CLAD WITH TIMBER TRELLIS
8	METAL ROOF
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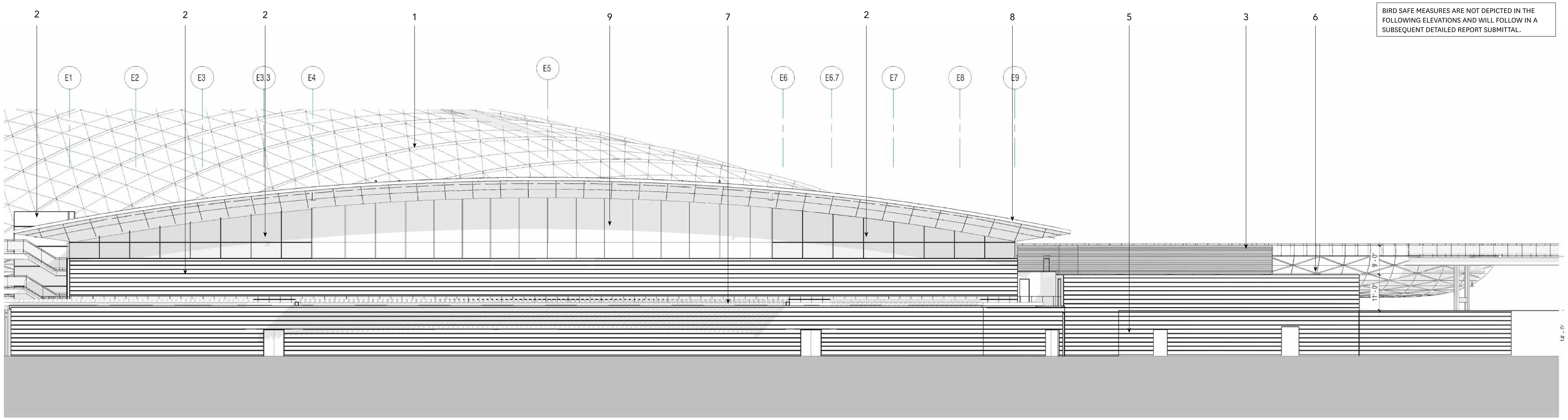

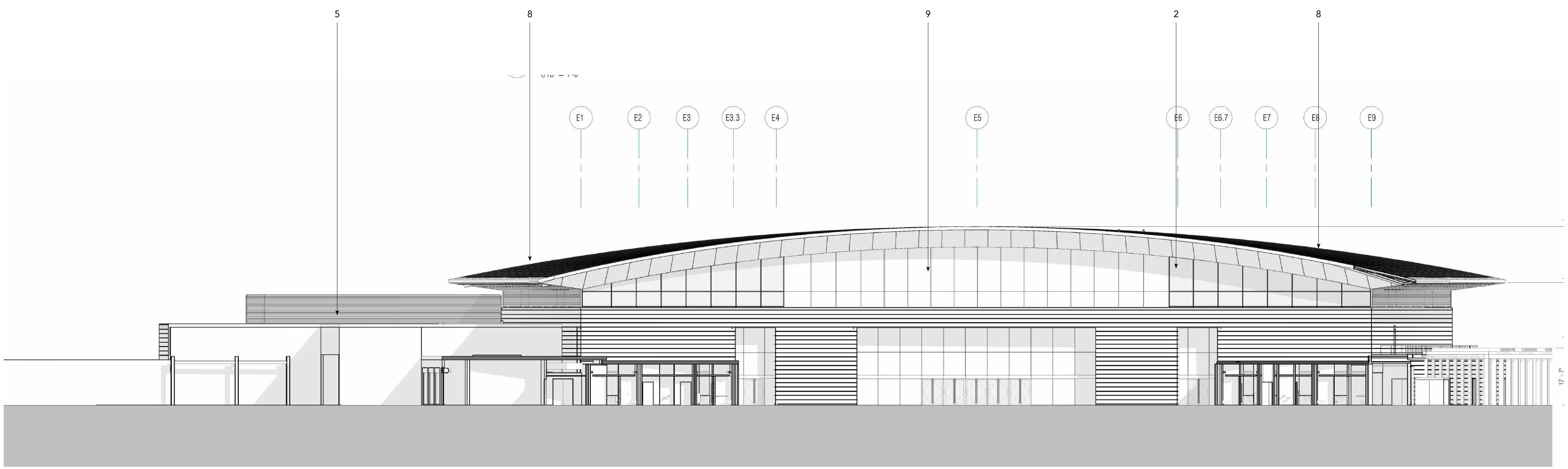

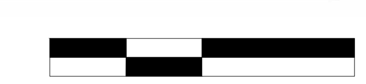

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=20'-0"

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DRAWING TITLE:
ELEVATION
- EVENT BUILDING

DRAWING NO:
A4.20

MATERIAL LEGEND	
KEY VALUE	KEYNOTE TEXT
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2	PAINTED METAL PANEL
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4	RIDGE VENT
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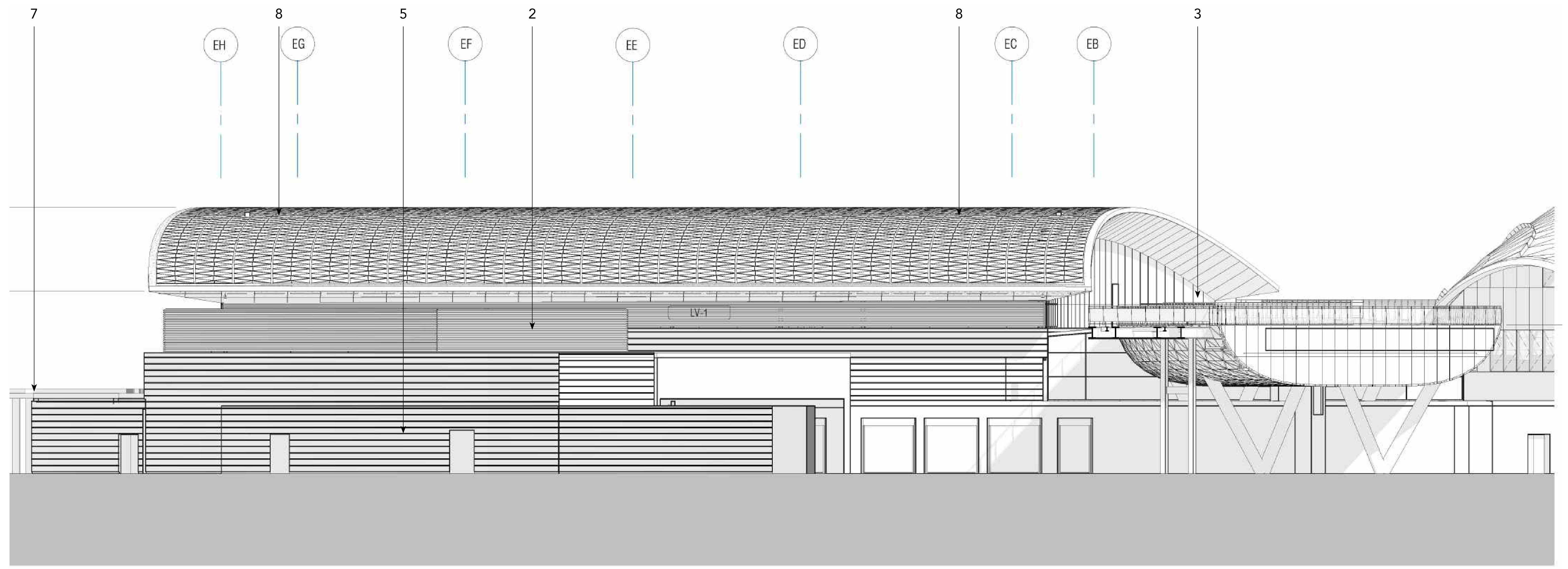

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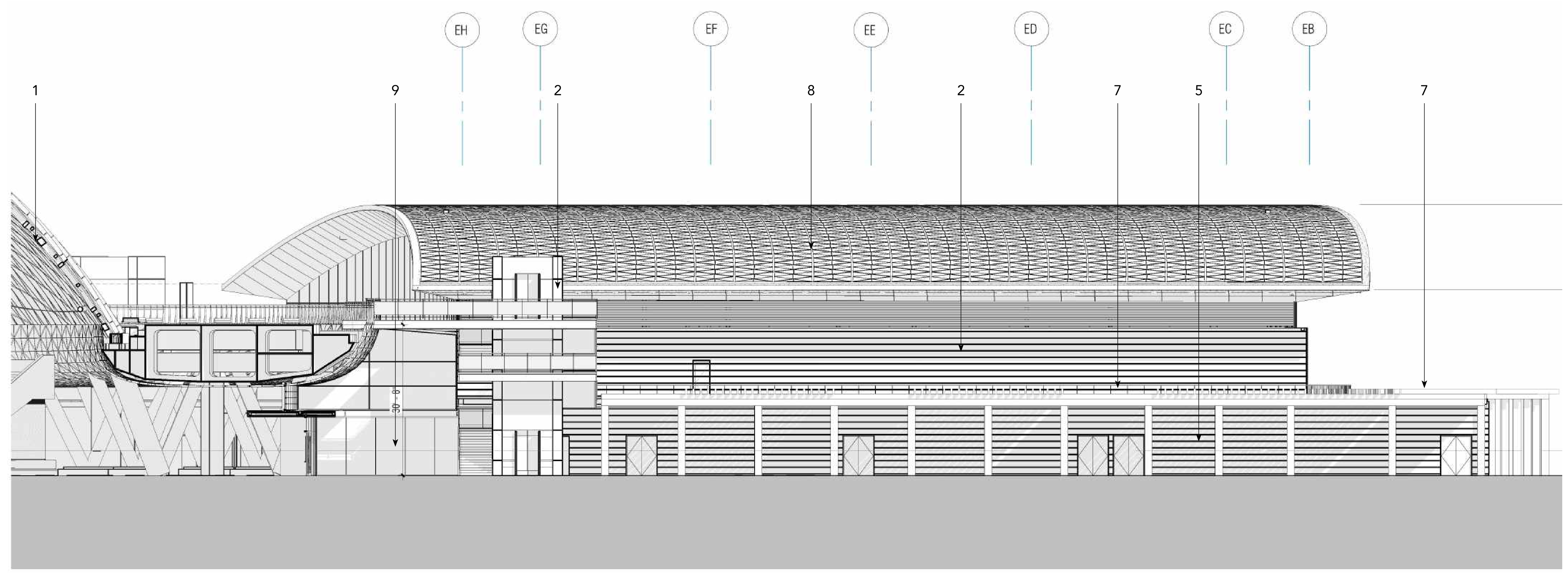
1" = 20'



0 20 40
1" = 20'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=20'-0"

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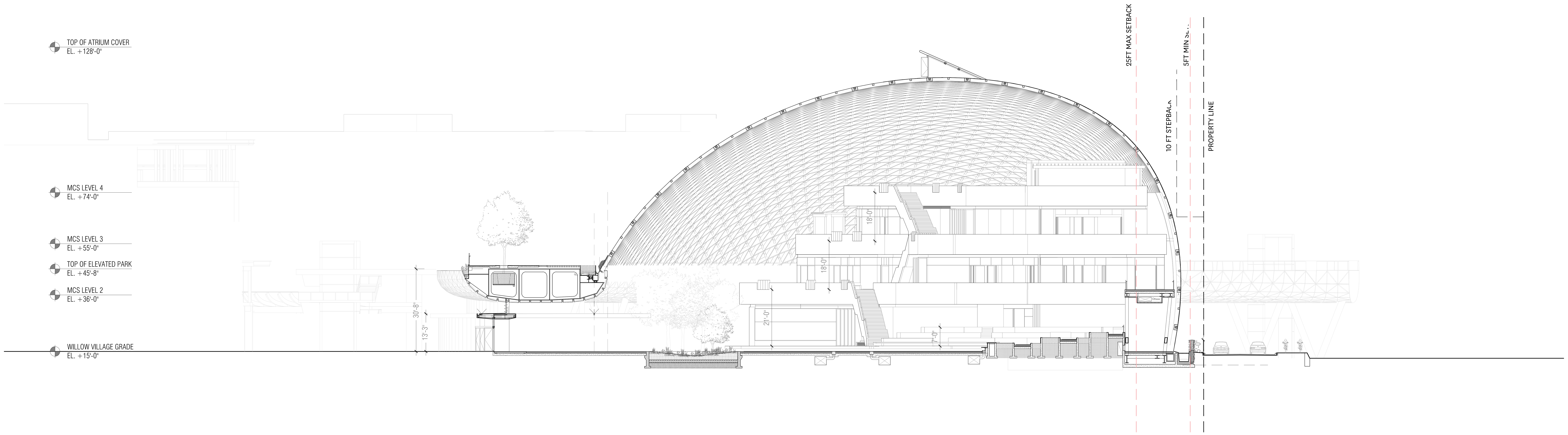
DRAWING TITLE:
ELEVATION
- EVENT BUILDING

DRAWING NO:
A4.21



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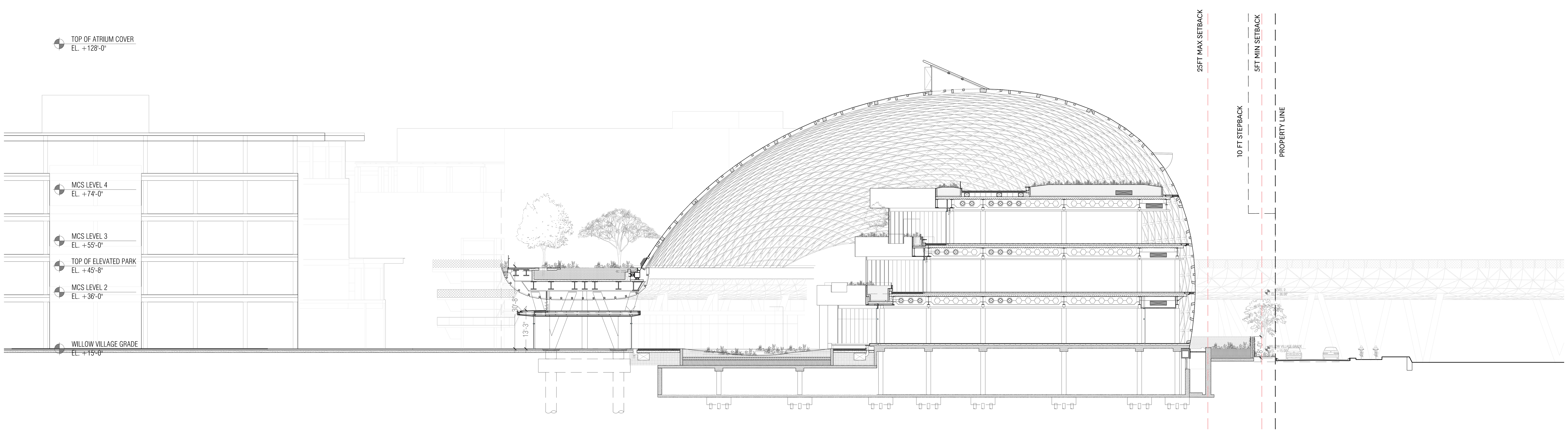

1 CROSS SECTION

0 20 40
1" = 20'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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Menlo Park, CA

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REVISIONS

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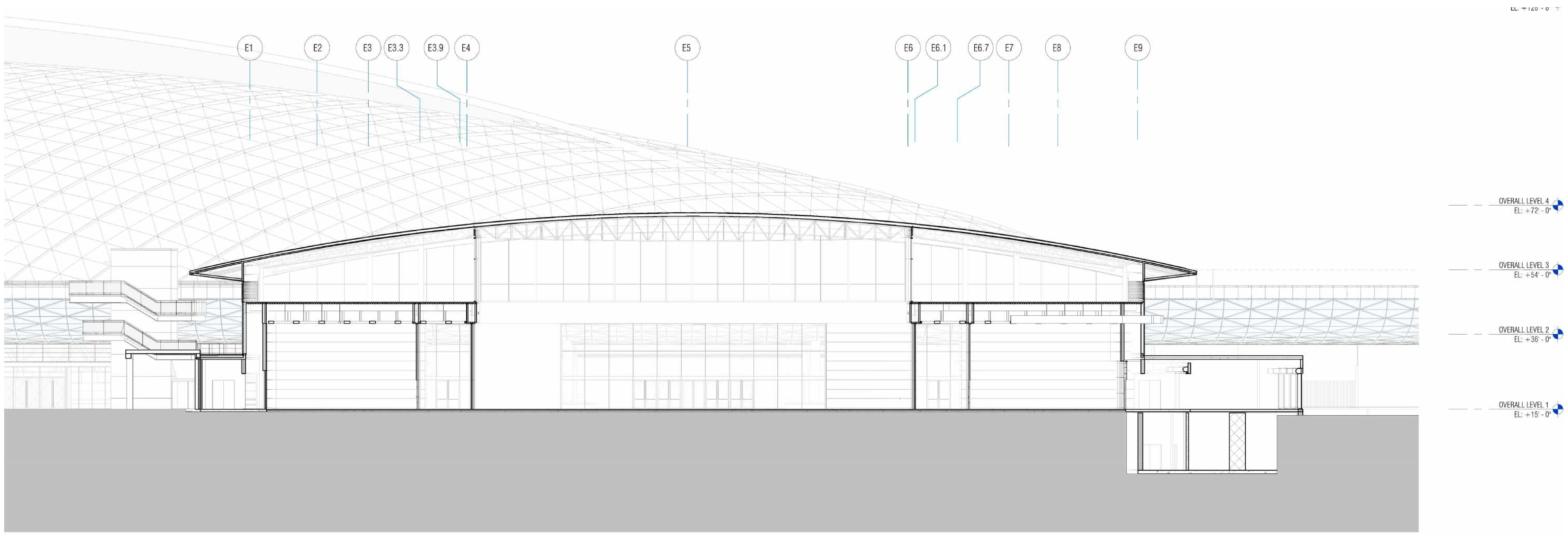
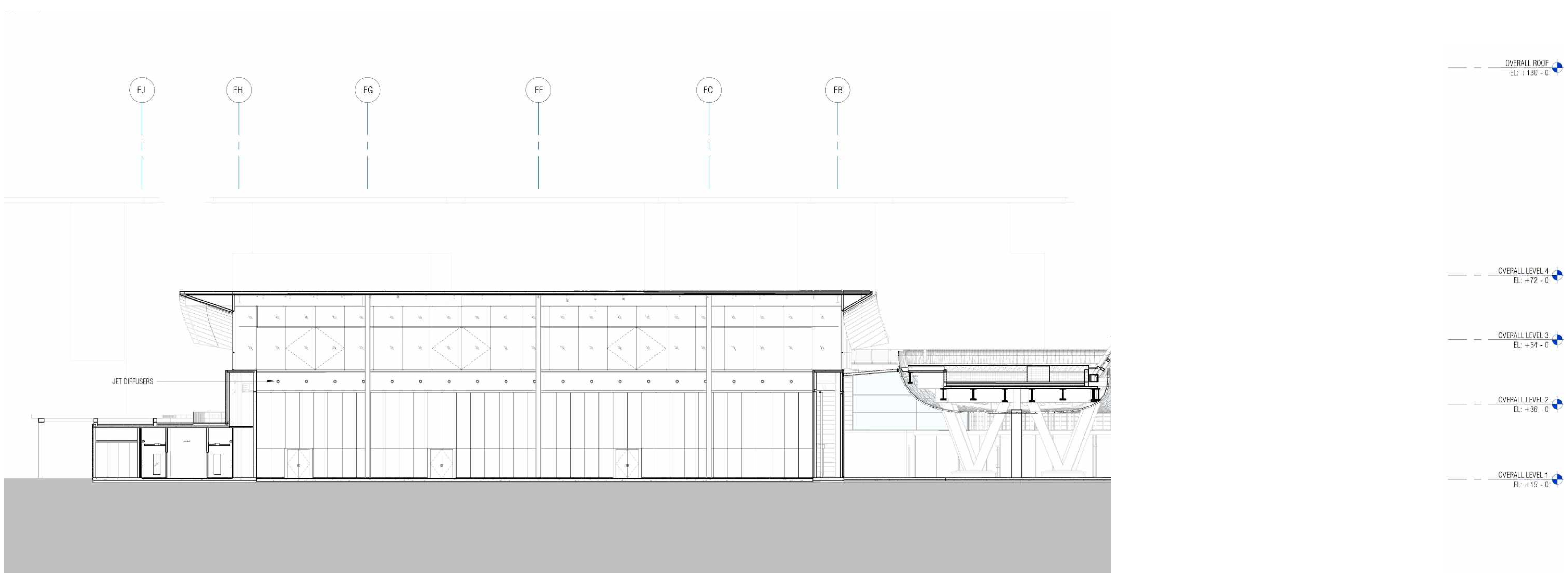
DRAWING TITLE:
CROSS SECTION

DRAWING NO:
A5.01





PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

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Menlo Park, CA

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DRAWING TITLE:

CROSS SECTION - EVENT BUILDING

DRAWING NO:

A5.02

VIEW FROM ELEVATED PARK

VIEW FROM TOWN SQUARE

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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Menlo Park, CA

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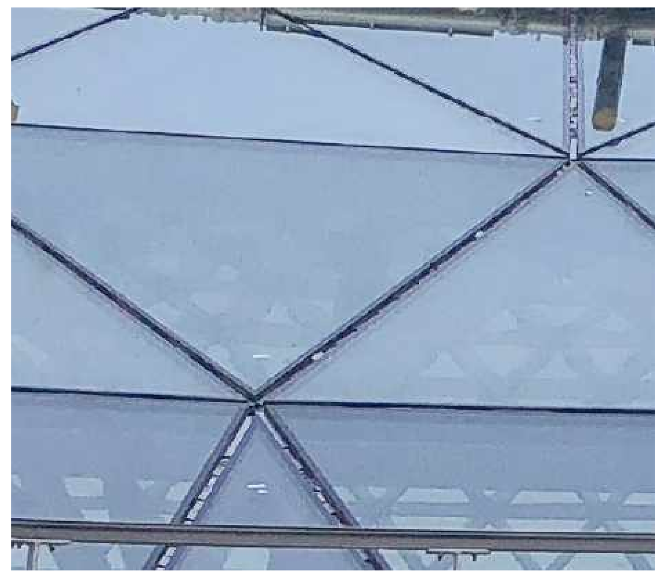
NO.	DATE	ISSUE

DRAWING TITLE:
PERSPECTIVES

DRAWING NO:
A6.01

GLASS & STEEL GRID SHELL PAINTED FINISH



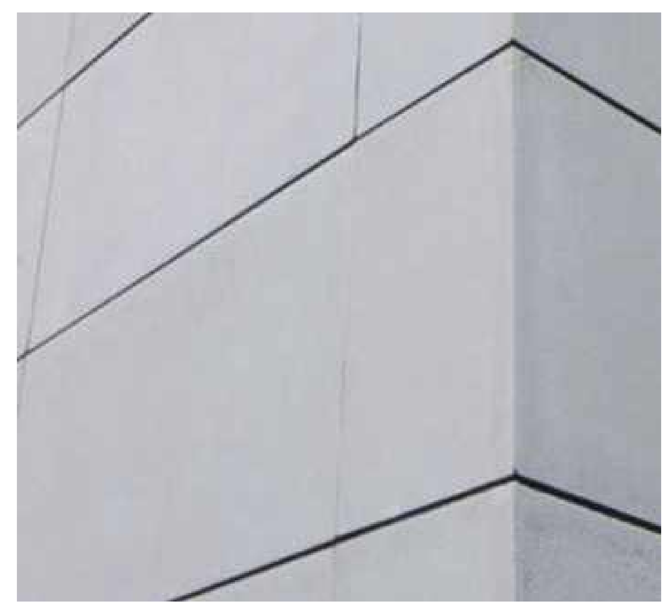
STEEL GRID SHELL PAINTED FINISH

VISION GLASS WILL HAVE A HIGH-PERFORMANCE COATING AND FOLLOW THE BIRD SAFETY GUIDELINES DESCRIBED IN THE ACP SUBMITTAL. GLASS ON THE ATRIUM COVER AND EVENT HALL WILL BE FRITTED FOR BIRD PROTECTION AND SOLAR CONTROL WITH A VISIBLE REFLECTANCE IN THE RANGE OF 7 – 15%. DEPENDING ON THE LEVEL OF FRIT, GLASS WILL HAVE A TRANSPARENCY BETWEEN 35-70%.

STONE PAVING

CONCRETE PANEL CLAD WITH TIMBER TRELLIS

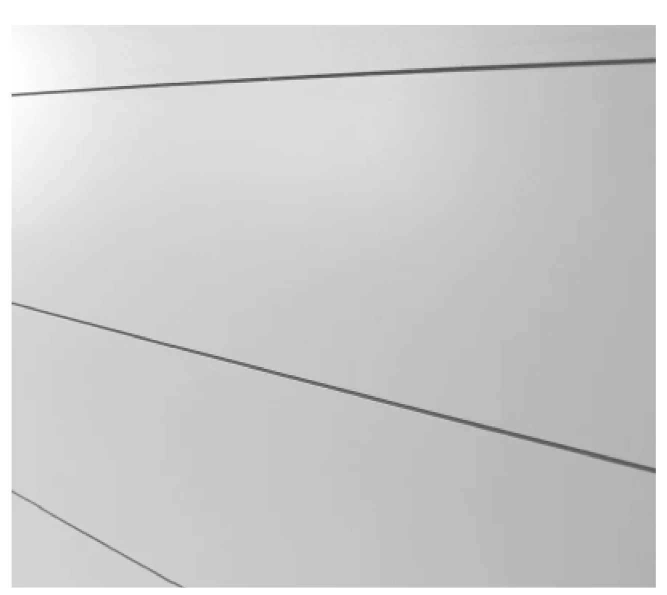
CONCRETE PANEL



VINE WALL

PAINTED ALUMINUM / COMPOSITE CLADDING

EXTERIOR METAL PANEL

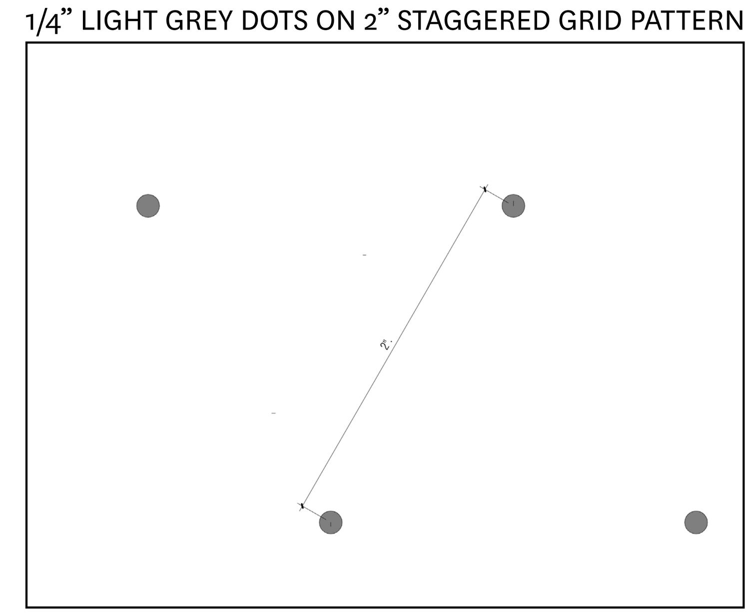


METAL PANELS ON THE ELEVATED PARK AND EVENT HALL WILL PAINTED WITH A SOLID OR METALLIC COATING THAT HAS A SEMI-GLOSS OR MATTE FINISH WITH A NOMINAL REFLECTANCE IN THE RANGE OF UP TO 19%.

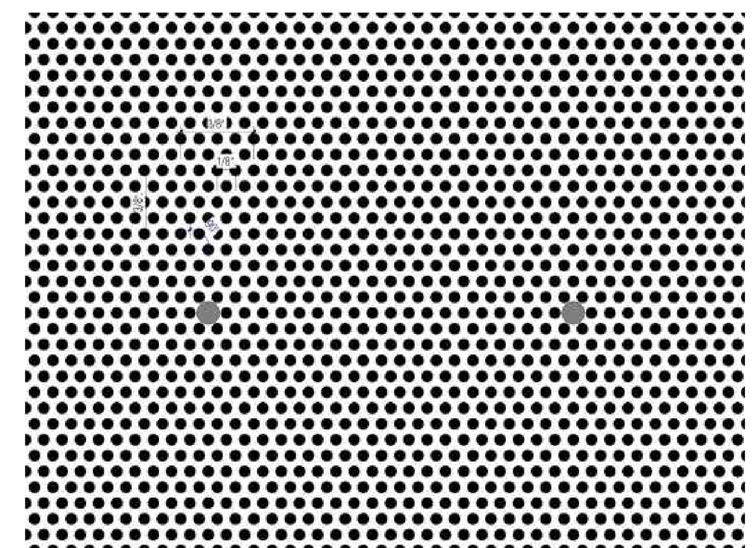
BIRD-FRIENDLY GLAZING

TYPE 1: ATRIUM COVER

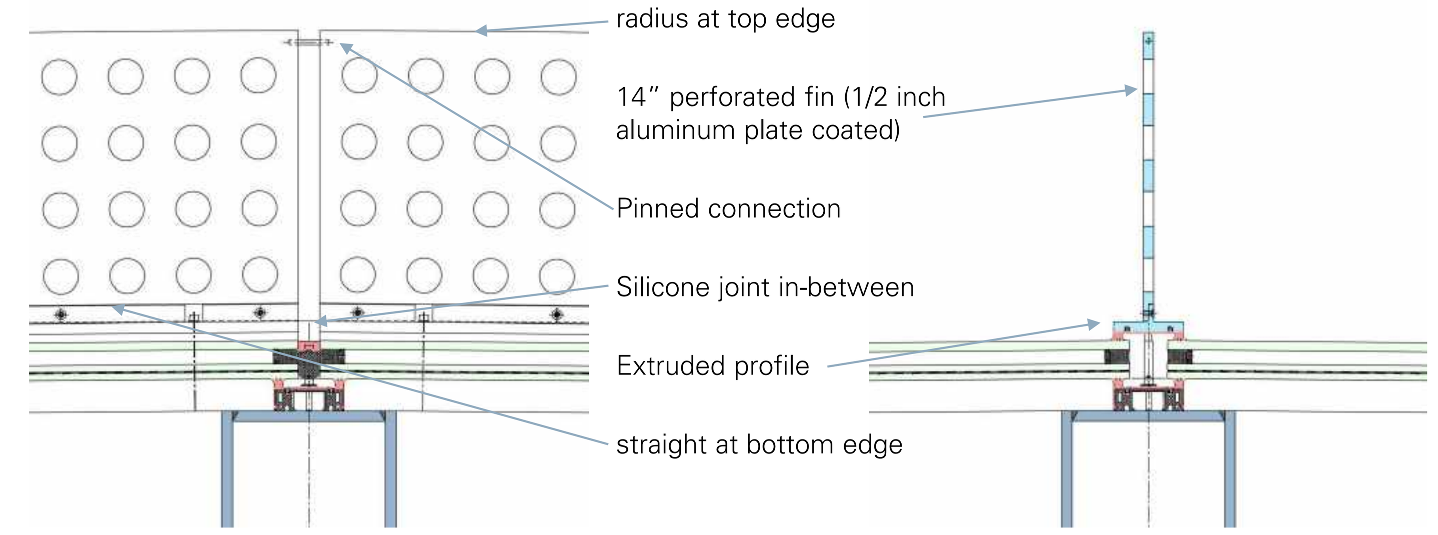
BIRD PROTECTION FRIT PATTERN
1/4" LIGHT GREY DOTS ON 2" STAGGERED GRID PATTERN



BIRD PROTECTION AND SOLAR CONTROL FRIT PATTERN
1/4" LIGHT GREY DOTS ON 2" STAGGERED GRID PATTERN
1/16" DARK GREY/ BLACK DOTS IN VARYING DENSITY (5%-45% COVERAGE)



METAL FIN AT ATRIUM COVER



TYPE 2: EVENT HALL, ELEVATOR TOWERS; LEVEL 1 (WHERE INDICATED)

VERTICAL ELEMENTS OF THE WINDOW PATTERNS WILL BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING OF 4 INCHES AND/ OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF 2 INCHES

OR

BIRD SAFE GLAZING SHALL HAVE A THREAT FACTOR ≤ 30 AND VISIBLE REFLECTANCE ≤ 15%

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE:

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DATE	ISSUE
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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
MATERIALS AND COLORS BOARD

DRAWING NO:
A7.01

O Development Regulations

Note: Per the Willow Village Master Plan, projects within the plan area will follow the standards prescribed for bonus level development.

Requirement	Reference	Standard	Proposal / Notes	Compliance
Minimum setback at street	16.43.050 16.45.130(1)	Minimum linear feet building can be sited from property line adjacent to street: Base Level: 5'; Bonus Level 5' Measured from property line, or if there is a public access easement, from the back of the easement.	See Plans and Diagrams	**Complies**
Maximum setback at street	16.43.050 16.43.130(1)	Maximum linear feet building can be sited from property line adjacent to street: 25'	See Plans, Diagrams, and Use Permit #1	**Complies pending Use Permit #1**
Minimum interior side and rear setbacks	16.43.050	Minimum linear feet building can be sited from interior and rear property lines: 10' See Section 16.43.130(5) when property is required to have a paseo. Interior side setback may be reduced to zero feet for the entire building mass where there is retail frontage.	See Plans and Diagrams See Sections	**Complies**
Height	16.43.050	Average Height: 110 feet *Properties within the flood zone or subject to flooding and sea level rise are allowed a 10-foot increase in height and maximum height.* Maximum height: 120 feet "Height" is defined as average height of all buildings on one site where a maximum height cannot be exceeded. Maximum height does not include roof-mounted equipment and utilities. A parapet used to screen mechanical equipment is not included in the height or maximum height. The maximum allowed height for rooftop mechanical equipment is 14 feet, except for elevator towers and associated equipment, which may be 20 feet.	See Plans and Diagrams Average height with 10-foot increase = 120 feet from natural grade	**Complies**
Minimum open space requirement	16.43.050 16.43.130(4)	Minimum portion of the building site open and unobstructed by fully enclosed buildings. See Section 16.43.130(4) for open space requirements.	See Plans and Diagrams	**Complies**

O Master planned projects

Reference	Standard	Proposal / Notes	Compliance
16.43.055	The purpose of a master planned project is to provide flexibility for creative design, more orderly development, and optimal use of open space, while maintaining and achieving the general plan vision for the Bayfront Area. Master planned projects for sites with the same zoning designation (O, LS or R-MU) in close proximity or for contiguous sites that have a mix of zoning designations (O or R-MU) that exceed fifteen (15) acres in size and that are held in common ownership (or held by wholly owned affiliated entities) and are proposed for development as a single project or single phased development project are permitted as a conditional use, provided that sites with mixed zoning are required to obtain a conditional development permit and enter into a development agreement. For master planned projects meeting these criteria, residential density, FAR and open space requirements and residential density, FAR and open space requirements at the bonus level, if applicable, may be calculated in the aggregate across the site provided the overall development proposed does not exceed what would be permitted if the site were developed in accordance with the zoning designation applicable to each portion of the site and the proposed project complies with all other design standards identified for the applicable zoning districts. (Ord. 1024 § 3 (part), 2016).	See Plans, Diagrams, and Masterplan documents Open space calculated in the aggregate across the site.	**Complies**

O Parking Standards

Requirement	Reference	Standard	Proposal / Notes	Compliance
Office Parking	16.43.090	Minimum 2 Spaces / 1000 Sq. Ft.; Maximum 3 spaces / 1000 Sq. Ft.	See Plans, Diagrams, and Masterplan documents 15 parking spaces provided. Office Space = 19,980 sf	**Complies as Portion of Masterplan**
Office Development Bike Parking	16.43.090 16.43.130(7) and best practice standards in Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines	Minimum 1 per 5,000 sq. ft. of gross floor area. For office and research development: 80% for long-term and 20% for short-term	See Plans, Diagrams, and Masterplan documents 70 Bike Parking Spots required	**Complies**
Commercial Uses Bike Parking		1 per 5,000sf of gross floor area. 20% for long term and 80% for short term.	See Plans, Diagrams, and Masterplan documents approx. 10,000 SF = 2 Short-term = 1 Long-term = 1	**Complies**

O Design Standards

All new construction in O districts is subject to architectural control. Design standards may be modified subject to approval of a use permit or a conditional development permit. Per the Willow Village Master Plan, projects within the plan area will follow the standards prescribed for bonus level development.

Reference		Standard	Proposal / Notes	Compliance
Relationship to the Street				
16.43.130(1)	**Build-To Area Requirement**	Minimum percentage of street frontage between the minimum and maximum setback lines. If fronting a Local Street: 40%. If fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street: 60% minimum.	See Plans and Diagrams	**Complies**
	Frontage Landscaping	The percentage of the setback area (between the property line and the face of the building) devoted to ground cover and vegetation. Trees may or may not be within the landscaped area. Setback areas adjacent to active ground floor uses is excepted. If fronting a Local Street: Minimum of 25% (50% of which should provide on-site infiltration of stormwater runoff) If fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street then Minimum of 25% (50% of which should provide on-site infiltration of stormwater runoff)		**Complies**
	Frontage Uses	Allowable frontage uses in order to support a positive integration of new buildings into the streetscape character If fronting a Local Street: No restrictions If fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street then setback areas parallel to street not used for frontage landscaping must provide pedestrian circulation, other publicly accessible open spaces, access to parking, bicycle parking, or other uses that the planning commission deems appropriate Commercial uses shall be a minimum of 50 feet in depth. Publicly accessible open space is further defined and regulated in Section 16.43.130(4)		**Complies**
	Surface Parking Along Street Frontage	Permitted if set back appropriately. The maximum percentage of linear frontage of property adjacent to the street allowed to be off-street surface parking: If fronting a Local Street: Maximum of 35% If fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street then Maximum of 25%.	–	**N/A**
	Minimum Surface Parking Setback	Minimum dimension property line to surface parking: 20'.	–	**N/A**
Building Mass and Scale				
16.43.130(2)	**Base Height**	The maximum height of a building at the minimum setback at street or before the building steps back the minimum horizontal distance required. Properties within the flood zone or subject to flooding and sea level rise are allowed a 10' increase. Base height: 45'	See Plans, Diagrams, and Sections Base height: 45' + 10' increase = 55'	**Complies**
	Minimum Step back	The horizontal distance a building's upper story(is) must be set back above the base height. 10' for a minimum of 75% of the building face along public street(s). A maximum of 25% of the building face along public streets may be excepted.	See Plans, Diagrams, and Sections See Plans, Diagrams, and Sections	**Complies**
	Building Projections	The maximum depth of allowable building projections, such as balconies or bay windows, from the required step back for portions of the building above the ground floor: 6'	–	**N/A**
	Building Modulations	A break in the building plane from the ground level to the top of the building's base height. Required on façades facing publicly accessible spaces. Parking is not allowed in the recess. One every 200 feet, with a minimum of one per façade	See Plans, Diagrams, and Use Permit #2	**Complies pending Use Permit #2**
Ground Floor Exterior				
16.43.130(3)	**Building Entrances**	Minimum ratio of entrances to building length along a public street or paseo. One entrance per public street frontage. Entrances at building corner satisfy requirement for both frontages. Stairs must be conveniently located.	No Entry from Public Street	**Complies**
	Ground Floor Transparency	The minimum percentage of the ground floor façade (finished floor to ceiling) that must provide visible transparency. Windows shall not be opaque or mirrored. 50%	50% visibly transparent façade along Main Street	**Complies**
	Minimum Ground Floor Height Along Street Frontage	The minimum height between the ground-level finished floor to the second-level finished floor along the street. 15' minimum	See Plans and Diagrams	**Complies**
	Garage Entrances	Width of garage door entry/door along street frontage. Maximum 12-foot opening for one-way entrance; maximum 24-foot opening for two-way entrance Garage entrances must be separated by a minimum of 100 feet to ensure all entrances/exits are not grouped together or resulting in an entire stretch of sidewalk unsafe and undesirable for pedestrians.	See Plans and Diagrams	**Complies**
	Awnings, Signs, and Canopies	The maximum depth of awnings, signs, and canopies that project horizontally from the face of the building. Maximum depth: 7'	See Plans and Diagrams	**Complies**
		Horizontal projections shall not extend into the public right-of-way. A minimum vertical clearance of 8' from finished grade to the bottom of the projection is required.	See Plans and Diagrams	**Complies**

Open Space				
16.43.130(4)	**A**	Publicly accessible open space consists of areas unobstructed by fully enclosed structures with a mixture of landscaping and hardscape that provides seating and places to rest, places for gathering, passive and/or active recreation, pedestrian circulation, or other similar use. Must contain: (i) Contain site furnishings, art, or landscaping (ii) Be on the ground floor or podium level (iii) Be at least partially visible from a public right-of-way such as a street or paseo (iv) Have a direct, accessible pedestrian connection to a public right-of-way or easement.	See Plans and Diagrams	**Complies**
	B	Quasi-public and private open spaces, which may or may not be accessible to the public, include patios, balconies, roof terraces, and courtyards.	–	**N/A**
	C	All open spaces shall: (i) Interface with adjacent buildings via direct connections through doors, windows, and entryways (ii) Be integrated as part of building modulation and articulation to enhance building facade and should be sited and designed to be appropriate for the size of the development and accommodate different activities, groups and both active and passive uses; (iii) Incorporate landscaping design that includes: a. Sustainable stormwater features; b. A min. landscaping bed no less than 3' L or W and 5' D for infiltration planting; c. Native species able to grow to their maximum size without shearing.	See Plans and Diagrams	**Complies**
	D	All exterior landscaping counts towards open space requirements.		
Building Design				
16.43.130(6)	**A**	Main building entrances shall face the street or a publicly accessible courtyard. Building and/or frontage landscaping shall bring the human scale to the edges of the street. Retail building frontage shall be parallel to the street.	See Plans and Diagrams	**Complies**
	B	Utilities, including meters, backflow prevention devices, etc., shall be concealed or integrated into the building design to the extent feasible, as determined by the public works director.		**Complies**
	C	Projects shall include dedicated, screened, and easily accessible space for recycling, compost, and solid waste storage and collection.		**Complies**
	D	Trash and storage shall be enclosed and attractively screened from public view.		**Complies**
	E	Materials and colors of utility, trash, and storage enclosures shall match or be compatible with the primary building.		**Complies**
	F	Building materials shall be durable and high quality to ensure adaptability and reuse over time. Glass paneling and windows shall be used to invite outdoor views and introduce natural light into interior spaces. Stucco shall not be used on more than fifty percent (50%) of the building facade. When stucco is used, it must be smooth troweled.		**Complies**
	G	Rooflines and eaves adjacent to street-facing facades shall vary across a building, including a four (4) foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets (see Figure 6). The variation of the roofline's horizontal distance should match the required modulations and step backs.		**Complies**
	H	Rooftop elements, including stair and elevator towers, shall be concealed in a manner that incorporates building color and architectural and structural design.		**Complies**
	I	Roof-mounted equipment shall meet the requirements of section 16.08.095 *Section 16.08.95: Mechanical equipment, such as air conditioning equipment, ventilation fans, vents, ducting, or similar equipment, may be placed on the roof of a building; provided, that such equipment shall be screened from view as observed at an eye level horizontal to the top of the roof-mounted equipment, except for the SP-ECR/D district which has unique screening requirements, and all sounds emitted by such equipment shall not exceed fifty (50) decibels at a distance of fifty (50) feet from such equipment.*		**Complies**
Access and Parking				
16.43.130(7)	**A**	Shared entrances to retail and office uses shall be used where possible.	See Plans and Diagrams	**Complies**
	B	Service access and loading docks shall be located on local or interior access streets and to the rear of buildings, and shall not be located along a publicly accessible open space.		**Complies**
	C	Aboveground garages shall be screened or located behind buildings that are along public streets.		**N/A**
	D	Garage and surface parking access shall be screened or set behind buildings located along a publicly accessible open space or paseo.		**Complies**
	E	Surface parking lots shall be buffered from adjacent buildings by a minimum six (6) feet of paved pathway or landscaped area.		**N/A**
	F	Surface parking lots shall be screened with landscaping features such as trees, planters, and vegetation, including a twenty (20) foot deep landscaped area along sidewalks, as measured from the property line or public access easement adjacent to the street or paseos. The portion of this area not devoted to driveways shall be landscaped. Trees shall be planted at a ratio of one (1) per four hundred (400) square feet of required setback area for surface parking.		**N/A**
	G	Surface parking lots shall be planted with at least one tree for every eight parking spaces. See planting diagram.		**N/A**
	H	Surface parking can be located along a paseo for a maximum of 40% of a paseo's length.		**N/A**
	I	Short-term bicycle parking shall be located within 50' of lobby or main entrance. Long-term bicycle parking facilities shall protect against theft and inclement weather, and consist of a fully enclosed, weather-resistant locker with key locking mechanism or an interior locked room or enclosure. Long-term parking shall be provided in locations that are convenient and functional for cyclists. Bicycle parking shall be: i. Consistent with the latest edition of the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guide ii. Designed to accommodate standard 6' bicycles iii. Paved or hardscaped iv. Accessed by an aisle in the front or rear of parked bicycles of at least 5'. v. at least 5' from vehicle parking spaces vi. At least 30" of clearance in all directions from any obstructions vii. Lit with no less than 1 foot candle of illumination at ground level viii. Space efficient bicycle parking such as double decker lift-assist and vertical bicycle racks are also permitted.	See Plans, Diagrams, and Mssterplan documents	**Complies**
	J	Pedestrian access shall be provided with a minimum hardscape width of 6' from sidewalks to all building entries, parking areas, and publicly accessible open spaces, and shall be clearly marked with signage directing pedestrians to common destinations.		**Complies**
	K	Entries to parking areas and other important destinations shall be clearly identified for all travel modes with such wayfinding features as marked crossings, lighting, and clear signage.	*To be developed*	**Complies**

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

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ZONING CODE COMPLIANCE

DRAWING NO:

A8.01

O Green and Sustainable Building

Requirement	Reference	Standard	Proposal / Notes	Compliance
Green Building	16.43.140(1)A	Green Building: Any new construction, addition or alteration of a building shall be required to comply with Table 16.43.140(1)(B): *100,001 sq. ft. and above must be designed to meet LEED Gold BD+C* *Required to enroll in EPA Energy Star Building Portfolio Manager and submit documentation of compliance as required by the city.* *The electric vehicle charging spaces requirements in Section 16.72.010 apply.*	*To be further developed*	**Complies**
Energy	16.43.140(2)A	New construction projects will meet 100% of energy demand (electricity and natural gas) through any combination of the following measures: i. On-site energy generation ii. Purchase of 100% renewable electricity through Peninsula Clean Energy or Pacific Gas and Electric Company in an amount equal to the annual energy demand of the project. iii. Purchase and installation of local renewable energy generation within the city of Menlo Park in an amount equal to the annual energy demand of the project. iv. Purchase of certified renewable energy credits and/or certified renewable energy offsets annually in an amount equal to the annual energy demand of the project. If a local amendment to the California Energy Code is approved by the California Energy Commission (CEC), the following provision becomes mandatory: The project will meet one hundred percent (100%) of energy demand (electricity and natural gas) through a minimum of thirty percent (30%) of the maximum feasible on-site energy generation, as determined by an on-site renewable energy feasibility study and any combination of the measures in subsections (2)(A)(ii) to (iv) of this section. The on-site renewable energy feasibility study shall demonstrate the following cases at a minimum: a. Maximum on-site generation potential. b. Solar feasibility for roof and parking areas (excluding roof mounted HVAC equipment). c. Maximum solar generation potential solely on the roof area.		**Complies**
Water Use Efficiency and Recycled Water	16.43.140(3)A	Single pass cooling systems shall be prohibited in all new buildings.		**Complies**
	16.43.140(3)B	All new buildings shall be built and maintained without the use of well water.		**Complies**
	16.43.140(3)C	All buildings 250,000sf or more in gross floor area shall prepare and submit a proposed water budget and accompanying calculations following the methodology approved by the city. The water budget shall account for the potable water demand reduction resulting from the use of an alternative water source for all city approved nonpotable applications. The water budget and calculations shall be reviewed and approved by the city's public works director prior to certification of occupancy and the building owner shall submit compliance data at intervals following occupation.		**Complies**
	16.43.140(3)D	All buildings shall be dual plumbed for the internal use of recycled water.		**Complies**
	16.43.140(3)E	All new buildings 250,000sf or more in gross floor area shall use an alternate water source for all city approved nonpotable applications. An alternative source may include, but is not limited to, treated nonpotable water such as graywater. If the city has not designated a recycled water purveyor and/or municipal recycled water is not available prior to planning project approval, applicants may propose conservation measures to meet the requirements of this section subject to approval of the city council.		**Complies**
	16.43.140(3)F	Potable water shall not be used for dust control on construction projects.		**Complies**
	16.43.140(3)G	Potable water shall not be used for decorative features unless the water recirculates.		**Complies**
Hazard Mitigation and Sea Level Rise Resiliency	16.43.140(4)A	Per the Willow Village Master plan, minimum first floor finished floor level shall be 13' above sea level, which is consistent with 16.45.130(4)A requirement of 2' above Base Flood Elevation (BFE). Garage entrances will be graded to be above the 11' BFE.		**Complies**
	16.43.140(4)B	Prior to building permit issuance all new buildings shall pay any required fee or proportionate fair share for the funding of sea level rise projects, if applicable.		-
Waste Management	16.43.140(5)A	Applicants shall submit a zero-waste management plan to the city to show how they will reduce, recycle, and compost waste from the demolition, construction, and occupancy phases of the building. For the purposes of this chapter "zero waste" is defined as 90% overall diversion of nonhazardous materials from landfill and incineration wherein discarded materials are reduced, reused, recycled, or composted. Zero-waste plan elements shall include the property owner's assessment of the types of waste to be generated during demolition, construction and occupancy, and a plan to collect, sort and transport materials to uses other than landfill and incineration.		**Complies**
Bird Friendly Design	16.43.140(6)A	No more than 10% of façade surface area shall have non-bird-friendly glazing.	Site specific bird safe report will be submitted under separate future cover	
	16.43.140(6)B	Bird-friendly glazing includes but is not limited to opaque glass, covering the outside surface of the glass with patterns, paned glass with fenestration, frit, or etching patterns, and external screens over nonreflective glass. Highly reflected glass is not permitted.		
	16.43.140(6)C	Occupancy sensors or other switch control devices shall be installed on nonemergency lights and shall be programmed to shut off during nonwork hours and between ten (10) p.m. and sunrise.		
	16.43.140(6)D	Placement of buildings shall avoid the potential funneling of flight paths towards a building façade.		
	16.43.140(6)B	Glass skyways or walkways, freestanding (see-through) glass walls and handrails, and transparent building corners shall not be allowed.		
	16.43.140(6)C	Transparent glass shall not be allowed at the rooflines of buildings, including in conjunction with roof decks, patios, and green roofs.		
	16.43.140(6)D	Use of rodenticides shall not be allowed		
	16.43.140(6)B	A project may receive a waiver from one (1) or more of the items listed in subsections (6)(A) to (F) of this section, subject to the submittal of a site specific evaluation from a qualified biologist and review and approval by the planning commission.		

General Zoning Requirements

Requirement	Reference	Standard	Proposal / Notes	Compliance
Solar Access	16.65.010	Neither architectural control nor a building permit shall be granted for the construction of a structure if such construction shall cause said structure to penetrate the solar envelope as established for the parcel on which the structure is located.	See Plans, Diagrams, and Sections	**Complies**
Electric Vehicle Charging Stations	12.18.030	Adopts amended California Green Building Code Section 4.106.4.	See Plans, Diagrams, and Masterplan documents	**Complies**
	CGBC 4.106.4.2	Per 4.106.4.2: 10% of total number parking spaces at multifamily dwellings shall be electric vehicle charging spaces capable of supporting future electric vehicle charging stations, rounded up.		**N/A**

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WILLOW VILLAGE

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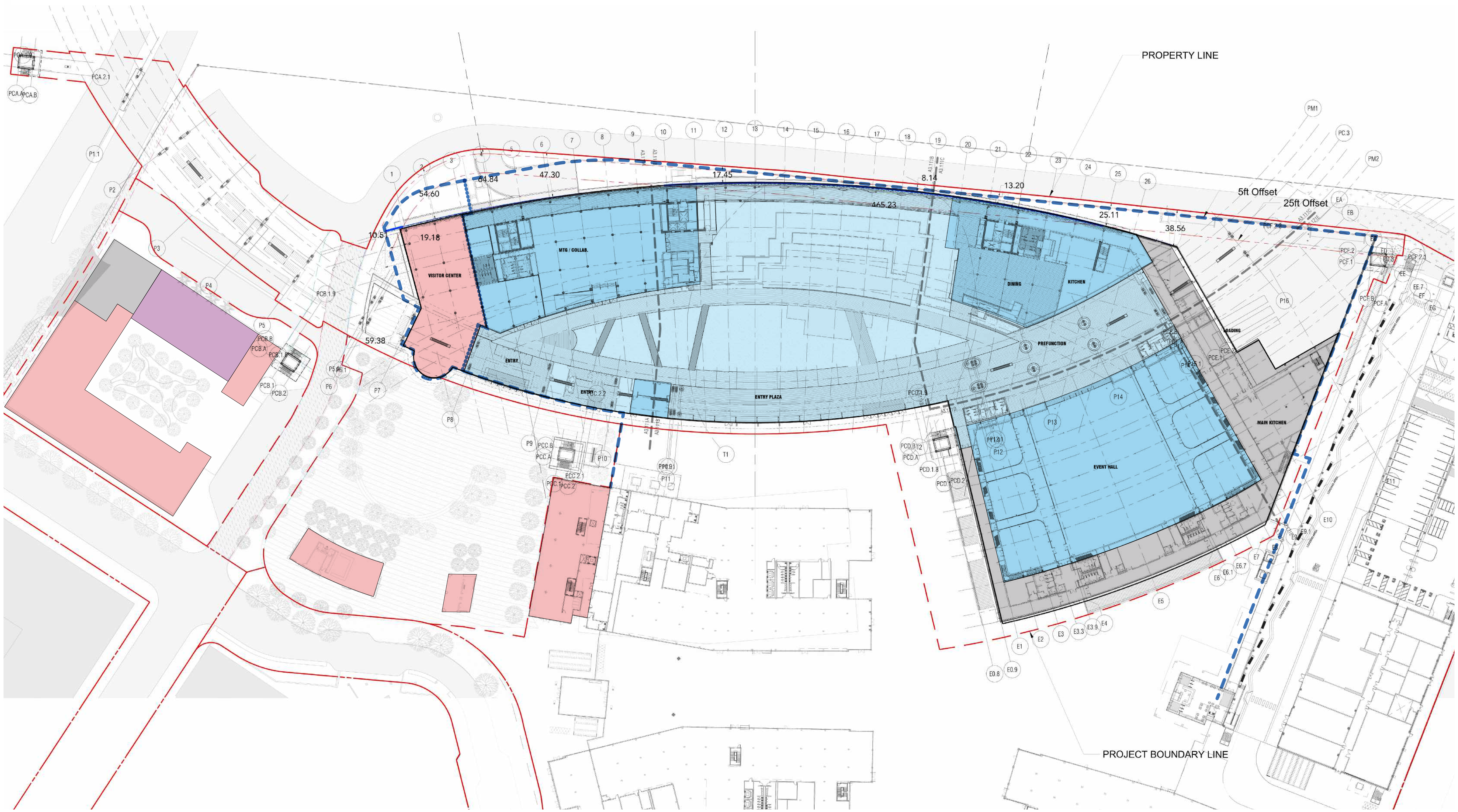
KEY

- PRIVATE
- PRIVATE - AMENITY
- PRIVATE - HOTEL
- PRIVATE - BOH
- PUBLICLY ACCESSIBLE
- SECURITY LINE
- SECURITY SEPARATION LINE



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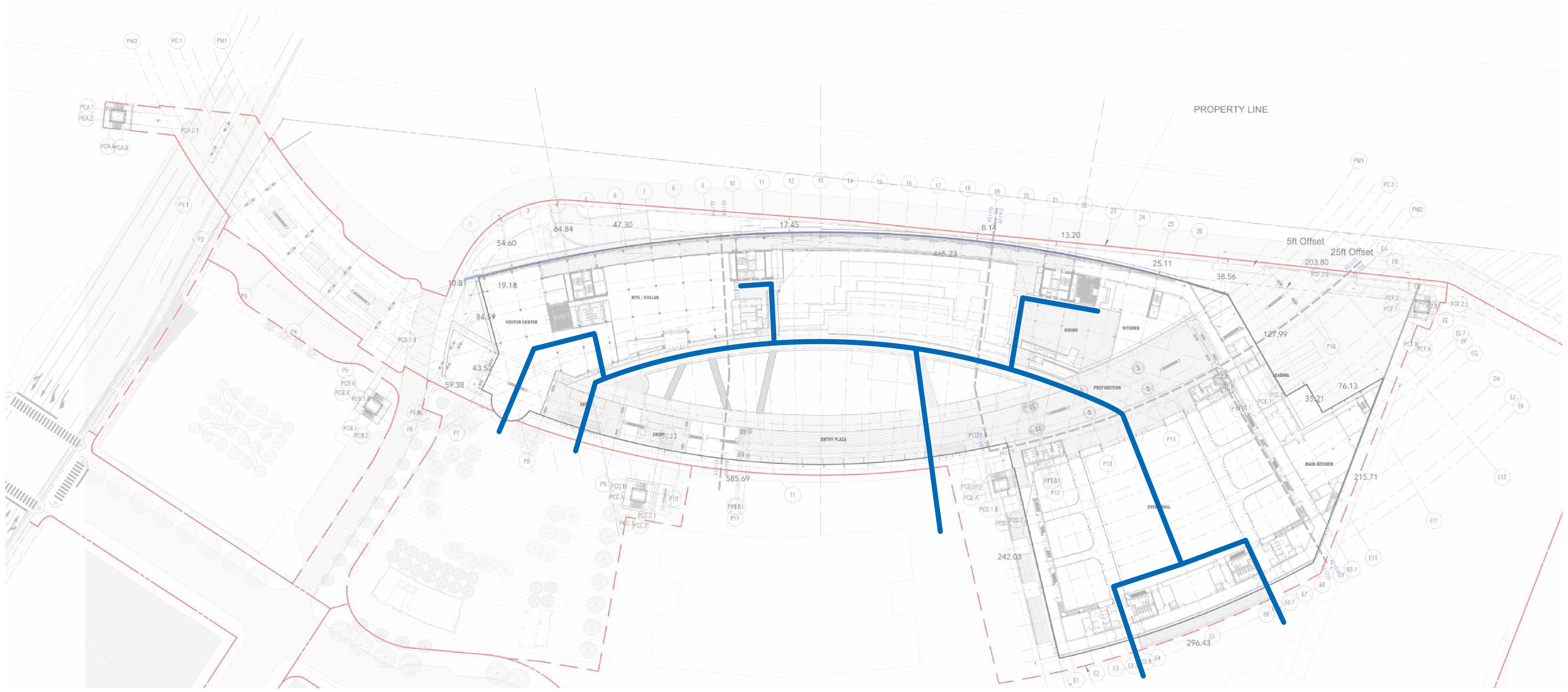
PROGRAM DIAGRAM

DRAWING NO:

A9.00



2 MCS - LEVEL 1 ACCESS PLAN

1 MCS - BASEMENT LEVEL ACCESS PLAN

LEGEND

Accessible Route

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

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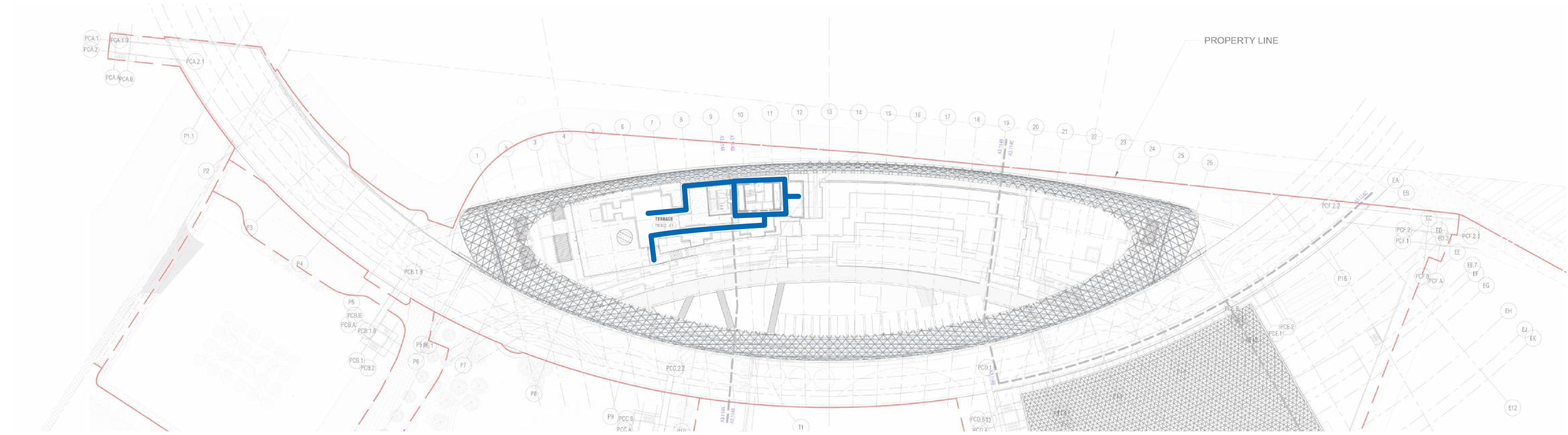
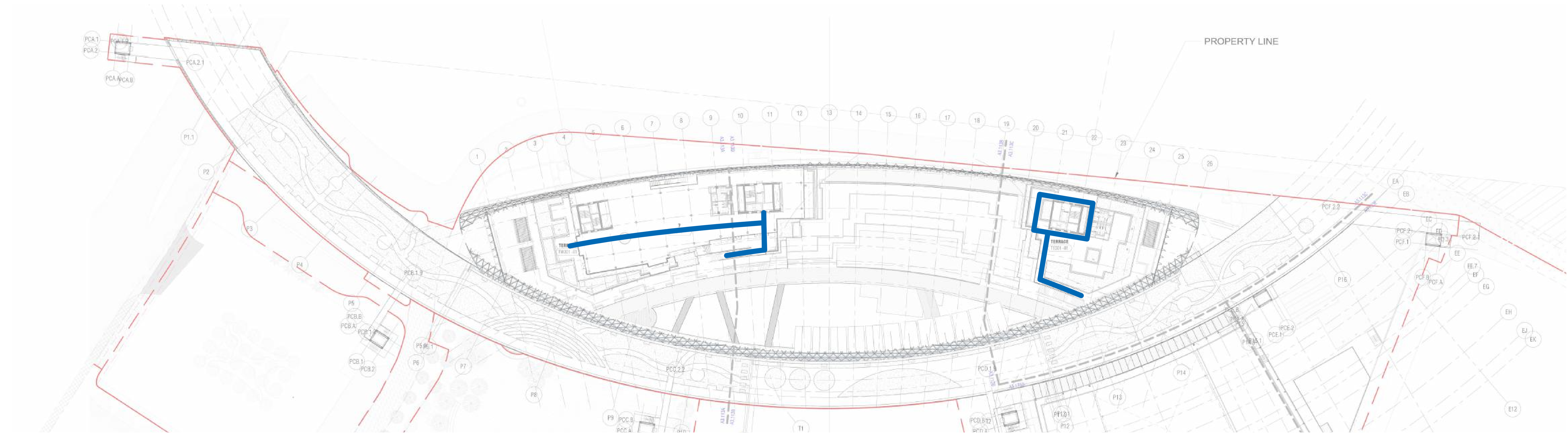


3 MCS - LEVEL 4 ACCESS PLAN



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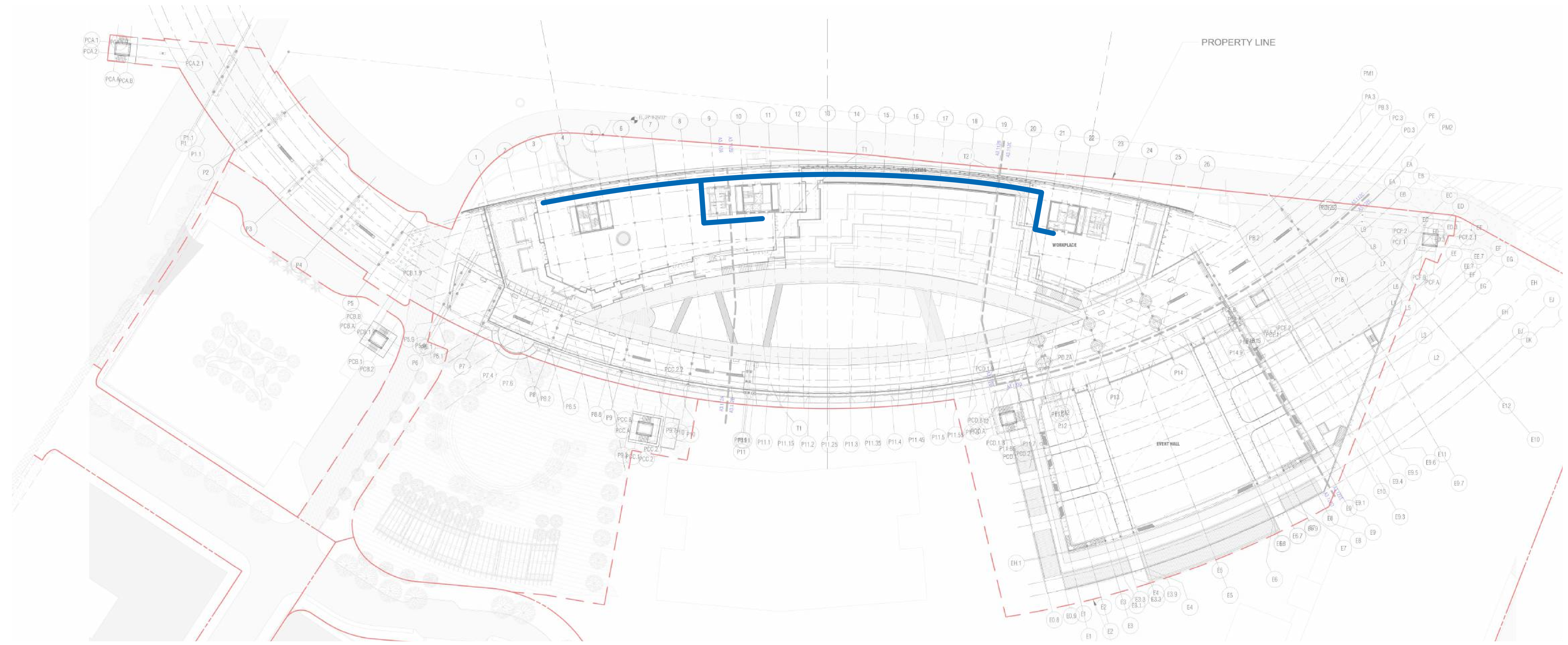

1 MCS - LEVEL 2 ACCESS PLAN

LEGEND

Accessible Route

PENINSULA INNOVATION PARTNERS

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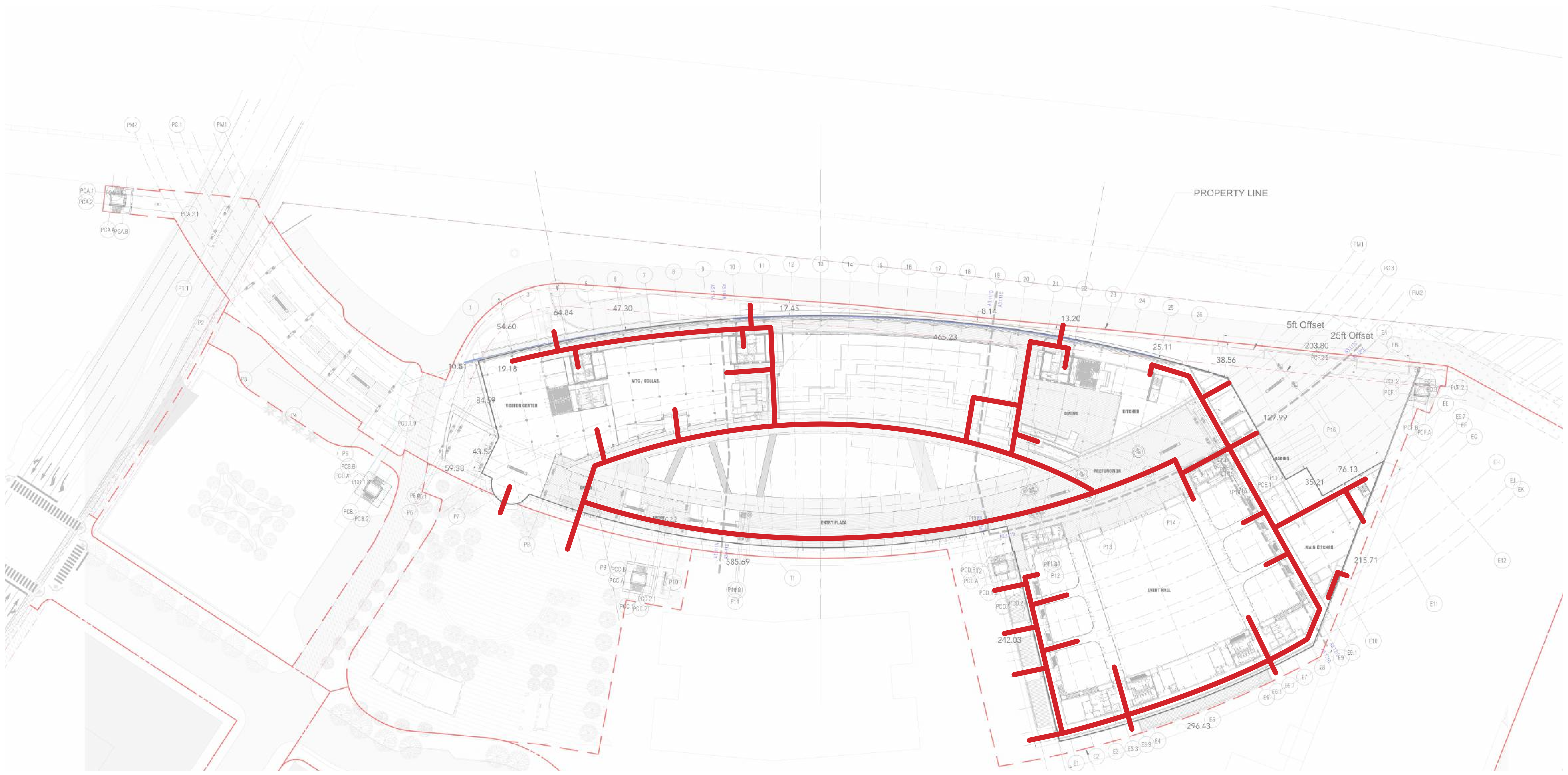
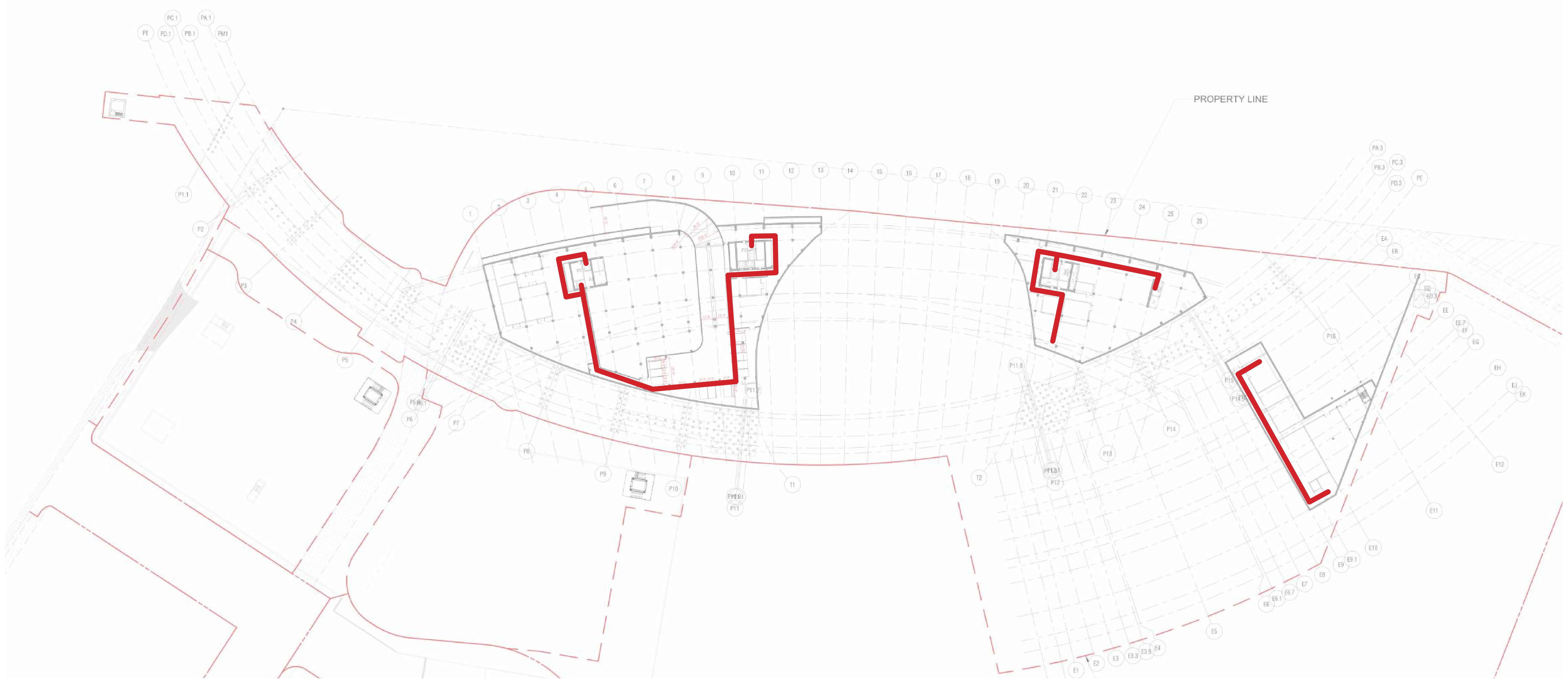


2 MCS - LEVEL 1 EXIT PLAN



1 MCS - BASEMENT LEVEL EXIT PLAN

LEGEND

Exit Route

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EXITING PLAN

DRAWING NO:

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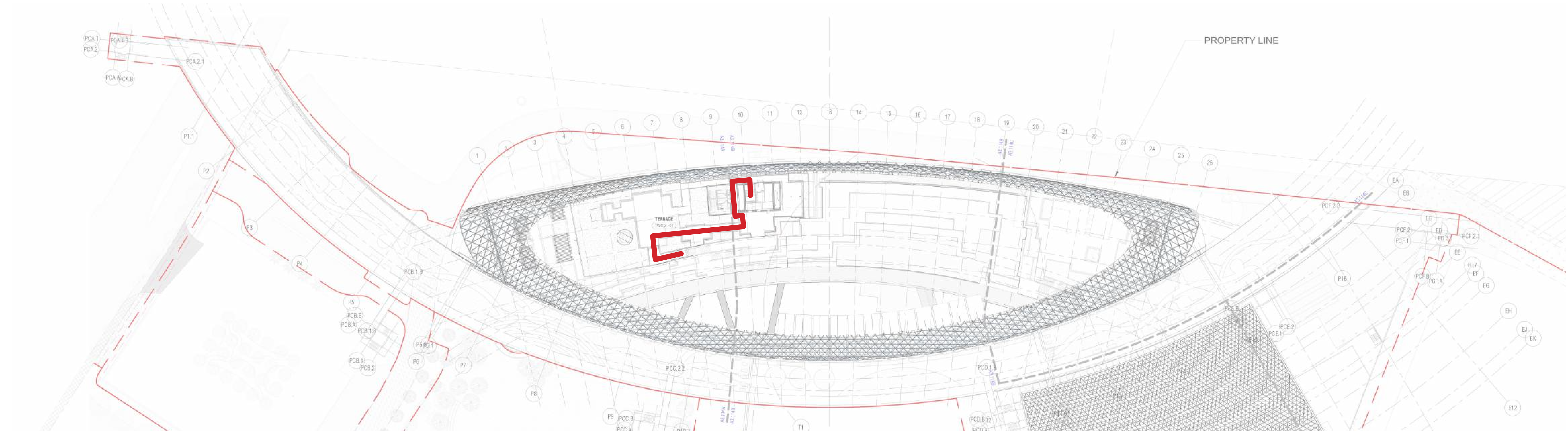

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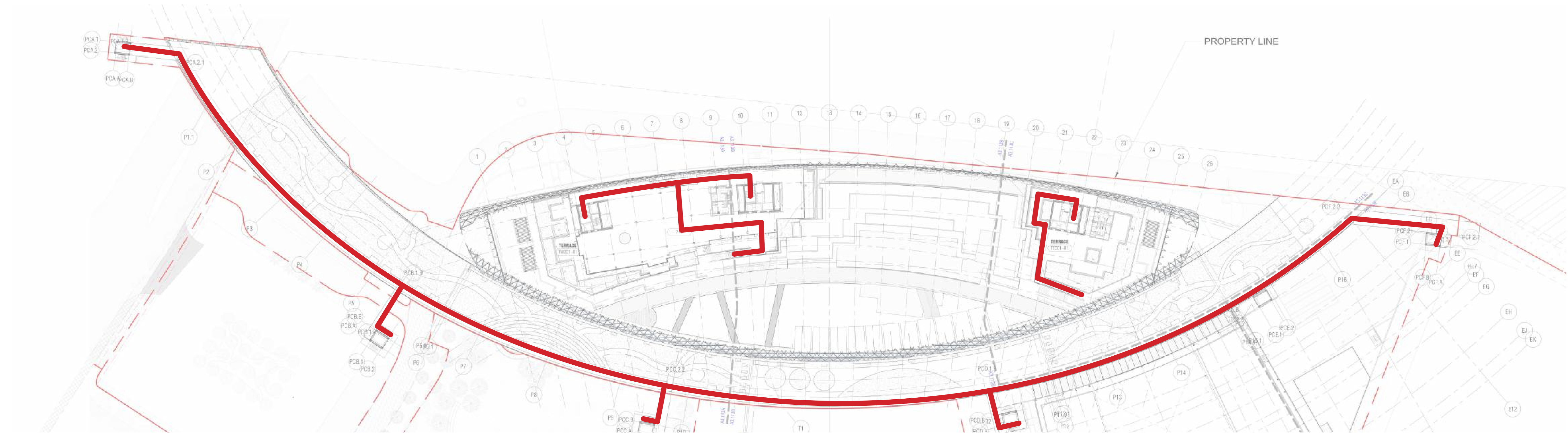

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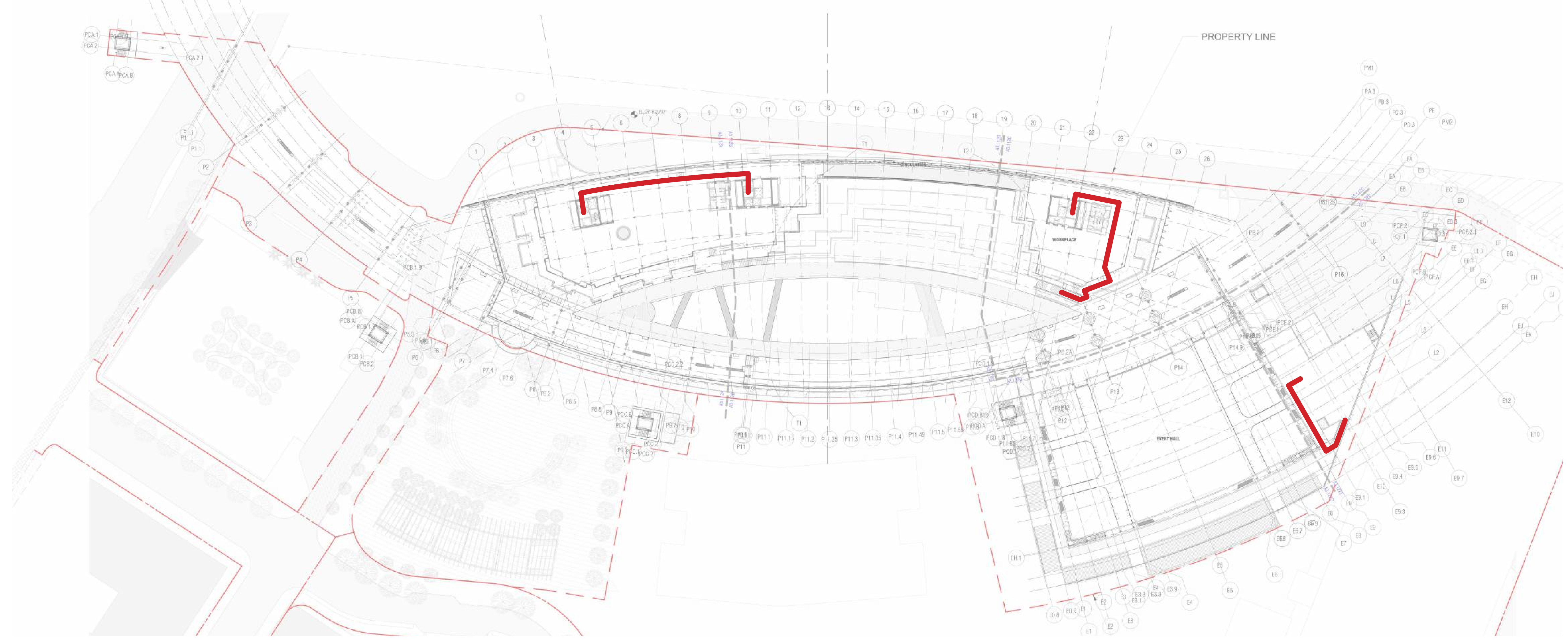

1 MCS - LEVEL 2 ACCESS PLAN

LEGEND

Exit Route

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE:

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MILESTONES

DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS

NO.	DATE	ISSUE

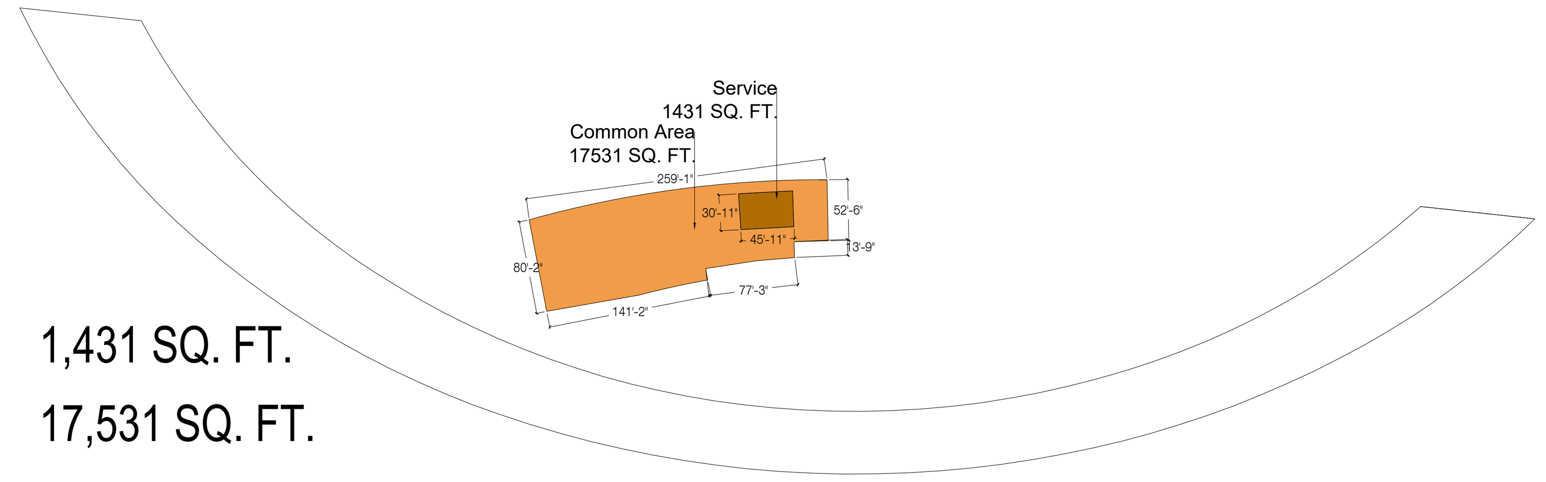
DRAWING TITLE:

EXITING PLAN

DRAWING NO:

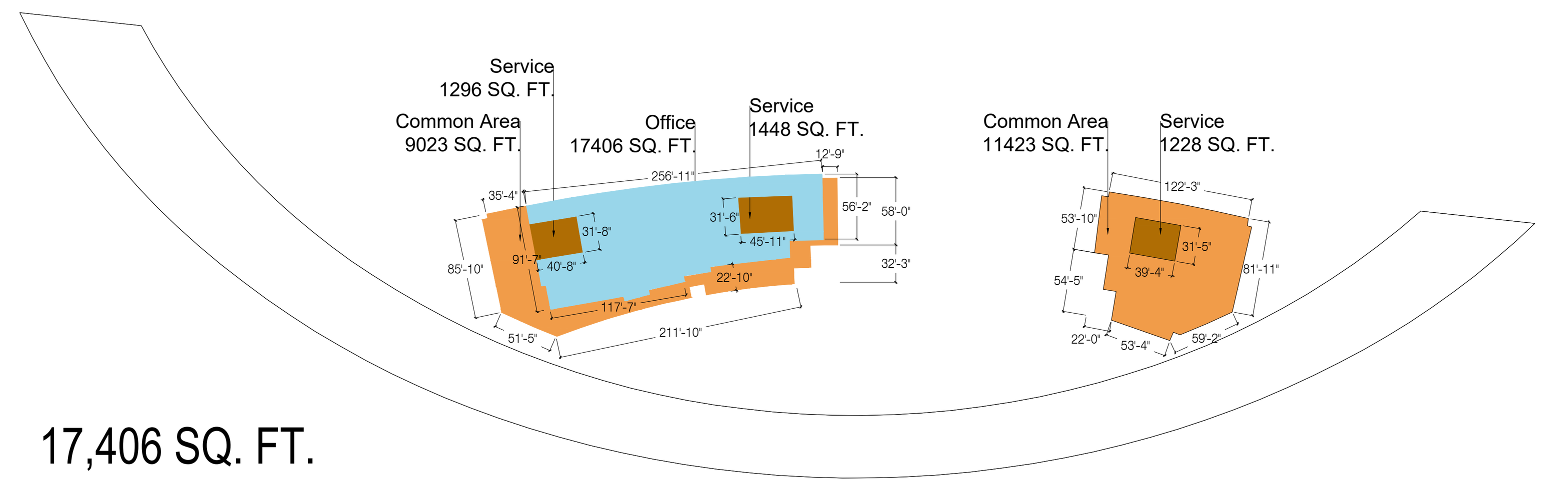
A9.04

Utility / Service	1,431 SQ. FT.
Circulation / Common Area	17,531 SQ. FT.



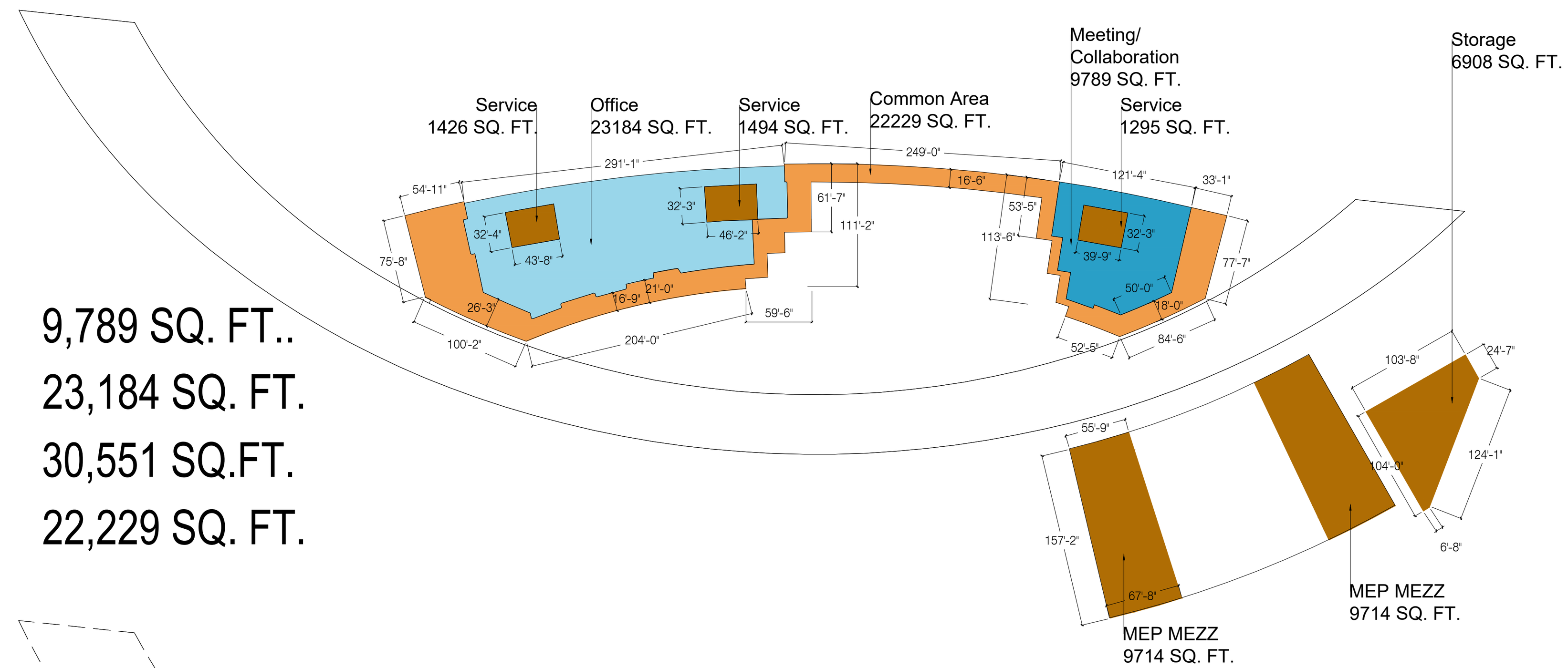
LEVEL 4

Office	17,406 SQ. FT.
Utility / Service	3,972 SQ. FT.
Circulation / Common Area	20,446 SQ. FT.



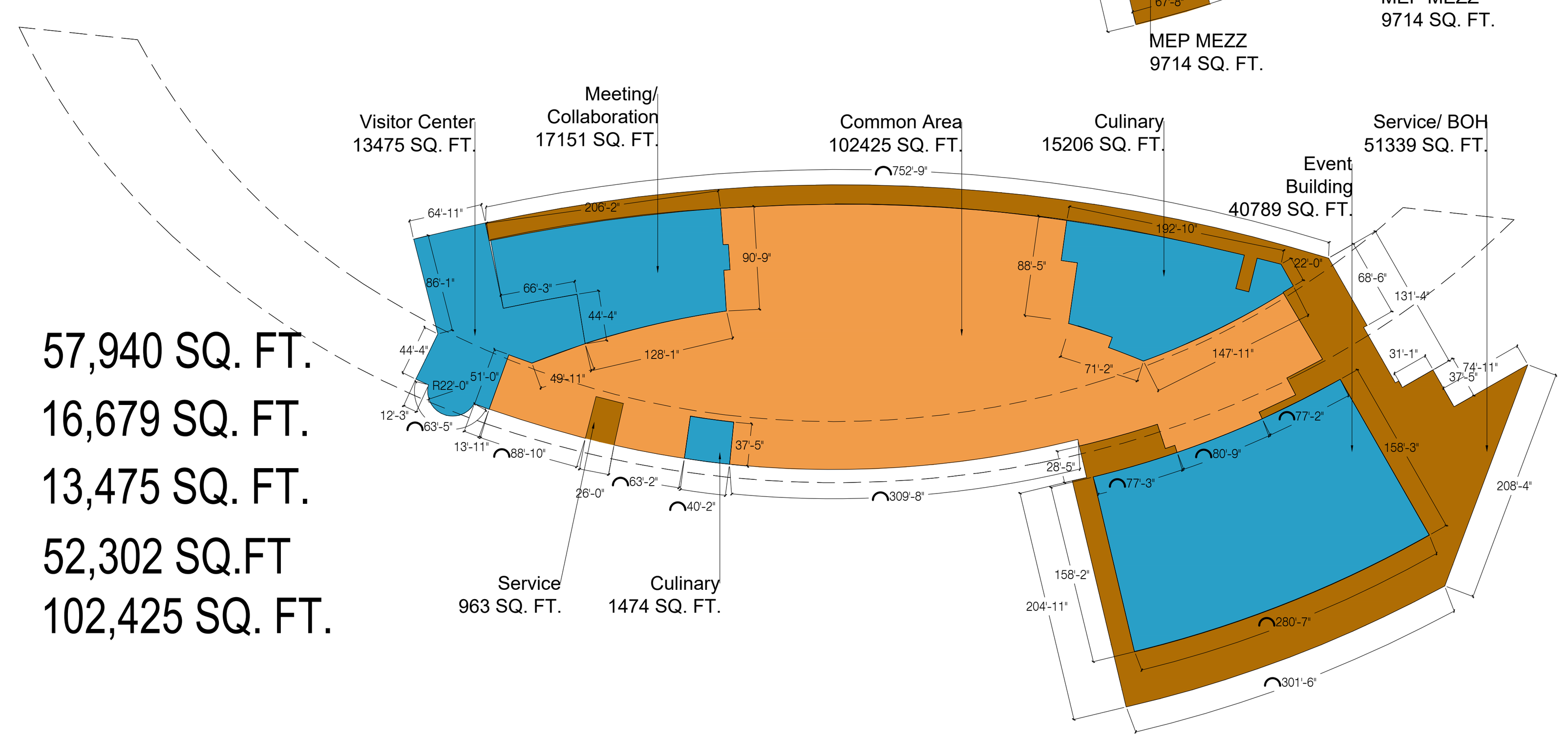
LEVEL 3

Meeting & Collaboration	9,789 SQ. FT..
Office	23,184 SQ. FT.
Utility / Service	30,551 SQ.FT.
Circulation / Common Area	22,229 SQ. FT.



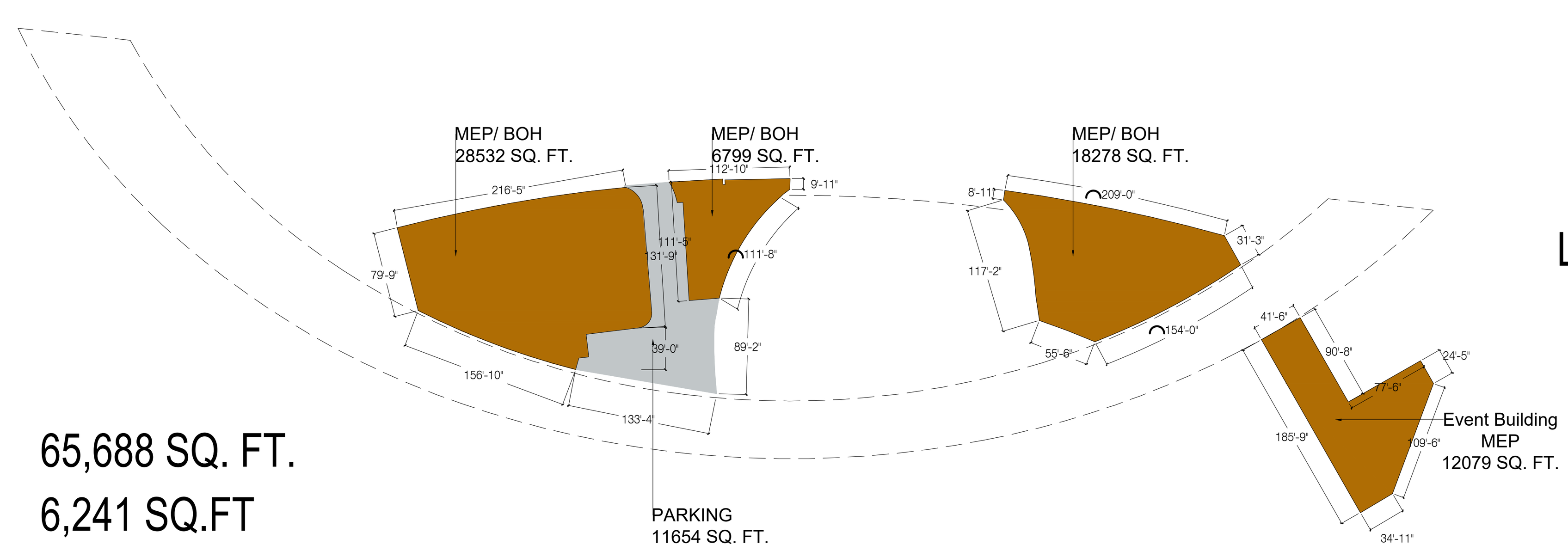
LEVEL 2

Meeting & Collaboration	57,940 SQ. FT.
Culinary	16,679 SQ. FT.
Visitor Center (Accessory)	13,475 SQ. FT.
Utility/ Service	52,302 SQ.FT
Circulation / Common Area	102,425 SQ. FT.



LEVEL 1

Utility/ Service	65,688 SQ. FT.
Excluded from GFA	6,241 SQ.FT



LEVEL B1

ACP GFA	
Name	Area
Level 4	
Landscaped Terrace (Utility)	1,431
Terrace Common Area	17,531
Level 3	
Workplace	17,406
Terrace Common Area	20,446
Utility Service	3,972
Level 2	
Workplace	23,184
Meeting Collaboration	9,789
Terrace Common Area	22,229
Utility Service	4,215
Event Building BOH	26,336
Level 1	
Meeting & Collaboration	17,151
Visitor Center (Accessory)	13,475
Culinary	16,679
Event Building	40,789
Service BOH	52,302
Common Area / Circulation	102,425
Basement	
Basement MEP	59,447
Basement MEP (Exempted Area)	6,241
Parking	11,654
TOTAL GFA	**448,807**

Excluded from GFA per Zoning Code		Total Gross Area (sf)
Basement		
Basement MEP		6,241
Parking		11,654
Total Excluded GFA		17,895

GROSS FLOOR AREA - TOTAL EXCLUSIONS UNDER 1%

MECH - APPLIES TO 1% EXEMPTION 6,241 SF

SPACE DESIGNATED FOR OFFICE USE MAY INCLUDE AMENITY USES, AS DEFINED IN CDP CONDITION 3.1.4.1.
OFFICE USES AND ACCESSORY USES (AS DEFINED IN CDP CONDITION 3.1.4.1) EACH CAN BE LOCATED ANYWHERE WITHIN THE CAMPUS DISTRICT: SPACE DESIGNATED FOR OFFICE USE CAN BE LOCATED IN THE MCS; AND SPACE DESIGNATED FOR ACCESSORY USE CAN BE LOCATED IN THE PORTIONS OF THE CAMPUS DISTRICT OUTSIDE OF THE MCS.

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE:

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

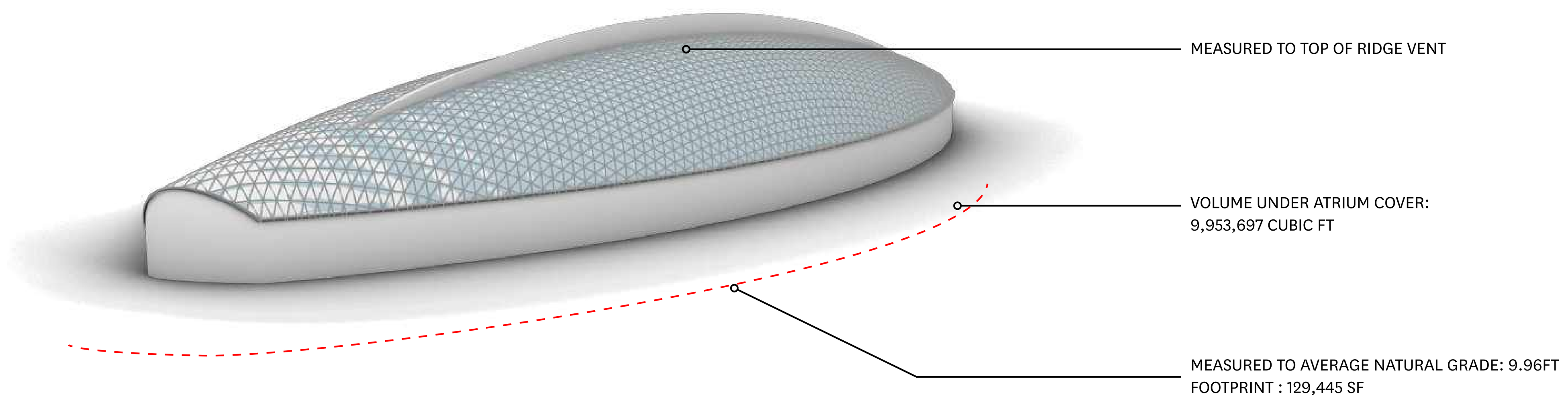
DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE: SQUARE FOOTAGE AND BUILDING COVERAGE

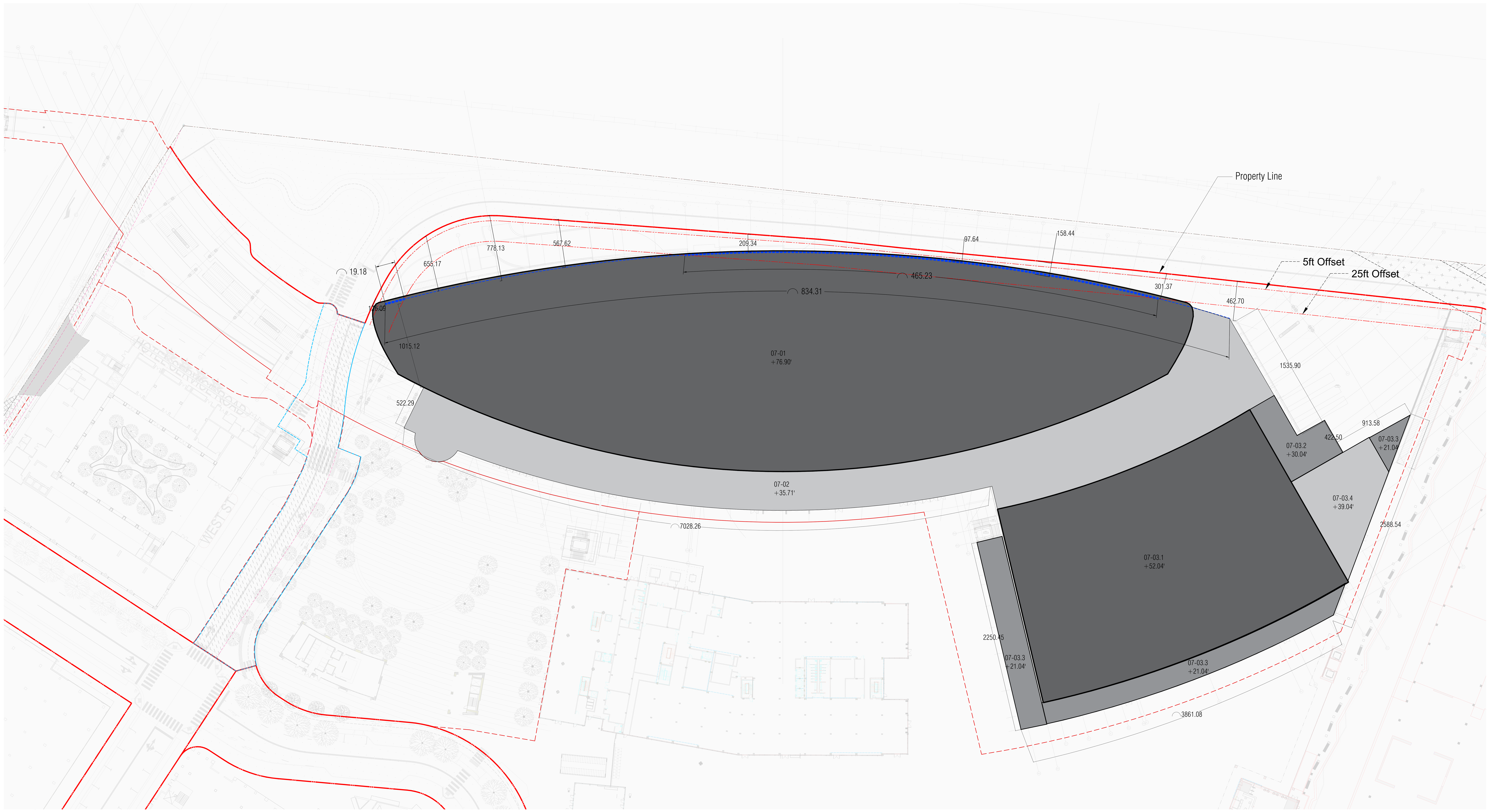
DRAWING NO:
A9.05

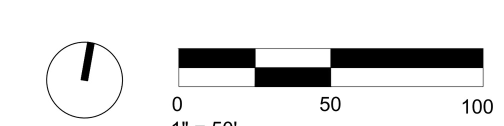


MC 01 CALCULATION METHOD

Building #	Natural Level (FASL)	New FFE (FASL)	Added Height (Nat. to FFE)	Average Height (FFE. to roof)	Average Height (Nat. to roof)	Footprint (SF)	Average Height x Footprint
07 01	9.96	15	5.04	71.86	76.90	129,445	9,953,697
						129,445	9,953,697
07 02	9.96	15	5.04	30.67	35.71	44,185	1,577,846
						44,185	1,577,846
07 03.1	9.96	15	5.04	47.00	52.04	56,863	2,959,151
07 03.2	9.96	15	5.04	25.00	30.04	3,342	100,394
07 03.3	9.96	15	5.04	16.00	21.04	12,175	256,162
07 03.4	9.96	15	5.04	34.00	39.04	6,550	255,712
						78,930	3,571,418

MCS - WEIGHTED AVERAGE HEIGHT (FT)	59.80
MCS - PROPOSED MAXIMUM HEIGHT (FT)	118.04





PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1"=50'-0"

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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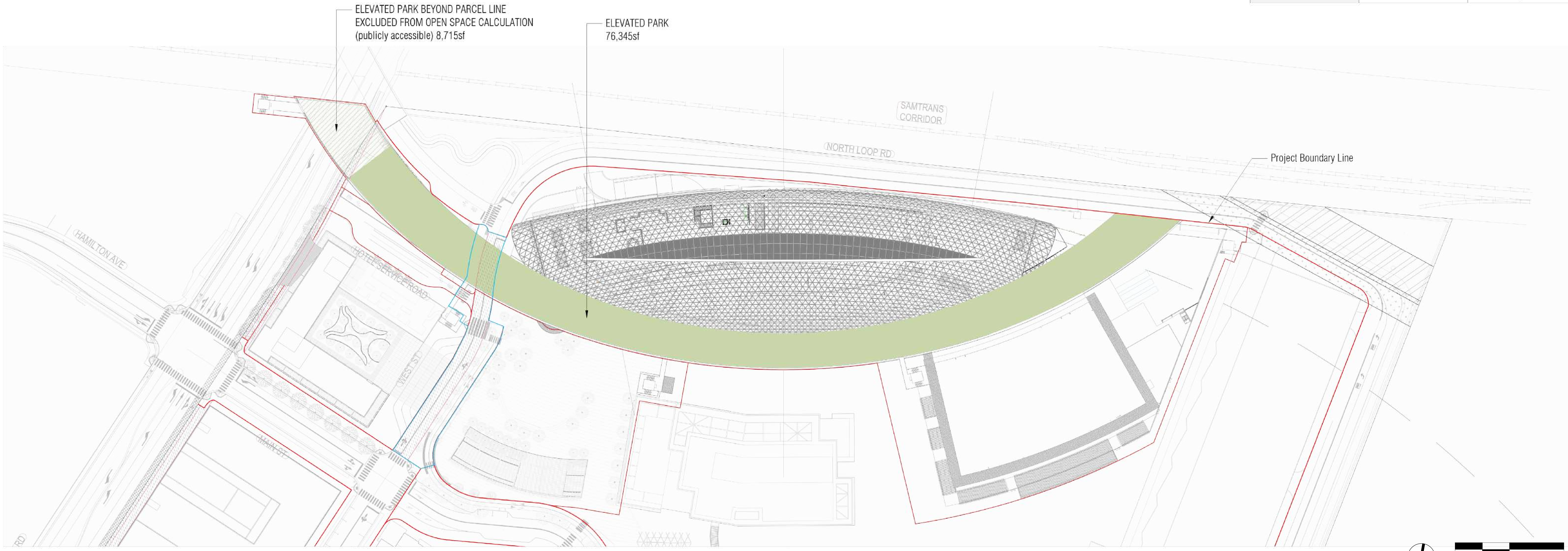
NO.	DATE	ISSUE

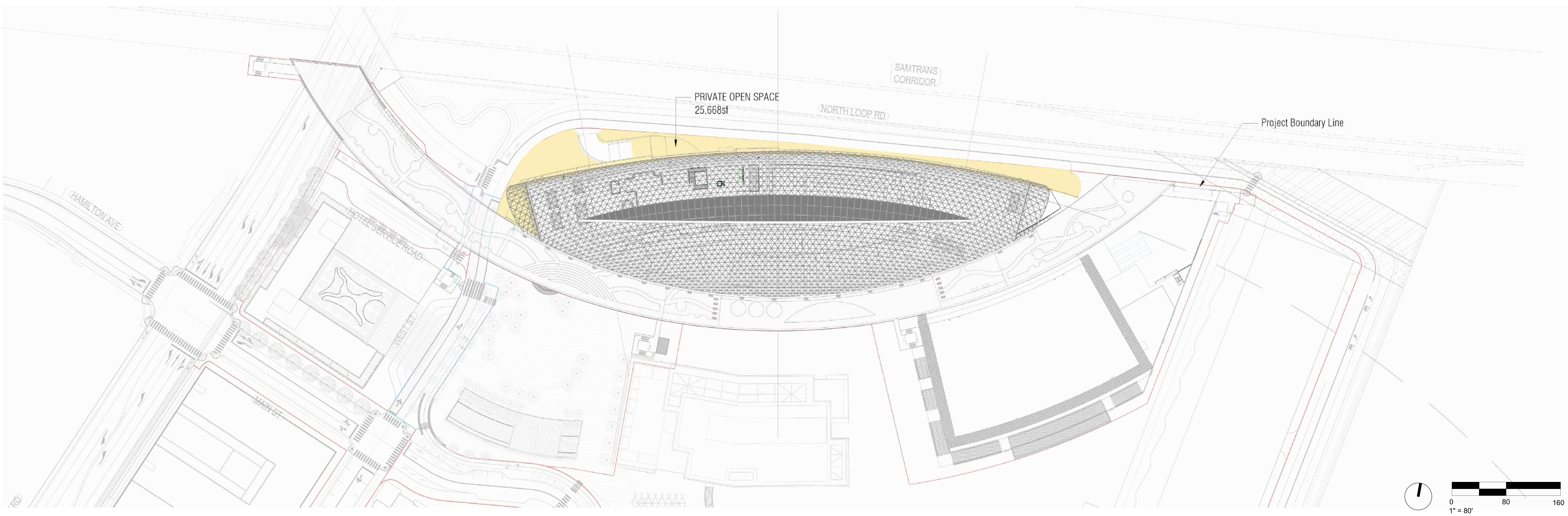
DRAWING TITLE: BUILDING HEIGHT DIAGRAM

DRAWING NO: A9.06

	OPEN SPACE	AREA (SF)
	PUBLICLY ACCESSIBLE	76,345
	NO PUBLIC ACCESS	25,668
	TOTAL	104,146



2 PUBLIC OPEN SPACE DIAGRAM



1 PRIVATE OPEN SPACE DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1"=80'-0"

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

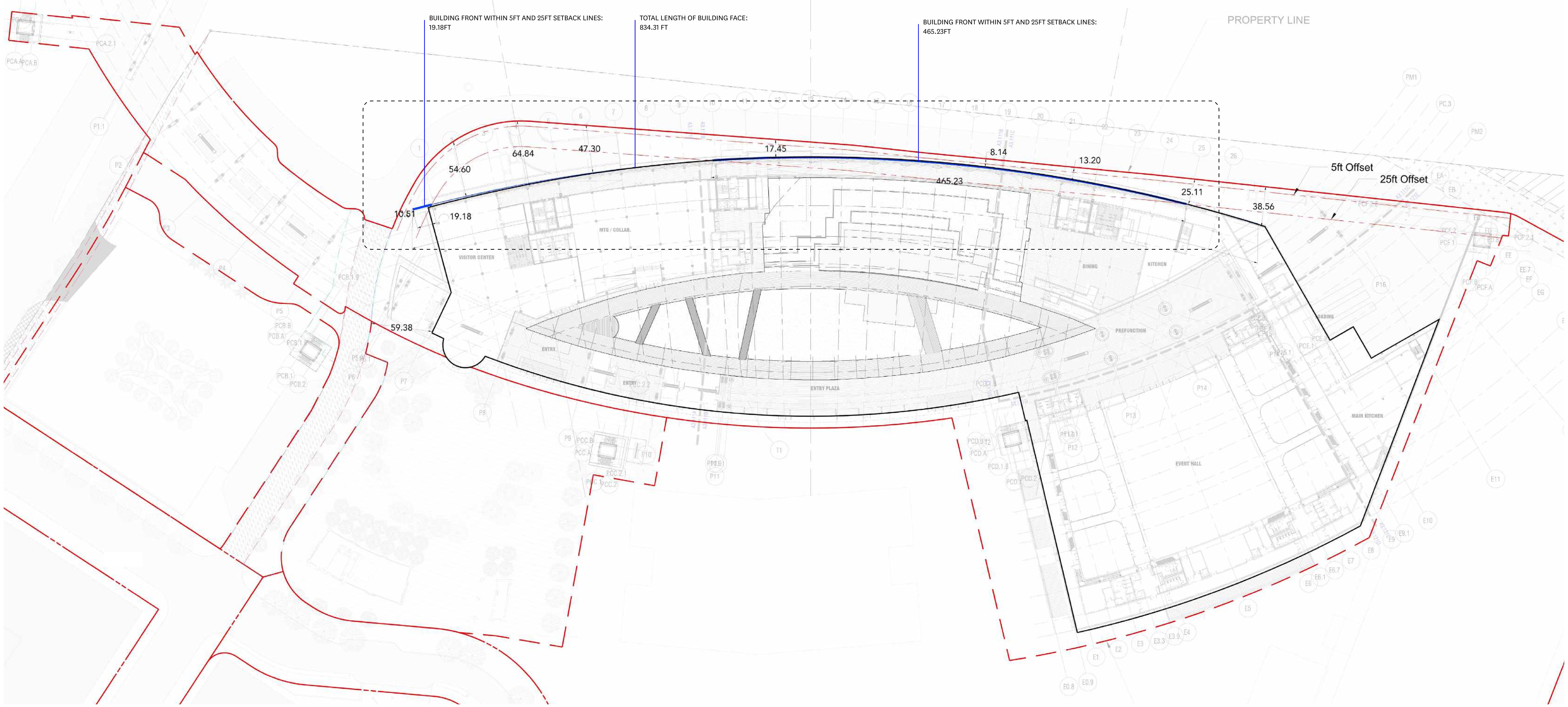
OPEN SPACE DIAGRAM

DRAWING NO:

A9.07

TOTAL LENGTH OF NORTH ELEVATION	LENGTH WITHIN MIN / MAX SETBACK	% BETWEEN MIN/MAX SETBACK
834.41 FT	484.41 FT	58%

2 MCS - ENLARGED LEVEL 1 PLAN



1 MCS - LEVEL 1 PLAN

0 50 100
1" = 50'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=80'-0"

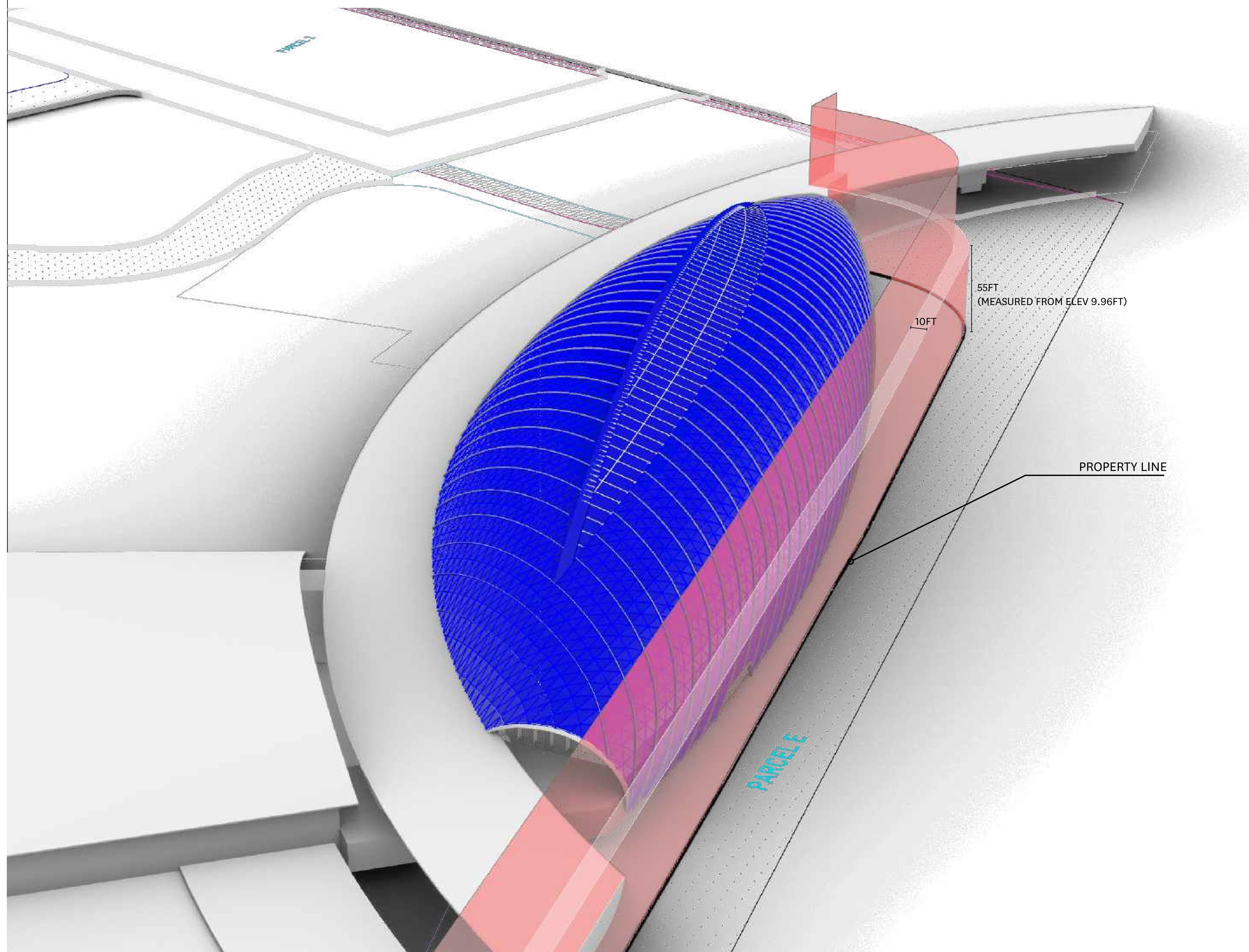
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

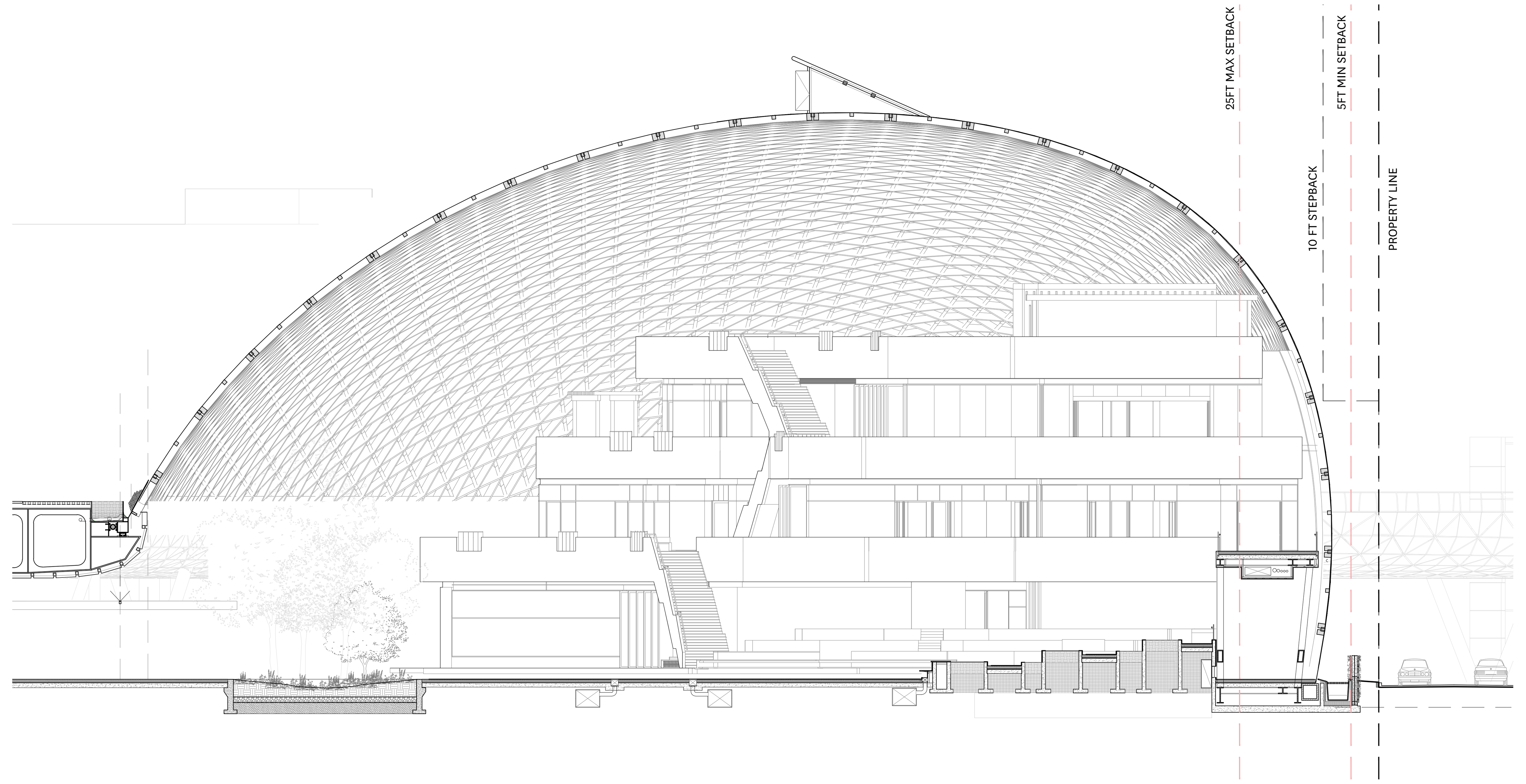
MILESTONES	
DATE	ISSUE
03/10/2023	ACP Submittal

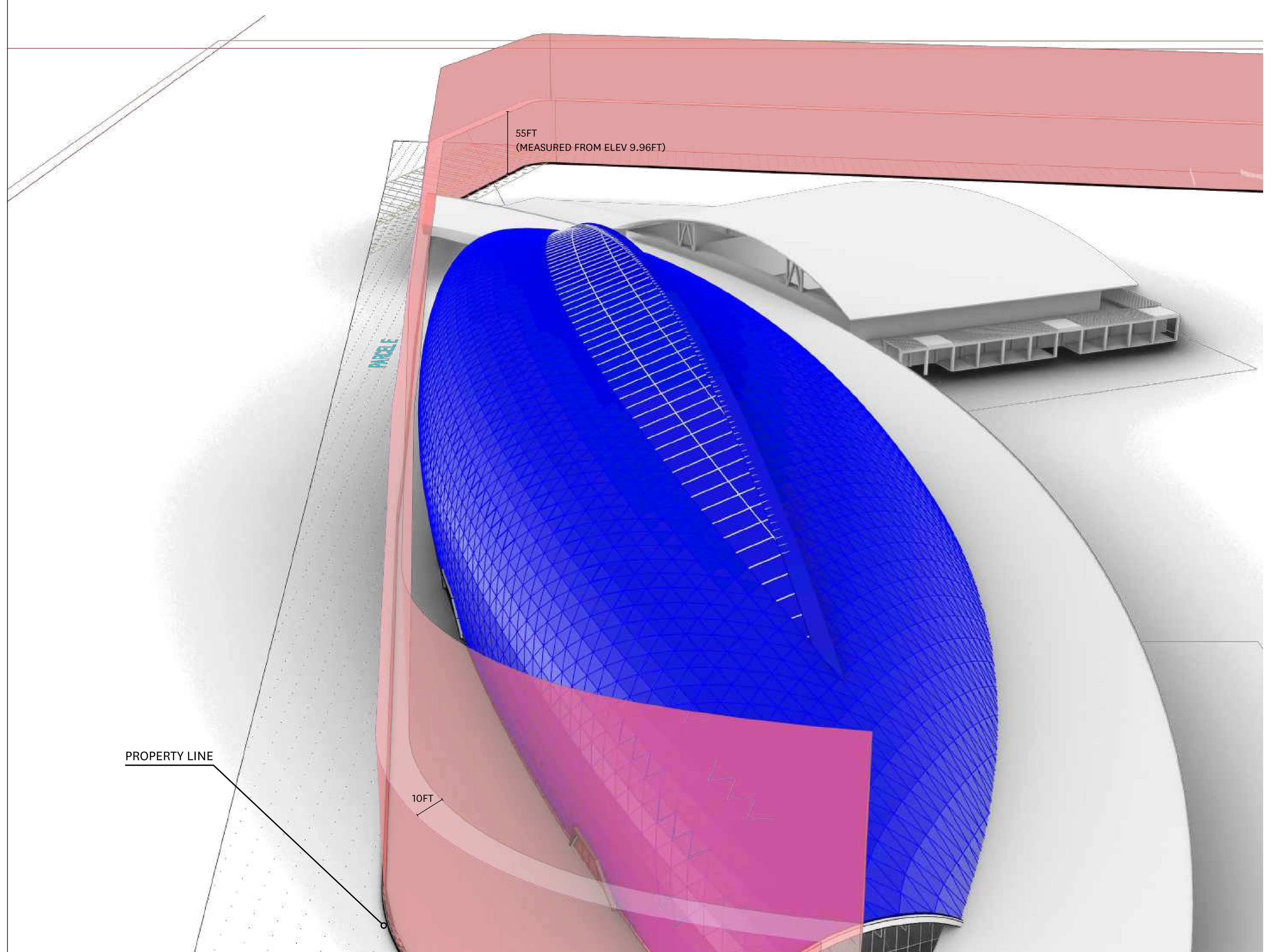
REVISIONS		
NO.	DATE	ISSUE

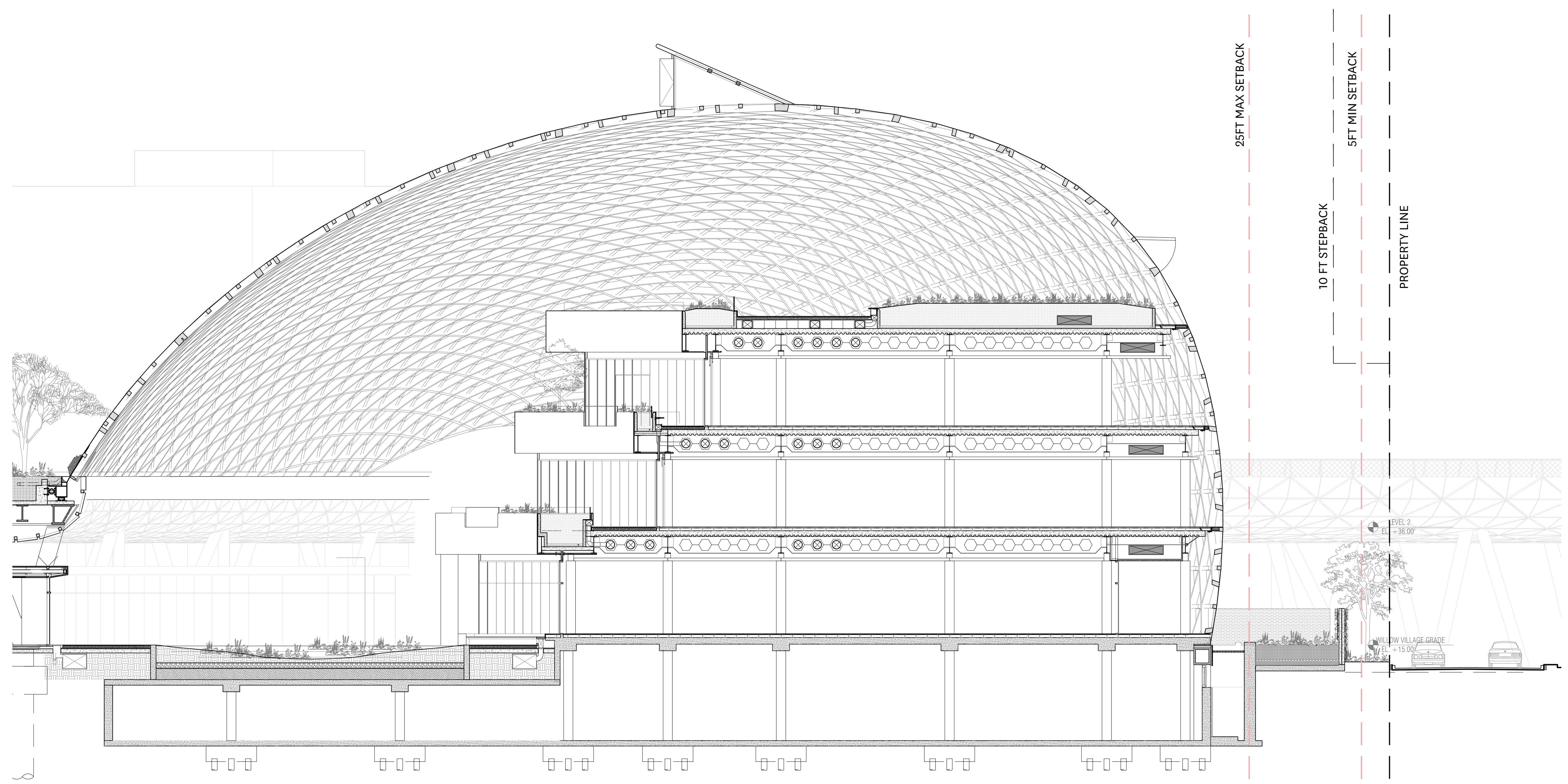
DRAWING TITLE:
STEPBACK DIAGRAM

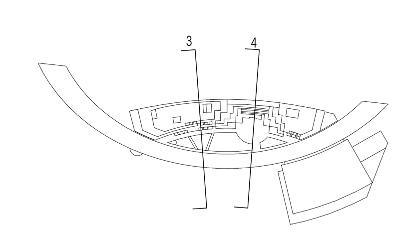
DRAWING NO:
A9.08











0 10 20 40
1/16" = 1'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1"=10'-0"

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03/10/2023	ACP Submittal

REVISIONS

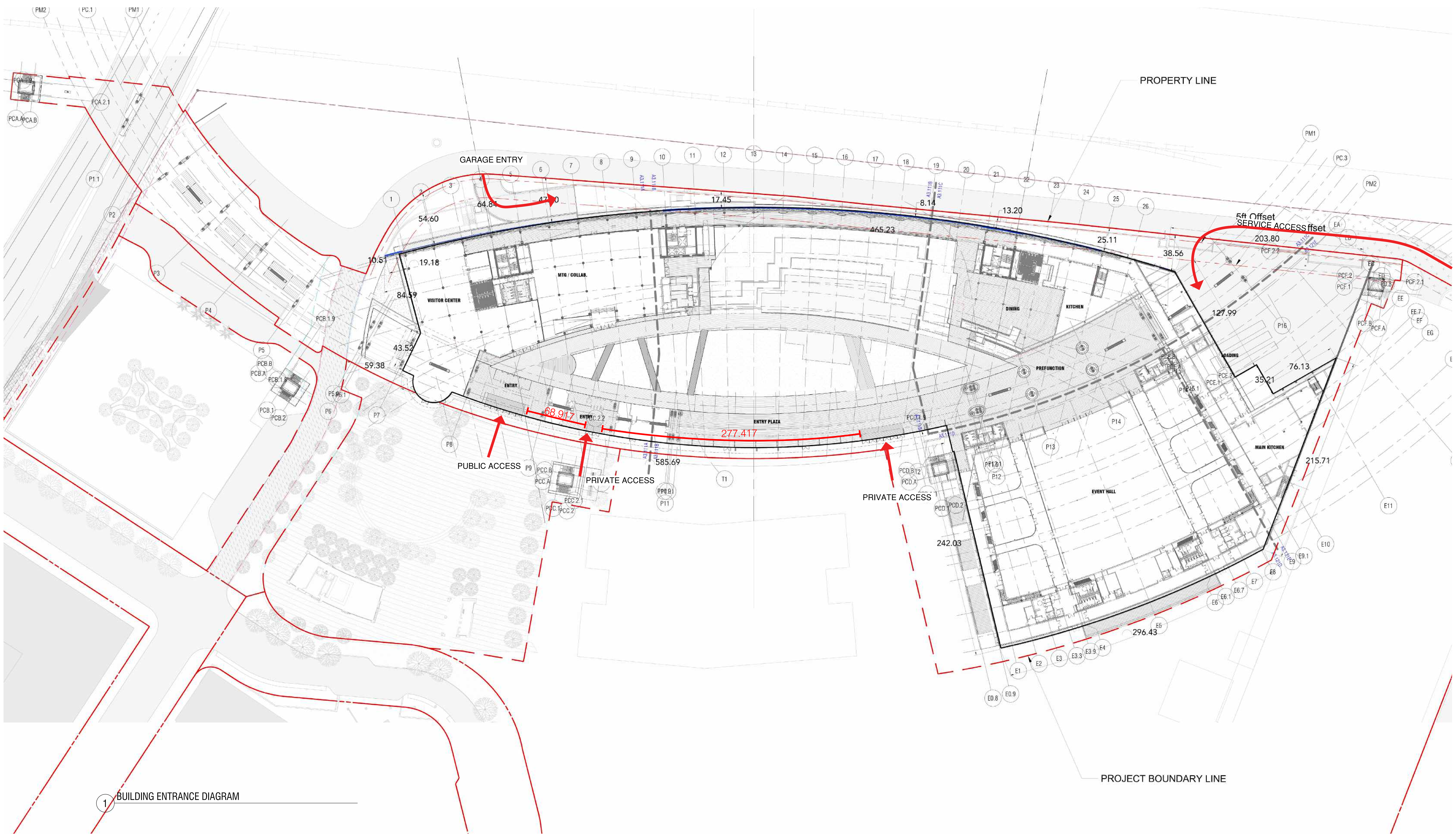
NO.	DATE	ISSUE

DRAWING TITLE:

STEPBACK DIAGRAM

DRAWING NO:

A9.09



1 BUILDING ENTRANCE DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE:

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

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REVISIONS

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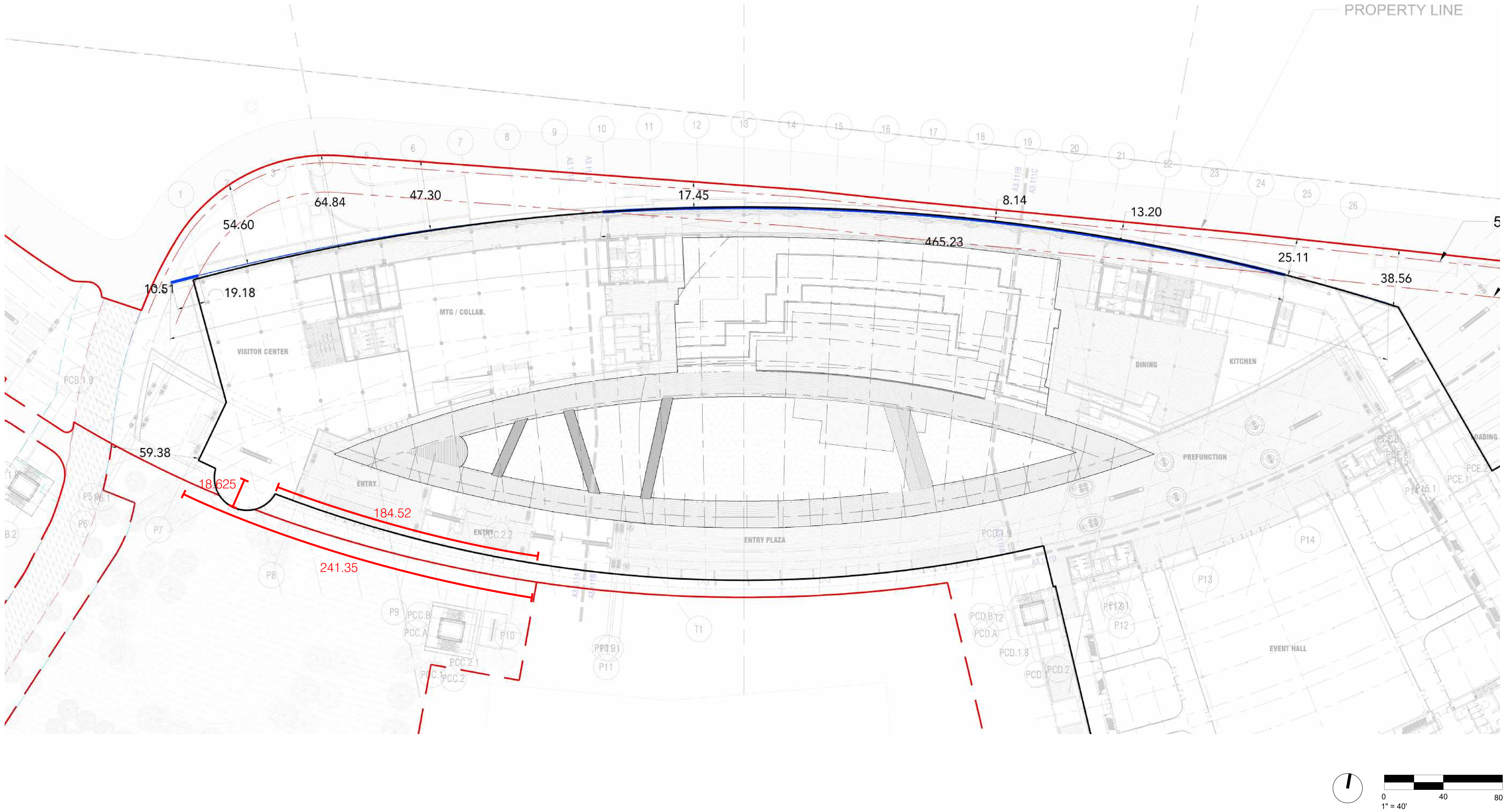
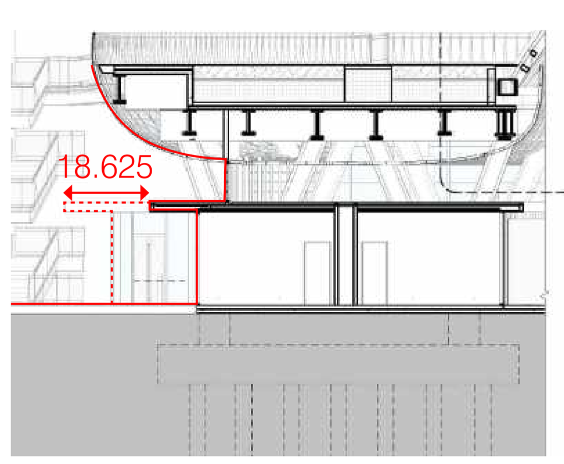
DRAWING TITLE:

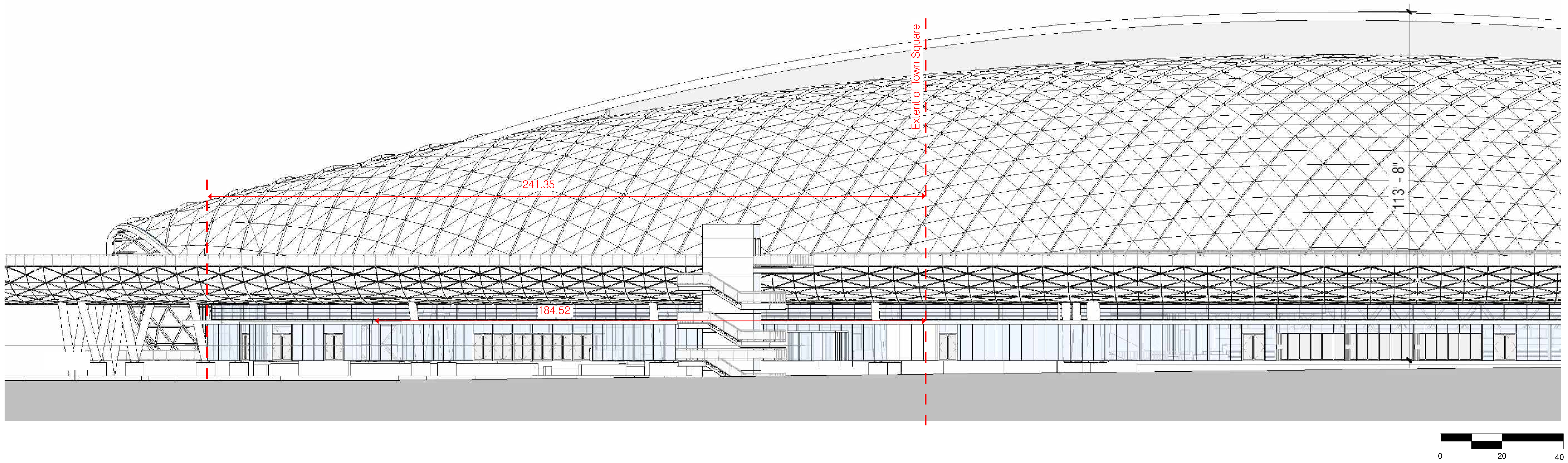
BUILDING ENTRANCE DIAGRAM

DRAWING NO:

A9.10







PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1"=40'-0"

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MILESTONES

DATE	ISSUE
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REVISIONS

NO.	DATE	ISSUE

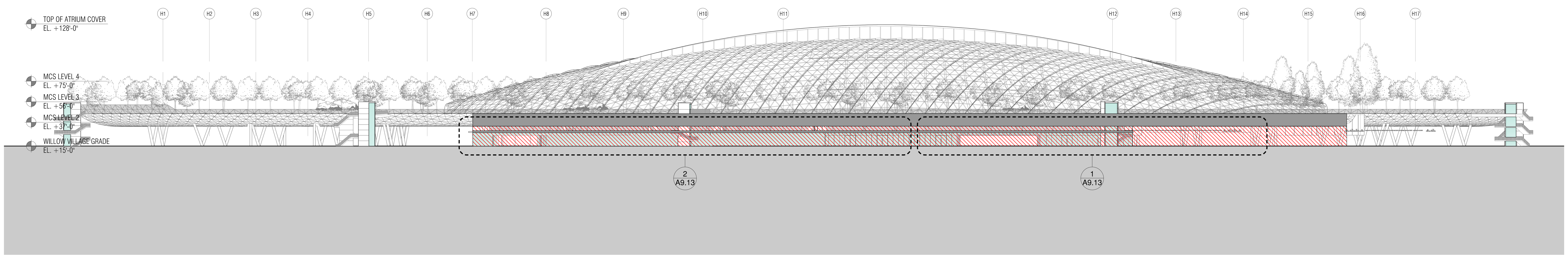
DRAWING TITLE:

MODULATION DIAGRAM

DRAWING NO:

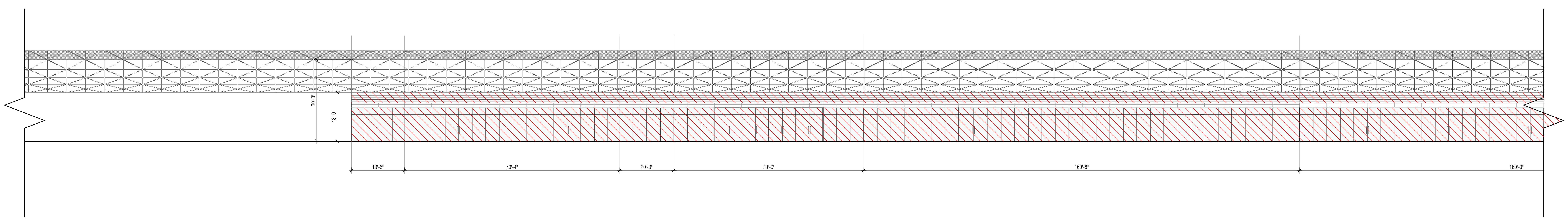
A9.11

	OPAQUE	11,735
	TRANSPARENT	13,768
TOTAL AREA		25,503
TRANSPARENCY RATIO		54 (%)



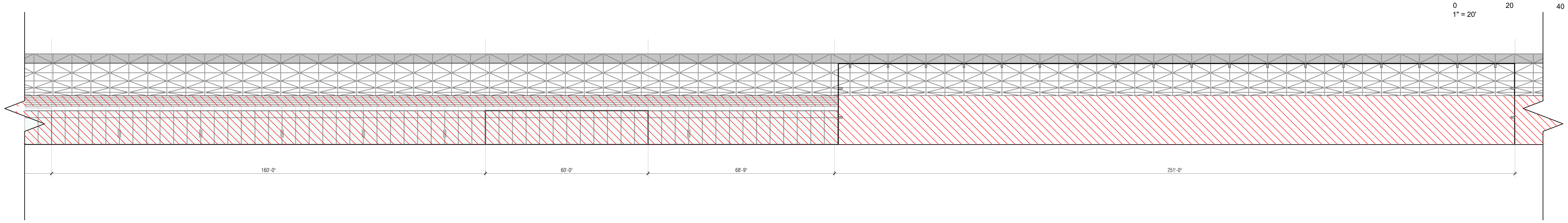
3 TRANSPARENCY DIAGRAM - SOUTH ELEVATION

0 50 100
1" = 50'



2 ENLARGED TRANSPARENCY DIAGRAM - SOUTH ELEVATION UNROLLED

0 20 40
1" = 20'



1 ENLARGED TRANSPARENCY DIAGRAM - SOUTH ELEVATION UNROLLED

0 20 40
1" = 20'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=50'-0"
1"=20'-0"

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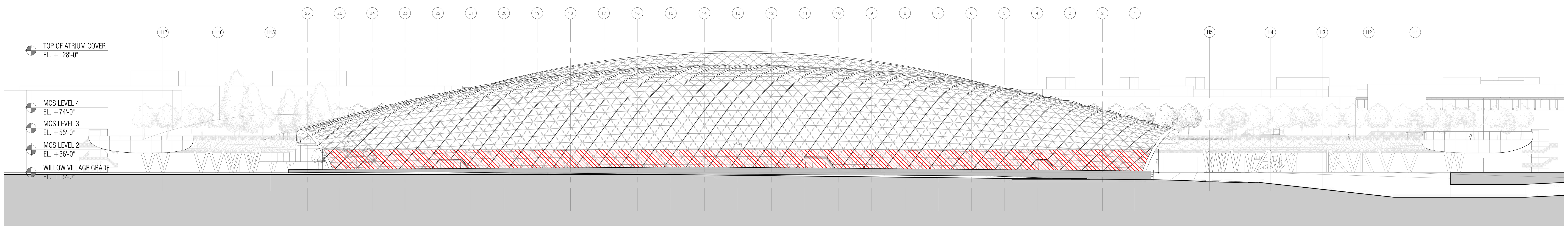
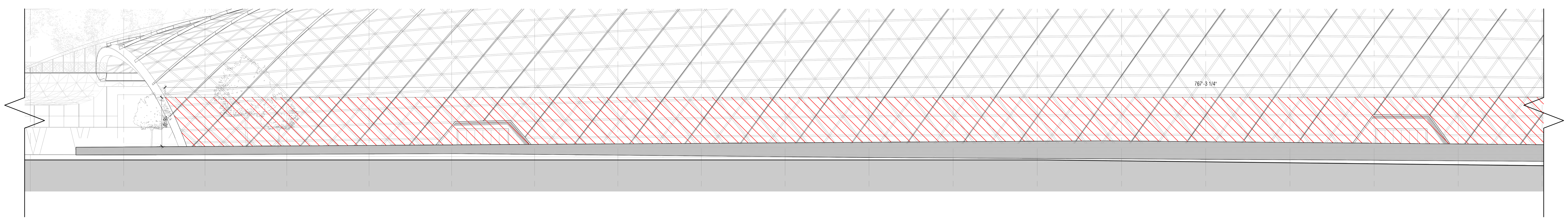
DRAWING TITLE:
TRANSPARENCY DIAGRAM - SOUTH

DRAWING NO:
A9.12

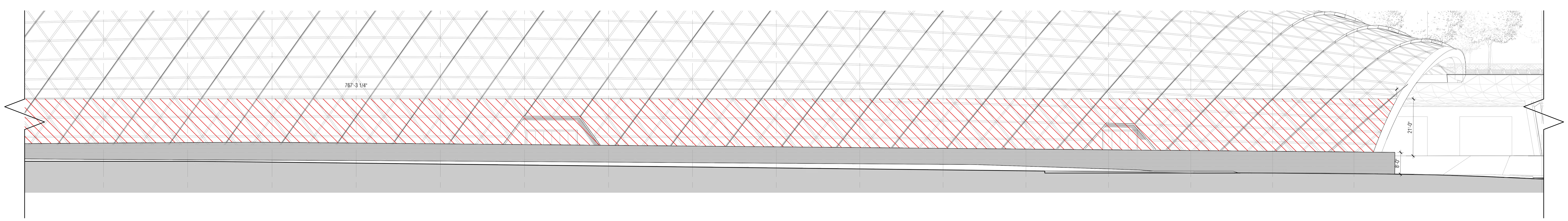
	OPAQUE	4,411
	TRANSPARENT	13,306
TOTAL AREA		17,717
TRANSPARENCY RATIO		75 (%)



3 TRANSPARENCY DIAGRAM - SOUTH ELEVATION
1" = 40'-0"



2 ENLARGED TRANSPARENCY DIAGRAM - NORTH ELEVATION
1" = 16'-0"



1 ENLARGED TRANSPARENCY DIAGRAM - NORTH ELEVATION
1" = 16'-0"

0 20 40
1" = 20'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE:

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MILESTONES	
DATE	ISSUE
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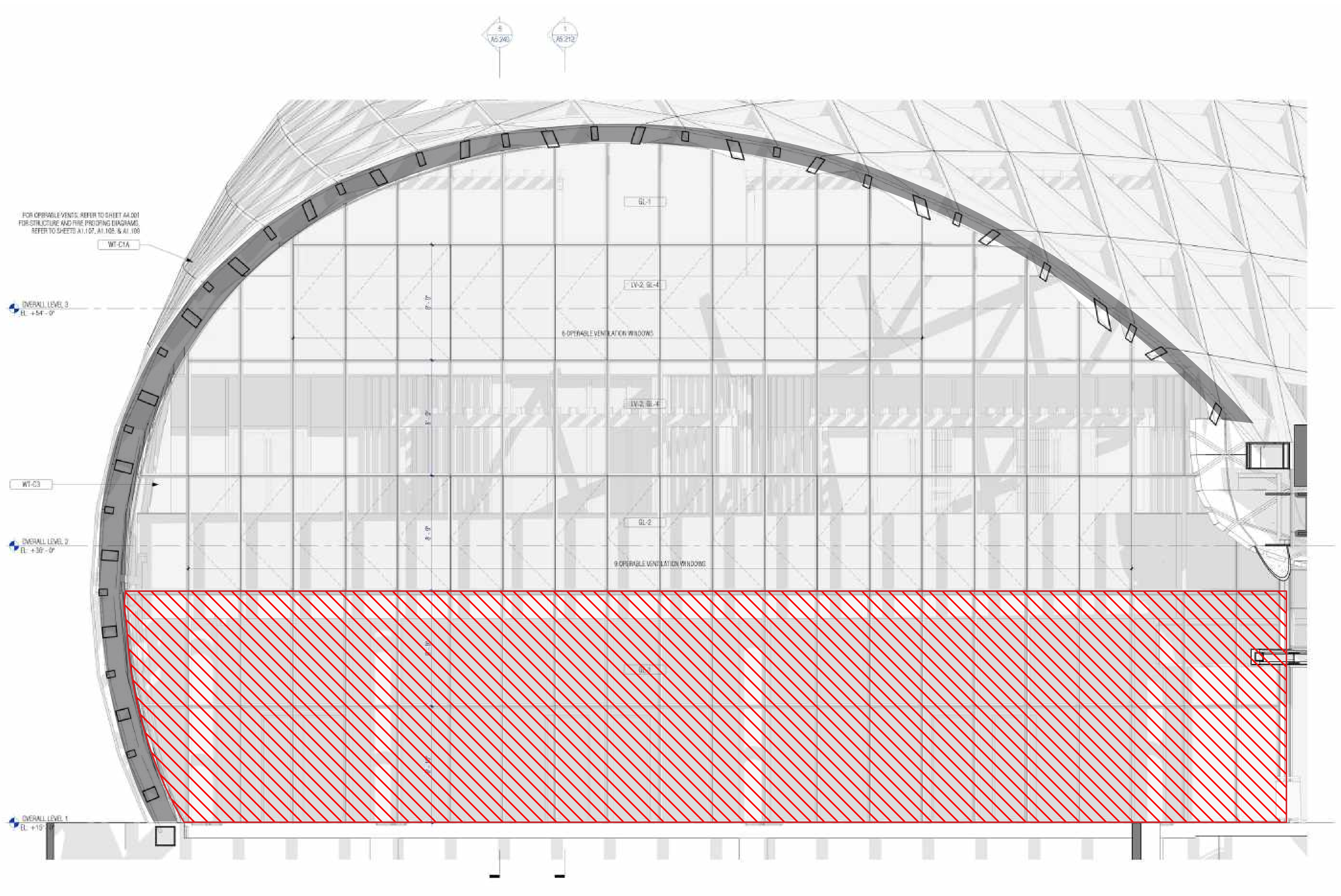
NO.	DATE	ISSUE

DRAWING TITLE:
TRANSPARENCY DIAGRAM - NORTH

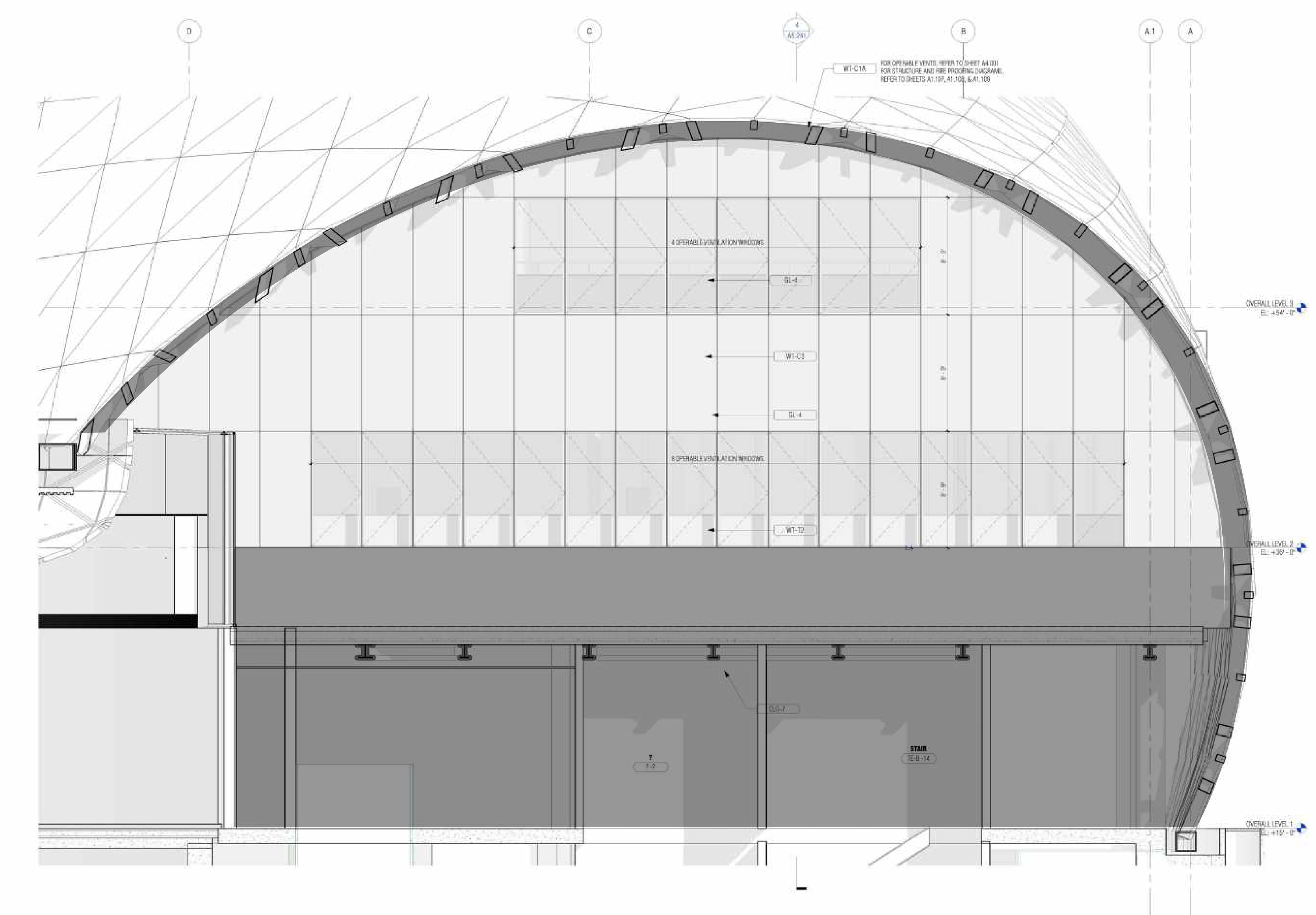
DRAWING NO:
A9.13

	OPAQUE	20
	TRANSPARENT	1,560
TOTAL AREA		1,580
TRANSPARENCY RATIO		99%

	OPAQUE	1,580
	TRANSPARENT	0
TOTAL AREA		1,580
TRANSPARENCY RATIO		0%



4 END WALL ELEVATION



3 END WALL ELEVATION

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE:

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REVISIONS

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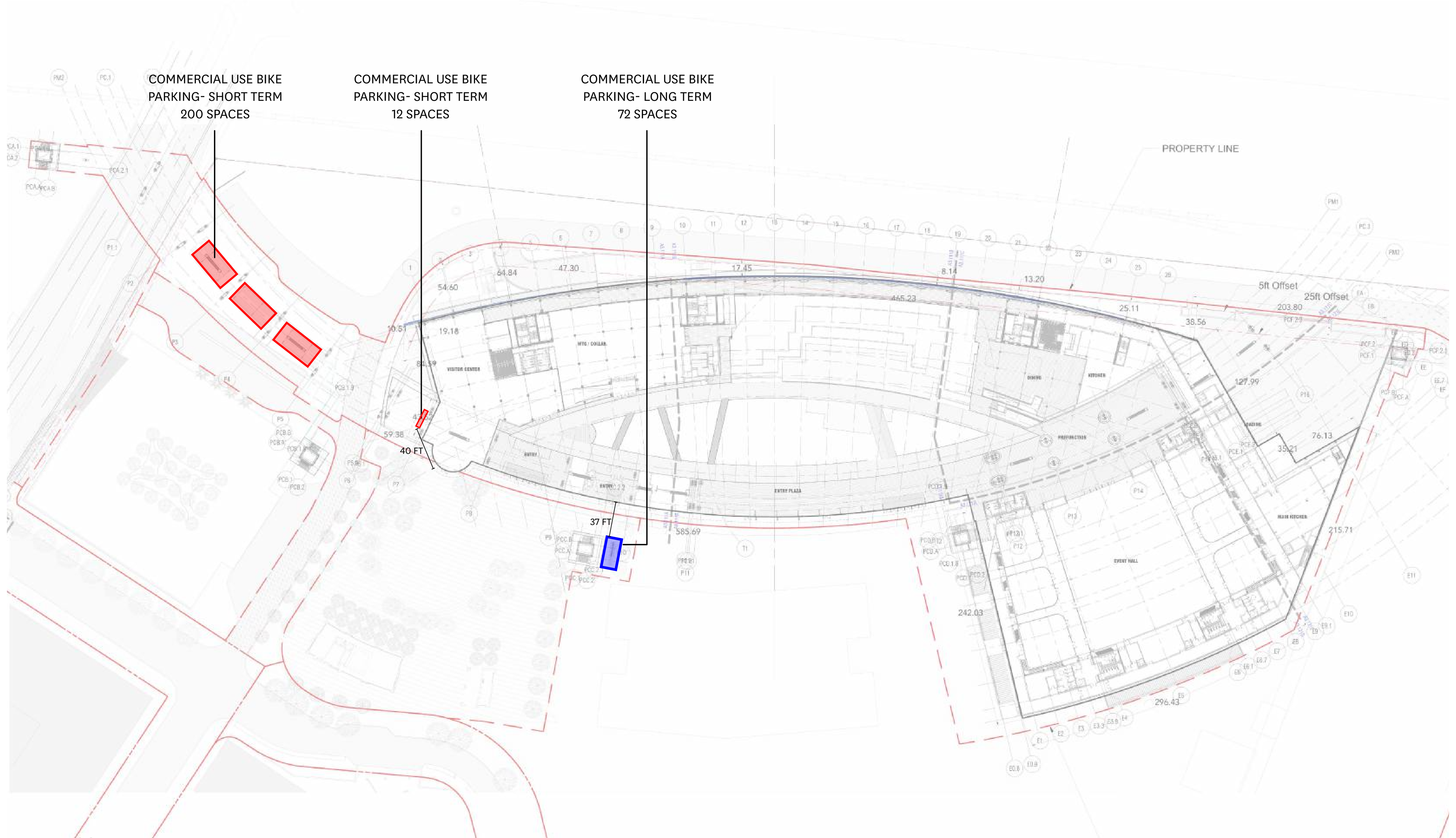
DRAWING TITLE:
TRANSPARENCY DIAGRAM - EAST / WEST

DRAWING NO:
A9.14



2 MCS - LEVEL 1 PLAN

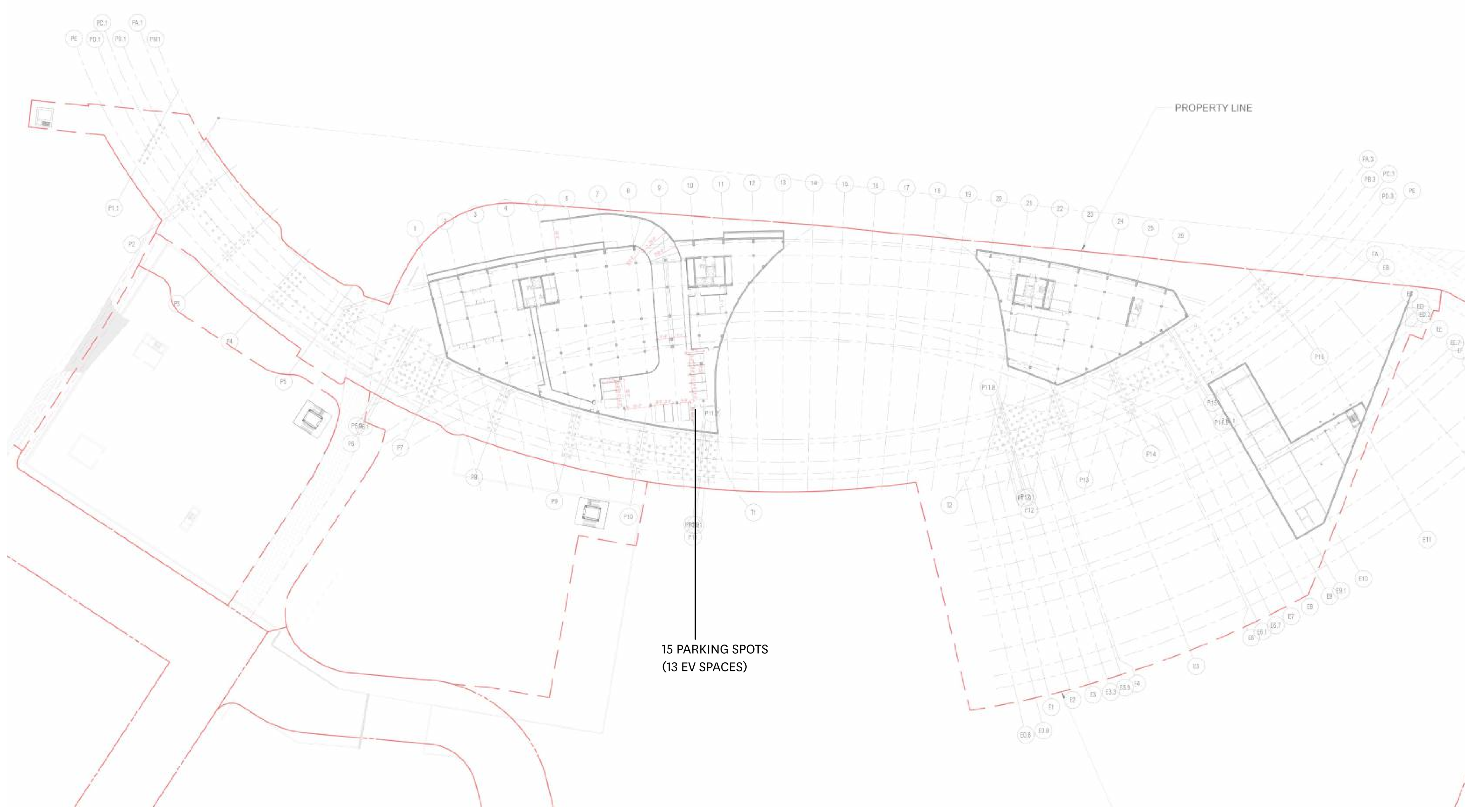
MCS OFFICE & ACCESSORY BIKE PARKING COUNT

16.43.090 Parking Standards

Office / Accessory	1 per 5,000sf of gross area	
Office / Accessory	448,807 sf	90 spots
Long Term	(80%)	72 spots
Short Term	(20%)	18 spots

Long Term Bike Parking

Short Term Bike Parking



1 MCS - BASEMENT PLAN

MCS PARKING

16.43.090 Parking Standards

	Minimum Spaces	Maximum Spaces
Office /Accessory	(Per 1,000 Sq. Ft)	(Per 1,000 Sq. Ft.)
	2	3
Office /Accessory 389,800 SF [1]	780 Spaces Min [2]	1170 Spaces Max

[1] Building area calculated from total Gross Area for Fully Enclosed Interior

[2] Refer to Masterplan plan set for parking allocation. Additional spaces serving MCS are included with the Office Campus.

MCS EVSE SPACES

Per Menlo Park Municipal Code 12.18.110

A minimum of 15% of total required number of parking stalls are to be EV Spaces with installed EVSE in 10% of the total required number of parking stalls, with a minimum of 1, in charging space(s).

	TOTAL SPACES	EV SPACES CALC	REQUIRED EV SPACES	EVSE SPACES CALC	REQUIRED EVSE SPACES
Office and Accessory	780	780x15%=117	117	780x10%=78	78

ENTITLE_CAR PARKING SCHEDULE_OFFICE/ ACCESSORY

Level	Type Comments	Spaces per Parking Unit	Count	Total Space Count
BASEMENT				
BASEMENT	STANDARD 8.5 X 18	1	1	1
BASEMENT	EV STANDARD 8.5 X 18	1	10	10
Grand Total				11

*634-958 ADDITIONAL PARKING AT NORTH GARAGE

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1”=50’-0”
1”=20’-0”

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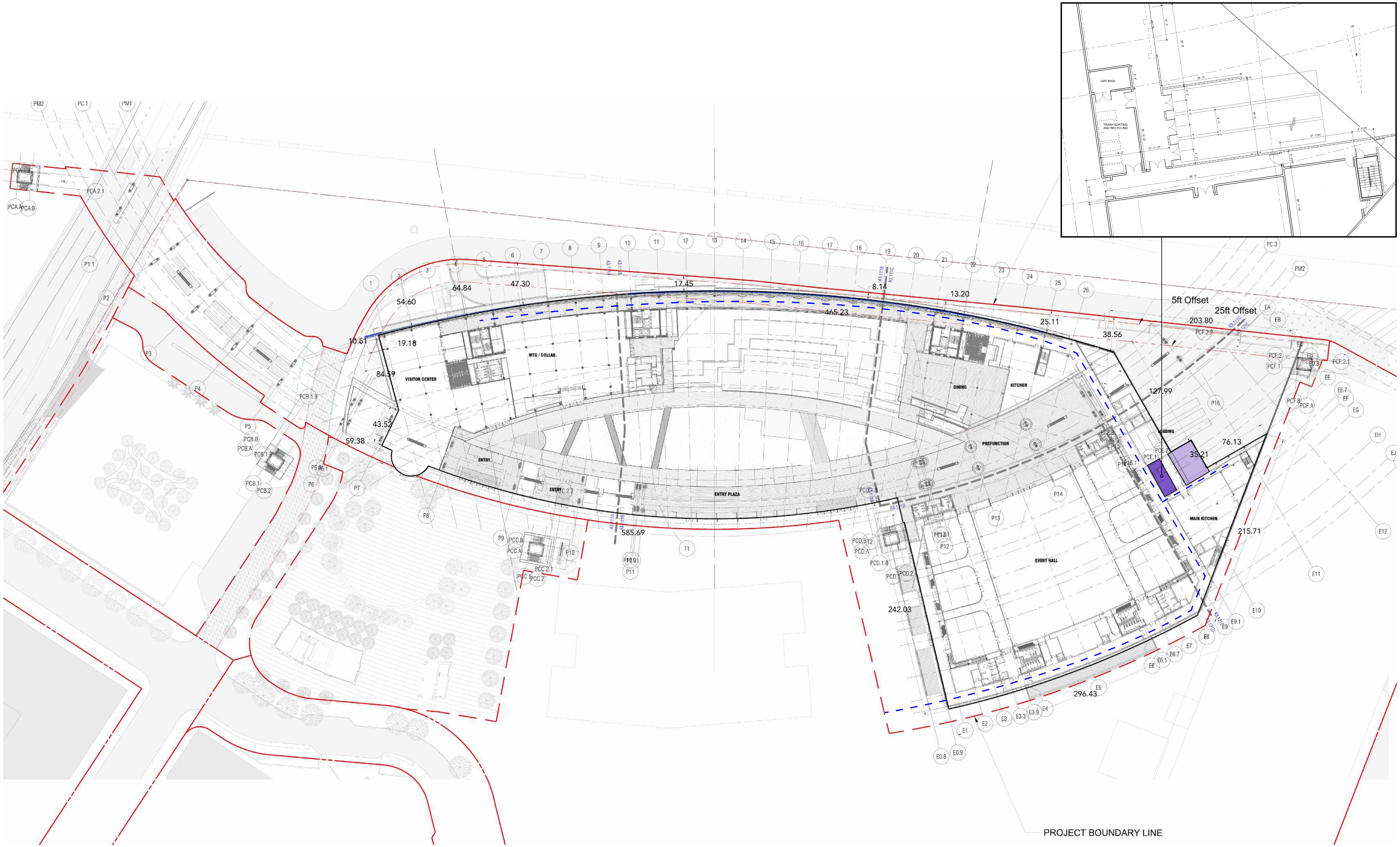
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE: PARKING COUNT DIAGRAM

DRAWING NO: **A9.15**

TRASH STORAGE/ SORTING ROOM FOR COMPOSTING, TRASH , RECYCLING



REFUSE, RECYCLING, AND ZERO WASTE DIAGRAM

- TRASH CIRCULATION ROUTE
- TRASH ROOM
- TRASH COLLECTION AREA

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

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MILESTONES

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REVISIONS

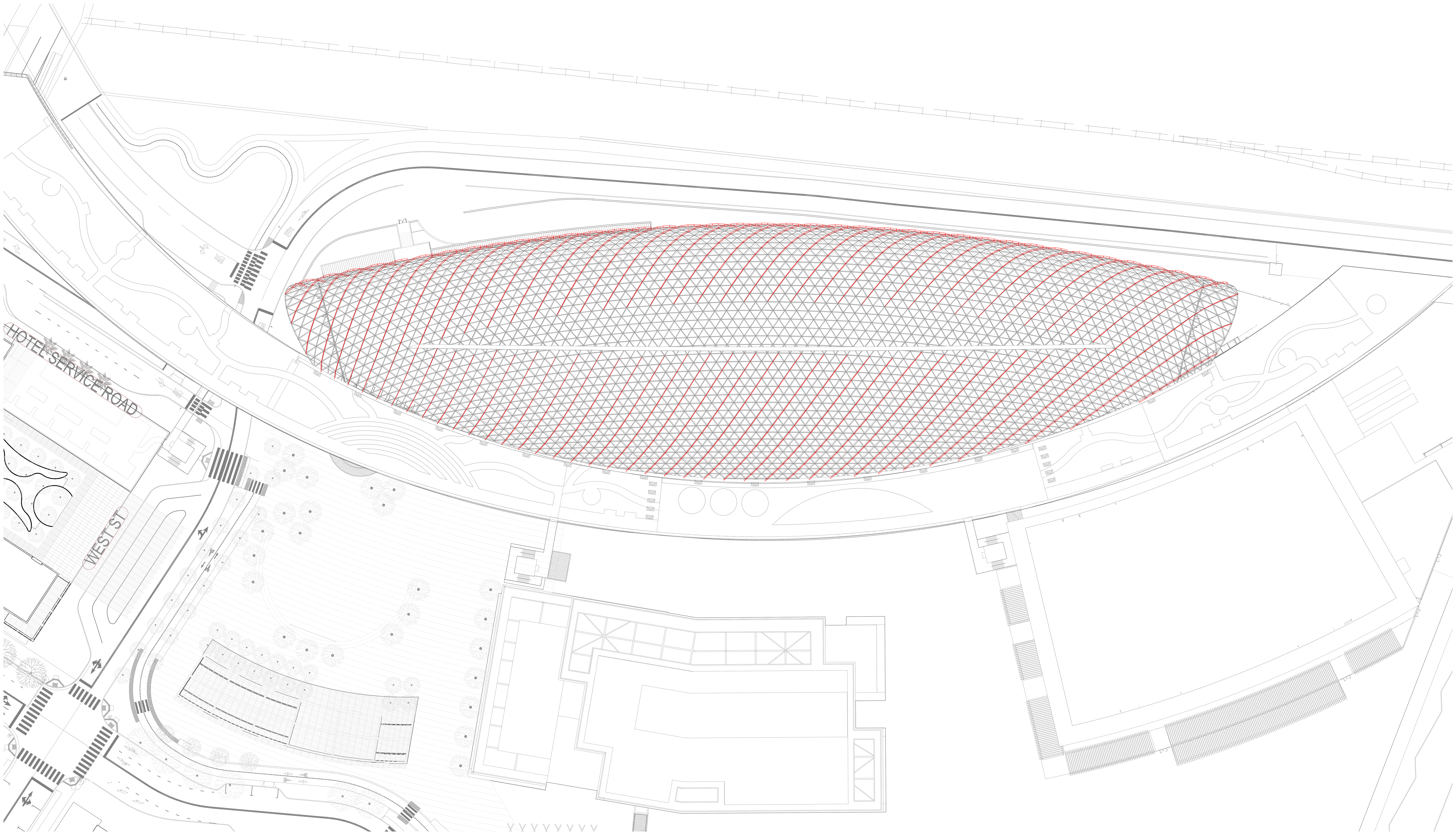
NO.	DATE	ISSUE

DRAWING TITLE:

REFUSE, RECYCLING, ZERO WASTE DIAGRAM

DRAWING NO:

A9.16



1 MCS - ATRIUM COVER METAL FIN DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE: 1"=50'-0"

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

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REVISIONS

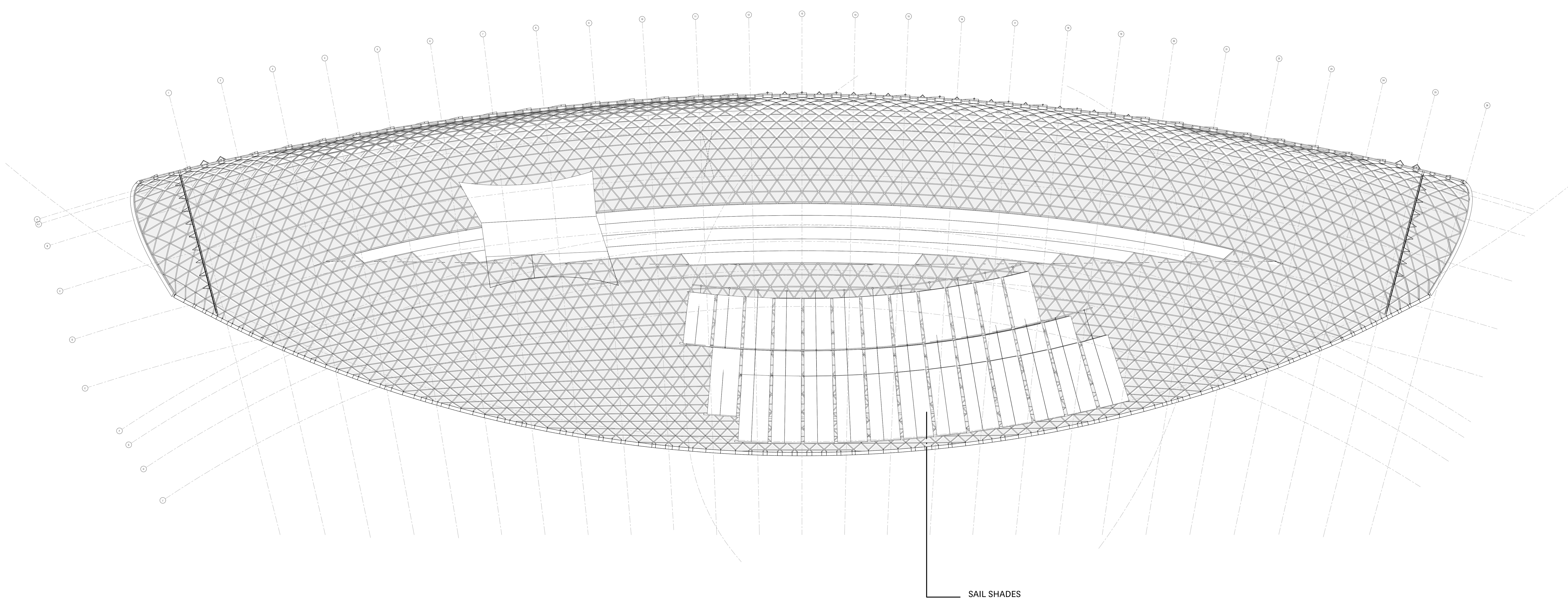
NO.	DATE	ISSUE

DRAWING TITLE:

BIRD-FRIENDLY STRATEGY - FINS

DRAWING NO:

A10.01



1 MCS - ATRIUM COVER SAIL SHADES

0 40 80
1" = 40'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE:

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
BIRD-FRIENDLY STRATEGY - SAIL SHADES

DRAWING NO:
A10.02

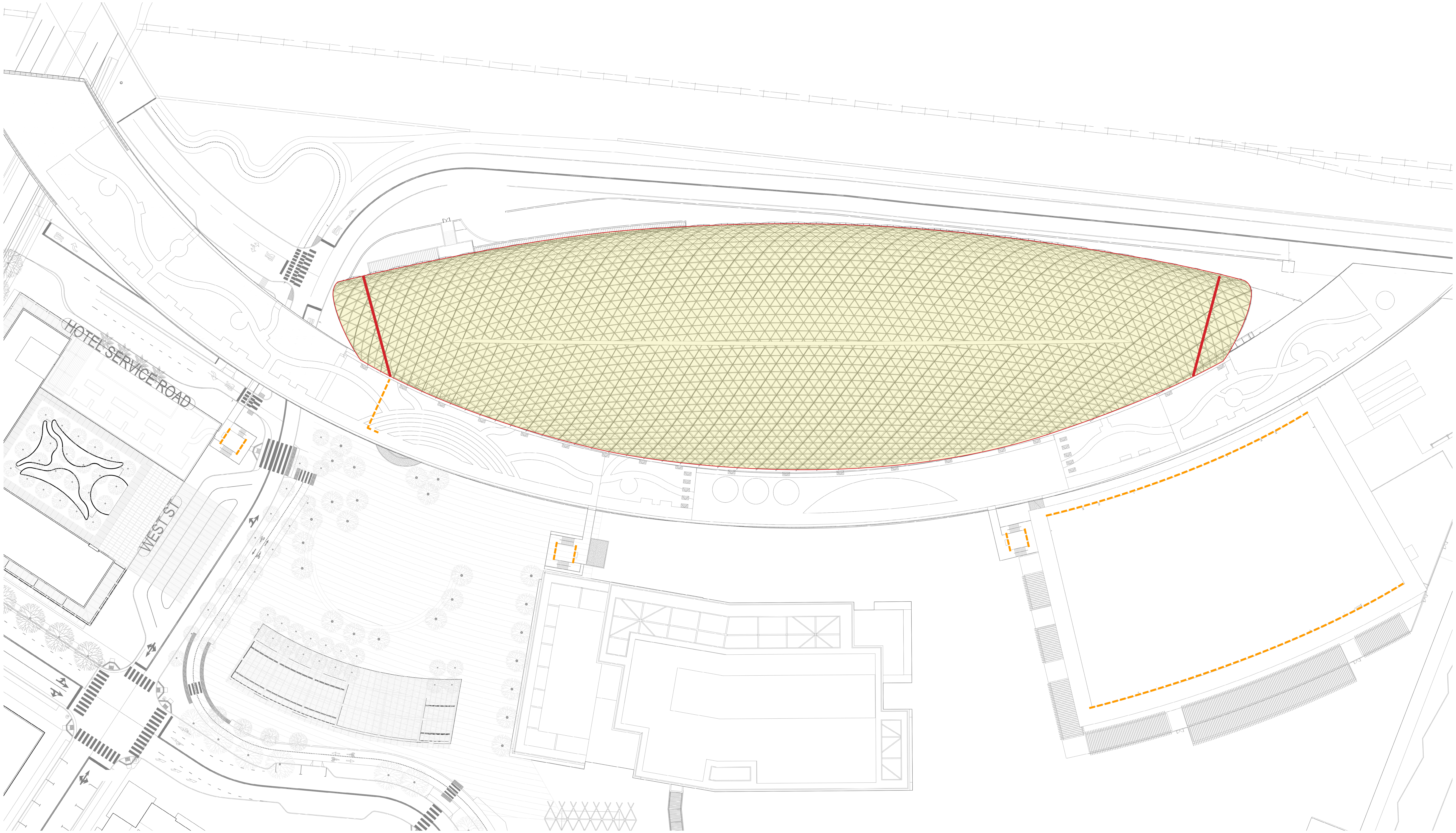
ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

(1) VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING FOUR INCHES AND /OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF TWO INCHES;
OR
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 15. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

(1) VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING FOUR INCHES AND /OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF TWO INCHES;
OR
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 30. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

UNTREATED GLAZING



1 MCS - BIRD FRIENDLY THREAT FACTOR DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=50'-0"

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS

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DRAWING TITLE:
BIRD-FRIENDLY STRATEGY - THREAT FACTOR

DRAWING NO:
A10.03

ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

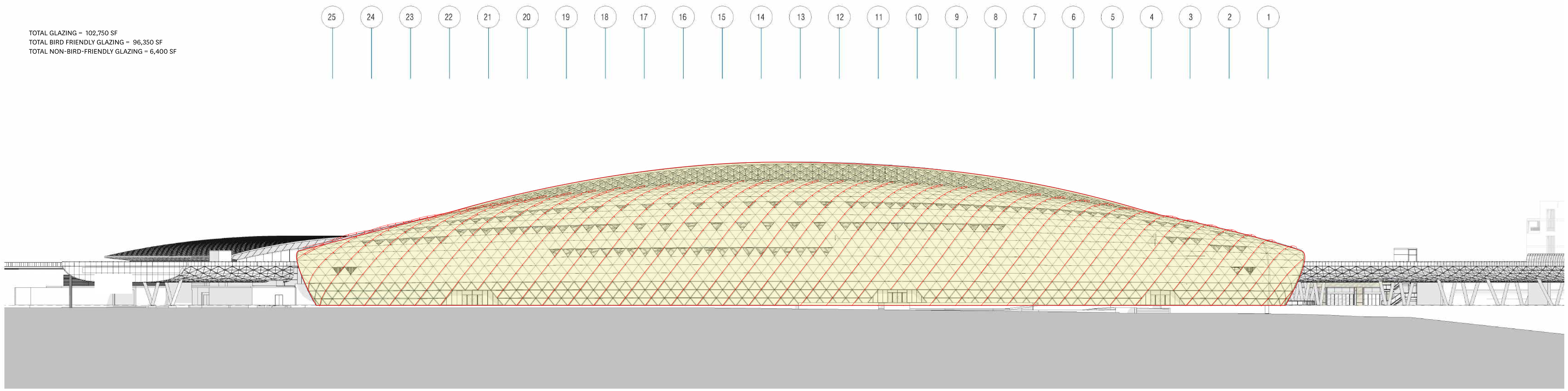
(1) VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING FOUR INCHES AND /OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF TWO INCHES;
OR
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 15. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

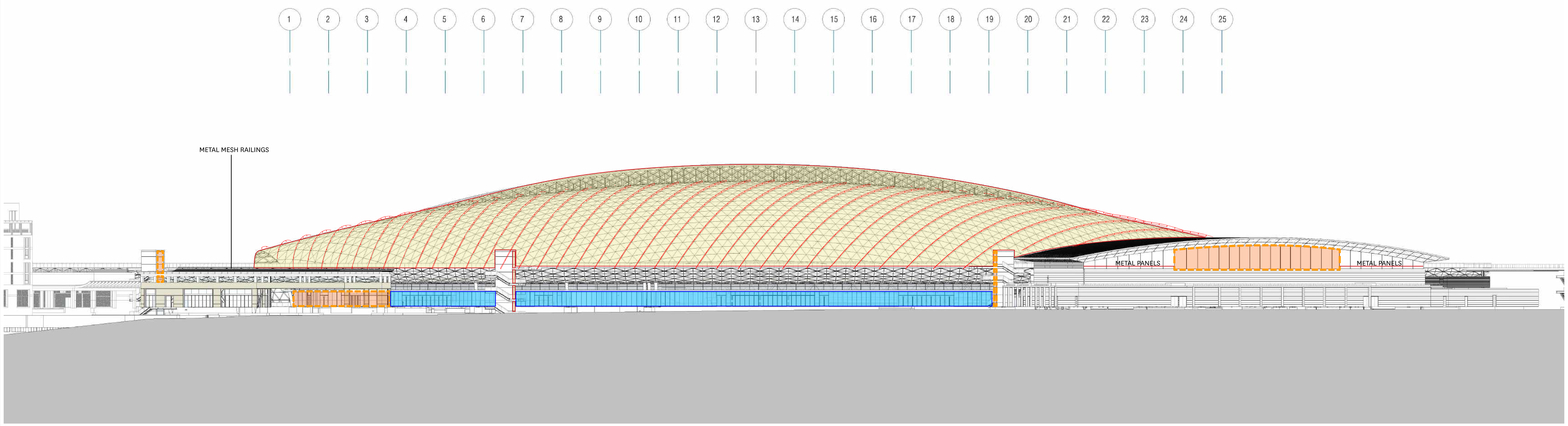
(1) VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING FOUR INCHES AND /OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF TWO INCHES;
OR
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 30. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

UNTREATED GLAZING

TOTAL GLAZING = 102,750 SF
TOTAL BIRD FRIENDLY GLAZING = 96,350 SF
TOTAL NON-BIRD-FRIENDLY GLAZING = 6,400 SF



0 50 100
1" = 50'



1 MCS - SOUTH ELEVATION

0 50 100
1" = 50'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=50'-0"
1"=20'-0"

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
BIRD-FRIENDLY GLAZING - ATRIUM COVER

DRAWING NO:
A10.04

ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

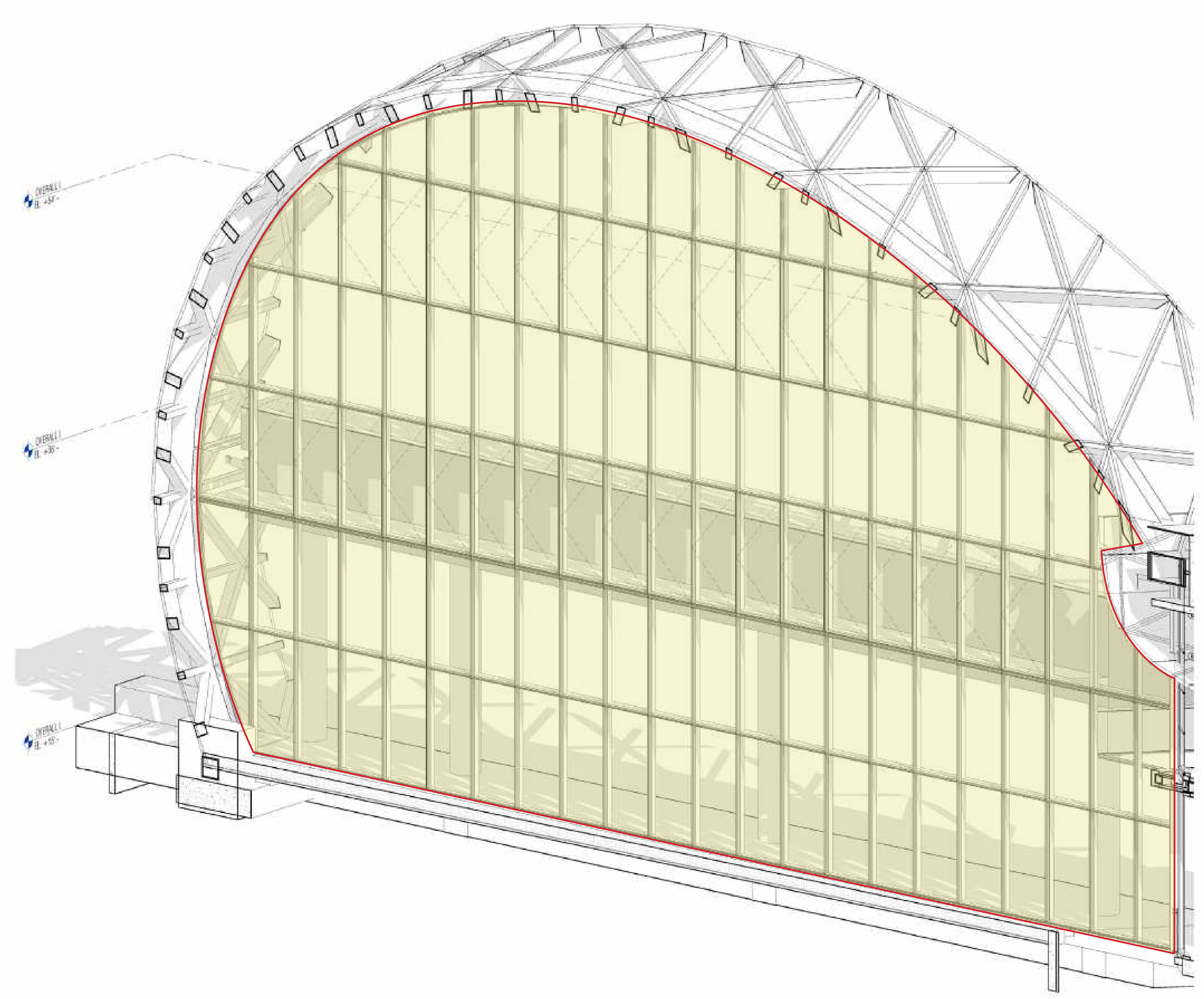
(1) VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING FOUR INCHES AND /OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF TWO INCHES;
OR
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 15. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

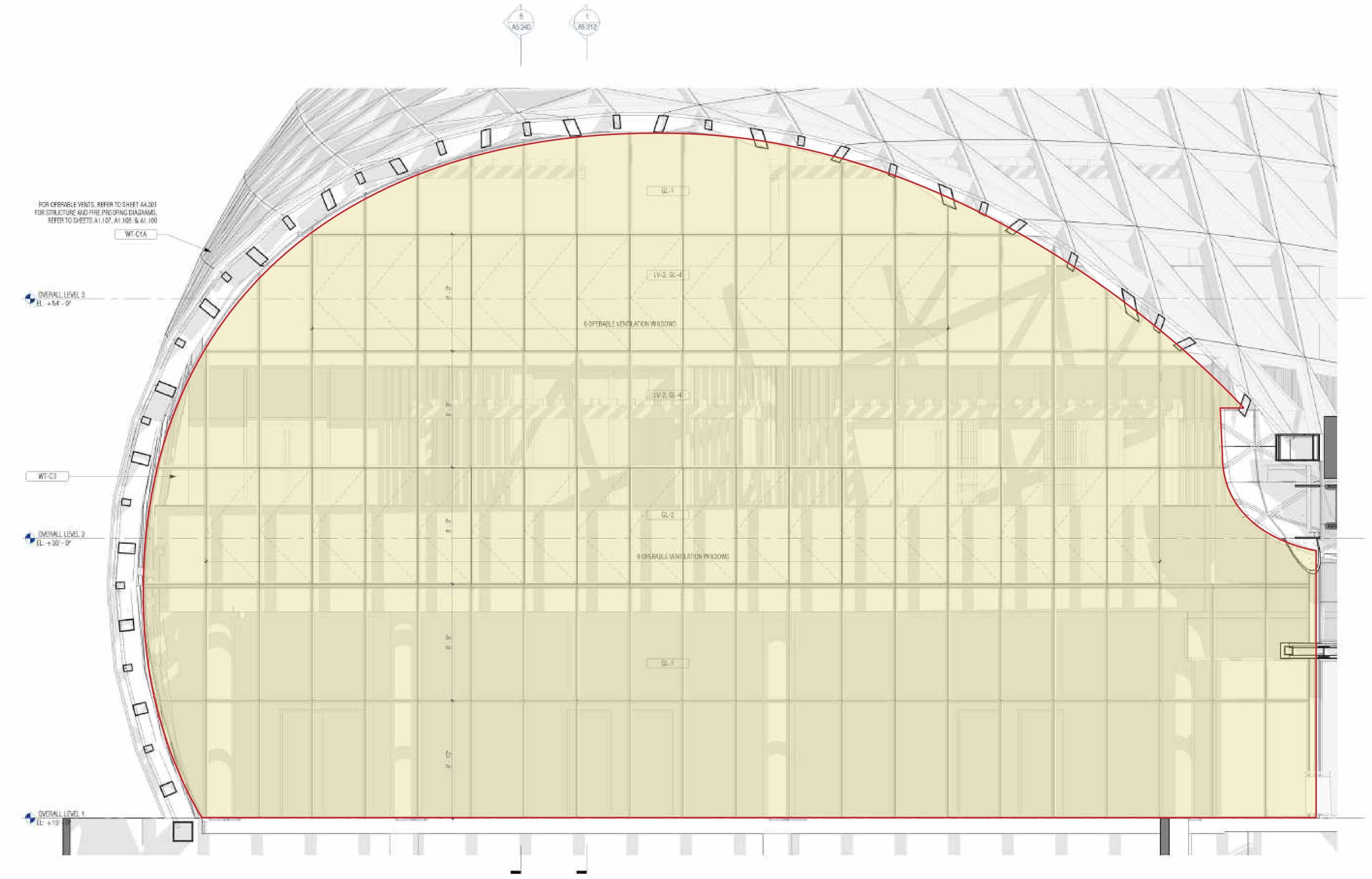
ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

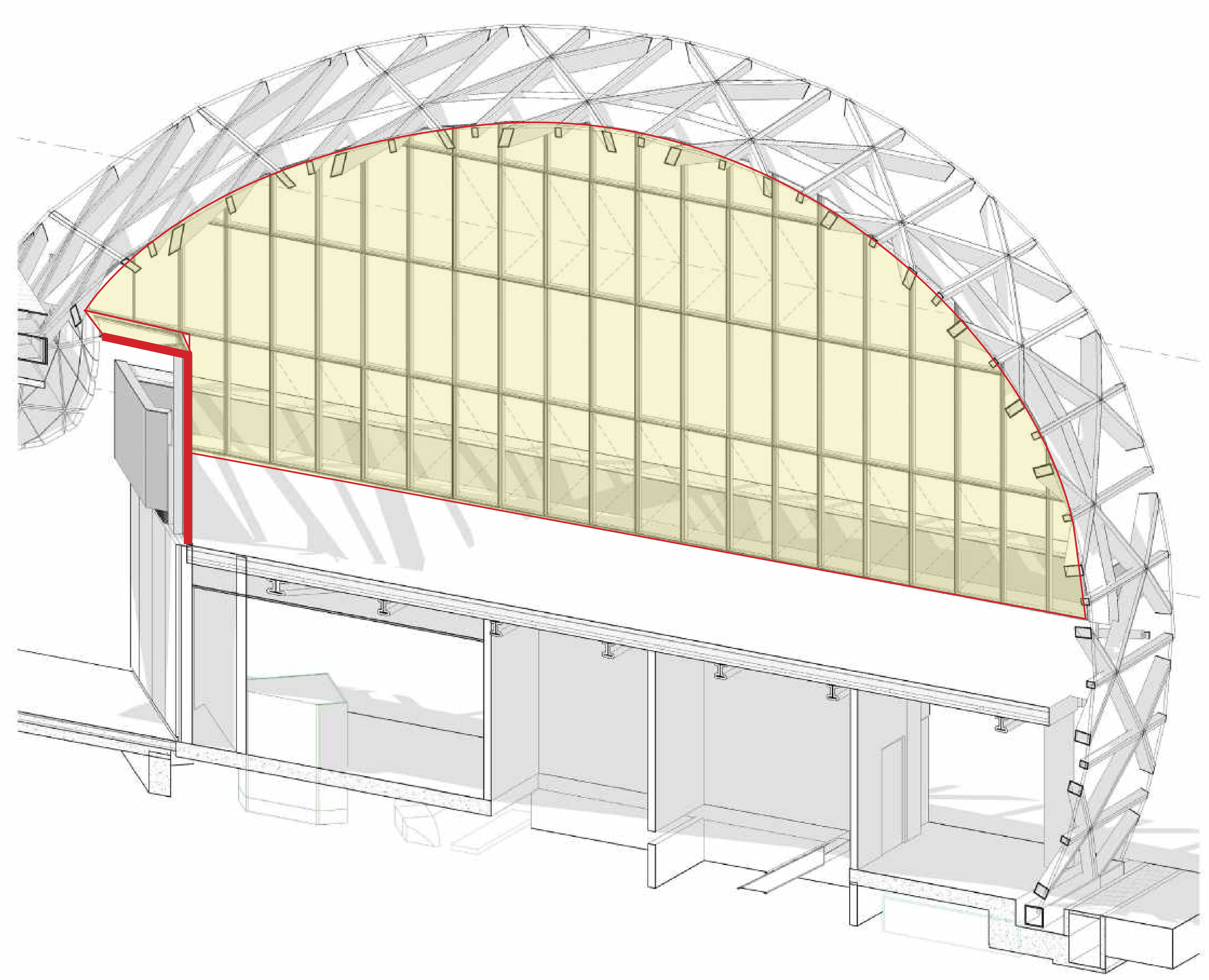
(1) VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING FOUR INCHES AND /OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF TWO INCHES;
OR
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 30. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

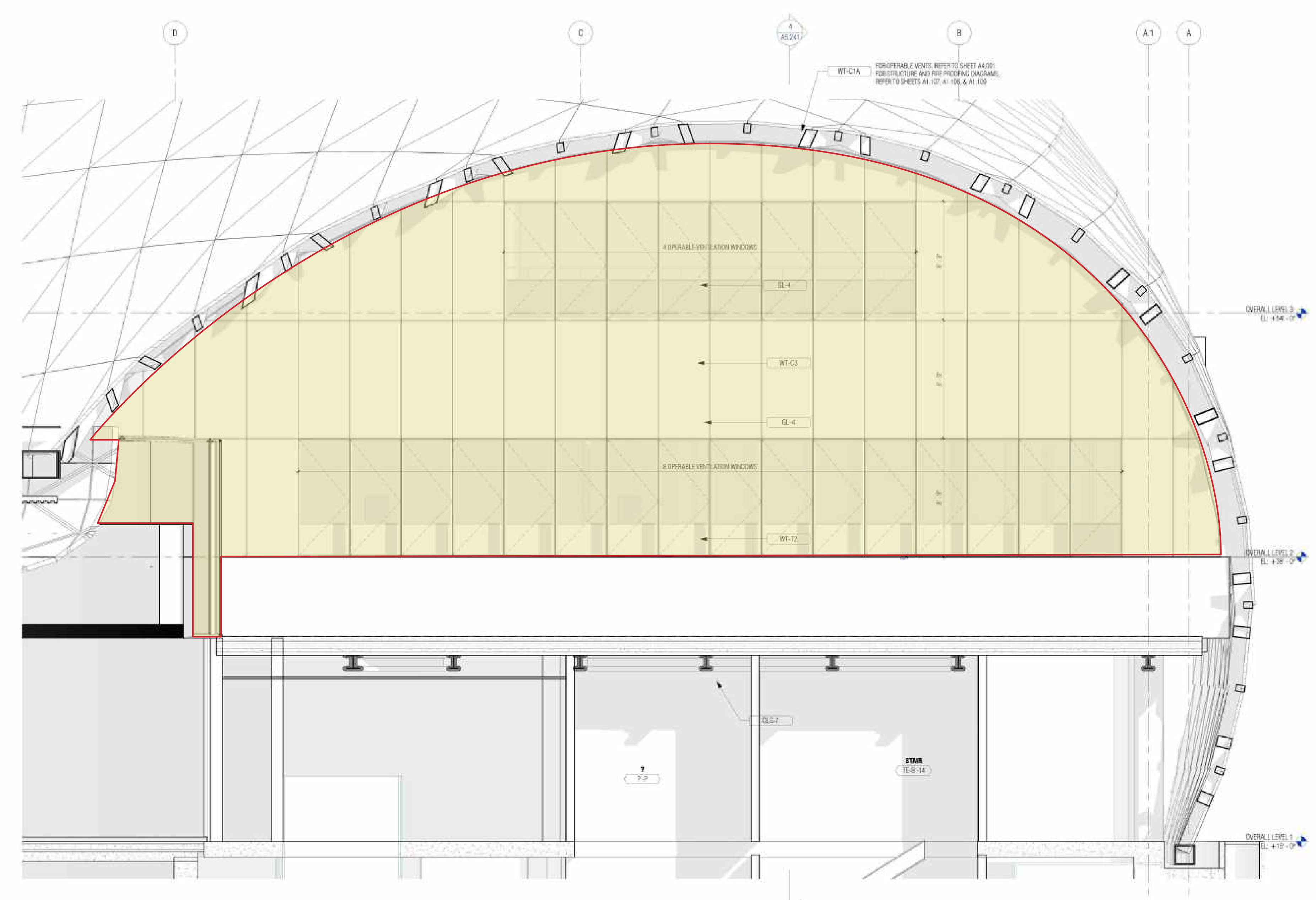
UNTREATED GLAZING

TOTAL GLAZING = 7,905 SF
TOTAL BIRD FRIENDLY GLAZING = 7,905 SF
TOTAL NON-BIRD-FRIENDLY GLAZING = 0 SF









PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE:

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
BIRD-FRIENDLY GLAZING - END WALLS

DRAWING NO:
A10.05

ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

(1) VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING FOUR INCHES AND /OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF TWO INCHES;
OR
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 15. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

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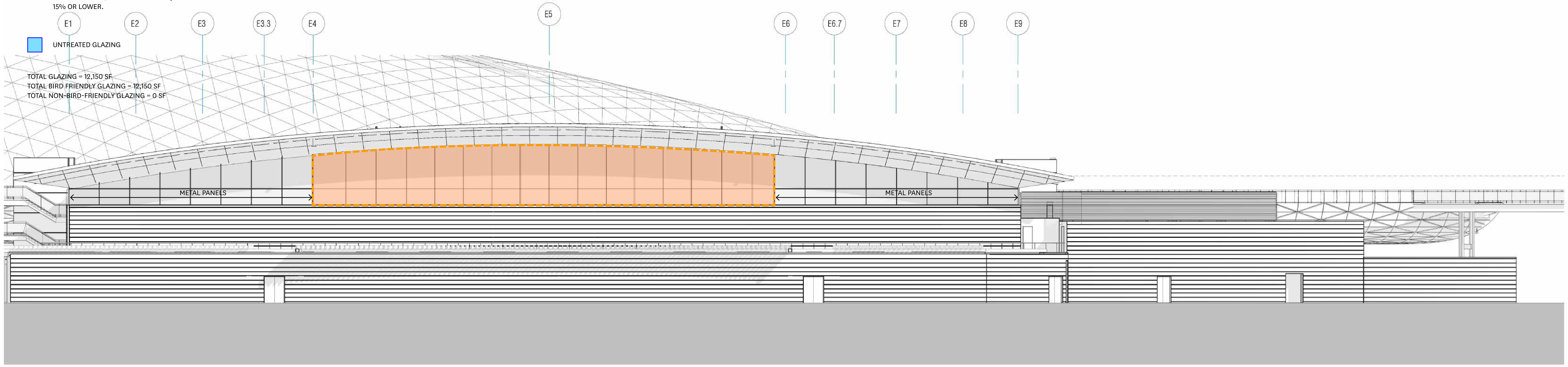
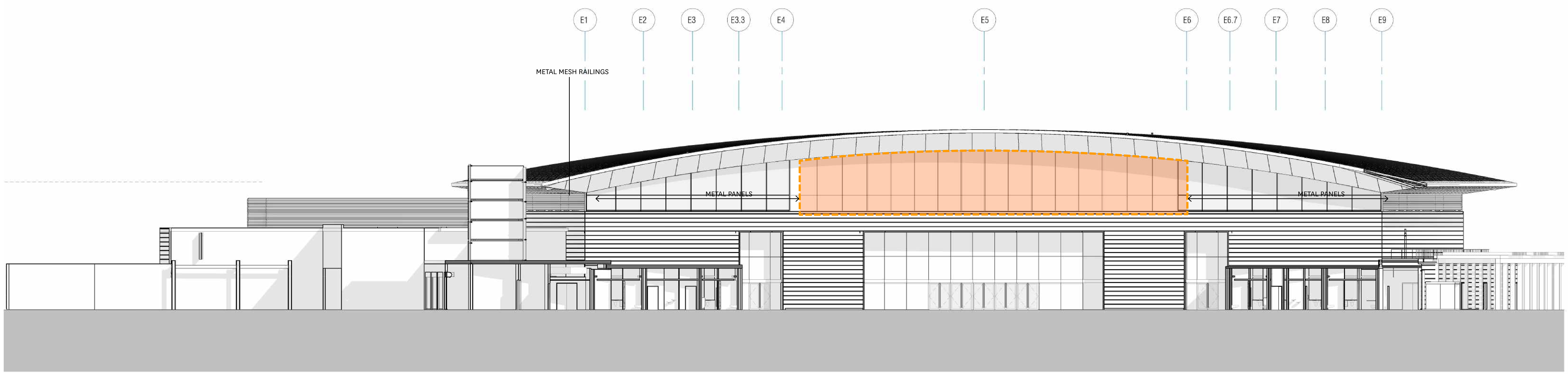
OR
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 30. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

UNTREATED GLAZING

TOTAL GLAZING = 12,150 SF
TOTAL BIRD FRIENDLY GLAZING = 12,150 SF
TOTAL NON-BIRD-FRIENDLY GLAZING = 0 SF





0 20 40
1" = 20'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=20'-0"

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MILESTONES

DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
BIRD-FRIENDLY GLAZING - EVENT BUILDING

DRAWING NO:
A10.06

ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

(1) VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING FOUR INCHES AND /OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF TWO INCHES;
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(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 15. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

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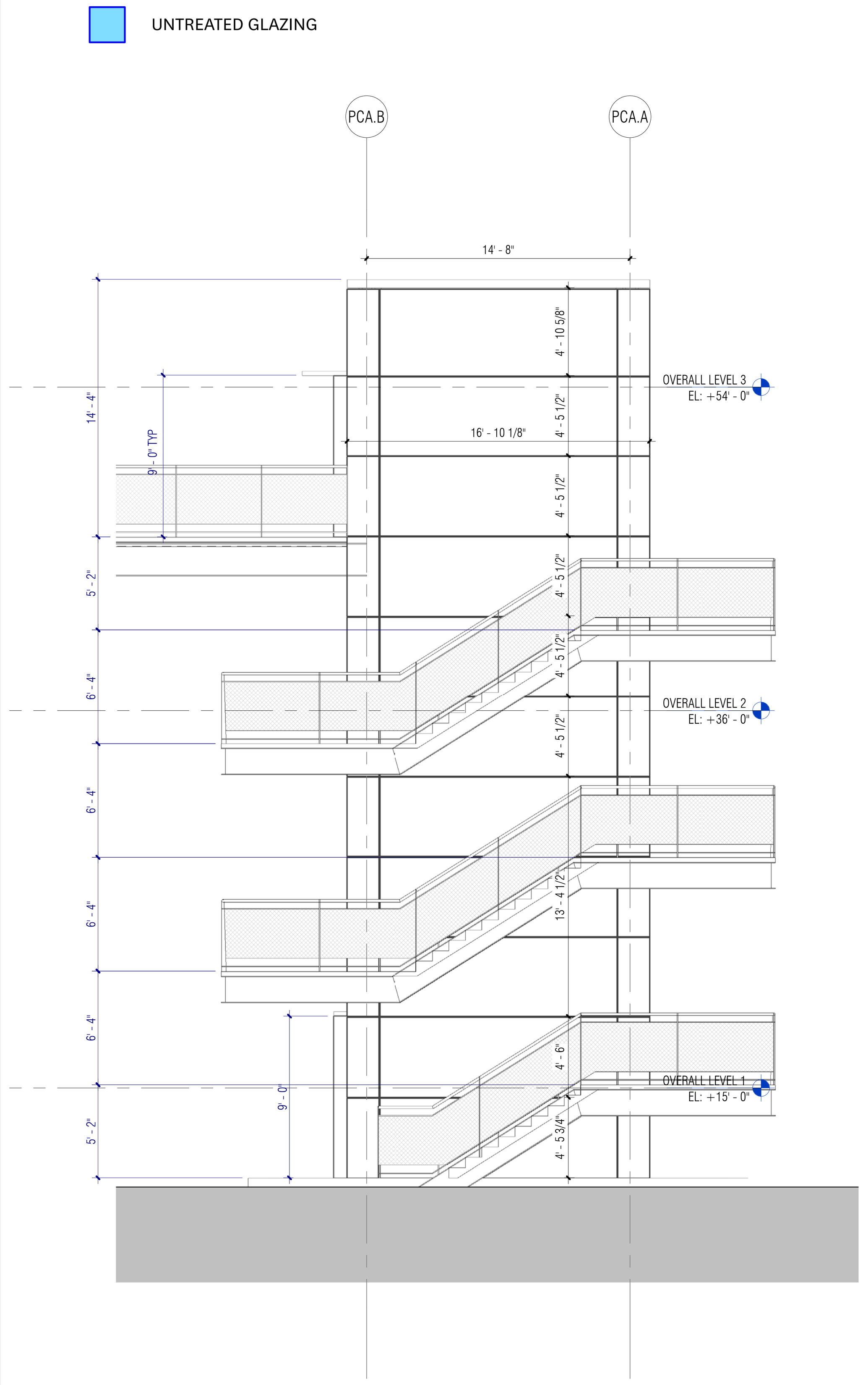
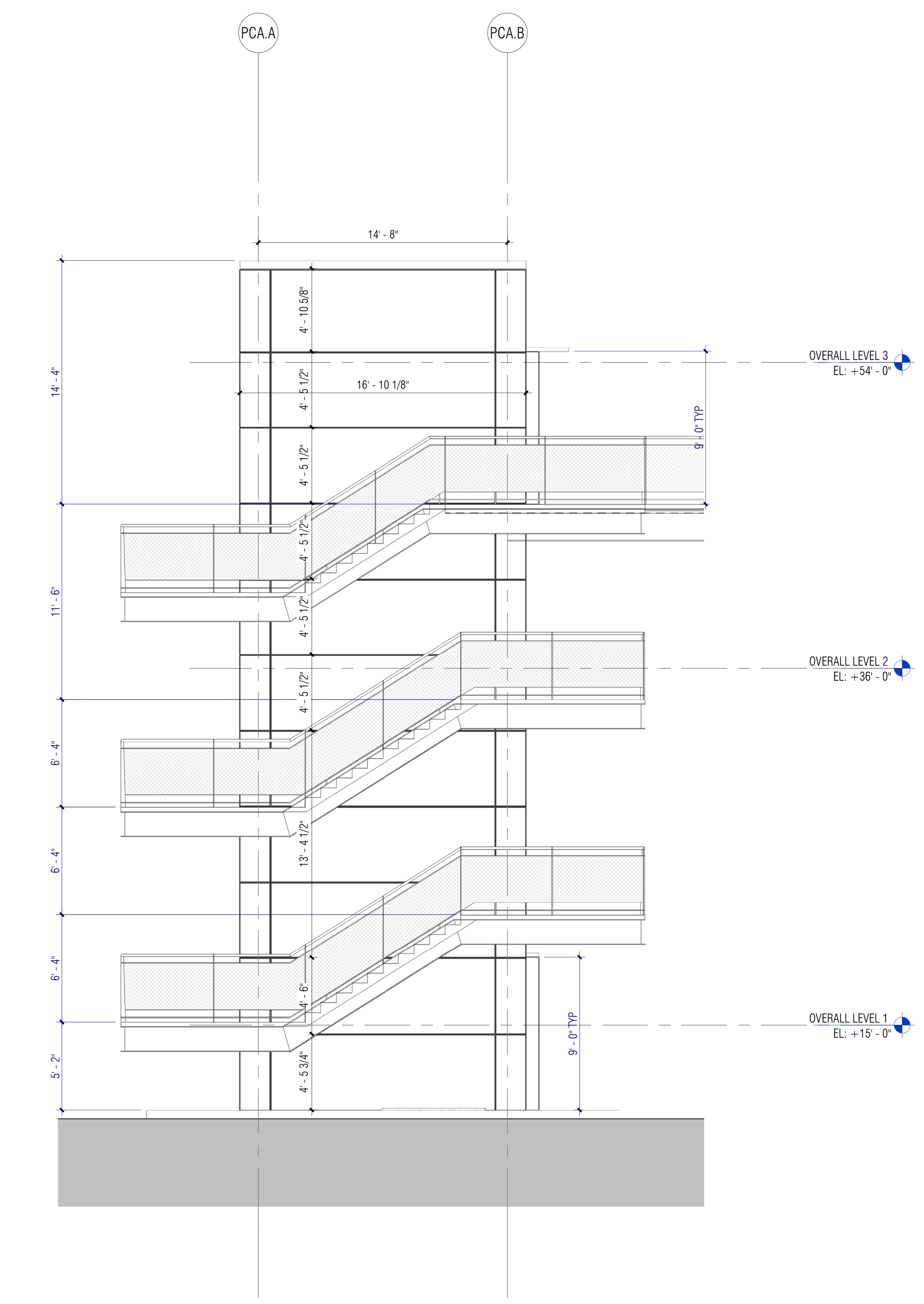
OR
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 30. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.

UNTREATED GLAZING

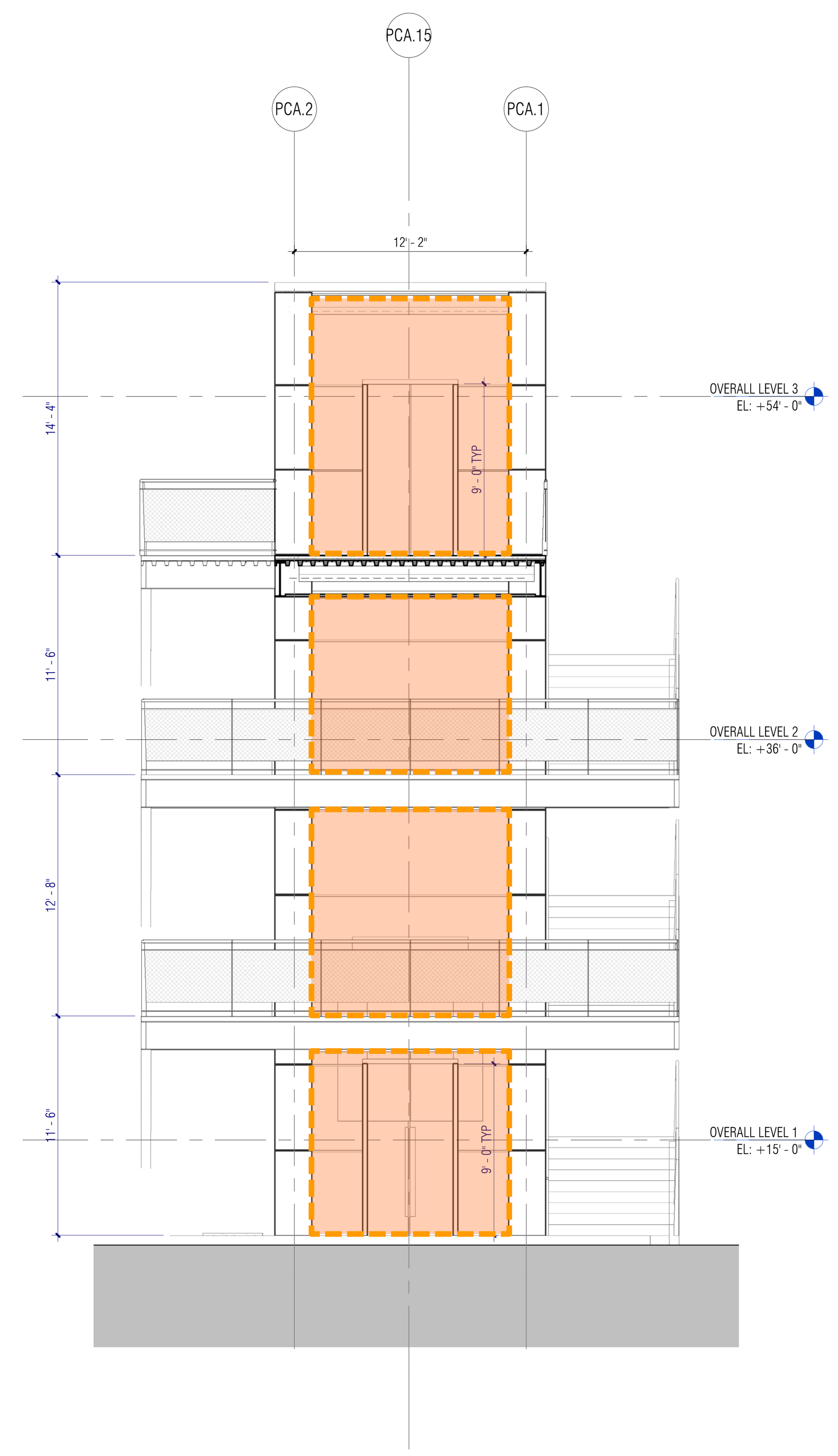
TOTAL GLAZING = 5,185 SF
TOTAL BIRD FRIENDLY GLAZING = 5,185 SF
TOTAL NON-BIRD-FRIENDLY GLAZING = 0 SF



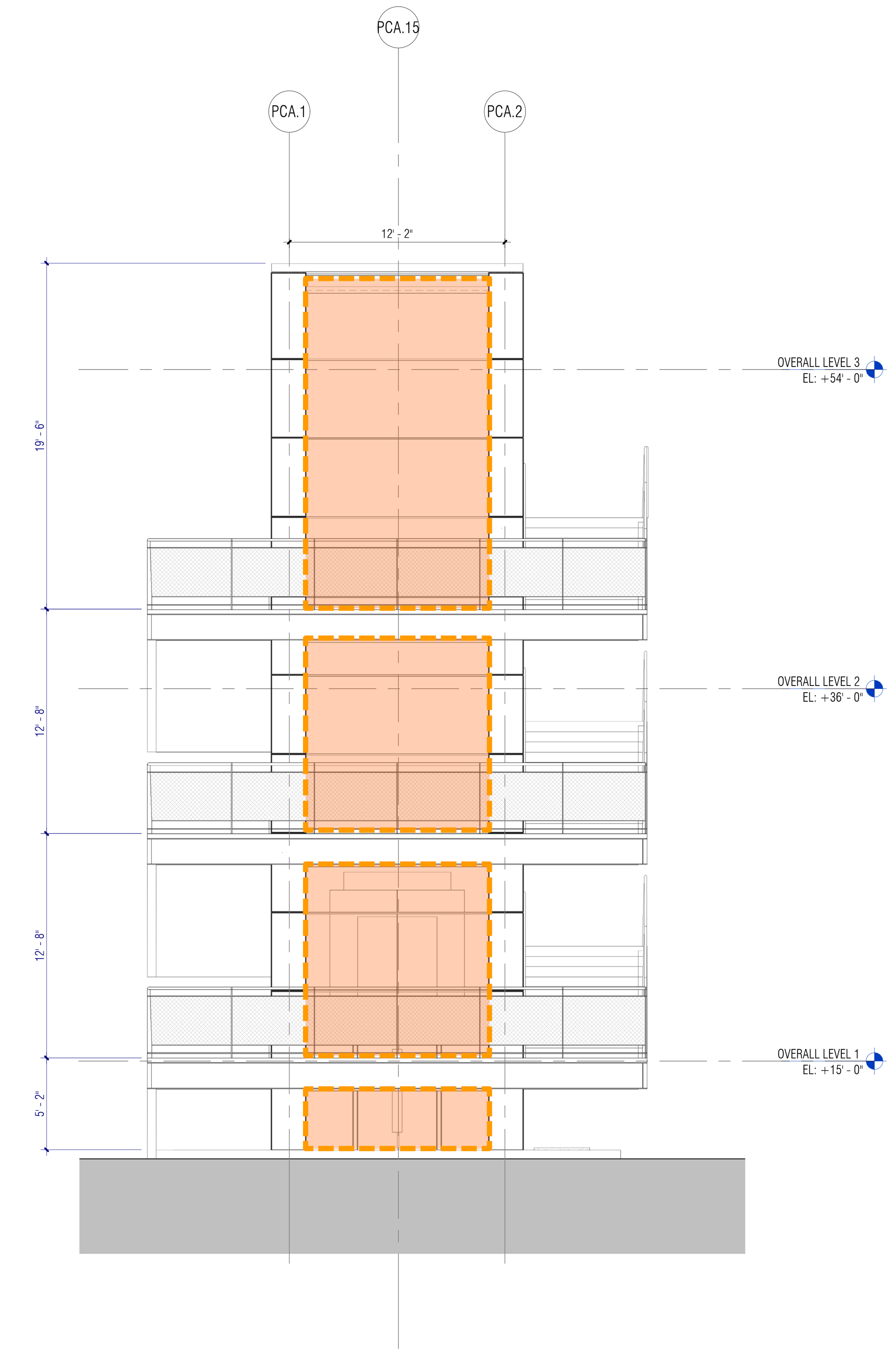
4 7031-EP-PUBLIC STAIR AT WestEnd-Elevation-North



3 7031-EP-PUBLIC STAIR AT WestEnd-Elevation-South



2 7031-EP-PUBLIC STAIR AT WestEnd-Elevation-East



1 7031-EP-PUBLIC STAIR AT WestEnd-Elevation-West

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE:

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MILESTONES

DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
BIRD-FRIENDLY GLAZING - STAIR TOWER

DRAWING NO:
A10.07

BASIS OF SURVEY

BASIS OF BEARINGS

THE BEARING OF NORTH 22°05'00" EAST, BEING THE EASTERLY RIGHT–OF–WAY LINE OF WILLOW ROAD (STATE ROUTE 84), AS SHOWN ON THE MAP ENTITLES, "MENLO INDUSTRIAL CENTER", FILED FOR RECORD AT THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO, ON OCTOBER 1, 1979 IN VOLUME 99 OF MAPS, AT PAGES 81 THROUGH 83 WAS USED AS THE BASIS OF BEARING FOR ALL BEARING SHOWN HERON.

BENCHMARK

BRASS DISK IN CONCRETE POST, STAMPED "W150". 575'± SOUTHWEST OF THE INTERSECTION OF WILLOW ROAD AND HIGHWAY 84. 90'± WEST OF THE CENTERLINE OF WILLOW ROAD. 19'± NORTH OF THE NORTHERLY RAIL OF THE RAILROAD TRACKS.
ELEVATION= 9.67 (NAVD88).

FEMA ZONE DESIGNATION

1. A LARGE PORTION OF THE PROPERTY IS WITHIN FEMA FLOOD ZONE AE. BASE FLOOD ELEVATION OF 11 RELATIVE TO NAVD88.
2. AFTER THE FINISHED FLOOR IS SET AND BEFORE OCCUPANCY OF THE BUILDING, PROVIDE A COMPLETED ELEVATION CERTIFICATE TO THE BUILDING INSPECTOR. PRIOR TO OCCUPANCY, PROVIDE A COPY OF THE FINAL LETTER OF MAP REVISION (LOMR) TO THE BUILDING INSPECTOR.
3. AFTER FINISHED FLOOR IS SET AND BEFORE OCCUPANCY OF THE BUILDING, PROVIDE A COMPLETED ELEVATION CERTIFICATE SHOWING THE FINISHED FLOOR MEETS FEMA REQUIREMENTS.

ABBREVIATIONS

SYMBOL	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
ARV	AIR RELEASE VALVE
AVE	AVENUE
BC	BEGIN CURVE/BACK OF CURB
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BM	BENCH MARK
BW	BACK OF WALK
CATV	CABLE TELEVISION
C&G	CURB & GUTTER
CB	CATCH BASIN
CO	CLEANOUT
DI	DROP INLET
DWY	DRIVEWAY
EC	END CURVE
ELEC	ELECTRICAL
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
IRR	IRRIGATION
INV	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
LG	LIP OF GUTTER
LOW	LIMIT OF WORK
LP	LOW POINT
LS	LANDSCAPE
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NO, #	NUMBER
NSI	NO SURVEY INFORMATION
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVER HEAD POLE/ELECTRICAL
PAE	PUBLIC ACCESS EASEMENT
PCC	PORTLAND CEMENT CONCRETE
PG&E	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
RW	RIGHT OF WAY
S	SLOPE
SL	STREET LIGHT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SLP	SEE LANDSCAPE PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TELE	TELEPHONE
TI	TRAFFIC INDEX
TTC	THEORETICAL TOP OF CURB
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		LIMIT OF WORK
		LEED BOUNDARY
		RIGHT–OF–WAY LINE
		EASEMENT LINE
10		CONTOUR LINE
		SAW CUT
		STORM DRAIN LINE
		SANITARY SEWER LINE
		FIRE WATER LINE
		DOMESTIC WATER LINE
8" RW		RECYCLED WATER LINE
OH	OH	OVERHEAD ELECTRICAL LINE
G		GAS
		ELECTRICAL LINE
		TREE PROTECTION FENCE
		CATCH BASIN
		SSMH
		SDMH
		AREA DRAIN
		SDDI
WV		WATER VALVE
W	WM	WATER METER
	BFP	BACK FLOW PREVENTOR
GV		GAS VALVE
		FIRE HYDRANT

DRAWING NAME: \\Bkf-rc\VOL4\2015\157064_Willow_Village\ENG\4-MCS\1 - SD\SHEETS\ENTITLEMENT\C0.00 NOTES & ABBREVIATIONS.dwg
PLOT DATE: 03-06-23 PLOTTED BY: wong

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE: NTS

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
LEGEND & ABBREVIATIONS

DRAWING NO:
C0.00

NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY FREYER & LAURETA DATED 06/24/2021.

BASIS OF SURVEY

BASIS OF BEARINGS

THE BEARING OF NORTH 22°05'00" EAST, BEING THE EASTERLY RIGHT-OF-WAY LINE OF WILLOW ROAD (STATE ROUTE 84), AS SHOWN ON THE MAP ENTITLES, "MENLO INDUSTRIAL CENTER", FILED FOR RECORD AT THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO, ON OCTOBER 1, 1979 IN VOLUME 99 OF MAPS, AT PAGES 81 THROUGH 83 WAS USED AS THE BASIS OF BEARING FOR ALL BEARING SHOWN HERON.

BENCHMARK

BRASS DISK IN CONCRETE POST, STAMPED "W150". 575'± SOUTHWEST OF THE INTERSECTION OF WILLOW ROAD AND HIGHWAY 84. 90'± WEST OF THE CENTERLINE OF WILLOW ROAD. 19'± NORTH OF THE NORTHERLY RAIL OF THE RAILROAD TRACKS.
ELEVATION= 9.67 (NAVD88).

FEMA ZONE DESIGNATION

1. A LARGE PORTION OF THE PROPERTY IS WITHIN FEMA FLOOD ZONE AE. BASE FLOOD ELEVATION OF 11 RELATIVE TO NAVD88.
2. AFTER THE FINISHED FLOOR IS SET AND BEFORE OCCUPANCY OF THE BUILDING, PROVIDE A COMPLETED ELEVATION CERTIFICATE TO THE BUILDING INSPECTOR. PRIOR TO OCCUPANCY, PROVIDE A COPY OF THE FINAL LETTER OF MAP REVISION (LOMR) TO THE BUILDING INSPECTOR.
3. AFTER FINISHED FLOOR IS SET AND BEFORE OCCUPANCY OF THE BUILDING, PROVIDE A COMPLETED ELEVATION CERTIFICATE SHOWING THE FINISHED FLOOR MEETS FEMA REQUIREMENTS.

LEGEND

PROPERTY LINE
EASEMENT
LIMIT OF WORK
MCS DEMOLITION PER SEPARATE PACKAGE

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE: 1" = 40'

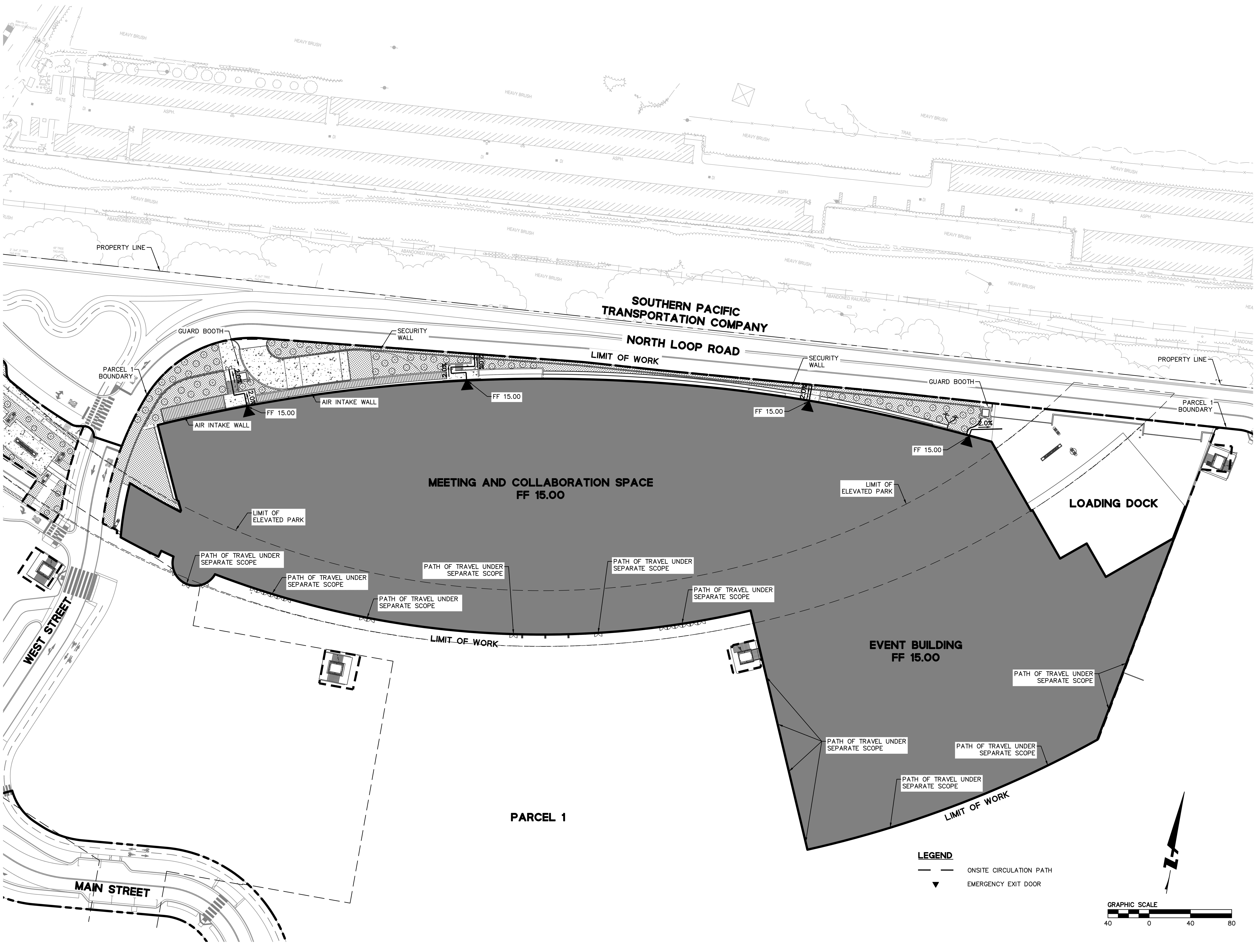
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
03/10/2023	ACP

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
TOPOGRAPHIC SURVEY

DRAWING NO:
C1.00



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE: 1" = 40'

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
03/10/2023	ACP

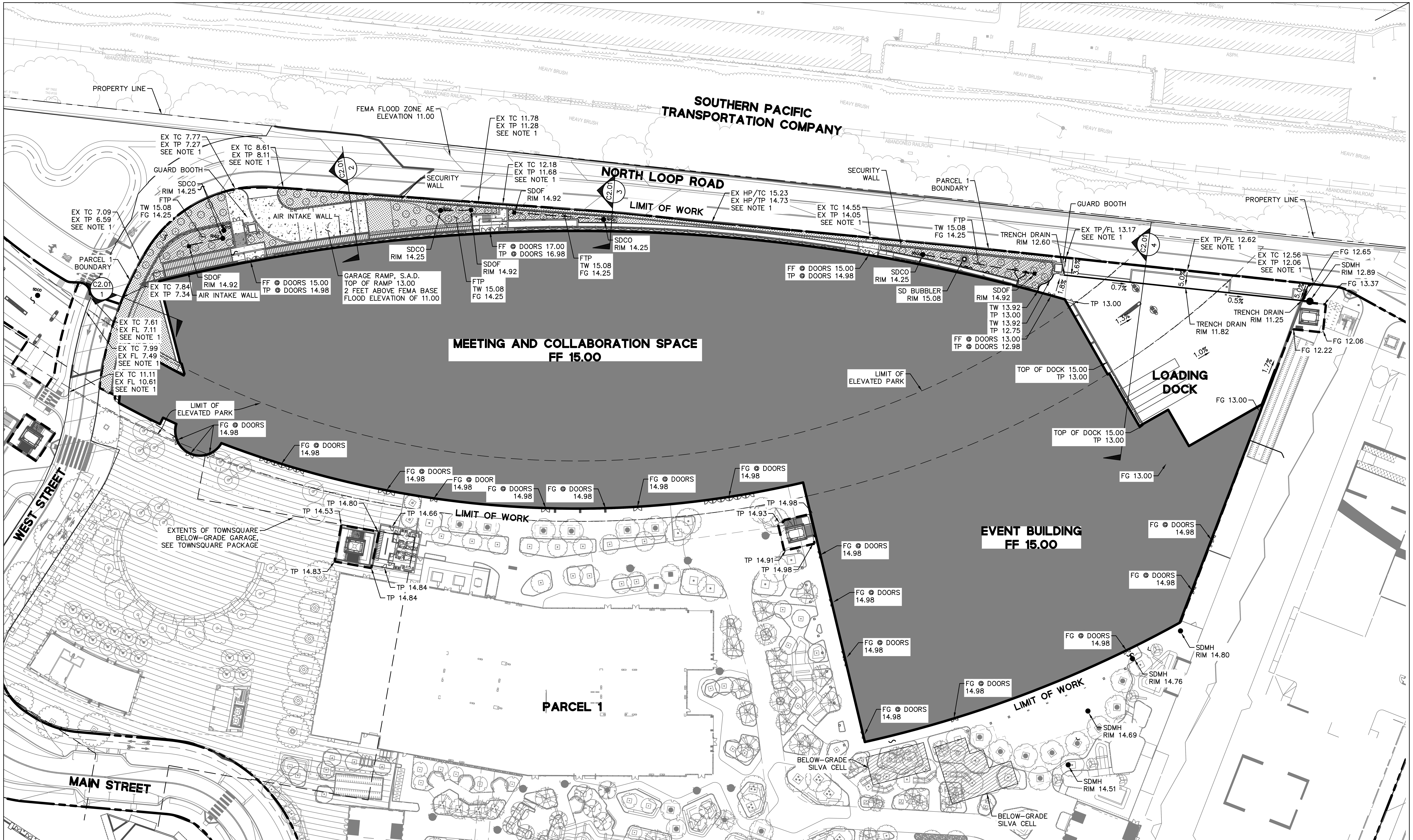
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
SITE CIRCULATION PLAN

DRAWING NO:
C1.01

DRAWING NAME: \\Bkf-rc\VOL4\2015\157064_Willow_Village\ENG\4-MCS\1 - SD\SHEETS\ENTITLEMENT\C1.01 SITE CIRCULATION PLAN.dwg
PLOT DATE: 03-06-23 PLOTTED BY: wong



NOTES

1. SEE SEPARATE HORIZONTAL IMPROVEMENT PLAN SET PREPARED BY BKF ENGINEERS FOR EXISTING STREET GRADING.

GRAPHIC SCALE

40 0 40 80

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE: 1" = 40'

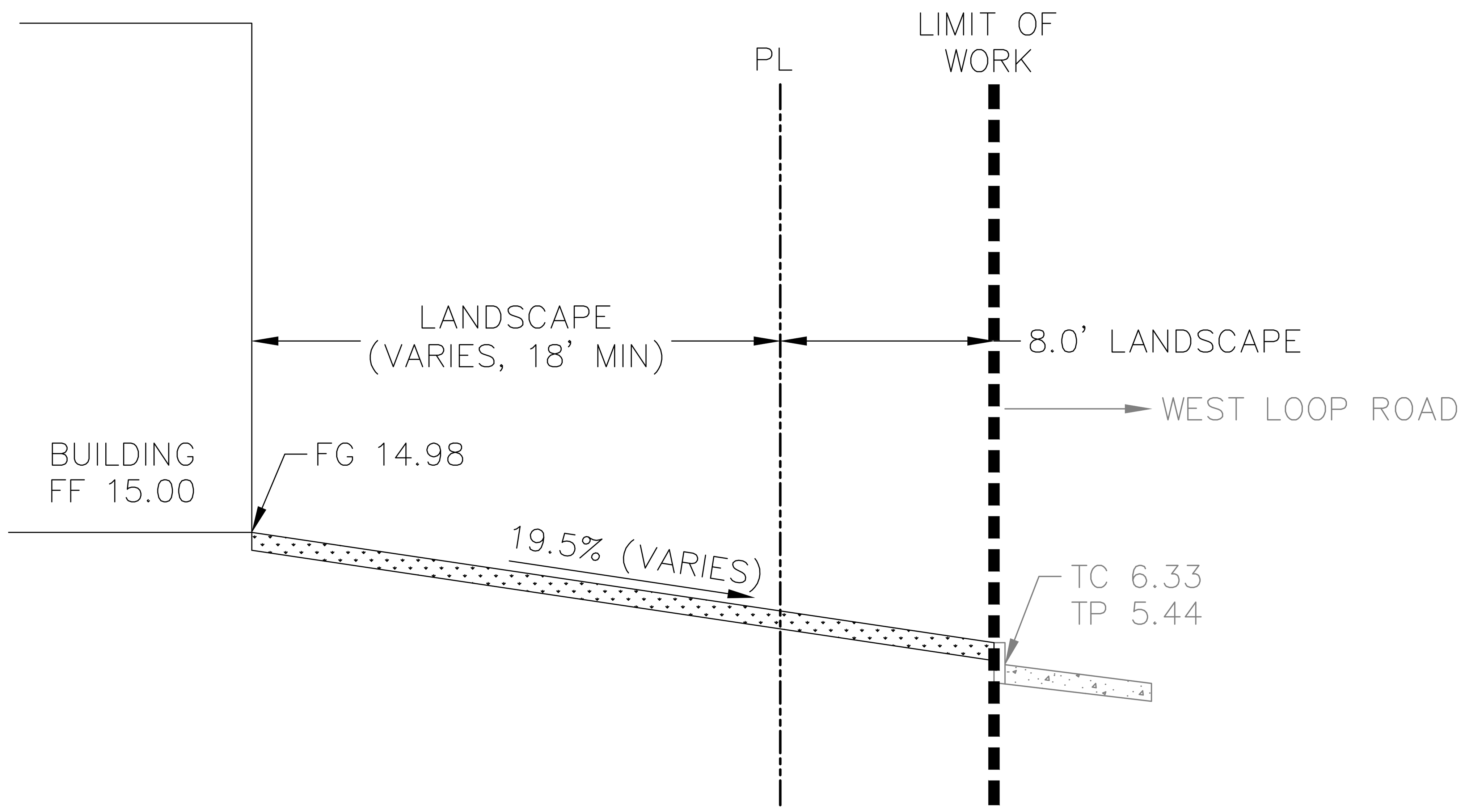
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
03/10/2023	ACP

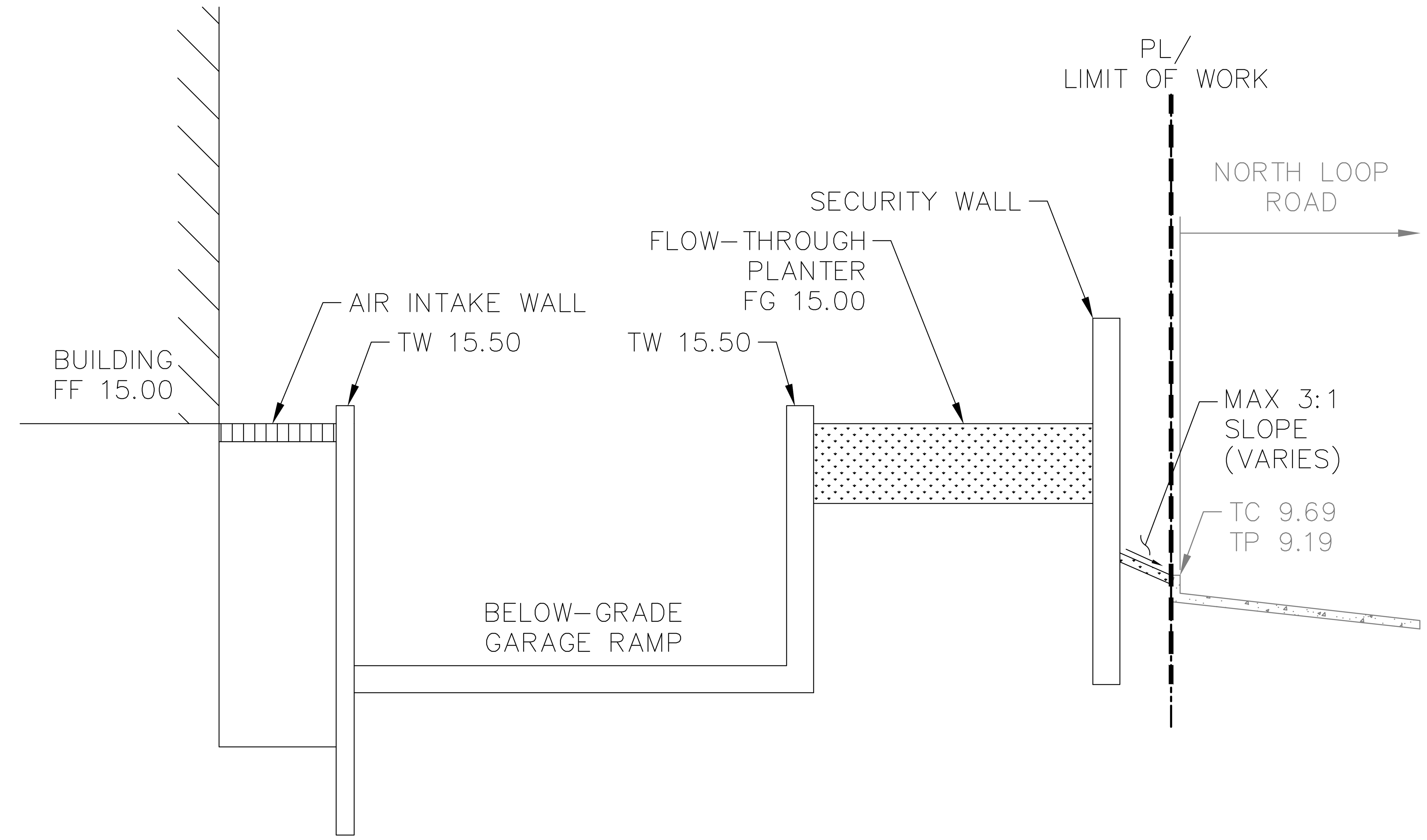
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
GRADING AND DRAINAGE PLAN

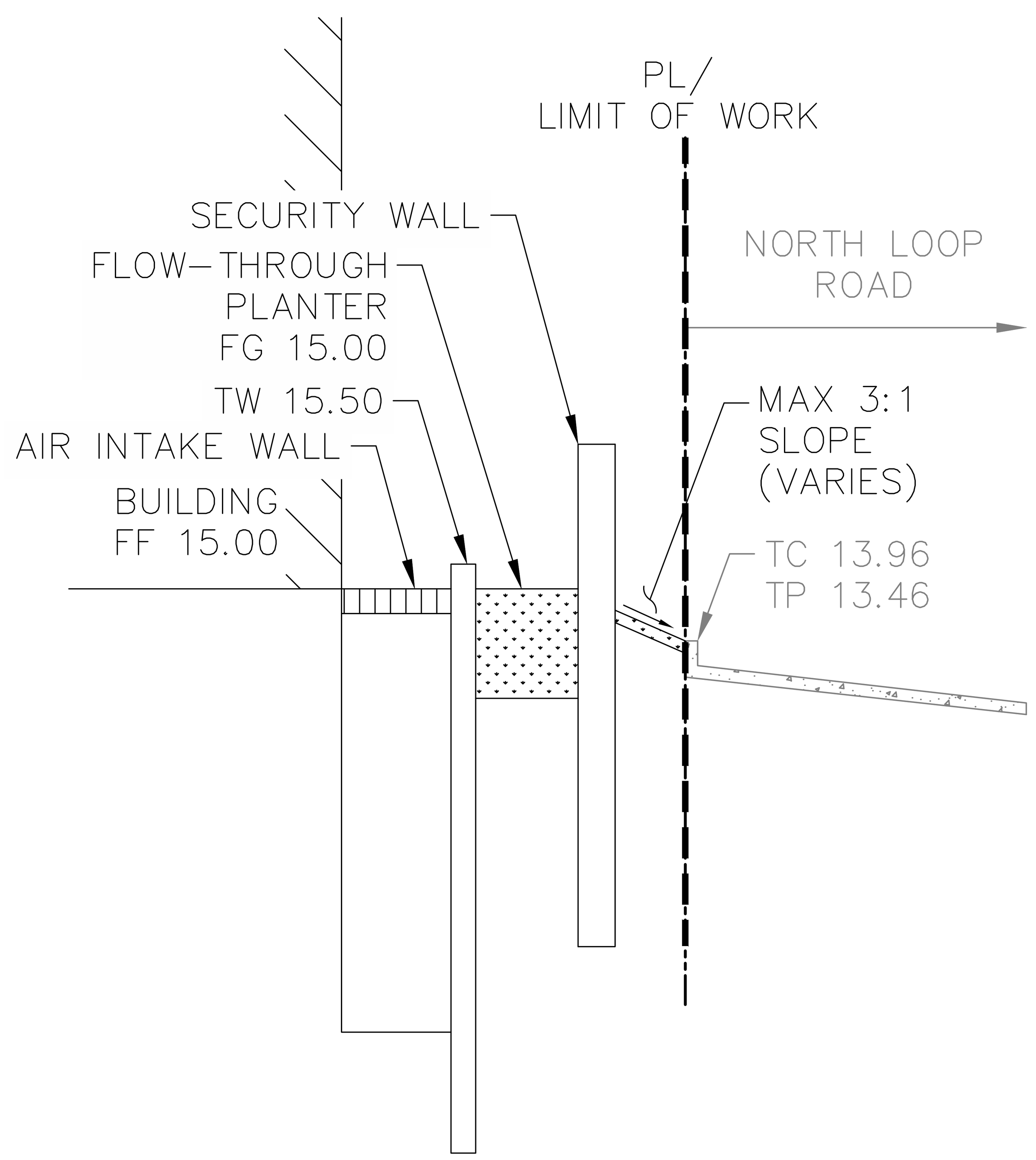
DRAWING NO:
C2.00



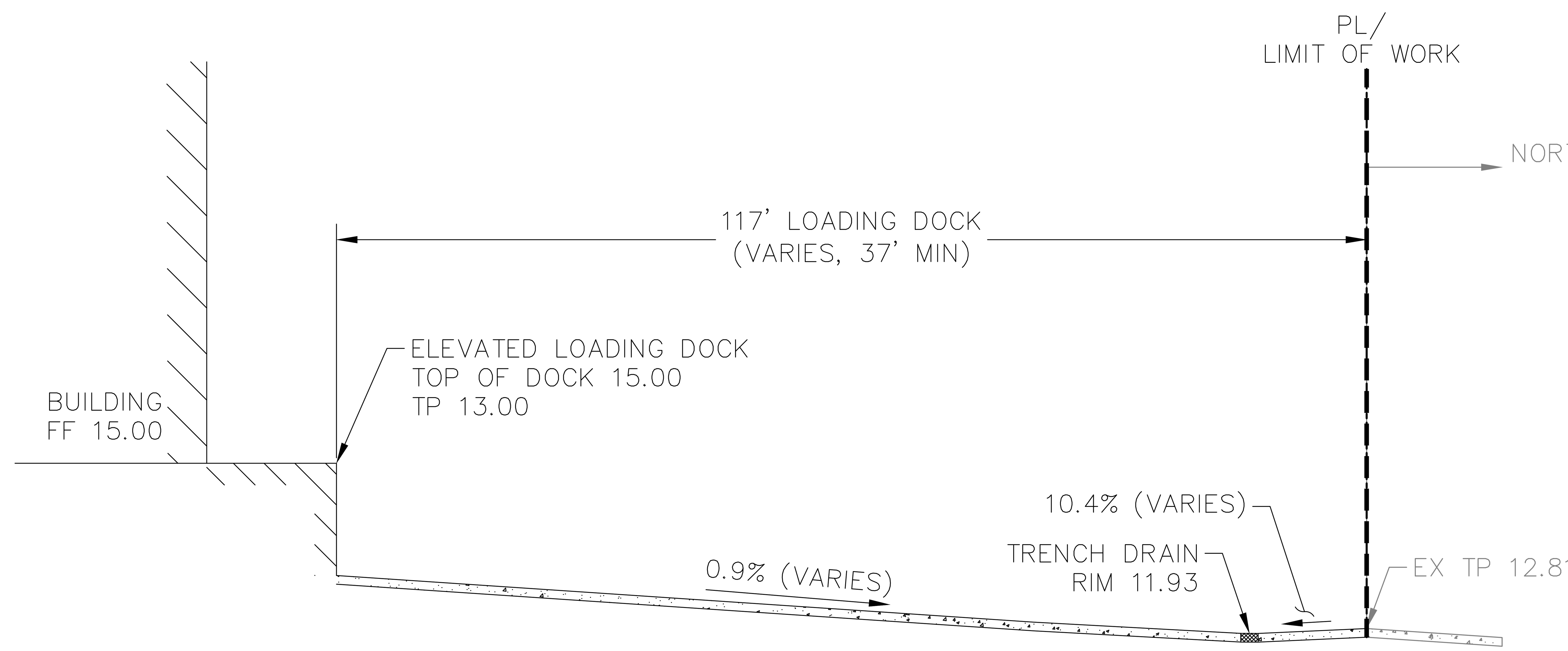
1
–
CROSS SECTION 1
SCALE: NTS



2
–
CROSS SECTION 2
SCALE: NTS



3
–
CROSS SECTION 3
SCALE: NTS



4
–
CROSS SECTION 4
SCALE: NTS

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE: AS NOTED

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
03/10/2023	ACP

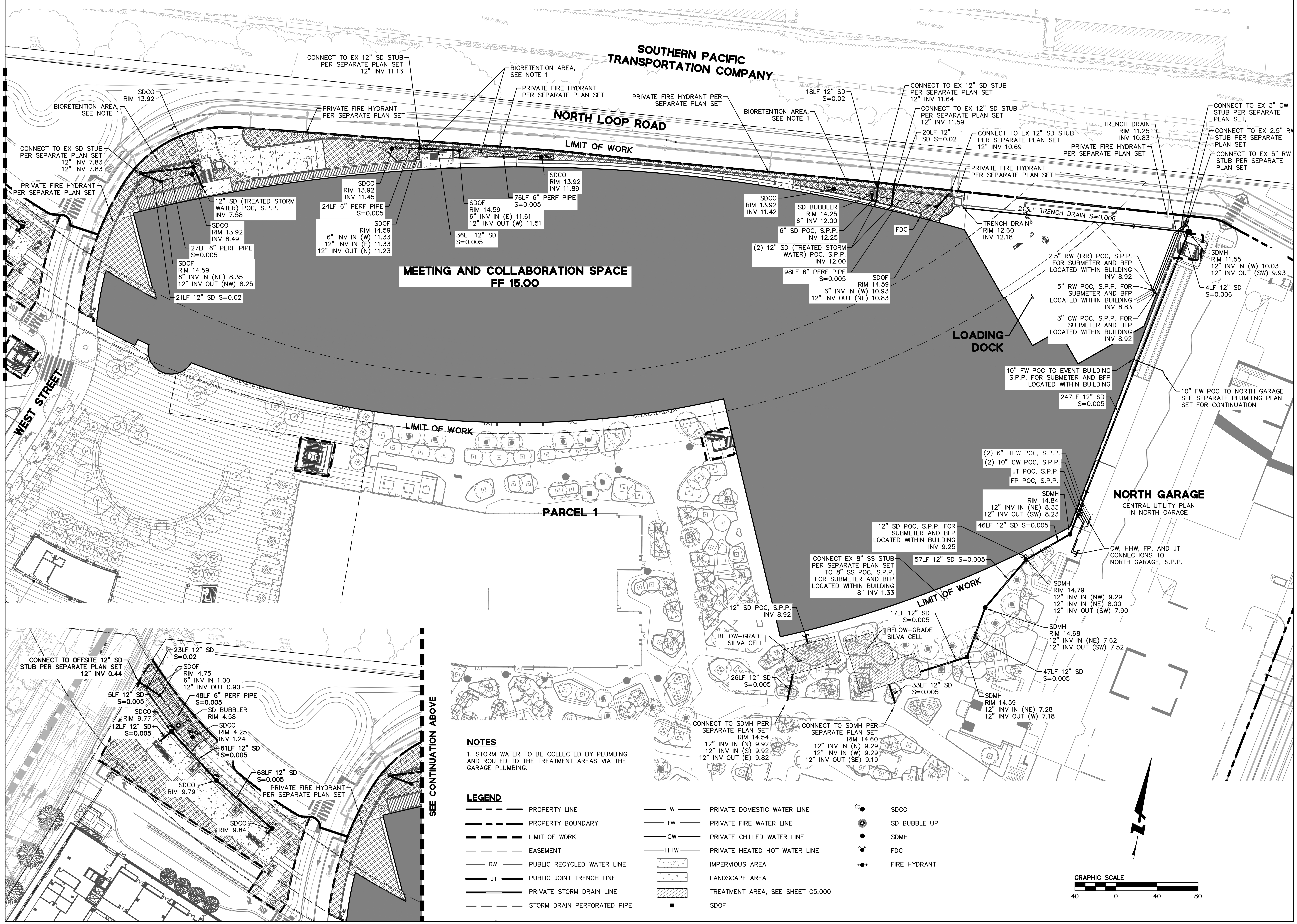
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
GRADING SECTIONS

DRAWING NO:
C2.01

DRAWING NAME: \\Bkf-rc\VOL4\2015\157064_Willow_Village\ENG\4-MCS\1 - SD\SHEETS\ENTITLEMENT\C2.01 GRADING SECTIONS.dwg
PLOT DATE: 03-06-23 PLOTTED BY: wong



NOTES

1. STORM WATER TO BE COLLECTED BY PLUMBING AND ROUTED TO THE TREATMENT AREAS VIA THE GARAGE PLUMBING.

LEGEND

PROPERTY LINE	PRIVATE DOMESTIC WATER LINE (W)
PROPERTY BOUNDARY	PRIVATE FIRE WATER LINE (FW)
LIMIT OF WORK	PRIVATE CHILLED WATER LINE (CW)
EASEMENT	PRIVATE HEATED HOT WATER LINE (HHW)
PUBLIC RECYCLED WATER LINE (RW)	IMPERVIOUS AREA
PUBLIC JOINT TRENCH LINE (JT)	LANDSCAPE AREA
PRIVATE STORM DRAIN LINE	TREATMENT AREA, SEE SHEET C5.000
STORM DRAIN PERFORATED PIPE	SDOF

SDCO
SD BUBBLE UP
SDMH
FDC
FIRE HYDRANT

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE: 1" = 40'

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
03/10/2023	ACP

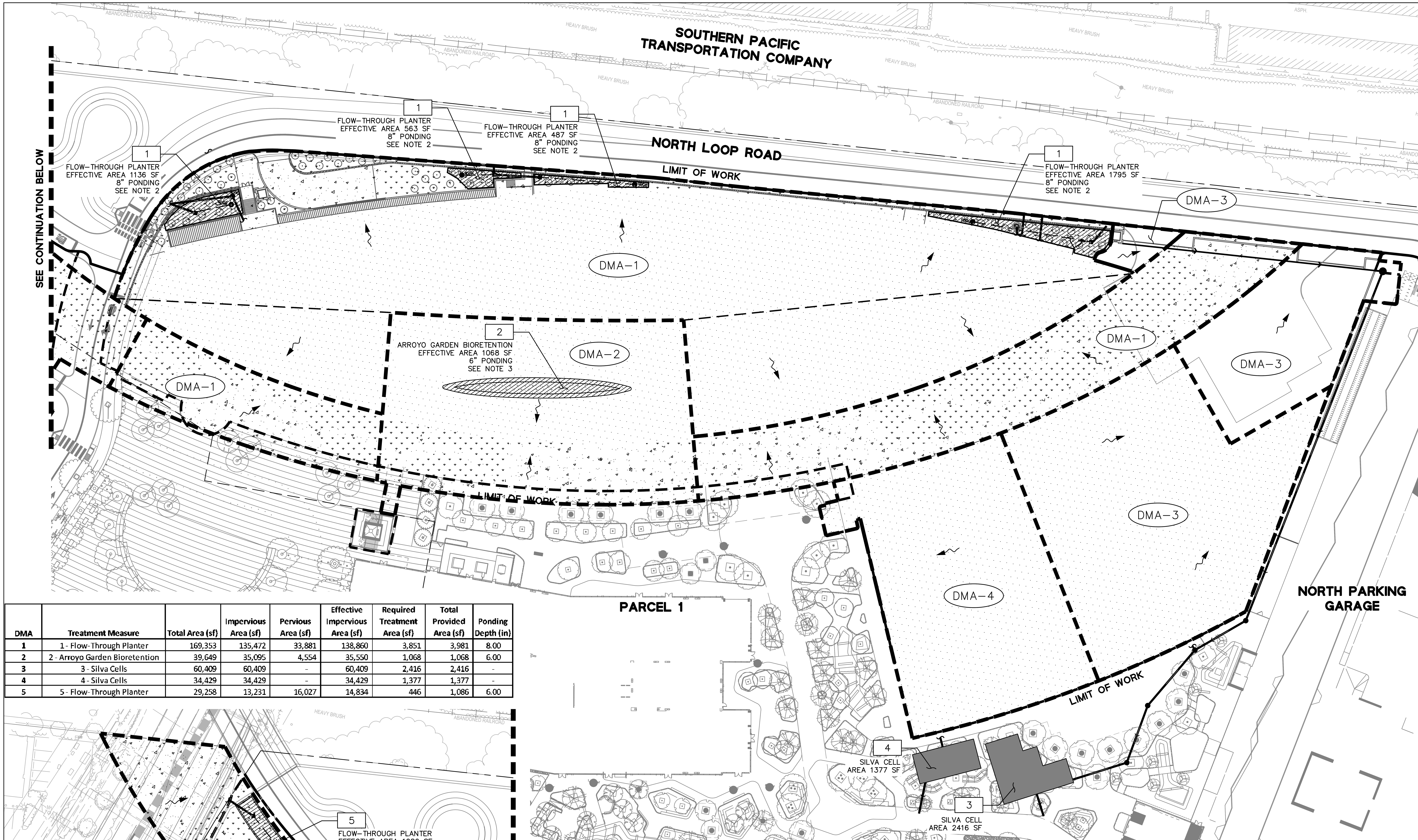
REVISIONS

NO.	DATE	ISSUE

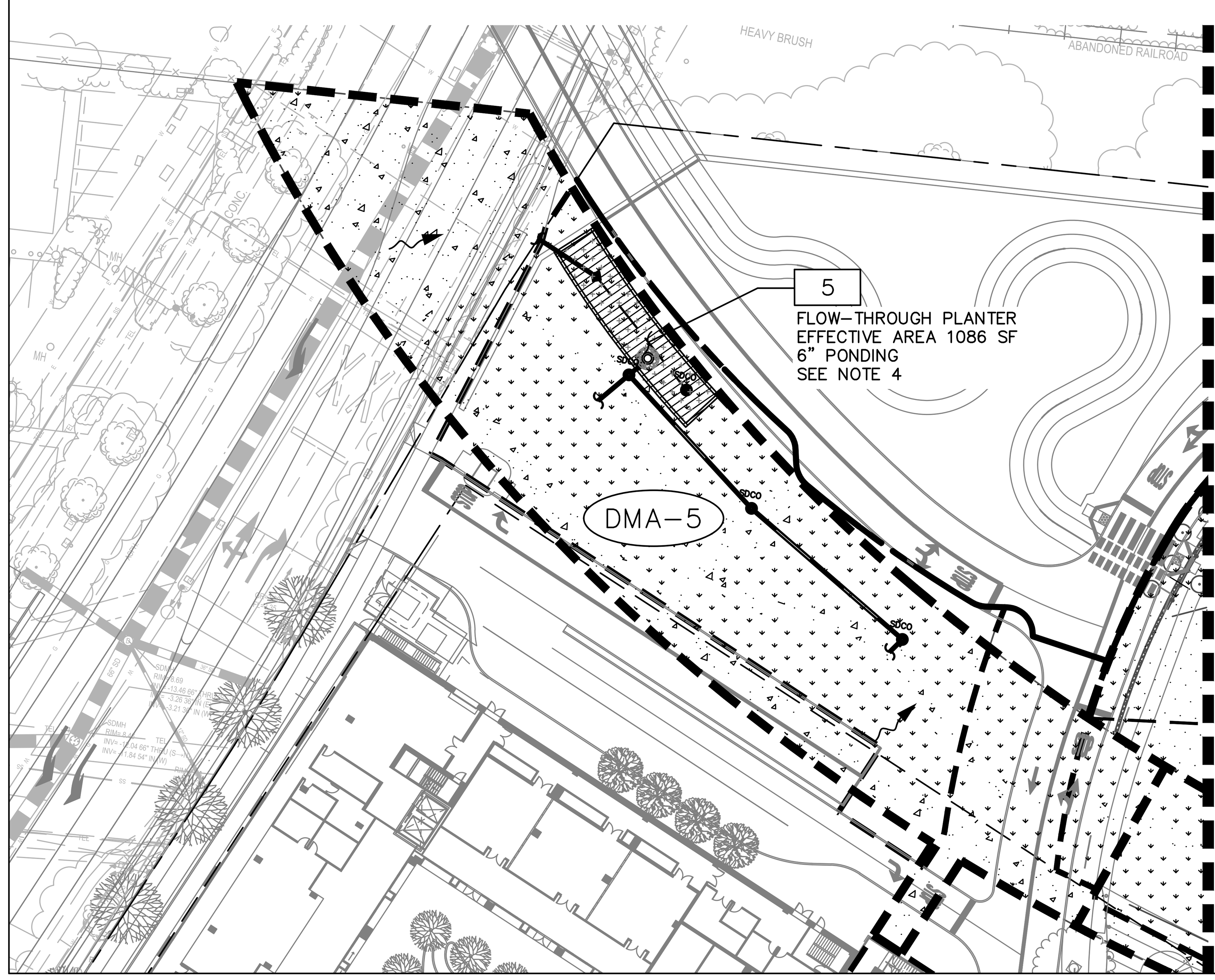
DRAWING TITLE:
UTILITY PLAN

DRAWING NO:
C3.00

DRAWING NAME: \\Bkf-rc\VOL4\2015\157064_Willow_Village\ENG\4-MCS\1 - SD\SHEETS\ENTITLEMENT\C3.00 UTILITY PLAN.dwg
PLOT DATE: 03-06-23 PLOTTED BY: wong



DMA	Treatment Measure	Total Area (sf)	Impervious Area (sf)	Pervious Area (sf)	Effective Impervious Area (sf)	Required Treatment Area (sf)	Total Provided Area (sf)	Ponding Depth (in)
1	1 - Flow-Through Planter	169,353	135,472	33,881	138,860	3,851	3,981	8.00
2	2 - Arroyo Garden Bioretention	39,649	35,095	4,554	35,550	1,068	1,068	6.00
3	3 - Silva Cells	60,409	60,409	-	60,409	2,416	2,416	-
4	4 - Silva Cells	34,429	34,429	-	34,429	1,377	1,377	-
5	5 - Flow-Through Planter	29,258	13,231	16,027	14,834	446	1,086	6.00



LEGEND:

- DRAINAGE AREA BOUNDARY
- PROPOSED IMPERVIOUS AREA
- PROPOSED LANDSCAPE (PERVIOUS)
- PROPOSED BIORETENTION (PERVIOUS)
- PROPOSED IMPERVIOUS ROOF
- DMA–1A DRAINAGE MANAGEMENT AREA
- 1 TREATMENT CONTROL MEASURE

NOTES:

1. REQUIRED TREATMENT AREA OF DMA 1 AND 2 WAS SIZED USING THE COMBINATION FLOW–VOLUME METHOD PER SAN MATEO COUNTY C.3 MANUAL. REQUIRED TREATMENT AREA OF DMA 3 AND 4 WAS SIZED USING THE SILVA CELL SIZING CALCULATOR PROVIDED BY DEEPROOT.

2. RUNOFF FROM DMA 1 WILL BE COLLECTED BY PLUMBING VIA ROOF GUTTERS AND DRAINS. ALL OF THE DMA 1 RUNOFF WILL BE COLLECTED IN A STORM DRAIN PUMP STATION IN THE BASEMENT WHICH WILL THEN PUMP THE REQUIRED FLOW RATE TO EACH PLANTER.

3. RUNOFF FROM DMA 2 WILL BE COLLECTED BY PLUMBING VIA ROOF GUTTERS AND DRAINS. ALL OF THE DMA 2 RUNOFF WILL BE ROUTED TO AND TREATED BY TCM 2, AND WILL THEN BE PUMPED OUT TO GRAVITY FLOW TO THE STORM DRAIN MAIN ALONG NORTH LOOP ROAD.

4. RUNOFF FROM DMA 5 WILL BE COLLECTED BY PLUMBING VIA ROOF GUTTERS AND DRAINS AND ROUTED TO TCM 5 LOCATED WITHIN THE LANDSCAPE AREA UNDERNEATH ELEVATED PARK.

GRAPHIC SCALE
40 0 40 80

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE: 1" = 40'

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MILESTONES

DATE	ISSUE
03/10/2023	ACP

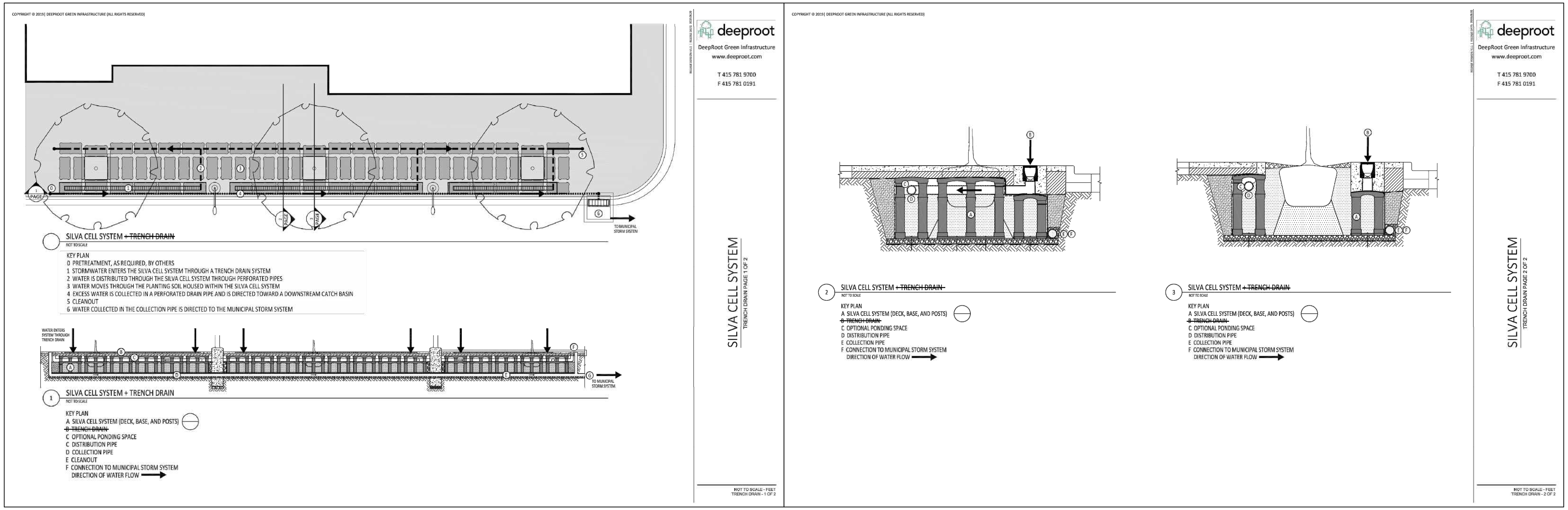
REVISIONS

NO.	DATE	ISSUE

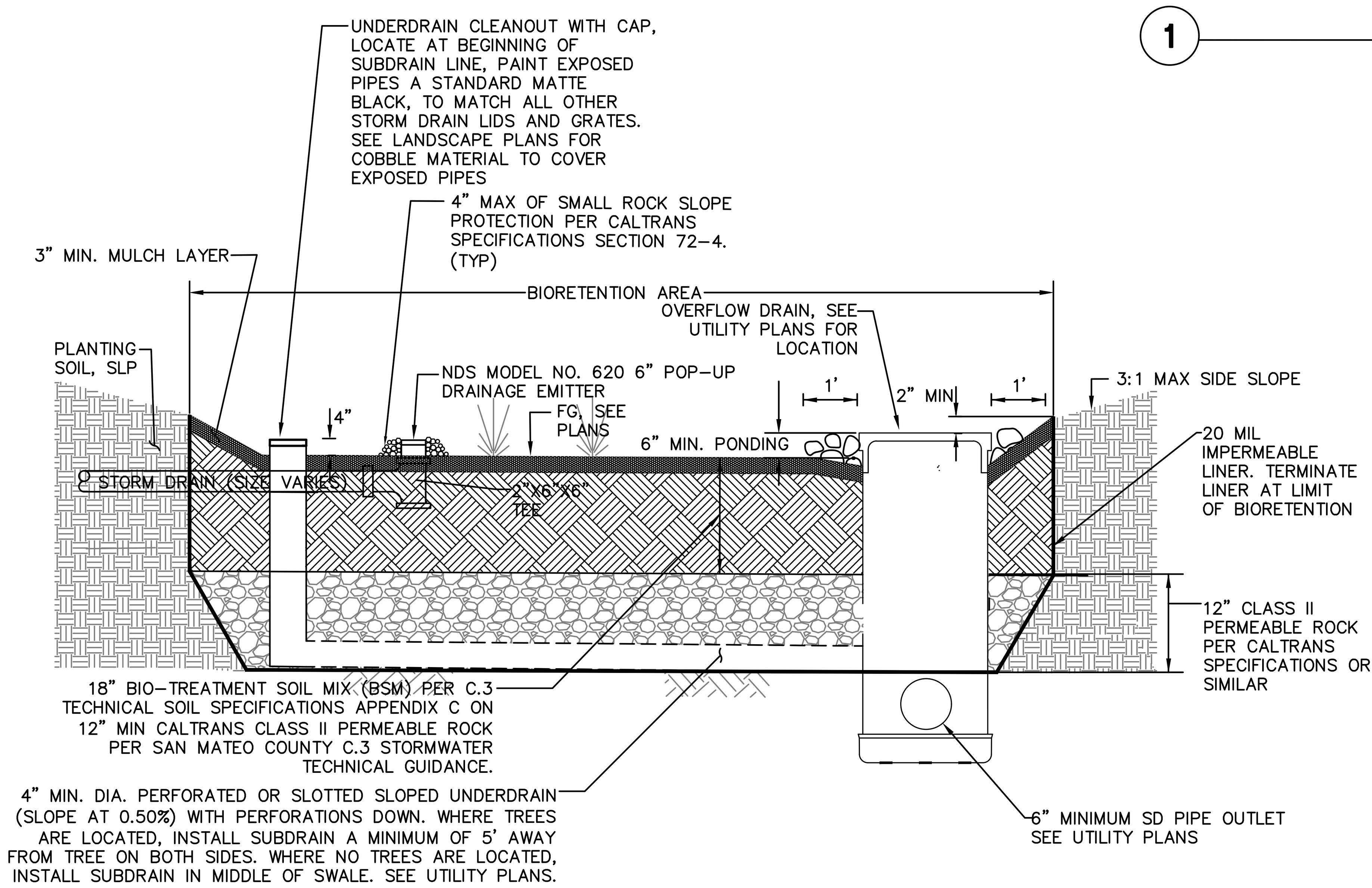
DRAWING TITLE:
STORMWATER MANAGEMENT PLAN

DRAWING NO:
C4.00

DRAWING NAME: \\Bkf-rc\VOL4\2015\157064_Willow_Village\ENG\4-MCS\1 - SD\SHEETS\ENTITLEMENT\C4.00 STORMWATER CONTROL PLAN.dwg
PLOT DATE: 03-06-23 PLOTTED BY: wong



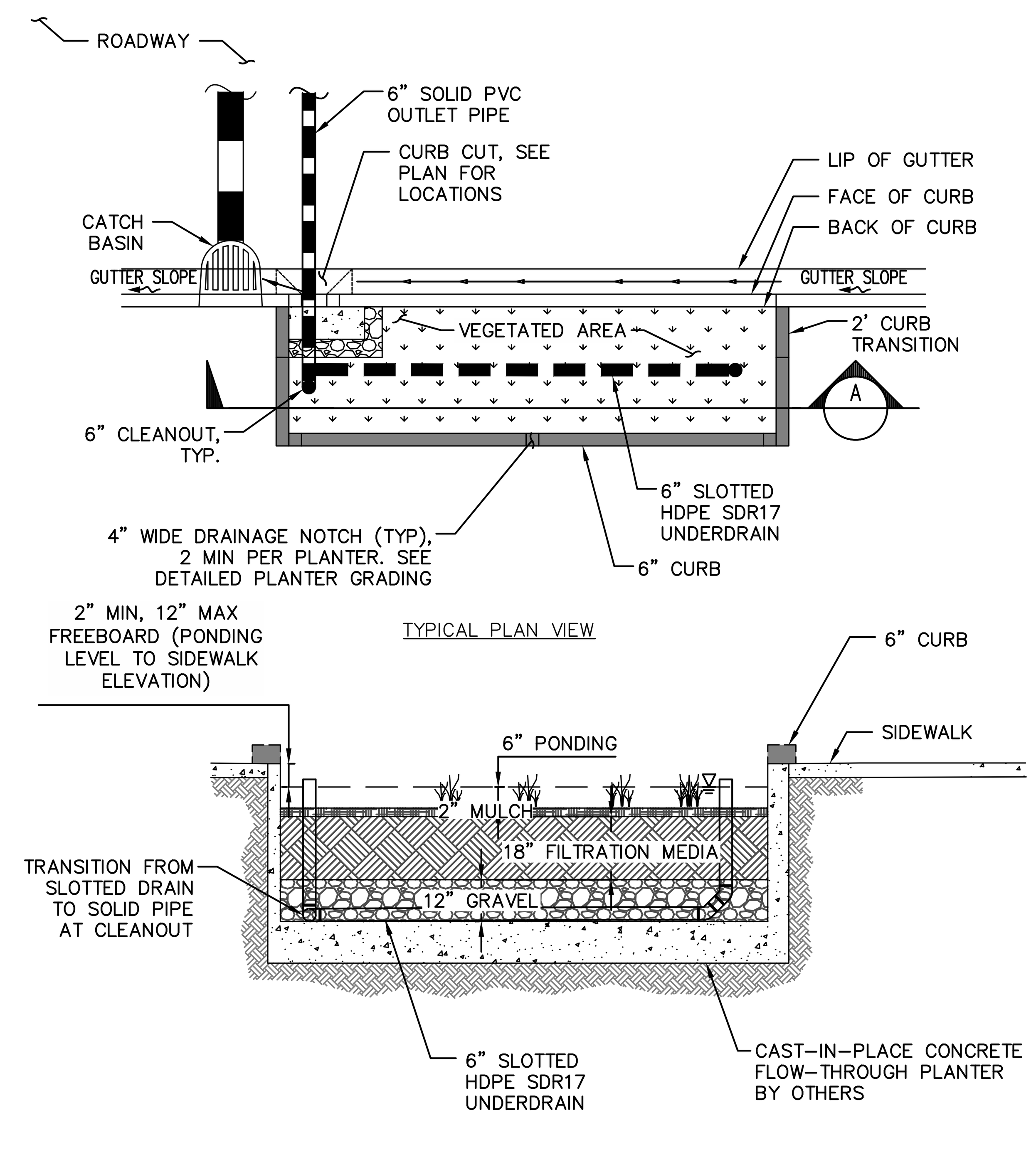
1 SILVA CELL SYSTEM



NOTES:

1. SEE SHEET C2.00 FOR FINISHED GRADE OF BIORETENTION AREAS.
2. SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS.
3. ALL BIORETENTION SOILS USED, SHALL BE PER C.3 TECHNICAL SOIL SPECIFICATIONS APPENDIX C ON 12" MIN CALTRANS CLASS II PERMEABLE ROCK PER SAN MATEO COUNTY C.3 STORMWATER TECHNICAL GUIDANCE.
4. PLACE COBBLE FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (OUTFALL, OVERFLOW DRAIN, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.).

2 BIORETENTION AREA



2 FLOW THROUGH PLANTER

NTS

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE: AS NOTED

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MILESTONES

DATE	ISSUE
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
STORMWATER MANAGEMENT DETAILS

DRAWING NO:
C4.01

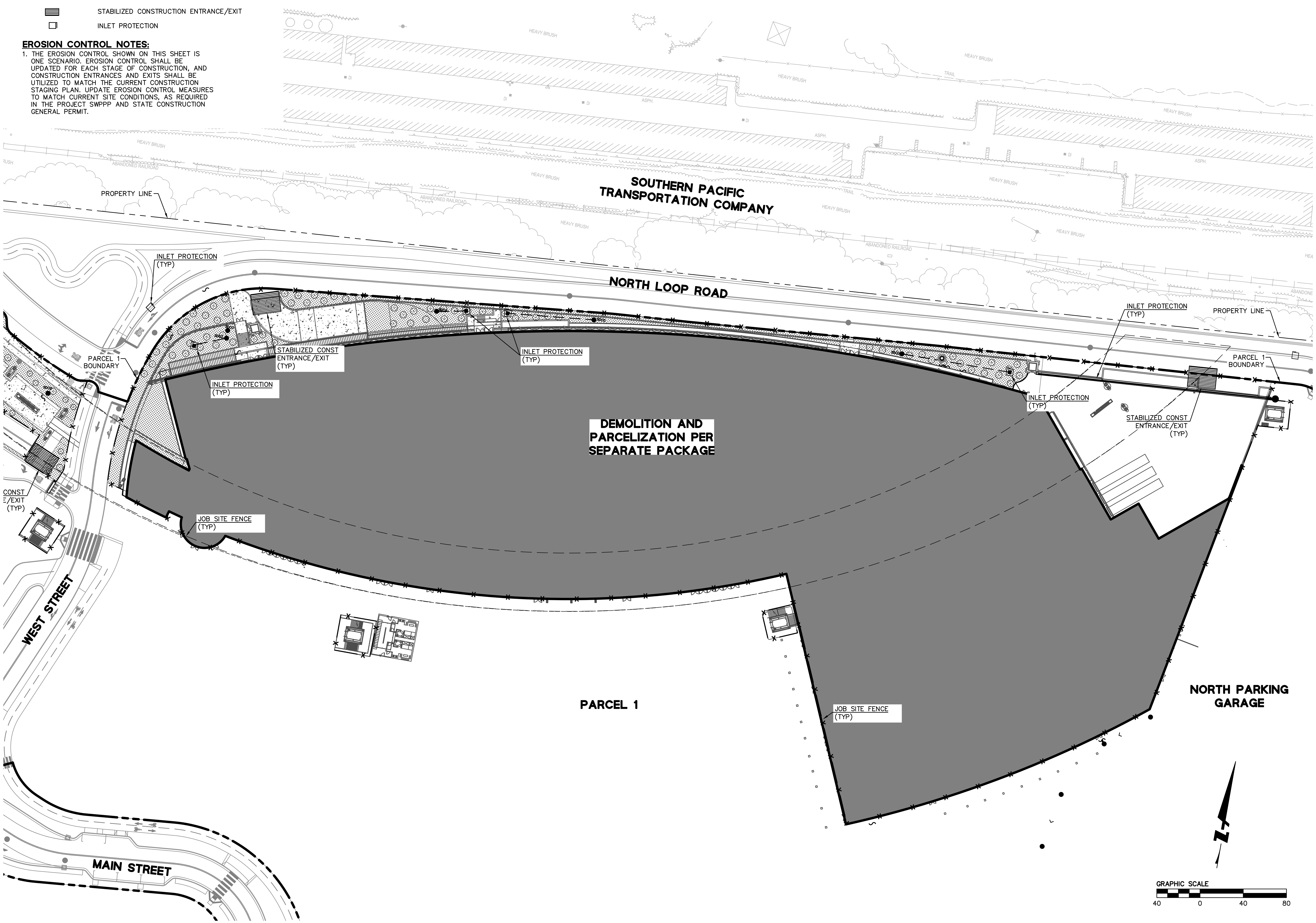
DRAWING NAME: \\Bkf-rc\VOL4\2015\157064_Willow_Village\ENG\4-MCS\1 - SD\SHEETS\ENTITLEMENT\C4.00 STORMWATER CONTROL PLAN.dwg
PLOT DATE: 03-06-23 PLOTTED BY: wong

EROSION CONTROL LEGEND:

(heavy dashed line)	PROPERTY LINE
(dashed line)	EASEMENT
(solid line)	JOB SITE FENCE (WITH SILT FENCE & FIBER ROLL)
(hatched box)	STABILIZED CONSTRUCTION ENTRANCE/EXIT
(small square)	INLET PROTECTION

EROSION CONTROL NOTES:

1. THE EROSION CONTROL SHOWN ON THIS SHEET IS ONE SCENARIO. EROSION CONTROL SHALL BE UPDATED FOR EACH STAGE OF CONSTRUCTION, AND CONSTRUCTION ENTRANCES AND EXITS SHALL BE UTILIZED TO MATCH THE CURRENT CONSTRUCTION STAGING PLAN. UPDATE EROSION CONTROL MEASURES TO MATCH CURRENT SITE CONDITIONS, AS REQUIRED IN THE PROJECT SWPPP AND STATE CONSTRUCTION GENERAL PERMIT.



DRAWING NAME: \\Bkf-rc\VOL4\2015\157064_Willow_Village\ENG\4-MCS\1 - SD\SHEETS\ENTITLEMENT\C5.00 EROSION CONTROL PLAN.dwg
PLOT DATE: 03-06-23 PLOTTED BY: wong

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE: 1" = 40'

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MILESTONES

DATE	ISSUE
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
EROSION CONTROL PLAN

DRAWING NO:
C5.00

LEGEND

- FIRE ACCESS ROAD
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- FIRE HOSE LENGTH FROM FIRE ACCESS
- 30 FT OFFSET OF FIRE LANE
- FIRE HYDRANT (PUBLIC)
- FIRE HYDRANT (PRIVATE)
- 150' RADIUS AROUND FH
- PROPERTY LINE

NOTES

1. THE ROADWAY SECTION WILL COMPLY WITH MENLO PARK FIRE DISTRICT STANDARD SECTION 101.6 REQUIREMENT FOR THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHTING AT LEAST 75,000 LBS.

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE: AS NOTED

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MILESTONES

DATE	ISSUE
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
FIRE ACCESS PLAN

DRAWING NO:
C6.00

DRAWING NAME: \\Bk1-rc\VOL4\2015\157064_Willow_Village\ENG\4-MCS\1 - SD\SHEETS\ENTITLEMENT\C6.00 FIRE ACCESS PLAN.dwg
PLOT DATE: 03-06-23 PLOTTED BY: wong

GRAPHIC SCALE

80 0 80 160

LEGEND

- FIRE ACCESS ROAD
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- FIRE HOSE LENGTH FROM FIRE ACCESS
- 30 FT OFFSET OF FIRE LANE
- FIRE HYDRANT (PUBLIC)
- FIRE HYDRANT (PRIVATE)
- 150' RADIUS AROUND FH
- PROPERTY LINE

NOTES

1. THE ROADWAY SECTION WILL COMPLY WITH MENLO PARK FIRE DISTRICT STANDARD SECTION 101.6 REQUIREMENT FOR THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHTING AT LEAST 75,000 LBS.

DRAWING NAME: \\Bkf-rc\VOL4\2015\157064_Willow_Village\ENG\4-MCS\1 - SD\SHEETS\ENTITLEMENT\C6.01 FIRE HYDRANT PLAN.dwg
PLOT DATE: 03-06-23 PLOTTED BY: wong

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE: AS NOTED

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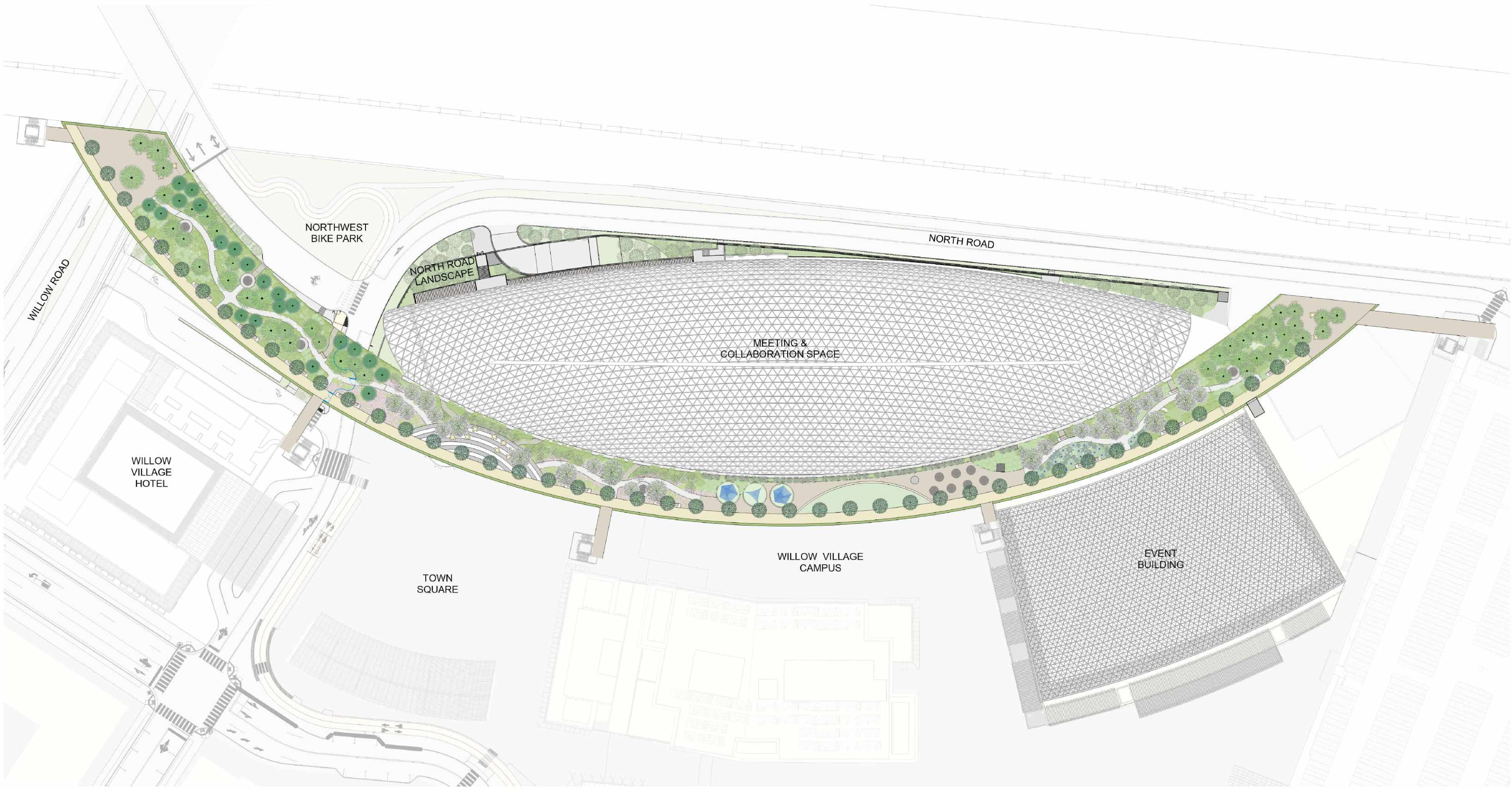
MILESTONES	
DATE	ISSUE
03/10/2023	ACP

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
FIRE HYDRANT PLAN

DRAWING NO:
C6.01



1 ILLUSTRATIVE LANDSCAPE PLAN

SCALE: 1"=50' 0' 10' 50' 100' 200' PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE:

NOTE: THIS DRAWING IS ISSUED AS IS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
03/10/2023	ACP

REVISIONS

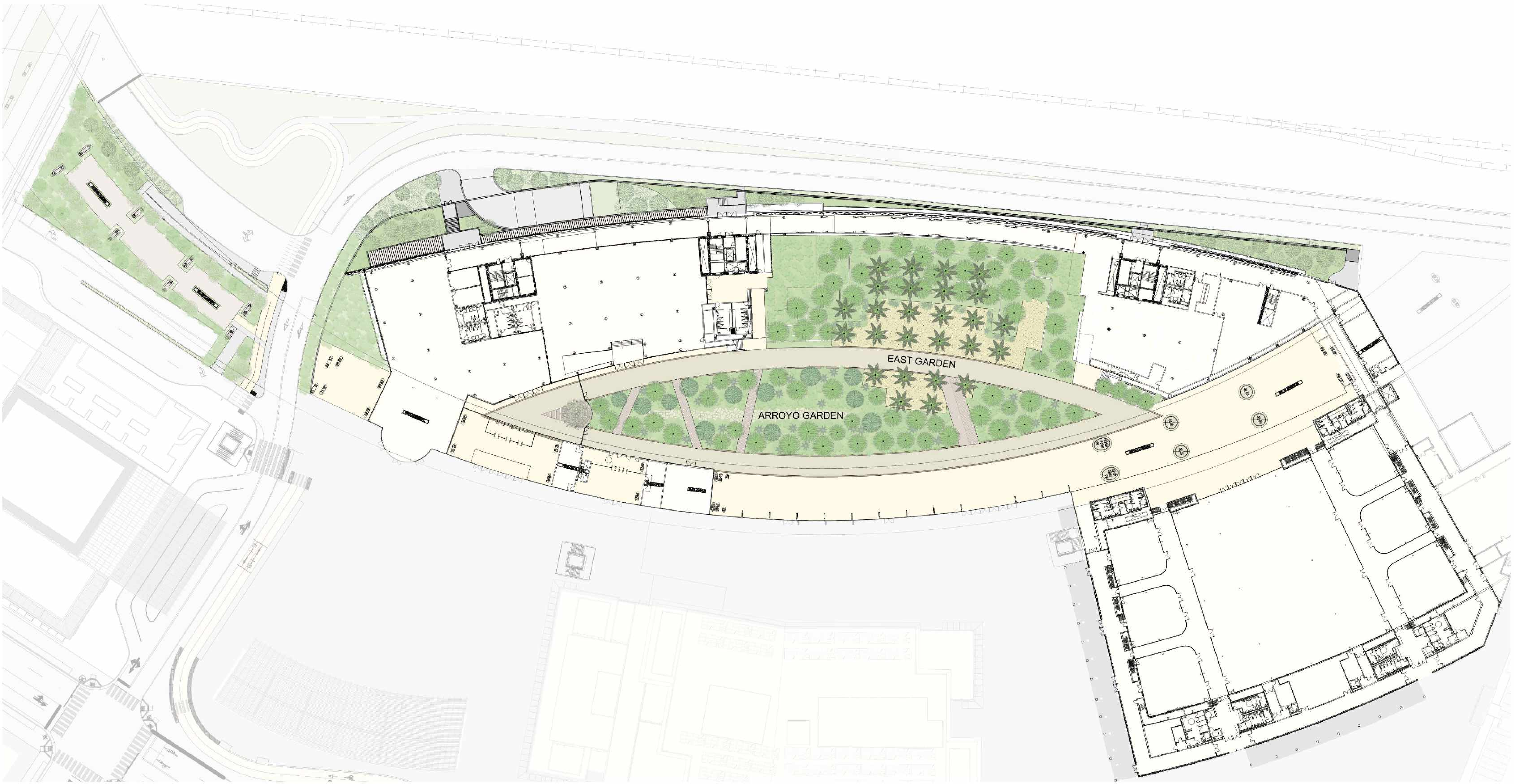
NO.	DATE	ISSUE

DRAWING TITLE:

ILLUSTRATIVE LANDSCAPE PLAN

DRAWING NO:

L1.00



1 LEVEL 1 PLAN
SCALE: 1"=40'
0' 10' 30' 50' 100' 150'
PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE:

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MILESTONES	
DATE	ISSUE
03/10/2023	ACP

REVISIONS

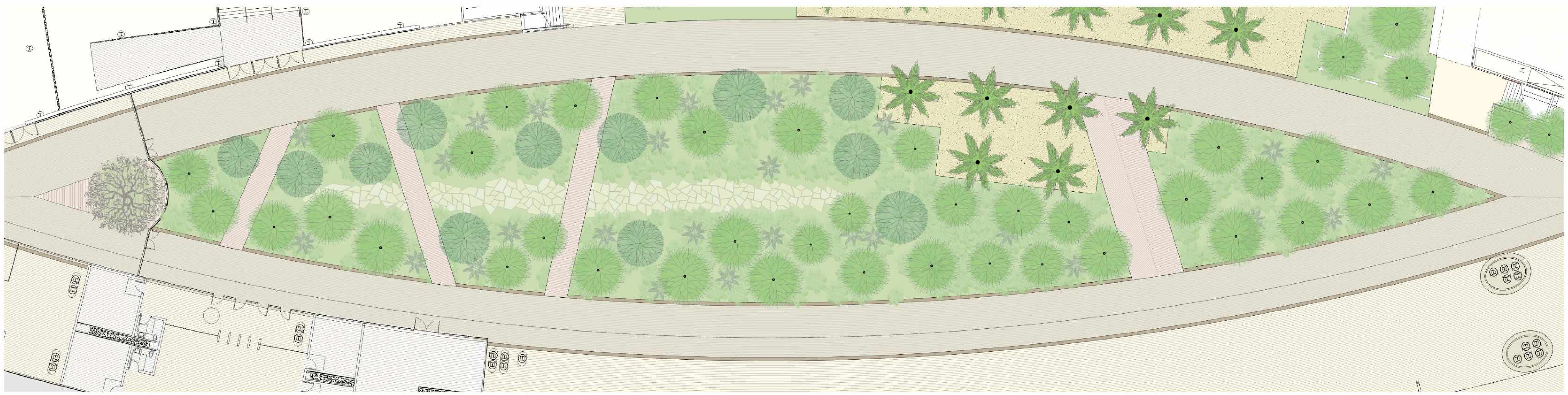
NO.	DATE	ISSUE

DRAWING TITLE:
LEVEL 1 PLAN

DRAWING NO:
L1.01

2 ARROYO GARDEN CHARACTER

PRECEDENTS



1 ARROYO GARDEN ENLARGEMENT PLAN

SCALE: 1/16"=1'   0' 10' 20' 40' 60'

PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE:

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
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REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:

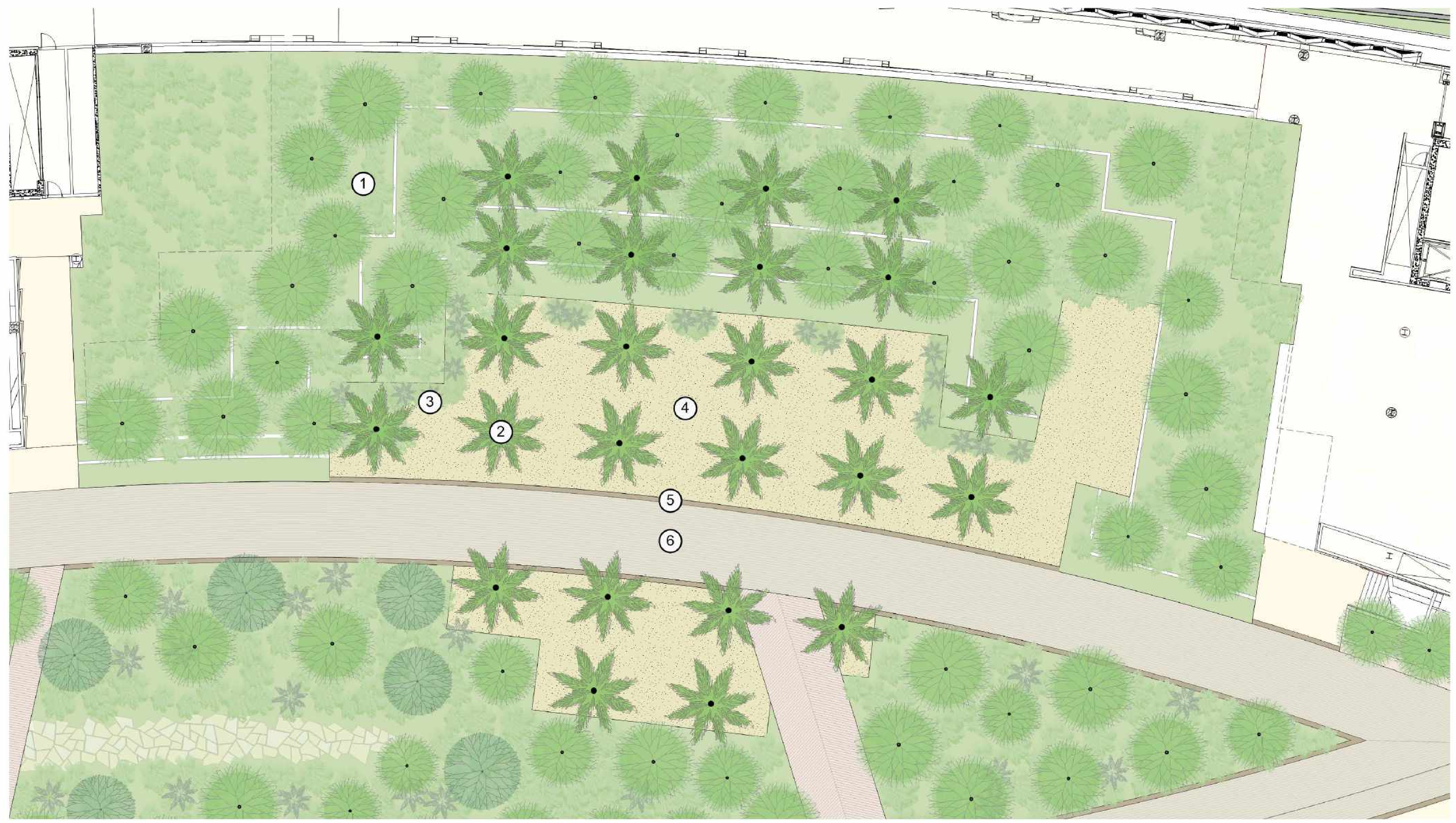
ARROYO GARDEN ENLARGEMENT PLAN

DRAWING NO:

L1.02

2 EAST GARDEN CHARACTER

PRECEDENTS



1 EAST GARDEN ENLARGEMENT PLAN

SCALE: 1/16"=1'   0'   10'   20'   40'   60'

PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:

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MILESTONES

DATE	ISSUE
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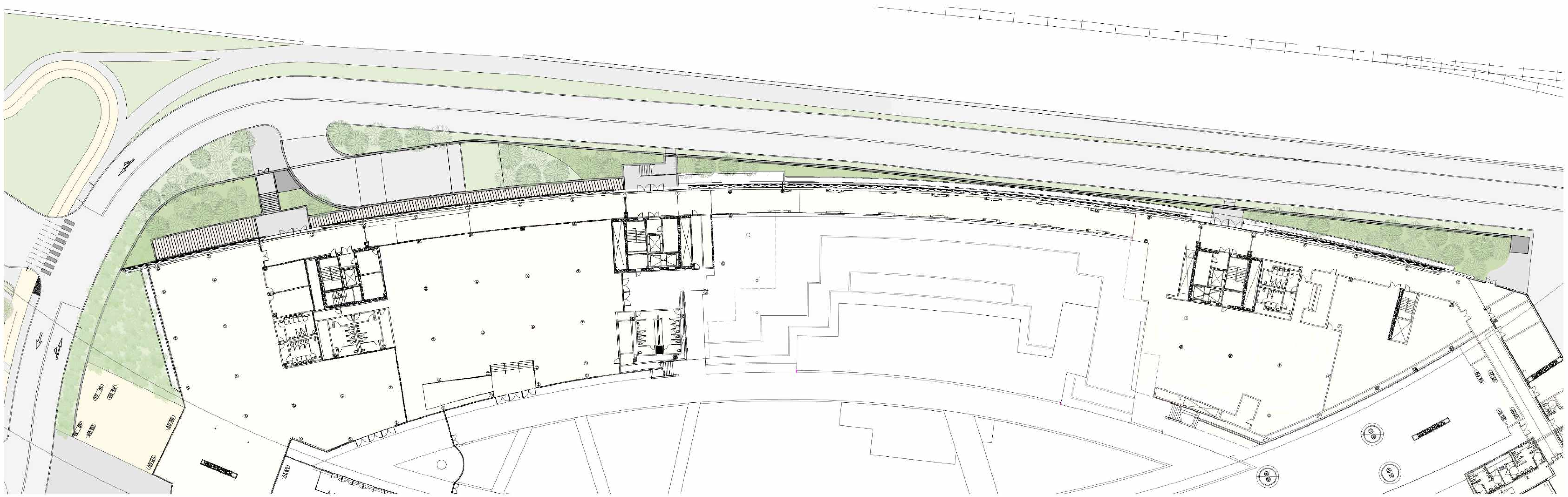
DRAWING TITLE:
EAST GARDEN
ENLARGEMENT PLAN

DRAWING NO:
L1.03

2 NORTH ROAD LANDSCAPE CHARACTER

PRECEDENTS



1 NORTH ROAD LANDSCAPE ENLARGEMENT PLAN

PLAN

SCALE: 1"=30' 0' 10' 30' 50' 100'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE:

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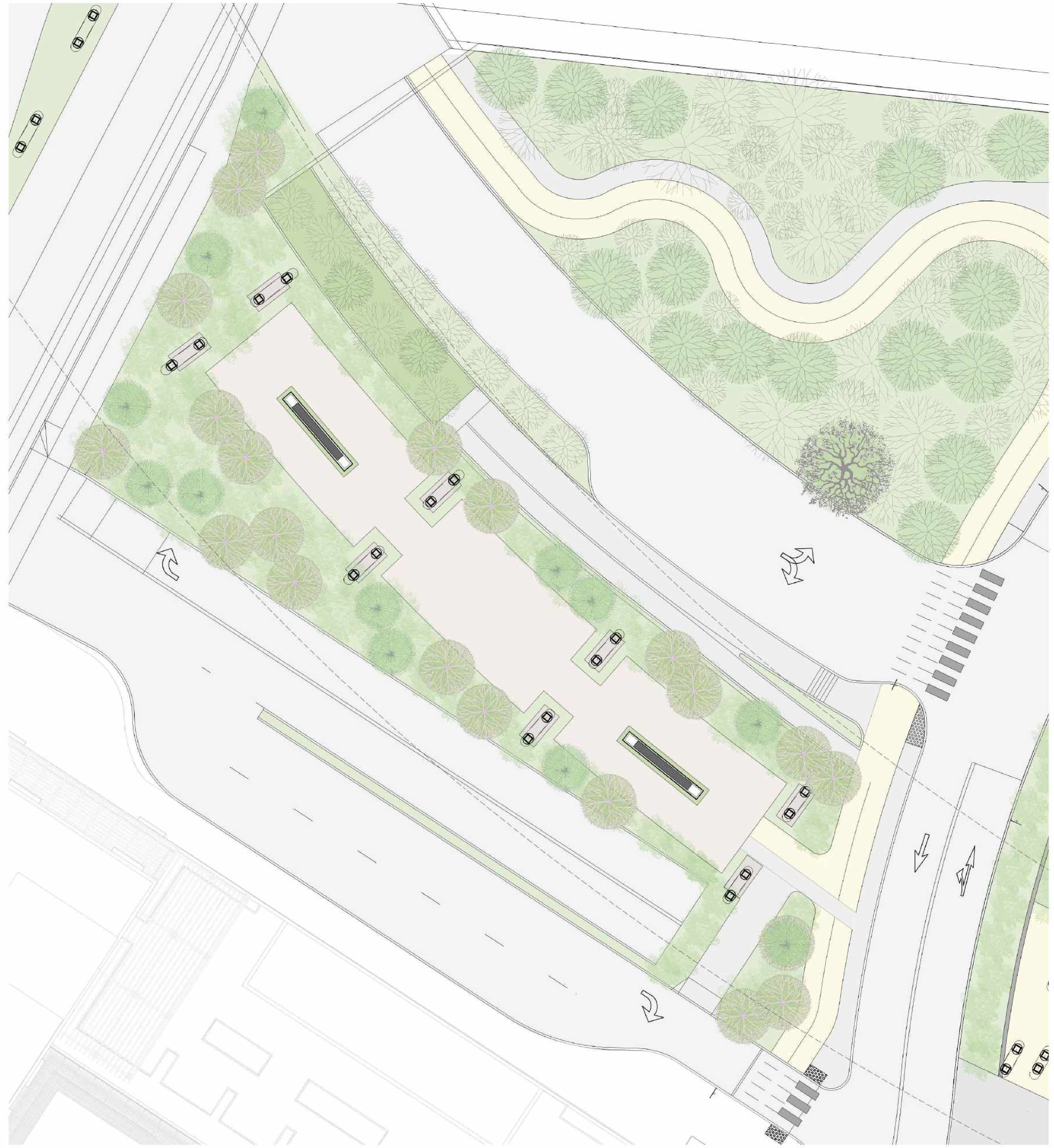
DRAWING TITLE:

NORTH ROAD ENLARGEMENT PLAN

DRAWING NO:

L1.04



2 BIKE PARKING CHARACTER

PRECEDENTS

1 BIKE PARKING ENLARGEMENT PLAN

SCALE: 1/16"=1'

0' 10' 20' 40' 60'

PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE:

MILESTONES	
DATE	ISSUE
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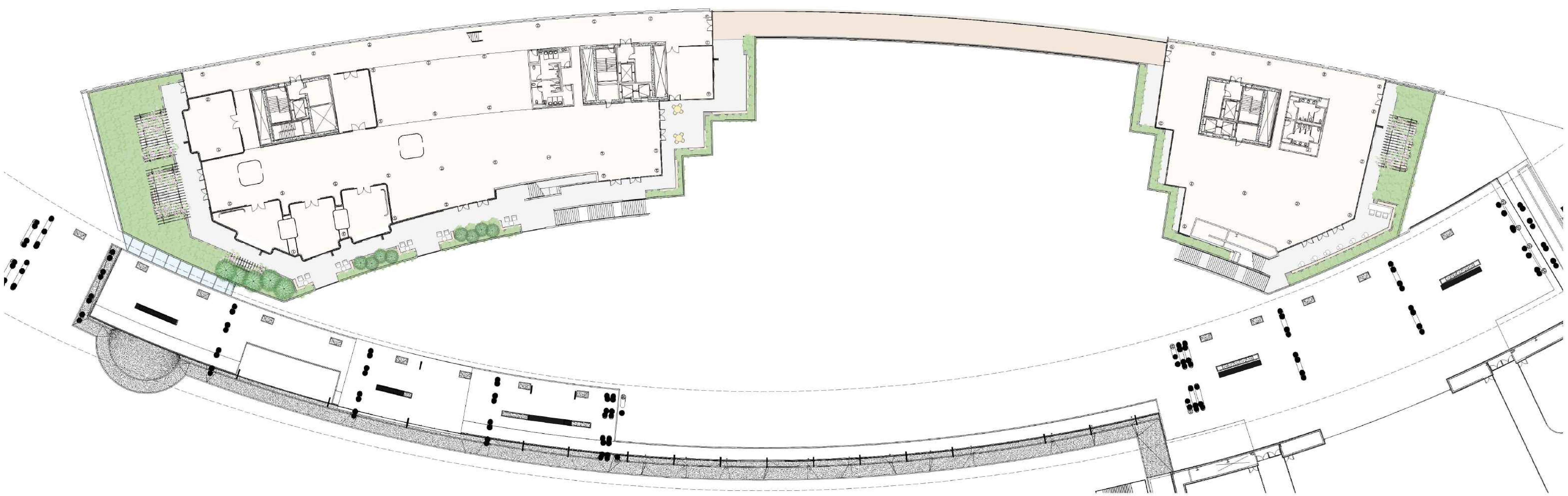
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:

BIKE PARKING ENLARGEMENT PLAN

DRAWING NO:

L1.05



1 LEVEL 2 PLAN
SCALE: 1"=30'
0' 10' 30' 50' 100'
PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:

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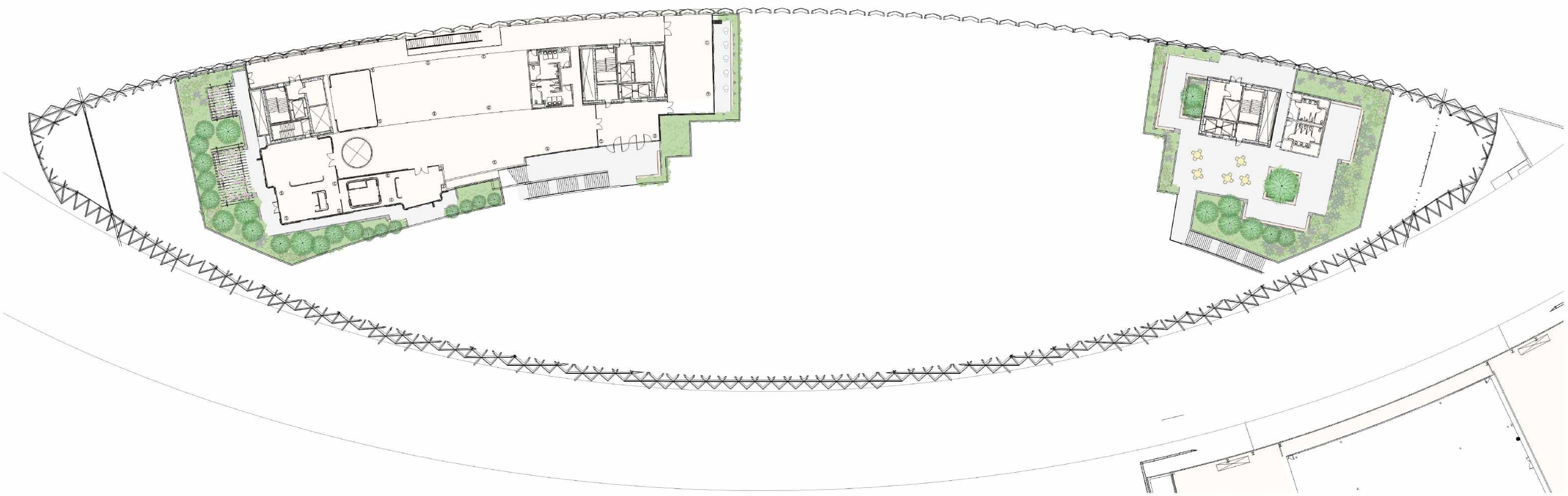
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
LEVEL 2 PLAN

DRAWING NO:
L1.06



1 LEVEL 3 PLAN
SCALE: 1"=30'
0' 10' 30' 50' 100'
PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:

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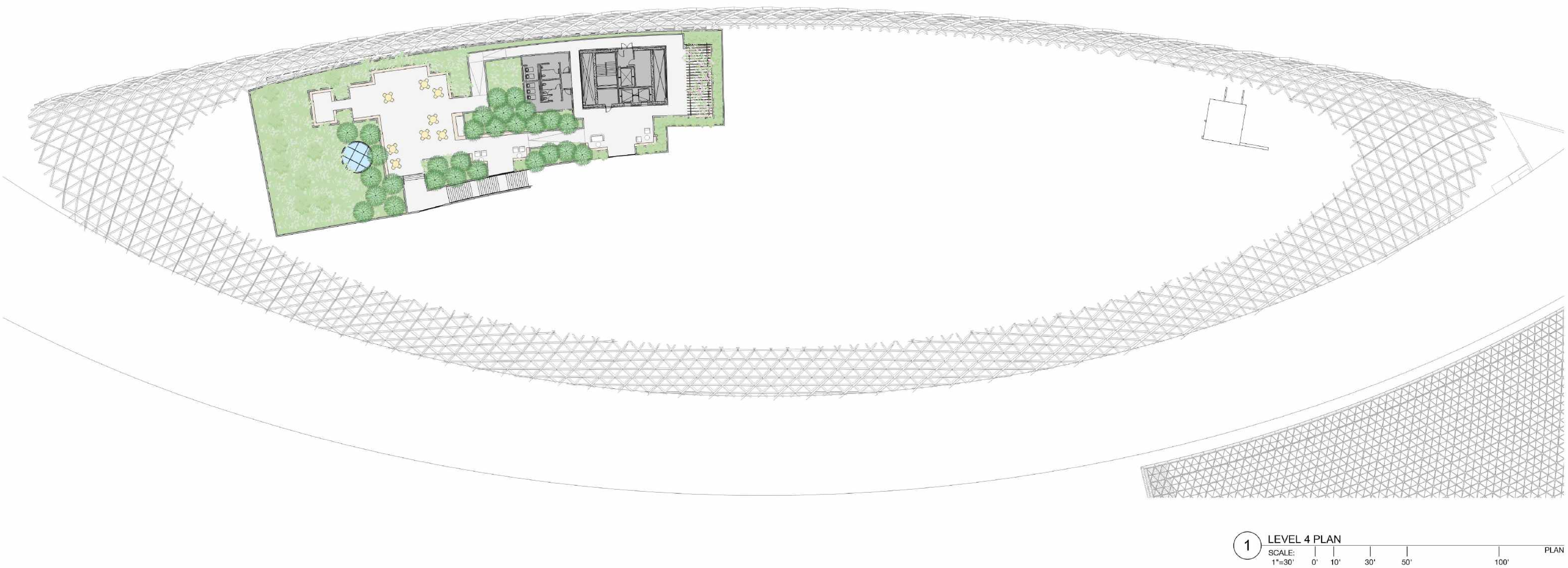
DATE	ISSUE
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
LEVEL 3 PLAN

DRAWING NO:
L1.07



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:

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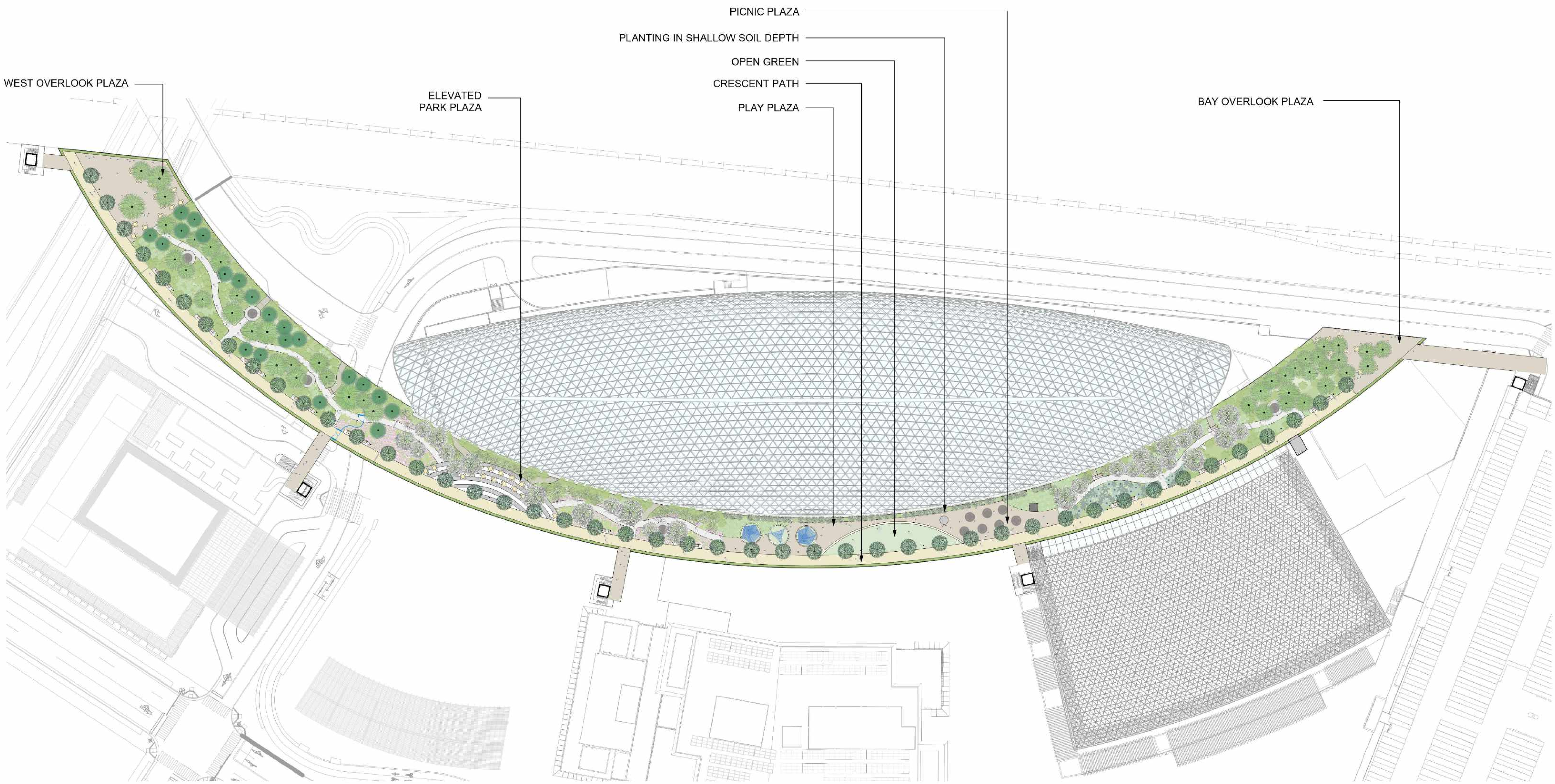
DATE	ISSUE
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
LEVEL 4 PLAN

DRAWING NO:
L1.08



1 ELEVATED PARK PLAN

SCALE: 1"=50'

0' 10' 50' 100' 200'

PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE: 1" = 50'

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
03/10/2023	ACP

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
ELEVATED PARK PLAN

DRAWING NO:
L1.09

ARROYO GARDEN CANOPY TREES

POTENTIAL PLANT SELECTION:
Corynocarpus laevigatus (Karaka)
Ficus benjamina (Weeping Fig)
Michelia champaca (Champak)

ARROYO GARDEN CONIFEROUS TREES

POTENTIAL PLANT SELECTION:
Agathis robusta (Kauri Pine)
Auracaria heterophylla (Norfolk Island Pine)
Podocarpus spp. (Yew Plum Pine)

EAST GARDEN PALM TREES

POTENTIAL PLANT SELECTION:
Roystonea regia (Royal Palm)
Bismarckia nobilis (Bismarck Palm)

EAST GARDEN TREES

POTENTIAL PLANT SELECTION:
Agathis robusta (Kauri Pine)
Bucida buceras
Brachychiton acerifolia
Chorisia speciosa
Ficus spp
Howea forsteriana
Michelia champaca
Strelitzia nicolai
Tupidanthus calyptratus

SPECIMEN TREES

POTENTIAL PLANT SELECTION:
Ficus spp.

ARROYO GARDEN TREE FERNS

POTENTIAL PLANT SELECTION:
Cyathea cooperi
Dicksonia antarctica

NORTH ROAD TREES

POTENTIAL PLANT SELECTION:
Nyssa sylvatica 'Afterburner'
Parrotia persica 'Vanessa'
Plantanus 'Exclamation'

BIKE PARKING TREES

POTENTIAL PLANT SELECTION:
50% Cercis canadensis Texensis
50% Acacia cognata

ARROYO GARDEN UNDERSTORY

POTENTIAL PLANT SELECTION:
Abutilon striatum "redvein indian mallow"
Abutilon "apricot"
Abutilon "victor reiter"
Asplenium bulbiferum
Azalea spp.
Begonia luxurians
Blechnum brasiliense
Blechnum gibbum
Cyathea cooperi
Cyathea medullaris
Daphne odora
Dianella tasmanica
Dicksonia antarctica
Fuschia boliviana
Helleborus orientalis
Heuchera 'villosa brownies'
Heuchera 'villosa'
Ligularia 'king kong
Ligularia 'the rocket'
Liriope gigantea
Loropetalum chinense
Nephrolepis exaltata
* *Polystichum munitum*
Rhododendron forsterianum
Rhododendron fragrantissiumum
Russelia equisetiformis
Selaginella krausiana
Soleirolia soleirolii
* *Woodwardia fimbriata*

ARROYO GARDEN BIORETENTION

POTENTIAL PLANT SELECTION:
Acorus gramineus
* *Carex tumulicola*
Chondropetalum tectorum
* *Dryopteris expansa*
Hymenocalis littoralis
Neomarica caerulea
* *Polypodium scouleri*

ARROYO GARDEN BIORETENTION

POTENTIAL PLANT SELECTION:
Acorus gramineus (Japanese Rush)
Baumea spp. (rushes)
Carex spp. (sedges)
Neomarica gracilis (Walking Iris)

EAST GARDEN UNDERSTORY

POTENTIAL PLANT SELECTION:
Abutilon striatum "redvein indian mallow"
Abutilon "apricot"
Abutilon "victor reiter"
Asparagus densiflorus 'sprengeri'
Chamaedorea
Ficus microcarpa 'green island'
Hymenocalis speciosa (spider lily)
Murraya panculata
Pelargonium tomentosum (mint geranium)
Schefflera arboricola (dwarf umbrella tree)

OUTDOOR TERRACE PLANTING

POTENTIAL PLANT SELECTION:
Calamagrostis 'karl foerster' (feather reed grass)
Lomandra longifolia 'breeze'
Muhlenbergia capillaris (pink muhlygrass)
Stipa arundinacea (new zealand wind grass)

NORTH ROAD BIORETENTION

POTENTIAL PLANT SELECTION:
Chondropetalum
Cornus alba 'ivory halo'
* *Cornus sericea 'baileyi'*
* *Corylus cornuta californica (california hazelnut)*
Juncus patens
* *Polystichum munitum (western sword fern)*
* *Woodwardia fimbriata (giant chain fern)*

NORTH ROAD BORDER PLANTING

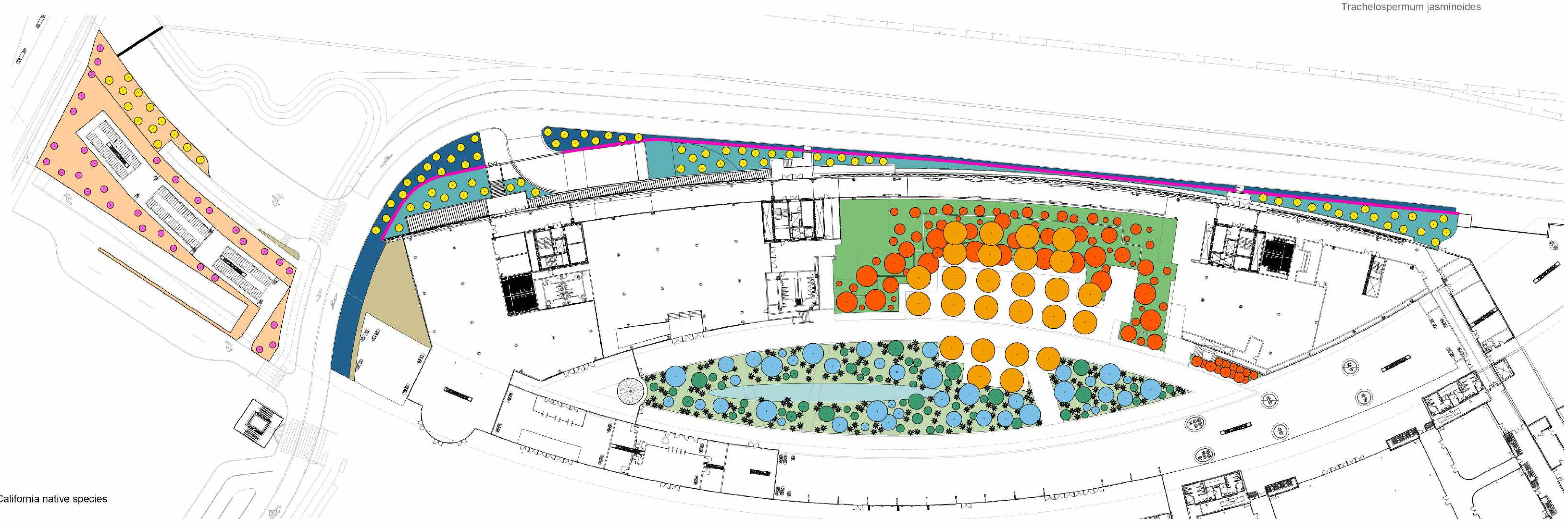
POTENTIAL PLANT SELECTION:
* *Ceanothus 'concha'*
Chondropetalum tectorum
Muhlenbergia rigens
* *Ribes sanguineum*

BIKE PARKING AREA

POTENTIAL PLANT SELECTION
* *Ceanothus concha*
* *Cornus sericea 'Baileyi'*
* *Corylus cornuta California (California Hazelnut)*
* *Fremontodendron californicum*
* *Polystichum munitum (Western Sword Fern)*
* *Ribes sanguineum (Flowering Currant)*
* *Rosa californica (California Wildrose)*
Trevesia palmata
* *Woodwardia fimbriata (giant Chain Fern)*

NORTH ROAD VINES

POTENTIAL PLANT SELECTION:
Distictis buccinatoria
Trachelospermum jasminoides



* California native species

NOTE:
Species palettes will be subject to further refinement and revision in CD's.
Longevity, drought tolerance, and low maintenance will be taken into account when selecting the final species.
Selection of species for the interior gardens is subject to the final frit levels on the atrium cover, which will dictate light levels inside.

1 LEVEL 1 PLANT PALETTE
DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:
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DRAWING TITLE:
LEVEL 1 PLANT PALETTE

DRAWING NO:
L2.01

L3 + L4 GARDEN TREES

POTENTIAL PLANT SELECTION:
Aloe dichotoma
Citrus x latifolia
Citrus x limon
Citrus paradisi 'macfadyen'
Citrus x sinensis
Ficus benghalensis
Olea europaea

CANTILEVERED PLANTERS LEVELS 2-4

POTENTIAL PLANT SELECTION:
Davallia denticulata
Murraya paniculata
Passiflora sp.
Russelia equisetiformis
Schefflera arboricola
Trachelospermum jasminoides

LEVEL 3 WEST UNDERSTORY

POTENTIAL PLANT SELECTION:
Agave attenuata
Asparagus densiflorus 'sprengeri'
Asplenium bulbiferum (mother fern)
Asplenium nidus
Davallia denticulata
Murraya paniculata
Nephrolepis exaltada
Philodendron selloum
Philodendron xanadu
Vireya rhododendron

LEVEL 4 UNDERSTORY

POTENTIAL PLANT SELECTION:
Aeonium sp.
Agave attenuata
Agave ovatifolia
Aloe dichotoma
Aloe plicatilis (fan aloe)
Aloe striata (coral aloe)
Asparagus densiflorus 'sprengeri'
Echeveria sp.
Euphorbia rigida
Geranium maderense
Grevillea 'lady o'
Grevillea 'peaches & cream'
Grevillea 'superb'
Libertia peregrinans
Pelargonioum tomentosum (mint geranium)
Pelargonium graveolens (rose geranium)
Plectranthus sp.
Rosmarinus officinalis
Schefflera arboricola
Senecio mandraliscae
Senecio vitalis

L2 + L3 SCREENING TREES

POTENTIAL PLANT SELECTION:
Ficus alii
Michelia champaca
Michelia alba
Michelia doltsopa

LEVEL 2 UNDERSTORY

POTENTIAL PLANT SELECTION:
Asparagus densiflorus 'sprengeri'
Asplenium bulbiferum (mother fern)
Asplenium nidus
Davallia denticulata
Murraya paniculata
Nephrolepis exaltada
Philodendron selloum
Philodendron xanadu
Vireya rhododendron

LEVEL 3 EAST UNDERSTORY

POTENTIAL PLANT SELECTION:
Agave attenuata
Agave ovatifolia
Astelia sp.
Beschorenia yuccoides
Dianella sp.
Encephalartos sp.
Euphorbia rigida
Murraya paniculata
Pelargonium tomentosum
Russelia equisetiformis
Senecio mandraliscae
Senecio vitalis

LEVEL 2 TRELLIS VINES

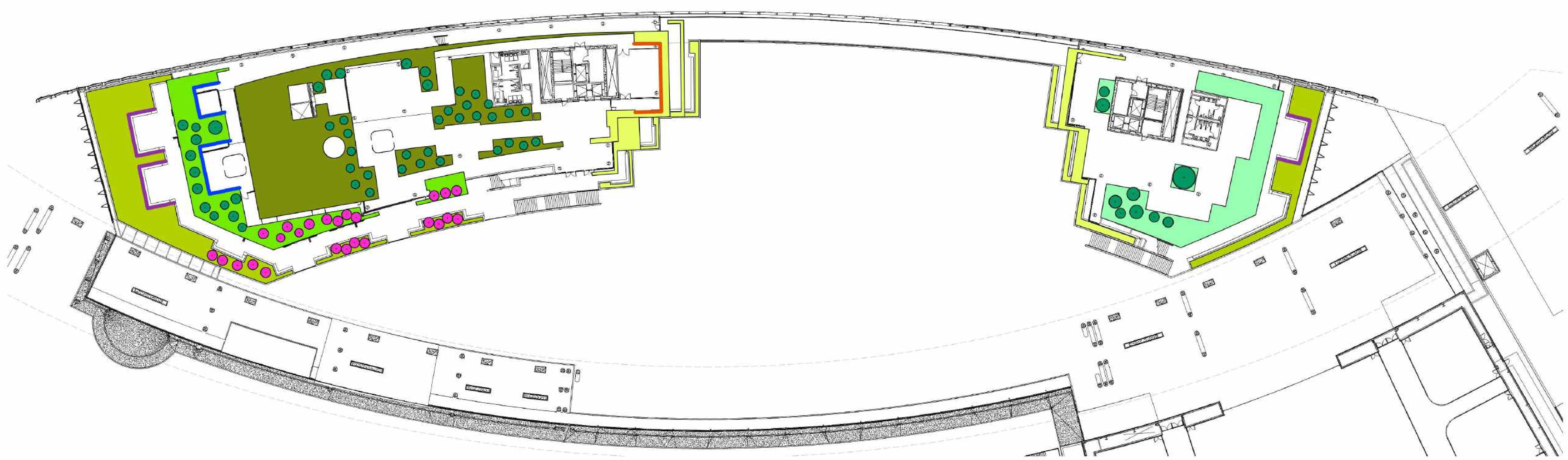
POTENTIAL PLANT SELECTION:
Stephanotis floribunda
Thunberia mysorensis
Thunbergia grandiflora

LEVEL 3 TRELLIS VINES

POTENTIAL PLANT SELECTION:
Jasminum polyanthemum
Thunbergia grandiflora

LEVEL 4 TRELLIS VINES

POTENTIAL PLANT SELECTION:
Pyrostegia venusta
Lapageria rosea



1 LEVELS 2-4 PLANT PALETTE
DIAGRAM

* California native species

NOTE:
Species palettes will be subject to further refinement.
Longevity, drought tolerance, and low maintenance will be taken into account when selecting the final species.
Selection of species for the interior gardens is subject to the final frit levels on the atrium cover, which will dictate light levels inside.

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

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DRAWING TITLE:
LEVELS 2-4 PLANT PALETTE

DRAWING NO:
L2.02

TALL FOREST

POTENTIAL PLANT SELECTION:

TREES:
Angophora costulata
Lophostemon confertus (Brisbane Box)

SHRUBS:
Cycas revoluta (Sago Palm)
Dioon spp.
Macrozamia communis
Macrozamia johnsonii
Macrozamia macdonellii
✱ *Polystichum munitum (Western Sword Fern)*
✱ *Woodwardia fimbriata (Giant Chain Fern)*


CHAPARRAL GARDEN

POTENTIAL PLANT SELECTION:
TREES:
Bracychiton rupestris
Parkinsonia ' Desert Museum'
Rhus lancea

SHRUBS:
✱ *Arctostaphylos manzanita*
✱ *Baccharis pilularis 'Pigeon Point' (Coyote Bush)*
✱ *Bouteloua gracilis (Blue Grama)*
✱ *Calamagrostis foliosa (Mendocino Reed Grass)*
✱ *Comarostaphylis diversifolia (Summer Holly)*
✱ *Epilobium canum (California Fuscia)*
✱ *Festuca californica (California Fescue)*
✱ *Galvezia juncea*
✱ *Heteromeles arbutifolia (Toyon)*
Leucophyllum frutescens (Texas Sage)
✱ *Leymus sp. (Blue Lyme Grass)*
✱ *Lupinus albifrons (Silver Bush Lupine)*
✱ *Malosma laurina (Laurel Sumac)*
✱ *Penstemon centranthifolius (Scarlet Bugler)*
✱ *Salvia apiana (White Sage)*
✱ *Trichostema lanatum (Woolly Blue Curls)*



SOUTHERN HEMISPHERE GARDEN

POTENTIAL PLANT SELECTION:
TREES:
Agathis robusta
Araucaria heterophylla
Banksia ashbyi
Corymbia ficifolia
Leptospermum laevigatum
Leucadendron argenteum
Maytenus boaria
Metrosideros excelsa
Podocarpus gracilior/macrophylla

SHRUBS:
Adenanthos sericeus (Woollybush)
Banksia sp.
Dioon sp.
Encephalartos natalensis
Grevillea 'Moonlight', 'Peaches & Cream'
Lepidozamia peroffskyana
Leucospermum 'Sunburst', 'Veldfire'
Macrozamia moorei
Leucadendron 'Safari Goldstrike', 'Wilson's Wonder'
Pimelea ferruginea Pink Solitaire' (Rice Flower)
Xanthorrhoea glauca, preisii



BORDER PLANTING

POTENTIAL PLANT SELECTION:
SHRUBS:
✱ *Ceanothus concha*
Alternates:
Bougainvillea sp.
Rosmarinus sp.
Trachelospermum jasminoides


FORMAL TREES

POTENTIAL PLANT SELECTION:
TREES:
✱ *50% Quercus engelmanii*
50% Quercus rugosa



MEDITERRANEAN & POLLINATOR GARDEN

POTENTIAL PLANT SELECTION:
TREES:
Arbutus marina
Cercis chinensis 'Avondale'
✱ *Ceanothus 'Cliff Schmidt'*
Cupressus cashmeriana
Jacaranda mimosifolia
✱ *Lyonothamnus floribundus ssp. asplenifolius*
Laurus nobilis

SHRUBS:
✱ *Achillea millefolium 'Sonoma Coast,' Terracotta' (Yarrow)*
✱ *Artemisia californica 'Montara' (California Sagebrush)*
✱ *Calycanthus occidentalis (Spice Buch)*
✱ *Dendromecon harfordii (Channel Island Tree Poppy)*
Eriogonum gigateum (St Catherine's Lace)
✱ *Eriogonum grande rubescens (Red Buckwheat Eriogonum)*
✱ *Garrya elliptica 'James Roof' (Silk Tassel)*
Helichrysum petiolare (Licorice Plant)
Lavandula angustifolia (Lavender)
✱ *Mimulus aurantiacus (Bush Monkey Flower)*
Mimulus cardinalis (Scarlet Monkey Flower)
✱ *Monardella villosa (Coyote Mint)*
✱ *Ribes malvaceum (Chaparral Currant)*
Rosmarinus officinalis 'Collingwood Ingram'
Russelia equisetiformis (Firecracker Plant)
✱ *Salvia apiana (white Sage)*
✱ *Salvia clevelandii 'winnifred Gilman'*
✱ *Salvia spathacea (hummingbied Sage)*
✱ *Trichostema lanatum (woolly Blue Curls)*



DESERT GARDEN

POTENTIAL PLANT SELECTION:
LARGE:
Aloe tongaensis
Beaucarnea recurvata
Brachychiton rupestris
Chorisia speciosa
Dracaena draco

SMALL - MEDIUM:
Aeonium sp.
Aloe brevifolia
Aloe striata
Agave attenuata 'Boutin Blue'
Cephalocereus senilis
Cotyledon orbiculata var. oblonga Flavida'
✱ *Dudleya sp.*
Echeveria Afterglow' / spp.
Echinocactus grusonii
Neobuxbaumia poylopha
Puya venusta
Senecio mandraliscae

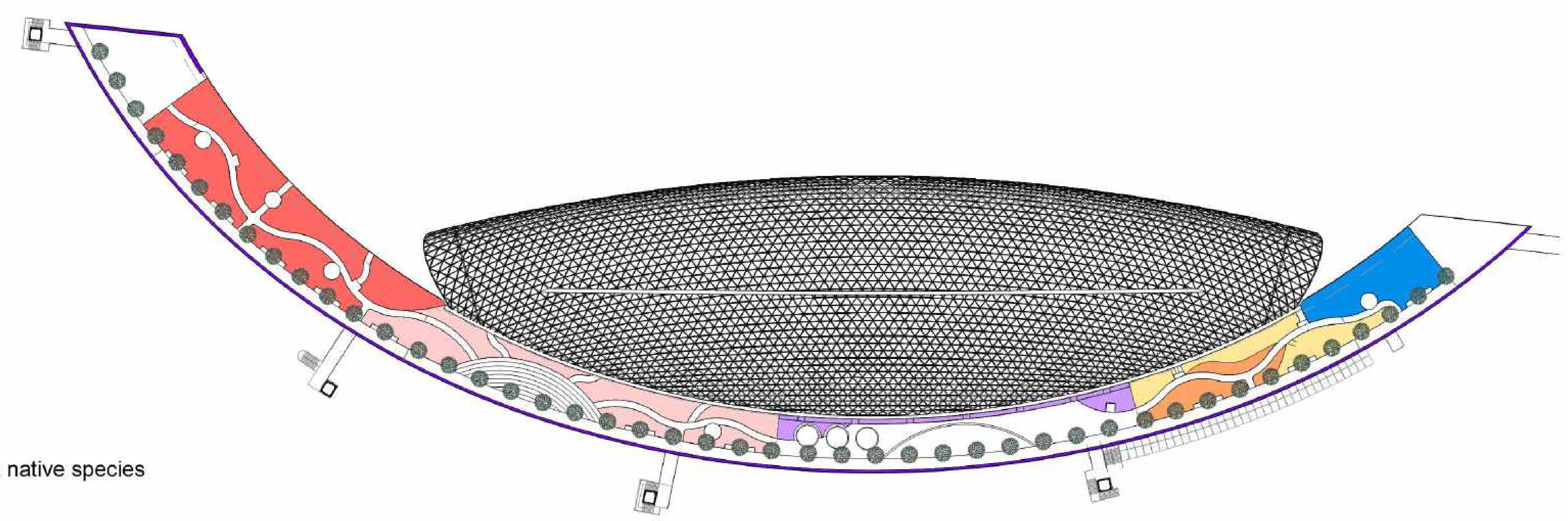


ATRIUM SCREENING GARDEN

POTENTIAL PLANT SELECTION:
Aeonium sp.
Echeveria sp.
Grevillea 'Moonlight', 'Red Hooks', 'Robyn Gordon'
Hakea francisiana
Luma apiculata
Metrosideros collina
Senecio mandraliscae




2 ELEVATED PARK PLANT PALETTE
PRECEDENTS



✱ California native species

NOTE:
Species palettes will be subject to further refinement and revision in future stages of design.
Longevity, drought tolerance, and low maintenance will be taken into account when selecting the final species.

1 ELEVATED PARK PLANTING PLAN
DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:

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DRAWING TITLE:
ELEVATED PARK PLANTING PALETTE

DRAWING NO:
L2.03

HERITAGE TREE REPLACEMENT (QUALIFIED TREES ONLY)

Botanical Name	Common Name	Quantity	Unit Size	Unit Value	Value
		0	24" box	$ 400	$ -
		0	36" box	$ 1,200	$ -
Nyssa sylvatica	Black Tupelo	26	48" box	$ 5,000	$ 130,000
Parrotia persica	Persian Ironwood	25	48" box	$ 5,000	$ 125,000
Platanus 'Roberts' / 'Exclamation'	London Planetree	34	48" box	$ 5,000	$ 170,000
		0	60" box	$ 7,000	$ -
		0	72" box	$ 10,000	$ -
		0	84" box	$ 12,000	$ -
		0	96" box	$ 15,000	$ -
		0	108" box	$ 17,000	$ -
		0	120" box	$ 20,000	$ -
		85			**$ 425,000**

2 MCS HERITAGE TREE REPLACEMENTS
TABLE

Species	Quantity
L1 Trees (Inside Atrium)	
Agathis robusta	22
Alt: Podocarpus sp.	
Araucaria heterophylla	11
Brachychiton acerifolia	7
Alt: Brachychiton discolor	
Chorisia speciosa	5
Corynocarpus laevigatus	20
Alt: Pachira aquatica	
Cyathea cooperi	60
Dicksonia antarctica	90
Ficus rubiginosa	4
Alt: Ficus benjamina	
Alt: Ficus macrophylla	
Alt: Ficus retusa	
Ficus benjamina	37
Alt: Bucida buceras	
Alt: Michelia alba / champaca	
Ficus alii	10
Alt: Ficus benjamina	
Howea forsteriana	20
Magnolia champaca / alba	6
Podocarpus gracilior	15
Alt: Podocarpus macrophylla	
Roystonia regia	26
Alt: Bismarckia nobilis	
Strelitzia nicolai	9
Tupidanthus calyptratus	14
Alt: Schefflera actynophylla	
L2 Trees	
Ficus alii	7
Ficus benjamina / rubinosa /retusa	1
Alt: Chamaedorea plumosa	
Alt: Chamaedorea seifrizii	
Alt: Howea foresteriana	
Magnolia champaca / alba	7
L3 Trees	
Encephalartos sp.	18
Ficus alii	6
Magnolia champaca / alba	9
Olea europaea 'Swan Hill'	20
Alt: Ficus benghalensis	
L4 Trees	
Aloe tongaensis 'Medusa'	6
Citrus x latifolia	3
Citrus x limon	3
Citrus paradisi 'Macfadyen	3
Citrus x sinensis	2
Olea europaea 'Swan Hill'	12
Plinia cauliflora (Jaboticaba)	5

Elevated Park Trees	
Acacia stenophylla	2
Agathis robusta	11
Alt: Araucaria heterophylla	
Alt: Wollemia nobilis	
Aloe tongaensis	4
Angophora costata	14
Alt: Brachychiton discolor	
Arbutus marina	11
Araucaria heterophylla	11
Beaucarnea recurvata	7
Brachychiton rupestris	3
Ceanothus 'Cliff Schmidt'	7
Cercis chinensis 'Avondale'	8
Chorisia speciosa	3
Corymbia ficifolia	3
Cupressus cashmeriana	11
Dracaena draco	7
Encephalartos natalensis	7
Ginko biloba ' Autumn Gold'	4
Jacaranda mimosifolia	3
Alt: Platanus x acerifolia 'Columbia'	
Lepidozamia perofskyana	7
Leucodendron argenteum (50%)	12
Banksia interigima (50%)	
Lophostemon confertus	14
Lyonothamnus floribundus ssp. asplenifoius	6
Macrozamia communis	13
Macrozamia johnsonii	13
Macrozamia macdonellii	14
Macrozamia moorei	6
Maytenus boaria	4
Alt: Rhus lancea	
Metrosideros excelsa	6
Alt: Brachychiton acerifolia	
Podocarpus gracilior / macrophylla	
Olea europaea 'Swan Hill'	4
Alt: Ficus Benghalensis	
Quercus engelmanii	23
Quercus rugosa	23
Rhus lancea	3
Xanthorrhoea glauca	10
Xanthorrhoea preissii	10
North Road Trees	
Acacia cognata	13
Cercis chinensis 'Avondale'	20
Nyssa sylvatic	26
Parrotia persica	25
Platanus 'Roberts' / 'Exclamation'	34

1 MCS TREE NUMBERS BY SPECIES
TABLE

PENINSULA INNOVATION PARTNERS

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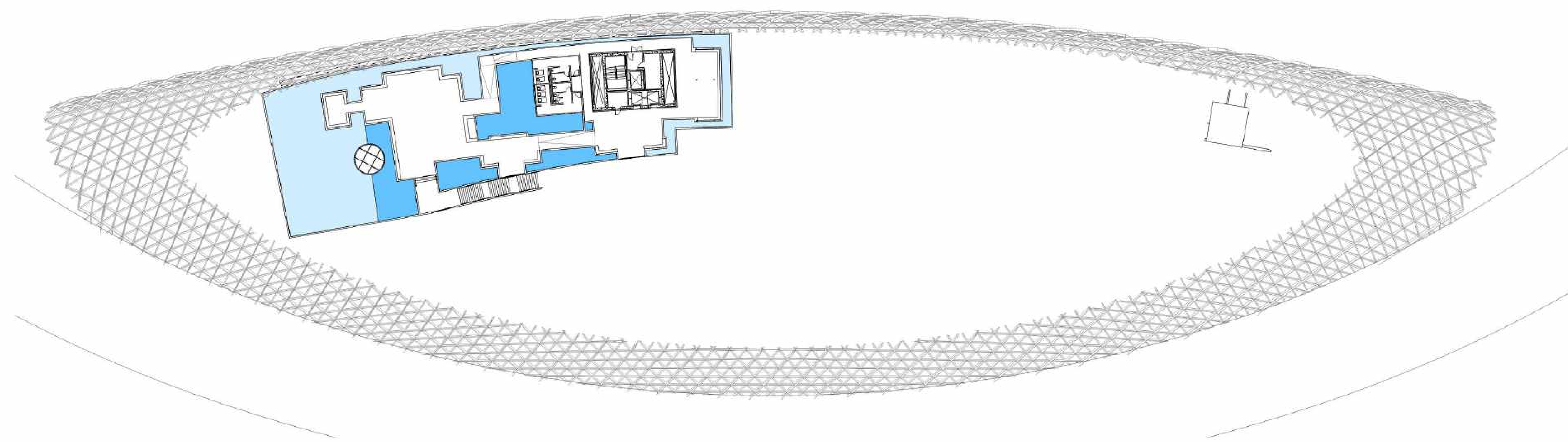
DRAWING TITLE:
TREE NUMBERS BY SPECIES

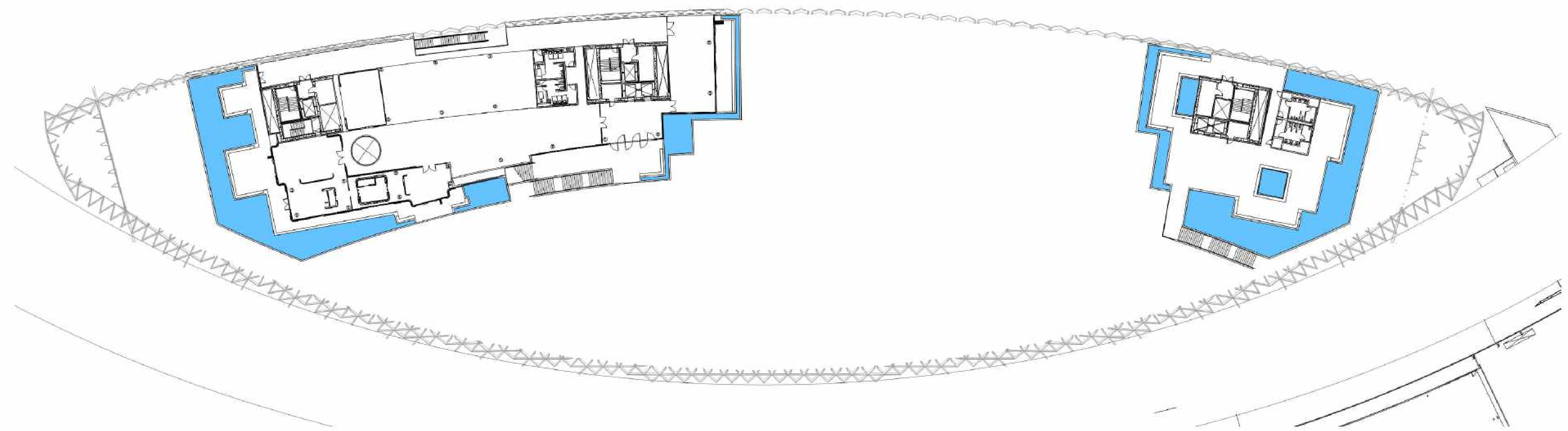
DRAWING NO:
L2.04

MEDIUM WATER USE
- DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVER
- TREE BUBBLERS FOR TREES

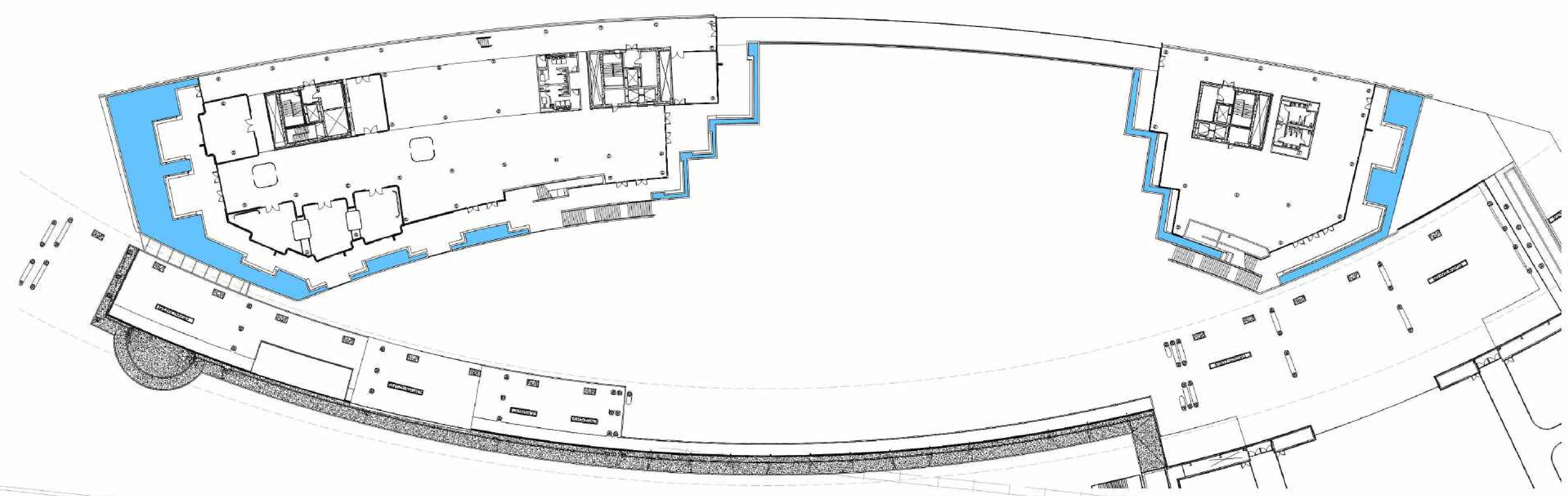
LOW WATER USE
- DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVER



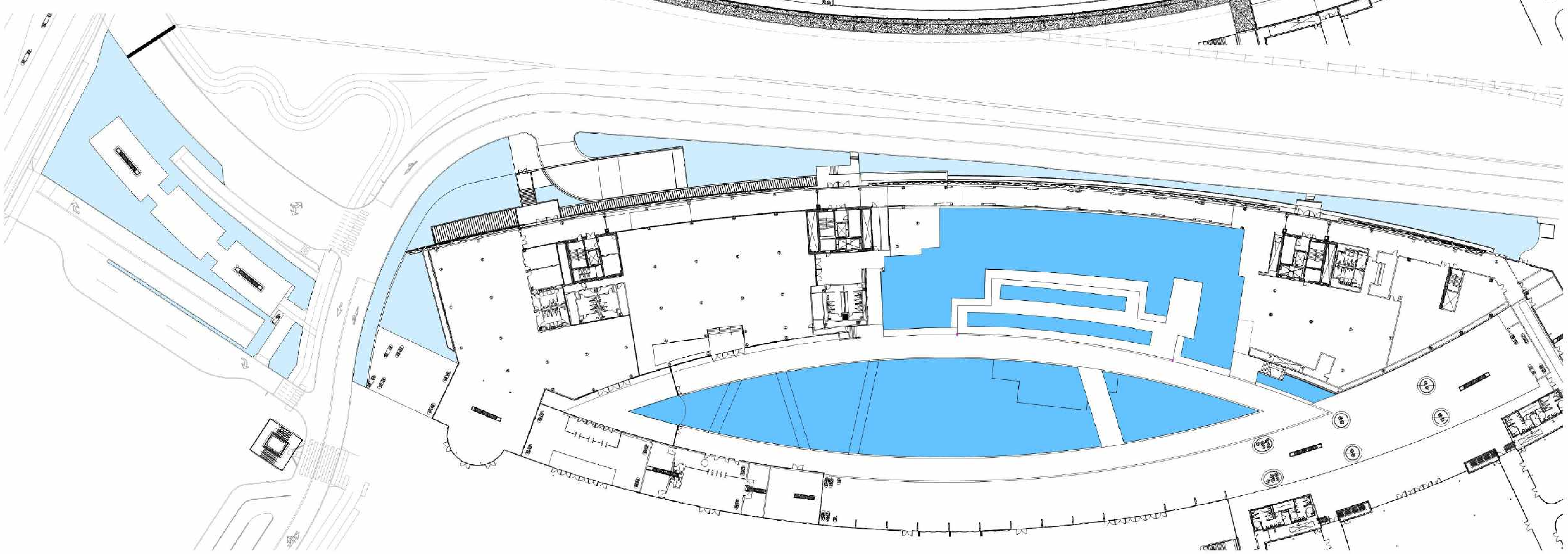
4 LEVEL 4 IRRIGATION ZONES
DIAGRAM



3 LEVEL 3 IRRIGATION ZONES
DIAGRAM



2 LEVEL 2 IRRIGATION ZONES
DIAGRAM



1 LEVEL 1 IRRIGATION ZONES
DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

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DRAWING TITLE:
LEVELS 1-4 IRRIGATION ZONES

DRAWING NO:
L3.01

WATER USE ESTIMATION & IRRIGATION SCHEDULE - MCS LEVEL 1-4

WATER TYPE	RECYCLED
CITY	Menlo Park
ETO	43.3
DATE	

Nearest City to project with published ET data

REGULAR LANDSCAPE AREAS

STATION/HYDROZONE	GPM	AREA (sq.ft) (HA)	WATER USE TYPE (LW=LOW, MW=MOD, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (IN/HR)	ETAF (PF/IE)	CYCLES PER DAY	DAYS PER WEEK	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	ETWU (GALLONS PER YEAR)	PERCENTAGE OF LANDSCAPE
												MONTHLY ETO													
												1.5	1.8	2.8	3.8	5.2	5.3	6.2	5.6	5.0	3.3	1.8	1.0		
												TOTAL RUN TIME IN MINUTES PER DAY													
1	0	33114	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	0.4	2	2	0.0	0.0	8.0	11.0	15.0	15.0	18.0	16.0	14.0	10.0	6.0	0.0	329,251	33%
2	0	36609	MW	SHRUB GC MW	DRIP LINE 12"	0.5	0.81	0.9	0.6	2	3	0.0	0.0	9.0	12.0	17.0	17.0	20.0	18.0	16.0	11.0	6.0	0.0	606,670	36%
3	0	20880	LW	TREE LW	BUBBLER (TREE) 0.25 GPM	0.3	0.81	0.43	0.4	2	2	0.0	0.0	17.0	23.0	31.0	31.0	37.0	33.0	30.0	20.0	11.0	0.0	207,609	21%
4	0	10560	MW	TREE MW	BUBBLER (TREE) 0.25 GPM	0.5	0.81	0.43	0.6	2	3	0.0	0.0	19.0	25.0	34.0	35.0	41.0	37.0	33.0	22.0	12.0	0.0	174,996	10%
5	0	320	HW	TREE HW	BUBBLER (TREE) 0.25 GPM	0.8	0.81	0.43	1.0	2	3	0.0	0.0	30.0	40.0	54.0	55.0	65.0	59.0	52.0	35.0	19.0	0.0	8,485	0%
	TOTAL	101,483																					TOTAL	1,327,011	100%

THE IRRIGATION VALVE SCHEDULE SHOWN ABOVE IS INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATES THE APPROXIMATE RUN TIMES IN MINUTES FOR EACH VALVE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE TIMES SHOWN ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL AND CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECTTHE WATER REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND THE APPROXIMATE PRECIPITATION OR APPLICATION RATES OF THE IRRIGATION SYSTEM TYPE. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, OVERALL PRECIPITATION RATE OF ZONE, ETC.

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	AREA (sq.ft) (HA)	Percentage of Landscape
ALL	Recycled Water	101,483	100%

MAWA	GALLONS/YR	2,724,413
	ACRE FEET/YR	8.36
	HCF/YR	3,642.26
ETWU	GALLONS/YR	1,327,011
	ACRE FEET/YR	4.07
	HCF/YR	1,774.08

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.39	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	49,430
TOTAL AREA	101,483
AVG. ETAF	48.71%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

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

ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

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

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:

MILESTONES	
DATE	ISSUE
03/10/2023	ACP

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
LEVELS 1-4 PRELIMINARY
WELO CALCULATIONS

DRAWING NO:
L3.02

WATER USE ESTIMATION & IRRIGATION SCHEDULE - Elevated Park

WATER TYPE	RECYCLED
CITY	Menlo Park
ETO	43.3
DATE	

Nearest City to project with published ET data

REGULAR LANDSCAPE AREAS

STATION/HYDROZONE	GPM	AREA (sq.ft) (HA)	WATER USE TYPE (LW=LOW, MW=MOD, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (IN/HR)	ETAF (PF/IE)	CYCLES PER DAY	DAYS PER WEEK
1	0	9795	LW	SHRUB GC LW	DRIP LINE 12"	0.3	0.81	0.9	0.4	2	2
2	0	27200	MW	SHRUB GC MW	DRIP LINE 12"	0.5	0.81	0.9	0.6	2	3
3	0	10160	LW	TREE LW	BUBBLER (TREE) 0.25 GPM	0.3	0.81	0.43	0.4	2	2
4	0	1600	MW	TREE MW	BUBBLER (TREE) 0.25 GPM	0.5	0.81	0.43	0.6	2	3
	TOTAL	48,755									

STATION/HYDROZONE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	ETWU (GALLONS PER YEAR)	PERCENTAGE OF LANDSCAPE
MONTHLY ETO	1.5	1.8	2.8	3.8	5.2	5.3	6.2	5.6	5.0	3.3	1.8	1.0		
TOTAL RUN TIME IN MINUTES PER DAY														
1	0.0	0.0	8.0	11.0	15.0	15.0	18.0	16.0	14.0	10.0	6.0	0.0	97,391	20%
2	0.0	0.0	9.0	12.0	17.0	17.0	20.0	18.0	16.0	11.0	6.0	0.0	450,748	56%
3	0.0	0.0	17.0	23.0	31.0	31.0	37.0	33.0	30.0	20.0	11.0	0.0	101,021	21%
4	0.0	0.0	19.0	25.0	34.0	35.0	41.0	37.0	33.0	22.0	12.0	0.0	26,515	3%
												TOTAL	675,674	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	AREA (sq.ft) (HA)	Percentage of Landscape
ALL	Recycled Water	48,755	100%

THE IRRIGATION VALVE SCHEDULE SHOWN ABOVE IS INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATES THE APPROXIMATE RUN TIMES IN MINUTES FOR EACH VALVE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE TIMES SHOWN ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL AND CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECTTHE WATER REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND THE APPROXIMATE PRECIPITATION OR APPLICATION RATES OF THE IRRIGATION SYSTEM TYPE. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, OVERALL PRECIPITATION RATE OF ZONE, ETC.

MAWA	GALLONS/YR	1,308,877
	ACRE FEET/YR	4.02
	HCF/YR	1,749.84
ETWU	GALLONS/YR	675,674
	ACRE FEET/YR	2.07
	HCF/YR	903.31

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.42	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	25,169
TOTAL AREA	48,755
AVG. ETAF	51.62%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

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

ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)
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ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

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

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)
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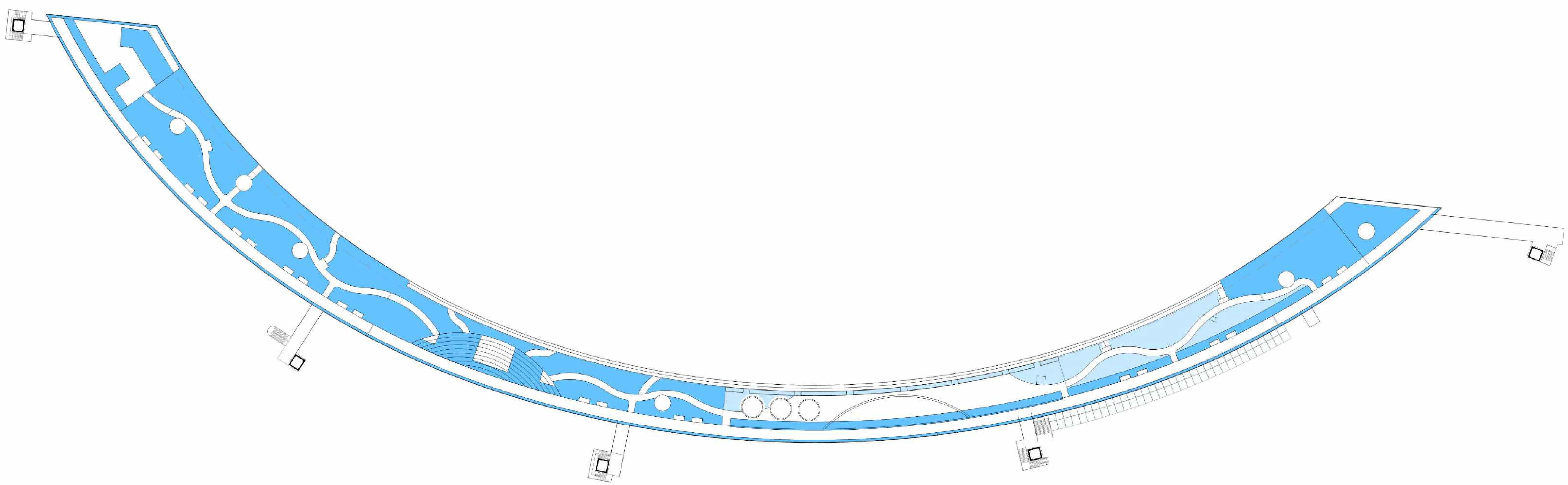
IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY



MEDIUM WATER USE
- DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVER
- TREE BUBBLERS FOR TREES

LOW WATER USE
- DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVER

1 ELEVATED PARK IRRIGATION ZONES

SCALE: 1"=50' 0' 10' 50' 100' 200' PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
03/10/2023	ACP

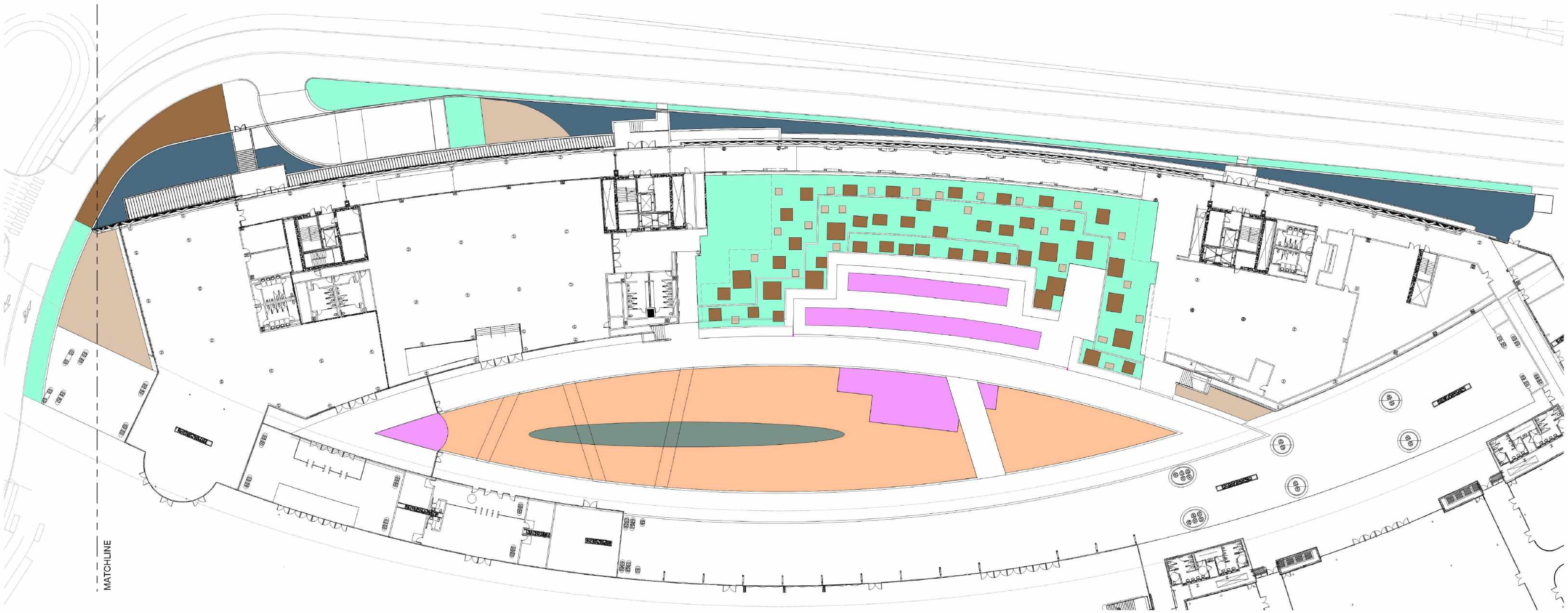
REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
ELEVATED PARK
IRRIGATION ZONES

DRAWING NO:
L3.03

PLANTING SOIL -15" DEPTH	
PLANTING SOIL -18" DEPTH	
PLANTING SOIL -24" DEPTH	
PLANTING SOIL -30" DEPTH	
PLANTING SOIL -32" DEPTH	
PLANTING SOIL -36" DEPTH	
PLANTING SOIL -48" DEPTH	
PLANTING SOIL BELOW SUSPENDED PAVING SYSTEM -48" DEPTH	
BIORETENTION A	- 48" BIO-TREATMENT SOIL - 12" PERMEABLE ROCK
BIORETENTION B	- 18" BIO-TREATMENT SOIL - 12" PERMEABLE ROCK



NOTE:
- SOIL PLANS DEPICT SOIL TYPE AND SOIL DEPTH ONLY.
- ALL PLANTER AND DIMENSIONS SHALL ALSO SLOPE TO DRAIN AND INCLUDE A 4" SAND DRAINAGE LAYER BELOW THE SOIL PROFILE.

1 LEVEL 1 SOIL DEPTH
DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

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MILESTONES	
DATE	ISSUE
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

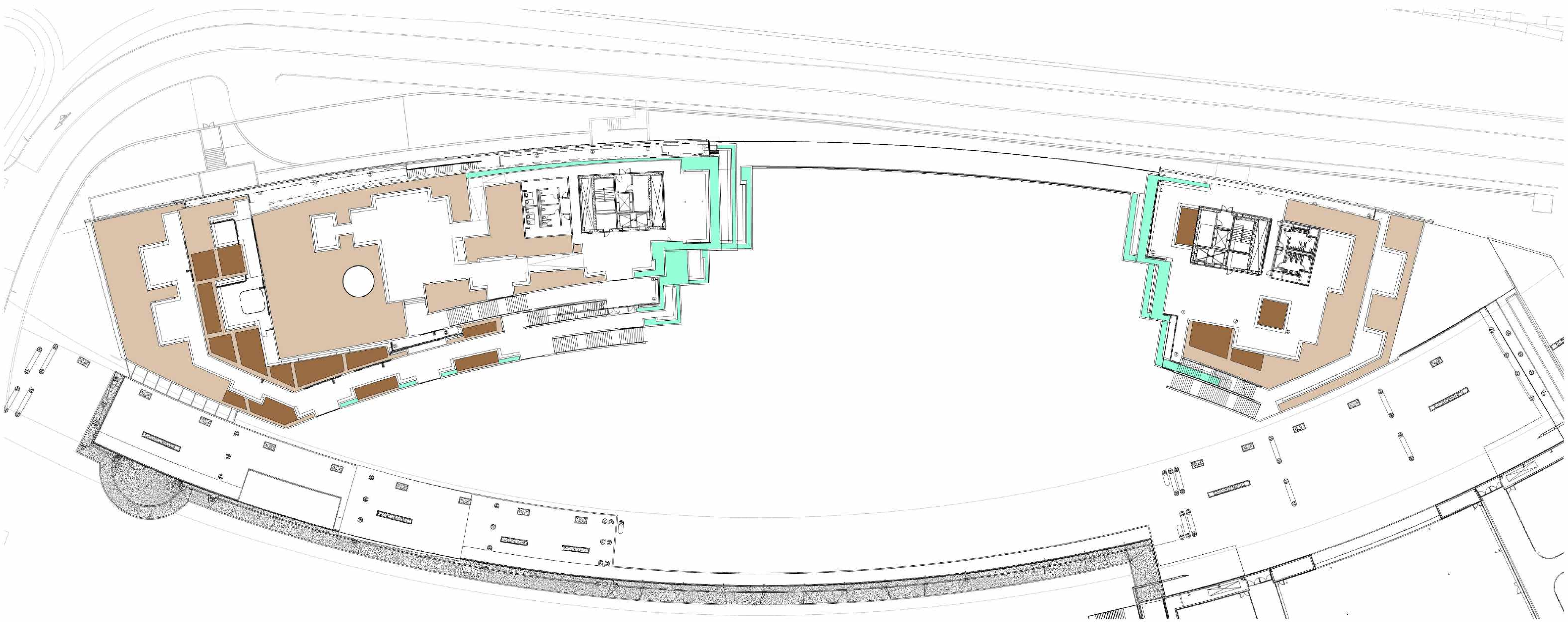
DRAWING TITLE:
LEVEL 1 SOIL DEPTH PLAN

DRAWING NO:
L4.01

PLANTING SOIL -15" DEPTH	PLANTING SOIL -32" DEPTH
PLANTING SOIL -18" DEPTH	PLANTING SOIL -36" DEPTH
PLANTING SOIL -24" DEPTH	PLANTING SOIL -48" DEPTH
PLANTING SOIL -30" DEPTH	PLANTING SOIL BELOW SUSPENDED PAVING SYSTEM -48" DEPTH

BIORETENTION A
- 48" BIO-TREATMENT SOIL
- 12" PERMEABLE ROCK

BIORETENTION B
- 18" BIO-TREATMENT SOIL
- 12" PERMEABLE ROCK



NOTE:
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- ALL PLANTER AND DIMENSIONS SHALL ALSO SLOPE TO DRAIN AND INCLUDE A 4" SAND DRAINAGE LAYER BELOW THE SOIL PROFILE.

1 LEVELS 2-4 SOIL DEPTH

DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE:

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MILESTONES

DATE	ISSUE
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

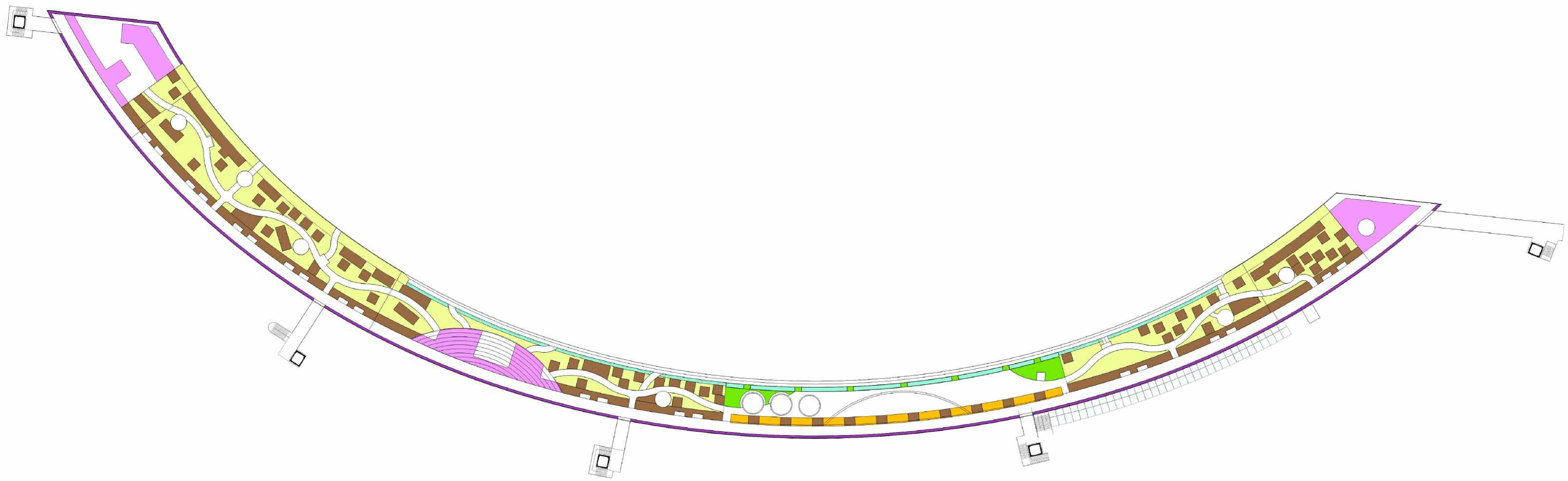
DRAWING TITLE:

LEVELS 2-4 SOIL DEPTH PLAN

DRAWING NO:

L4.02

PLANTING SOIL -15" DEPTH	PLANTING SOIL -32" DEPTH
PLANTING SOIL -18" DEPTH	PLANTING SOIL -36" DEPTH
PLANTING SOIL -24" DEPTH	PLANTING SOIL -48" DEPTH
PLANTING SOIL -30" DEPTH	PLANTING SOIL BELOW SUSPENDED PAVING SYSTEM -48" DEPTH



NOTES:
- SOIL PLANS DEPICT SOIL TYPE AND SOIL DEPTH ONLY.
- ALL PLANTER AND DIMENSIONS SHALL ALSO SLOPE TO DRAIN AND INCLUDE A 4" SAND DRAINAGE LAYER BELOW THE SOIL PROFILE.
- ARC OF TREES ALONG THE CRESCENT PATH TO BE PLANTED IN A CONTINUOUS SOIL TRENCH TO MAXIMIZE SHARING OF AVAILABLE SOIL VOLUME.
- TREES IN OR ADJACENT TO GARDEN PLANTING BEDS TO BE CONNECTED TO A MIN. 2' DEEP CONTINUOUS SOIL LAYER TO ALLOW FOR LATERAL ROOT GROWTH.

1 ELEVATED PARK SOIL DEPTH

PLAN

SCALE: 1"=50'

0' 10' 50' 100' 200'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE: 1" = 50'

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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DRAWING TITLE:

ELEVATED PARK SOIL DEPTH PLAN

DRAWING NO:

L4.03

ARROYO GARDEN


Arroyo Boardwalks


Floor Grate - Cast Iron


Arroyo Garden Rock


Walkway Paving: Concrete Narrow Modular Pavers

EAST GARDEN


Garden Plaza - Decomposed Granite


Walkway Paving - Concrete Narrow Modular Pavers


Guardrails


Floor Grate - Cast Iron


Wood Decking


Wood Seat Wall

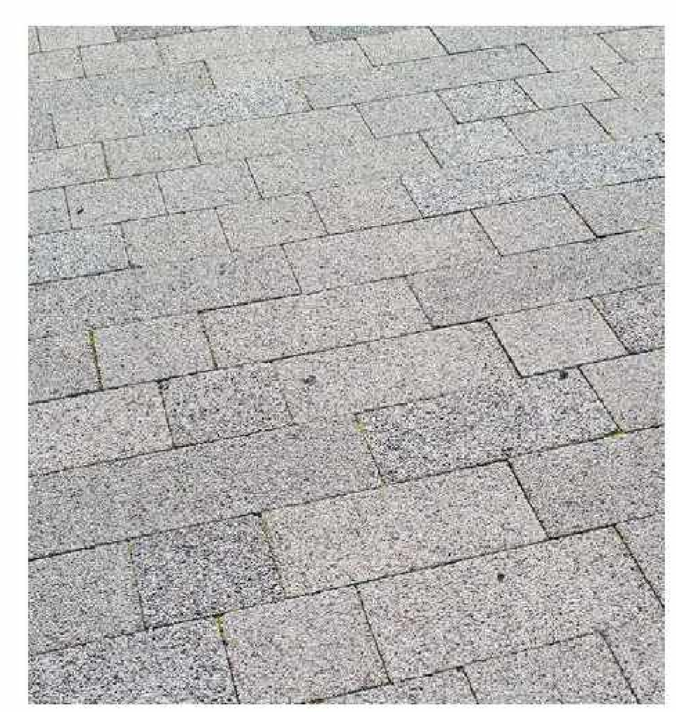

Wood Steps

SOUTH CORRIDOR


Concrete Modular Paver

LEVEL 2 - 4 ROOF GARDEN


Moveable Tables + Chairs


Paving - Granite Cobblestone


Timber Bench Seating Integrated With Planters

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:

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NO.	DATE	ISSUE

DRAWING TITLE:
MATERIAL PALETTE

DRAWING NO:
L5.01

ARTIFICIAL TURF

FIRE BREAK

STACKED STONE

CRESCENT PATH

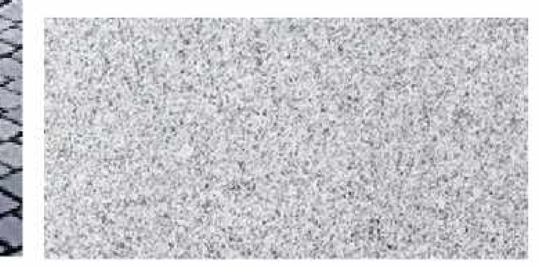
CONCRETE UNIT PAVERS

SECURITY FENCE

TABLES AND CHAIRS

MOVEABLE FURNITURE

ELEVATED PARK PLAZA PAVING

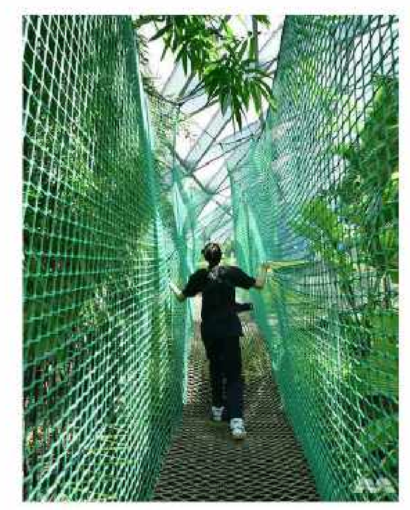


GRANITE COBBLESTONE

PLAY PLAZA

CUSTOM NET LOUNGE

CLIMBING NETS



CUSTOM NET INSTALLATION

TREE GRATES

GARDEN PATH

POURED IN PLACE CONCRETE

GUARDRAIL

WIRE MESH INFILL PANELS

KIOSK

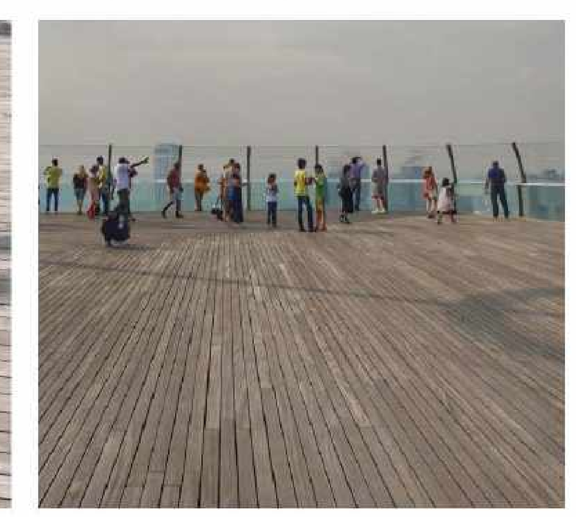
LIGHTING

POLE LIGHTING

BOLLARDS

SEE TILLOTSON LIGHTING PACKAGE FOR LANDSCAPE LIGHTING SPECIFICS

BAY OVERLOOK + WEST OVERLOOK PLAZA



TIMBER DECKING

BENCHES

CURVED WITH WOOD BATTENS

1 ELEVATED PARK MATERIALS PALETTE

PRECEDENTS

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE:

MILESTONES

DATE	ISSUE
03/10/2023	ACP

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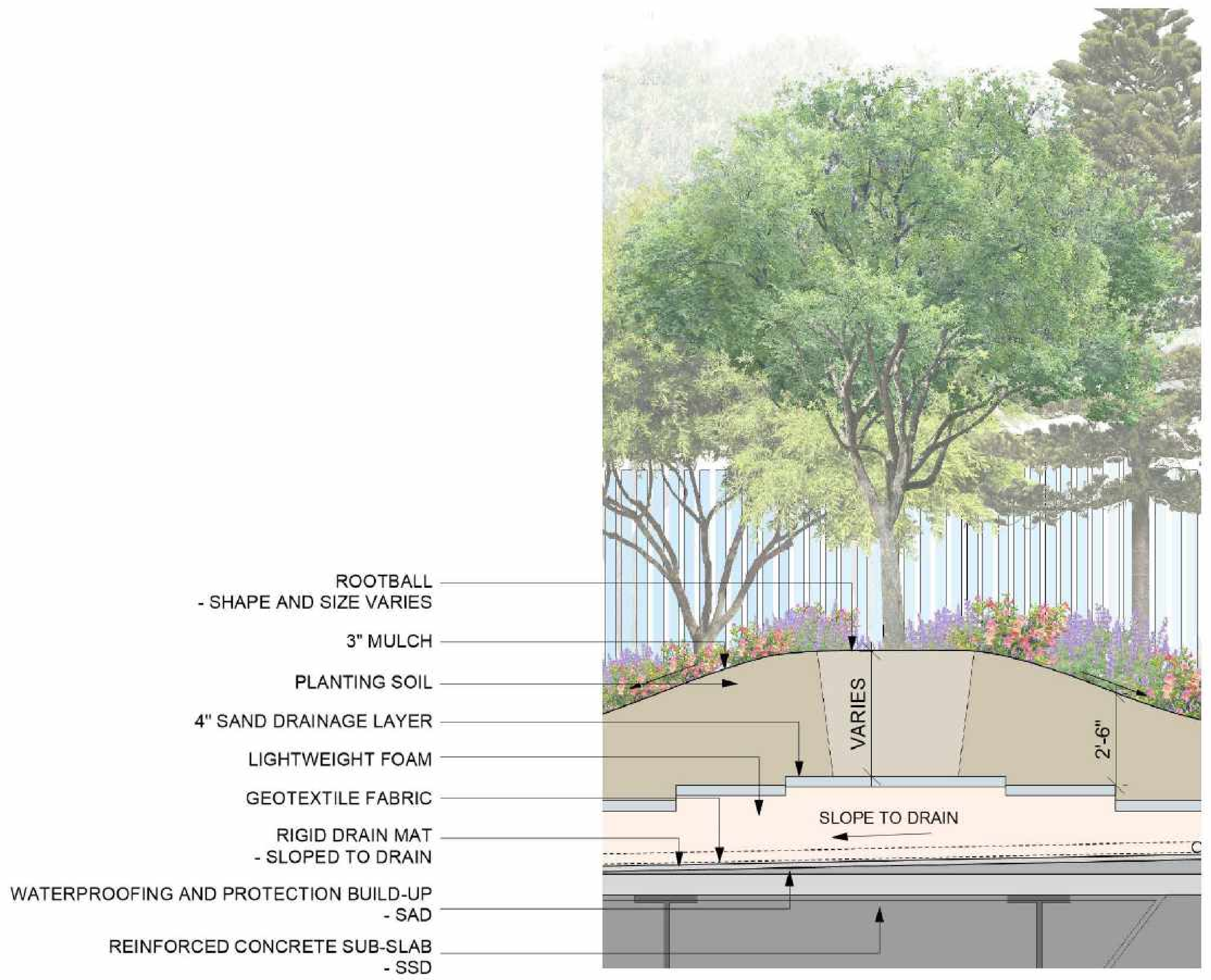
NO.	DATE	ISSUE

DRAWING TITLE:

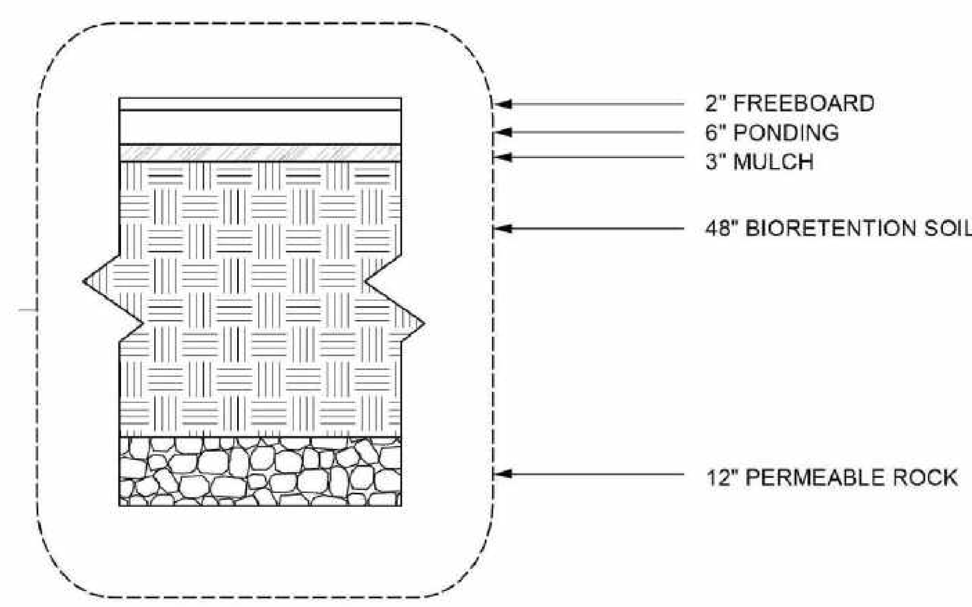
ELEVATED PARK MATERIALS PALETTE

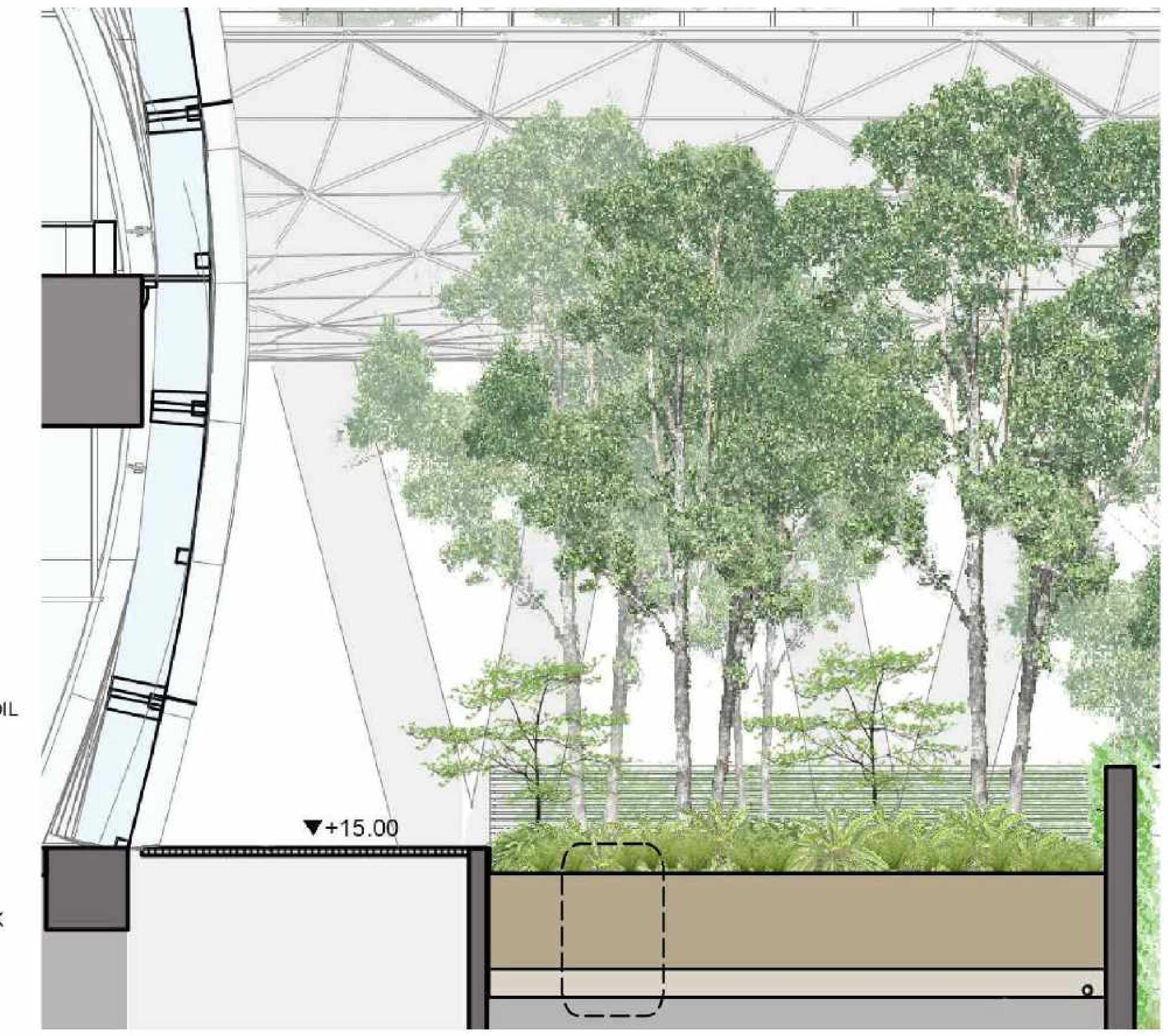
DRAWING NO:

L5.02

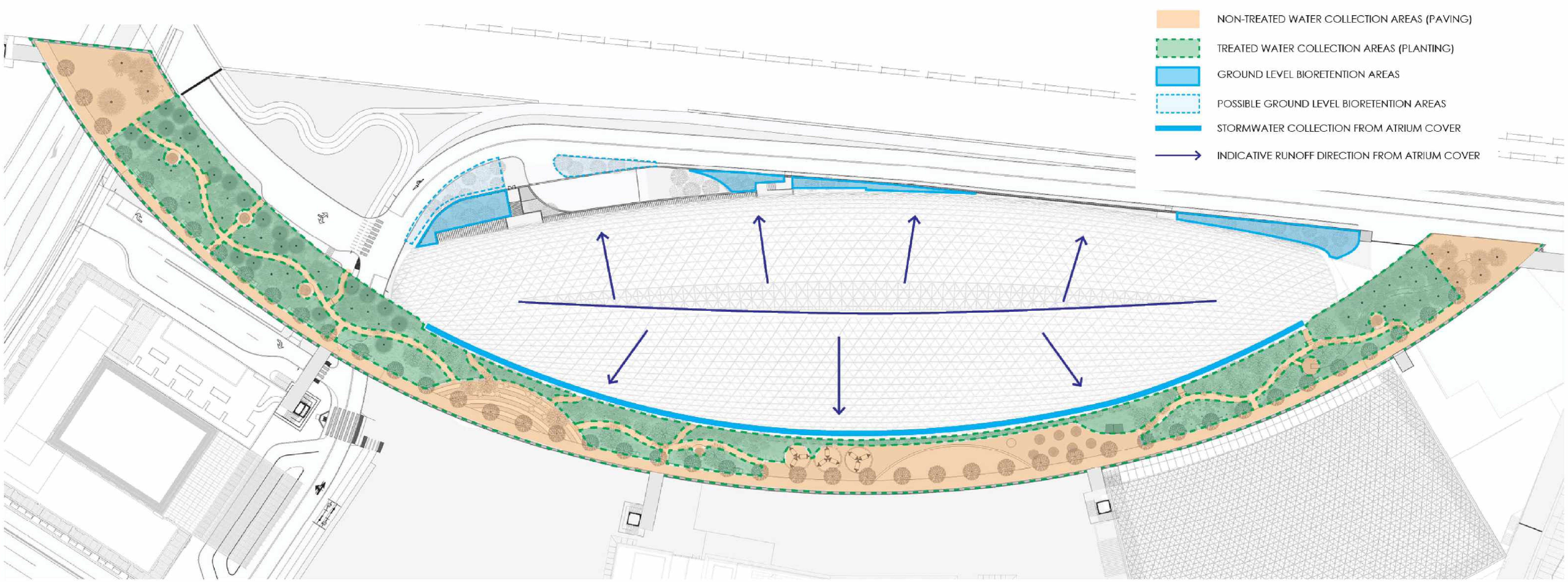


3 ELEVATED PARK GREEN ROOF TYPICAL BUILD-UP
SECTION DIAGRAM





2 NORTH ROAD BIORETENTION AREA TYPICAL BUILD-UP
SECTION DIAGRAM



1 STORMWATER SYSTEM
DIAGRAM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1 - MCS
Menlo Park, CA

SCALE:

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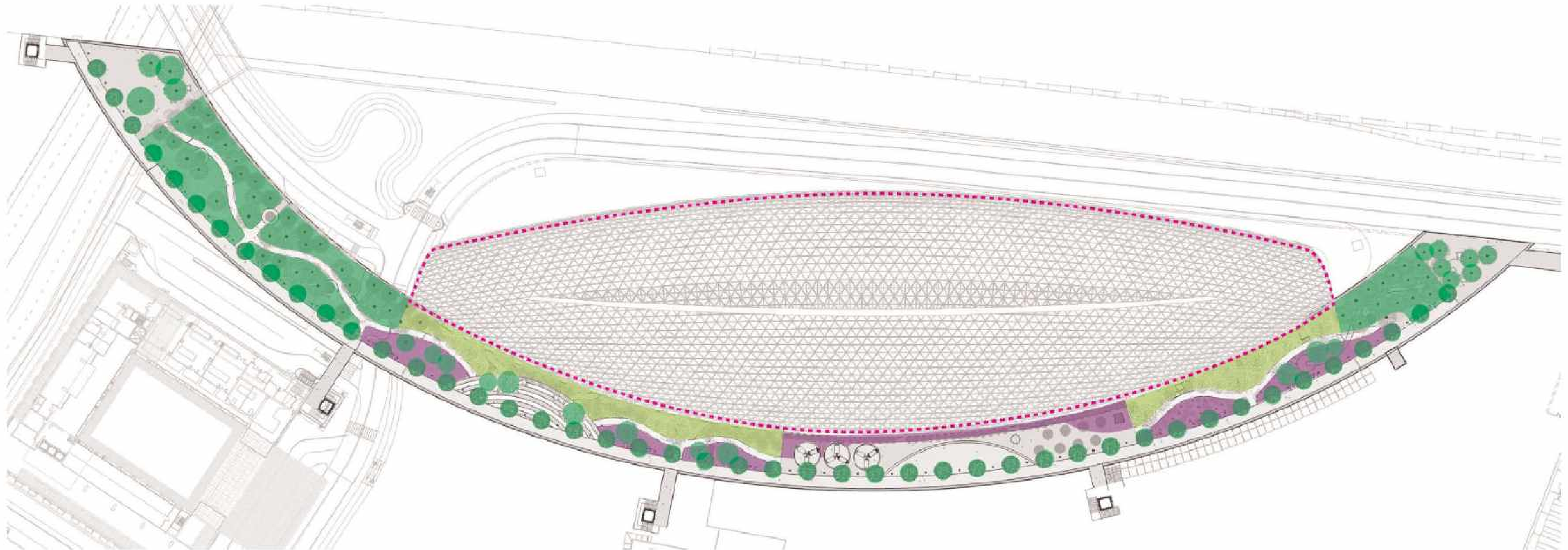
DATE	ISSUE
03/10/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
STORMWATER MANAGEMENT SYSTEM

DRAWING NO:
L6.00

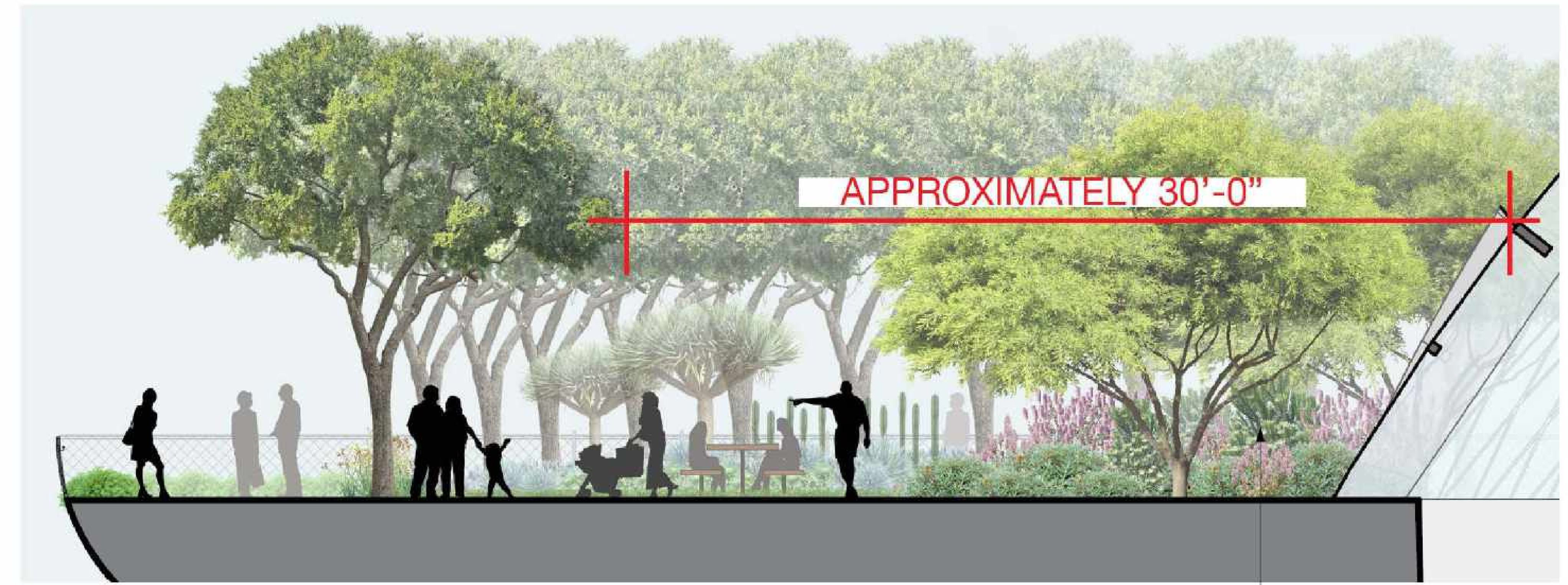


TALLER CLEAR TRUNK TREES

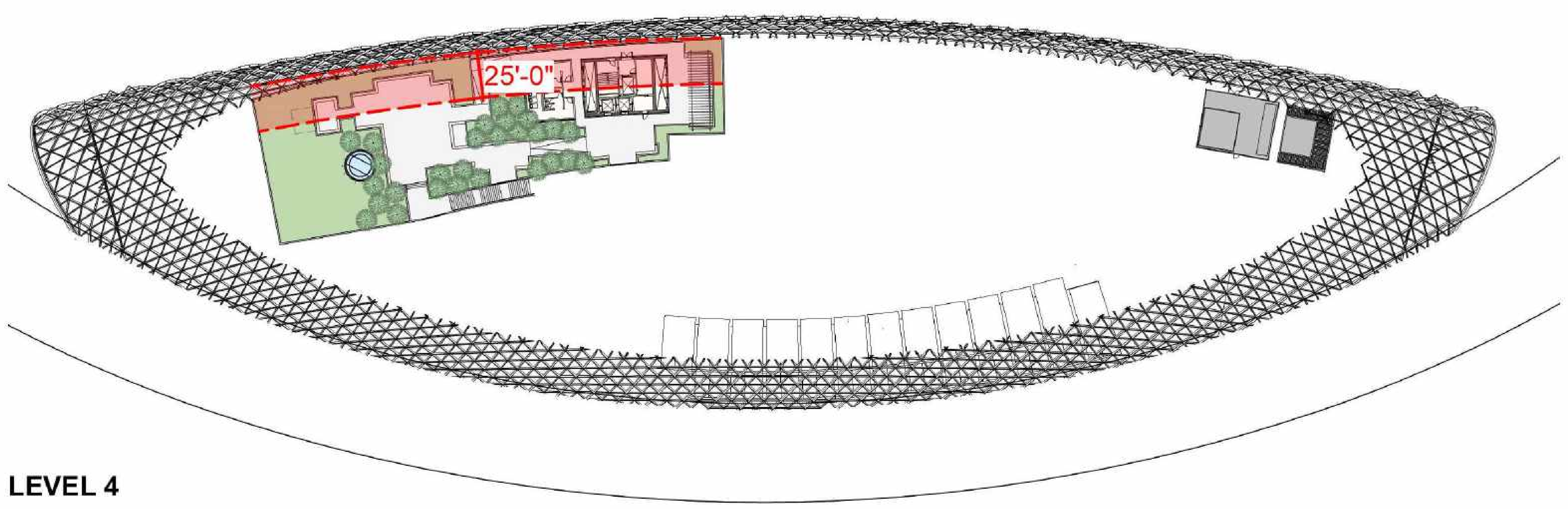
UNDERSTORY TREES & LAYERED SHRUBS

LOW SHRUB PLANTING

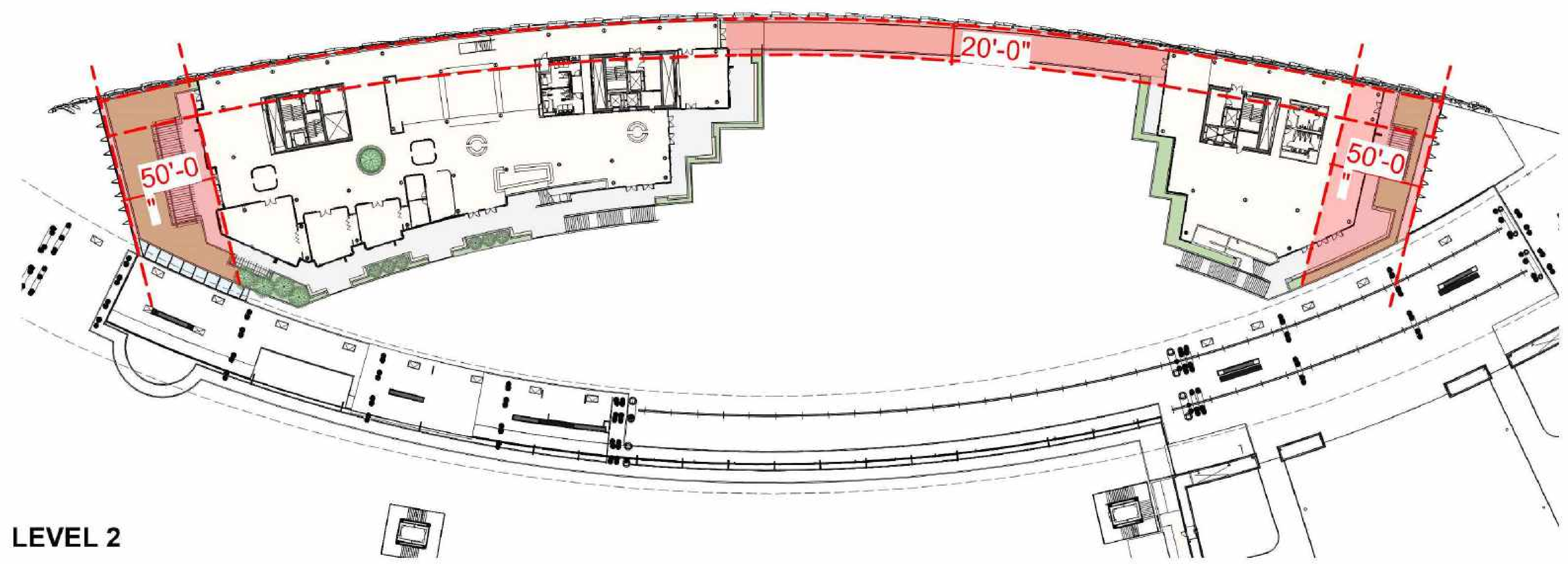
ELEVATED PARK



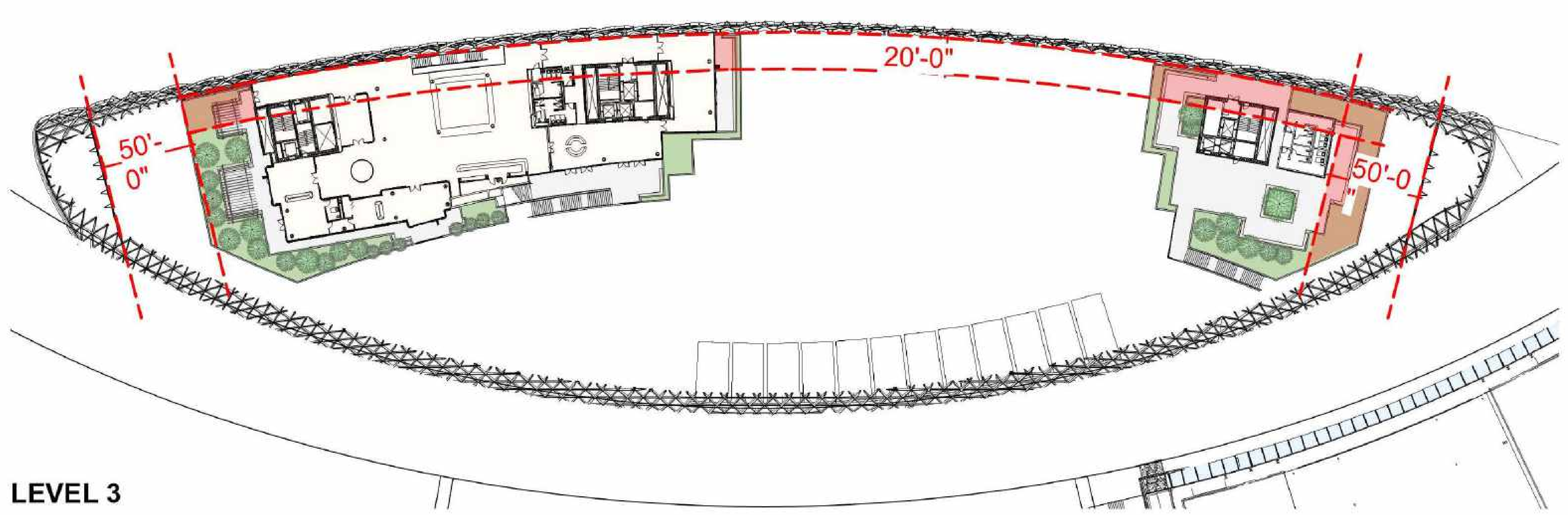
DENSE SHRUBS AND LOW TREES PLANTED AS CLOSE TO ATRIUM COVER AS POSSIBLE TO SLOW BIRD FLIGHT SPEEDS



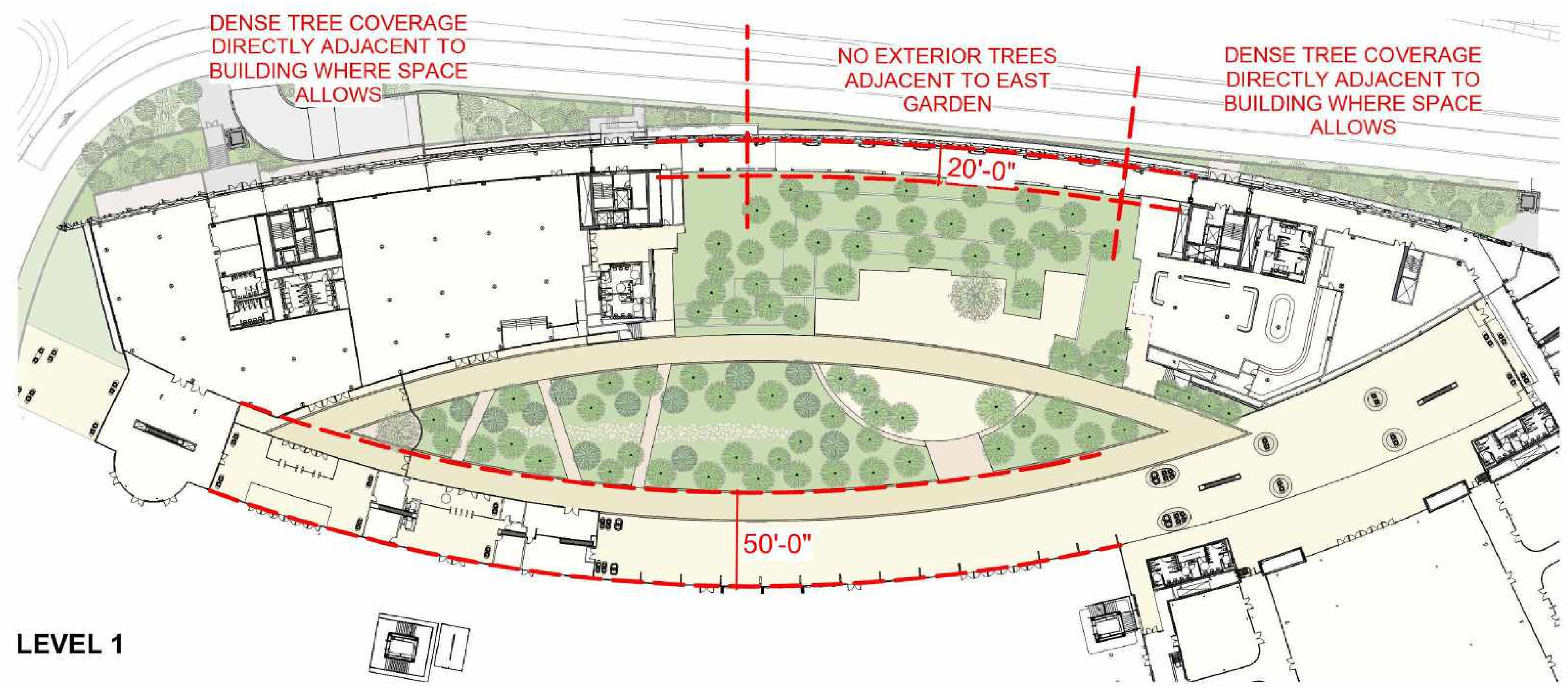
LEVEL 4



LEVEL 2



LEVEL 3



LEVEL 1

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1 - MCS

Menlo Park, CA

SCALE:

MILESTONES	
DATE	ISSUE
03/10/2023	ACP

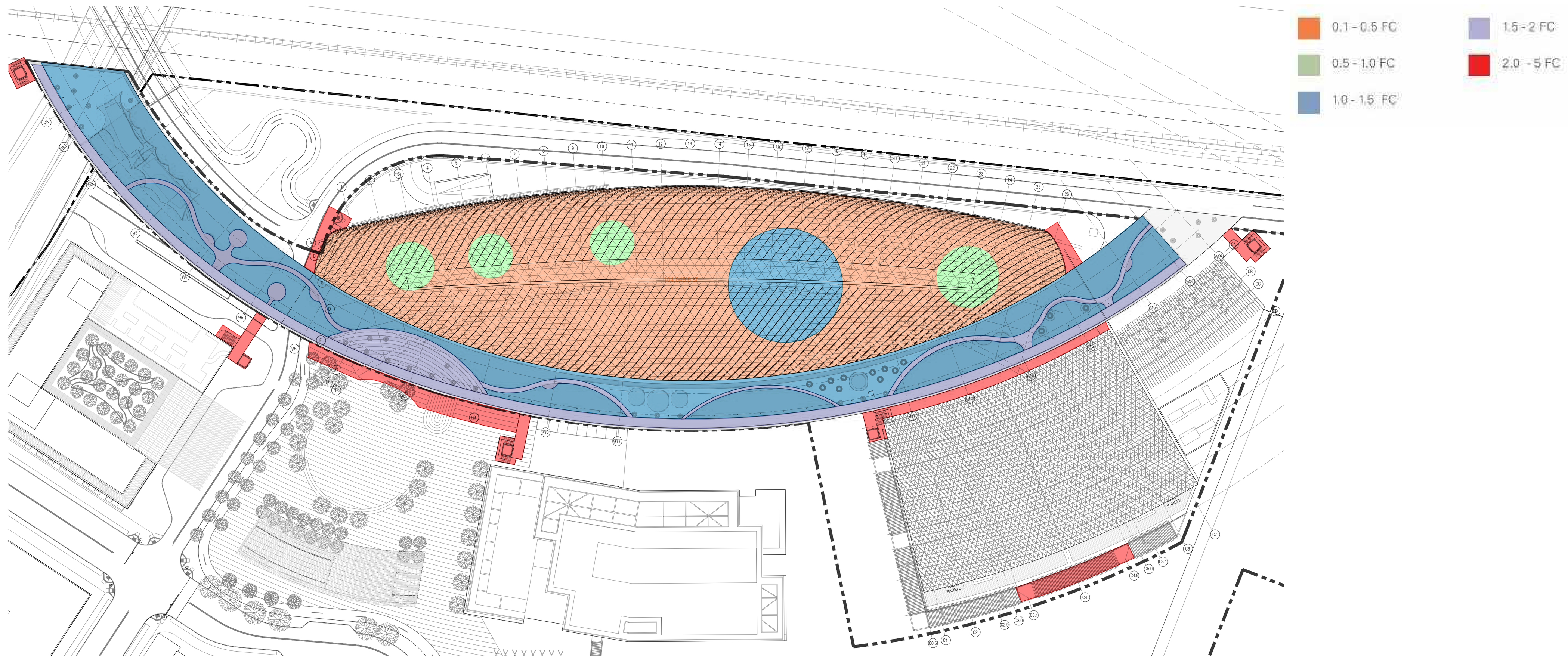
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
BIRD SAFE MITIGATION STRATEGIES

DRAWING NO:
L6.01

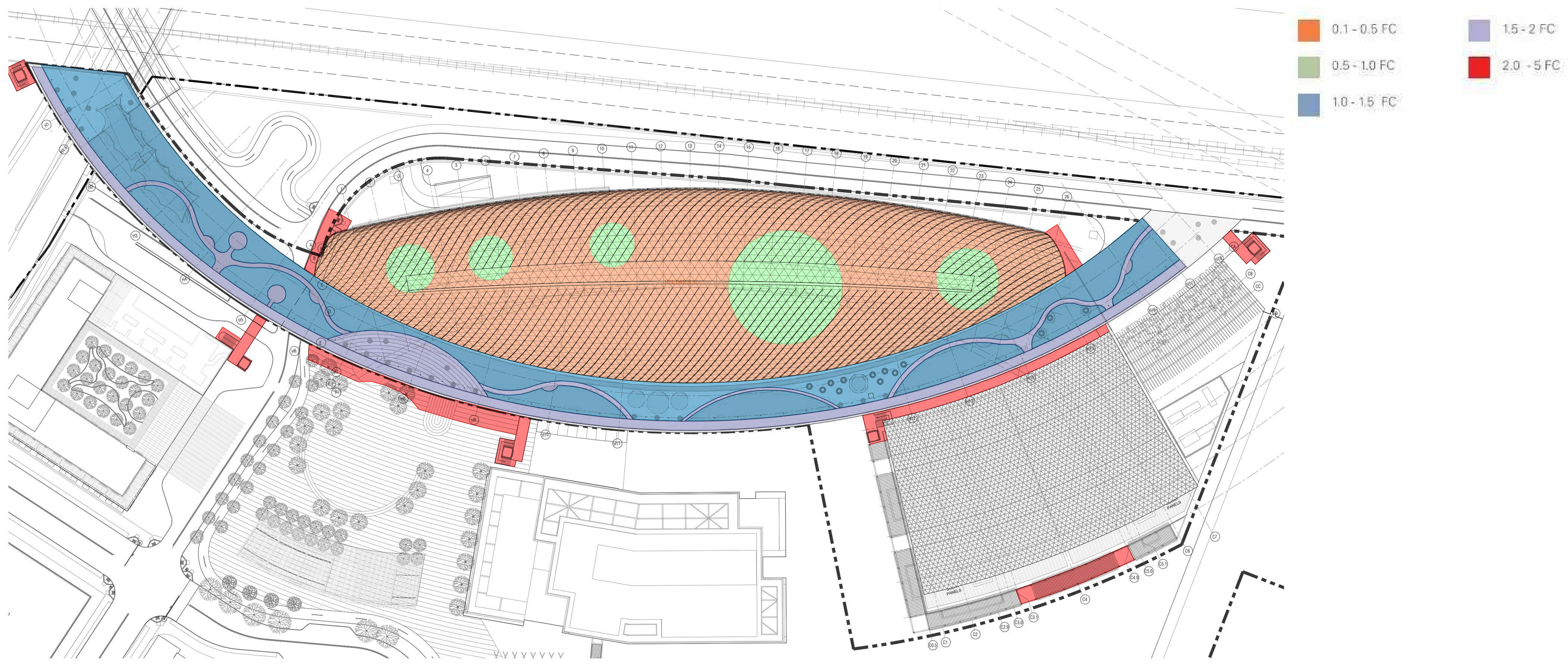
Note:
The project will implement the lighting measures provided in the Willow Village Master Plan Bird-Safe Design Assessment including the lighting design principles in Section 6.2.1, Mitigation Measures 6–9 in Section 6.3.1.2, Mitigation Measure 10 in Section 6.3.2.2, Mitigation Measures 11 and 12 in Section 6.3.3.2, and City occupancy sensor requirements (either via compliance with City lighting requirements [i.e., requirement C, discussed below] or the implementation of the proposed alternative City measures in Section 6.2.2). A subsequent report prepared by a qualified biologist will accompany the project's building permit submittal to document compliance of the lighting design for the Office Campus with these requirements.

LIGHTING CONDITION 1
EVENING USAGE WITH EVENTS - CONCEPTUAL LIGHT LEVEL DIAGRAM

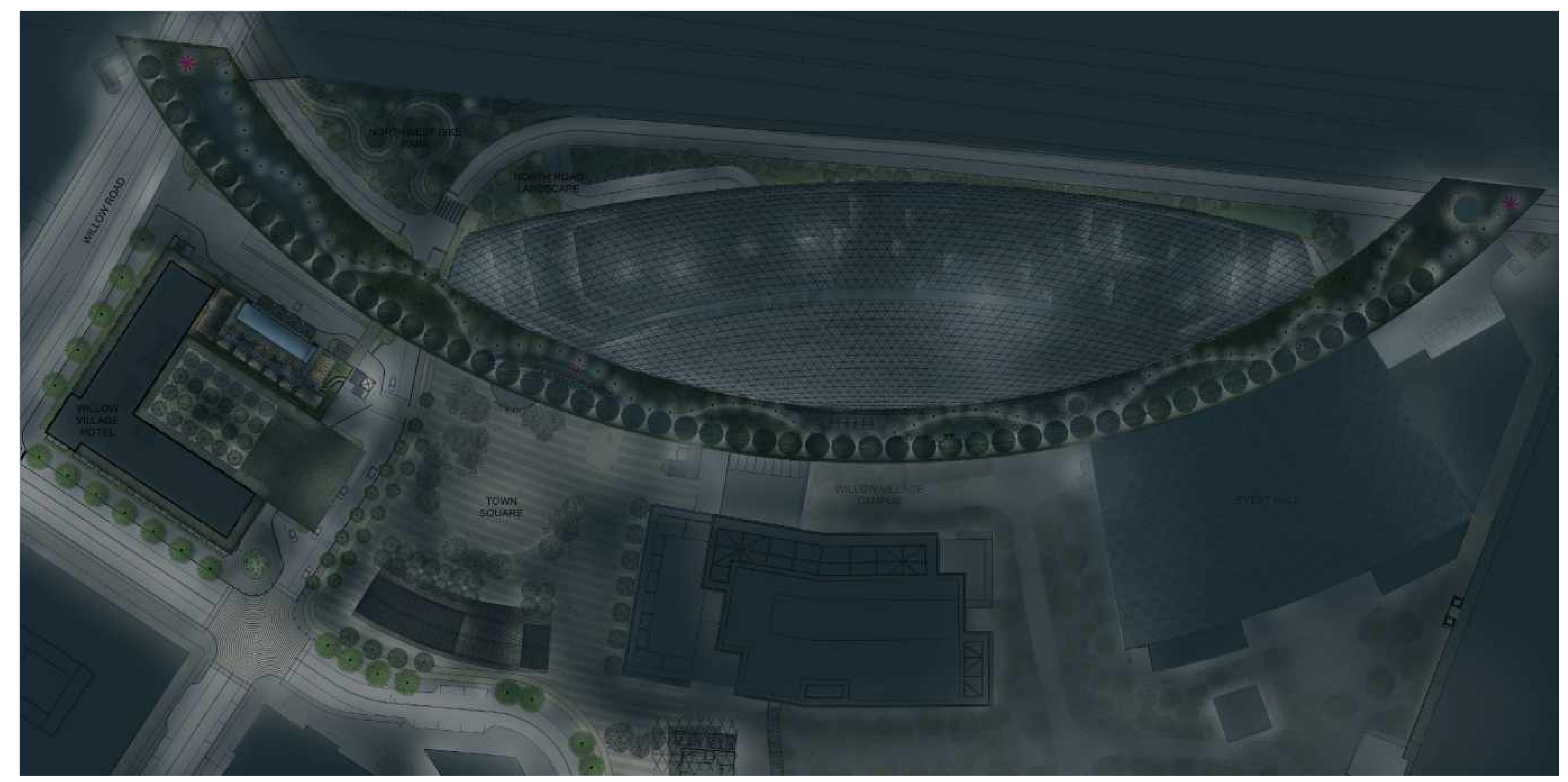


LIGHTING CONDITION 1
EVENING USAGE WITH EVENTS - CONCEPTUAL LIGHT LEVEL DIAGRAM

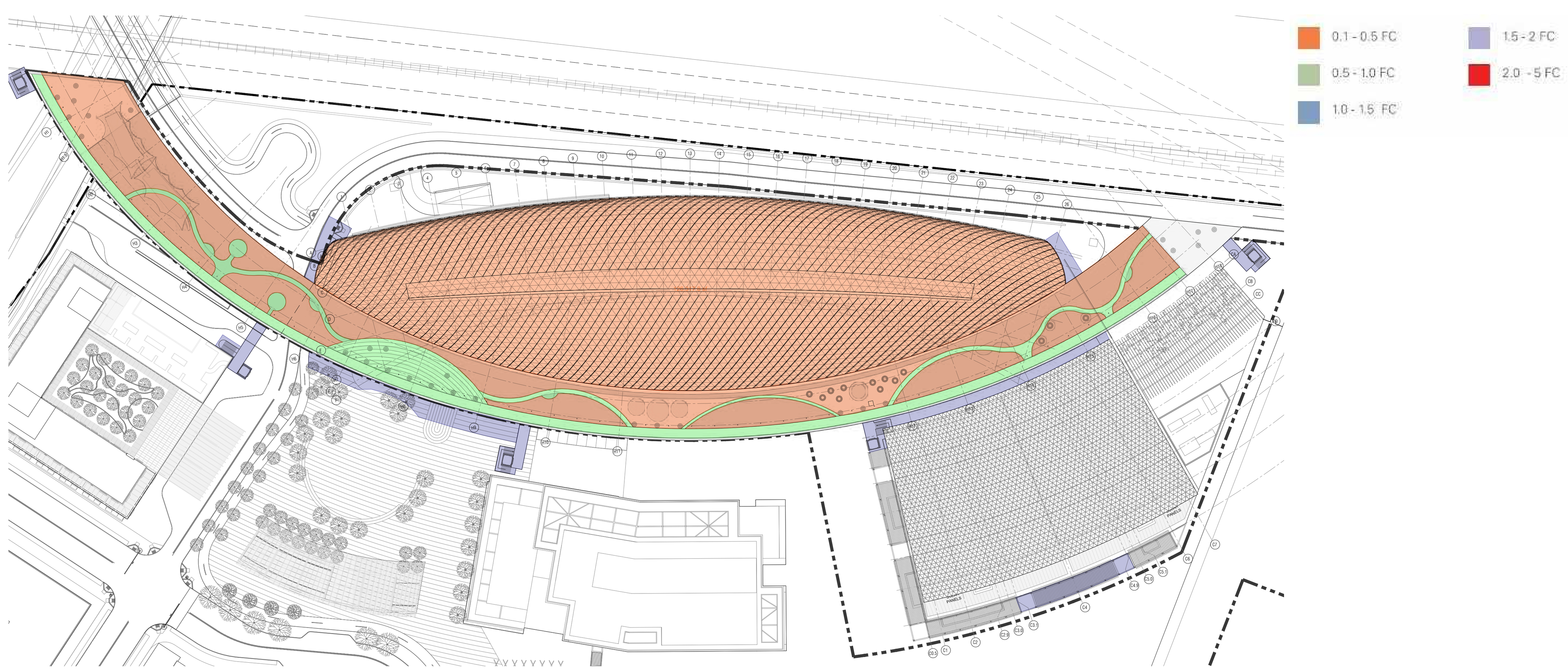
LIGHTING CONDITION 2
EVENING USAGE - CONCEPTUAL LIGHT LEVEL DIAGRAM



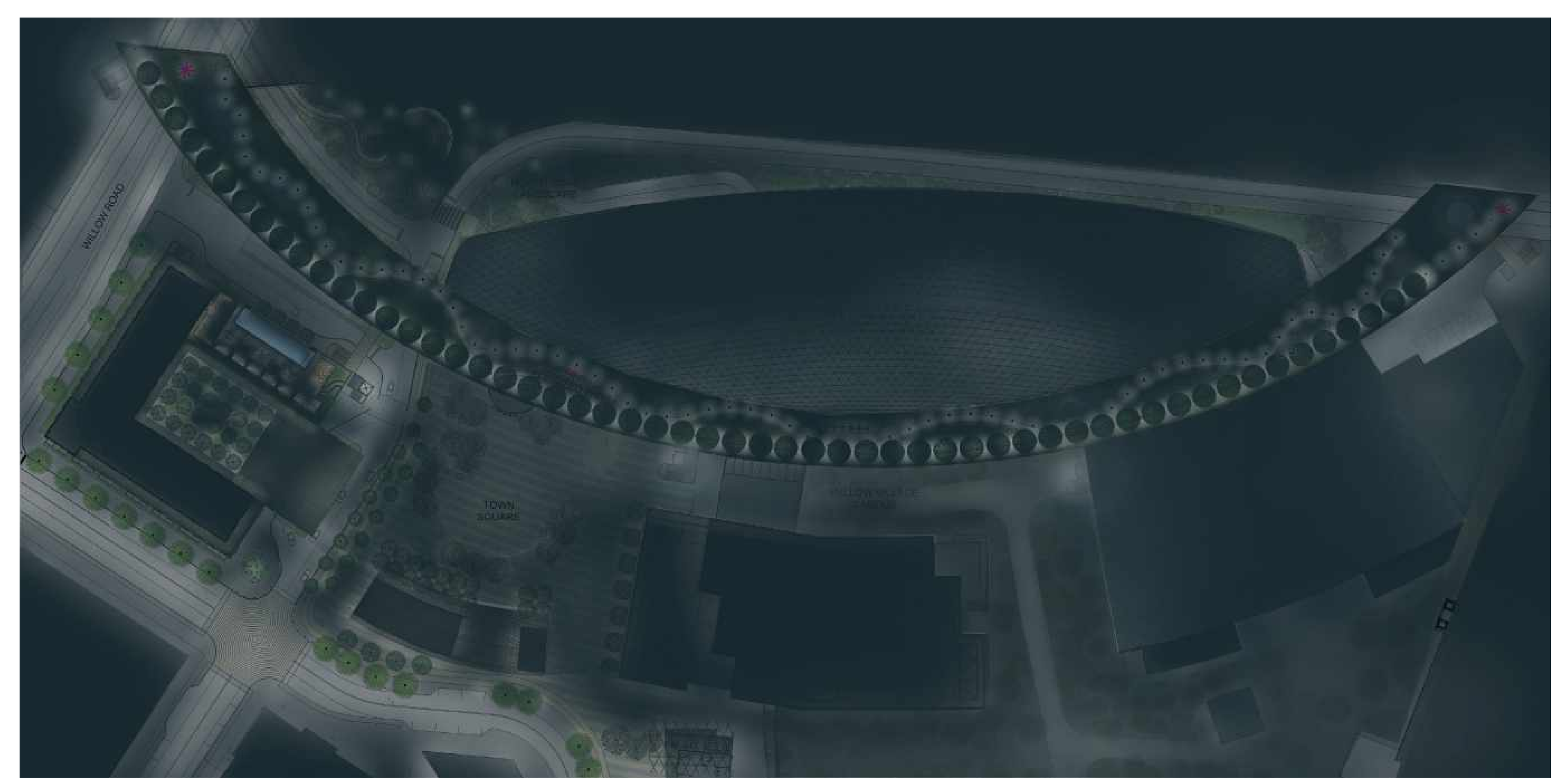
LIGHTING CONDITION 2
EVENING USAGE - CONCEPTUAL LIGHT LEVEL DIAGRAM



LIGHTING CONDITION 3
AFTER HOURS - CONCEPTUAL LIGHT LEVEL DIAGRAM



LIGHTING CONDITION 3
AFTER HOURS - CONCEPTUAL LIGHT LEVEL DIAGRAM



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE:

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MILESTONES

DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
LIGHT LEVEL PLANS - CONCEPTUAL LIGHT LEVEL PLANS

DRAWING NO:
LG2.01

STŌK

LEED NC v4 SCORECARD

WILLOW VILLAGE M&C SPACE

	CONFIRMED	LIKELY	MAYBE	NO	Phase		Credit Name	Points Available
IP	1				D	Credit	**Integrative Process** - In design phases, achieve synergies between building, energy AND water related systems	1
	1					**Totals**		1
LOCATION & TRANSPORTATION				16	D	Credit	**LEED for Neighborhood Development Location** - Locate within LEED ND certified development site boundary	16
	1				D	Credit	**Sensitive Land Protection** - Develop on previously developed land or follow criteria for non - sensitive	1
				2	D	Credit	**High Priority Site** - Locate project on infill location in historic district, priority designation or brownfield	2
	4			1	D	Credit	**Surrounding Density & Diverse Uses** - Site within 1/4 mile of surrounding density criteria and/or a 1/2 mile of diverse uses	5
				5	D	Credit	**Access to Quality Transit** - Locate functional entries within 1/4 mile of existing transit or 1/2 mile of planned transit services	5
				1	D	Credit	**Bicycle Facilities** - Provide a bike network and storage areas	1
	1				D	Credit	**Reduced Parking Footprint** - Don't exceed minimum local code requirements for parking capacity	1
	1				D	Credit	**LEED v4.1: Electric Vehicles** - 5 % of spaces or 20 % discount for parking and electric car charging OR liquid, gas or battery facilities	1
	7			16		**Totals**		16
SUSTAINABLE SITES	REQUIRED				C	Prereq	**Construction Activity Pollution Prevention** - Implement an erosion control plan, per the EPA CGP v2012	NA
	1				D	Credit	**Site Assessment** - Complete site survey including: topography, hydrology, climate, vegetation, soils, human use, human health	1
	2				D	Credit	**LEED v4.1: Protect or Restore Habitat** - On-site restoration OR financial support	2
	1				D	Credit	**Open Space** - Provide outdoor space greater than or equal to 30% of total site area, 25% of which is vegetated	1
				3	D	Credit	**Rainwater Management** - Manage runoff for at least the 85th percentile of local rainfall events	3
	2				D	Credit	**Heat Island Reduction** - Meet nonroof and roof criteria OR place a minimum of 75% parking spaces under cover	2
	1				D	Credit	**Light Pollution Reduction** - Backlight-uplight-glare method or calculation method, exterior luminaires and signage req's	1
	7			3		**Totals**		10
WATER	REQUIRED				D	Prereq 1	**Outdoor Water Use Reduction** - Permanent non-irrigated landscape OR reduce water use 30% for peak water month	N/A
	REQUIRED				D	Prereq 2	**Indoor Water Use Reduction** - Reduce aggregate water use by 20% for fixtures and fittings	N/A
	REQUIRED				D	Prereq 3	**Building-Level Water Metering** - Install permanent water meters that measure potable water use, share data with USGBC	N/A
	2				D	Credit	**Outdoor Water Use Reduction** - Reduce water use no irrigation or reduced irrigation 50% - 100%	2
	6				D	Credit	**Indoor Water Use Reduction** - Reduce fixture and fitting water use by 25% - 50%	6
	2				D	Credit	**Cooling Tower Water Use** - Conduct a one-time potable water analysis, measure control parameters in Table 1	2
	1				D	Credit	**Water Metering** - Meters for 2 or more water subsystems: irrigation, indoor plumbing, hot water, boiler, reclaimed water, or other	1
	11					**Totals**		11
ENERGY & ATMOSPHERE	REQUIRED				C	Prereq 1	**Fundamental Commissioning and Verification** - Commissioning for ASHRAE 0-2005 and 1.1-2007	N/A
	REQUIRED				D	Prereq 2	**Minimum Energy Performance** - Whole building energy simulation OR ASHRAE 50% Design Guide OR ABCPG	N/A
	REQUIRED				D	Prereq 3	**Building-Level Energy Metering** - Use building-level energy meters or submeters that can aggregate building-level data	N/A
	REQUIRED				D	Prereq 4	**Fundamental Refrigerant Management** - Do not use CFC-based refrigerants in HVAC&R systems, or have a phase out plan	N/A
	4			2	C	Credit	**Enhanced Commissioning** - Implement systems commissioning or monitor-based commissioning	6
	8			10	D	Credit	**Optimize Energy Performance** - Whole building energy simulation or follow ASHRAE Advanced Energy Design Guide	18
	1				D	Credit	**Advanced Energy Metering** - Install advanced energy metering for whole building and individual energy sources	1
				2	C	Credit	**Demand Response** - Participate in existing demand response program or provide infrastructure for demand response programs	2
	5				D	Credit	**LEED v4.1 Renewable Energy** - Use on-site or offsite renewable energy to offset green house gas emissions for annual energy use	5
				1	D	Credit	**Enhanced Refrigerant Management** - Refrigerants with ODP of 0 and GWP of less than 50 OR calculate refrigerant impact	1
	18			15		**Totals**		33

	CONFIRMED	LIKELY	NAYBE	NO	Phase	Credit Number	Credit Name	Points Available
MATERIALS & RESOURCES	REQUIRED				D	Prereq	**Storage and Collection of Recyclables** - Dedicated areas for waste collection, collection and storage	N/A
	REQUIRED				D	Prereq	**Construction and Demolition Waste Management Planning** - Establish C&D waste diversion goals	N/A
	3			2	C	Credit	**Building Life-Cycle Impact Reduction** - Historic building reuse, renovate blighted buildings OR whole building LCA	5
	2				C	Credit	**LEED v4.1: Building Product Disclosure and Optimization - Environmental Product Declarations**	2
	2				C	Credit	**LEED v4.1: Building Product Disclosure and Optimization - Material Ingredients**	2
	1			1	C	Credit	**LEED v4.1: Building Product Disclosure and Optimization - Sourcing of Raw Materials**	2
	2				C	Credit	**C&D Waste Management** - Divert 50% (3 streams), 75% (4 streams) OR 2.5 lbs. waste per square foot	2
	10			3	**Totals**			13
INDOOR ENVIRONMENTAL QUALITY	REQUIRED				D	Prereq	**Minimum Indoor Air Quality Performance** - Meet ASHRAE 62.1-2010	N/A
	REQUIRED				D	Prereq	**Environmental Tobacco Smoke Control** - Prohibit smoking indoors, restrict outdoor smoking within 25 feet	N/A
	1			1	D	Credit	**Enhanced Indoor Air Quality Strategies** - Comply with enhanced IAQ strategies	2
	3				C	Credit	**LEED v4.1: Low-Emitting Materials** - Achieve level of compliance for product categories or use budget calculation method	3
	1				C	Credit	**Construction IAQM Plan** - Implement IAQMP & protect materials and equipment during construction	1
	1			1	C	Credit	**Indoor Air Quality Assessment** - Before and during occupancy flush-out OR conduct baseline IAQ testing	2
				1	D	Credit	**Thermal Comfort** - Meet requirements for ASHRAE 55-2010	1
	1			1	D	Credit	**LEED v4.1: Interior Lighting** - Lighting Controls for 90% plus individual occupant spaces & four lighting quality strategies	2
				3	D	Credit	**Daylight** - Install glare control devices, spatial daylight autonomy, illuminance calculations OR daylight floor area measurement	3
				1	D	Credit	**Quality Views** - Vision glazing for 75% of regularly occupied floor area, with at least two kinds of view types	1
				1	D	Credit	**Acoustic Performance** - Meet requirements for HVAC noise, sound isolation, reverberation time, & sound masking	1
	7			9	**Totals**			16
INNOVATION*	1				D	Credit	**EBOM Starter Kit: Green Cleaning & IPM**	1
	1				D	Credit	**Integrative Analysis of Building Materials**	1
	1				D	Credit	**Innovation: Community outreach and involvement**	1
	1				D	Credit	**Green Education**	1
	1				D	Credit	**Innovation: WELL Beauty and Design**	1
	1				C	Credit	**LEED Accredited Professional**	1
	6				**Totals**			6
REGIONAL**				1	D	Credit	**Optimize Energy Performance**	1
	1				D	Credit	**Sourcing of Raw Materials**	1
	1				D	Credit	**Building Life-Cycle Impact Reduction**	1
	1				D	Credit	**Indoor Water Use Reduction**	1
				1	D	Credit	**Access to Quality Transit**	1
				1	D	Credit	**Rainwater Management**	1
	3			3	**Totals**			4

*Innovation in Design includes Exemplary Performance credits

**only 4 Regional Credits are Applicable

Confirmed Certification Level:	GOLD
Confirmed + Likely Certification Level:	GOLD
Confirmed + Likely + Maybe Certification Level:	Gold
Confirmed Points	70
Confirmed + Likely Points	70
Confirmed + Likely + Maybe Points	70

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 1

Menlo Park, CA

SCALE:

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
03/10/2023	ACP Submittal

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE: LEED CHECKLIST

DRAWING NO: S1.00

Parcel 1 - MCS - Modification #3
Building Modulations

Modification
Allow Modification to Zoning Code Section 16.43.130(2)
No Building Modulations required along North Loop Rd.

Code Requirements
16.43.130 Design Standards - Building Mass and Scale
Building Modulations
Definition: A building modulation is a break in the building plane from the ground level to the top of the building's base height that provides visual variety, reduces large building volumes and provides spaces for entryways and publicly accessible spaces.
Base Level: One every 200 feet, with a minimum of one per facade
Bonus Level: One every 200 feet, with a minimum of one per facade
Bonus Level Fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street: One every 200 feet, with a minimum of one per facade
Notes/Additional Requirements: Modulation is required on the building facade(s) facing publicly accessible spaces (streets, open space, and paseos). Parking is not allowed in the modulation recess. When more than 50% of an existing building facade that faces a publicly accessible space is altered, it must comply with these modulation requirements.

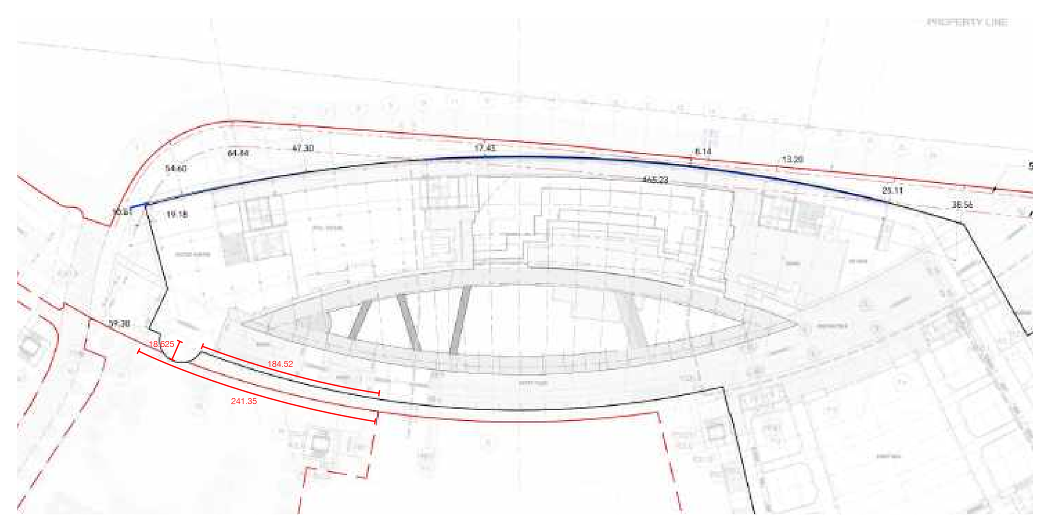
Subject Site and Proposed Building Description
The MCS will serve as a meeting and collaboration space for Meta as well as provide a visitor center open to the public. The facility will feature a curving 3-dimensional glass and steel cover, an elevated publicly-accessible park and an Event Building with a planted trellised colonnade and vaulted metal roof. The MCS will occupy the northern portion of the Masterplan forming the north boundary to Town Square and the Office campus.

The building facade along Town Square will consist of a curtainwall approximately 240'-0" in length and 15'-0" high in elevation. A building projection, semi-circular in plan, approximately 15'-0" tall and 18'-0" deep creates a break in the facade from ground level to 15' high, reducing the continuous curtainwall down to approximately 185'-0" in length.

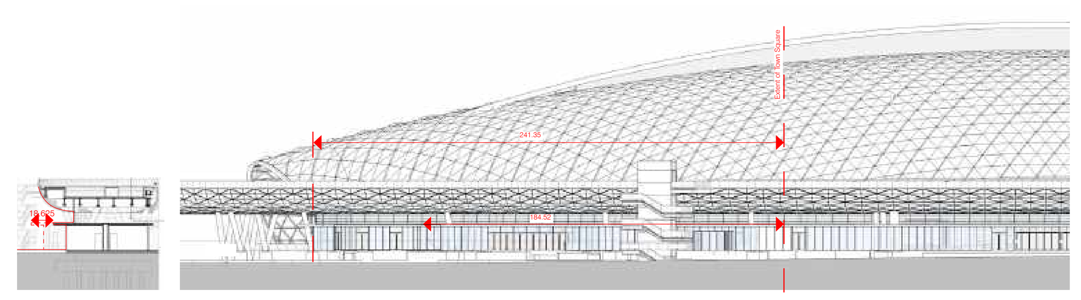
The project proposes an adjustment to the zoning requirement for a modulation every 200', with a minimum of one per facade, for the MCS facade on Town Square. The proposed facade, as designed provides a significant modulation in the facade. We believe that the facade as designed meets the intent of the zoning, i.e., to avoid monotonous long façades.

Modifications
Modifications to any adjustment may be considered according to CDP Section x governing Substantially Consistent Modifications and Minor Modifications.

Attachments
Illustrative Attachment Exhibit
Parcel 1 - Modification #3, Illustration 1,
Parcel 1 - Modification #3, Illustration 2,



Parcel 1 - Modification #3
Illustration 1
Level 1 Floor Plan



Parcel 1 - Modification #3
Illustration 2
South Elevation

Parcel 1 - MCS - Modification #2
Building Setback

Modification
Allow Modification to Zoning Code Section 16.43.050, 16.43.130(1)
No Building setback or stepback required along North Loop Rd.

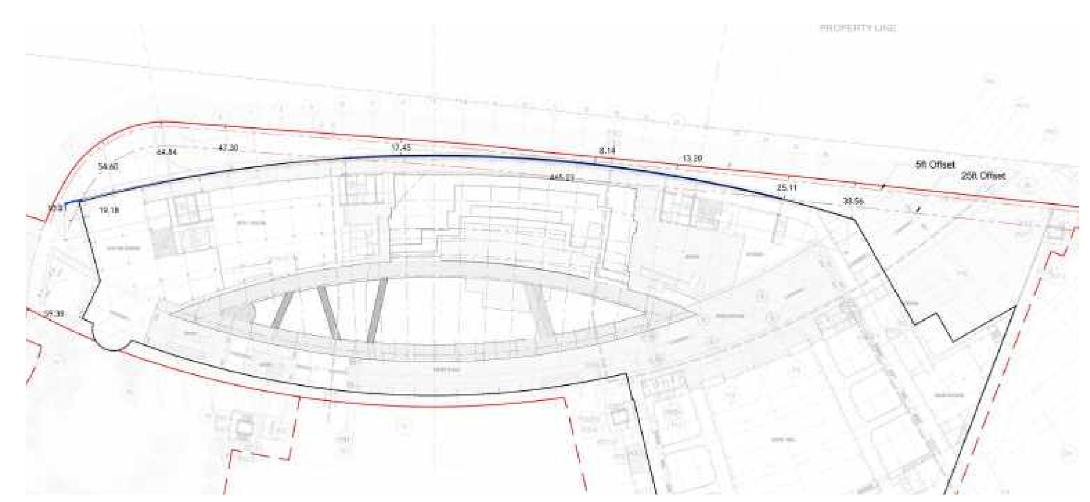
Code Requirements
16.43.050 Design Standards – Maximum Setback
Maximum Setback
Definition: Maximum linear feet building can be sited from property line adjacent to street
Base Level: 25 feet
Bonus Level: 25 feet
Notes/Additional Requirements: Setbacks shall be measured from the property line. In instances where there will be a public access easement, measure the setback from the back of the easement. See build-to requirements in Section 16.43.130 (1)

Subject Site and Proposed Building Description
The MCS will serve as a meeting and collaboration space for Meta as well as provide a visitor center open to the public. The facility will feature a curving 3-dimensional glass and steel cover, an elevated publicly-accessible park and an Event Building with a planted trellis covered colonnade and vaulted metal roof. The MCS will occupy the northern portion of the Masterplan providing the north boundary to Town Square and the Office campus. North Loop Road will be the northern boundary of MCS.

The building facade along North Loop Road will consist of the atrium cover whose curvature in plan varies by 65'-0" along its 835'-0" length and varies by approximately 80'-0" in elevation. Between North Loop Road and the building will be a planted landscape zone that varies in width as the building's curvature varies. The proposed facade as designed is an ever changing shape in relation to the public road. As one traverses the length of the facade, every vantage point will be substantially different from another. We believe that the facade as designed meets the intent of the zoning, i.e., to to maintain an active and attractive street edge at public rights of way.

Modifications
Modifications to any adjustment may be considered according to CDP Section x governing Substantially Consistent Modifications and Minor Modifications.

Attachments
Illustrative Attachment Exhibit
Parcel 1 - Modification #2, Illustration 1,



Parcel 1 - Modification #2
Illustration 1
Level 1 Floor Plan

Parcel 1 - MCS - Modification #1
Building Modulations

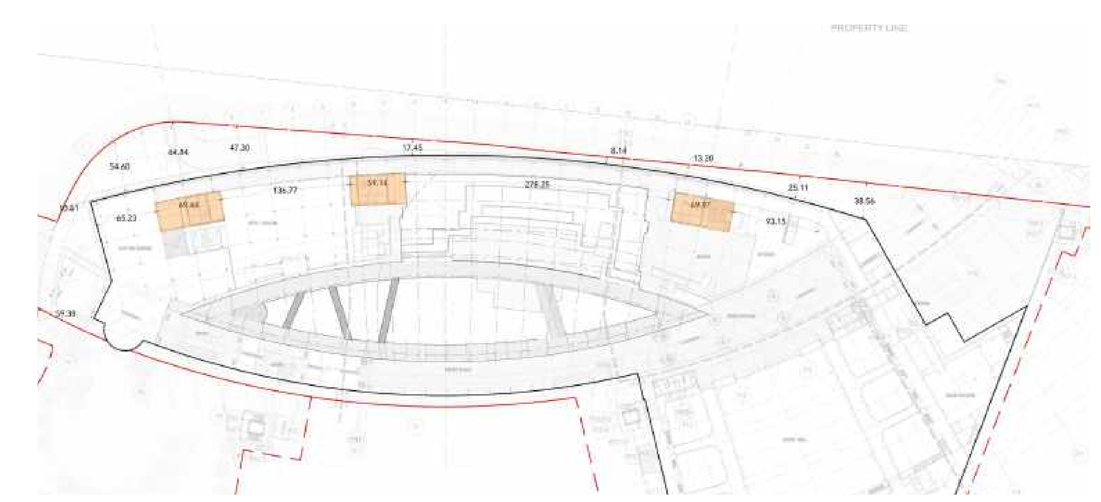
Modification
Allow Modification to Zoning Code Section 16.43.130(2)
No Building Modulations required along North Loop Rd.

Code Requirements
16.43.130 Design Standards - Building Mass and Scale
Building Modulations
Definition: A building modulation is a break in the building plane from the ground level to the top of the building's base height that provides visual variety, reduces large building volumes and provides spaces for entryways and publicly accessible spaces.
Base Level: One every 200 feet, with a minimum of one per facade
Bonus Level: One every 200 feet, with a minimum of one per facade
Bonus Level Fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street: One every 200 feet, with a minimum of one per facade
Notes/Additional Requirements: Modulation is required on the building facade(s) facing publicly accessible spaces (streets, open space, and paseos). Parking is not allowed in the modulation recess. When more than 50% of an existing building facade that faces a publicly accessible space is altered, it must comply with these modulation requirements.

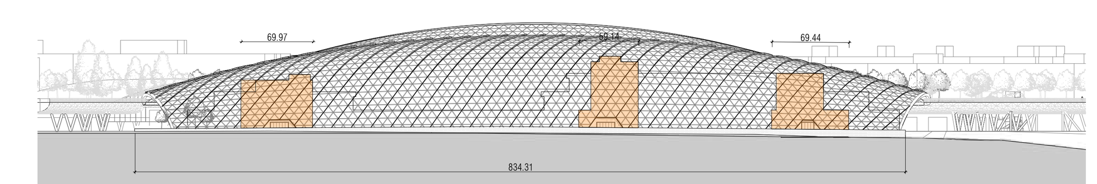
Subject Site and Proposed Building Description
The MCS will serve as a meeting and collaboration space for Meta as well as provide a visitor center open to the public. The facility will feature a curving 3-dimensional glass and steel cover, an elevated publicly-accessible park and an Event Building with a planted trellis covered colonnade and vaulted metal roof. The MCS will occupy the northern portion of the Masterplan providing the north boundary to Town Square and the Offi ce campus. North Loop Road will be the northern boundary of MCS.
The building facade along North Loop Road will consist of the atrium cover whose curvature in plan varies by 65'-0" along its 835'-0" length and varies by approximately 80'-0" in elevation. Between North Loop Road and the building will be a planted landscape zone that varies in width as the building's curvature varies. The glass and steel cover features articulated "fins" that traverse the building diagonally in the east to west direction.
The project proposes an adjustment to the zoning requirement for a modulation every 200', with a minimum of one per facade, in the MCS facade on North Loop Road. The proposed facade as designed is an ever changing shape in relation to the public road with articulated fins to create modulated shadows and relief that adjust with the time of day. As one traverses the length of the facade, every vantage point will be substantially different from another. We believe that the facade as designed meets the intent of the zoning, i.e., to avoid monotonous long façades.

Modifications
Modifications to any adjustment may be considered according to CDP Section x governing Substantially Consistent Modifications and Minor Modifications.

Attachments
Illustrative Attachment Exhibit
Parcel 1 - Modification #1, Illustration 1,
Parcel 1 - Modification #1, Illustration 2,



Parcel 1 - Modification #1
Illustration 1
Level 1 Floor Plan



Parcel 1 - Modification #1
Illustration 2
North Elevation

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 1
Menlo Park, CA

SCALE: 1"=40'-0"

NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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NO.	DATE	ISSUE

DRAWING TITLE: APPROVED MODIFICATIONS

DRAWING NO: **MOD 1**