

Willow Village

Architectural Control Package - Parcel A & Parcel B

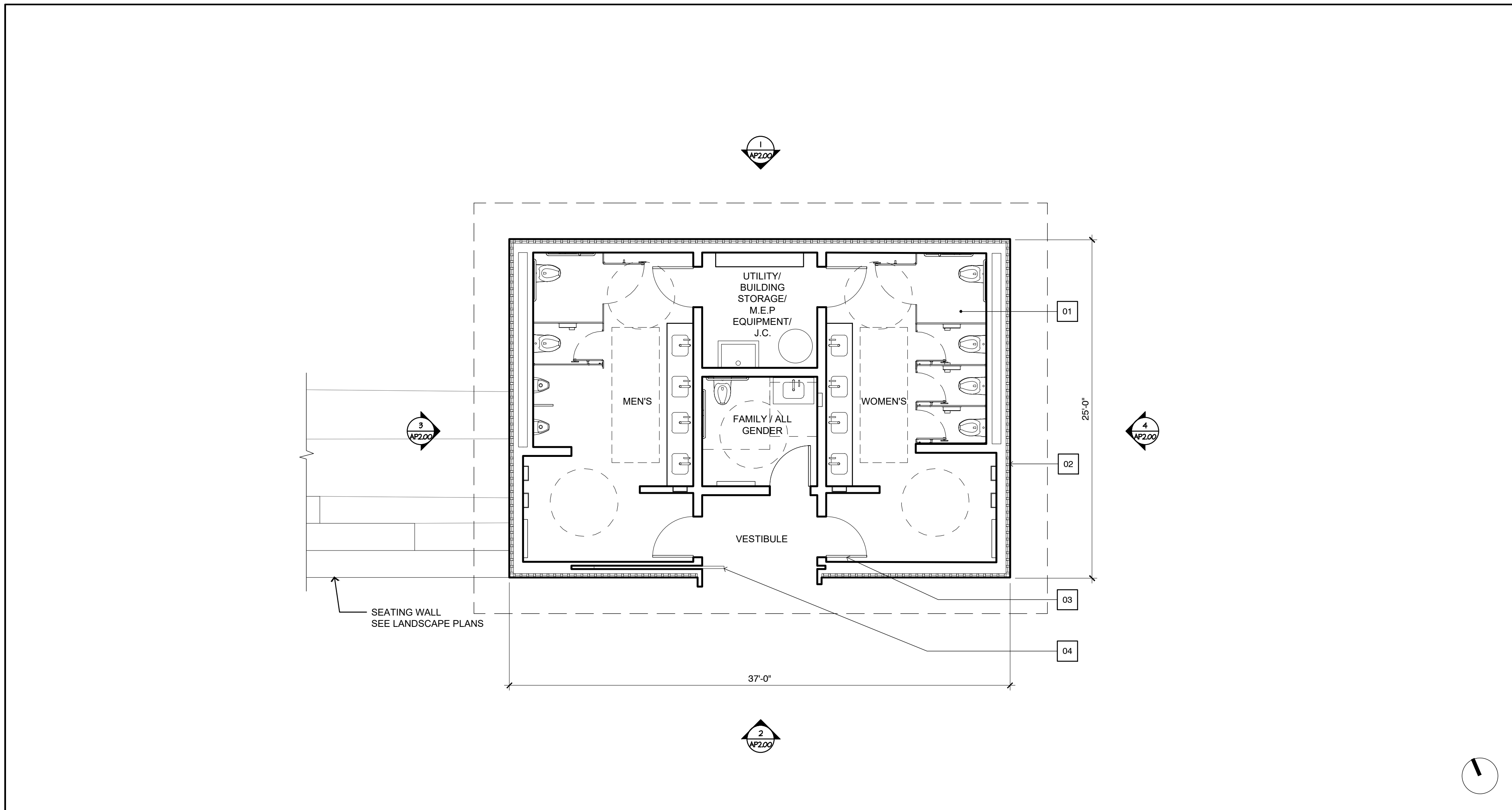
August 31, 2023



Peninsula Innovation Partners
Menlo Park, CA

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KEYNOTES

1. TILE FLOOR FINISH
2. WOOD OR WOOD-LIKE DURABLE MATERIAL SIDING SYSTEM
3. METAL DOORS & FRAMES (DARK ANODIZED), TYP.
4. METAL SECURITY GATE IN POCKET (DARK ANODIZED)
5. SKYLIGHT WINDOW SYSTEM
6. METAL FASCIAS AND COPINGS (COPPER TONE)
7. HIGH ALBEDO/ LIGHT-COLORED GRAVEL ROOFING SYSTEM

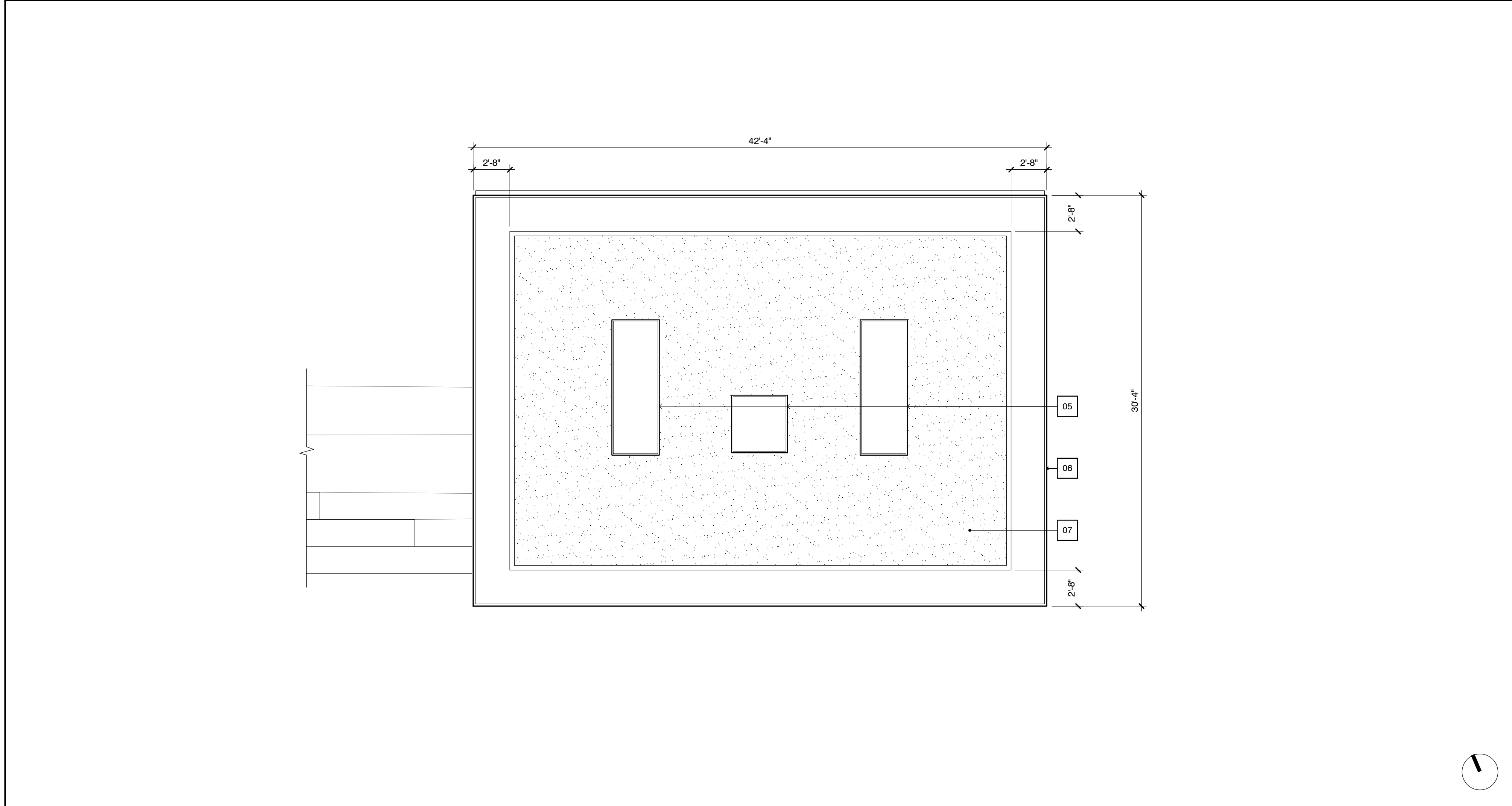
BUILDING SUMMARY

- 925 SF FOOTPRINT
- HIGH ALBEDO ROOFING SYSTEM
- NATURALLY VENTILATED VIA HEAVY-DUTY MESH CLERESTORY WINDOW SYSTEM
- ROOFTOP SKYLIGHTS PROVIDE DAYTIME NATURAL LIGHT
- COMBINATION UTILITY ROOM/ J.C. / STORAGE ROOM FOR MAINTENANCE SUPPLIES

4 FLOOR PLAN

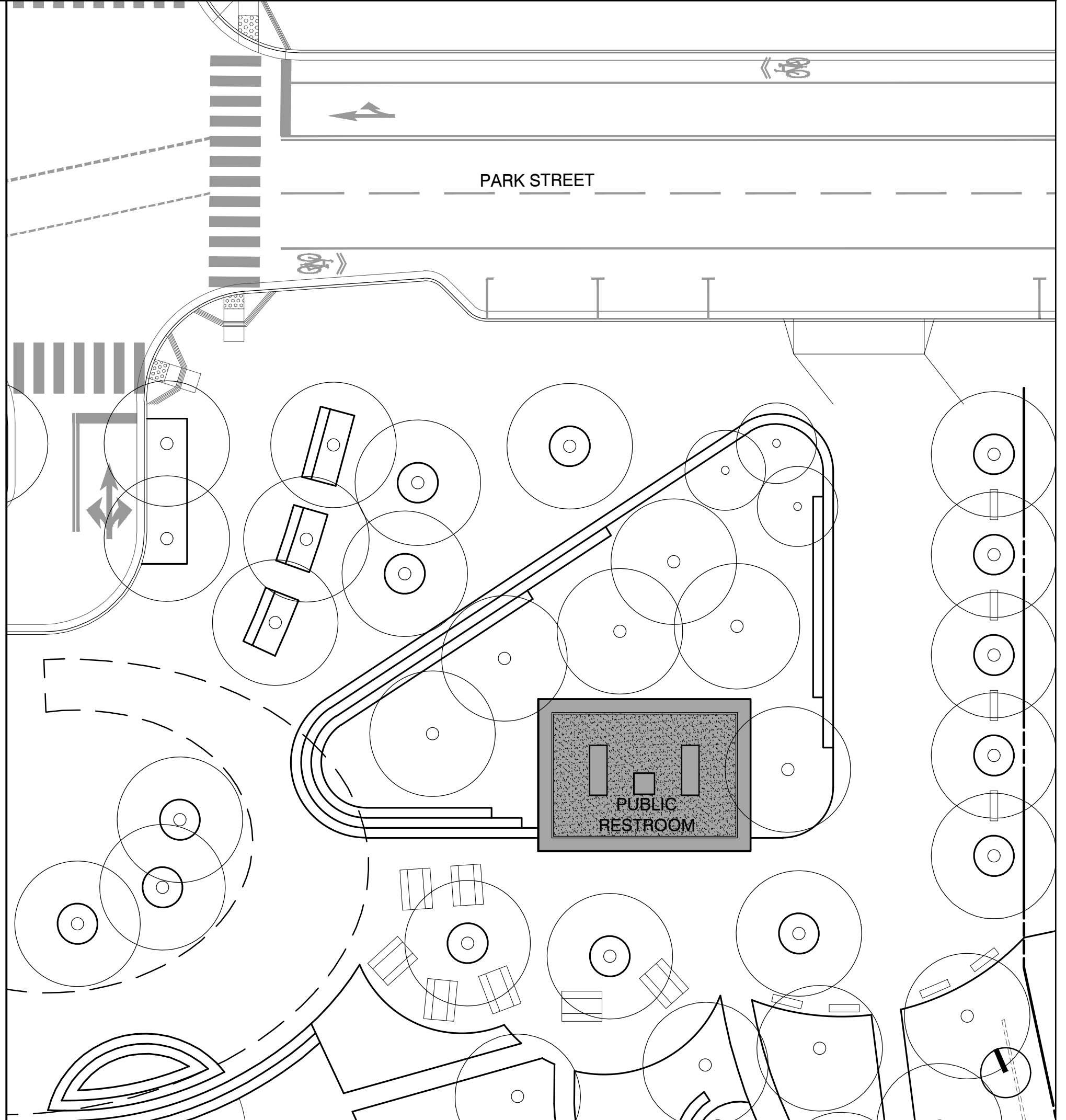
3/16" = 1'-0"

2 NOTES



3 ROOF PLAN

3/16" = 1'-0"



1 SITE PLAN

1" = 20'

WILLOW VILLAGE
 Architectural Control Package - Parcel A & B
 Menlo Park, CA

SCALE:
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DRAWING TITLE:
PUBLIC RESTROOM PLAN

DRAWING NO:
AP1.00

KEYNOTES

1. SKYLIGHT WINDOW SYSTEM
2. METAL FASCIAS AND COPINGS (COPPER TONE)
3. HEAVY DUTY CRIMPED WIRE MESH CLERESTORY WINDOW SYSTEM
4. WOOD OR WOOD-LIKE DURABLE MATERIAL SIDING SYSTEM
5. METAL PROFILE AT ENTRY VESTIBULE (DARK ANODIZED)
6. CONCRETE WALL BASE TO MATCH LANDSCAPE SEATING WALL

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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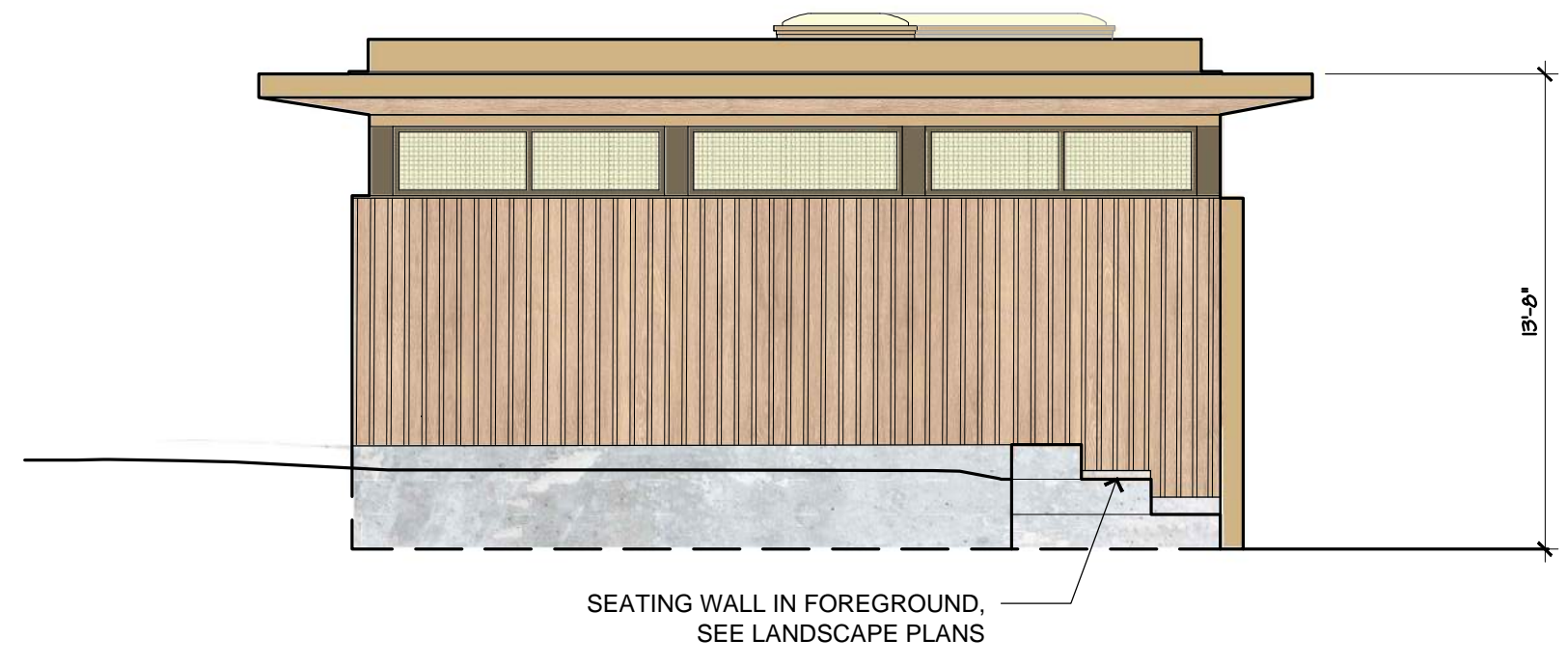
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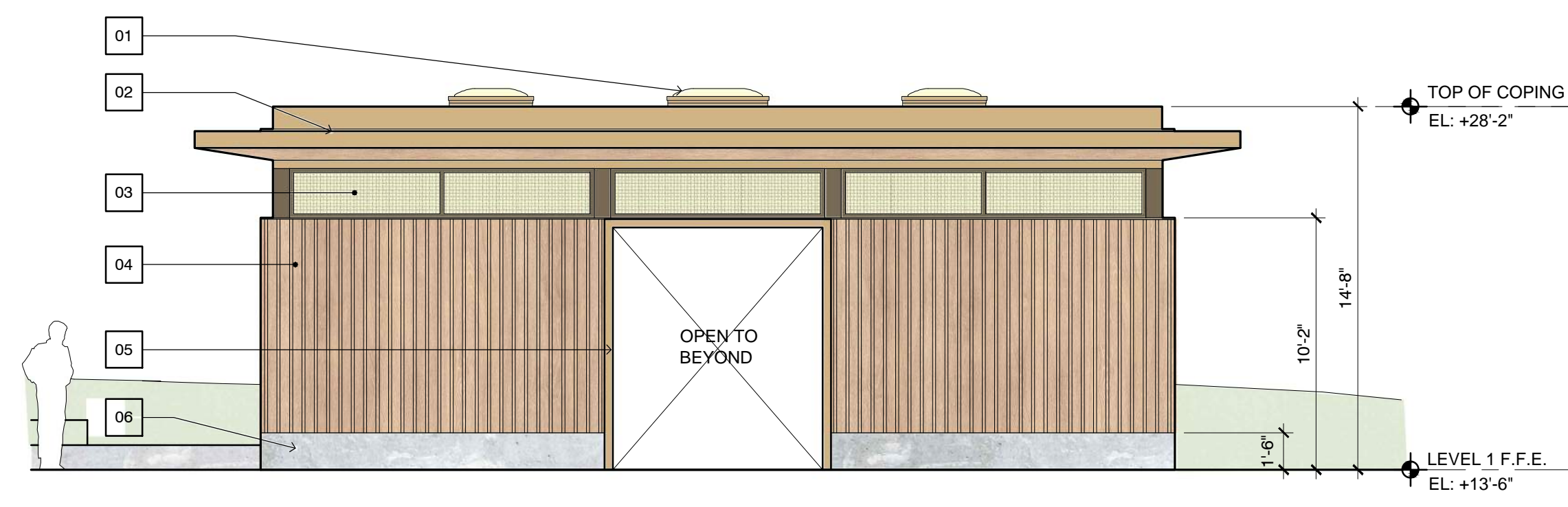
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DRAWING TITLE:
PUBLIC RESTROOM ELEVATIONS

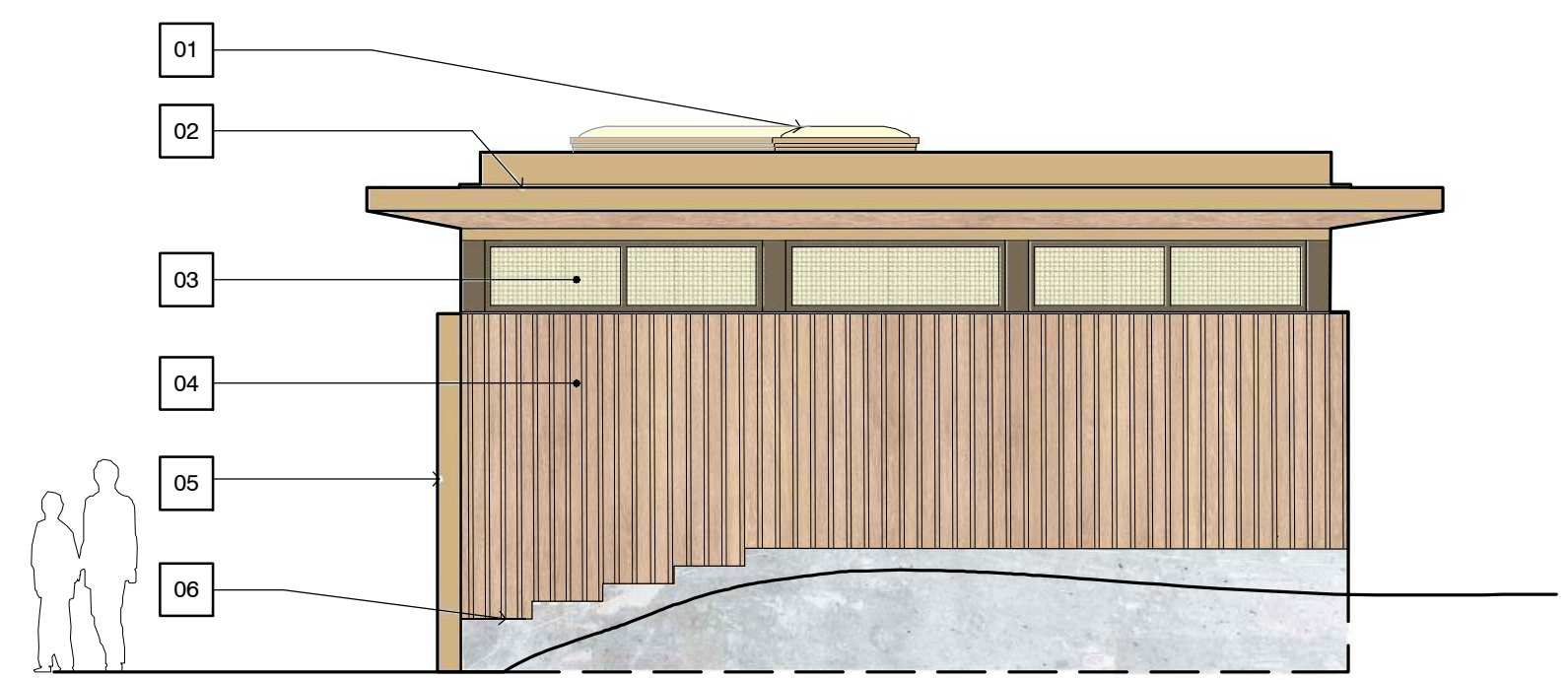
DRAWING NO:
AP2.00



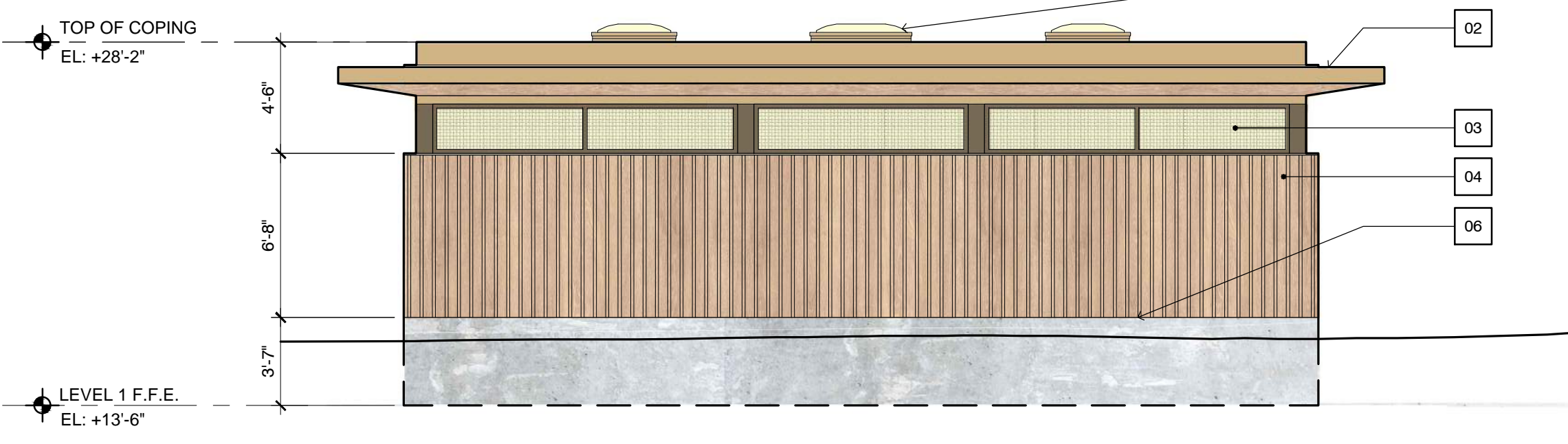
4 WEST ELEVATION 3/16" = 1'-0"



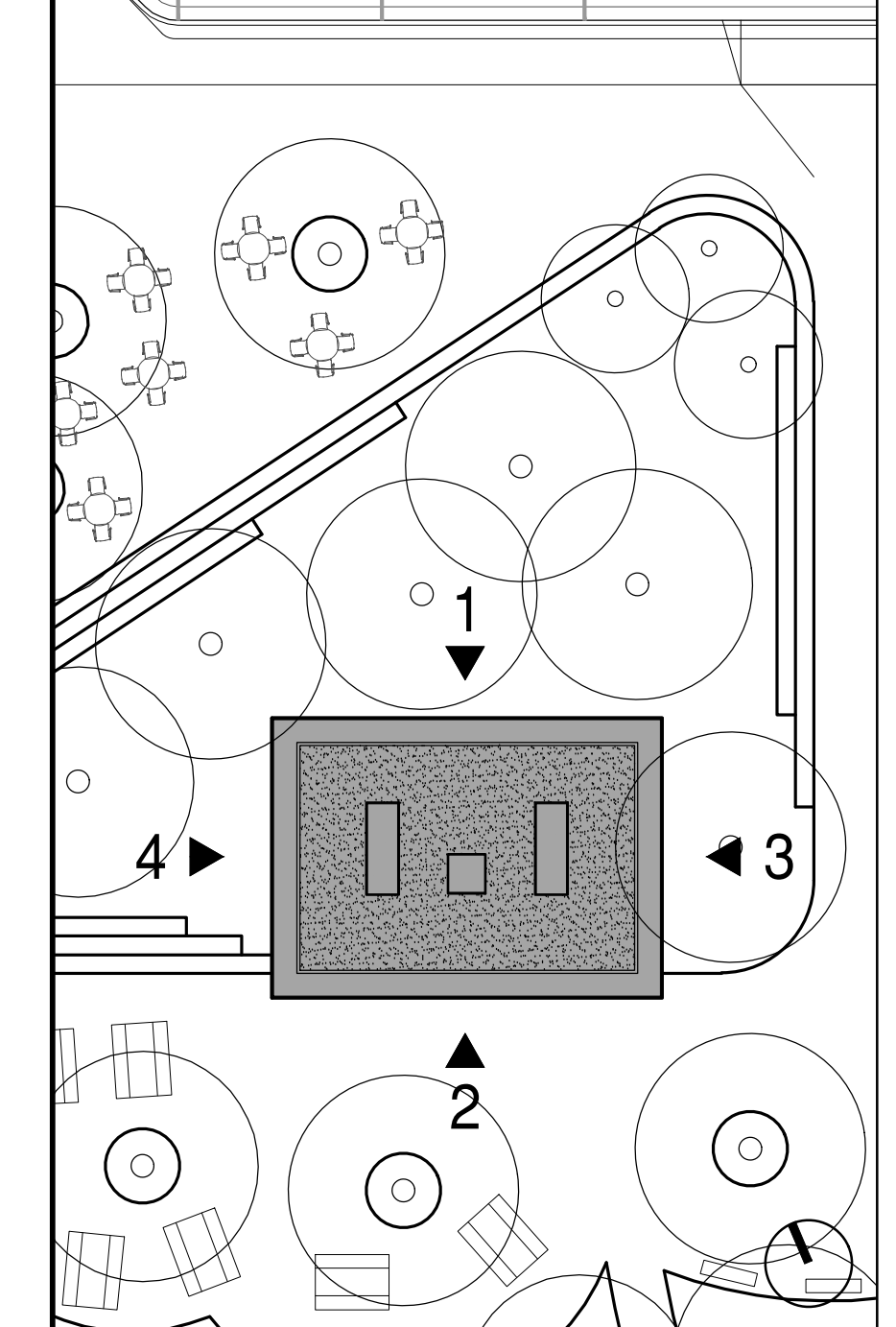
2 SOUTH ELEVATION 3/16" = 1'-0"



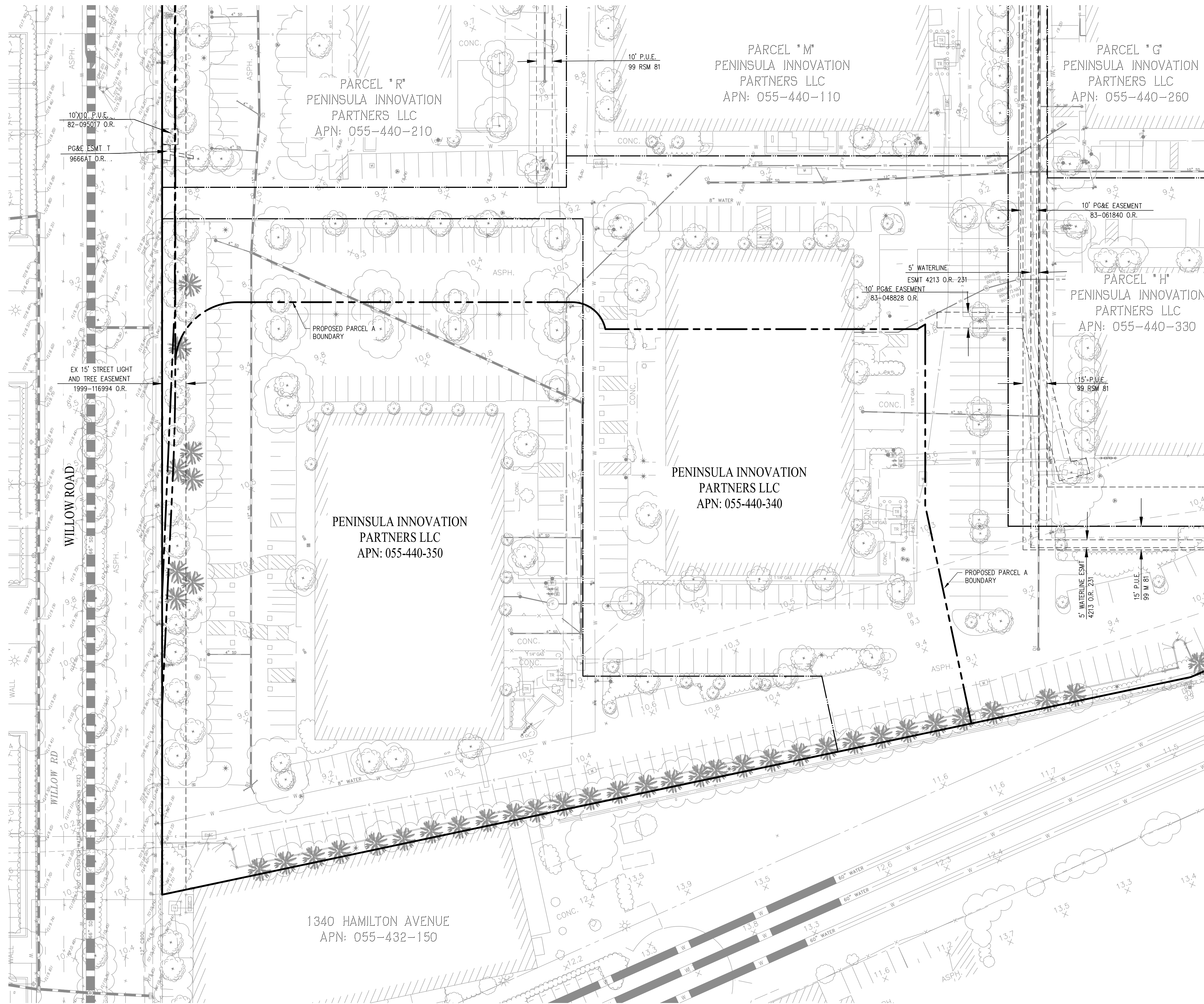
3 EAST ELEVATION 3/16" = 1'-0"



1 NORTH ELEVATION 3/16" = 1'-0"



A KEY PLAN



LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED PARCEL BOUNDARY
- EXISTING PARCEL LINE
- EXISTING EASEMENT LINE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER LATERAL
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING TREE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING BOLLARD
- EXISTING DRAINAGE INLET
- EXISTING AREA DRAIN
- EXISTING BUSH LINE
- EXISTING STORM DRAIN FIELD INLET
- EXISTING ELECTROLIER
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING UTILITY BOX
- EXISTING BACK FLOW PREVENTION DEVICE
- EXISTING TRASH AREA

NOTE:
TOPOGRAPHIC ELEVATIONS ARE TO BE ADJUSTED BY AN
ELEVATION OF +0.23' PER THE FRYER & LAURETA, INC
MEMORANDUM DATED JULY 13, 2020.

PENINSULA INNOVATION PARTNERS

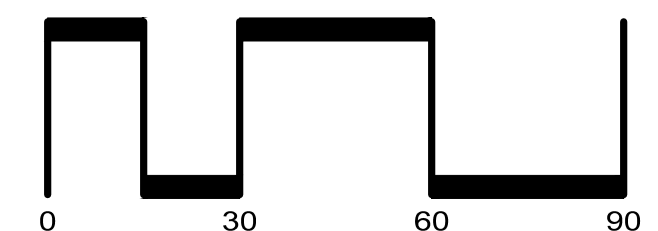
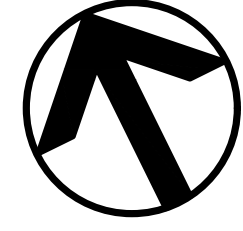
WILLOW VILLAGE
Architectural Control Package - Parcel A
Menlo Park, CA

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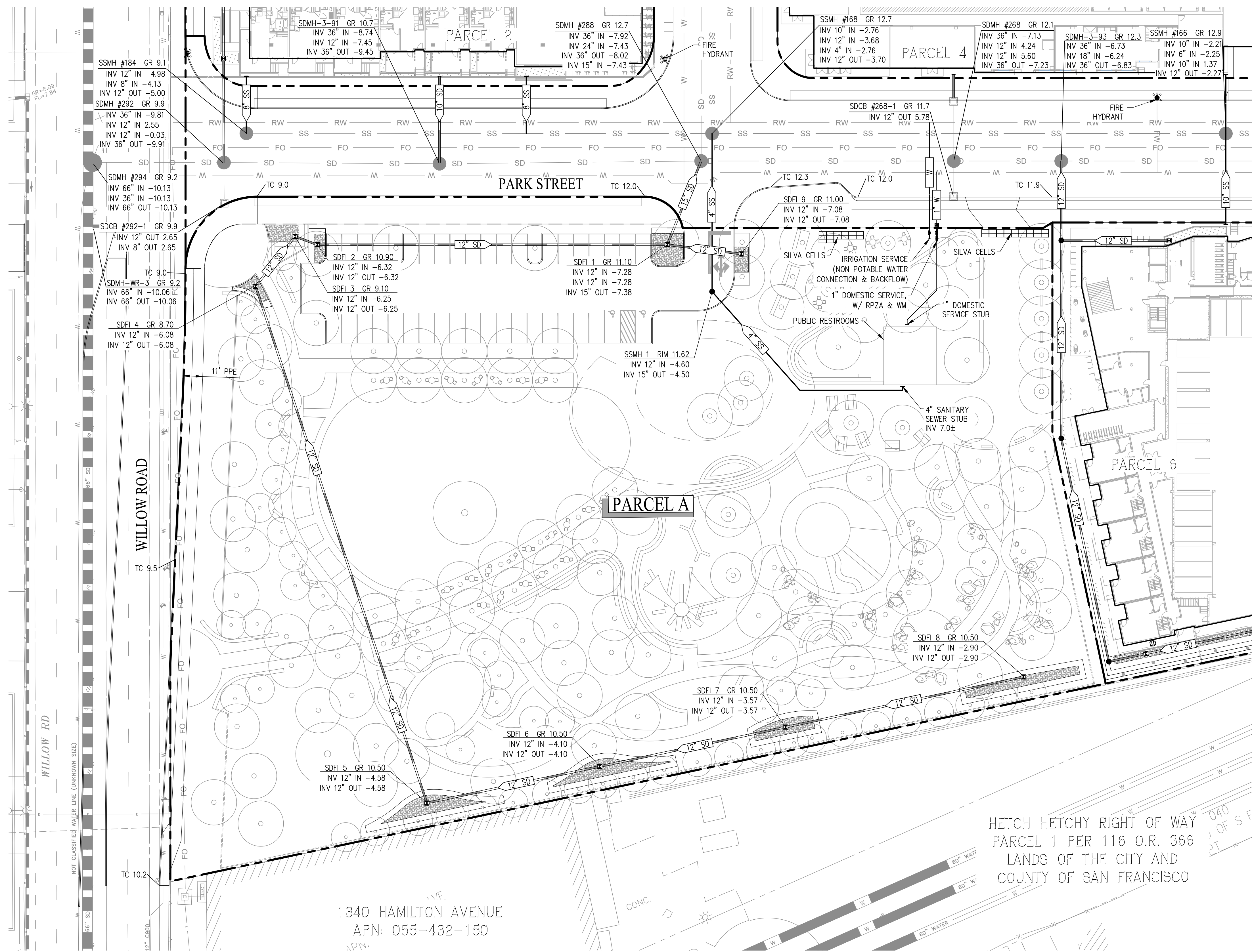
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DRAWING TITLE:
TOPOGRAPHIC SURVEY

DRAWING NO:
CP1.00



SCALE: 1" = 30'



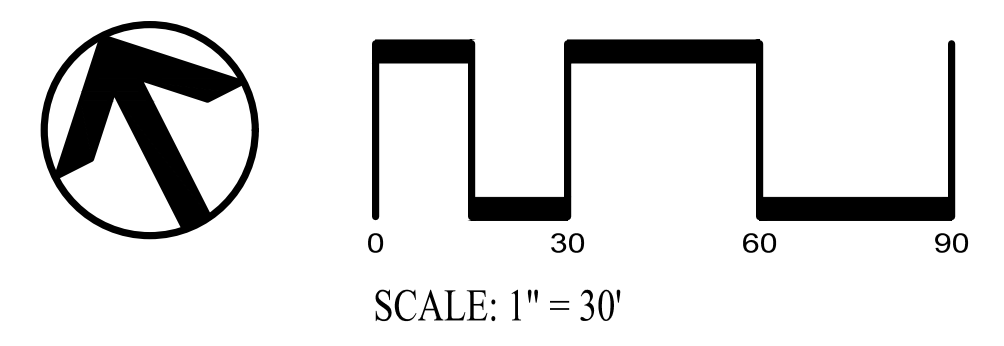
- LEGEND:**
- PROPERTY LINE
 - 8" SS SANITARY SEWER LATERAL (PRIVATE)
 - 12" SD STORM DRAIN (PRIVATE)
 - 8" W WATER LATERAL (PRIVATE)
 - RW OFFSITE RECLAIMED WATER MAIN (PUBLIC)
 - W OFFSITE WATER MAIN (PUBLIC)
 - SD OFFSITE SANITARY SEWER (PUBLIC)
 - SSFM OFFSITE SEWER FORCE MAIN (PUBLIC)
 - SS OFFSITE STORM DRAIN (PUBLIC)
 - FO OFFSITE FIBRE OPTIC LINE (PUBLIC)
 - JT OFFSITE UNDERGROUND JOINT TRENCH (PUBLIC)
 - ☒ STORM DRAIN FIELD INLET (PRIVATE) SEE NOTE 5
 - MANHOLE (PUBLIC)
 - ⚡ FIRE HYDRANT (PUBLIC)
 - ⊕ WATER METER (PUBLIC)
 - ▭ REDUCED PRESSURE ZONE DEVICE (PRIVATE)
 - ⬇️ NON POTABLE WATER SERVICE (PRIVATE)
 - ▨ UNDERGROUND TREATMENT AREA (SILVA CELL)

- ABBREVIATIONS:**
- DCDA DOUBLE CHECK DETECTOR BACKFLOW ASSEMBLY
 - EX EXISTING
 - FO FIBER OPTIC
 - FDC FIRE DEPARTMENT CONNECTION
 - FH FIRE HYDRANT
 - FS FIRE SERVICE
 - GR GRATE
 - INV INVERT
 - PL PROPERTY LINE
 - PPE PROPOSED PUBLIC EASEMENT
 - RPZA REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY
 - SD STORM DRAIN
 - SDFI STORM DRAIN FIELD INLET
 - SS SANITARY SEWER
 - SSMH SANITARY SEWER MANHOLE
 - TC TOP OF CURB
 - W WATER
 - WM WATER METER

- NOTES:**
- UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
 - PROPOSED SANITARY SEWER AND STORM DRAIN INVERT ELEVATIONS, GRATE ELEVATIONS, AND SIZES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 - ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.
 - FULL TRASH CAPTURE DEVICES AS APPROVED BY THE WATERBOARD ARE TO BE PROVIDED ON ALL FIELD INLETS AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DOCUMENTS.

1340 HAMILTON AVENUE
 APN: 055-432-150
 APN.

HETCH HETCHY RIGHT OF WAY
 PARCEL 1 PER 116 O.R. 366
 LANDS OF THE CITY AND
 COUNTY OF SAN FRANCISCO



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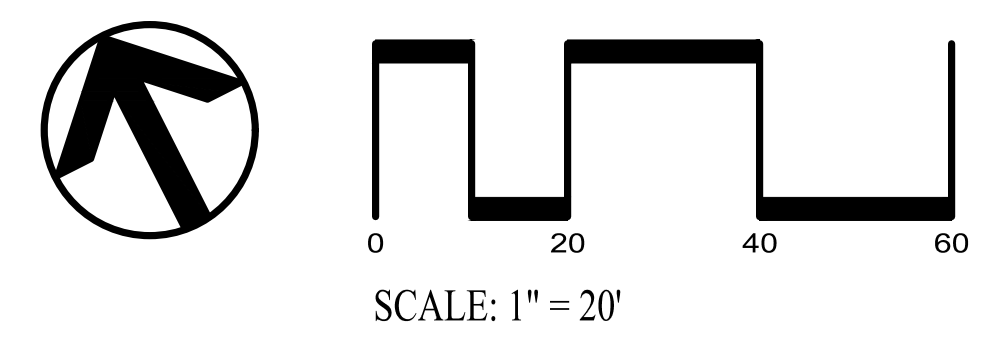
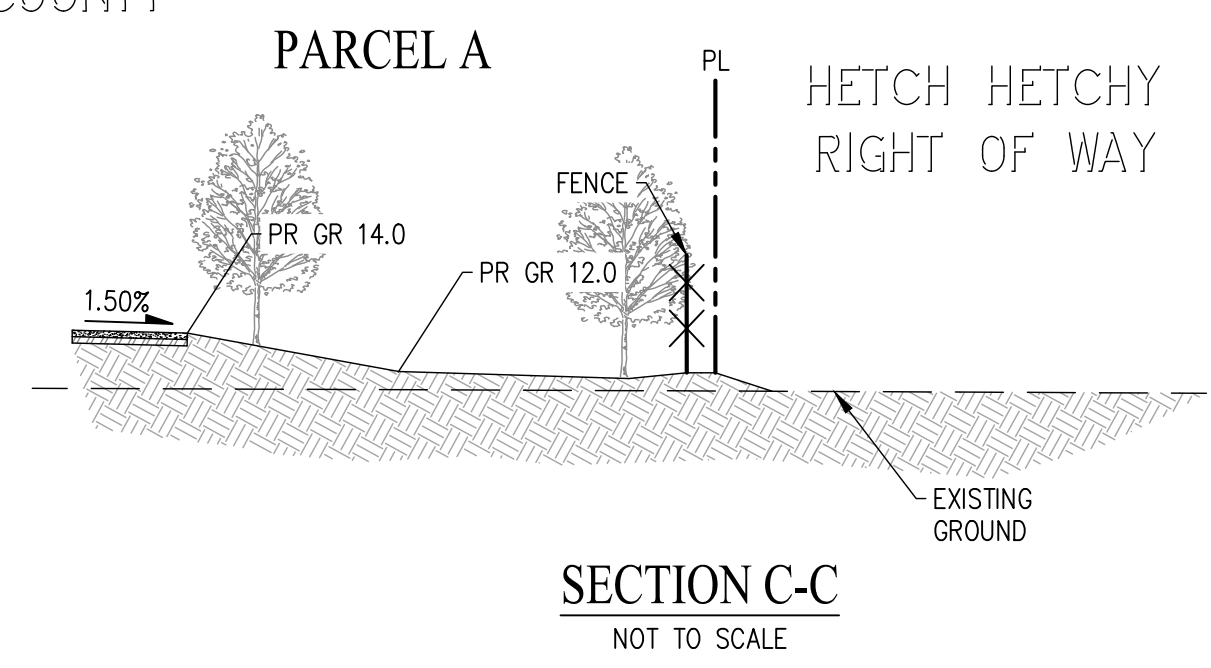
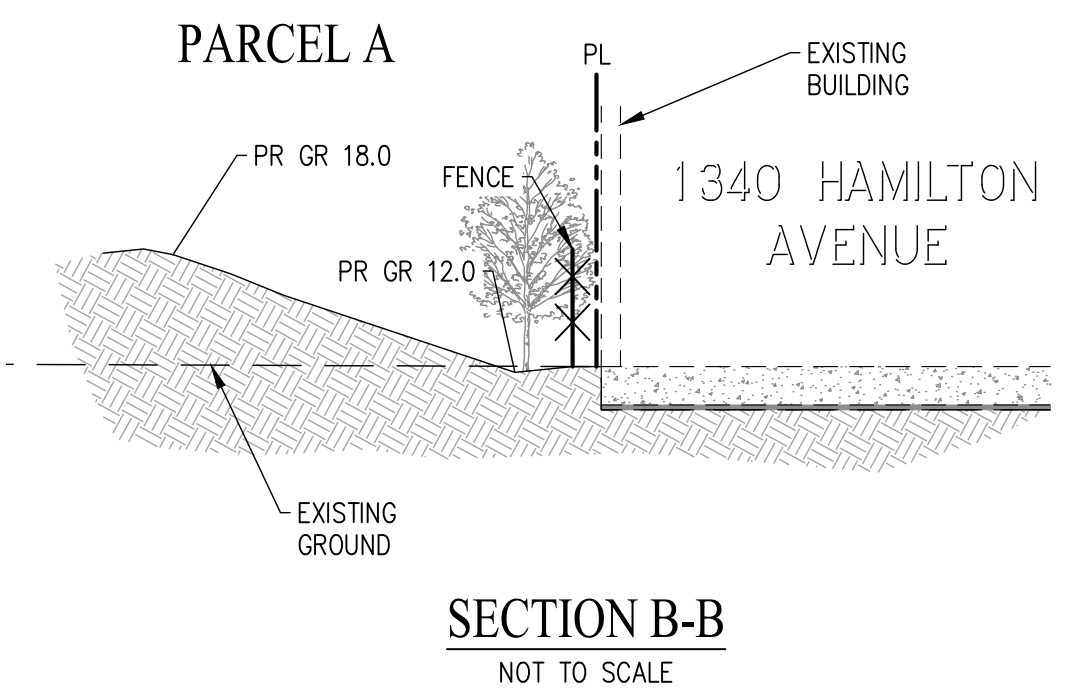
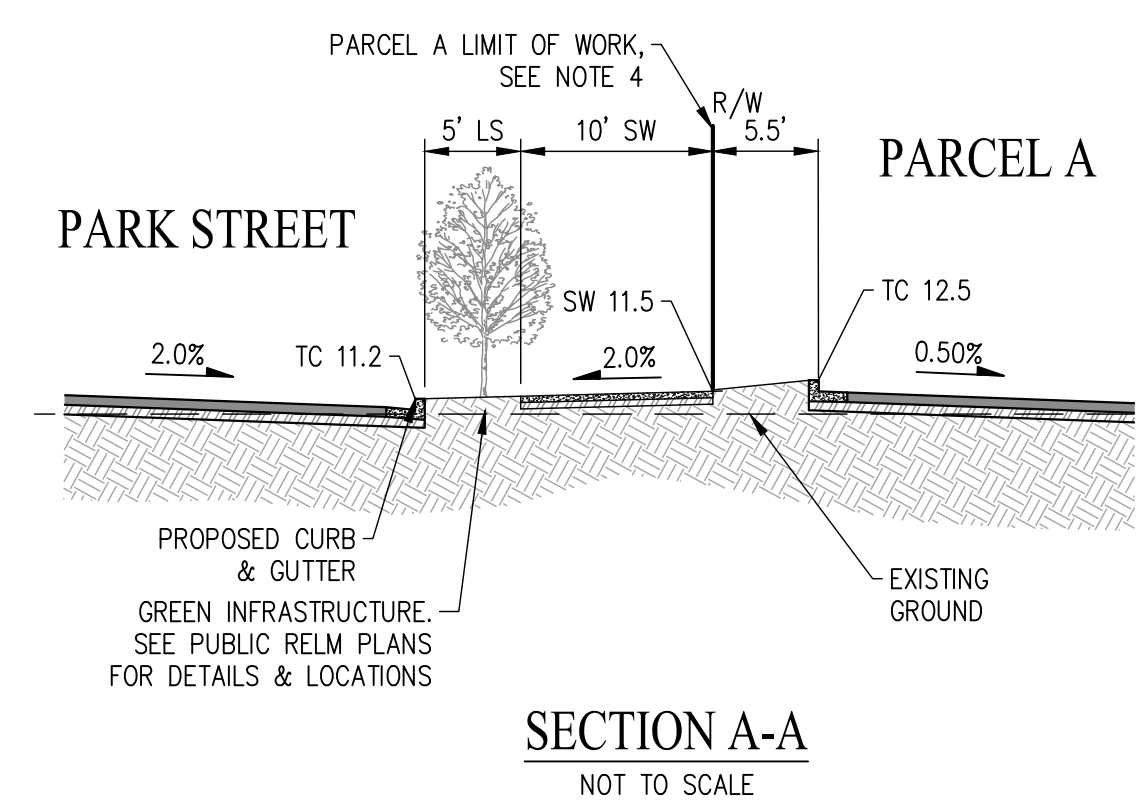
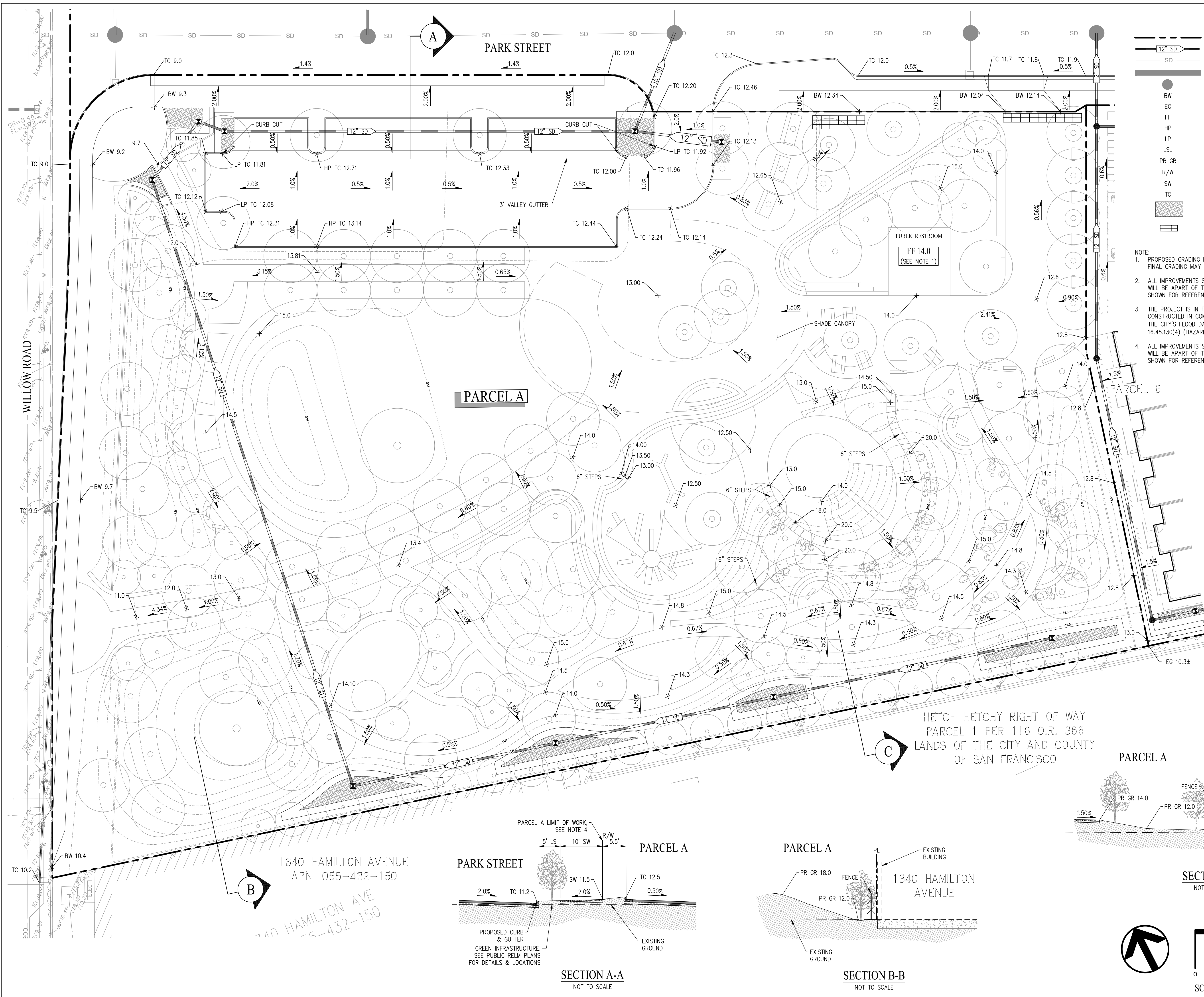
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LEGEND

- PARCEL BOUNDARY
- STORM DRAIN (PRIVATE)
- OFFSITE STORM DRAIN (PUBLIC)
- RETAINING WALL
- MANHOLE (PUBLIC)
- BACK OF WALK
- EXISTING GRADE
- FINISHED FLOOR ELEVATION
- HIGH POINT
- LOW POINT
- LANDSCAPE
- PROPOSED GRADE
- RIGHT OF WAY
- SIDEWALK
- TOP OF CURB
- AT GRADE BIO-RETENTION AREA (PERVIOUS)
- UNDERGROUND TREATMENT AREA (SILVA CELL)

- NOTE:
1. PROPOSED GRADING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN. FINAL GRADING MAY REQUIRE ADDITIONAL ADA ACCESSIBLE RAMPS.
 2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.
 3. THE PROJECT IS IN FLOOD ZONE AE AND WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH CURRENT FEMA REGULATIONS, THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, AND THE MPMC 16.45.130(4) (HAZARD MITIGATION AND SEA LEVEL RISE RESILIENCY).
 4. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.



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

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GRADING AND DRAINAGE PLAN

DRAWING NO:
CP3.00

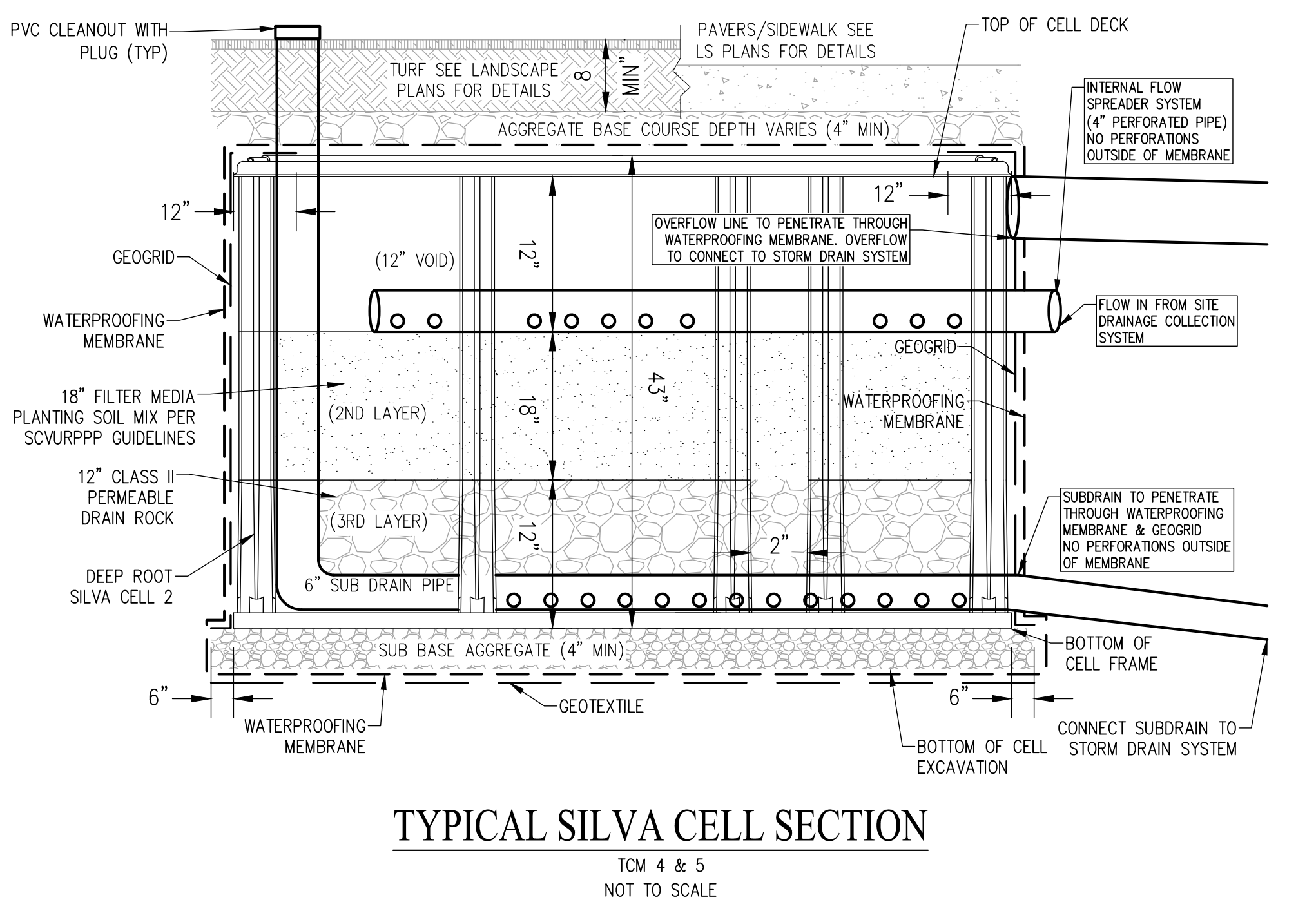
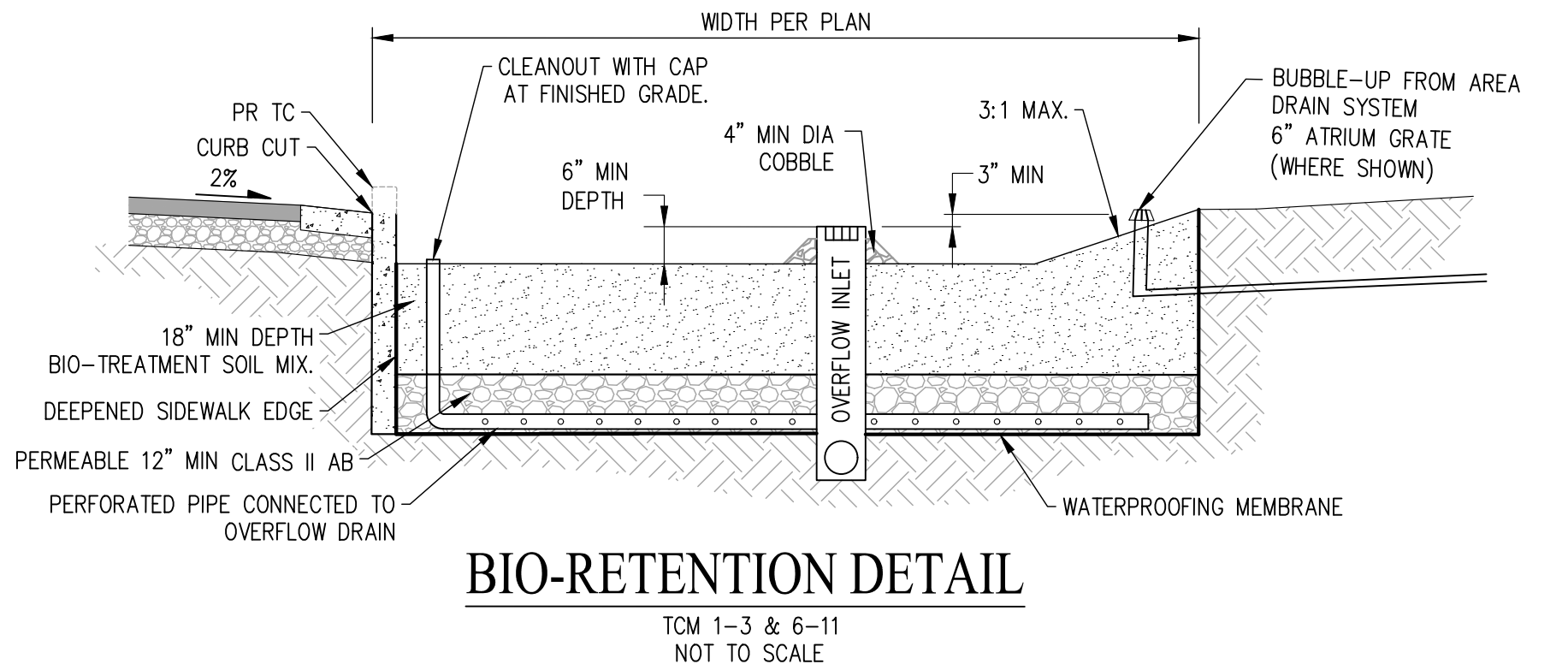


LEGEND

- PROPERTY BOUNDARY
- OFFSITE STORM DRAIN (PUBLIC)
- PROPOSED STORM DRAIN (PRIVATE)
- CURB CUT
- OFFSITE MANHOLE (PUBLIC)
- PROPOSED FIELD INLET (PRIVATE)
- RUNOFF DIRECTION
- BIO-RETENTION AREA
- UNDERGROUND TREATMENT AREA (SILVA CELL)
- DMA 12** DRAINAGE MANAGEMENT AREA LABEL
- DRAINAGE MANAGEMENT AREA BOUNDARY
- TCM** TREATMENT CONTROL MEASURE

NOTES

1. STORM DRAIN LAYOUT AND DMA TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN.
2. BIO-RETENTION AREAS HAVE BEEN DESIGNED PER THE SAN MATEO COUNTY C.3 GUIDANCE MANUAL.
3. BIO-RETENTION AREAS HAVE BEEN SIZED USING THE COMBINATION FLOW AND VOLUME METHOD PER CHAPTER 5 OF THE SAN MATEO COUNTY C.3 GUIDANCE MANUAL.
4. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.



TREATMENT CONTROL MEASURE CALCULATION SUMMARY TABLE

DMA AREA	TCM #	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	SIZING METHOD	REQUIRED BIO-RETENTION AREA (SF)	PROVIDED BIO-RETENTION AREA (SF)
1	1	BIO-RETENTION	2,748	2,627	121	2,639	FLOW AND VOLUME	79	94
2	2	BIO-RETENTION	10,211	9,856	355	9,892	FLOW AND VOLUME	297	303
3	3	BIO-RETENTION	3,543	3,312	231	3,335	FLOW AND VOLUME	100	102
4	4	SILVA CELL	3,980	3,980	0	3,980	FLOW AND VOLUME	119	122
5	5	SILVA CELL	5,104	4,728	376	4,766	FLOW AND VOLUME	143	157
6	6	BIO-RETENTION	21,759	7,110	14,649	8,575	FLOW AND VOLUME	257	317
7	7	BIO-RETENTION	14,952	5,919	9,033	6,822	FLOW AND VOLUME	205	258
8	8	BIO-RETENTION	23,051	9,679	13,372	11,016	FLOW AND VOLUME	330	225
9	9	BIO-RETENTION	33,523	8,548	24,975	11,046	FLOW AND VOLUME	331	334
10	10	BIO-RETENTION	18,763	1,187	17,576	2,945	FLOW AND VOLUME	88	92
11	11	BIO-RETENTION	10,233	4,357	5,876	4,945	FLOW AND VOLUME	148	153
TOTAL			147,867	61,303	86,564	69,959	-	2,099	2,157

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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 Menlo Park, CA

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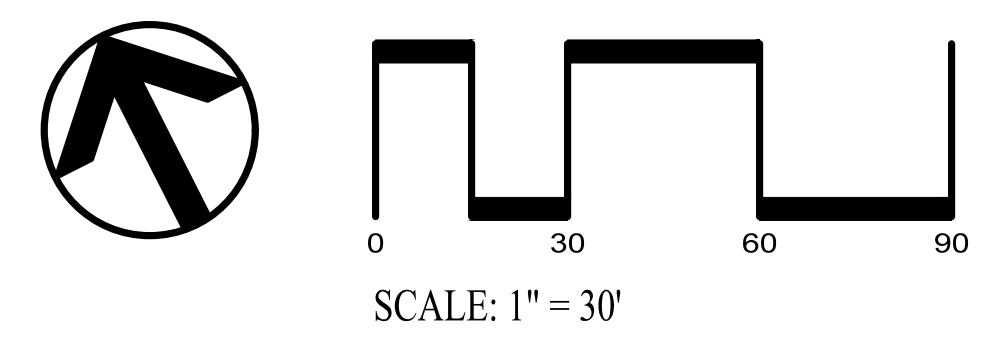
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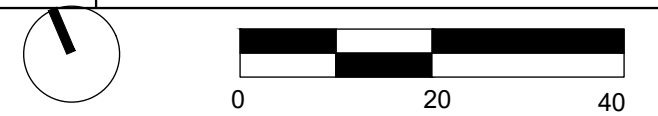
DRAWING TITLE:
STORMWATER CONTROL PLAN

DRAWING NO:
CP4.00





CONCEPTUAL OPEN SPACE TAKE-OFFS	
PLAZA & SEATING AREAS	27,500 SF
LAWN	14,000 SF
PLAY AREA	9,500 SF
UNOCCUPIABLE LANDSCAPE	68,500 SF



WILLOW VILLAGE
 Architectural Control Package - Parcel A & B
 Peninsula Innovation Partners
 Menlo Park, CA

SCALE:
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DRAWING TITLE:
LANDSCAPE PLAN
 DRAWING NO:
LP1.00



Concrete Circular Seating



Seating Nooks



Concrete Seating Steps



Shade Canopy



Perimeter Seating Area



Permeable Pavers



Signage Wall

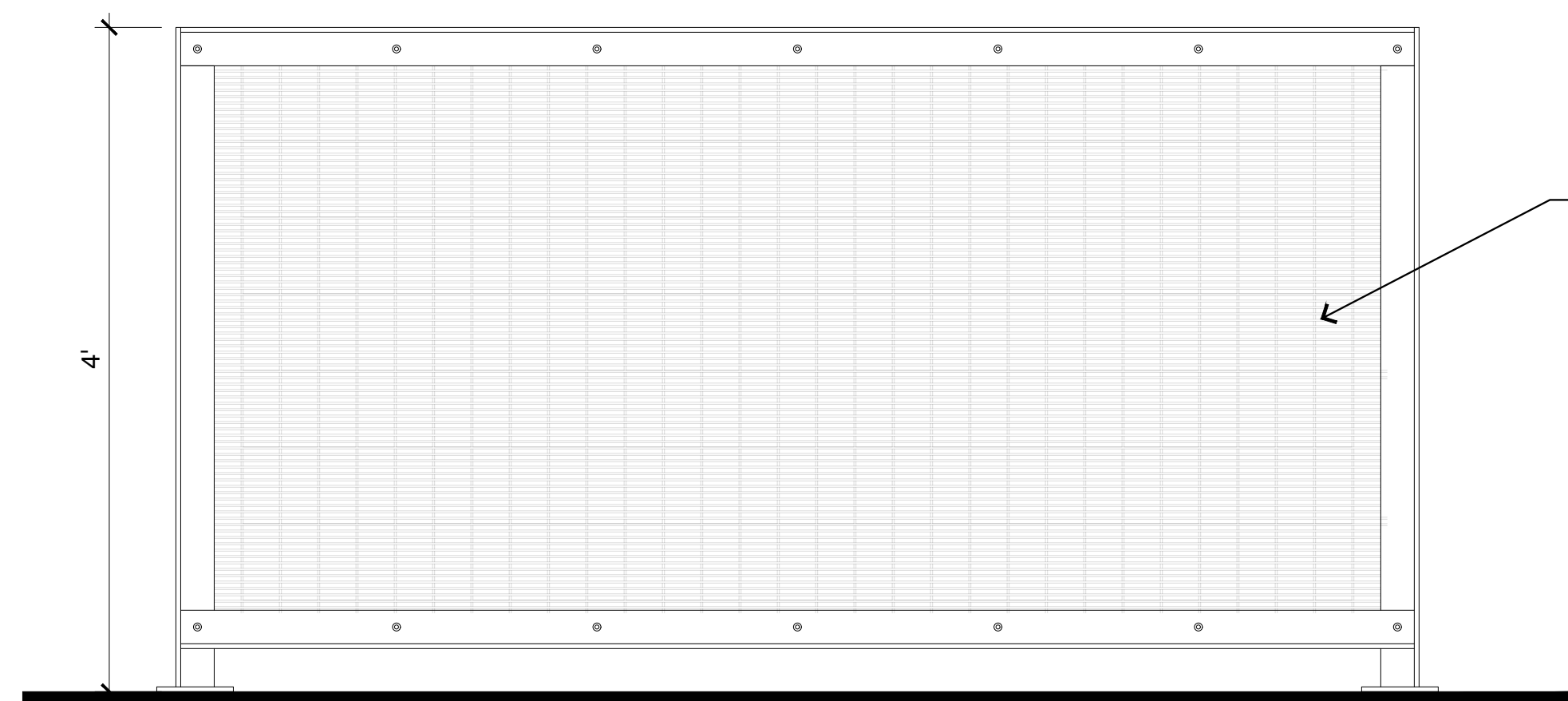


Concrete Pathway

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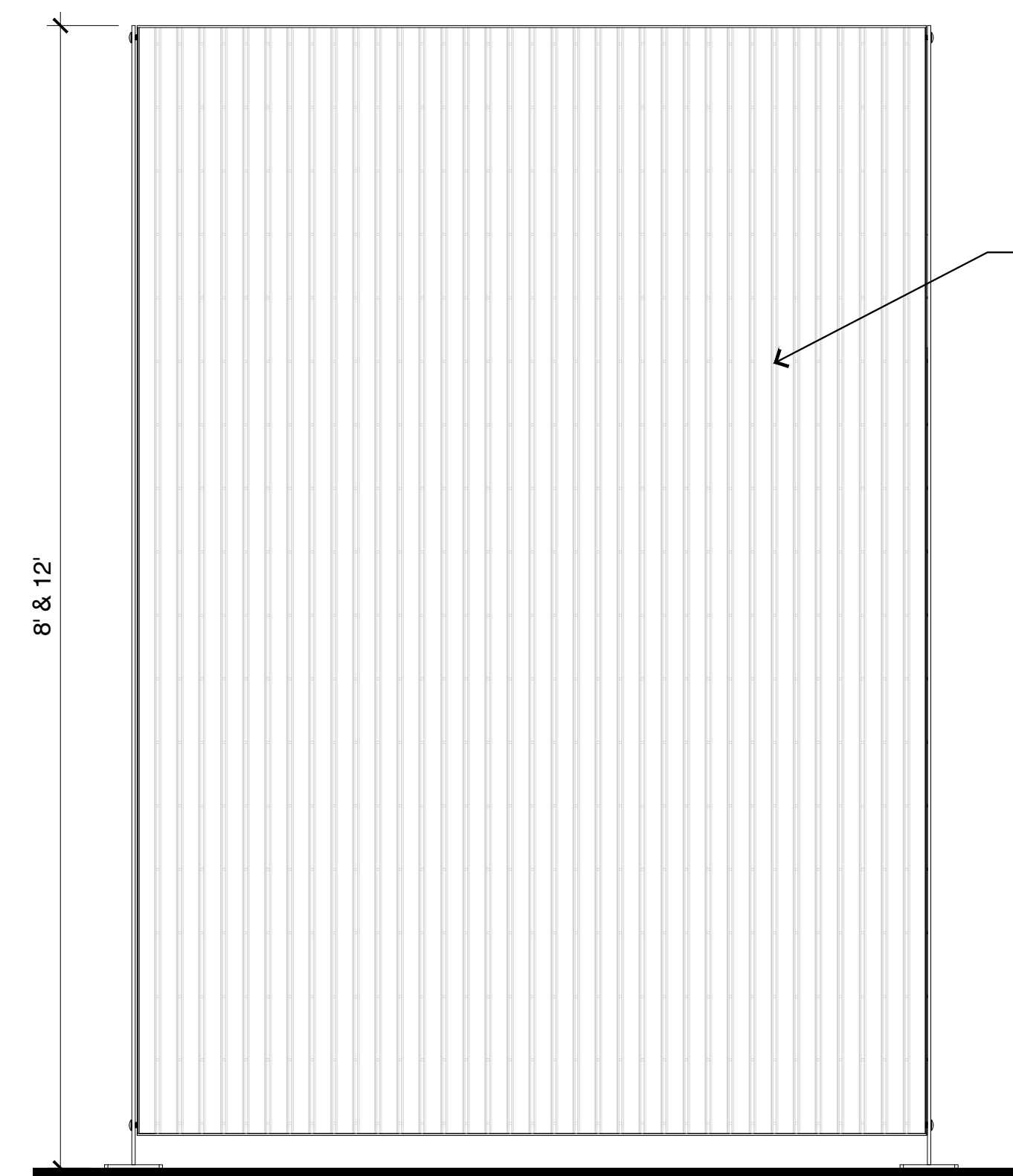
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← OMEGA MAX FENCING SYSTEM

3 DOG PARK FENCE

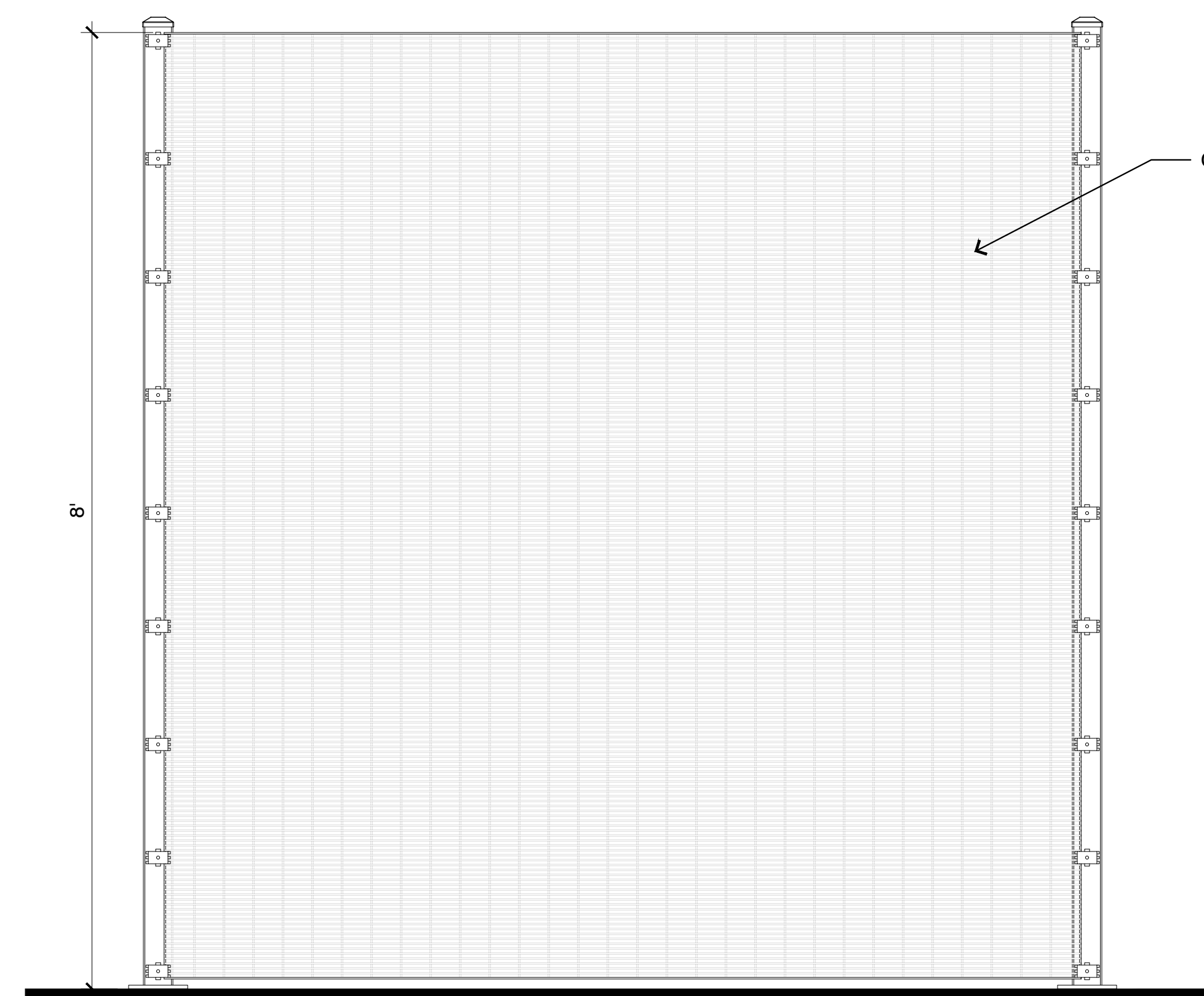
1"=1'-0"



← OMEGA 80 FENCING SYSTEM (VERTICAL LOUVERS)

2 PERIMETER FENCE - B

1"=1'-0"



← OMEGA MAX FENCING SYSTEM

1 PERIMETER FENCE - A

1"=1'-0"

PENINSULA INNOVATION PARTNERS

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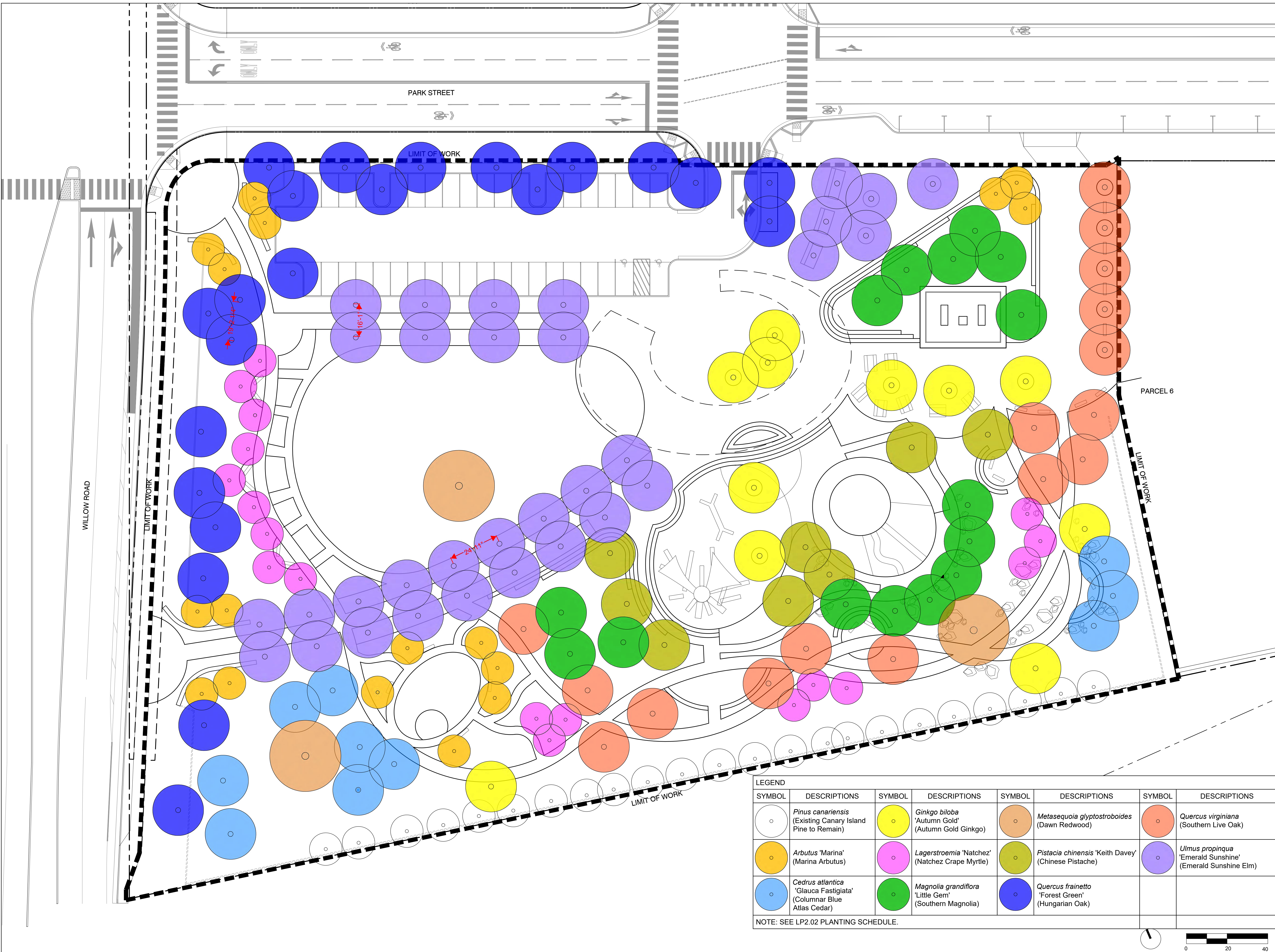
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DRAWING TITLE:
PERIMETER FENCE ELEVATION

DRAWING NO.:

LP1.02



WILLOW VILLAGE
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PENINSULA INNOVATION PARTNERS

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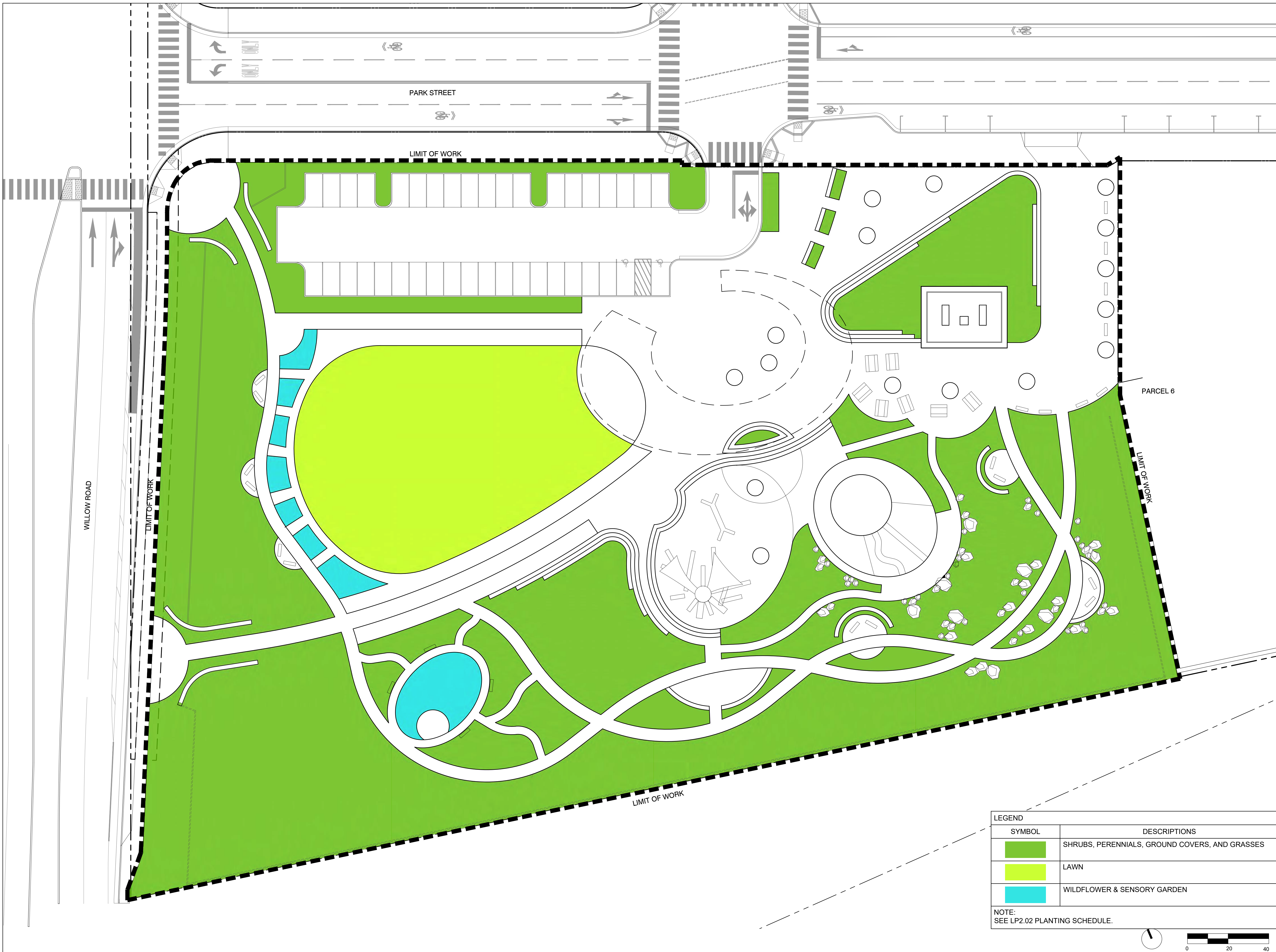
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DRAWING TITLE:
PLANTING PLAN - TREE

DRAWING NO:
LP2.00

SYMBOL	DESCRIPTIONS	SYMBOL	DESCRIPTIONS	SYMBOL	DESCRIPTIONS	SYMBOL	DESCRIPTIONS
	<i>Pinus canariensis</i> (Existing Canary Island Pine to Remain)		<i>Ginkgo biloba</i> 'Autumn Gold' (Autumn Gold Ginkgo)		<i>Metasequoia glyptostroboides</i> (Dawn Redwood)		<i>Quercus virginiana</i> (Southern Live Oak)
	<i>Arbutus</i> 'Marina' (Marina Arbutus)		<i>Lagerstroemia</i> 'Natchez' (Natchez Crape Myrtle)		<i>Pistacia chinensis</i> 'Keith Davey' (Chinese Pistache)		<i>Ulmus propinqua</i> 'Emerald Sunshine' (Emerald Sunshine Elm)
	<i>Cedrus atlantica</i> 'Glauca Fastigiata' (Columnar Blue Atlas Cedar)		<i>Magnolia grandiflora</i> 'Little Gem' (Southern Magnolia)		<i>Quercus frainetto</i> 'Forest Green' (Hungarian Oak)		

NOTE: SEE LP2.02 PLANTING SCHEDULE.



WILLOW ROAD

LIMIT OF WORK

PARK STREET

LIMIT OF WORK

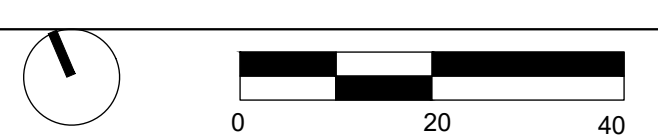
PARCEL 6

LIMIT OF WORK

LIMIT OF WORK

LEGEND	
SYMBOL	DESCRIPTIONS
	SHRUBS, PERENNIALS, GROUND COVERS, AND GRASSES
	LAWN
	WILDFLOWER & SENSORY GARDEN

NOTE:
SEE LP2.02 PLANTING SCHEDULE.



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DRAWING TITLE:
PLANTING PLAN - SHRUB

DRAWING NO:
LP2.01



Ginkgo biloba 'Autumn Gold'
(Autumn Gold Ginkgo)



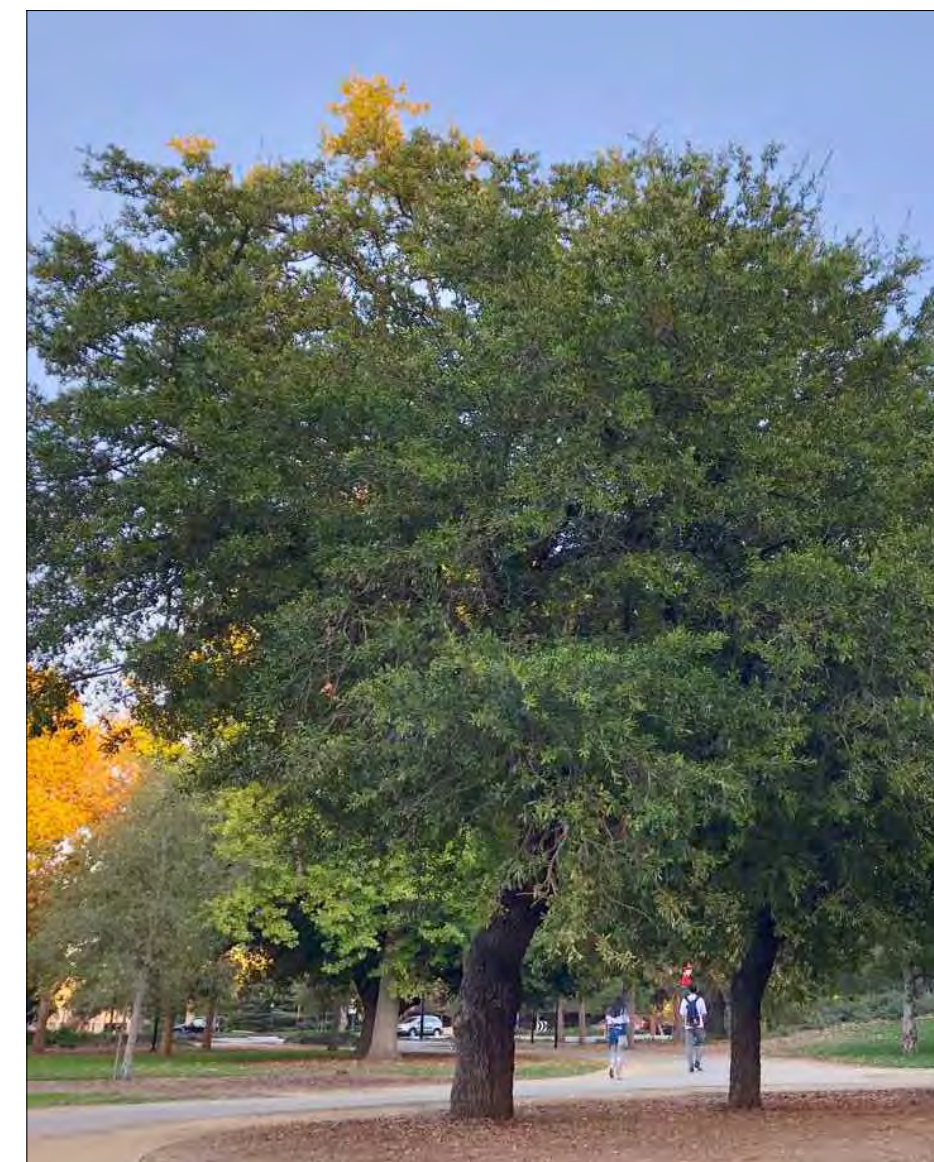
Magnolia grandiflora 'Little Gem'
(Southern Magnolia)



Metasequoia glyptostroboides
(Dawn Redwood)



Pistacia chinensis
(Chinese Pistache)



Quercus virginiana
(Southern Live Oak)



Ulmus propinqua 'Emerald Sunshine'
(Emerald Sunshine Elm)

SYMBOL	BOTANIC NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS	CA NATIVE
TREES						
	<i>Pinus canariensis</i>	Existing Canary Island Pine to Remain	23			
	<i>Arbutus</i> 'Marina'	Marina Arbutus	17	60" box	Low	
	<i>Cedrus atlantica</i> 'Glauca Fastigiata'	Columnar Blue Atlas Cedar	10	72" box	Med	
	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	11	72" box	Med	
	<i>Lagerstroemia</i> 'Natchez'	Natchez Crape Myrtle	18	48" box	Low	
	<i>Magnolia grandiflora</i> 'Little Gem'	Southern Magnolia	15	60" box	Med	
	<i>Metasequoia glyptostroboides</i>	Dawn Redwood	3	96" box	High	
	<i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache	8	60" box	Low	
	<i>Quercus frainetto</i> 'Forest Green'	Hungarian Oak	22	60" box	Med	
	<i>Quercus virginiana</i>	Southern Live Oak	16	72" box	Med	
	<i>Ulmus propinqua</i> 'Emerald Sunshine'	Emerald Sunshine Elm	32	72" box	Low	

SHRUBS, PERENNIALS, GROUND COVERS, AND GRASSES						
	<i>Achillea millefolium</i>	Common Yarrow	1 gal	Low		x
	<i>Anigozanthos</i> sp.	Kagaroo Paw	5 gal	Low		
	<i>Arctostaphylos</i> sp.	Manzanita	5 / 15 gal	Low		x
	<i>Baccharis pilularis</i> 'Emerald Carpet'	Dwarf Coyote Bush	1 gal	Low		
	<i>Carex praegracilis</i>	California Field Sedge	1 gal	Med		x
	<i>Carex divulsa</i>	Berkeley Sedge	1 gal	Low		
	<i>Ceanothus</i> sp.	Ceanothus	5 gal	Low		x
	<i>Cercis occidentalis</i>	Western Redbud	15 gal	Very Low		x
	<i>Cistus</i> sp.	Rockrose	5 gal	Low		
	<i>Dietes bicolor</i>	Fortnight Lily	5 gal	Low		
	<i>Euphorbia rigida</i>	Narrow-leaved Spurge	1 gal	Low		
	<i>Festuca mairei</i>	Maire's Fescue	1 gal	Low		
	<i>Fremontodendron californicum</i>	Flannel Bush	15 gal	Very Low		x
	<i>Heteromeles arbutifolia</i>	Toyon	15 gal	Low		x
	<i>Lantana</i> sp.	Trailing Lantana	1 gal	Low		
	<i>Phormium</i> sp.	New Zealand Flax	5 gal	Low		
	<i>Rhamnus californica</i>	California Coffeeberry	5 gal	Low		x
	<i>Rosmarinus officinalis</i>	Rosemary	5 gal	Low		
	<i>Salvia</i> sp.	Sage	5 gal	Low		

LAWN						
	<i>Festuca hybrid</i>	Fescue Hybrid	Sod			

WILDFLOWER & SENSORY GARDEN						
	TBD					

WATER USE ESTIMATION & IRRIGATION SCHEDULE - WILLOW VILLAGE PUBLIC PARK

STATION/HYDROZONE	SPWA	AREA (sq. FT.)	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE APPLICATION RATE (IN/HR)	ETWP (GAL/HR)	CYCLES PER DAY	WEEK	MONTHLY TOTAL	PERCENTAGE OF LANDSCAPE
TRANSPIRE	0	0.00	SHRUB	SHRUB (C) LW	DRIP (S) LW	0.5	0.8	0.2	0.0	0.0	0.0	0.0	0.0%
SEASONAL GARDEN	0	0.00	SHRUB	SHRUB (C) LW	DRIP (S) LW	0.5	0.8	0.2	0.0	0.0	0.0	0.0	0.0%
SOFT	0	0.00	SHRUB	SHRUB (C) LW	DRIP (S) LW	0.5	0.8	0.2	0.0	0.0	0.0	0.0	0.0%
TREES	0	0.00	TREE	TREE (H) LW	BUBBLER (T) 2.5 (S) LW	0.3	0.8	0.4	0.4	2	2	0.0	0.0%
TREES	0	0.00	TREE	TREE (M) LW	BUBBLER (T) 2.5 (S) LW	0.3	0.8	0.4	0.4	2	2	0.0	0.0%
TREES	0	0.00	TREE	TREE (H) LW	BUBBLER (T) 2.5 (S) LW	0.3	0.8	0.4	0.4	2	2	0.0	0.0%
TREES	0	0.00	TREE	TREE (M) LW	BUBBLER (T) 2.5 (S) LW	0.3	0.8	0.4	0.4	2	2	0.0	0.0%
TOTAL		0.00										0.00	0.0%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	AREA (sq. FT.)	PERCENTAGE OF LANDSCAPE
ALL		0.00	0.0%
		0.00	0.0%

MAWA FORMULA

MAWA = (ETWP x 2.5) x (1 - IE) x (1 - PF) x (1 - C) x (1 - P) x (1 - A) x (1 - S) x (1 - W) x (1 - D) x (1 - E) x (1 - F) x (1 - G) x (1 - H) x (1 - I) x (1 - J) x (1 - K) x (1 - L) x (1 - M) x (1 - N) x (1 - O) x (1 - P) x (1 - Q) x (1 - R) x (1 - S) x (1 - T) x (1 - U) x (1 - V) x (1 - W) x (1 - X) x (1 - Y) x (1 - Z)

ETWP FORMULA

ETWP = (ET x A) x (PF) x (IE) x (C) x (D) x (E) x (F) x (G) x (H) x (I) x (J) x (K) x (L) x (M) x (N) x (O) x (P) x (Q) x (R) x (S) x (T) x (U) x (V) x (W) x (X) x (Y) x (Z)

ETWA FORMULA

ETWA = (ETWP x 2.5) x (1 - IE) x (1 - PF) x (1 - C) x (1 - P) x (1 - A) x (1 - S) x (1 - W) x (1 - D) x (1 - E) x (1 - F) x (1 - G) x (1 - H) x (1 - I) x (1 - J) x (1 - K) x (1 - L) x (1 - M) x (1 - N) x (1 - O) x (1 - P) x (1 - Q) x (1 - R) x (1 - S) x (1 - T) x (1 - U) x (1 - V) x (1 - W) x (1 - X) x (1 - Y) x (1 - Z)

ETWA Calculations

REGULAR LANDSCAPE AREAS	TOTAL ETWA x AREA	TOTAL AREA	Avg ETWA
	41,507	96,171	43.16%

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel A & B
Menlo Park, CA

SCALE:
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MILESTONES

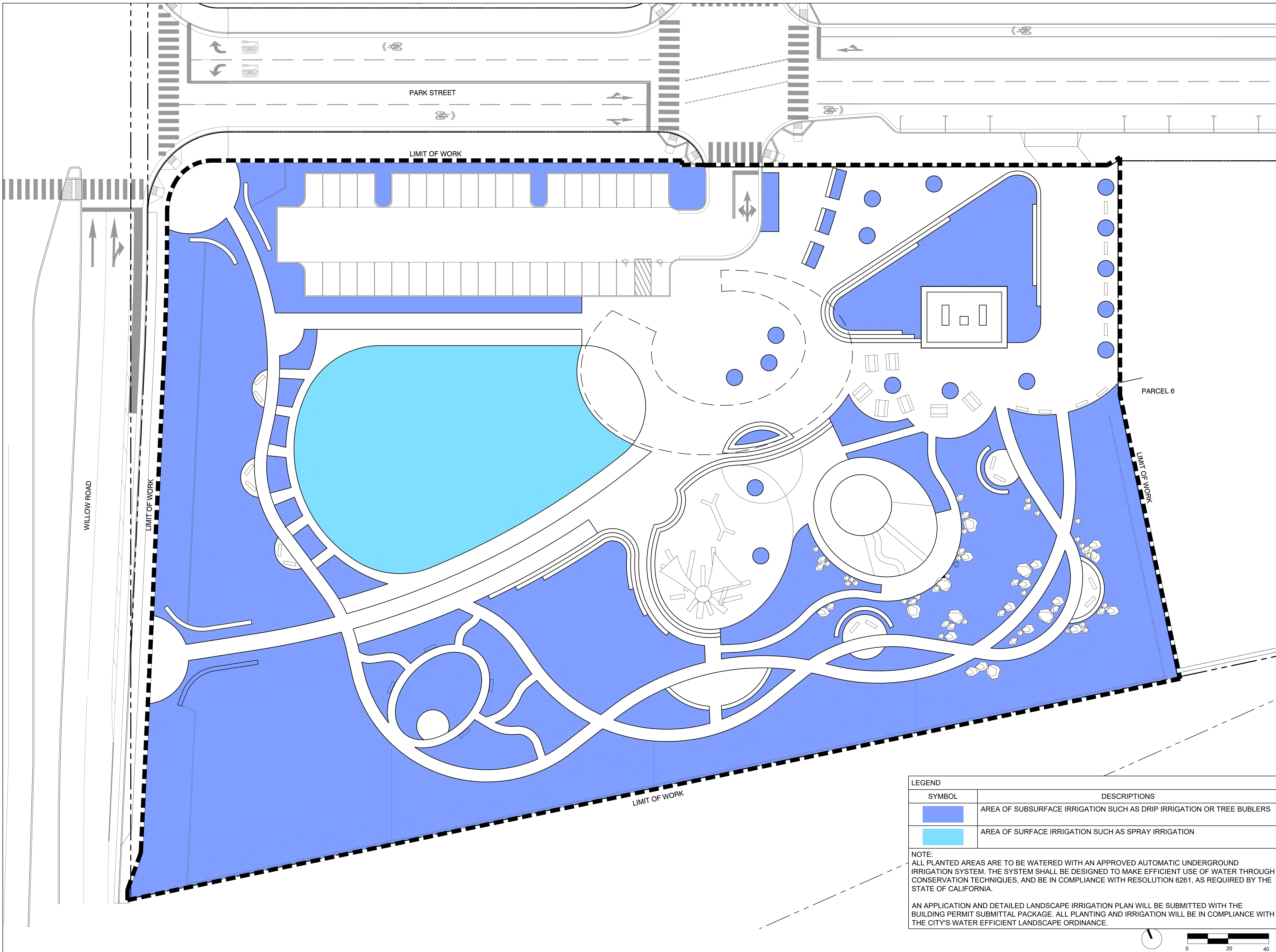
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PLANTING SCHEDULE

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LP2.02



WILLOW ROAD

PARK STREET

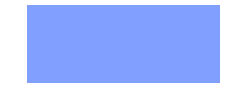
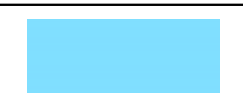
PARCEL 6

LIMIT OF WORK

LIMIT OF WORK

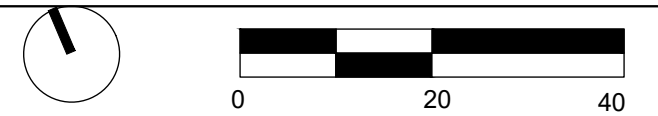
LIMIT OF WORK

LIMIT OF WORK

LEGEND	
SYMBOL	DESCRIPTIONS
	AREA OF SUBSURFACE IRRIGATION SUCH AS DRIP IRRIGATION OR TREE BUBLERS
	AREA OF SURFACE IRRIGATION SUCH AS SPRAY IRRIGATION

NOTE:
ALL PLANTED AREAS ARE TO BE WATERED WITH AN APPROVED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO MAKE EFFICIENT USE OF WATER THROUGH CONSERVATION TECHNIQUES, AND BE IN COMPLIANCE WITH RESOLUTION 6261, AS REQUIRED BY THE STATE OF CALIFORNIA.

AN APPLICATION AND DETAILED LANDSCAPE IRRIGATION PLAN WILL BE SUBMITTED WITH THE BUILDING PERMIT SUBMITTAL PACKAGE. ALL PLANTING AND IRRIGATION WILL BE IN COMPLIANCE WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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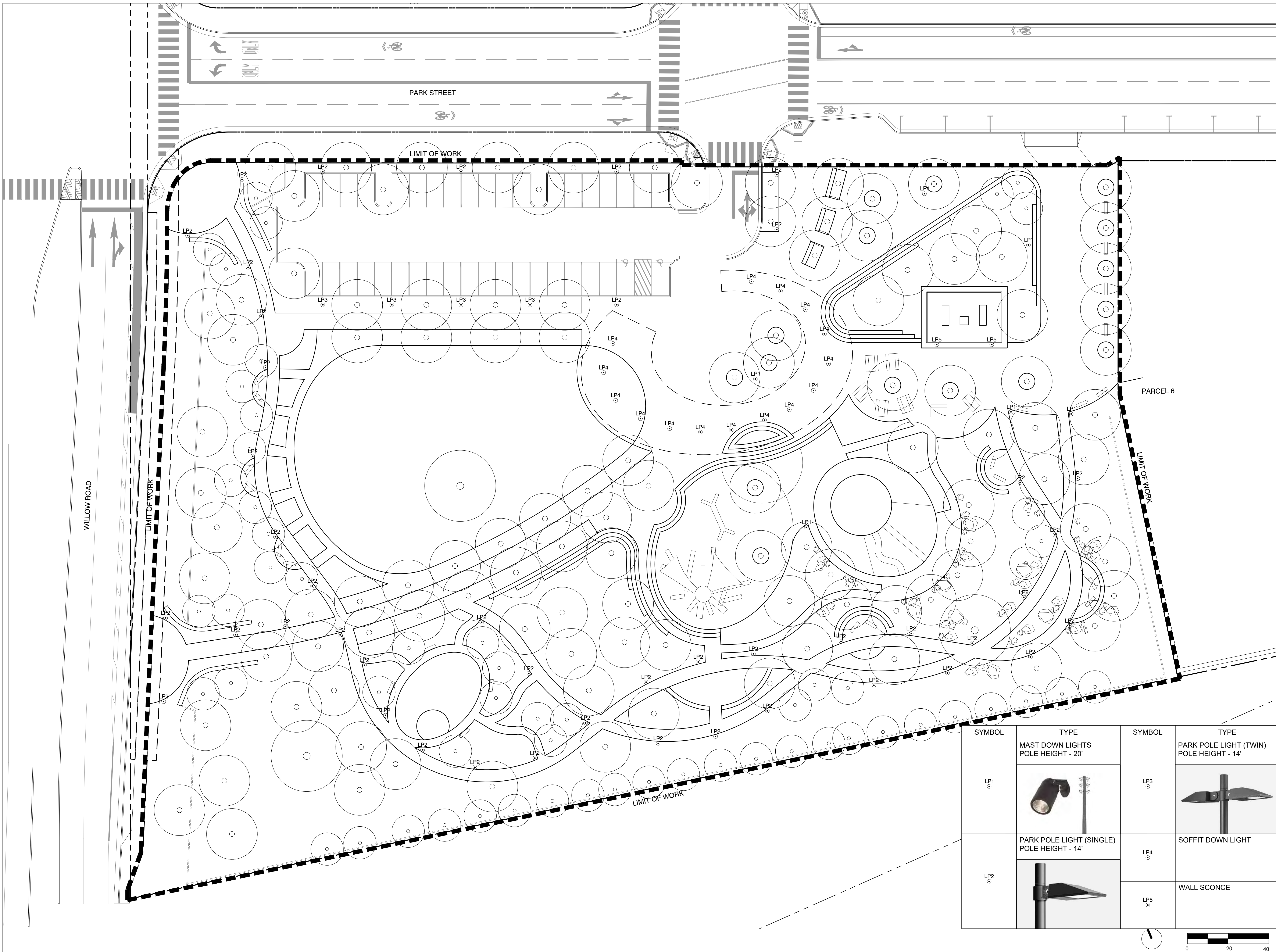
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IRRIGATION ZONE DIAGRAM

DRAWING NO:
LP3.00





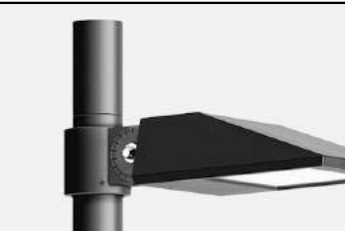
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SYMBOL	TYPE	SYMBOL	TYPE
LP1	MAST DOWN LIGHTS POLE HEIGHT - 20' 	LP3	PARK POLE LIGHT (TWIN) POLE HEIGHT - 14' 
LP2	PARK POLE LIGHT (SINGLE) POLE HEIGHT - 14' 	LP4	SOFFIT DOWN LIGHT
		LP5	WALL SCONCE

DRAWING TITLE:
CONCEPTUAL LIGHTING PLAN

DRAWING NO:
LP4.00

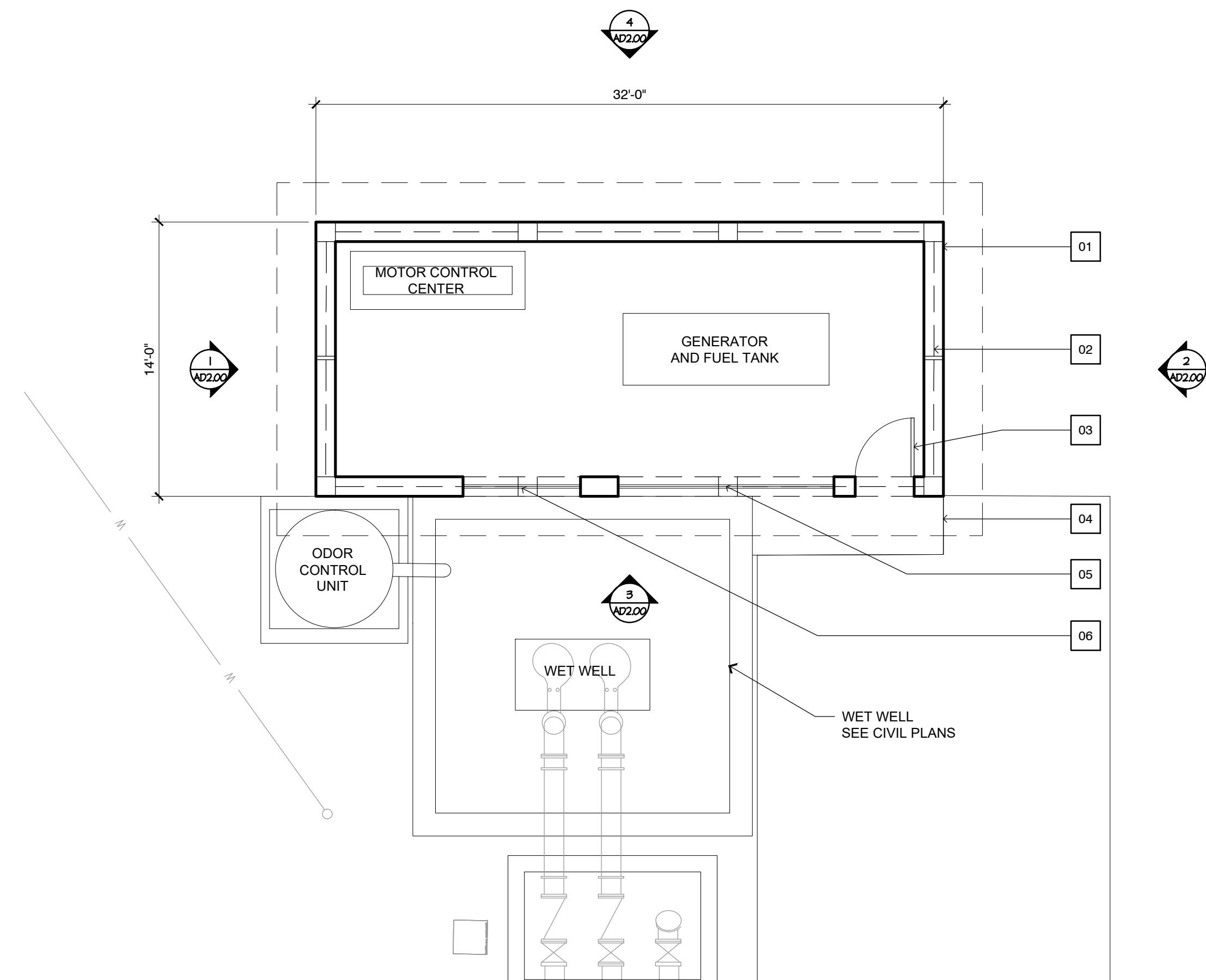
0 20 40

KEYNOTES

1. PORCELAIN OR PORCELAIN-LIKE MASONRY SIDING MATERIAL
2. METAL LOUVERS SYSTEM ABOVE AT CLERESTORY (DARK ANODIZED)
3. METAL DOOR & FRAME (DARK ANODIZED)
4. LOW CONCRETE PAD TO MATCH HEIGHT OF WET WELL
5. INDUSTRIAL ROLL-UP OR FOLD-UP DOOR SYSTEM - 11 FT
6. INDUSTRIAL ROLL-UP OR FOLD-UP DOOR SYSTEM - 6 FT
7. HIGH ALBEDO/LIGHT-COLORED GRAVEL ROOF SYSTEM
8. EXHAUST VENT

BUILDING SUMMARY

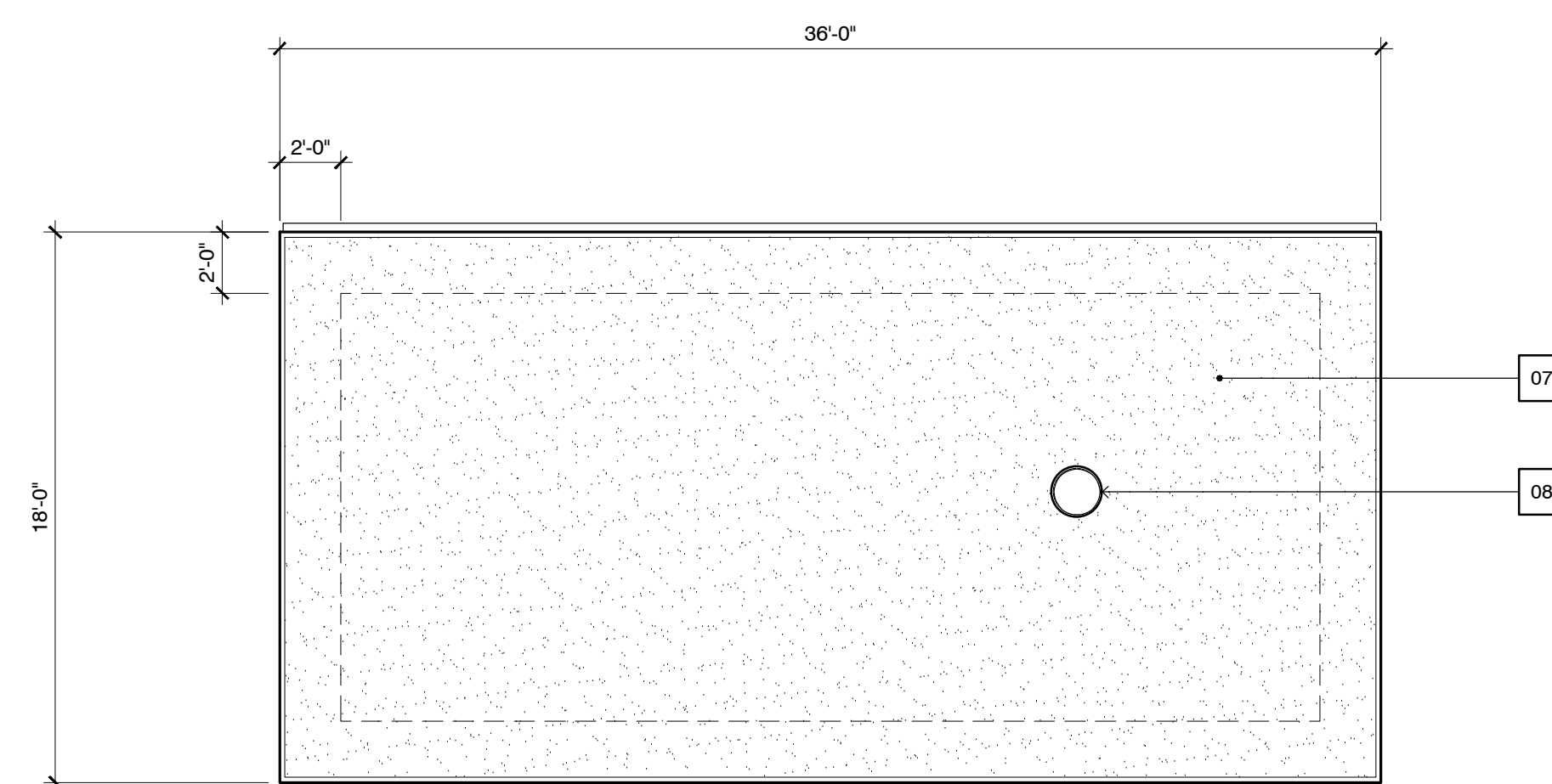
- 450 SF FOOTPRINT
- HIGH ALBEDO ROOFING SYSTEM
- NATURALLY VENTILATED BUILDING VIA METAL LOUVERS SYSTEM



4 EQUIPMENT BUILDING FLOOR PLAN

3/16" = 1'-0"

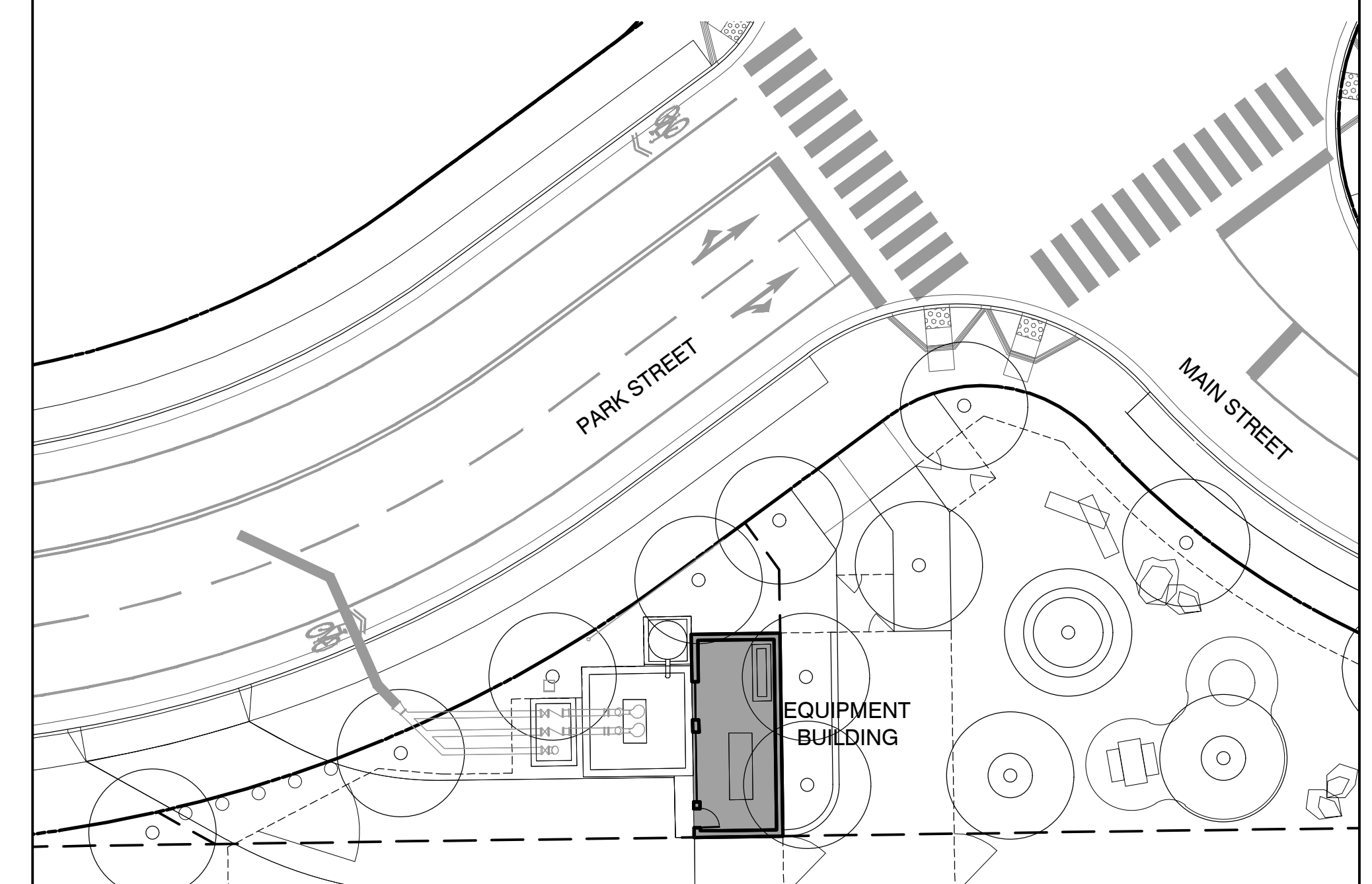
2 NOTES



3 EQUIPMENT BUILDING ROOF PLAN

3/16" = 1'-0"

1 SITE PLAN



3

1

1" = 20'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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DRAWING TITLE:
WBSD PUMP STATION PLANS

DRAWING NO:
AD1.00

KEYNOTES

1. EXHAUST VENT
2. METAL FASCIAS AND COPINGS (COPPER TONE)
3. METAL LOUVERS SYSTEM (COPPER TONE)
4. METAL DOOR & FRAME (DARK ANODIZED)
5. PORCELAIN OR PORCELAIN-LIKE MASONRY SIDING
6. CONCRETE WALL BASE TO MATCH LANDSCAPE SEATING WALL
7. INDUSTRIAL ROLL-UP OR FOLD-UP DOOR SYSTEM

PENINSULA INNOVATION PARTNERS

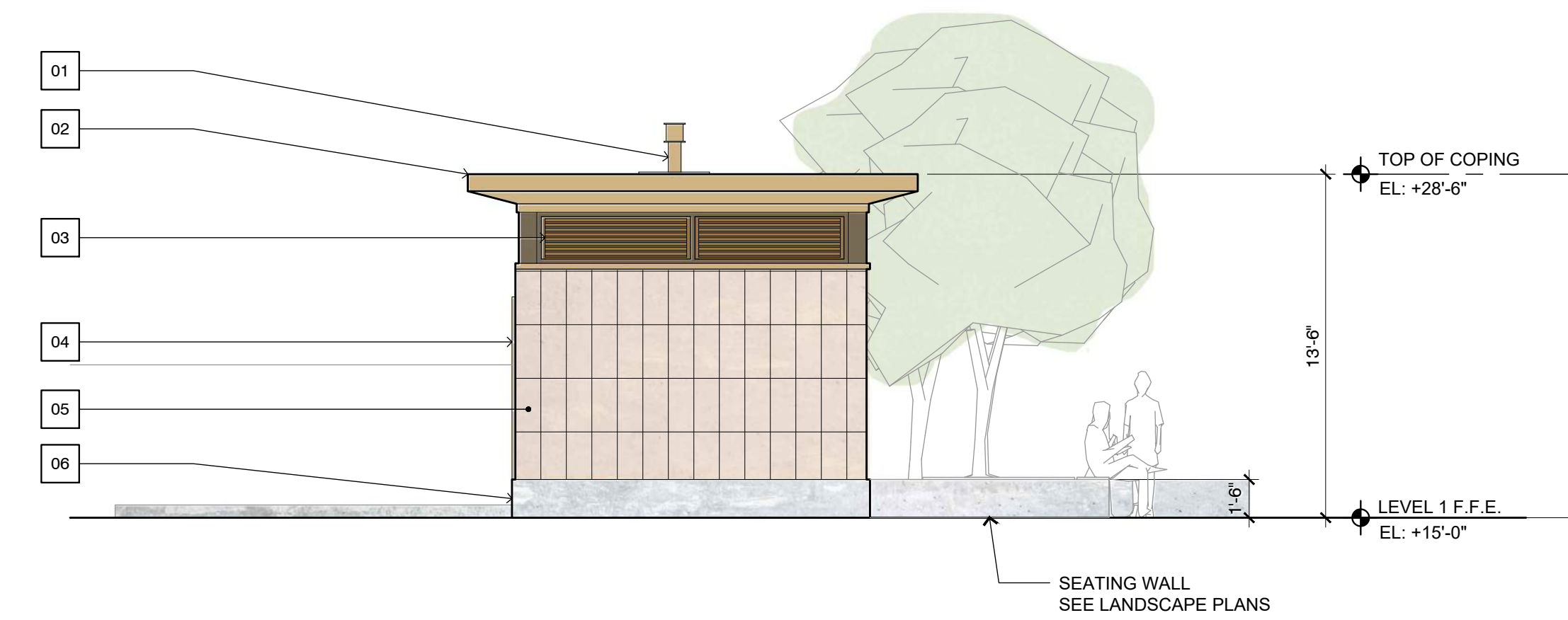
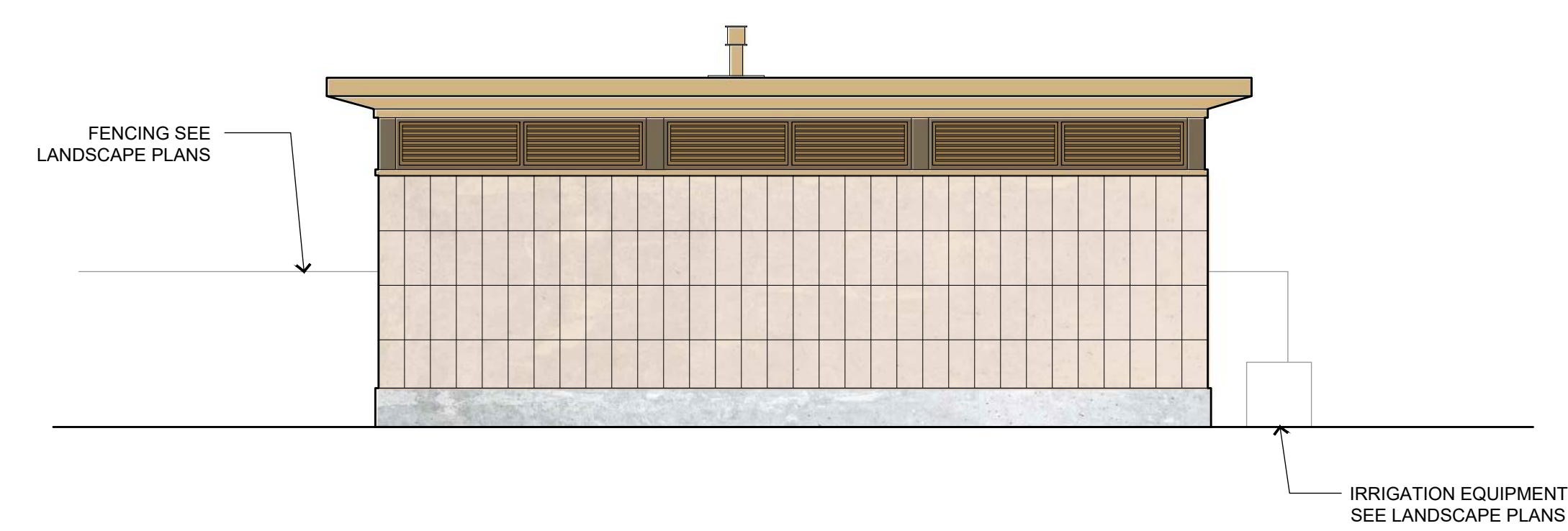
WILLOW VILLAGE
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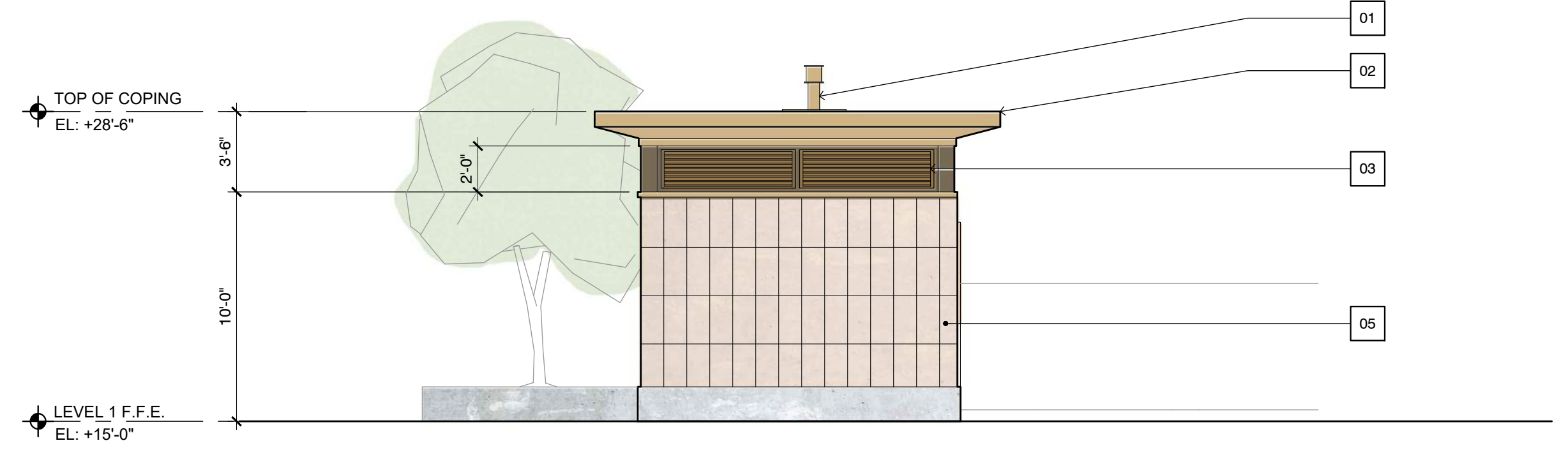
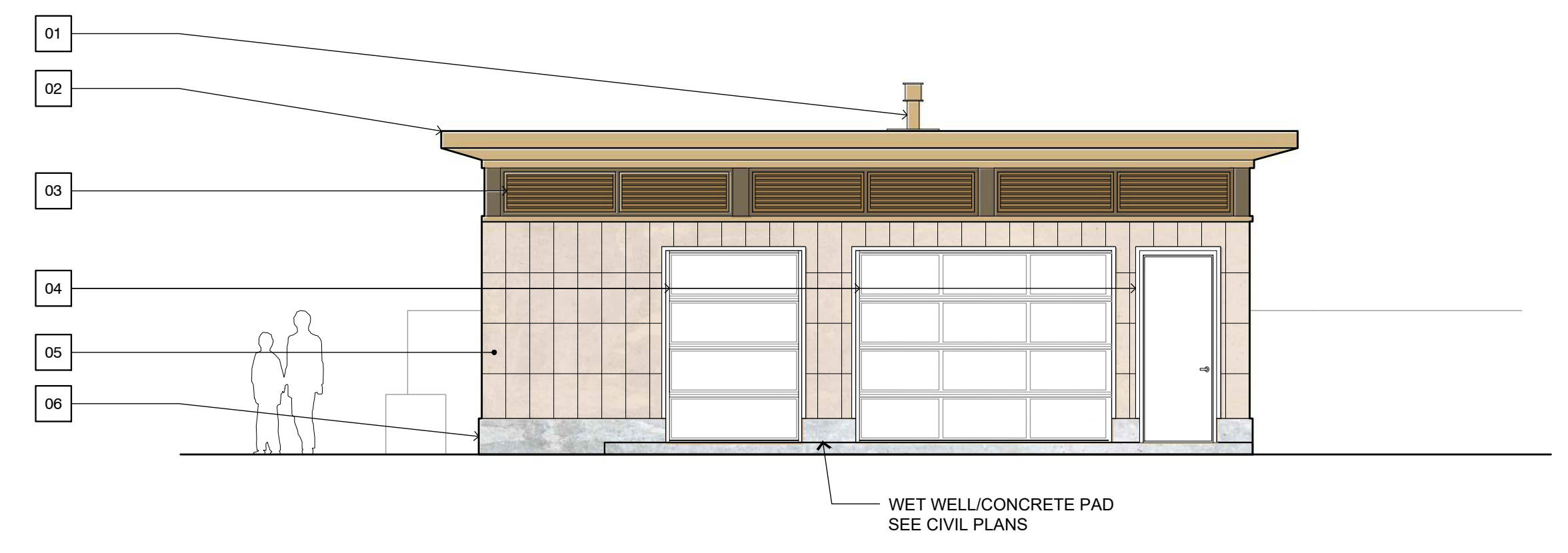
DRAWING TITLE:
WBSD PUMP STATION ELEVATIONS
 DRAWING NO:
AD2.00



4 WEST ELEVATION 3/16" = 1'-0"

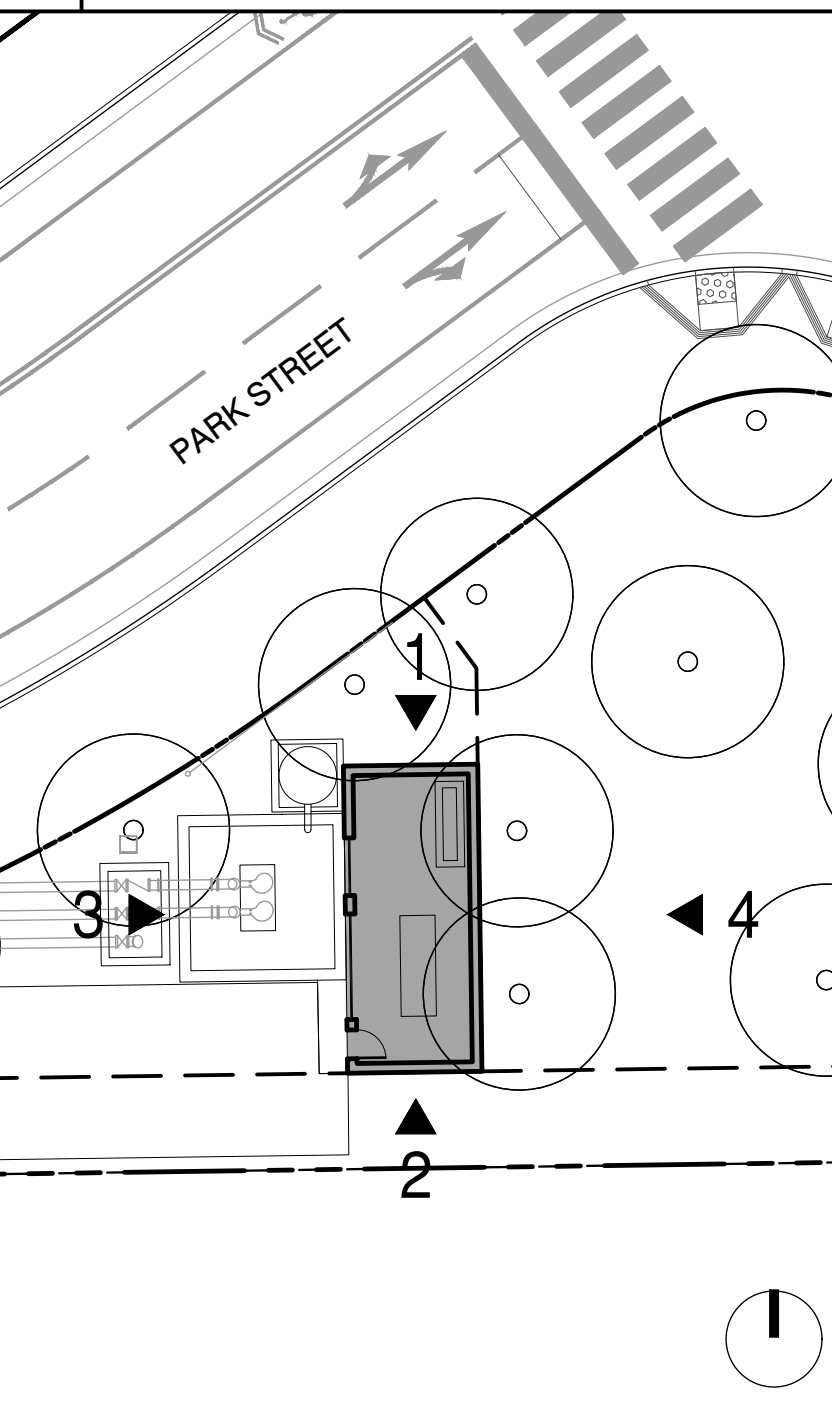
2 SOUTH ELEVATION 3/16" = 1'-0"

B NOTES

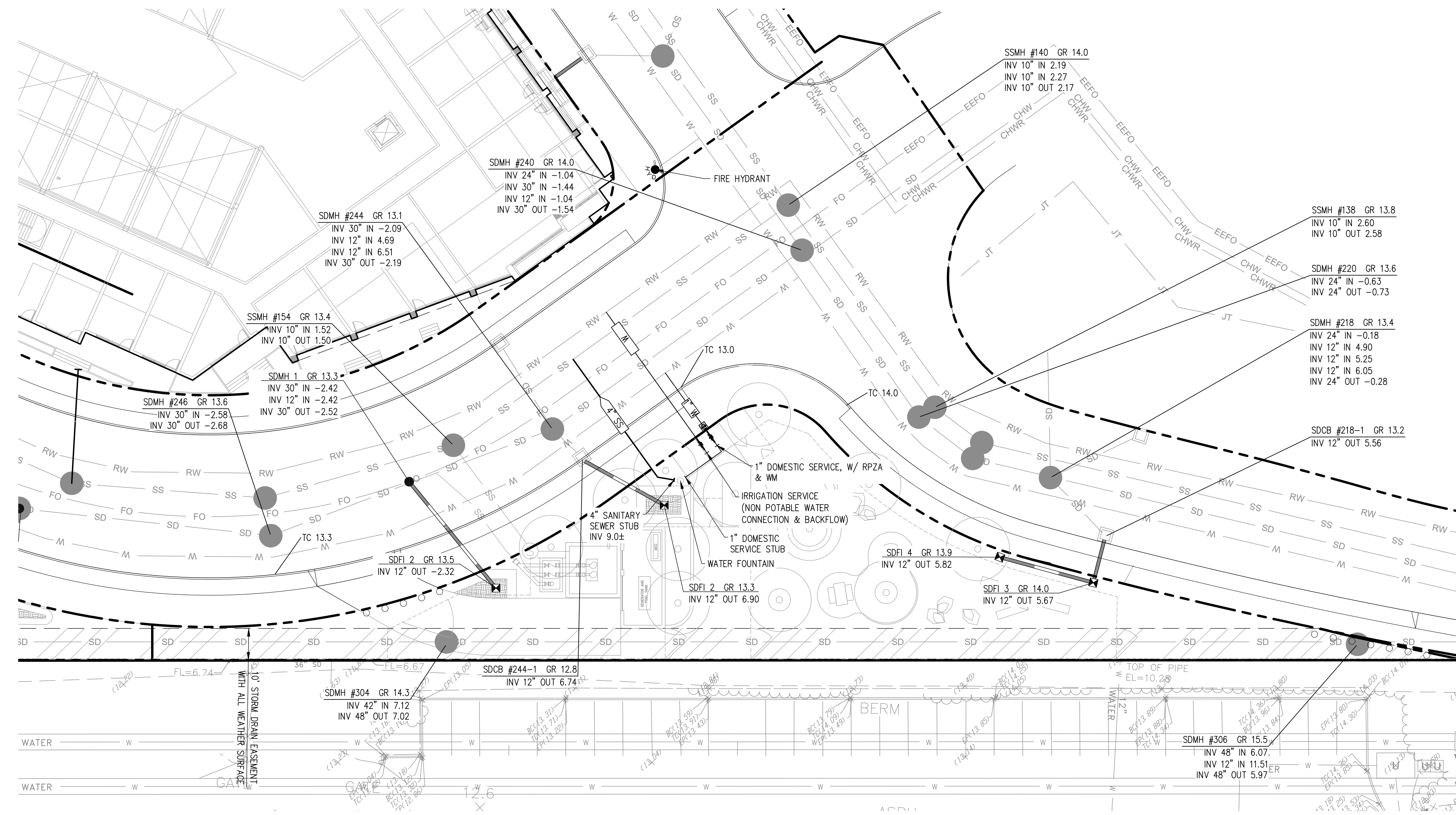


3 EAST ELEVATION 3/16" = 1'-0"

1 NORTH ELEVATION 3/16" = 1'-0"



A KEY PLAN



- LEGEND:**
- PROPERTY LINE
 - 8" SS SANITARY SEWER LATERAL (PRIVATE)
 - 12" SD STORM DRAIN (PRIVATE)
 - 8" W WATER LATERAL (PRIVATE)
 - RW OFFSITE RECLAIMED WATER MAIN (PUBLIC)
 - W OFFSITE WATER MAIN (PUBLIC)
 - SD OFFSITE SANITARY SEWER (PUBLIC)
 - SSFM OFFSITE SEWER FORCE MAIN (PUBLIC)
 - SS OFFSITE STORM DRAIN (PUBLIC)
 - FO OFFSITE FIBRE OPTIC LINE (PUBLIC)
 - JT OFFSITE UNDERGROUND JOINT TRENCH (PUBLIC)
 - ☒ STORM DRAIN FIELD INLET (PRIVATE) SEE NOTE 5
 - MANHOLE (PUBLIC)
 - ⦿ FIRE HYDRANT (PUBLIC)
 - ⊠ WATER METER (PUBLIC)
 - ▭ REDUCED PRESSURE ZONE DEVICE (PRIVATE)
 - ⬇️ NON POTABLE WATER SERVICE (PRIVATE)
 - ▨ AT GRADE BIO-RETENTION AREA (PERVIOUS)

- ABBREVIATIONS:**
- DCDA DOUBLE CHECK DETECTOR BACKFLOW ASSEMBLY
 - EX EXISTING
 - FO FIBER OPTIC
 - FDC FIRE DEPARTMENT CONNECTION
 - FH FIRE HYDRANT
 - FS FIRE SERVICE
 - GR GRATE
 - INV INVERT
 - PL PROPERTY LINE
 - PPE PROPOSED PUBLIC EASEMENT
 - RPZA REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY
 - SD STORM DRAIN
 - SDFI STORM DRAIN FIELD INLET
 - SS SANITARY SEWER
 - SSMH SANITARY SEWER MANHOLE
 - TC TOP OF CURB
 - W WATER
 - WM WATER METER

- NOTES:**
- UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
 - PROPOSED SANITARY SEWER AND STORM DRAIN INVERT ELEVATIONS, GRATE ELEVATIONS, AND SIZES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 - ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.
 - FULL TRASH CAPTURE DEVICES AS APPROVED BY THE WATERBOARD ARE TO BE PROVIDED ON ALL FIELD INLETS AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DOCUMENTS.

PENINSULA INNOVATION PARTNERS

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 Menlo Park, CA

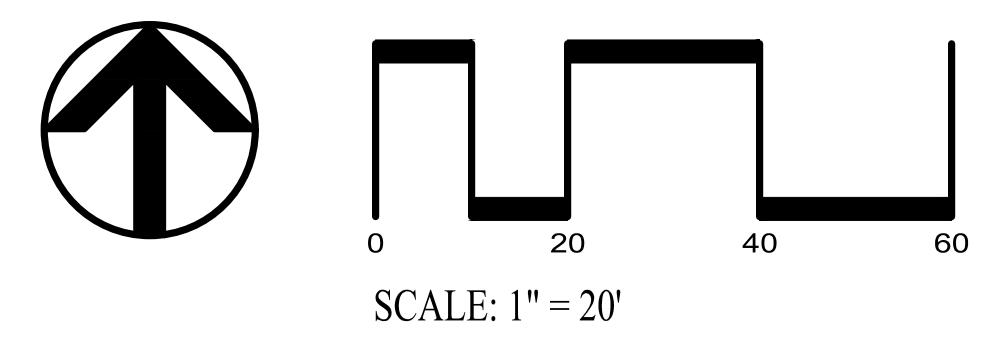
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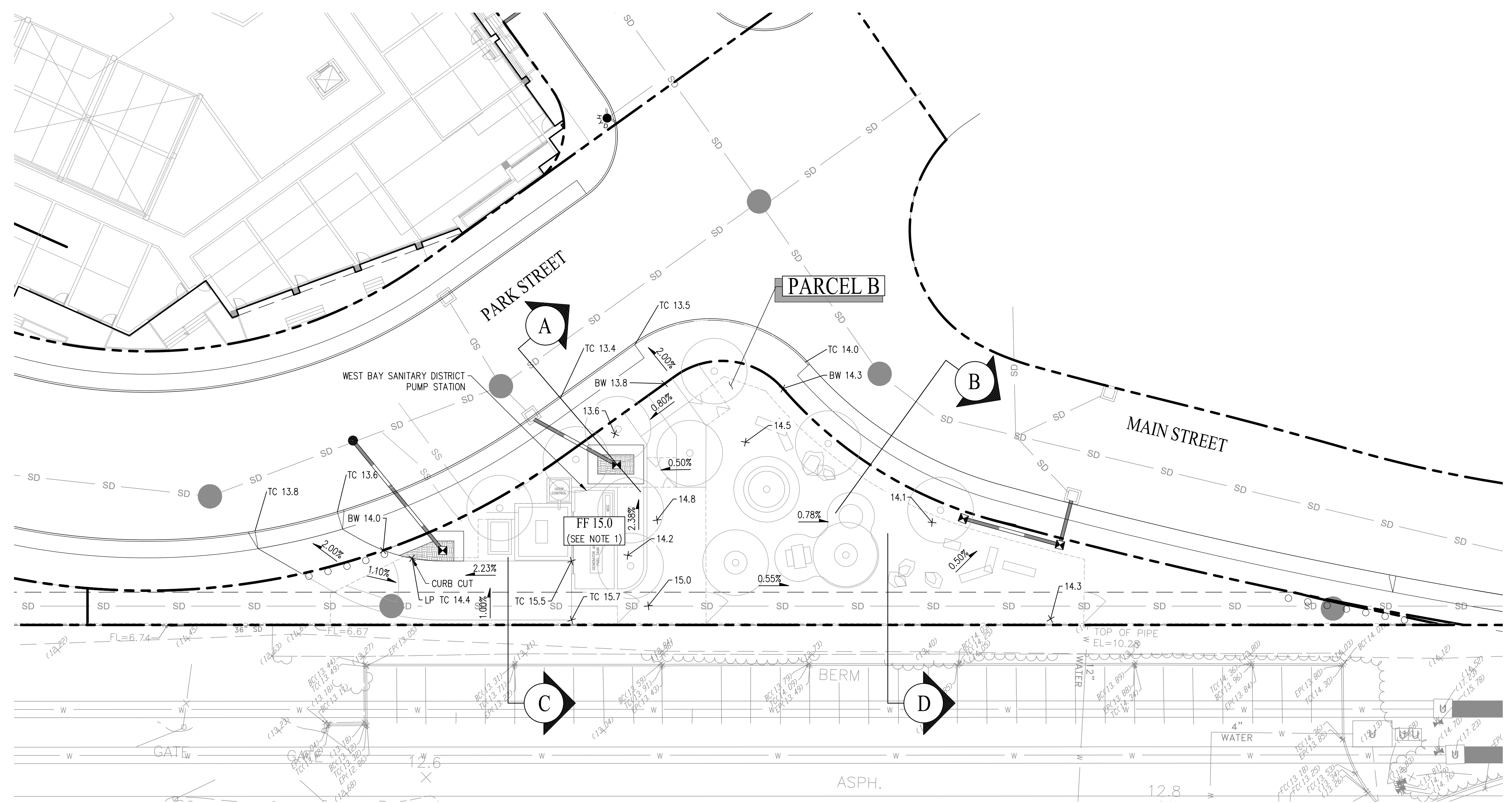
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UTILITY PLAN
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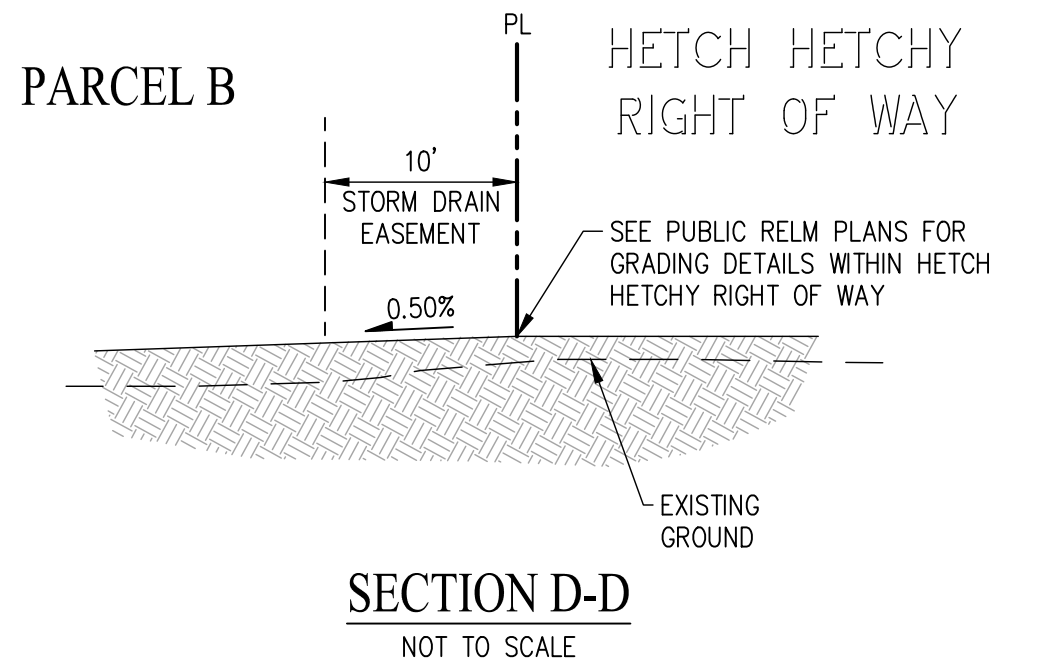
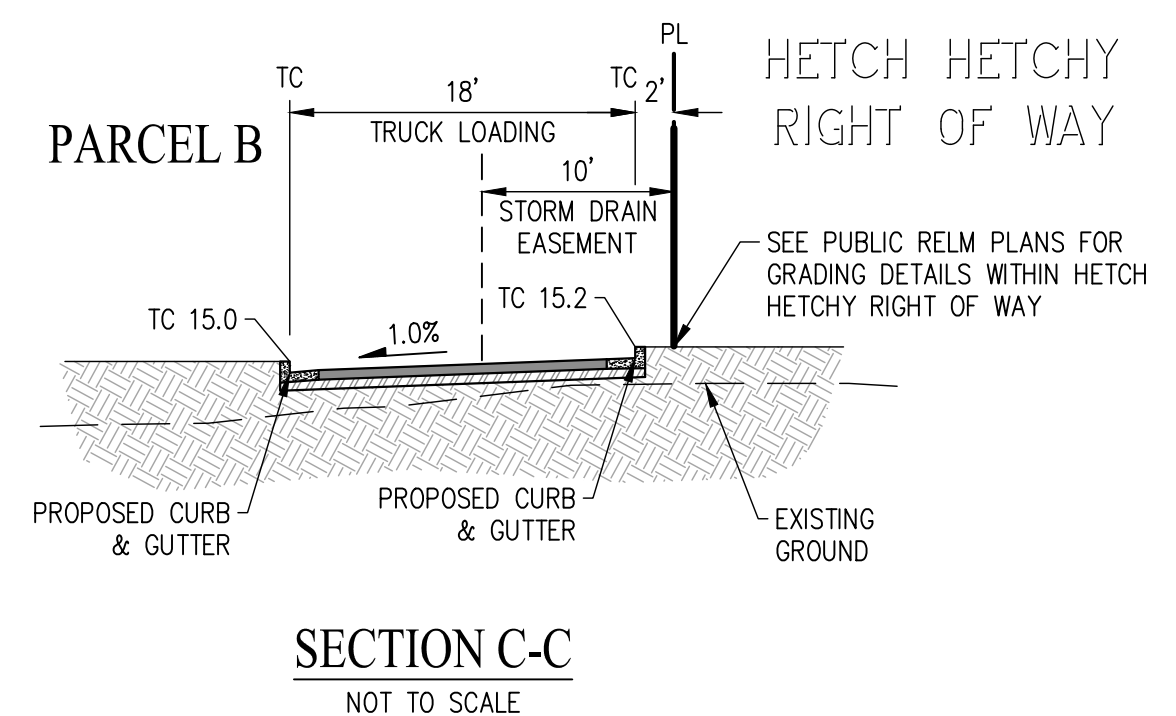
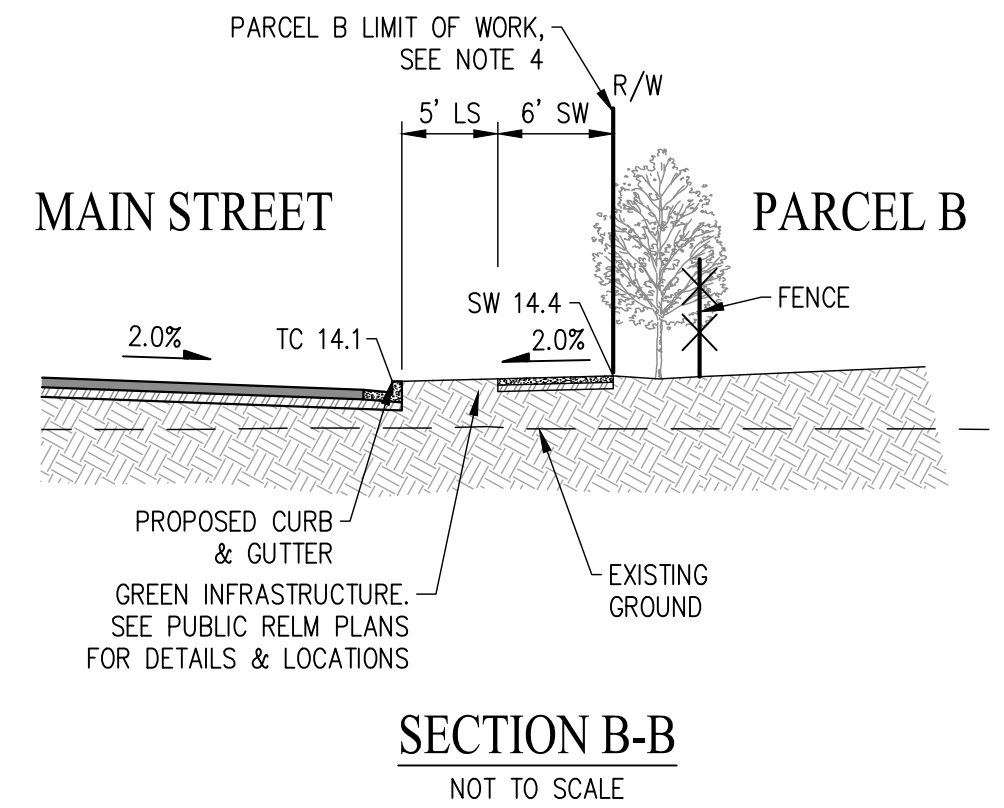
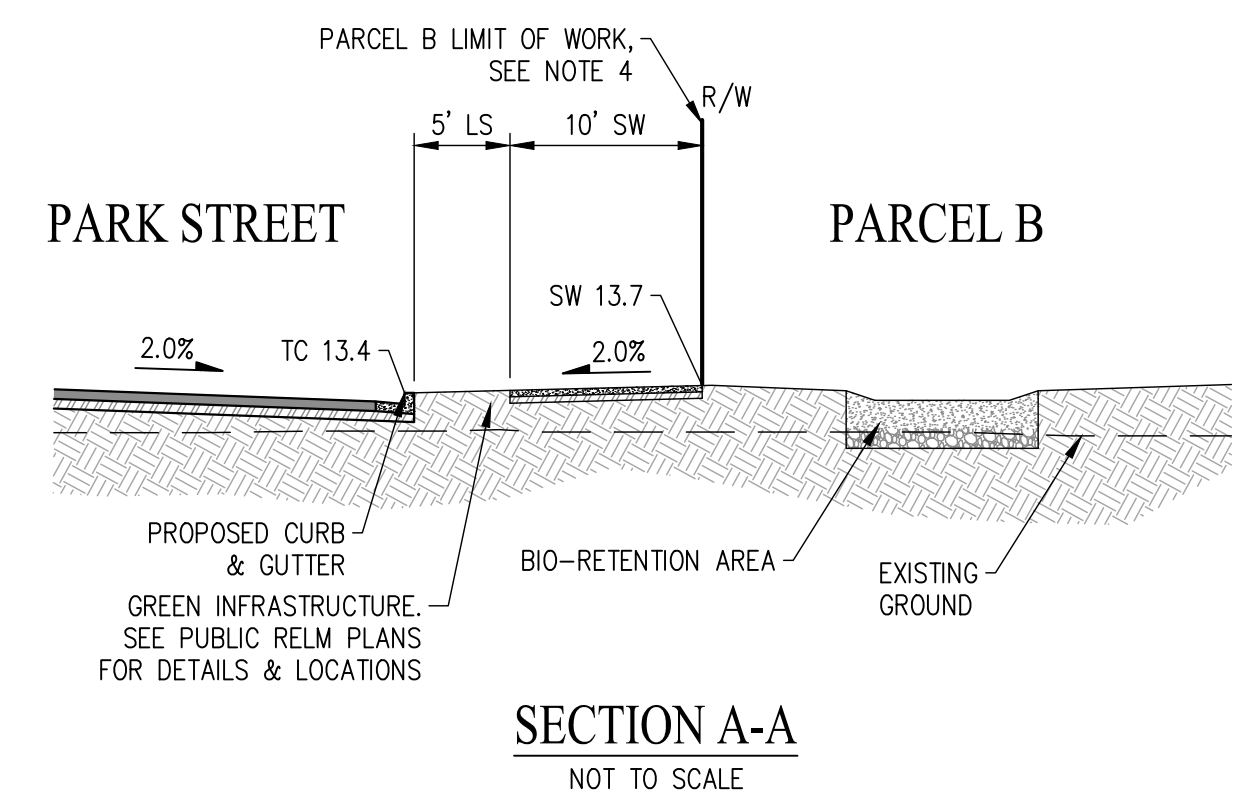




LEGEND

	PARCEL BOUNDARY
	STORM DRAIN (PRIVATE)
	OFFSITE STORM DRAIN (PUBLIC)
	RETAINING WALL
	MANHOLE (PUBLIC)
	BACK OF WALK
	EXISTING GRADE
	FINISHED FLOOR ELEVATION
	HIGH POINT
	LOW POINT
	LANDSCAPE
	RIGHT OF WAY
	SIDEWALK
	TOP OF CURB
	AT GRADE BIO-RETENTION AREA (PERVIOUS)

- NOTE:
1. PROPOSED GRADING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN. FINAL GRADING MAY REQUIRE ADDITIONAL ADA ACCESSIBLE RAMPS.
 2. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.
 3. THE PROJECT IS IN FLOOD ZONE AE AND WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH CURRENT FEMA REGULATIONS, THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, AND THE MPMC 16.45.130(4) (HAZARD MITIGATION AND SEA LEVEL RISE RESILIENCY).
 4. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.



PENINSULA INNOVATION PARTNERS

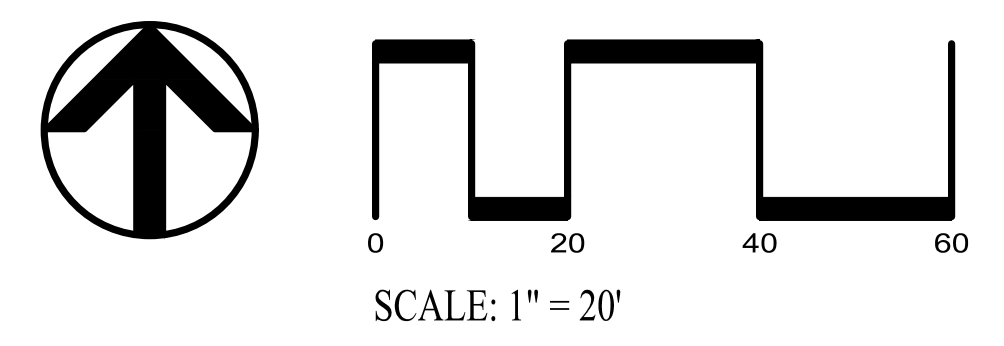
WILLOW VILLAGE
Architectural Control Package - Parcel B
Menlo Park, CA

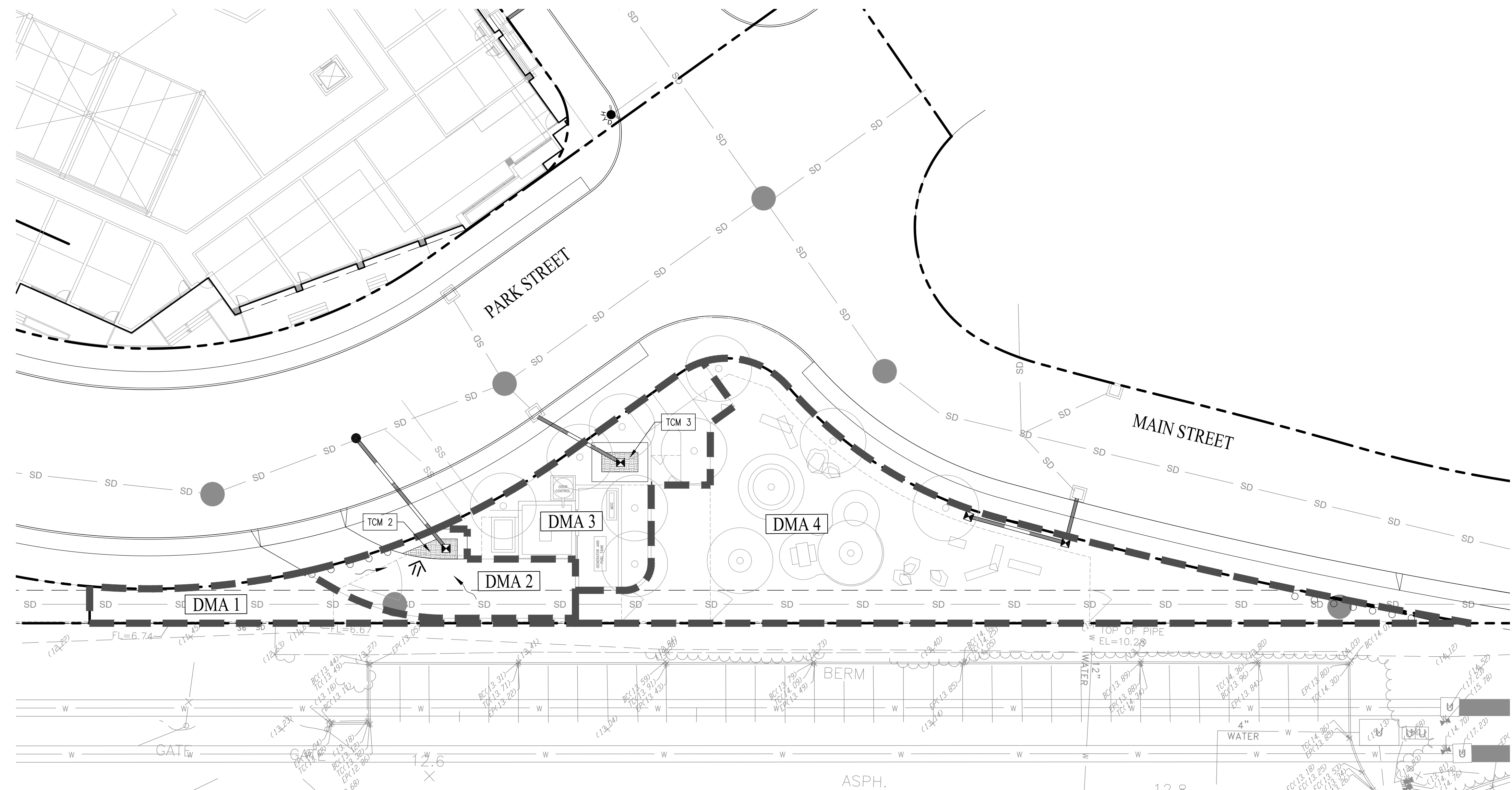
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GRADING AND DRAINAGE PLAN

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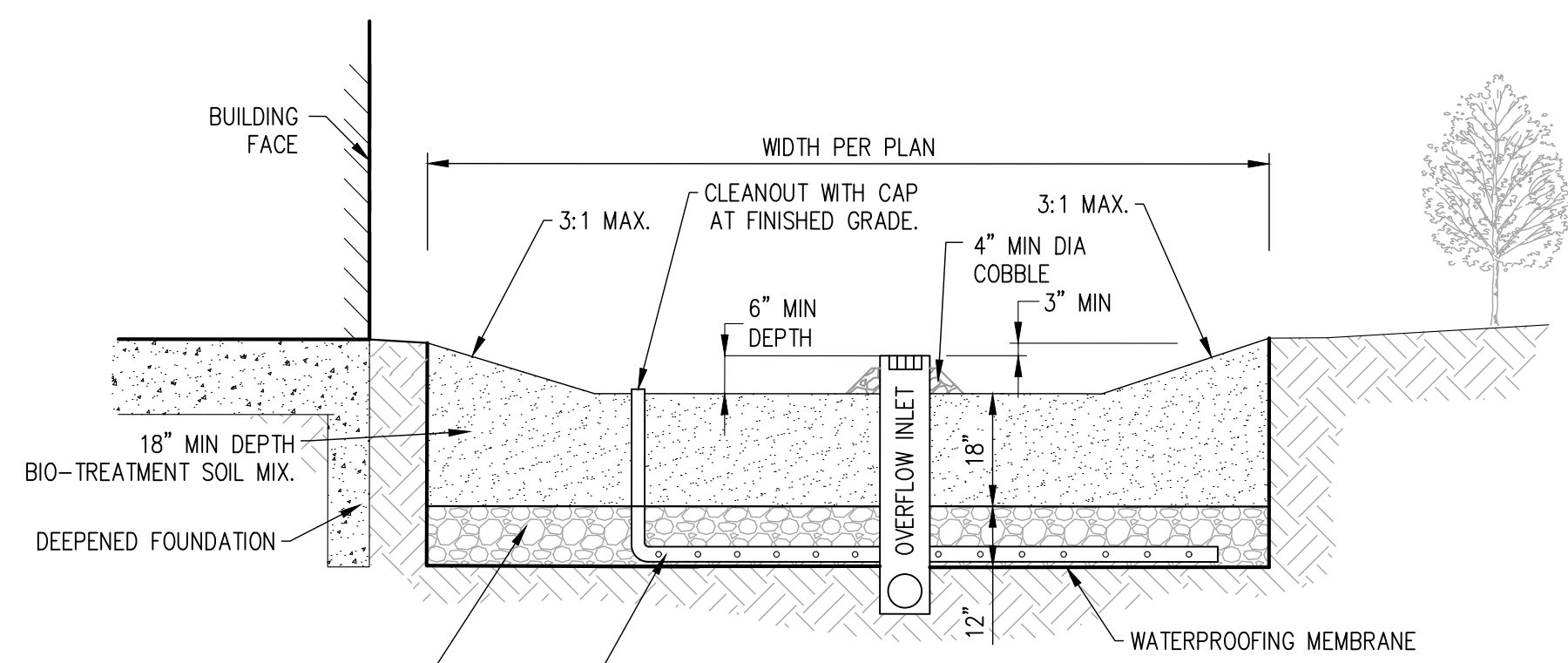
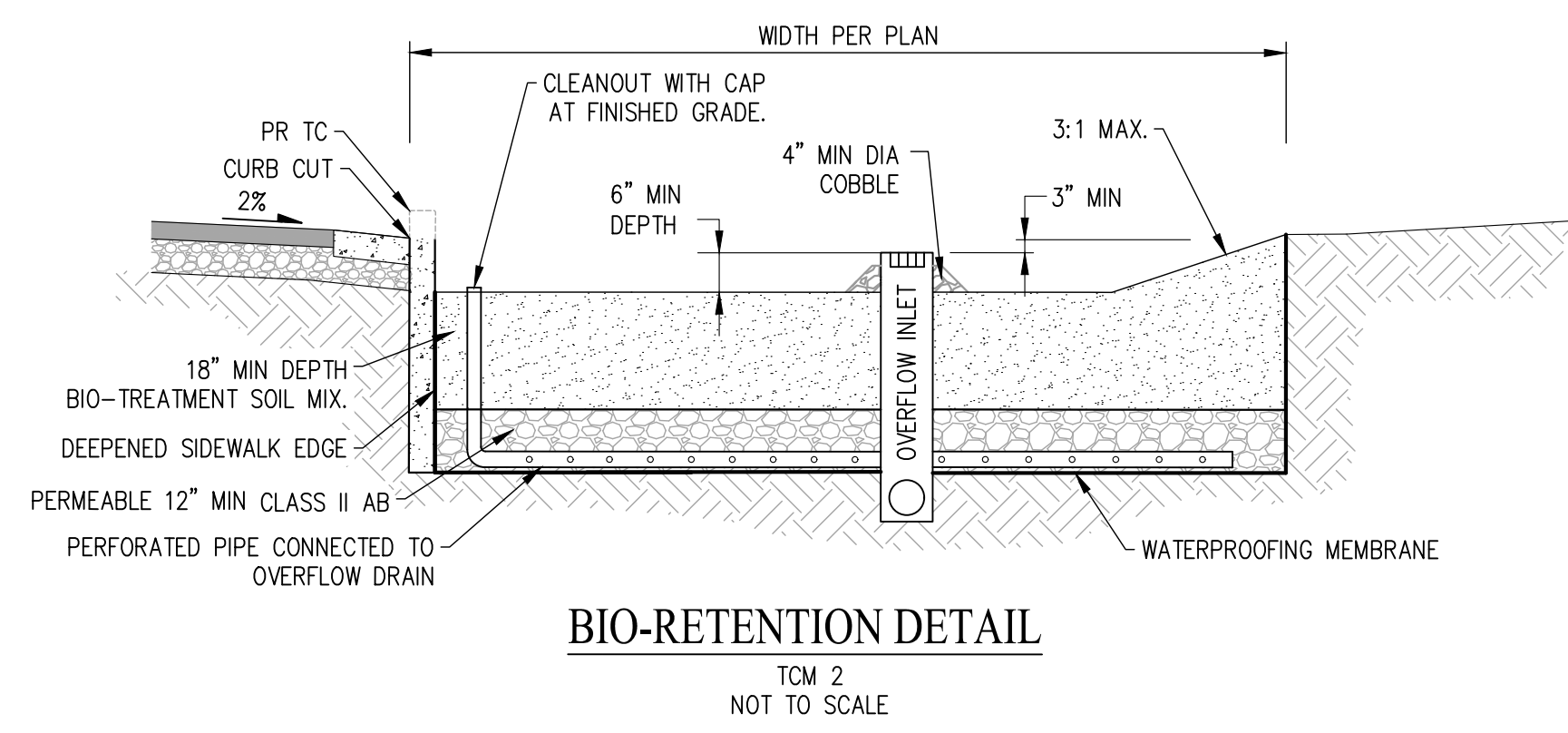




LEGEND

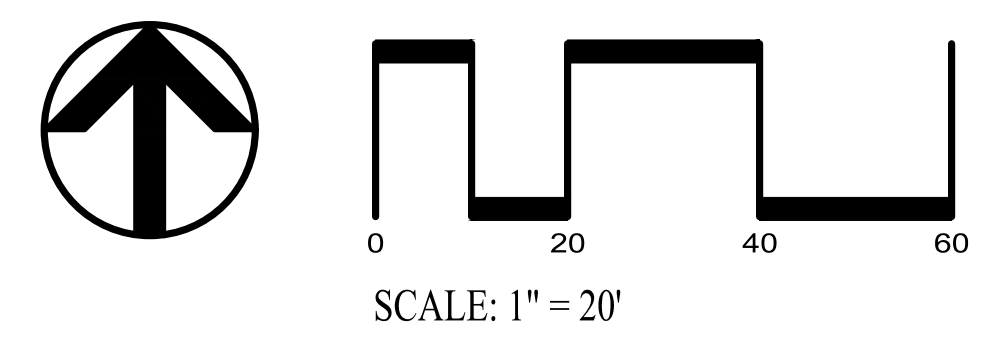
- PROPERTY BOUNDARY
- OFFSITE STORM DRAIN (PUBLIC)
- PROPOSED STORM DRAIN (PRIVATE)
- CURB CUT
- OFFSITE MANHOLE (PUBLIC)
- PROPOSED FIELD INLET (PRIVATE)
- RUNOFF DIRECTION
- BIO-RETENTION AREA
- DMA 12** DRAINAGE MANAGEMENT AREA LABEL
- DRAINAGE MANAGEMENT AREA BOUNDARY
- TCM** TREATMENT CONTROL MEASURE

- NOTES**
- STORM DRAIN LAYOUT AND DMA TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN.
 - BIO-RETENTION AREAS HAVE BEEN DESIGNED PER THE SAN MATEO COUNTY C.3 GUIDANCE MANUAL.
 - BIO-RETENTION AREAS HAVE BEEN SIZED USING THE COMBINATION FLOW AND VOLUME METHOD PER CHAPTER 5 OF THE SAN MATEO COUNTY C.3. GUIDANCE MANUAL.
 - ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE PART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.



TREATMENT CONTROL MEASURE CALCULATION SUMMARY TABLE

DMA AREA	TCM #	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	SIZING METHOD	REQUIRED BIO-RETENTION AREA (SF)	PROVIDED BIO-RETENTION AREA (SF)
1	-	SELF-TREATING	1,093	0	1093	N/A	SELF-TREATING	N/A	N/A
2	2	BIO-RETENTION	1,445	1,285	160	1,301	4%	52	71
3	3	BIO-RETENTION	2,607	1,385	1222	1,507	4%	60	65
4	-	SELF-TREATING	7,956	0	7956	N/A	SELF-TREATING	N/A	N/A
TOTAL			12,008	2,670	9,338	2,808	-	112	136



PENINSULA INNOVATION PARTNERS

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

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STORMWATER CONTROL PLAN

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SMALL DOG AREA (POROUS GRAVEL)
WITH PERIMETER FENCING (4' HIGH)
RAISED TREE PLANTER
WEST BAY SANITARY DISTRICT
PUMP STATION

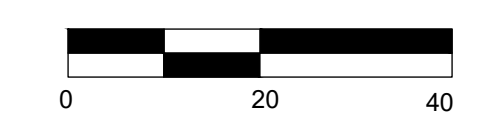
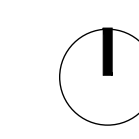
RAISED TREE PLANTER
CANOPY TREES
SEATING AREA
MEDIUM/LARGE DOG AREA (POROUS GRAVEL)
WITH DOG PARK FENCE (4' HIGH)

PARK STREET

MAIN STREET

PERIMETER FENCE SWING GATE, TYP.

STORM DRAINAGE EASEMENT
(SUBBASE TO ACCOMMODATE H2O LOADING RATING.)
LIMIT OF WORK



WILLOW VILLAGE
Architectural Control Package - Parcel A & B
Menlo Park, CA

SCALE:
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DATE	ISSUE
08/31/2023	ACP

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DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NO:
LD1.00

PENINSULA INNOVATION PARTNERS



Synthetic Turf



Concrete Planter



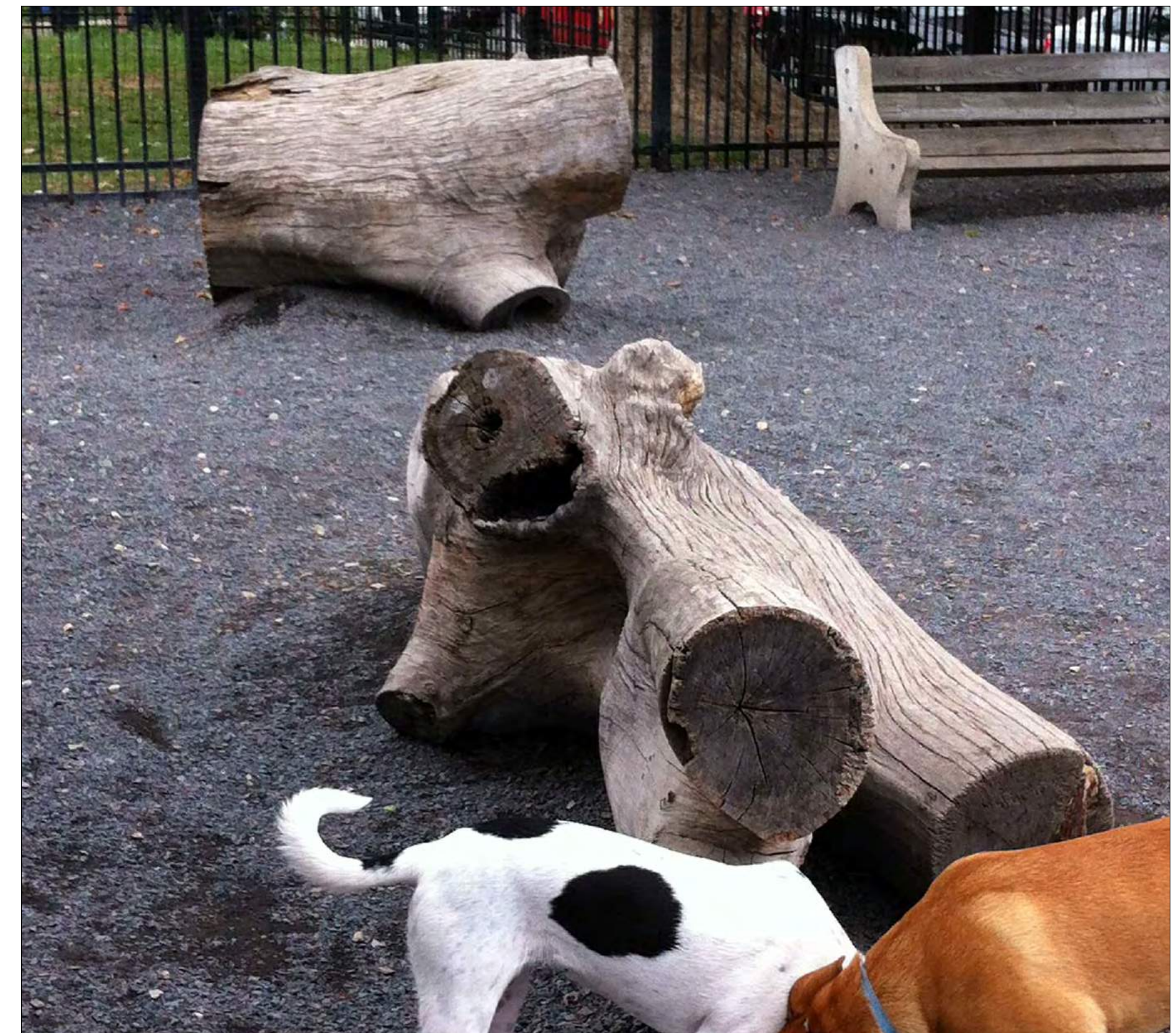
Perimeter Fencing



Pea Gravel



Concrete Paving

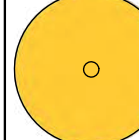



Logs & Stumps

SCALE:
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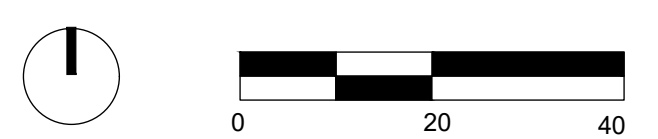
MILESTONES	
DATE	ISSUE
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NO.	DATE	ISSUE

LEGEND	
SYMBOL	DESCRIPTIONS
	<i>Arbutus</i> 'Marina' (Marina Arbutus)
	<i>Pistacia chinensis</i> 'Keith Davey' (Chinese Pistache)
NOTE: SEE LD2.02 PLANTING SCHEDULE.	



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WILLOW VILLAGE
 Architectural Control Package - Parcel A & B
 Menlo Park, CA

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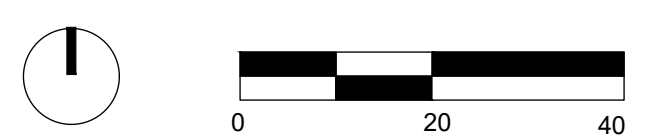
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
PLANTING PLAN - TREE

DRAWING NO:
LD2.00

PENINSULA INNOVATION PARTNERS

LEGEND	
SYMBOL	DESCRIPTIONS
	SHRUBS, PERENNIALS, GROUND COVERS, AND GRASSES
NOTE: SEE LD2.02 PLANTING SCHEDULE.	



WILLOW VILLAGE
 Architectural Control Package - Parcel A & B
 Menlo Park, CA

SCALE:
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DATE	ISSUE
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DRAWING TITLE:
PLANTING PLAN - SHRUB

DRAWING NO:
LD2.01

PENINSULA INNOVATION PARTNERS



Arbutus 'Marina'
(Marina Arbutus)



Pistacia chinensis
(Chinese Pistache)

SYMBOL	BOTANIC NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS	CA NATIVE
TREES						
	Arbutus 'Marina'	Marina Arbutus	10	60" box	Low	
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	5	60" box	Low	
SHRUBS, PERENNIALS, GROUND COVERS, AND GRASSES						
	Carex divulsa	Berkeley Sedge	1 gal		Low	
	Ceanothus sp.	Ceanothus	5 gal		Low	x
	Cercis occidentalis	Western Redbud	15 gal		Very Low	x
	Festuca mairei	Maire's Fescue	1 gal		Low	
	Fremontodendron californicum	Flannel Bush	15 gal		Very Low	x
	Lantana sp.	Trailing Lantana	1 gal		Low	
	Phormium sp.	New Zealand Flax	5 gal		Low	
	Rhamnus californica	California Coffeeberry	5 gal		Low	x
	Rosmarinus officinalis	Rosemary	5 gal		Low	
	Salvia sp.	Sage	5 gal		Low	

WATER USE ESTIMATION & IRRIGATION SCHEDULE - WILLOW VILLAGE - DOG PARK																										
REGULAR LANDSCAPE AREAS																										
STATION/HYDRIZONE	SPM	AREA (sq.ft)	WATER USE TYPE	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (INCHES)	ETW (GALLONS PER YEAR)	CYCLER PER DAY	DAYS PER WEEK	MONTHLY ETW												ETW (GALLONS PER YEAR)	PERCENTAGE OF LANDSCAPE	
HYDRIZONE	0	2,720	UP	TRF, UP	0.5	0.81	0.0	0.4	0.4	2	2	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	21,040	100%	
TOTAL	0	2,720	UP	TRF, UP	0.5	0.81	0.0	0.4	0.4	2	2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	21,040	100%

WILLOW VILLAGE
 Architectural Control Package - Parcel A & B
 Menlo Park, CA

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DATE	ISSUE
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DRAWING TITLE:
 PLANTING SCHEDULE

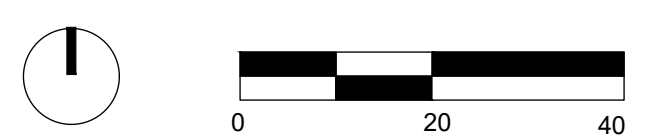
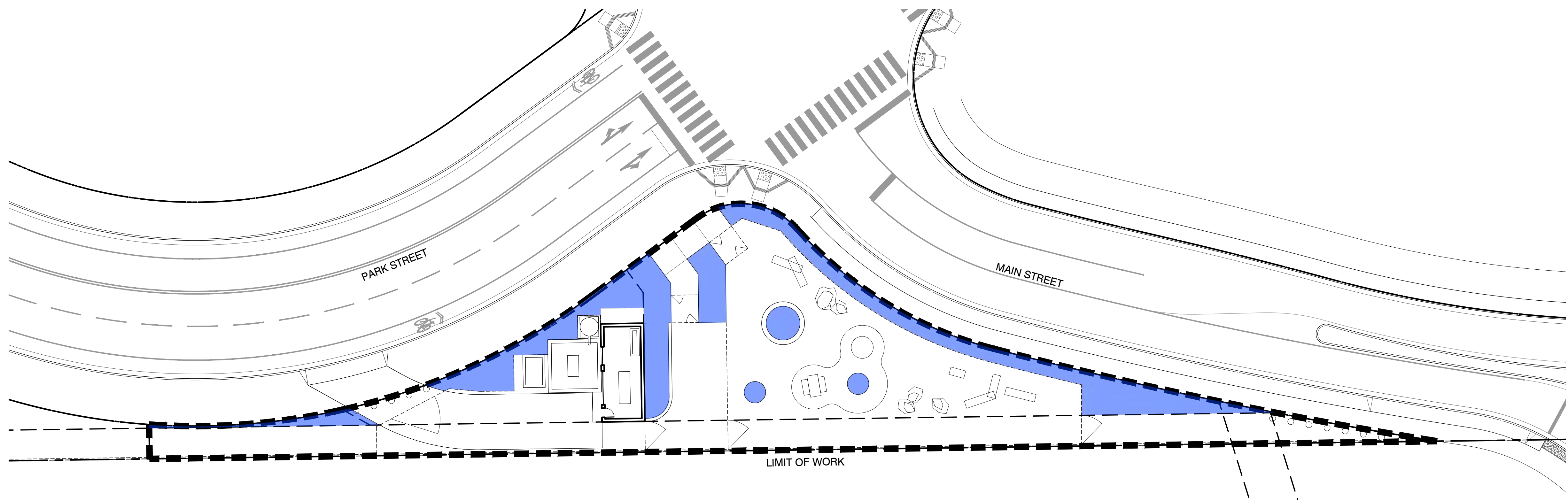
DRAWING NO:
LD2.02

LEGEND

SYMBOL	DESCRIPTIONS
	AREA OF SUBSURFACE IRRIGATION SUCH AS DRIP IRRIGATION OR TREE BUBLERS

NOTE:
 ALL PLANTED AREAS ARE TO BE WATERED WITH AN APPROVED AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO MAKE EFFICIENT USE OF WATER THROUGH CONSERVATION TECHNIQUES, AND BE IN COMPLIANCE WITH RESOLUTION 6261, AS REQUIRED BY THE STATE OF CALIFORNIA.

AN APPLICATION AND DETAILED LANDSCAPE IRRIGATION PLAN WILL BE SUBMITTED WITH THE BUILDING PERMIT SUBMITTAL PACKAGE. ALL PLANTING AND IRRIGATION WILL BE IN COMPLIANCE WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



WILLOW VILLAGE
 Architectural Control Package - Parcel A & B
 Menlo Park, CA

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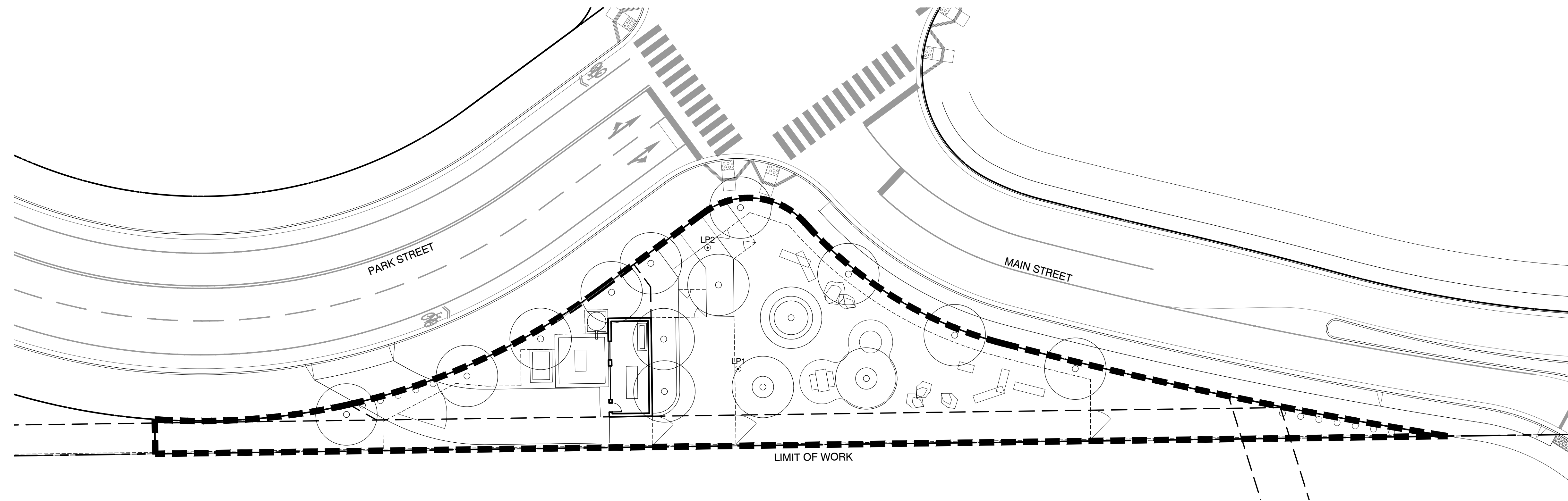
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
IRRIGATION ZONE DIAGRAM

DRAWING NO:
LD3.00

PENINSULA INNOVATION PARTNERS

NOTE:
SEE LP4.00 FOR LIGHTING FIXTURE SCHEDULE



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel A & B
Menlo Park, CA

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MILESTONES

DATE	ISSUE
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NO.	DATE	ISSUE

DRAWING TITLE:
CONCEPTUAL LIGHTING PLAN

DRAWING NO:
LD4.00

