

Willow Village

Architectural Control Package - Parcel 6

APRIL 28, 2023



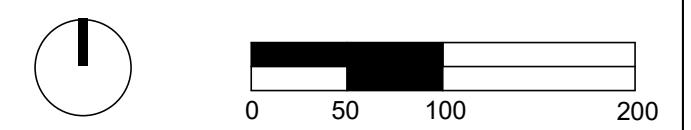
Peninsula Innovation Partners
Menlo Park, CA

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ILLUSTRATIVE MASTER PLAN ①
1" = 100'-0"



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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

SCALE: 1" = 100'-0"
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES	
DATE	ISSUE
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DRAWING TITLE:
ILLUSTRATIVE CONTEXT PLAN

DRAWING NO:
A0.01

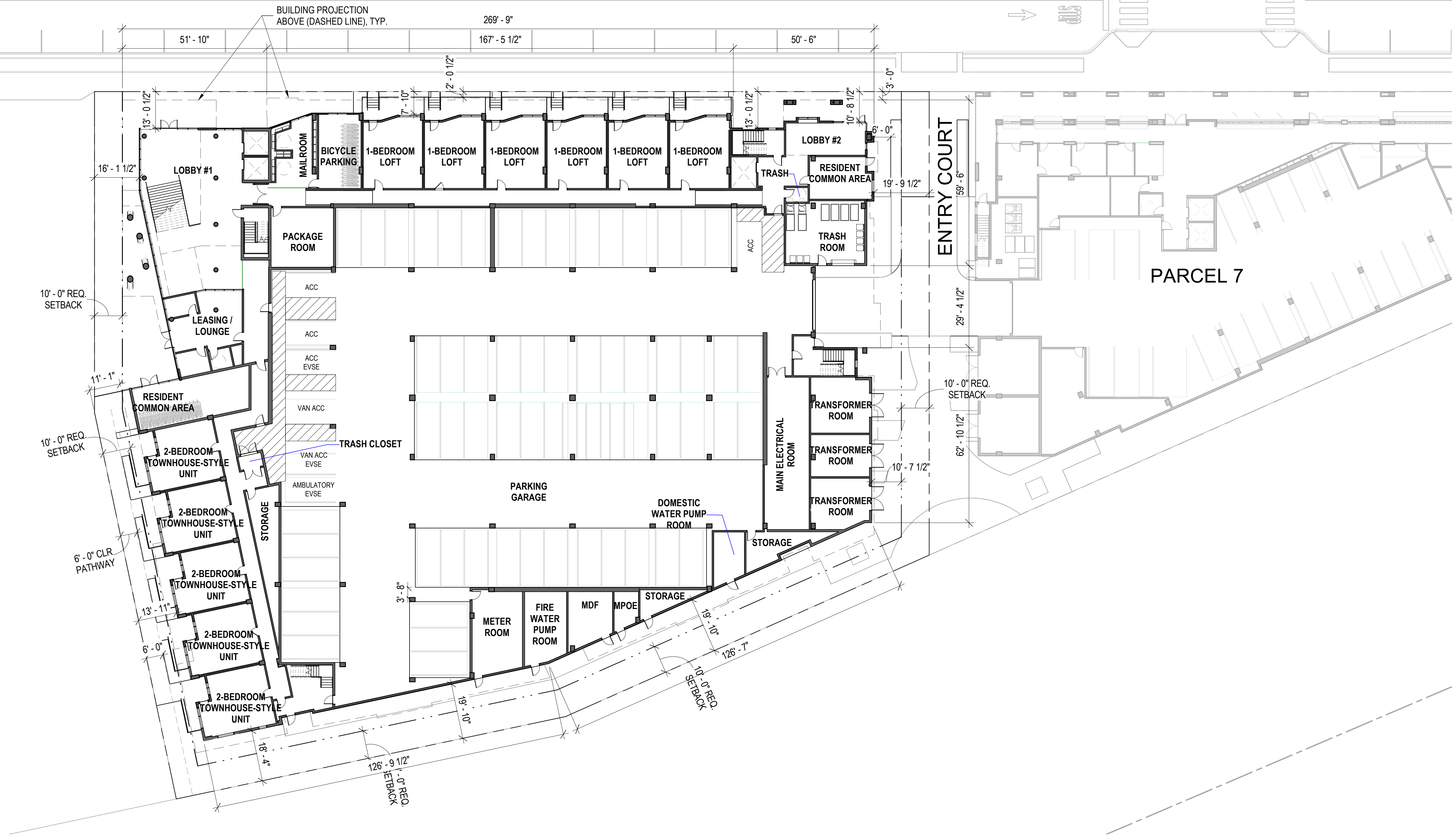
PARCEL 4

PARCEL 5

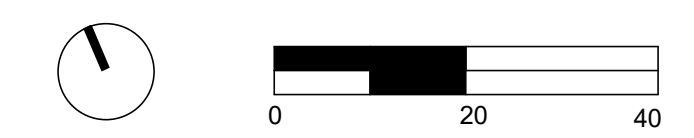
PARK STREET

PARCEL 7

PARK



SITE PLAN 1
1" = 20'-0"



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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Menlo Park, CA

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DRAWING TITLE:
SITE PLAN

DRAWING NO:
A1.01

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- LEGEND**
- RESIDENTIAL
 - CIRCULATION
 - RESIDENT COMMON AREA
 - SERVICE
 - PARKING
 - PRELIMINARY BMR LOCATION

LEVEL 1 - ENTITLEMENTS 1
1/16" = 1'-0"



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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Menlo Park, CA

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DRAWING TITLE:
FLOOR PLAN - LEVEL 1

DRAWING NO:
A2.01

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LEGEND

- RESIDENTIAL
- CIRCULATION
- SERVICE
- PARKING
- PRELIMINARY BMR LOCATION

LEVEL 2
1/16" = 1'-0" ①



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

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

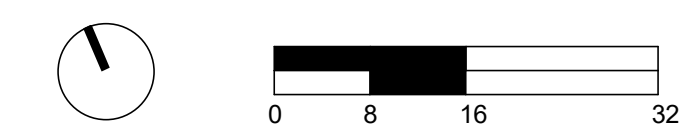
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- LEGEND**
- RESIDENTIAL
 - CIRCULATION
 - RESIDENT COMMON AREA
 - SERVICE
 - OUTDOOR AT PODIUM
 - POOL
 - PRELIMINARY BMR LOCATION

LEVEL 3
1/16" = 1'-0" ①



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

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DRAWING TITLE:
FLOOR PLAN - LEVEL 3

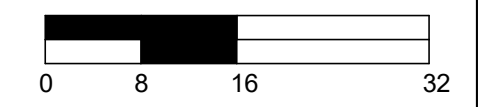
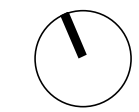
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LEGEND

- RESIDENTIAL
- CIRCULATION
- RESIDENT COMMON AREA
- SERVICE
- PRELIMINARY BMR LOCATION

LEVEL 4
1/16" = 1'-0" 1



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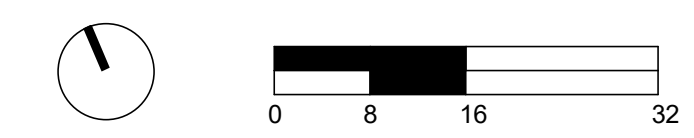
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LEGEND

- RESIDENTIAL
- CIRCULATION
- RESIDENT COMMON AREA
- SERVICE
- PRELIMINARY BMR LOCATION

LEVEL 5
1/16" = 1'-0" ①



WILLOW VILLAGE
Architectural Control Package - Parcel 6
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DRAWING TITLE:
FLOOR PLAN - LEVEL 5

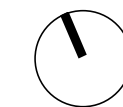
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PENINSULA INNOVATION PARTNERS



- LEGEND**
- RESIDENTIAL
 - CIRCULATION
 - RESIDENT COMMON AREA
 - SERVICE
 - PRELIMINARY BMR LOCATION

LEVEL 6
1/16" = 1'-0" 1



WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

SCALE: 1/16" = 1'-0"
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DRAWING TITLE:
FLOOR PLAN - LEVEL 6

DRAWING NO:
A2.06

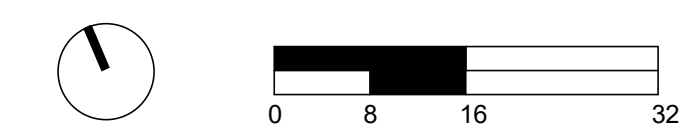
PENINSULA INNOVATION PARTNERS

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- LEGEND**
- RESIDENTIAL
 - CIRCULATION
 - RESIDENT COMMON AREA
 - SERVICE
 - PRELIMINARY BMR LOCATION

LEVEL 7
1/16" = 1'-0" ①



WILLOW VILLAGE
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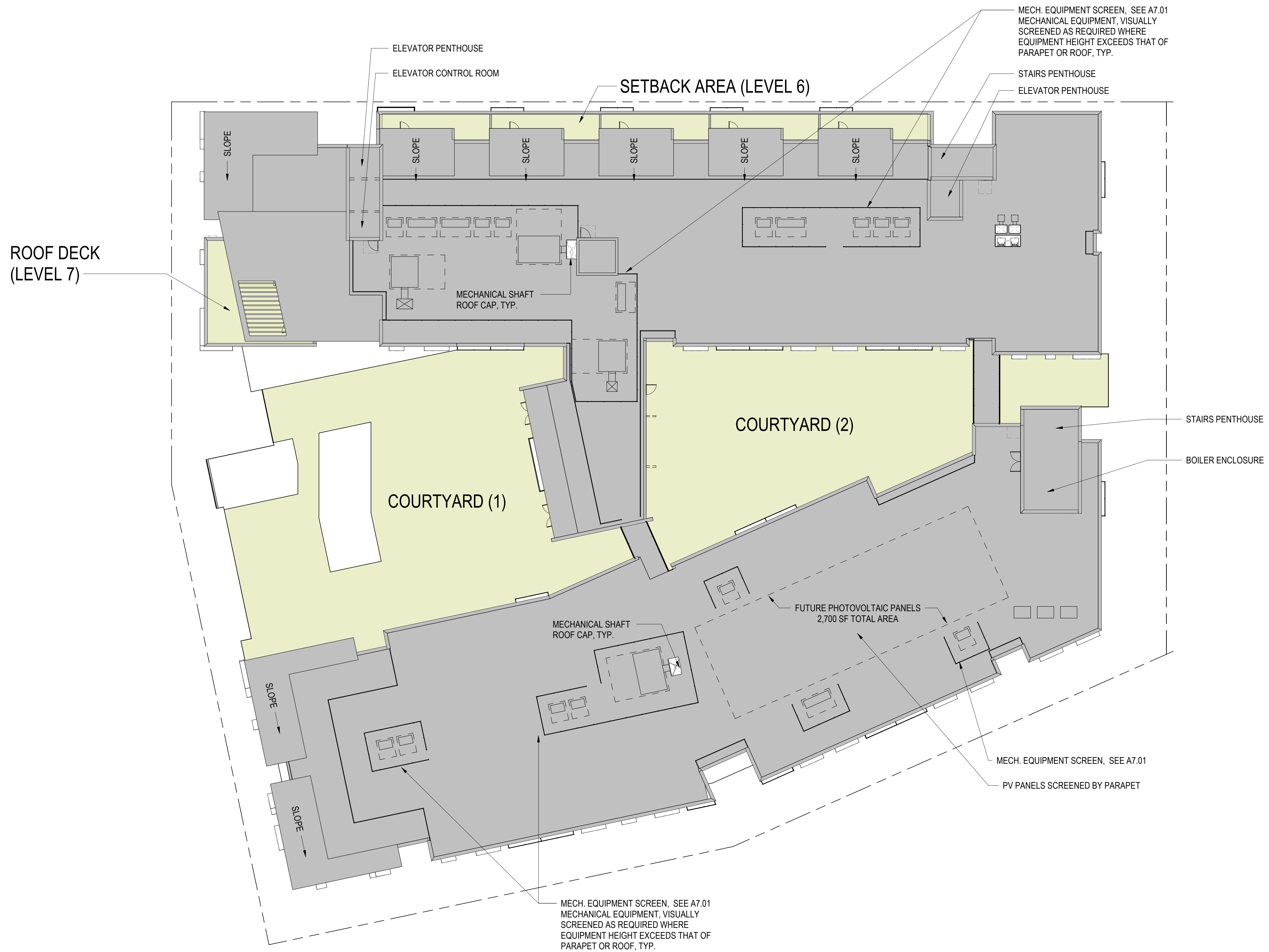
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FLOOR PLAN - LEVEL 7

DRAWING NO:
A2.07

PENINSULA INNOVATION PARTNERS

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

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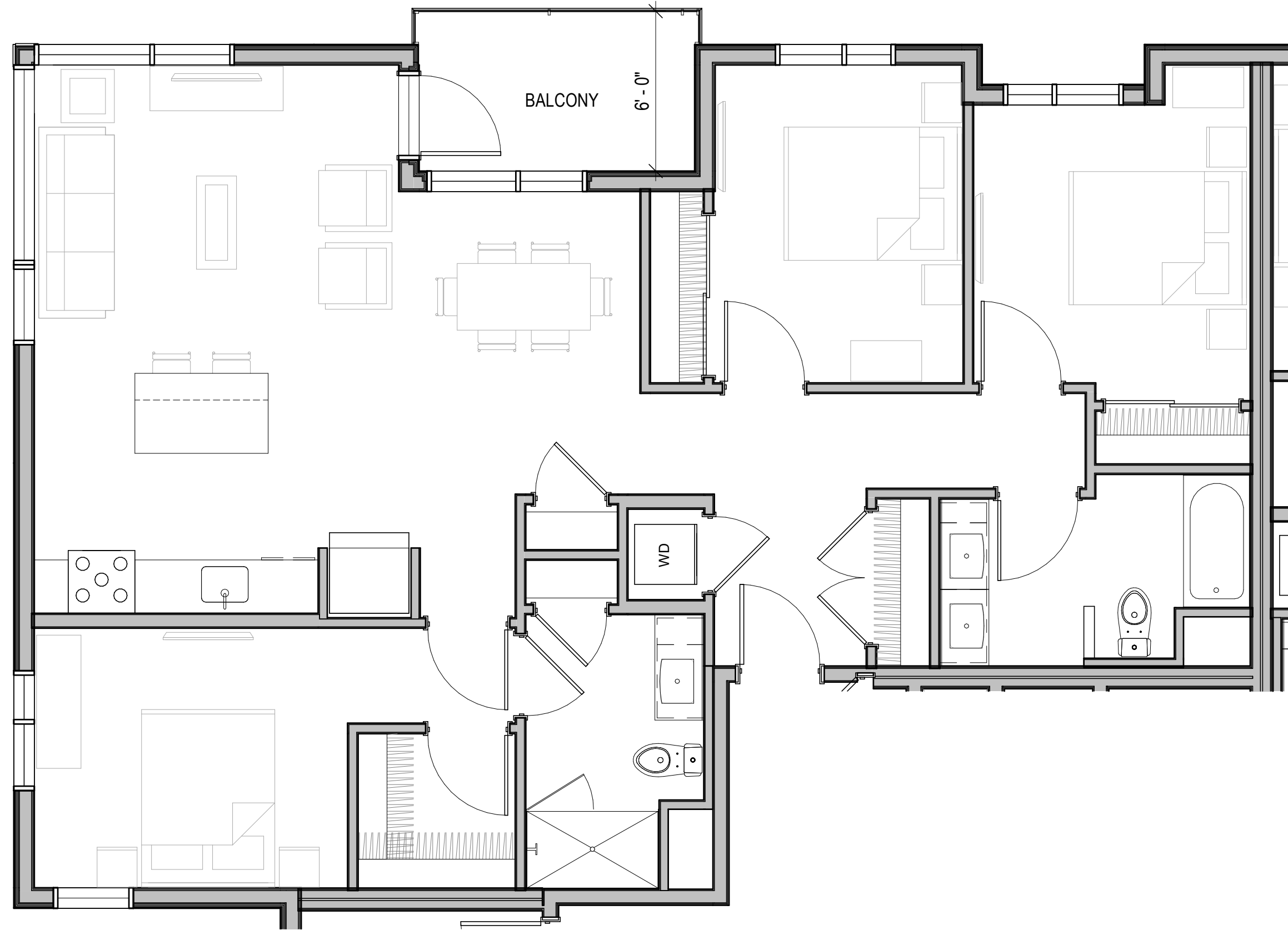
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ROOF PLAN

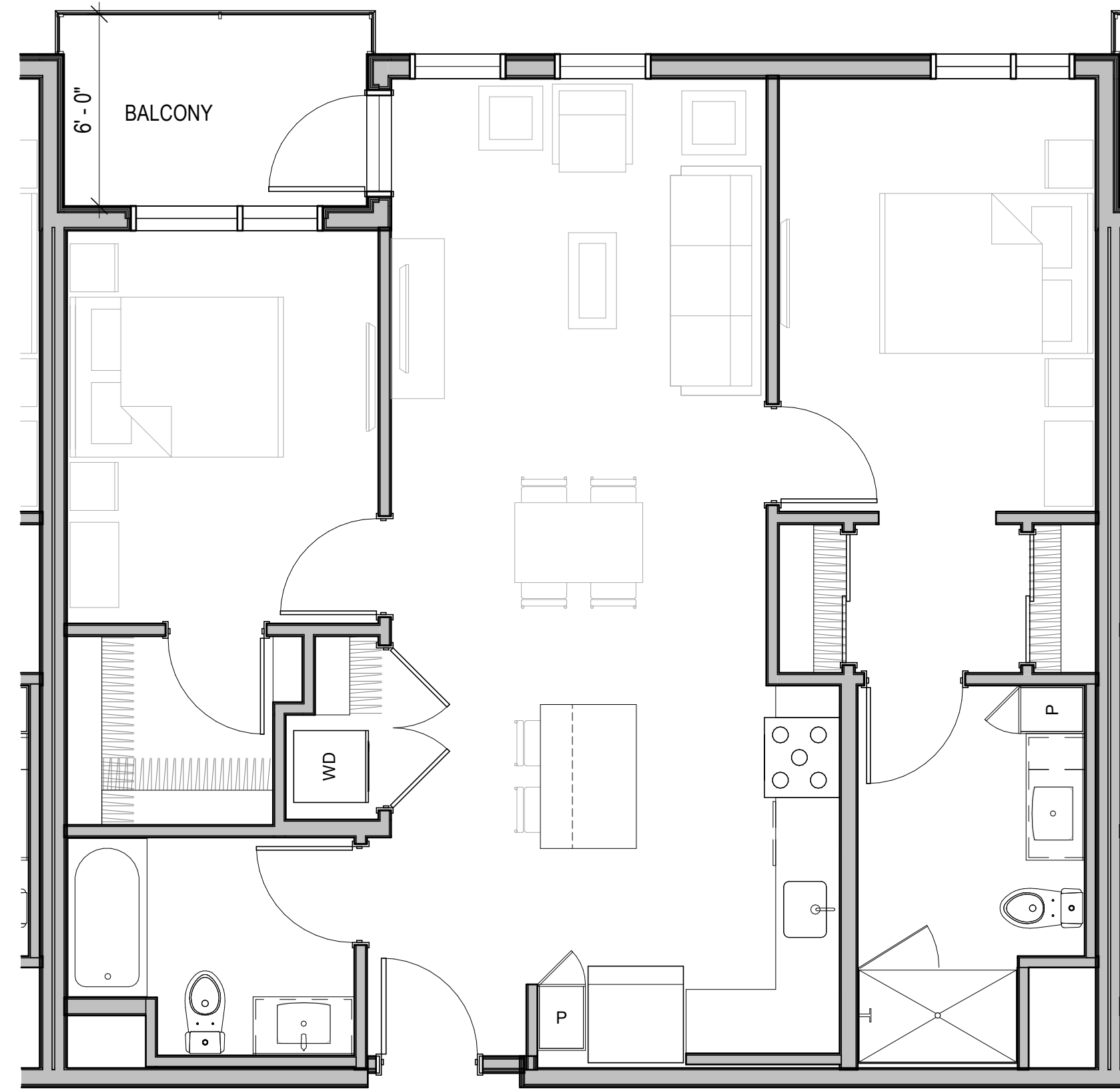
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ROOF PLAN 1
1/16" = 1'-0"

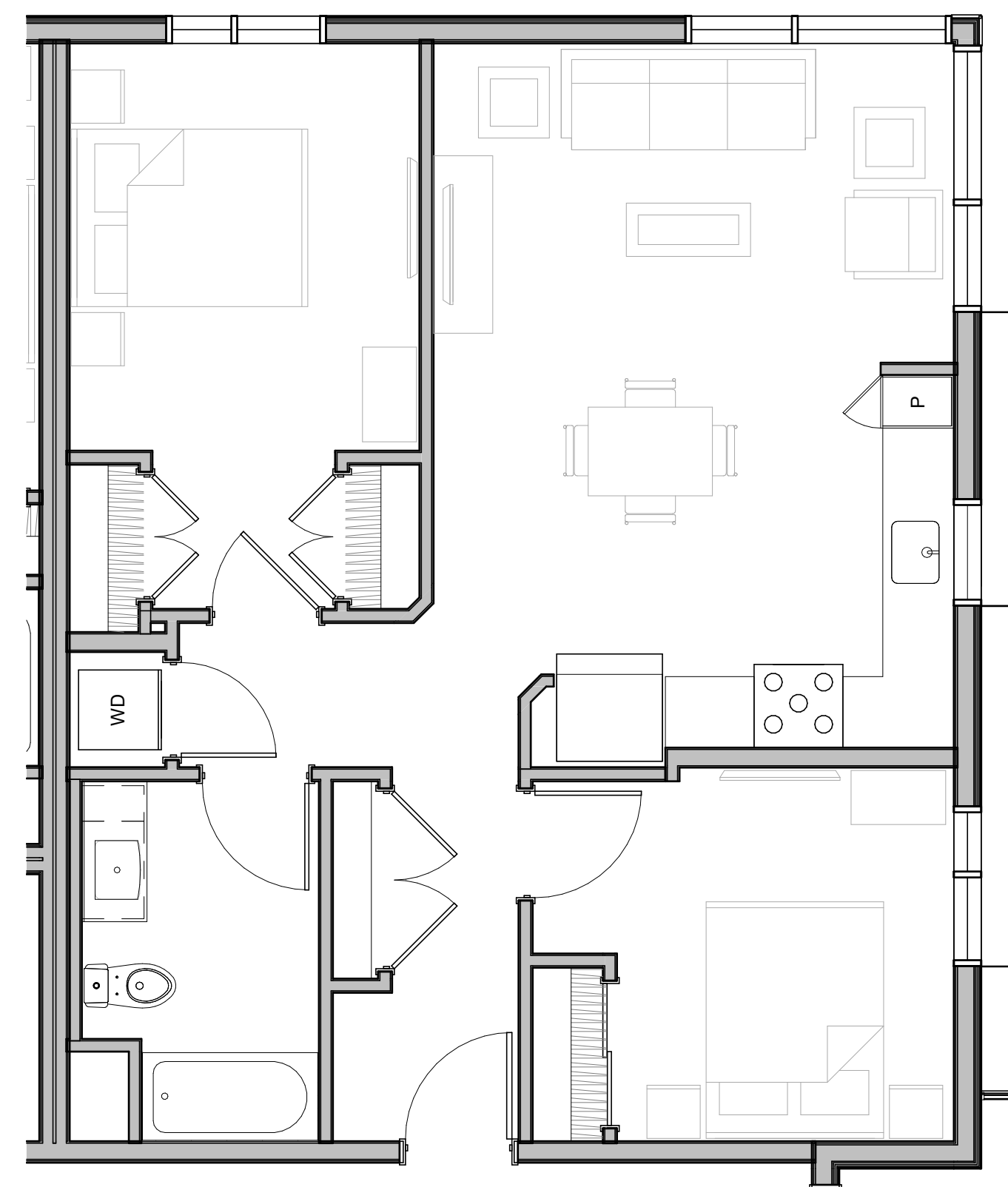




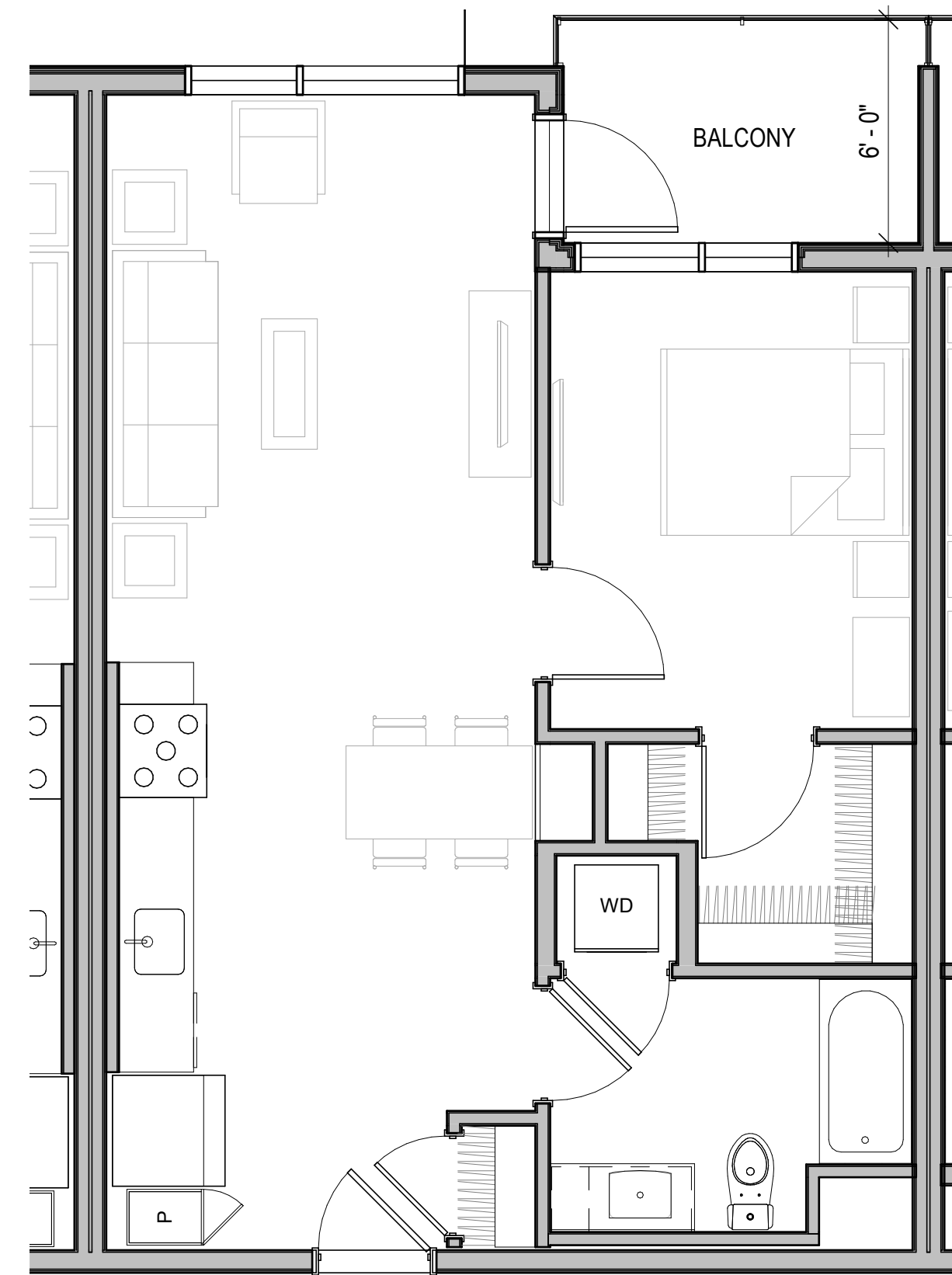
TYPICAL C1 UNIT PLAN - CORNER 3 BEDROOM ⑤



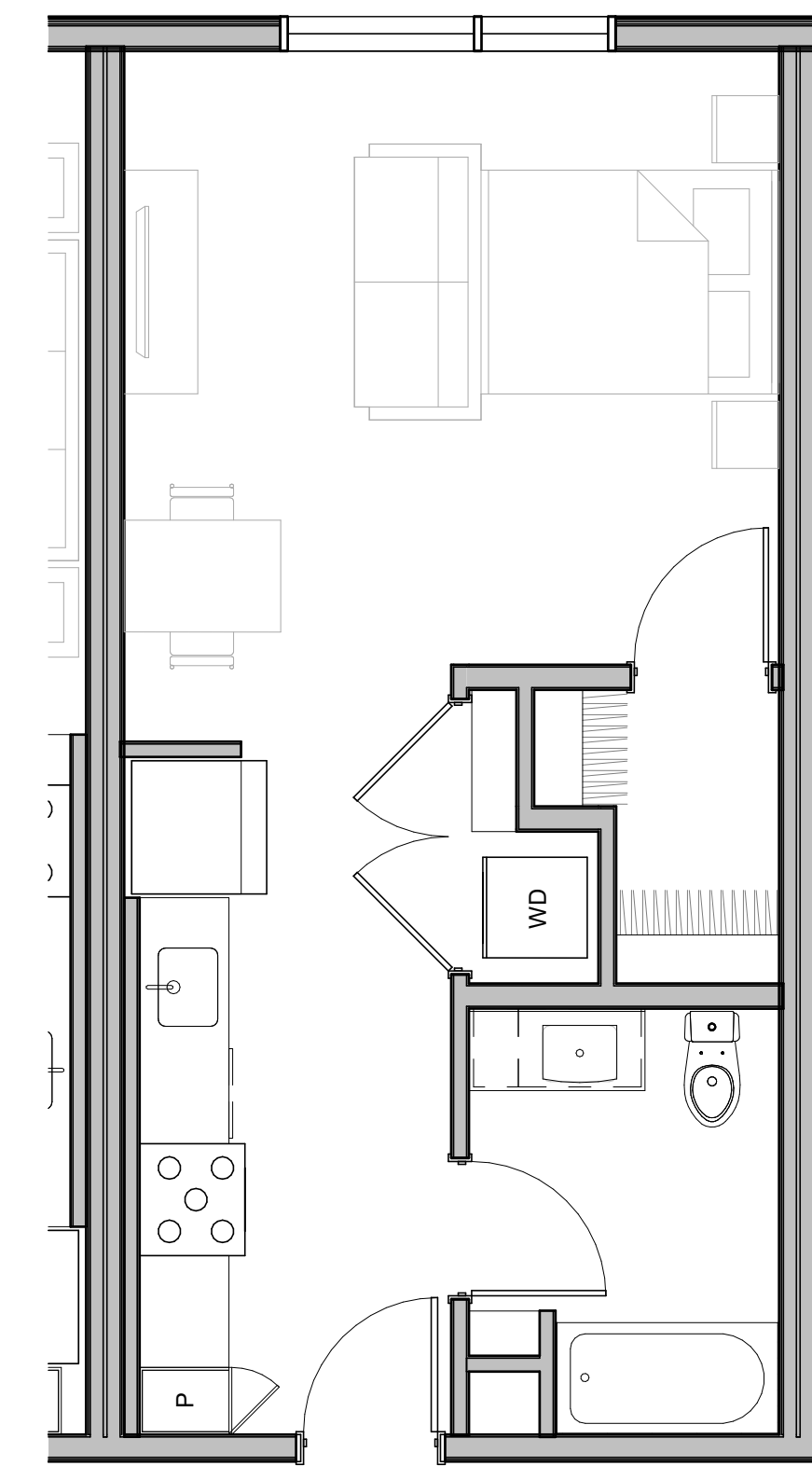
TYPICAL B3 UNIT PLAN - 2 BEDROOM ④



TYPICAL B1 UNIT PLAN - 2 BEDROOM 1BA ③



TYPICAL A1 UNIT PLAN - 1 BEDROOM ②



TYPICAL S1 UNIT PLAN - STUDIO ①

UNIT MIX ACP		
UNIT DESCRIPTION	COUNT	Area
STUDIO	25	452 SF ... 518 SF
1-BEDROOM	61	516 SF ... 670 SF
2-BEDROOM	77	512 SF ... 1012 SF
3-BEDROOM	15	751 SF ... 1146 SF
TOTAL UNITS: 178		

NOTE:

- 16 UNITS (9.0%) ARE TWO-LEVEL UNITS:
 - 6 1-BEDROOM LOFTS AT GROUND LEVEL
 - 5 2-BEDROOM TOWNHOMES AT GROUND LEVEL
 - 5 3-BEDROOM TOWNHOMES AT LEVELS 6-7



PENINSULA INNOVATION PARTNERS

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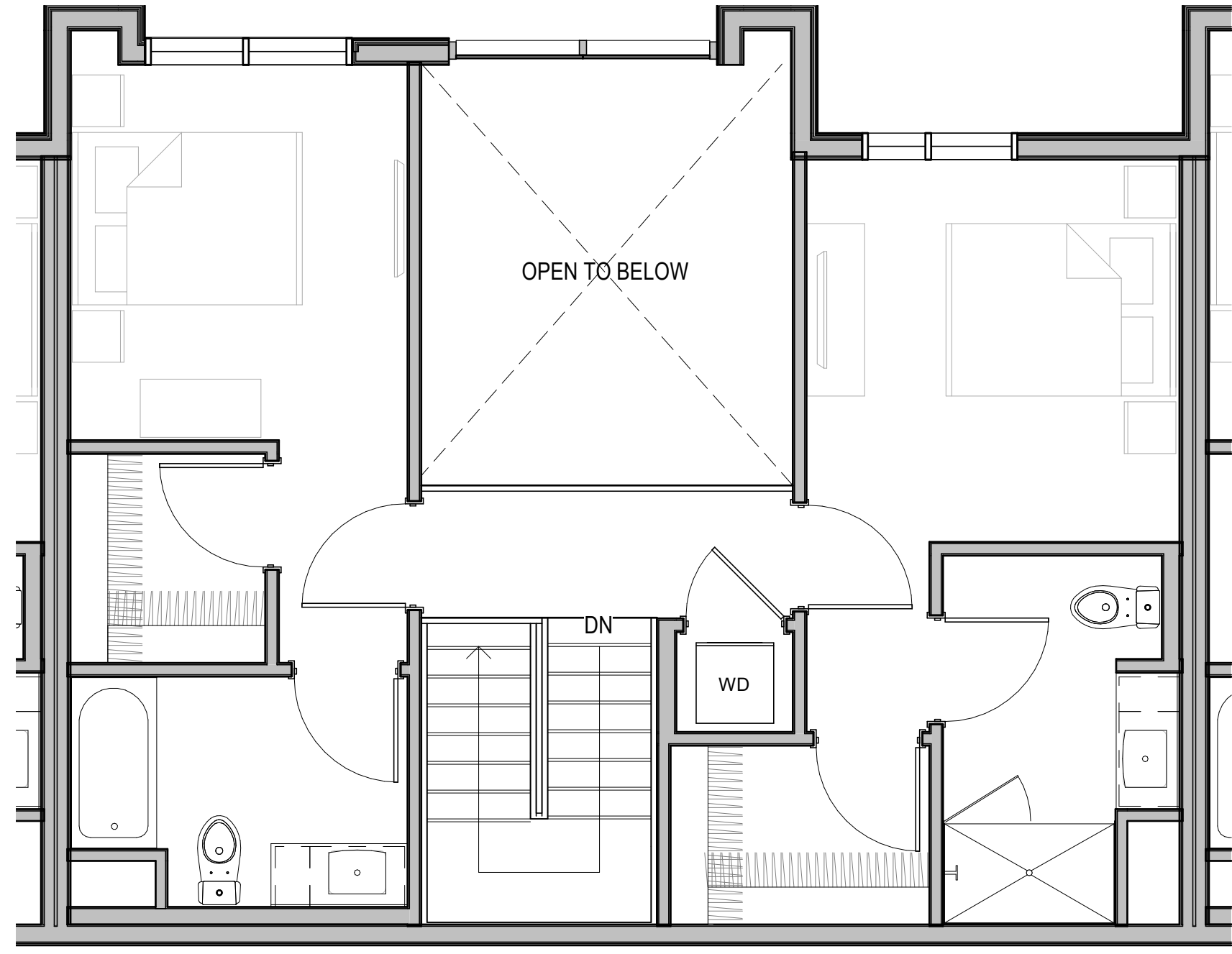
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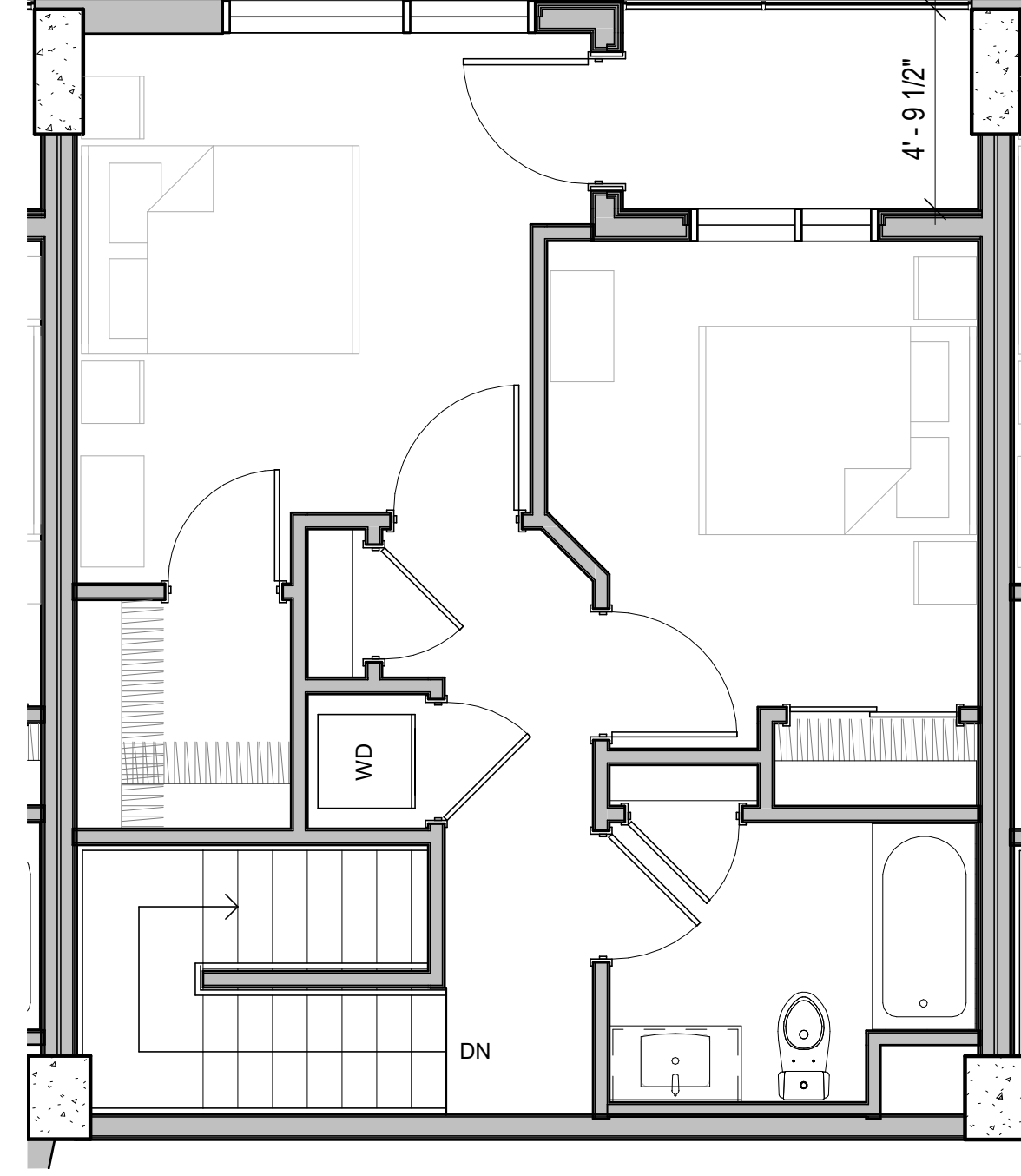
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TYPICAL UNIT PLANS AND UNIT MIX

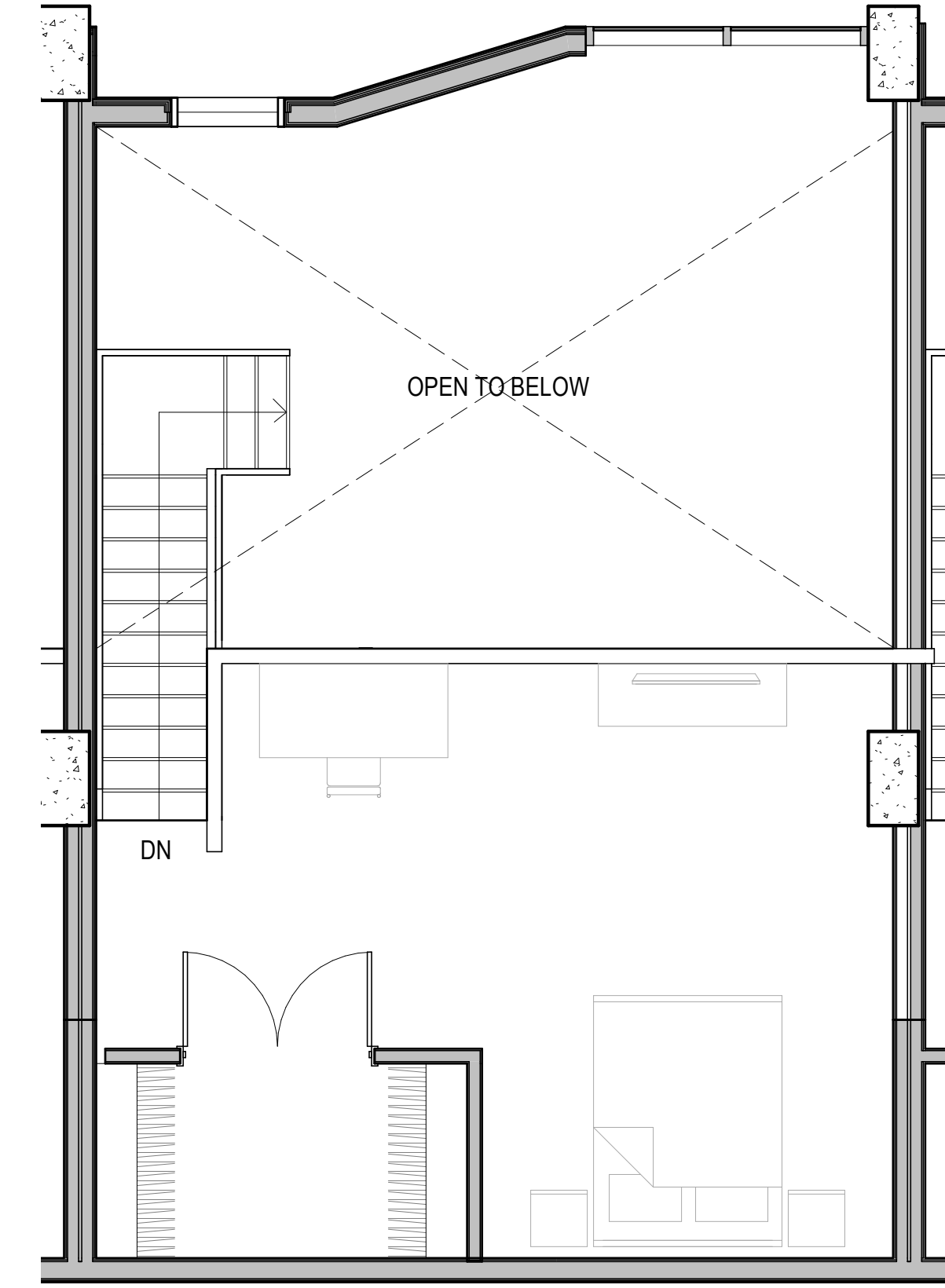
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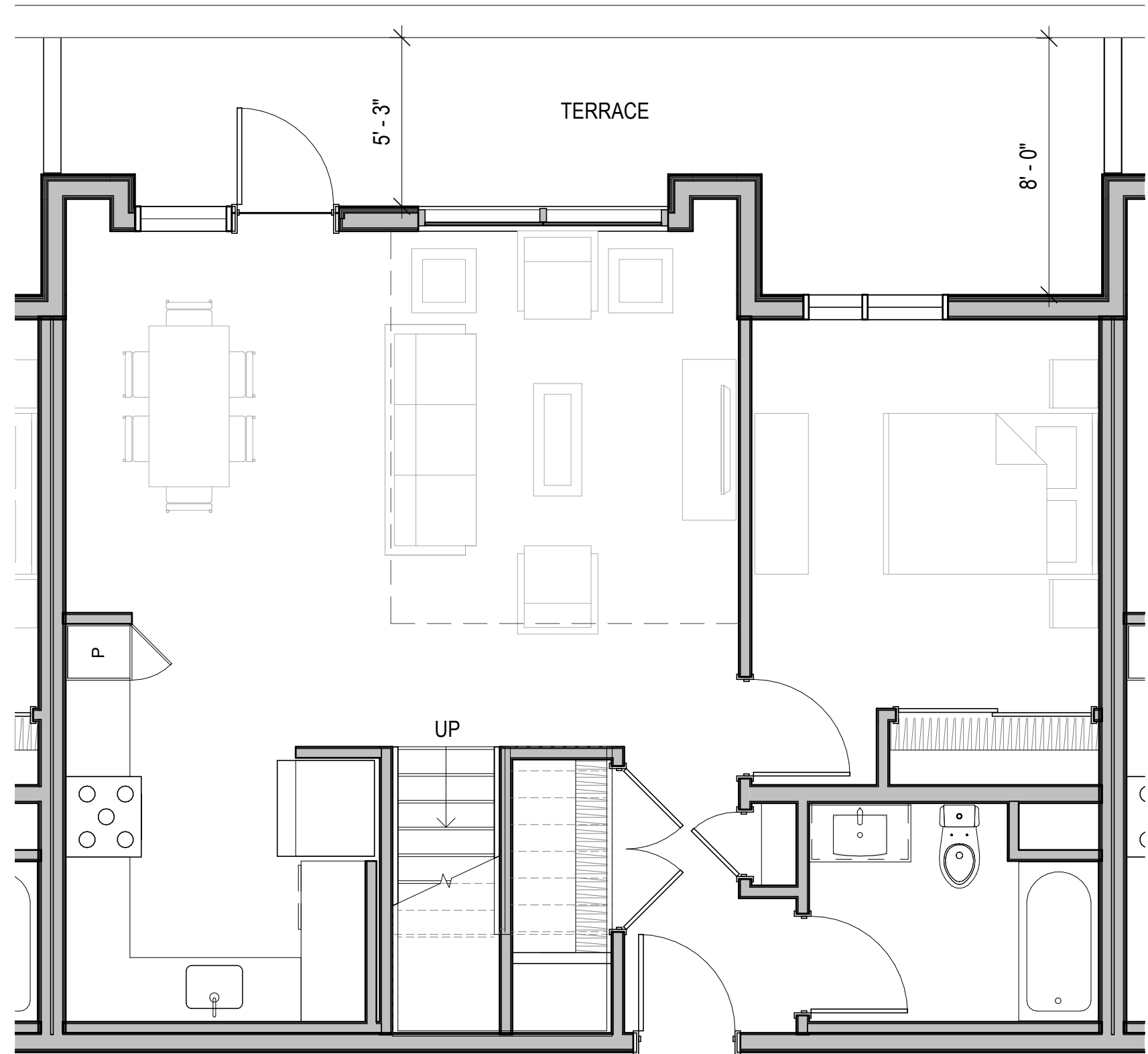
TYPICAL TH2 UNIT PLAN - 3 BEDROOM TH (UPPER) 6



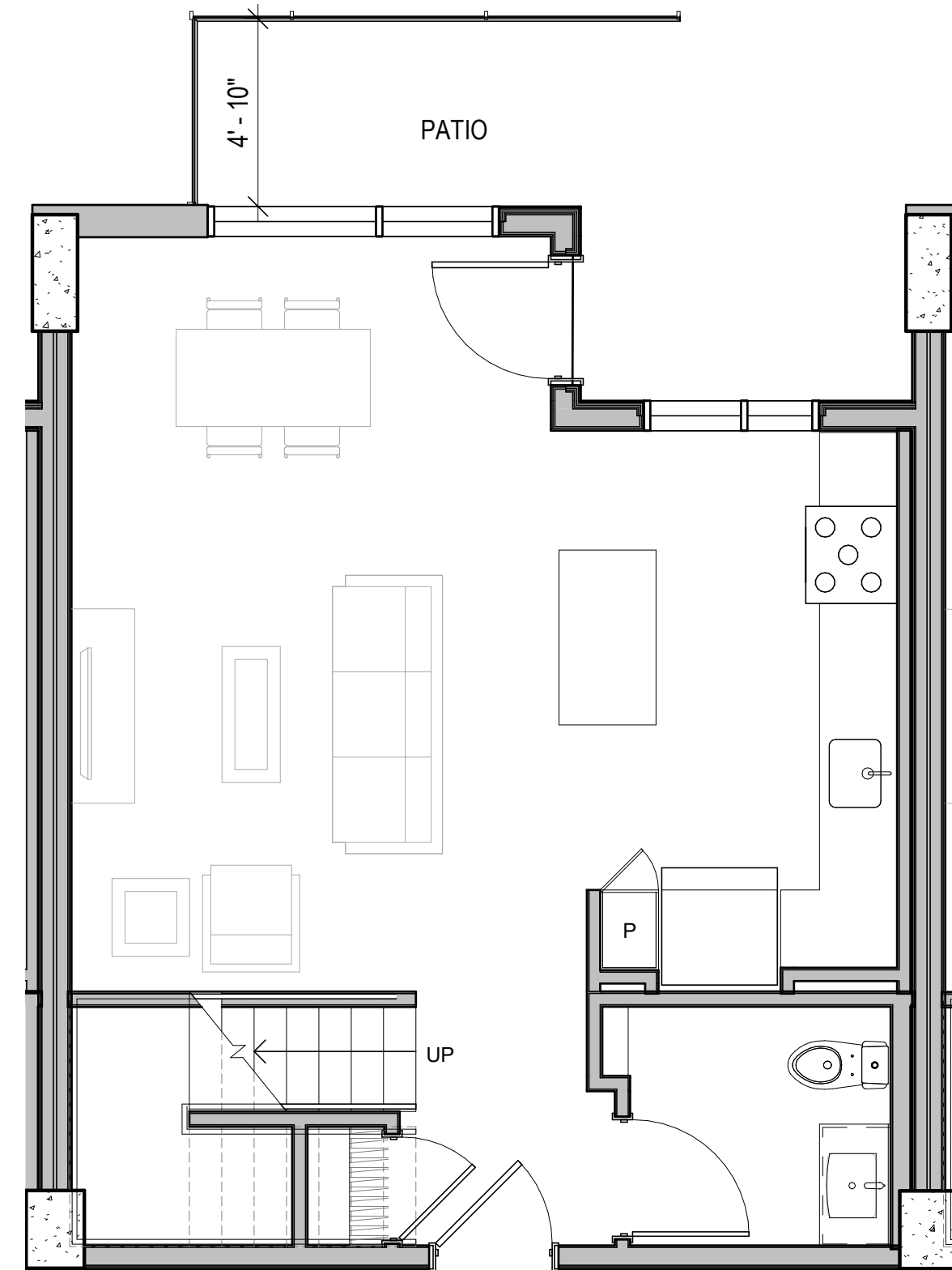
TYPICAL TH1 UNIT PLAN - 2 BEDROOM TH (UPPER) 4



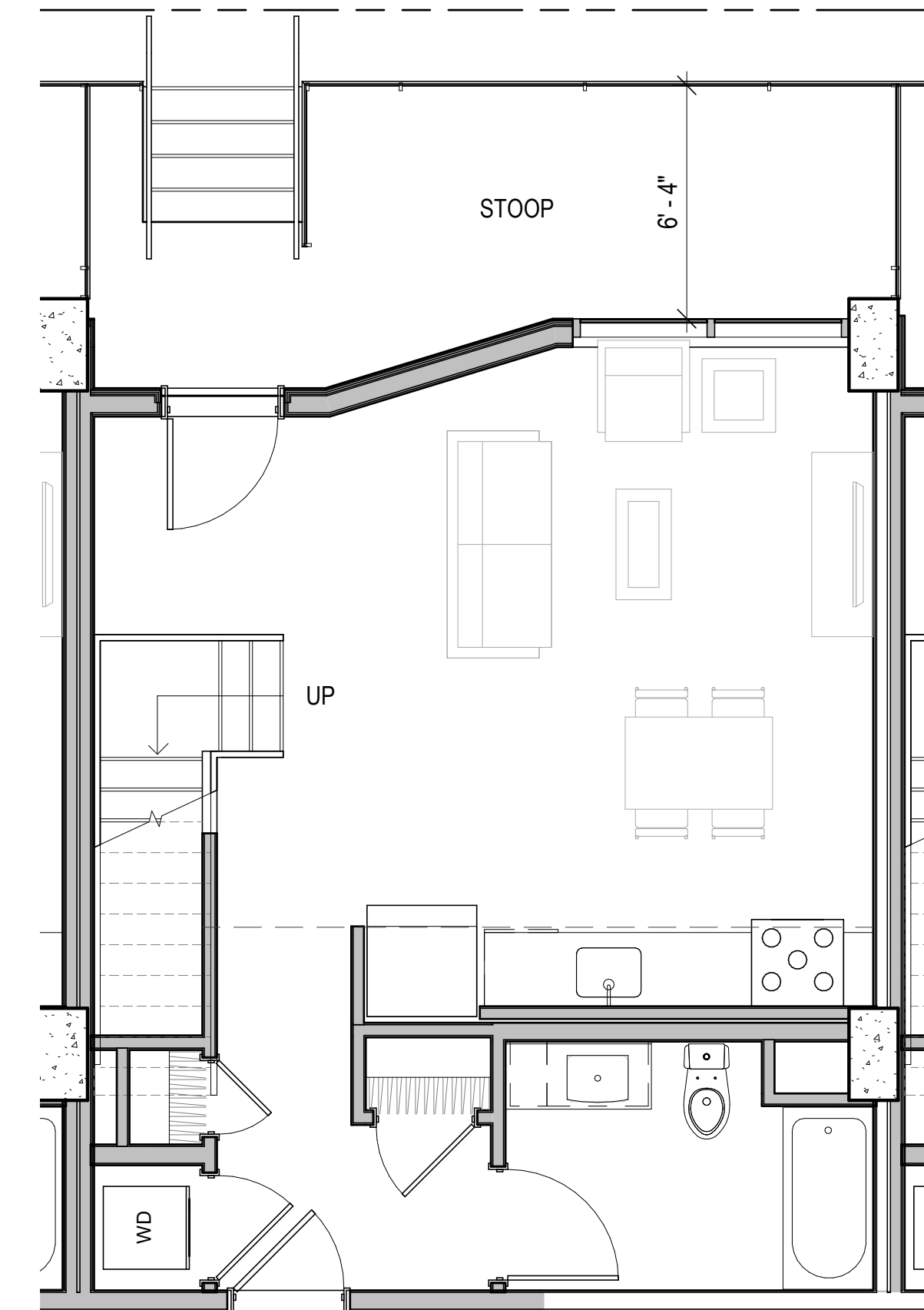
TYPICAL L1 UNIT PLAN - 1 BEDROOM LOFT (UPPER) 2



TYPICAL TH2 UNIT PLAN - 3 BEDROOM TH (LOWER) 5



TYPICAL TH1 UNIT PLAN - 2 BEDROOM TH (LOWER) 3



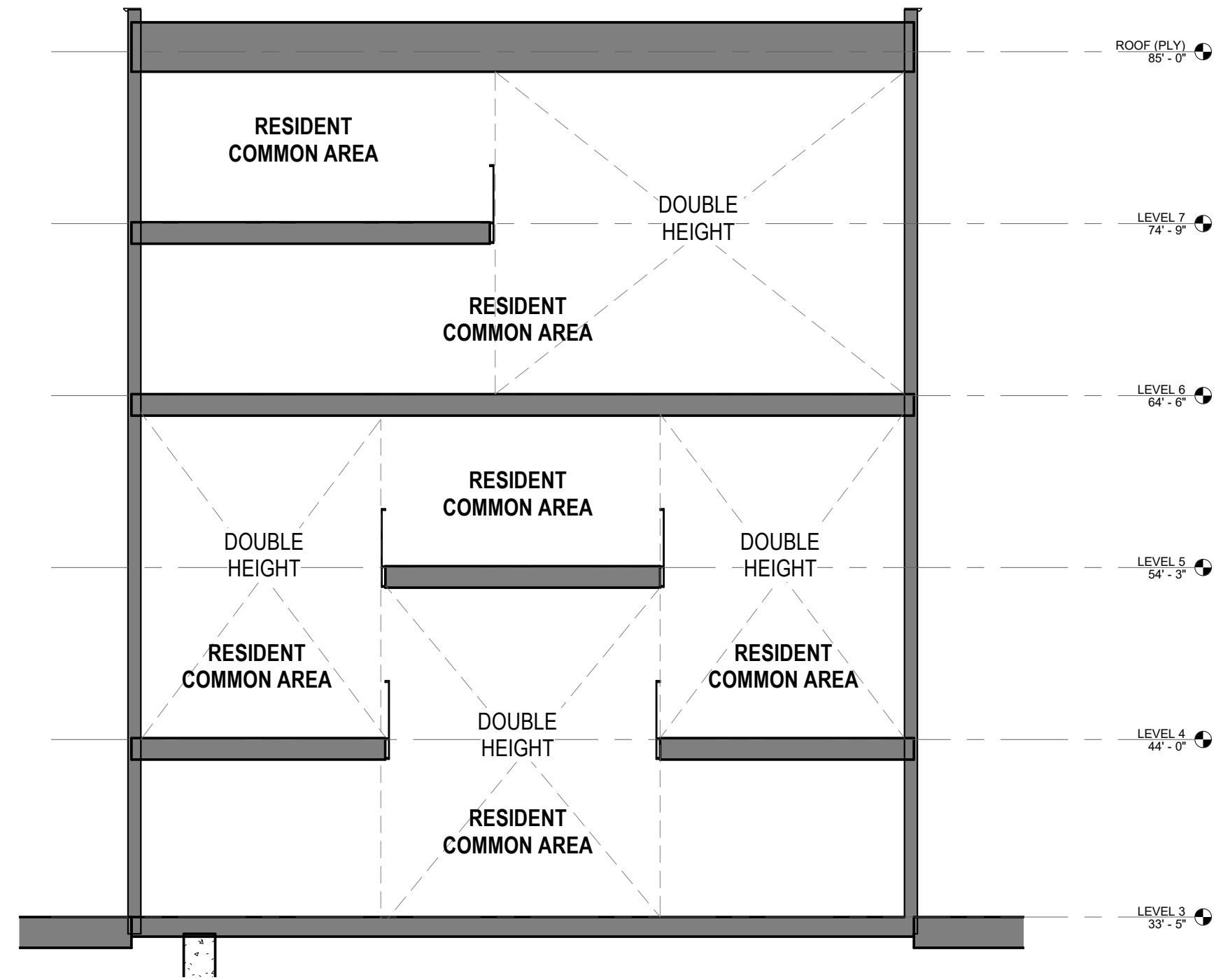
TYPICAL L1 UNIT PLAN - 1 BEDROOM LOFT (LOWER) 1



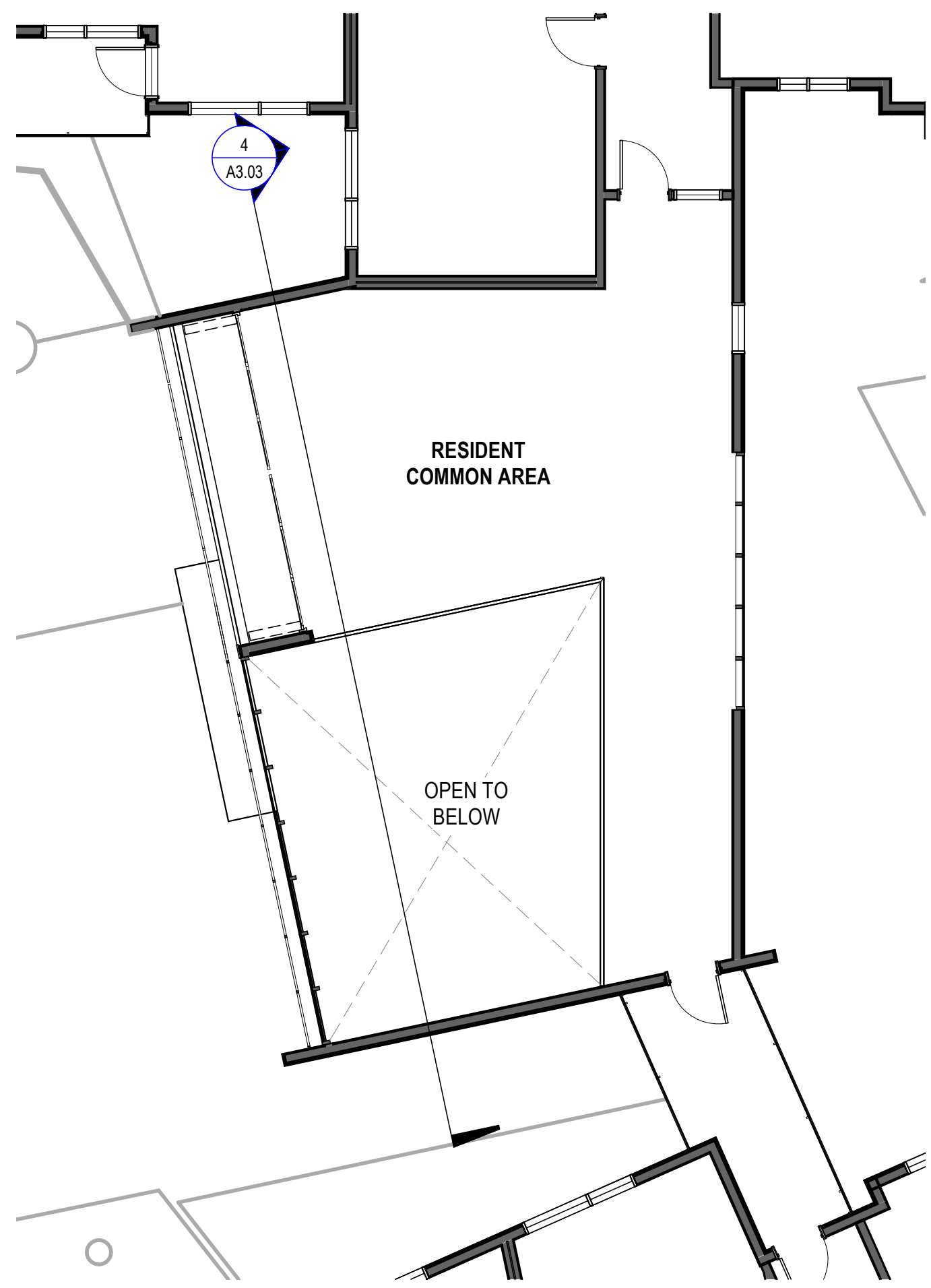
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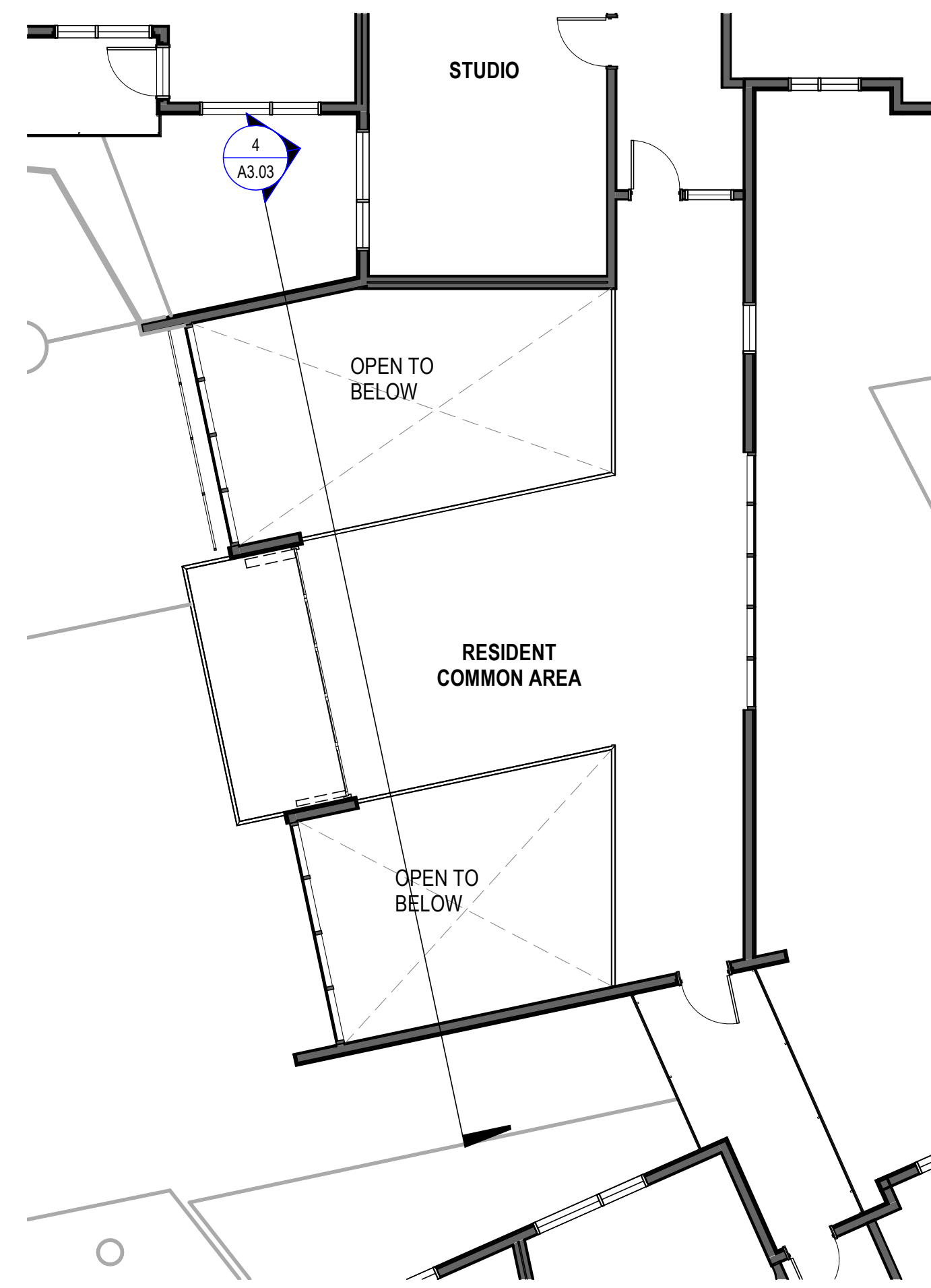
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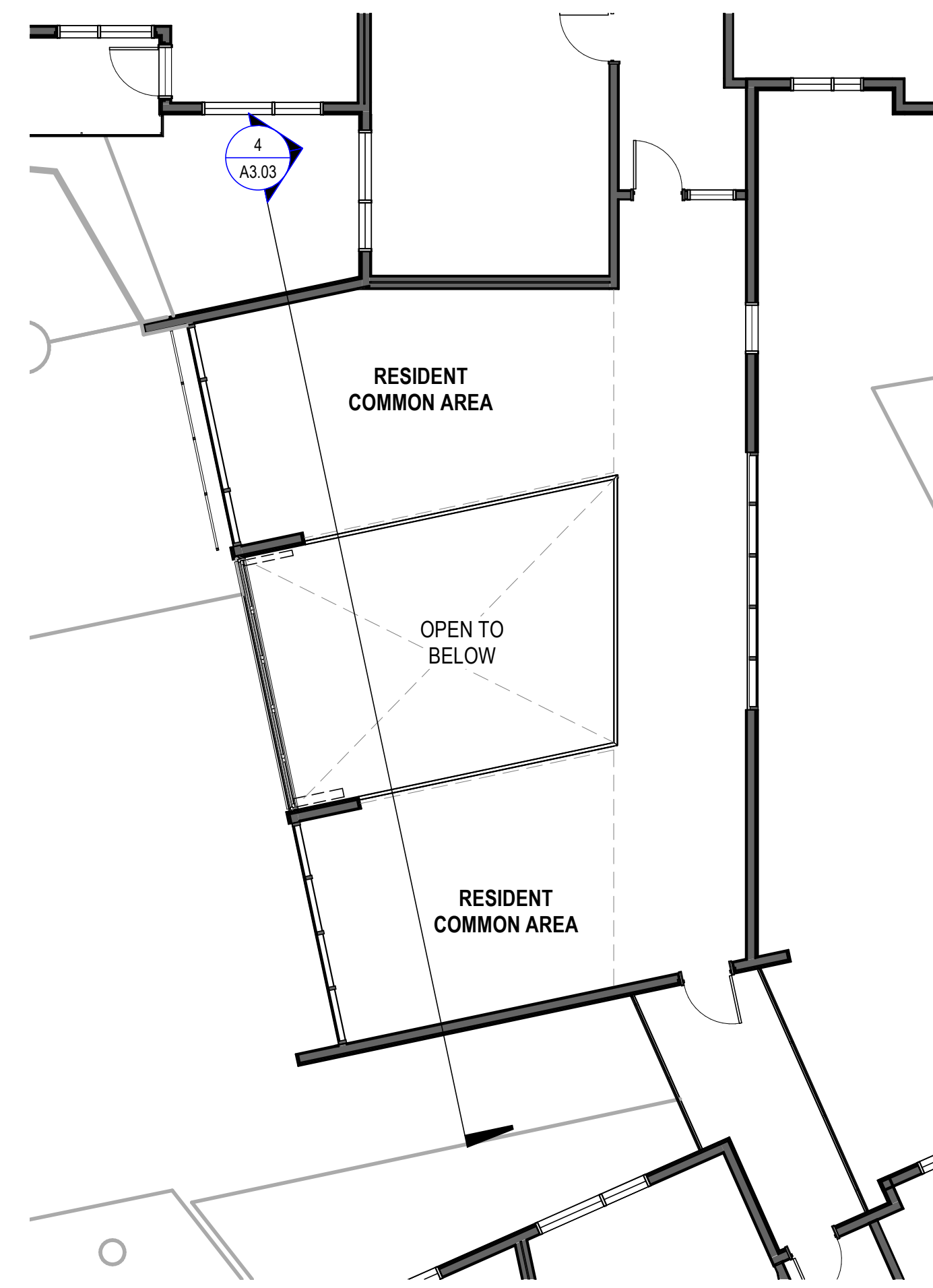
SECTION THROUGH AMENITY BRIDGE ④
1/8" = 1'-0"



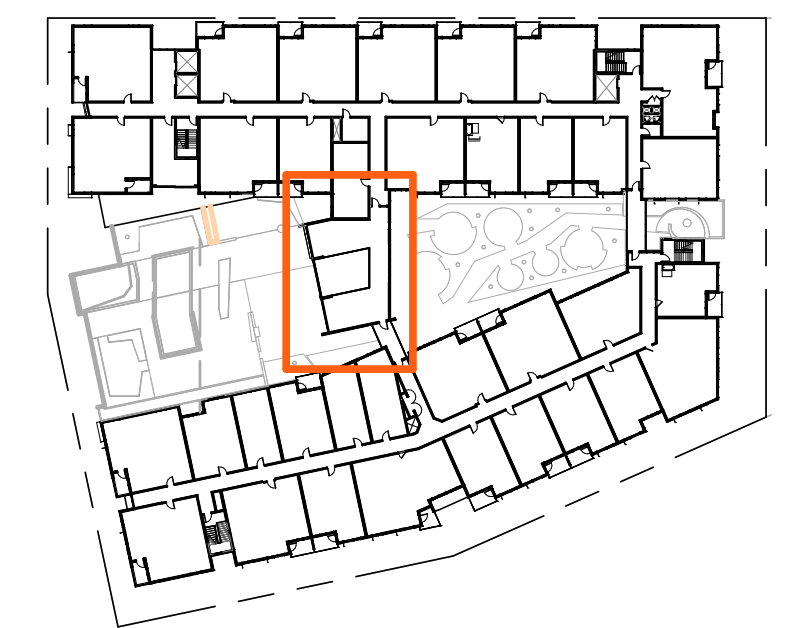
LEVEL 7 ③
1/8" = 1'-0"



LEVEL 5 ②
1/8" = 1'-0"



LEVEL 4 ①
1/8" = 1'-0"



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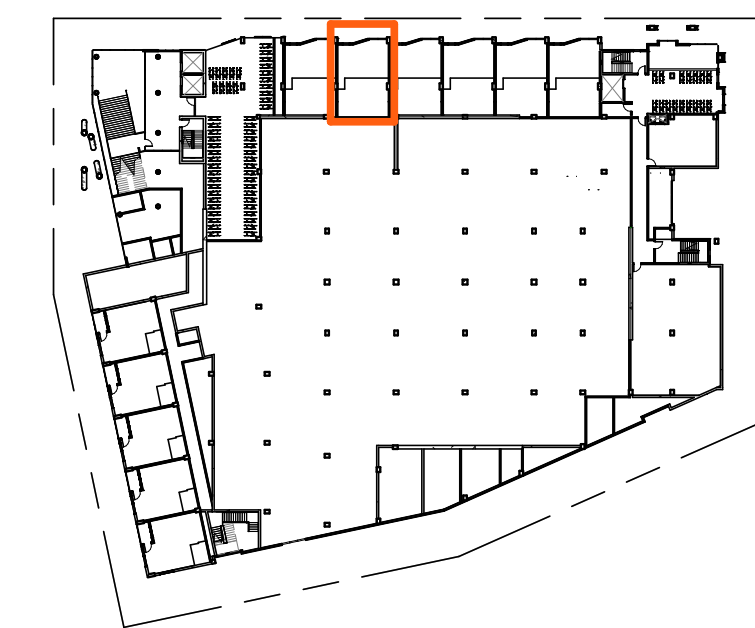
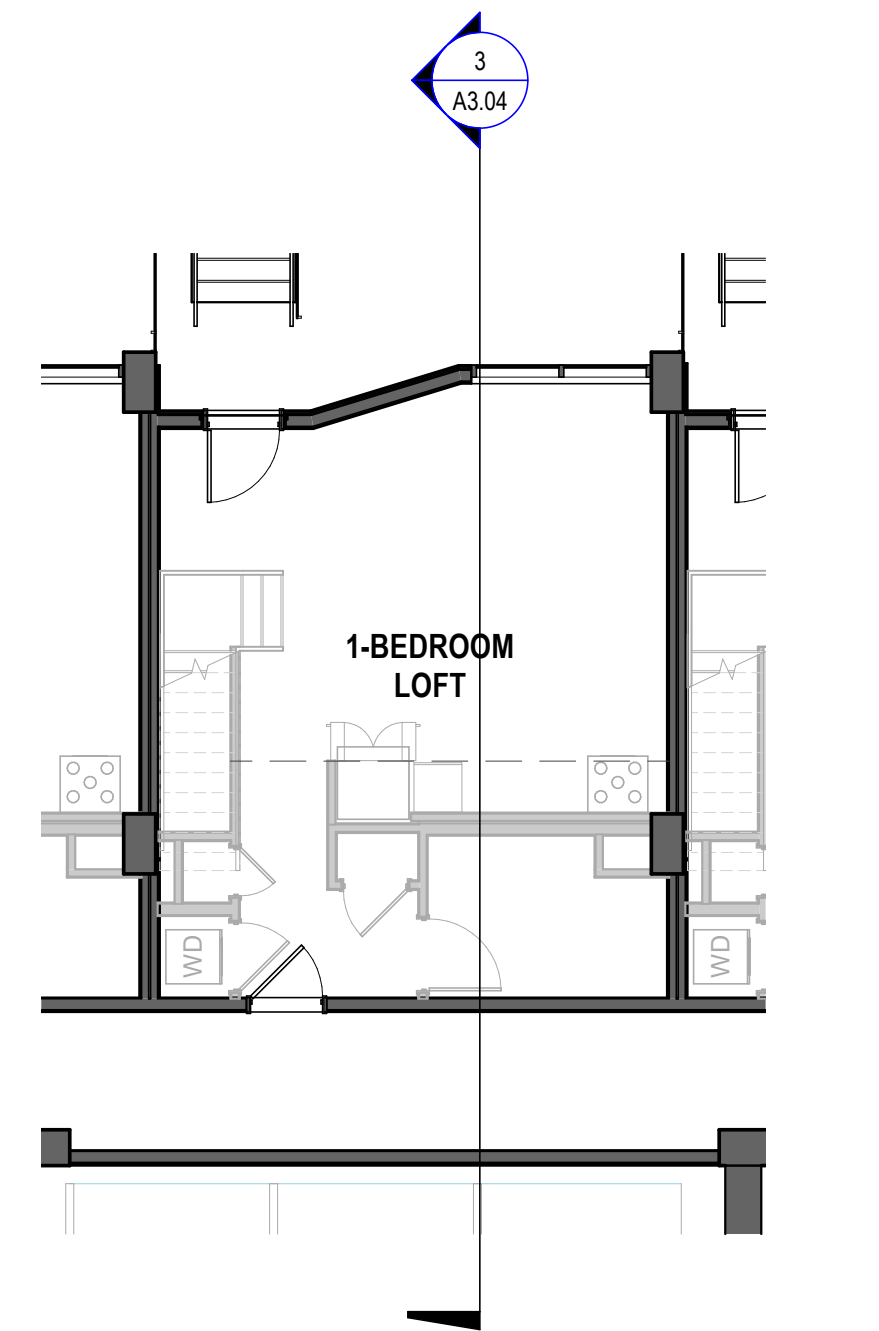
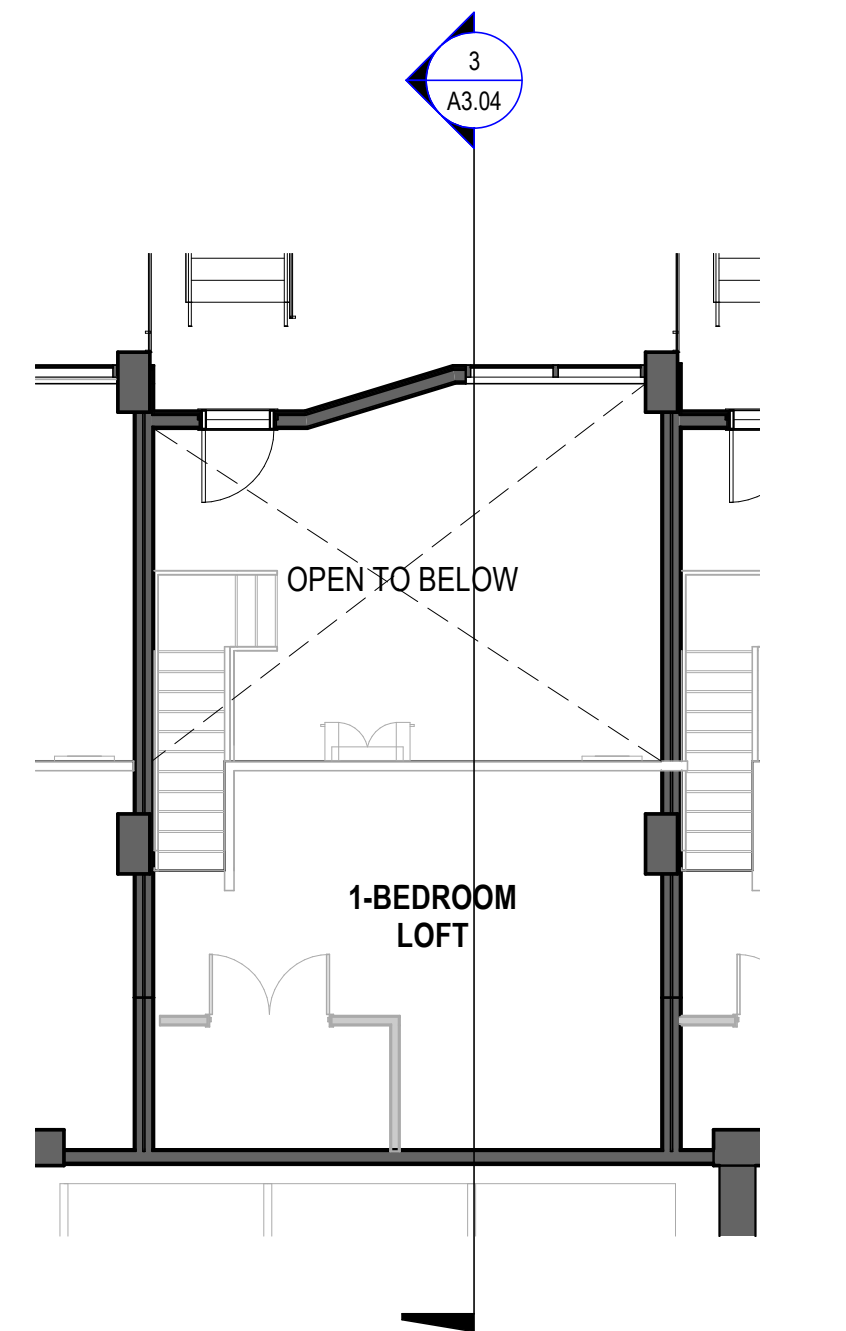
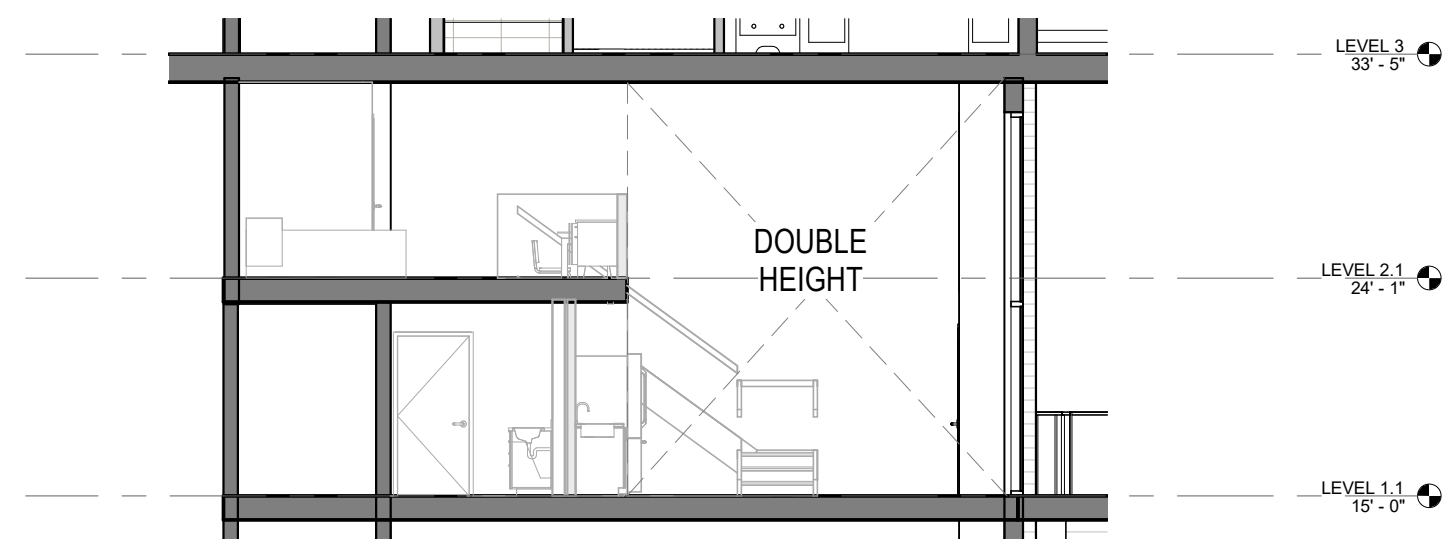
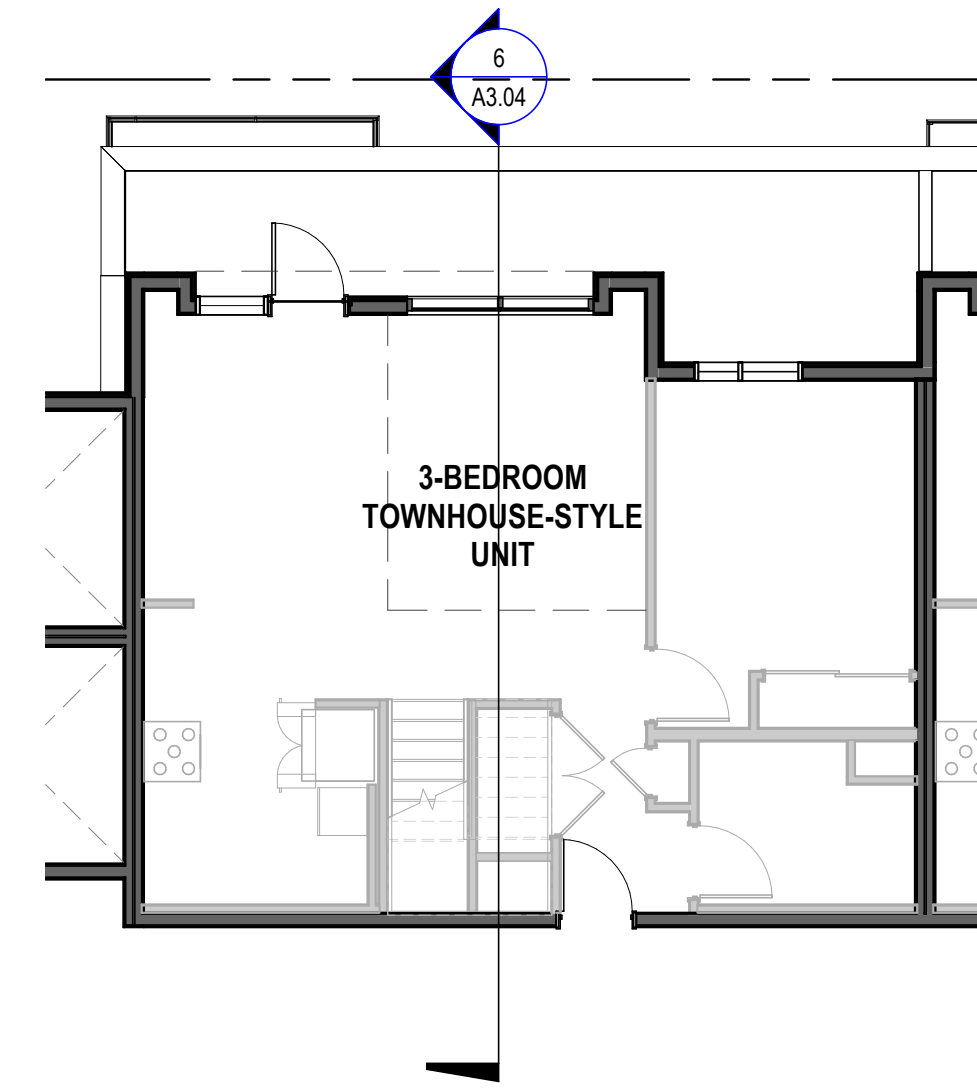
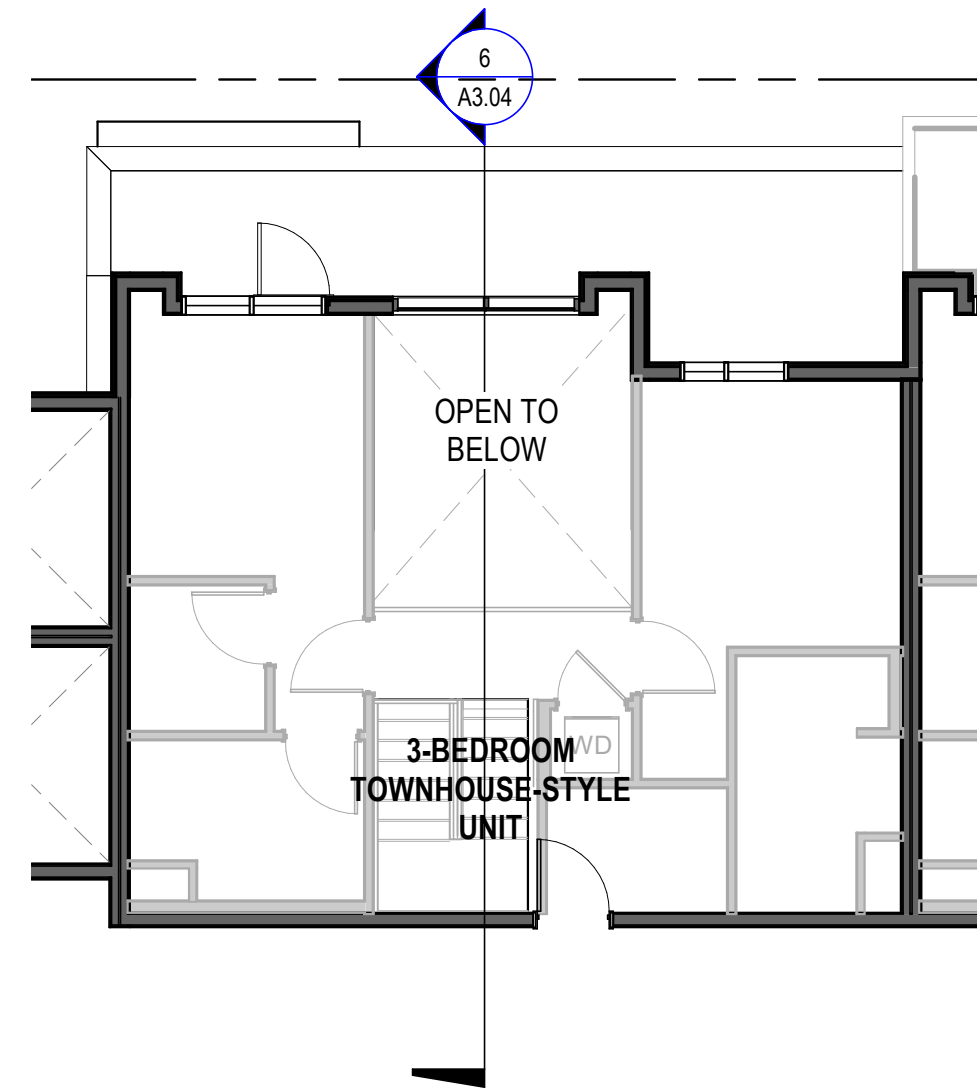
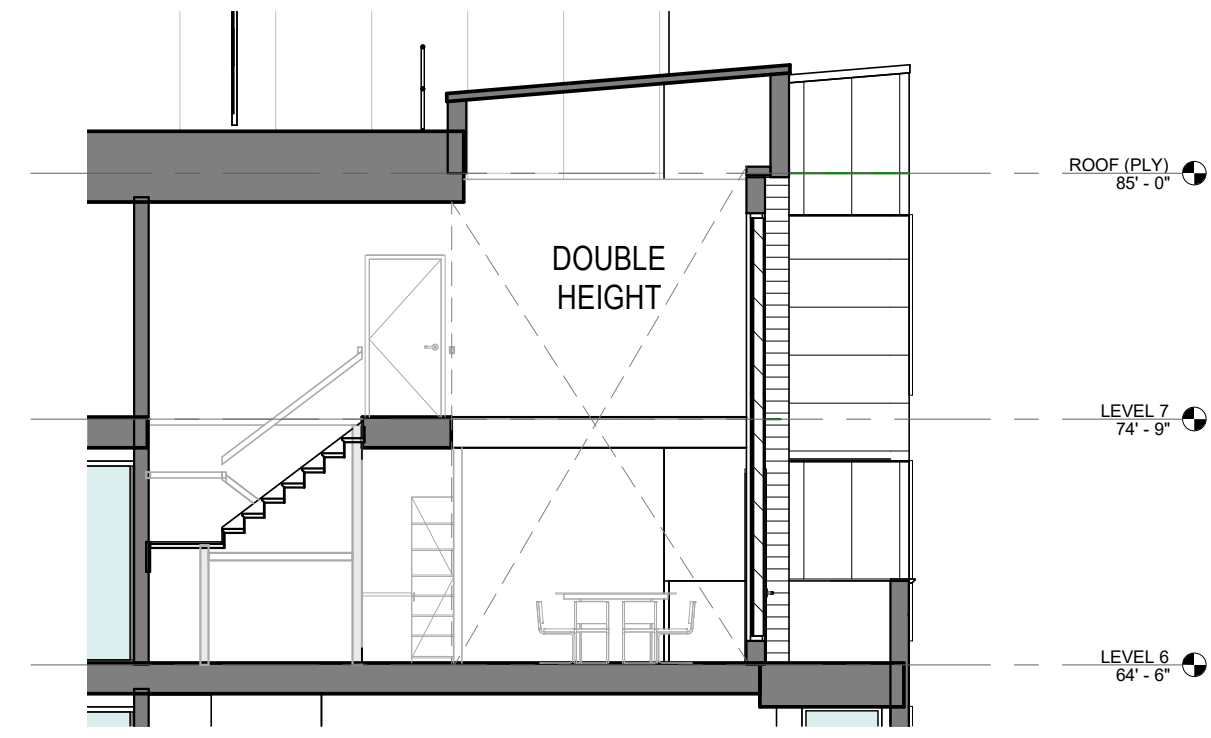
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DRAWING TITLE:
**DOUBLE HEIGHT SPACES -
DIAGRAMS**

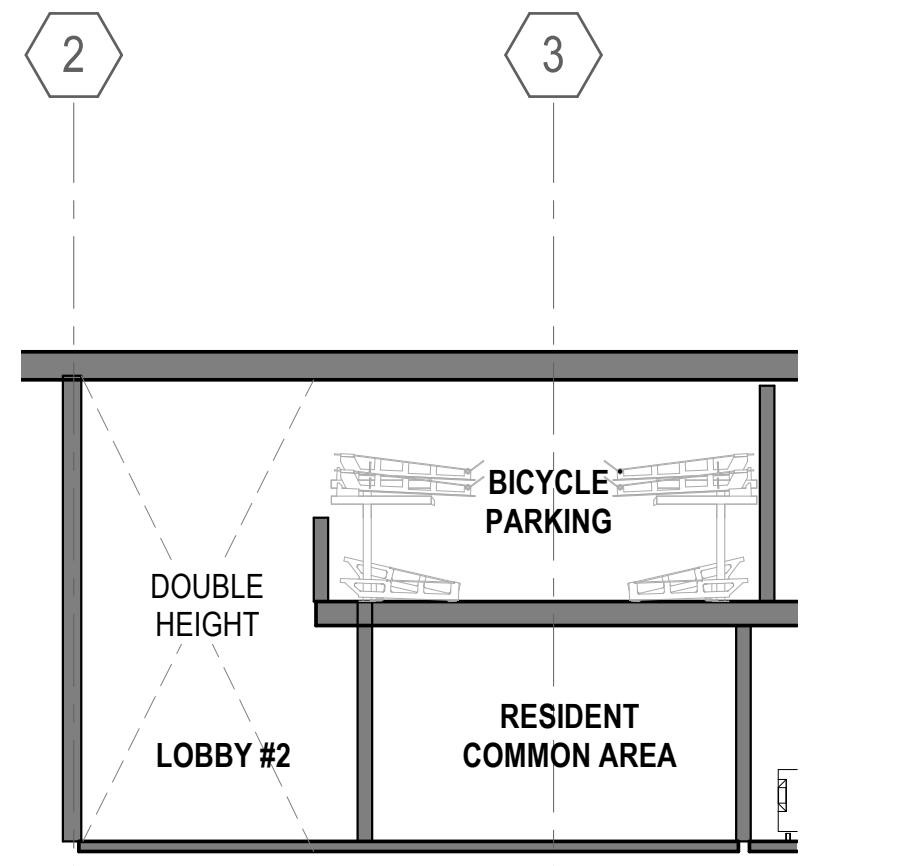
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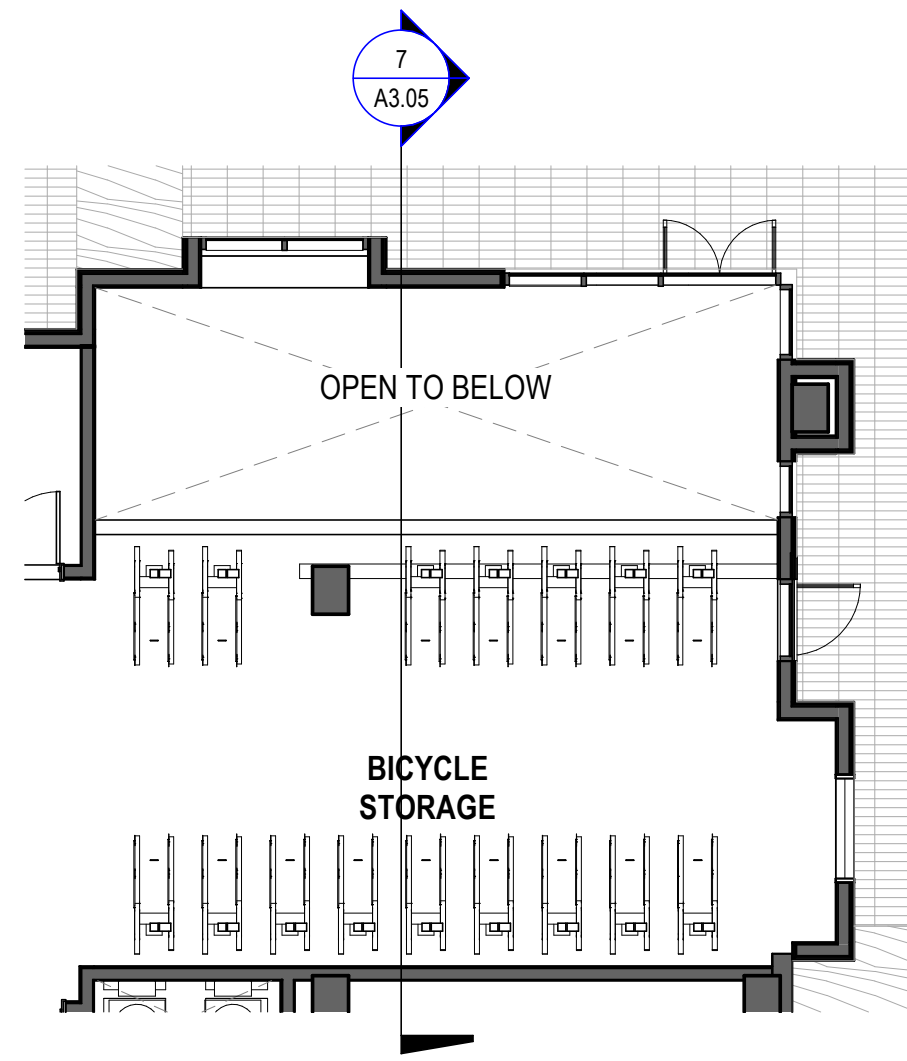
SCALE: As indicated
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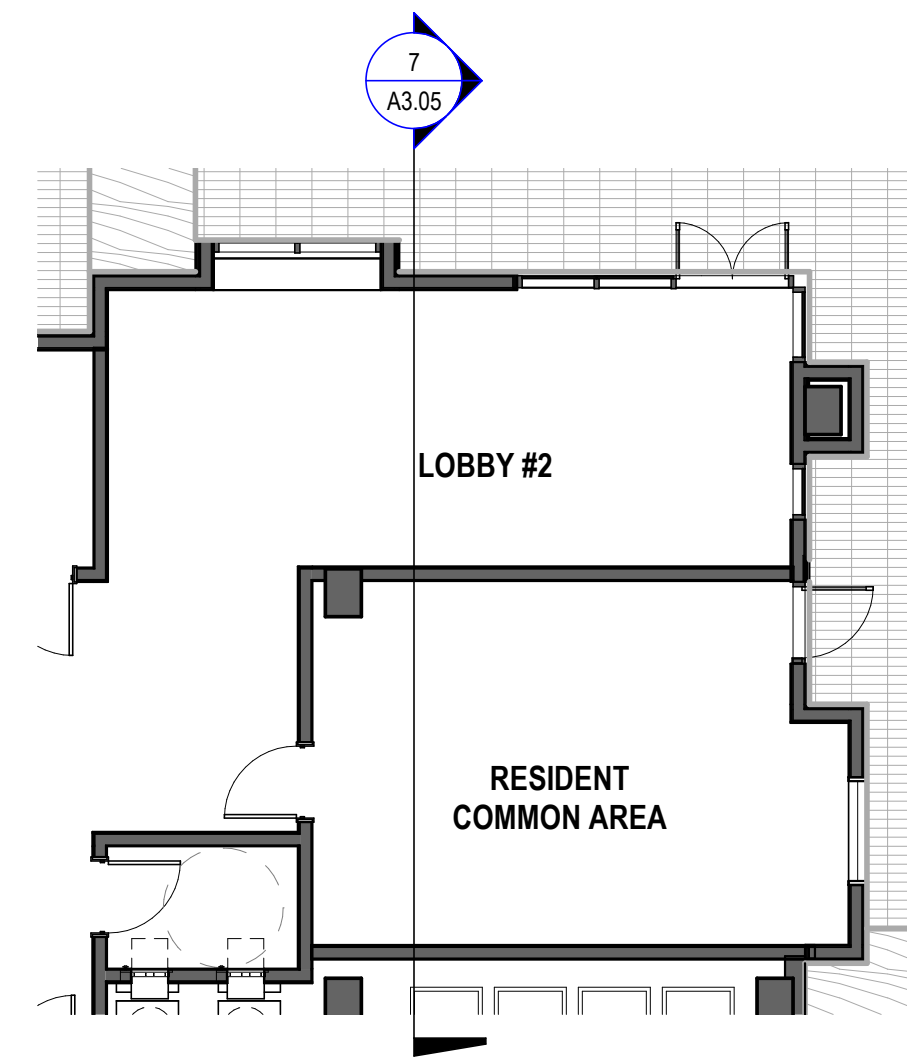
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NO.	DATE	ISSUE



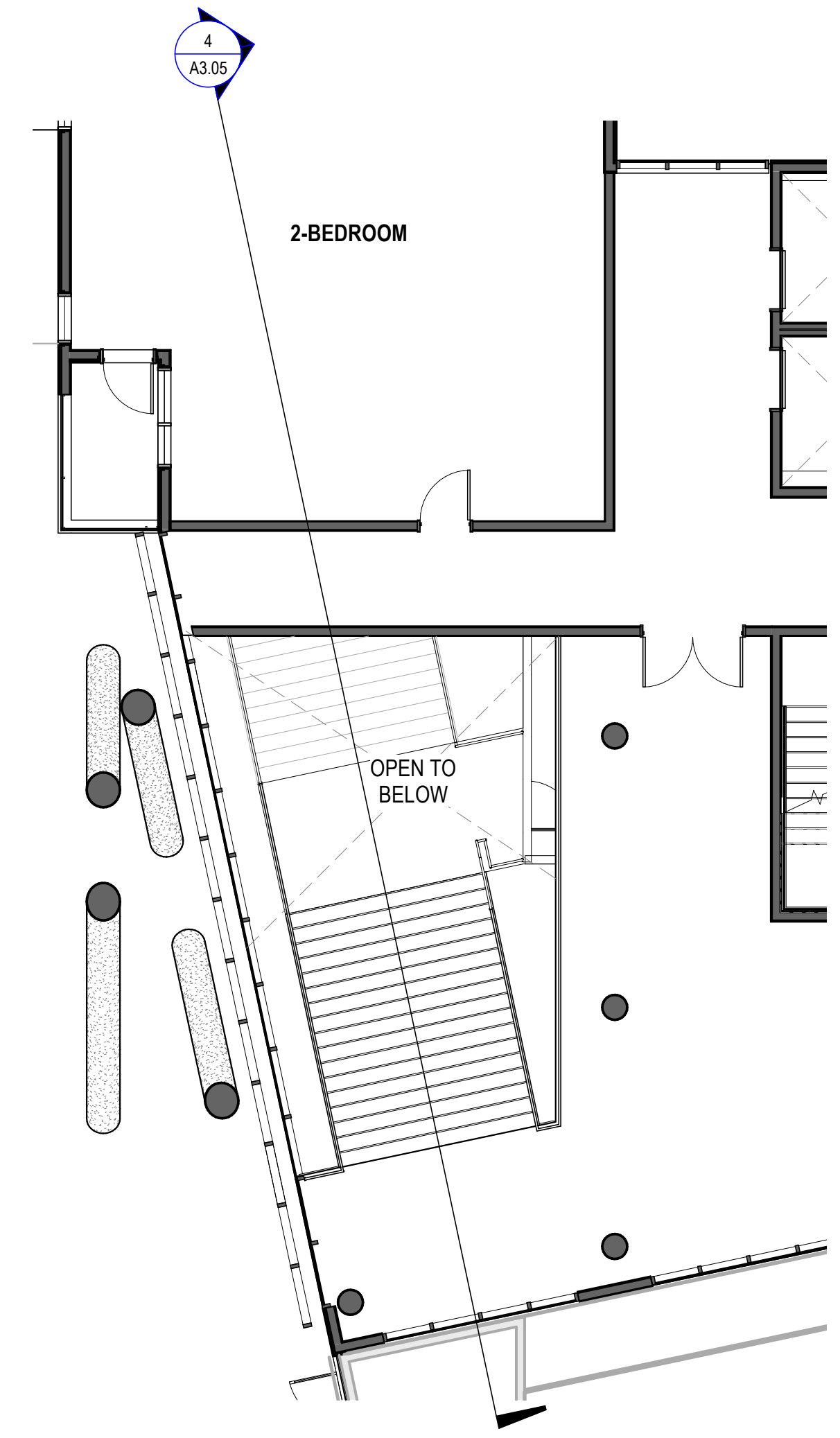
SECTION THROUGH LOBBY #2
1/8" = 1'-0" 7



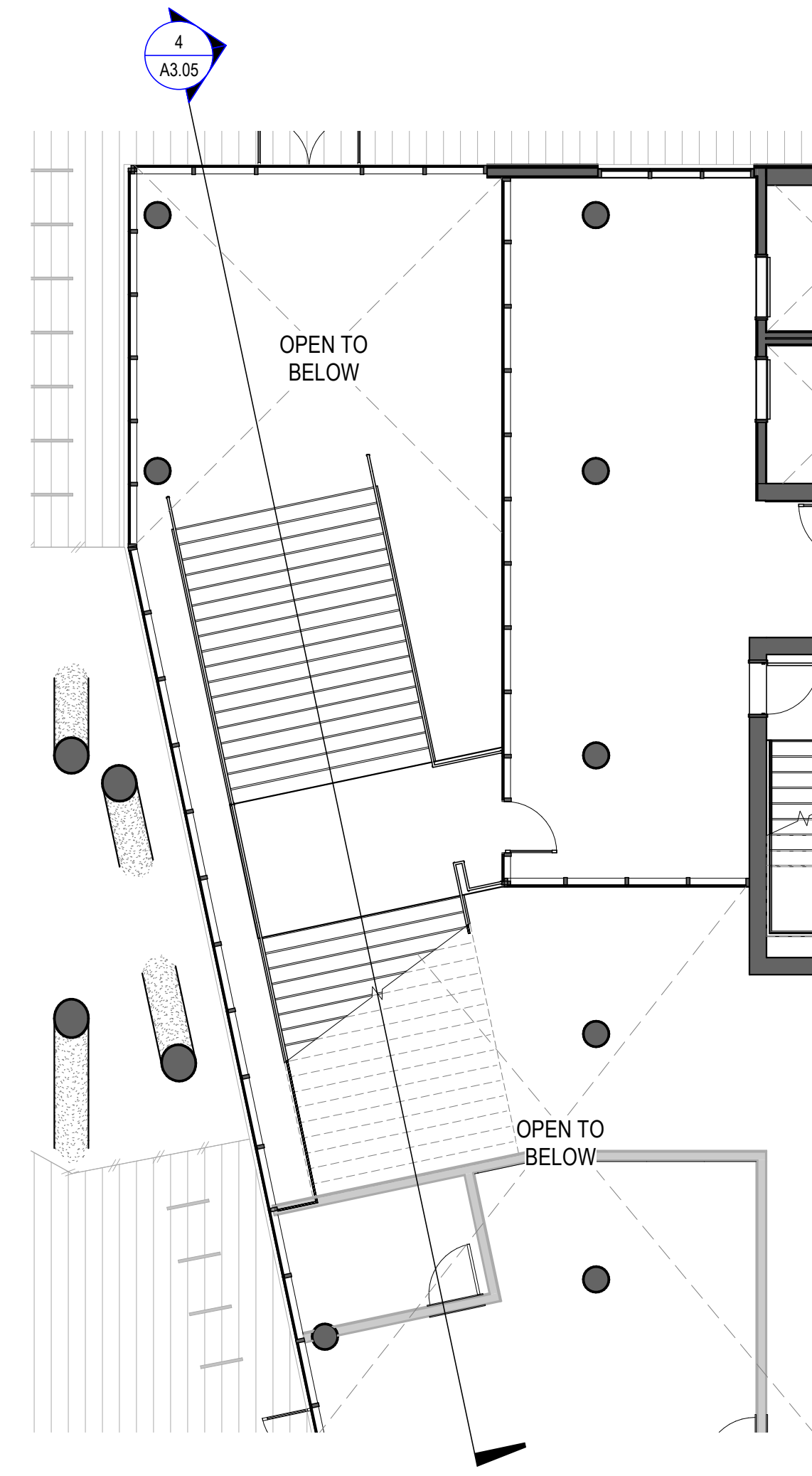
LOBBY 2 - LEVEL 2
1/8" = 1'-0" 6



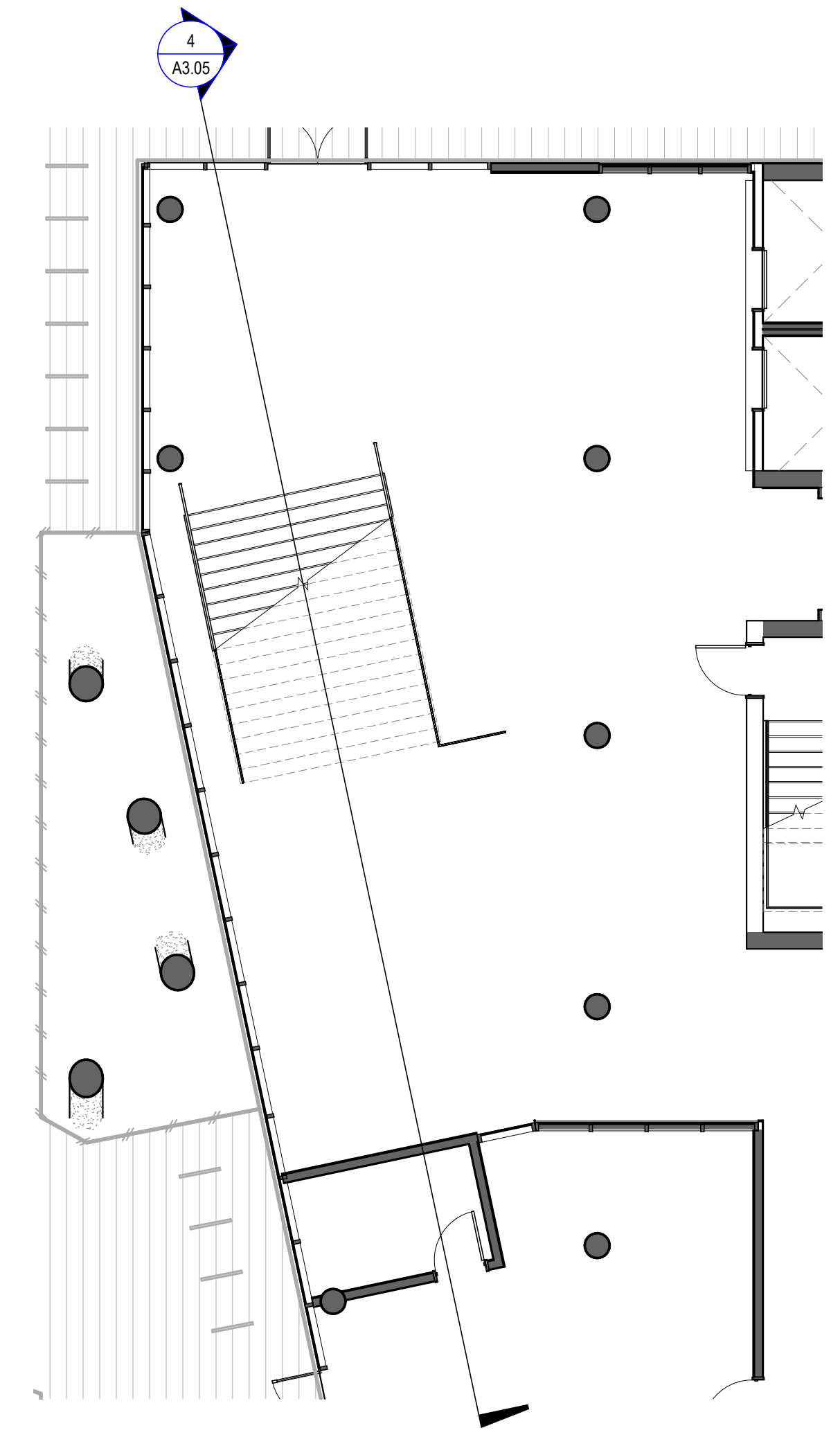
LOBBY 2 - LEVEL 1
1/8" = 1'-0" 5



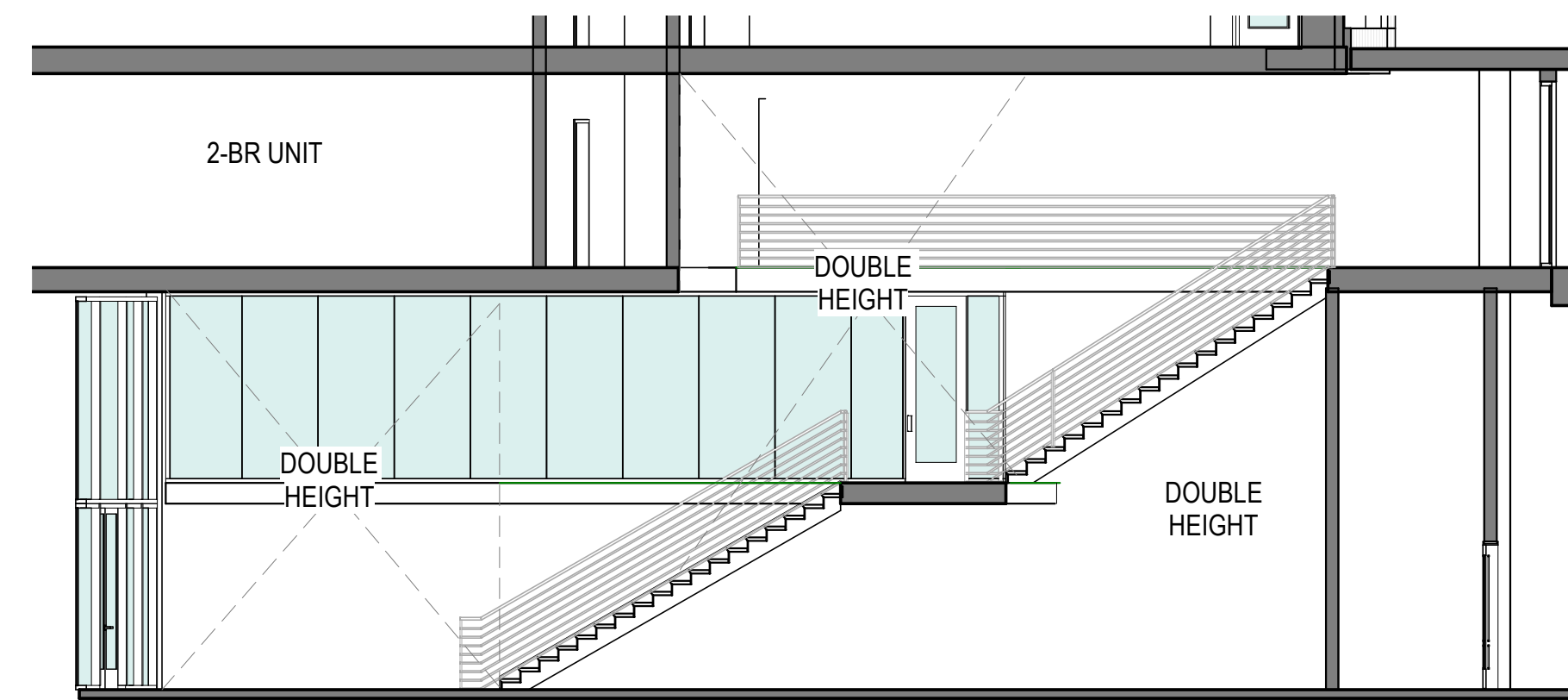
LOBBY 1 - LEVEL 3
1/8" = 1'-0" 3



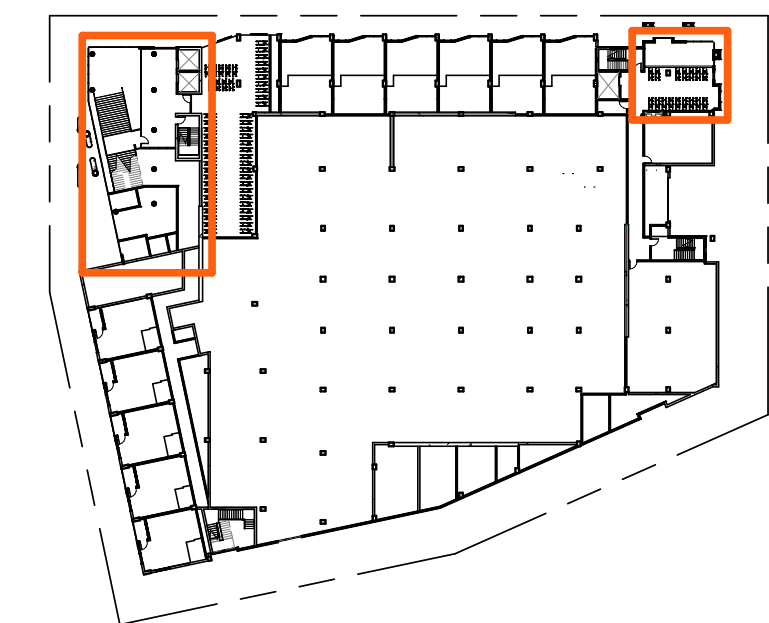
LOBBY 1 - LEVEL 2
1/8" = 1'-0" 2



LOBBY 1 - LEVEL 1
1/8" = 1'-0" 1



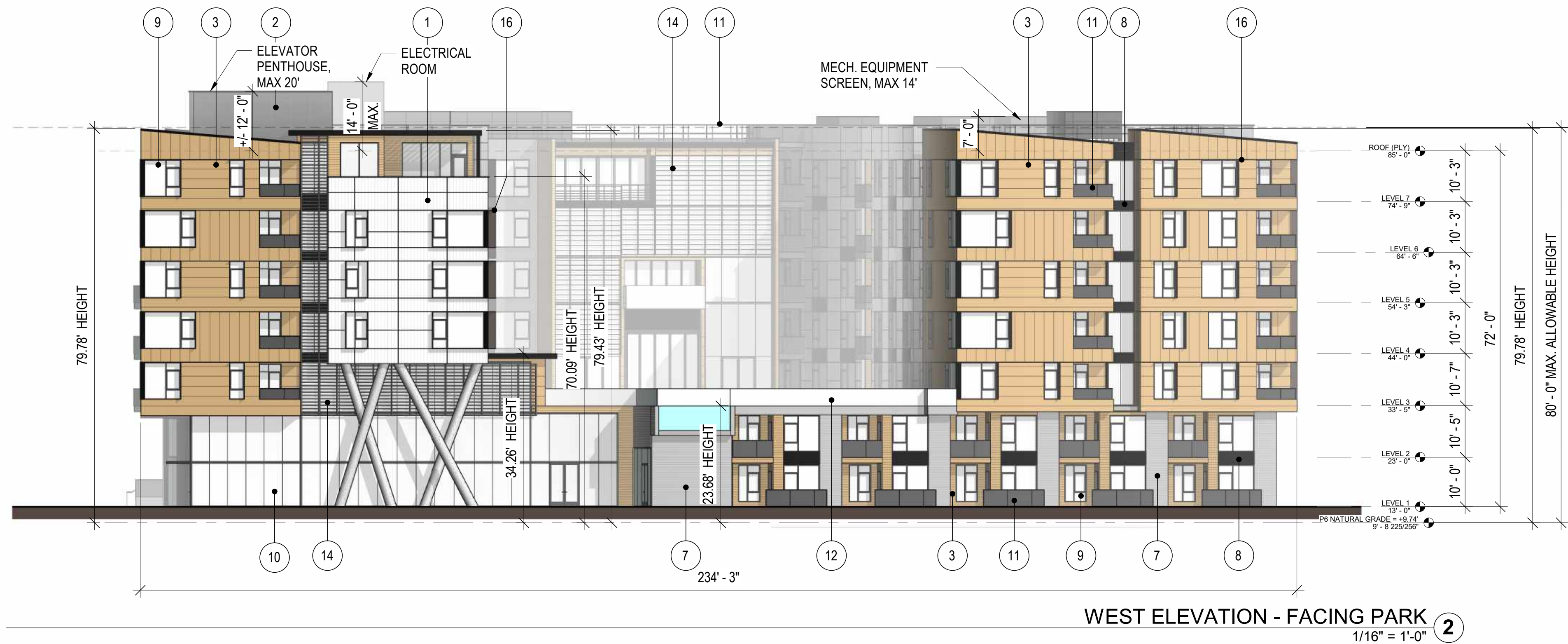
SECTION THROUGH LOBBY #1
1/8" = 1'-0" 4



SCALE: As indicated
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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WEST ELEVATION - FACING PARK
1/16" = 1'-0"



NORTH ELEVATION - PARK ST.
1/16" = 1'-0"

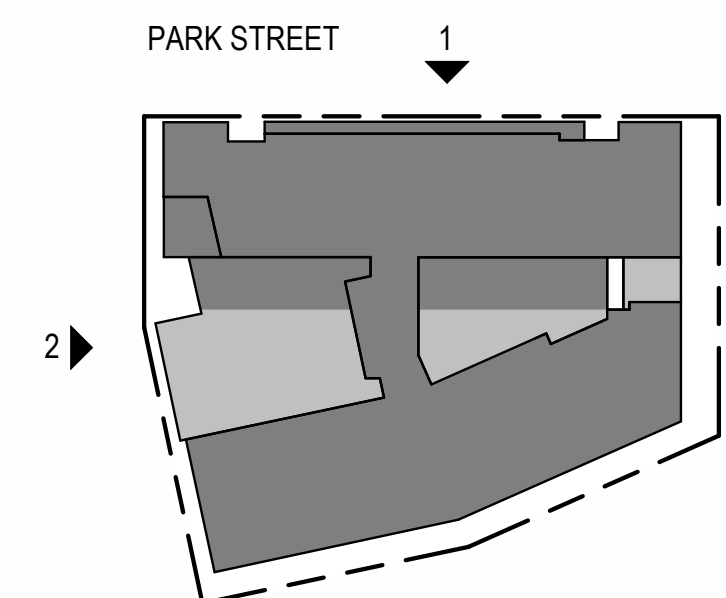
LEGEND

- 1 PANELIZED CEMENT BOARD, WARM WHITE
- 2 PANELIZED CEMENT BOARD, GRAY
- 3 WOOD LOOK SIDING SYSTEM
- 4 SMOOTH TROWELED STUCCO, WARM WHITE
- 5 SMOOTH TROWELED STUCCO, GRAY
- 6 SMOOTH TROWELED STUCCO, LIGHT GRAY
- 7 CONCRETE, BOARD FORMED AESTHETIC
- 8 ALUMINUM SPANDREL PANEL, DARK BRONZE COLOR
- 9 WINDOW, DARK BRONZE AND/OR WHITE AND/OR TAN COLOR
- 10 STOREFRONT / CURTAIN WALL, DARK BRONZE COLOR
- 11 METAL GUARDRAIL
- 12 GLAZED GUARDRAIL
- 13 [NOT USED]
- 14 METAL LATTICE SYSTEM
- 15 PAINTED METAL LOUVER
- 16 METAL SUNSHADE

NOTE: LESS THAN 50% OF THE TOTAL BUILDING FACADE WILL BE CLAD IN SMOOTH TROWELED STUCCO IN COMPLIANCE WITH ZONING ORDINANCE 16.45.120(6)F.

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

NOTE: LEVEL LINE ELEVATIONS INDICATE FEET ABOVE SEA LEVEL.



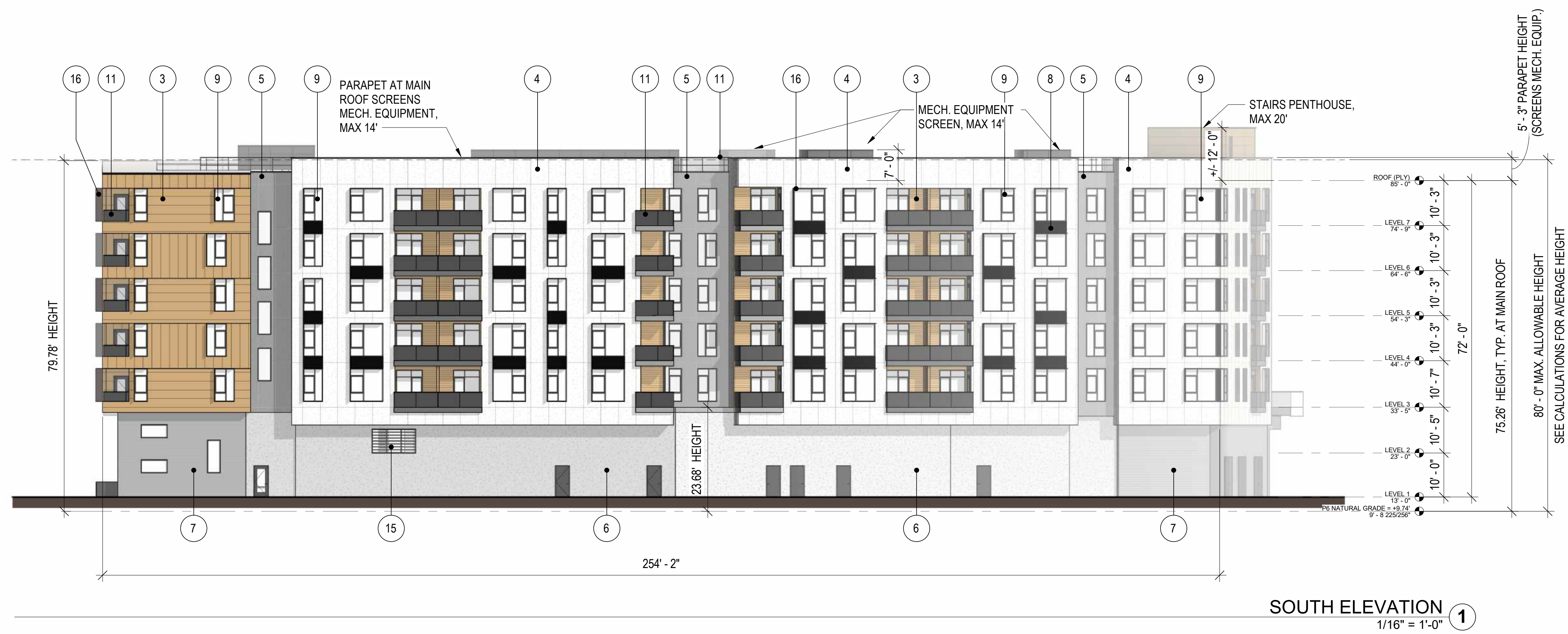
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NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE. DRAWINGS USE REQUIRED DIMENSIONS ONLY. FOR BEST CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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EAST ELEVATION - ALLEY
1/16" = 1'-0" 2



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

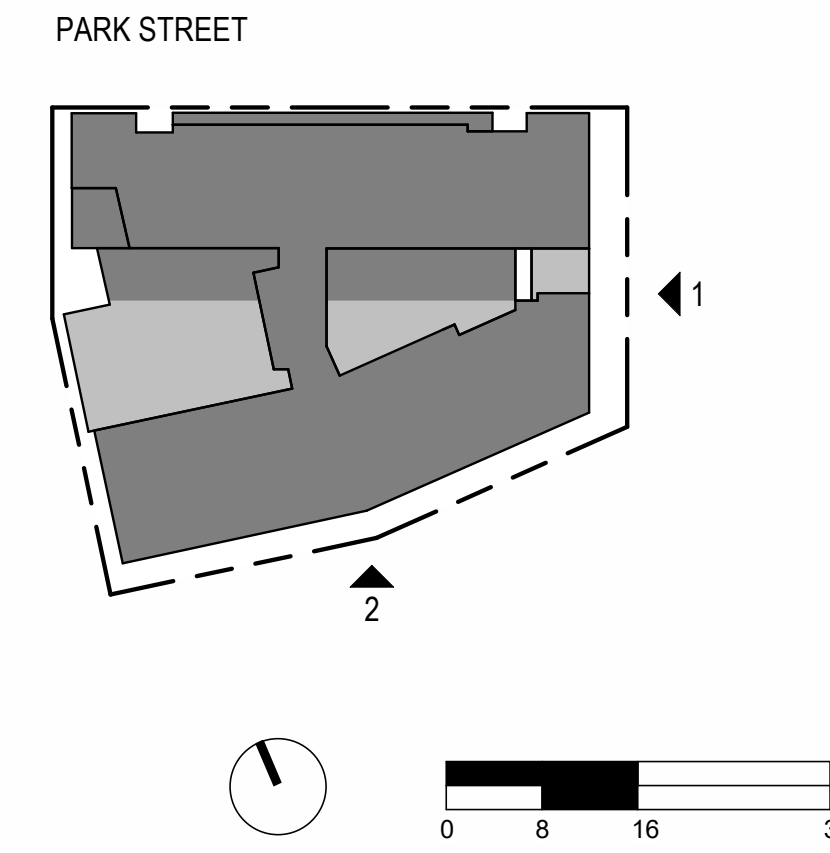
LEGEND

- 1 PANELIZED CEMENT BOARD, WARM WHITE
- 2 PANELIZED CEMENT BOARD, GRAY
- 3 WOOD LOOK SIDING SYSTEM
- 4 SMOOTH TROWELED STUCCO, WARM WHITE
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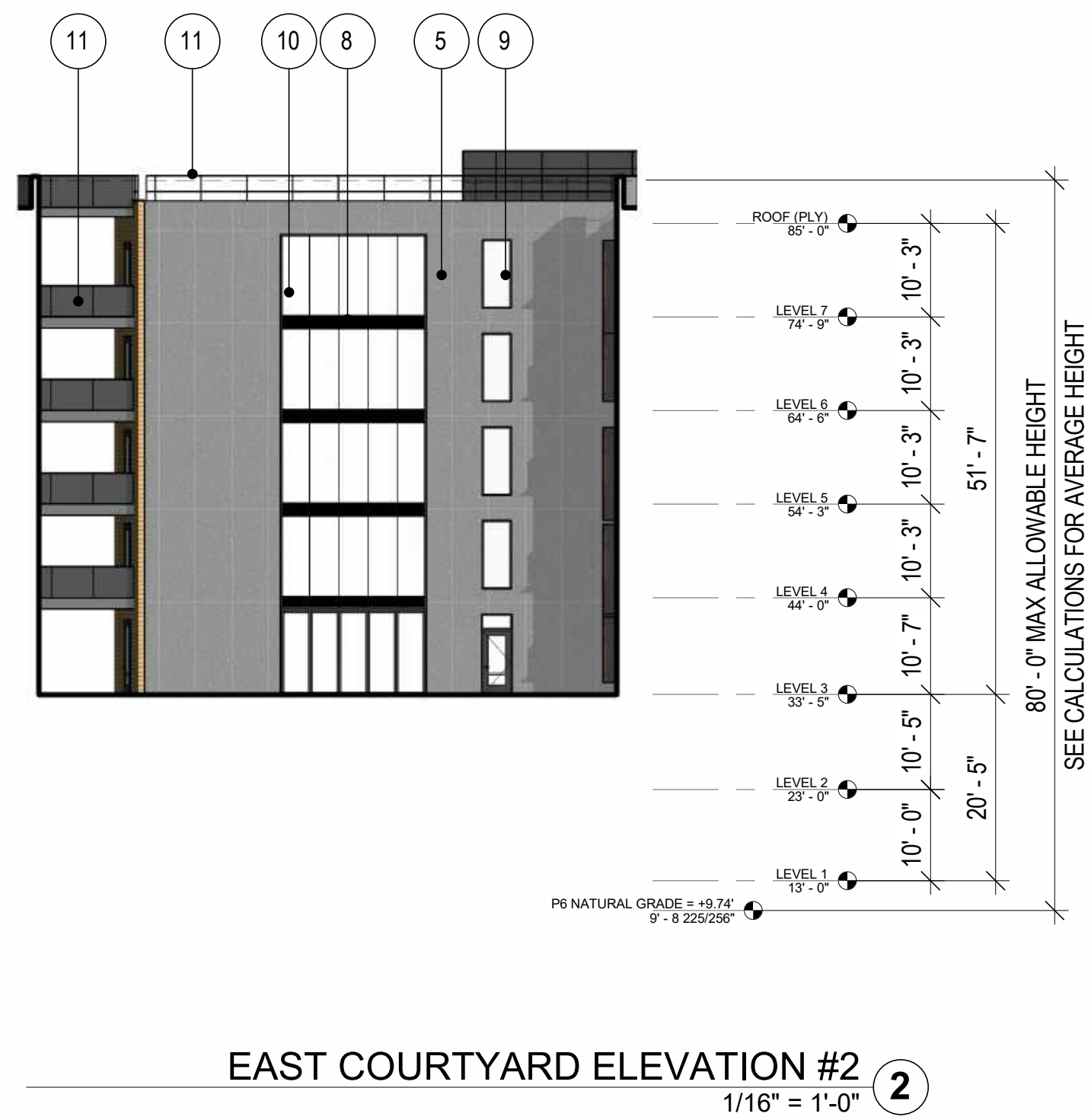
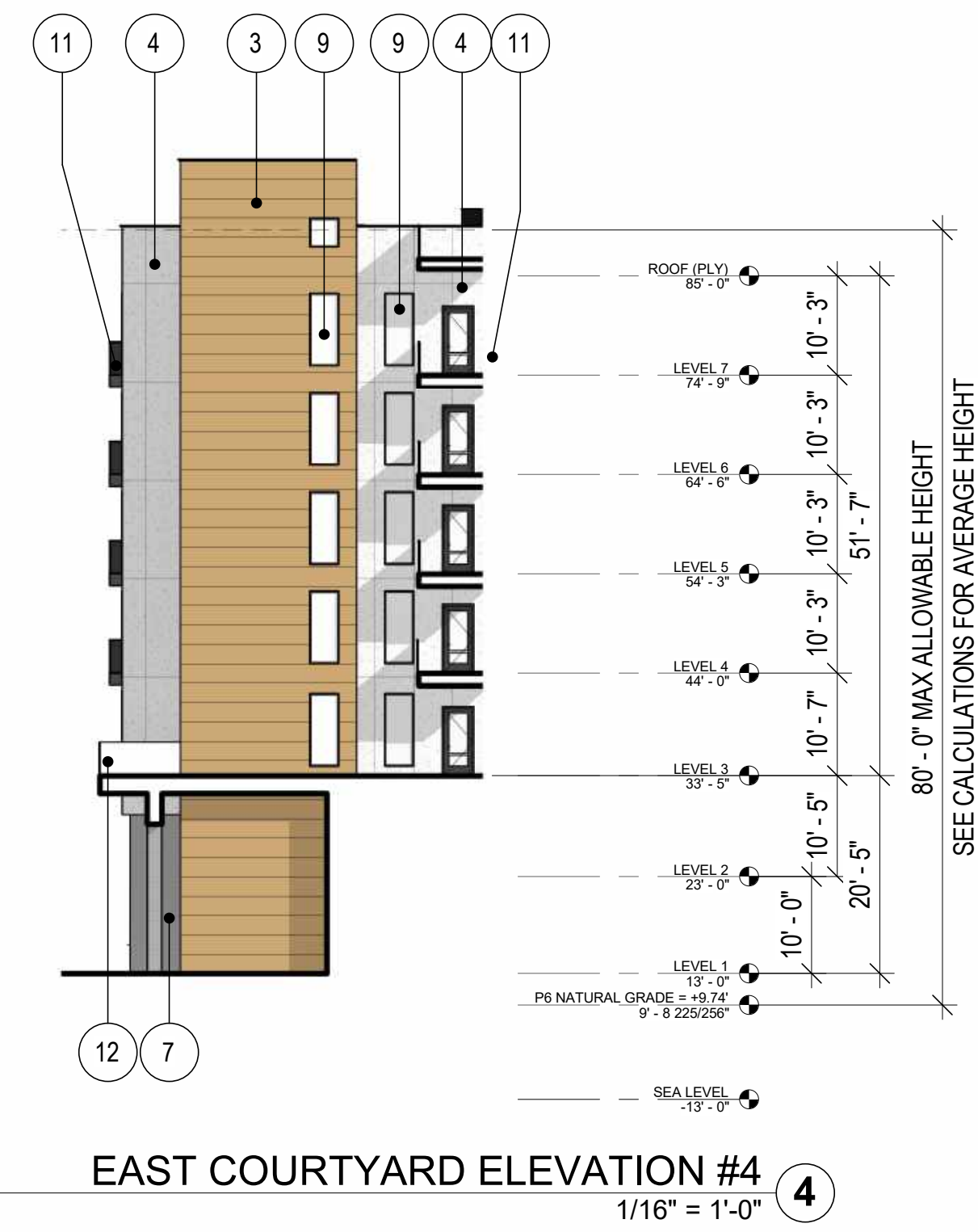
NOTE: LEVEL LINE ELEVATIONS INDICATE FEET ABOVE SEA LEVEL.



SCALE: As indicated
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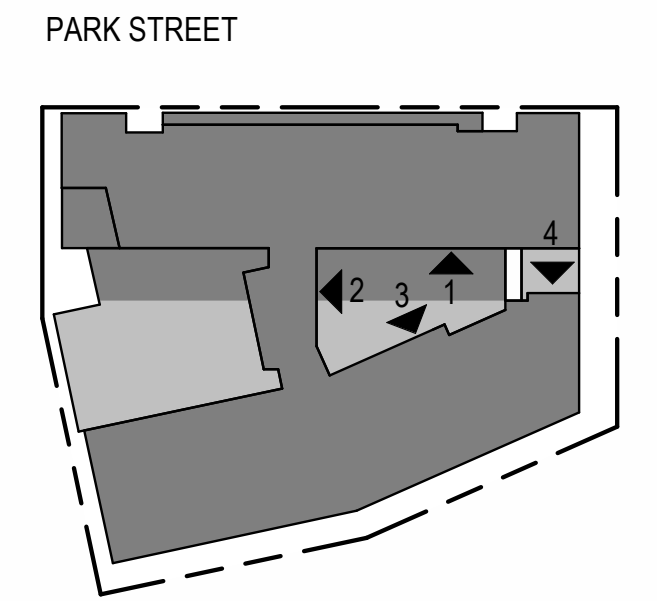
LEGEND

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- 4 SMOOTH TROWELED STUCCO, WARM WHITE
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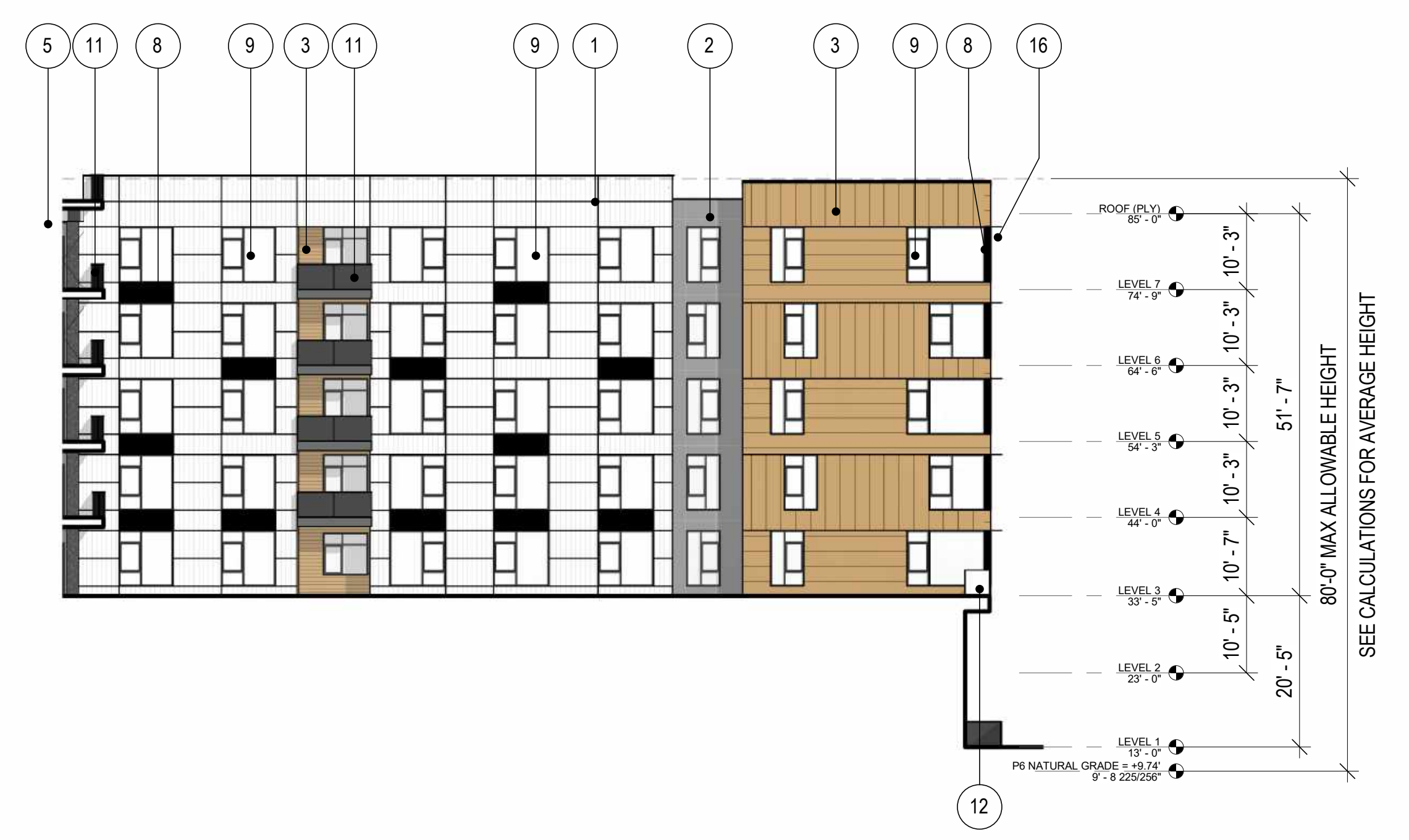
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NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE. DRAWINGS USE FIGURED DIMENSIONS ONLY. FOR BEST CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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P6 - WEST COURTYARD ELEVATION #2
1/16" = 1'-0" ②



P6 - WEST COURTYARD ELEVATION #3
1/16" = 1'-0" ③



P6 - WEST COURTYARD ELEVATION #1
1/16" = 1'-0" ①

LEGEND

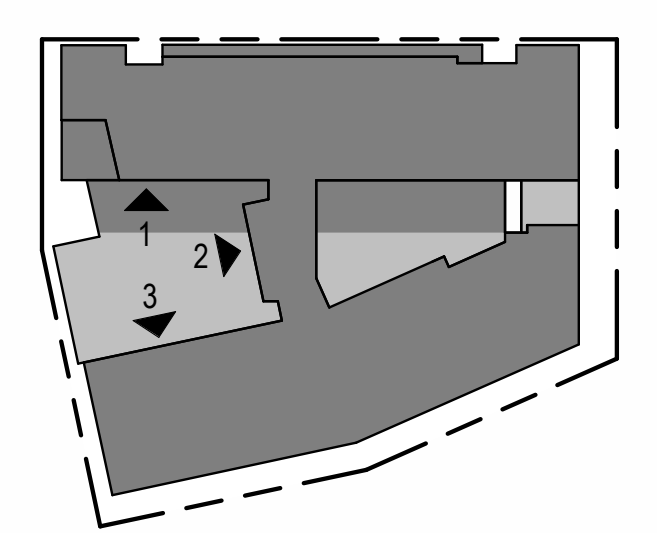
- ① PANELIZED CEMENT BOARD, WARM WHITE
- ② PANELIZED CEMENT BOARD, GRAY
- ③ WOOD LOOK SIDING SYSTEM
- ④ SMOOTH TROWELED STUCCO, WARM WHITE
- ⑤ SMOOTH TROWELED STUCCO, GRAY
- ⑥ SMOOTH TROWELED STUCCO, LIGHT GRAY
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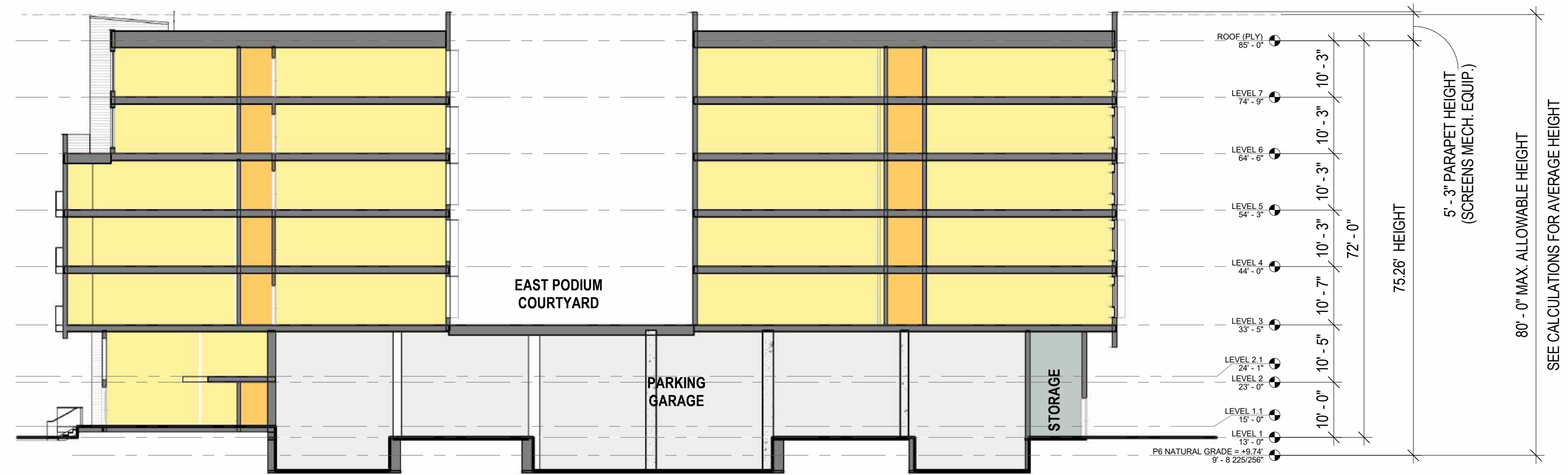
PARK STREET



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

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N-S SECTION 2 @ PARCEL 6
1/16" = 1'-0"

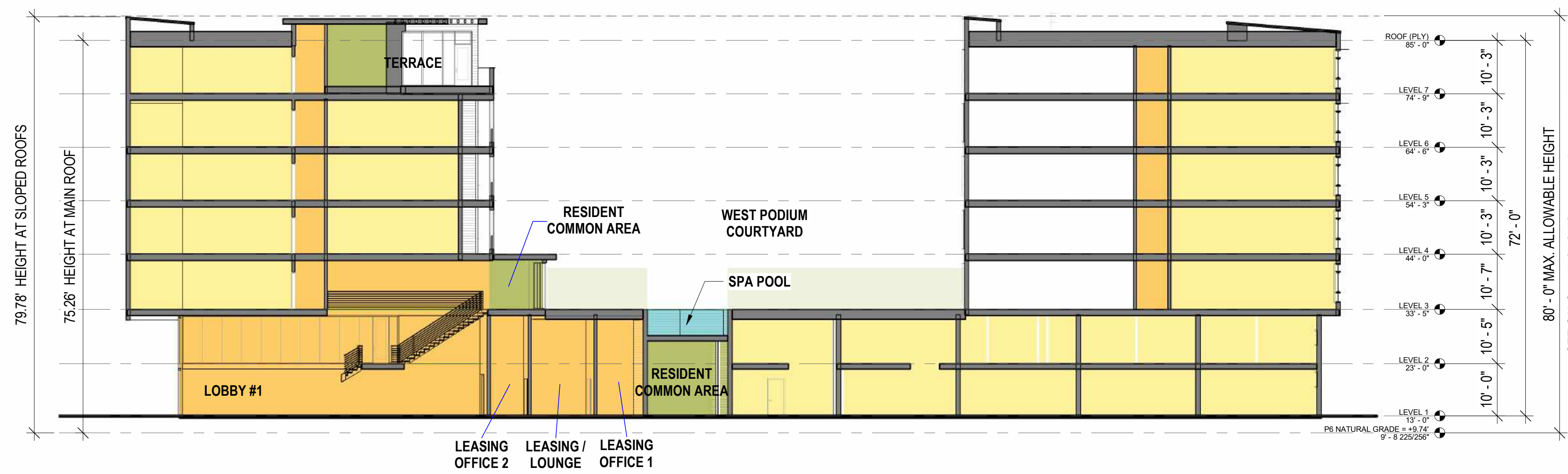


E-W SECTION 2 @ PARCEL 6
1/16" = 1'-0"

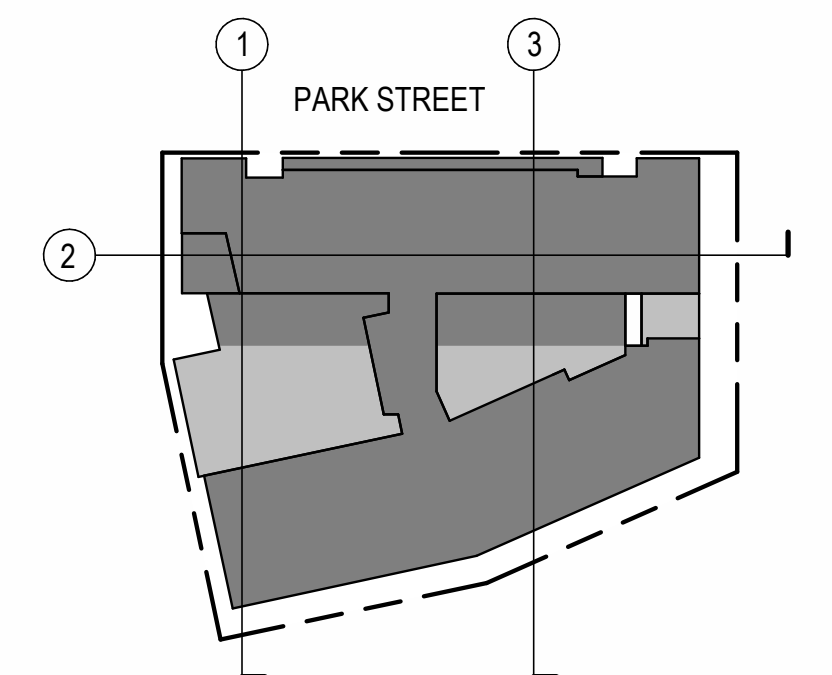
LEGEND

- RESIDENTIAL
- CIRCULATION
- RESIDENT COMMON AREA
- SERVICE
- PARKING

NOTE: LEVEL LINE ELEVATIONS INDICATE FEET ABOVE SEA LEVEL.



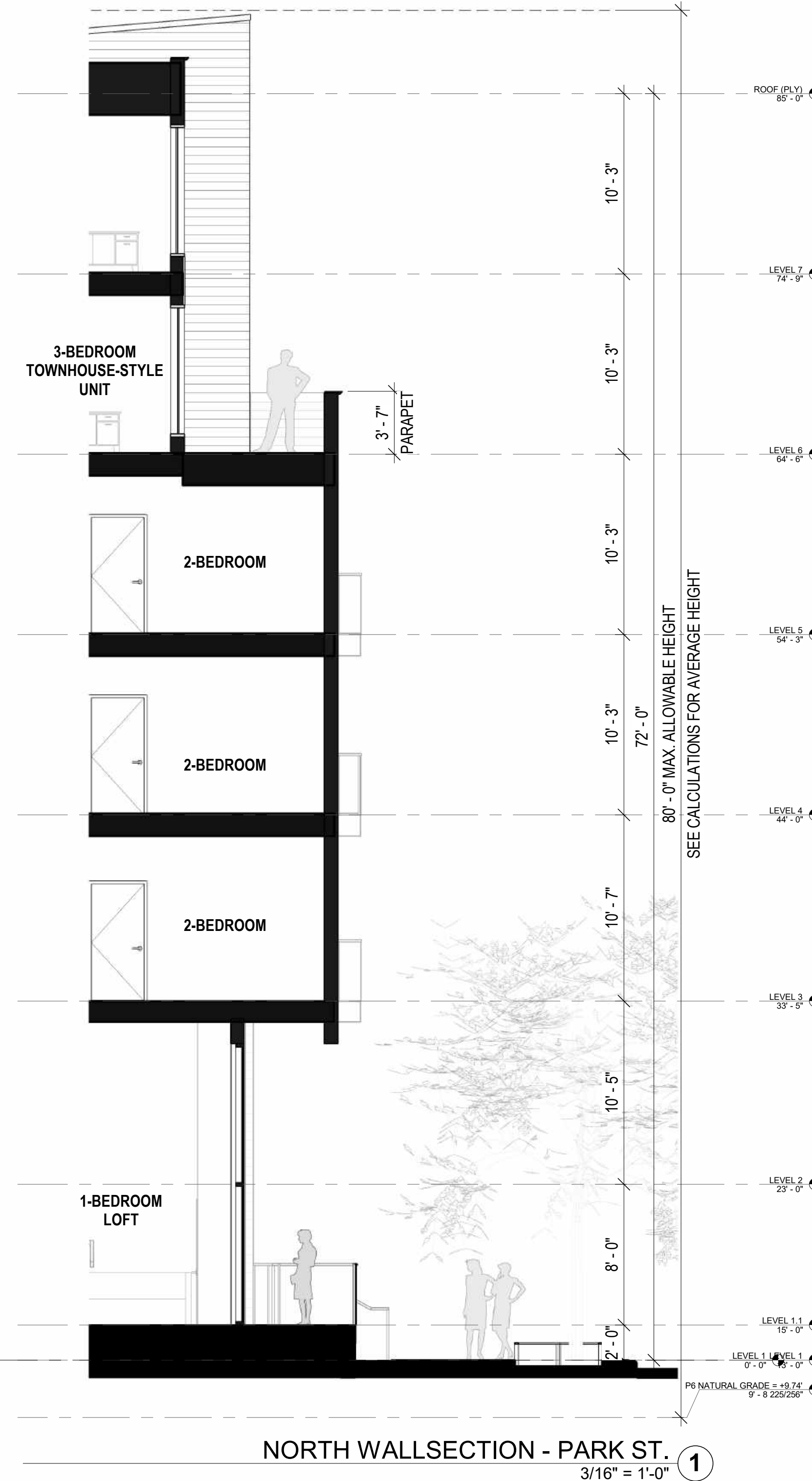
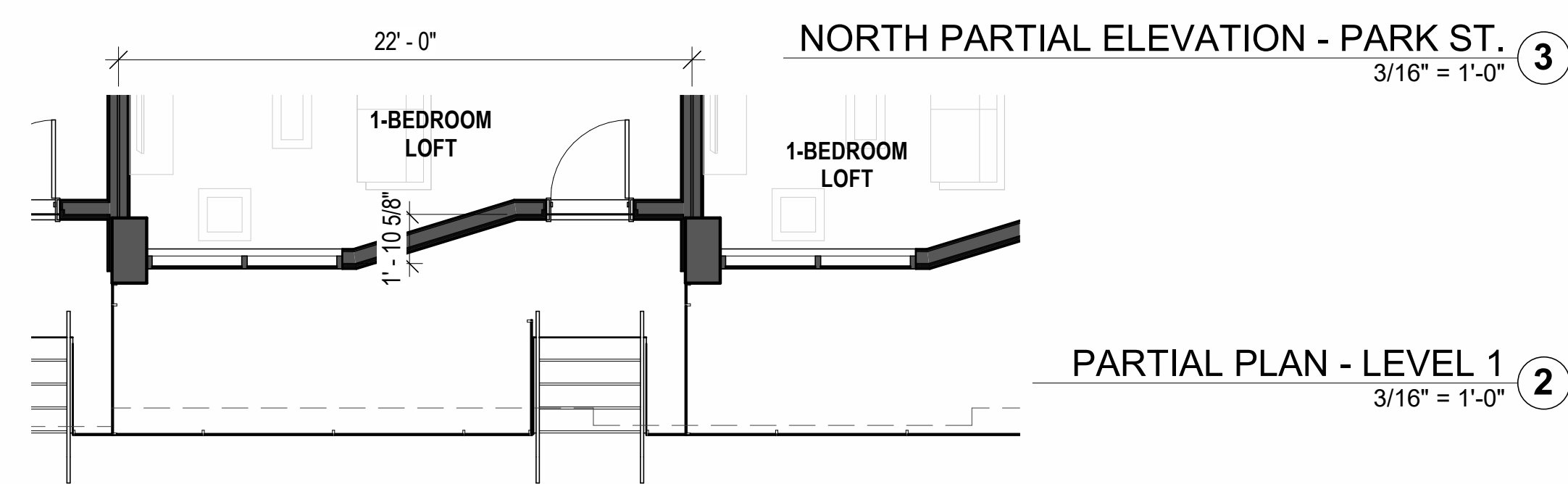
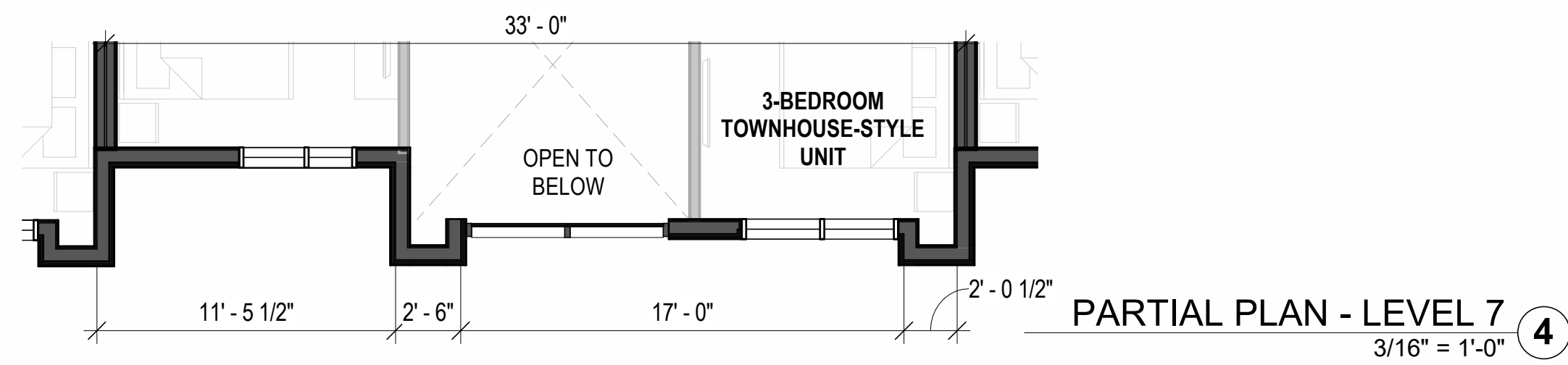
N-S SECTION 1 @ PARCEL 6
1/16" = 1'-0"



SCALE: As indicated
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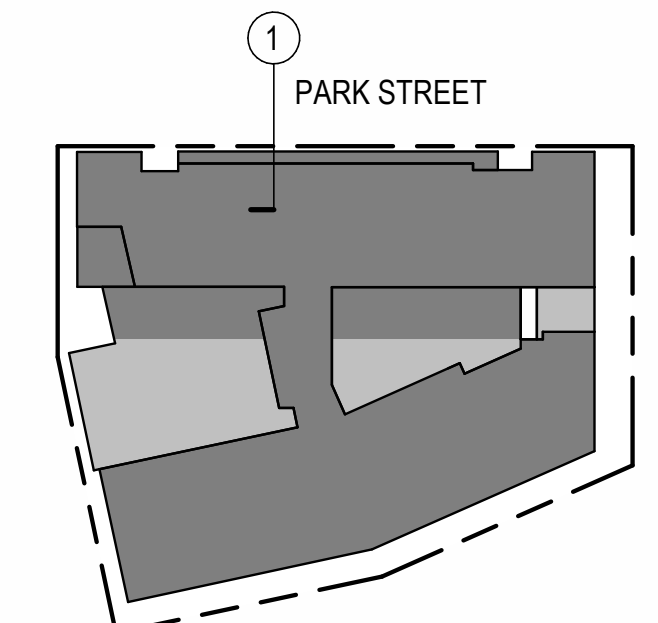
LEGEND

- ① PANELIZED CEMENT BOARD, WARM WHITE
- ② PANELIZED CEMENT BOARD, GRAY
- ③ WOOD LOOK SIDING SYSTEM
- ④ SMOOTH TROWELED STUCCO, WARM WHITE
- ⑤ SMOOTH TROWELED STUCCO, GRAY
- ⑥ SMOOTH TROWELED STUCCO, LIGHT GRAY
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- ⑪ METAL GUARDRAIL
- ⑫ GLAZED GUARDRAIL
- ⑬ [NOT USED]
- ⑭ METAL LATTICE SYSTEM
- ⑮ PAINTED METAL LOUVER
- ⑯ METAL SUNSHADE

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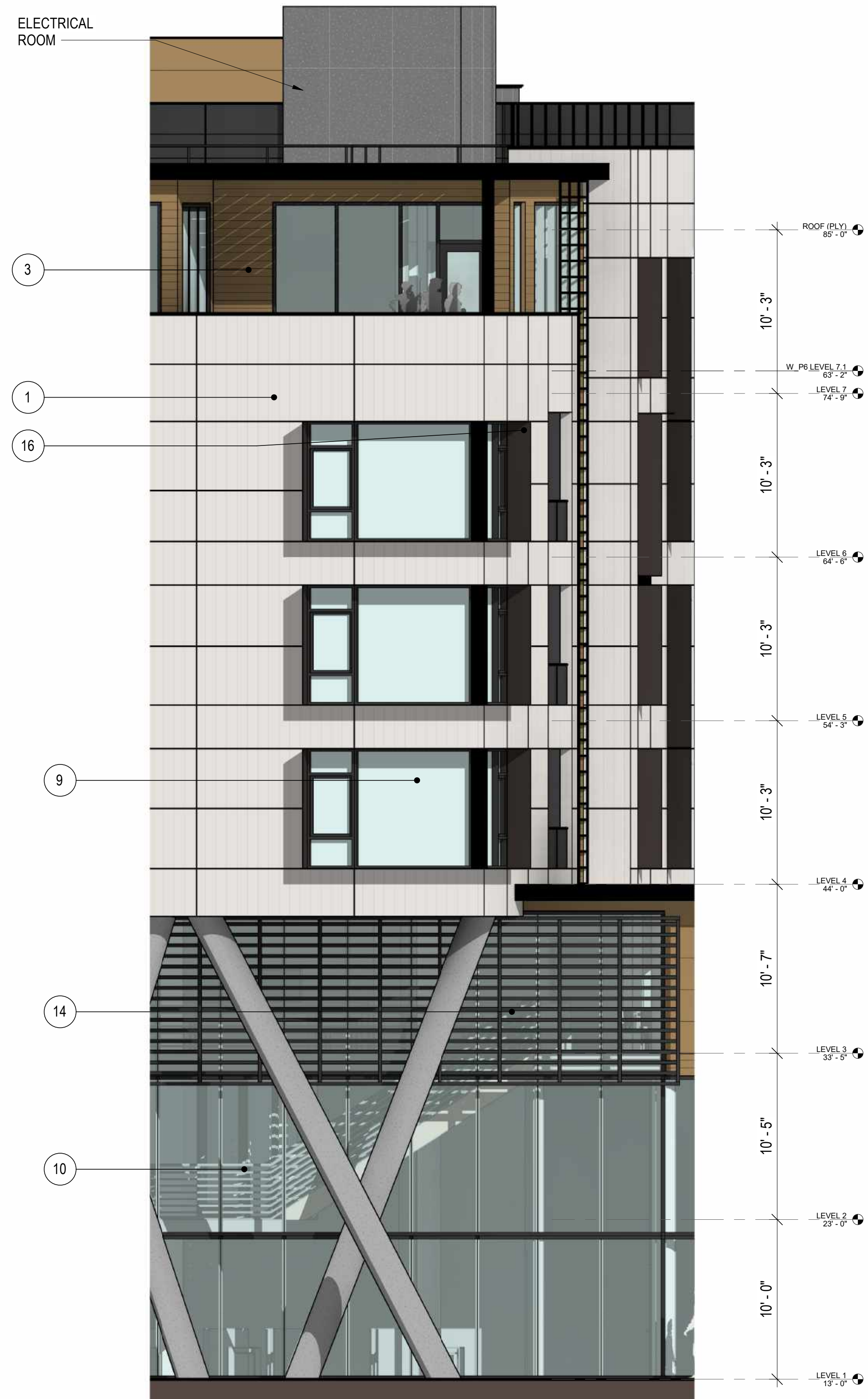
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MILESTONES

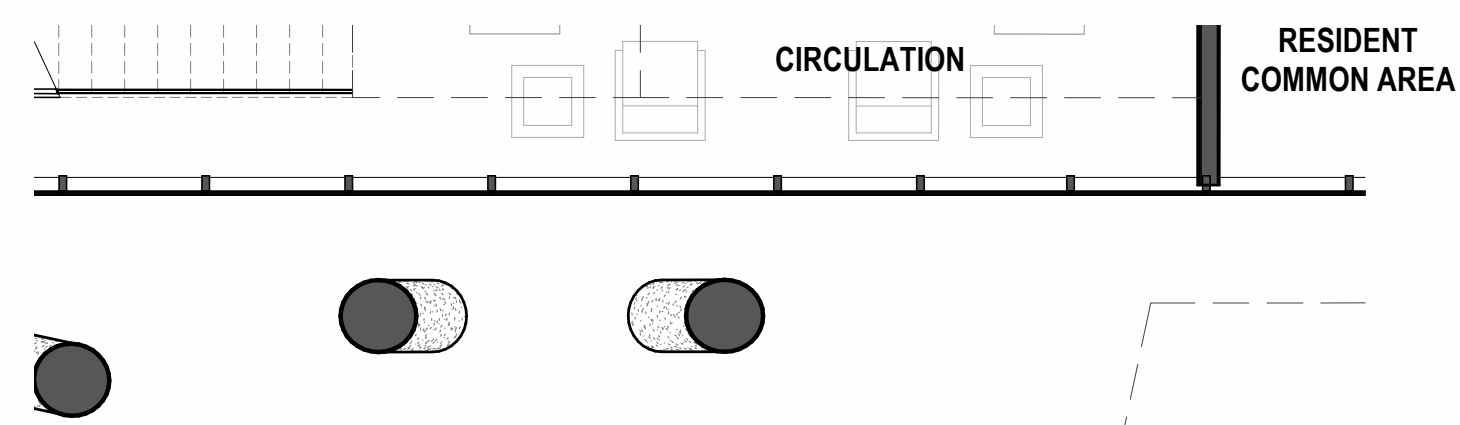
DATE	ISSUE
04/28/2023	ACP

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WEST PARTIAL ELEVATION - FACING PARK
3/16" = 1'-0" ②



PARTIAL PLAN - LEVEL 1
3/16" = 1'-0" ④



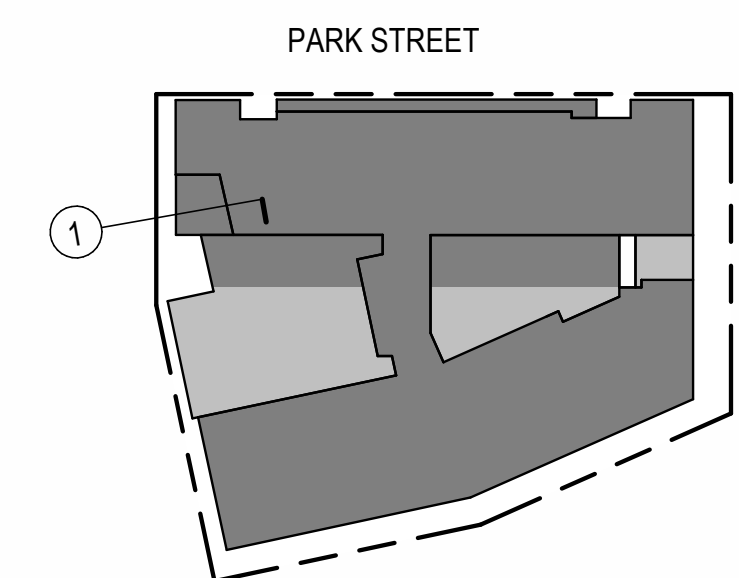
WEST WALLSECTION - FACING PARK
3/16" = 1'-0" ①

LEGEND	
①	PANELIZED CEMENT BOARD, WARM WHITE
②	PANELIZED CEMENT BOARD, GRAY
③	WOOD LOOK SIDING SYSTEM
④	SMOOTH TROWELED STUCCO, WARM WHITE
⑤	SMOOTH TROWELED STUCCO, GRAY
⑥	SMOOTH TROWELED STUCCO, LIGHT GRAY
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⑬	[NOT USED]
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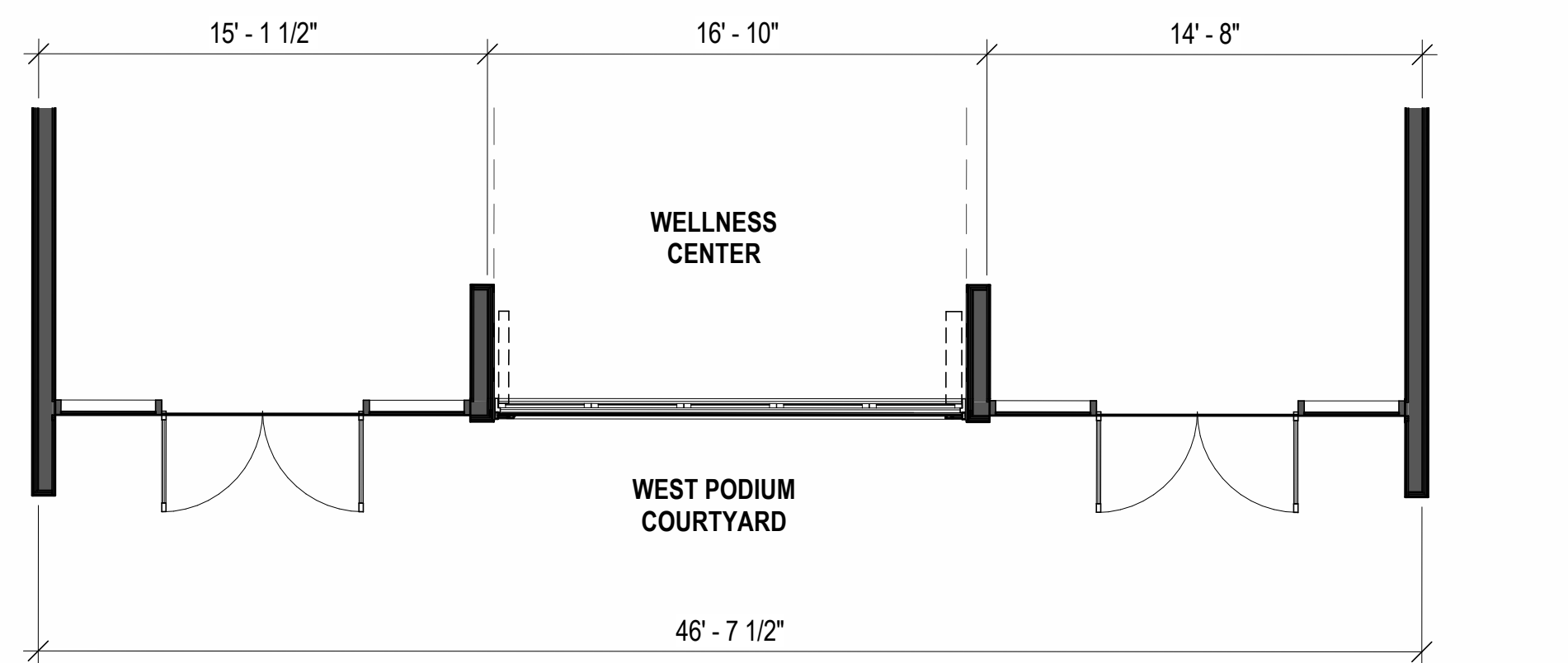
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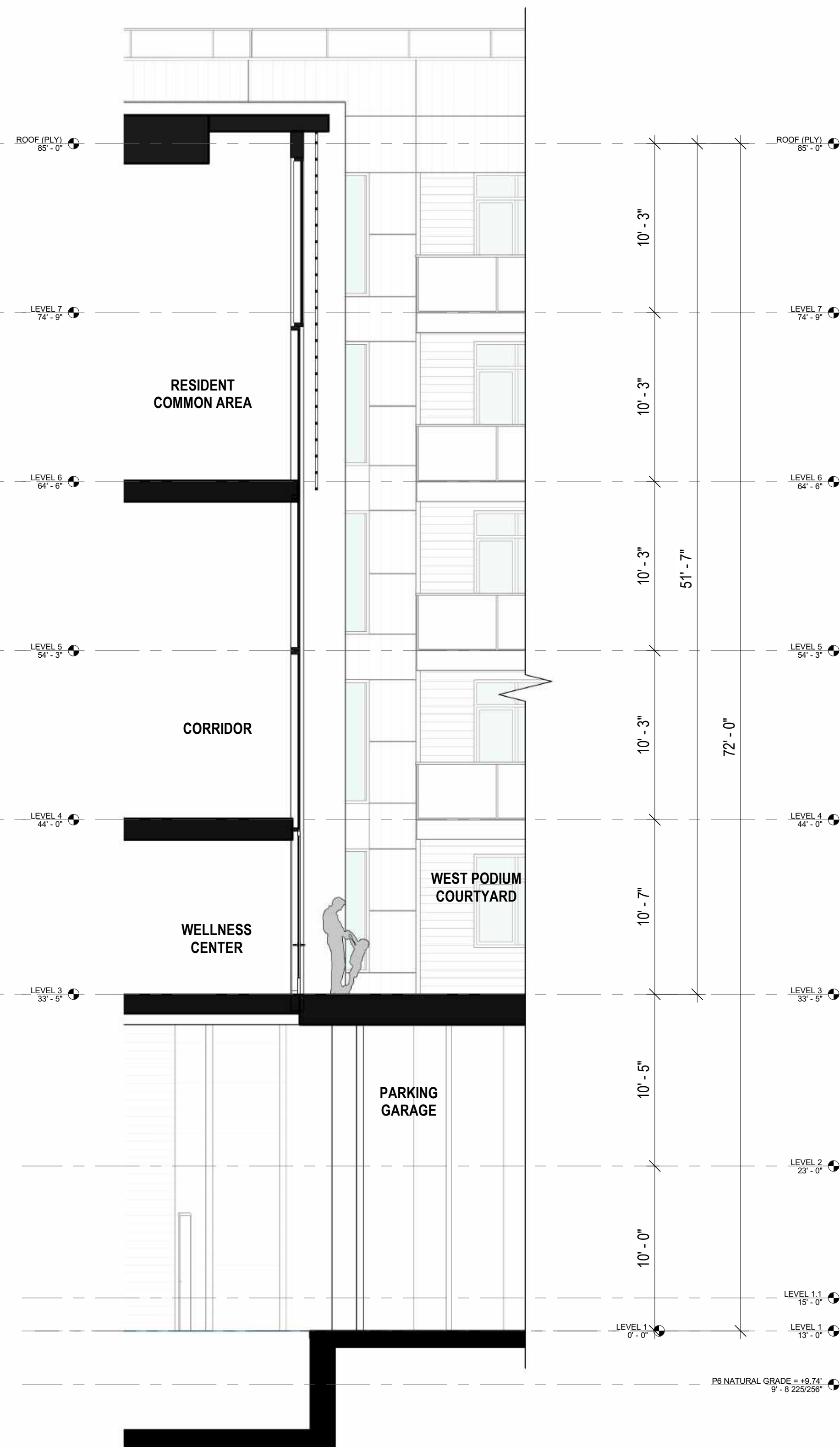
REVISIONS		
NO.	DATE	ISSUE



P6 - WEST COURTYARD PARTIAL ELEVATION
3/16" = 1'-0" ③



PARTIAL PLAN - LEVEL 3
3/16" = 1'-0" ②



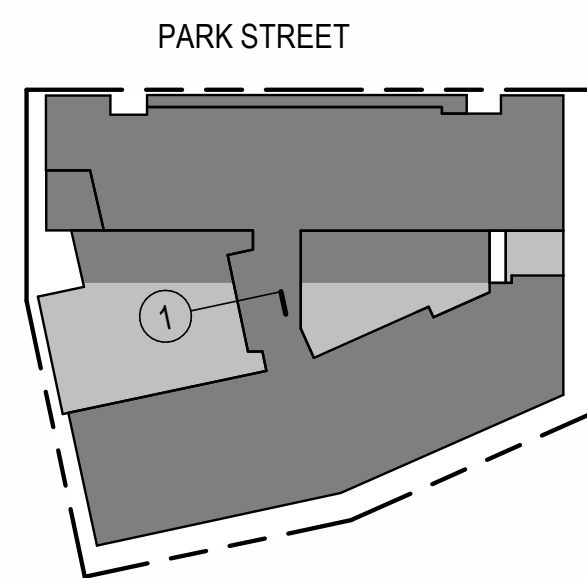
WALLSECTION - WEST COURTYARD COMMON AREAS
3/16" = 1'-0" ①

LEGEND	
①	PANELIZED CEMENT BOARD, WARM WHITE
②	PANELIZED CEMENT BOARD, GRAY
③	WOOD LOOK SIDING SYSTEM
④	SMOOTH TROWELED STUCCO, WARM WHITE
⑤	SMOOTH TROWELED STUCCO, GRAY
⑥	SMOOTH TROWELED STUCCO, LIGHT GRAY
⑦	CONCRETE, BOARD FORMED AESTHETIC
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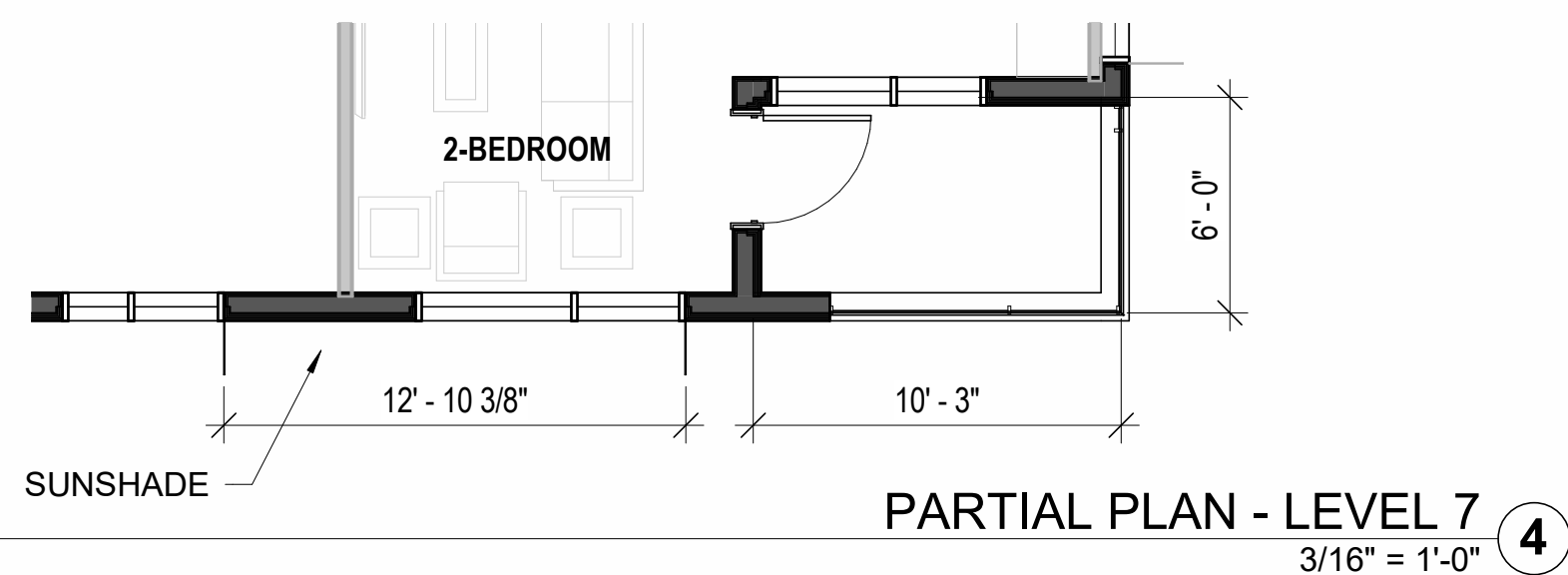
NOTE: LEVEL LINE ELEVATIONS INDICATE FEET ABOVE SEA LEVEL.



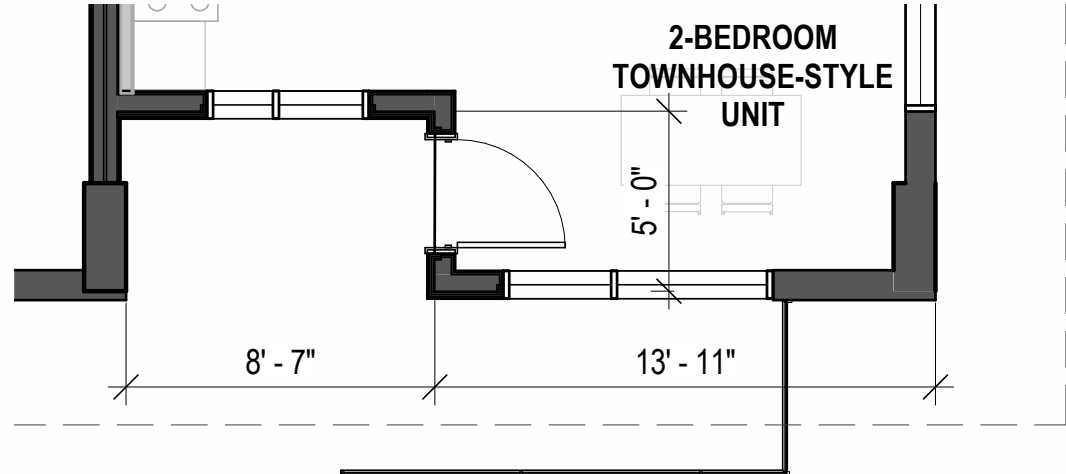
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NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE. DRAWINGS USE FIGURED DIMENSIONS ONLY. FOR SIZE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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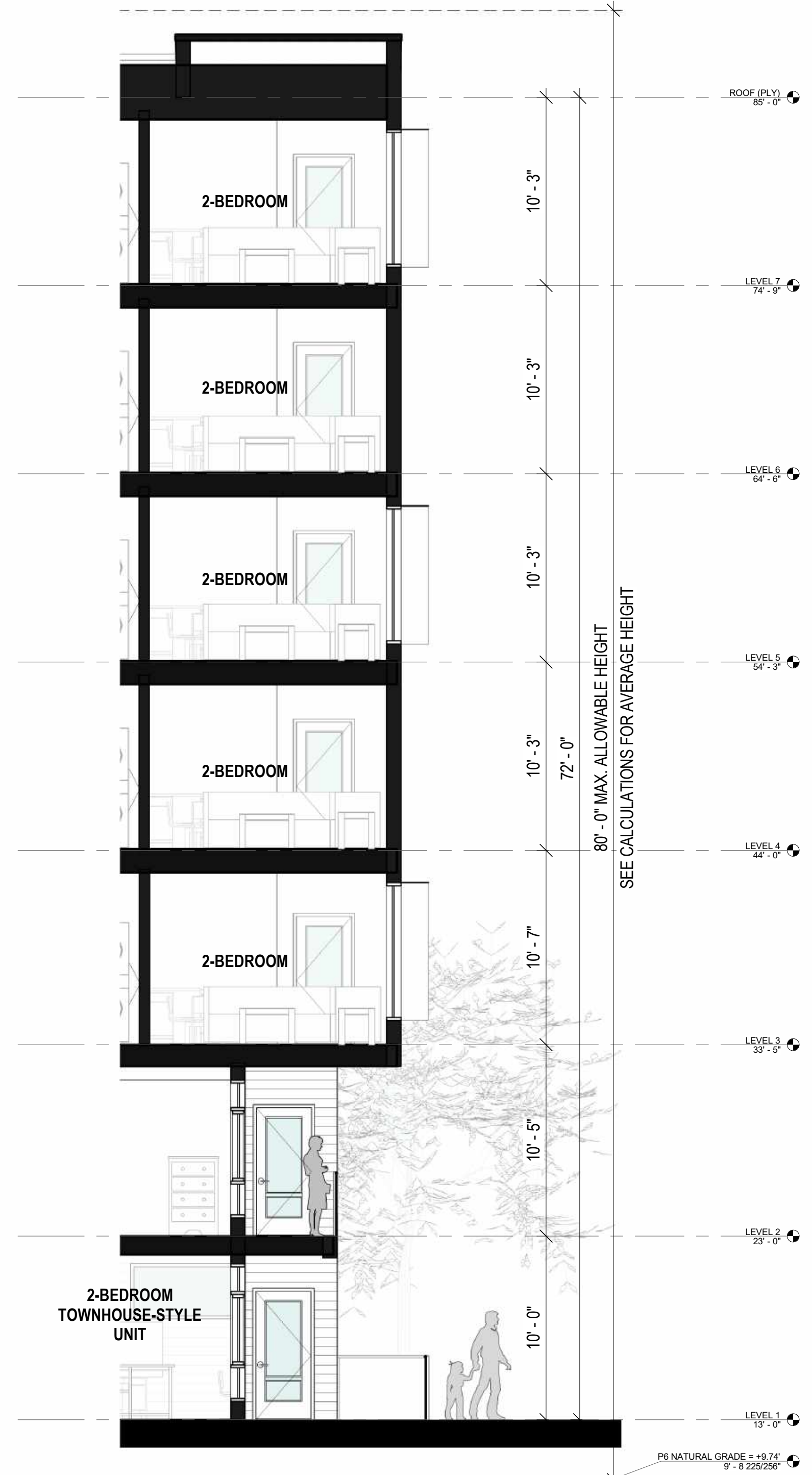
REVISIONS		
NO.	DATE	ISSUE



WEST PARTIAL ELEVATION - FACING PARK
3/16" = 1'-0" ②



PARTIAL PLAN - LEVEL 1
3/16" = 1'-0" ③



WEST WALL SECTION - FACING PARK
3/16" = 1'-0" ①

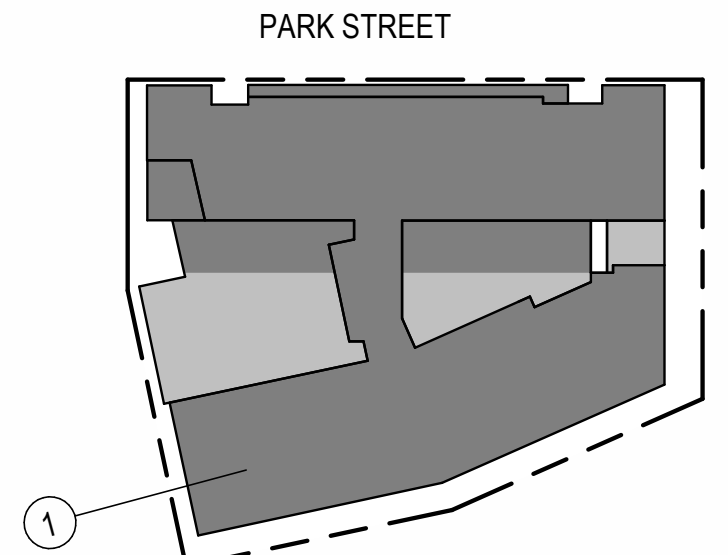
LEGEND

- ① PANELIZED CEMENT BOARD, WARM WHITE
- ② PANELIZED CEMENT BOARD, GRAY
- ③ WOOD LOOK SIDING SYSTEM
- ④ SMOOTH TROWELED STUCCO, WARM WHITE
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VIEW FROM PUBLIC PARK

2/27/2023 7:42:21 PM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
 Architectural Control Package - Parcel 6
 Menlo Park, CA

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

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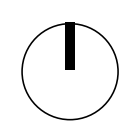
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
PERSPECTIVE

DRAWING NO:
A6.01



TOWNHOUSES ON PARK STREET



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
 Architectural Control Package - Parcel 6
 Menlo Park, CA

SCALE:
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MILESTONES	
DATE	ISSUE
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REVISIONS		
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DRAWING TITLE:
PERSPECTIVE

DRAWING NO:
A6.02



NORTH ELEVATION PERSPECTIVE



2/27/2023 7:42:23 PM

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
 Architectural Control Package - Parcel 6
 Menlo Park, CA

SCALE:
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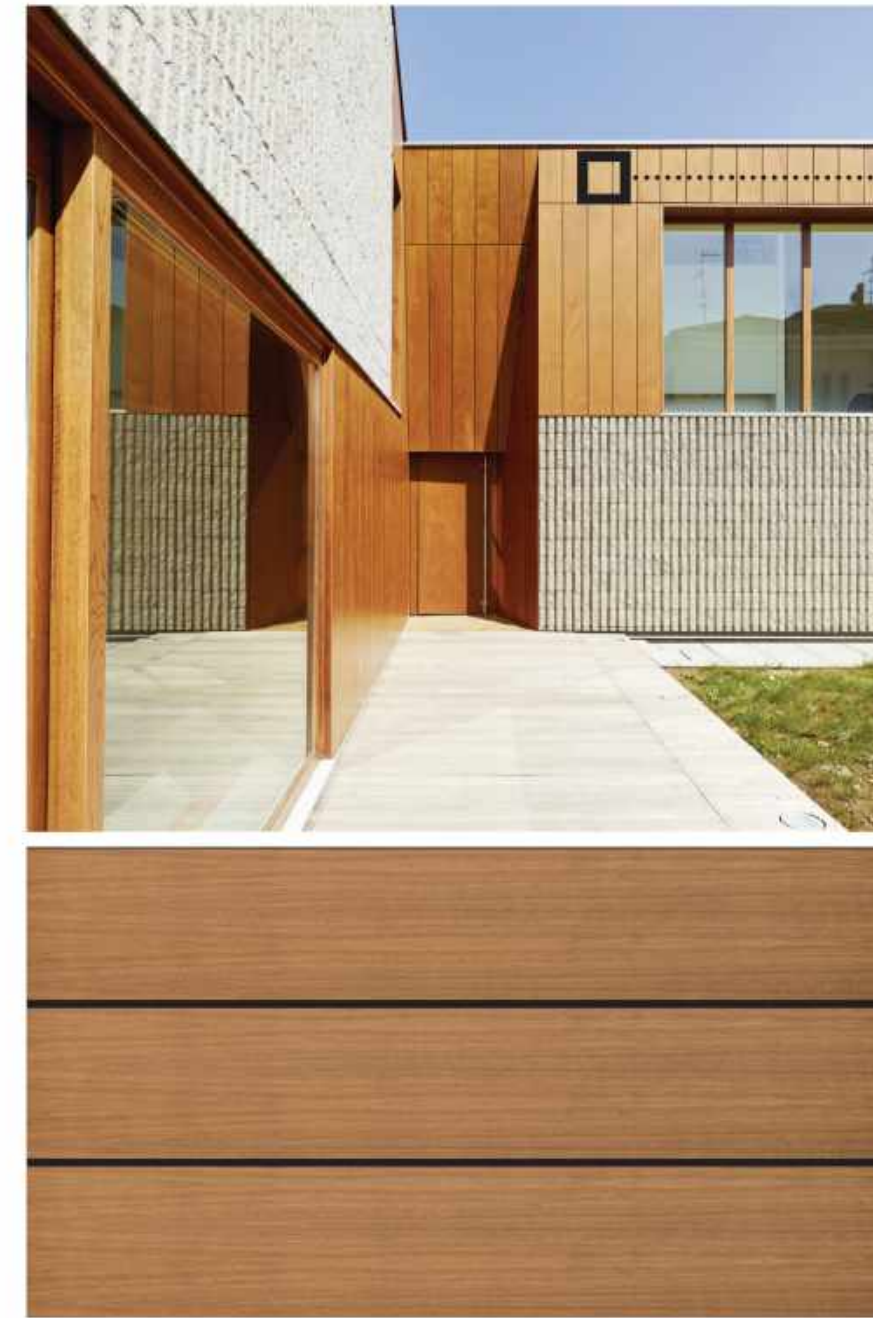
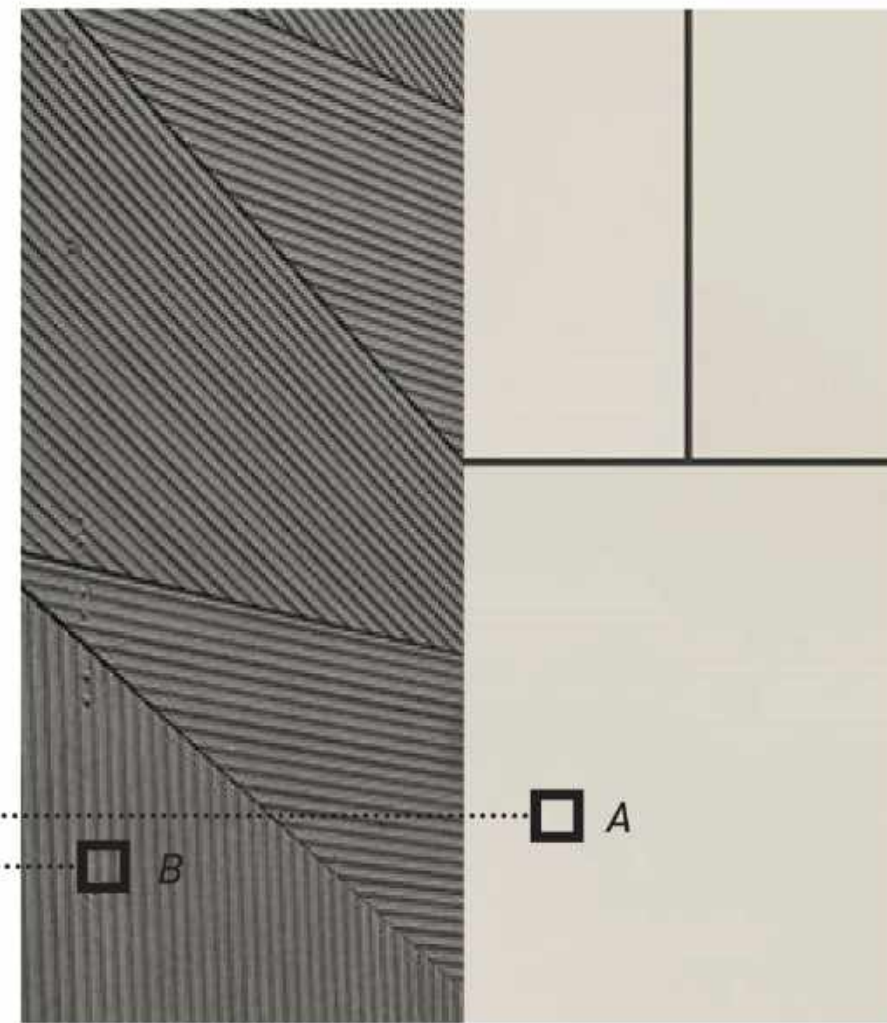
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
PERSPECTIVE

DRAWING NO:
A6.03

PANELIZED CEMENT BOARD

Equitone or similar
layout TBD
warm white (A)
medium gray (B)



WOOD LOOK SIDING
Parklex American Oak or similar



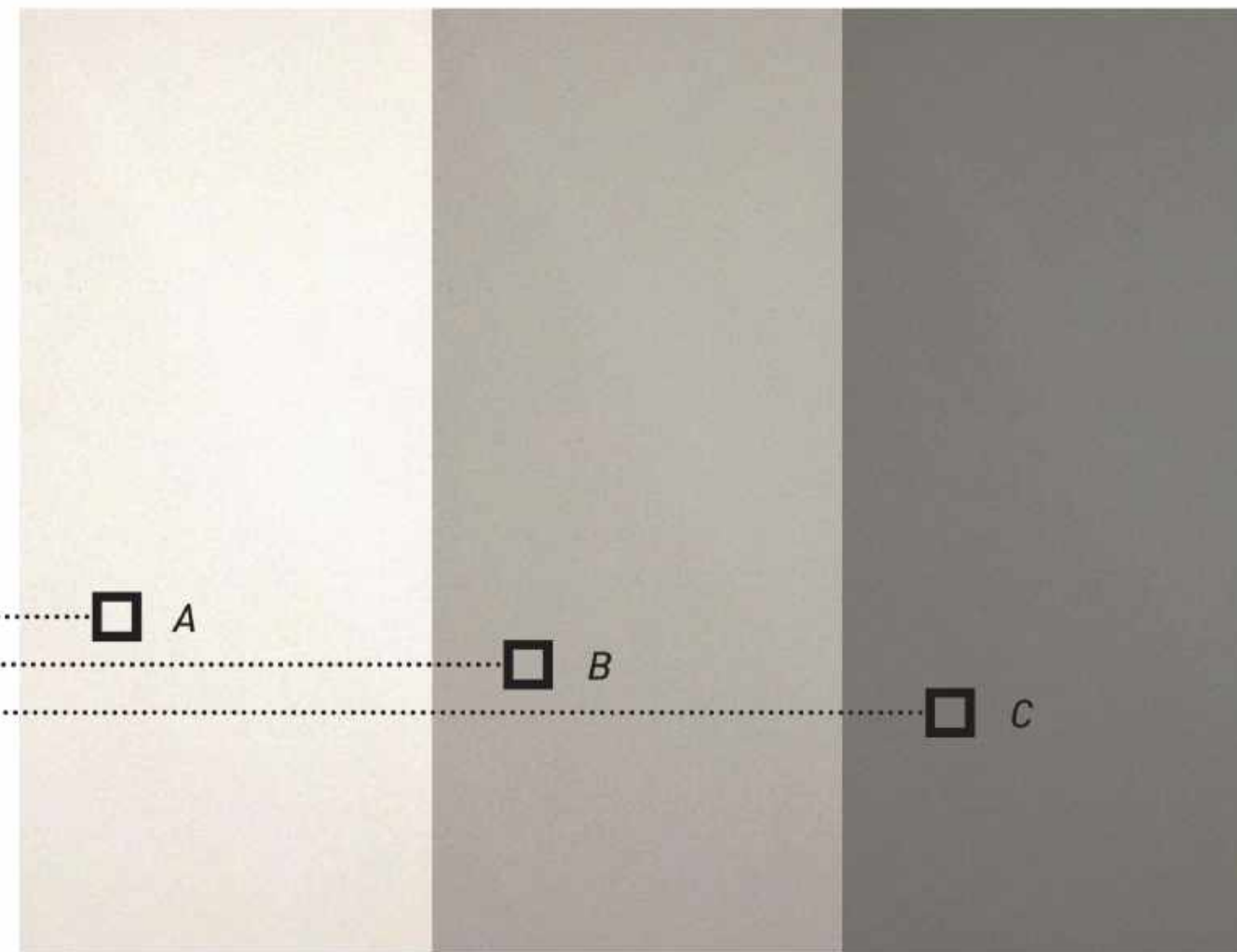
STOREFRONT
dark bronze color



WINDOWS
dark bronze and/or white and /or tan color

SMOOTH TROWELED STUCCO

warm white (A)
light gray (B)
dark gray (C)



CONCRETE
board-formed concrete



METAL RAILS AND FENCES
dark bronze color



METAL ACCENT ELEMENTS
trim, coping, and sunshades
dark bronze color

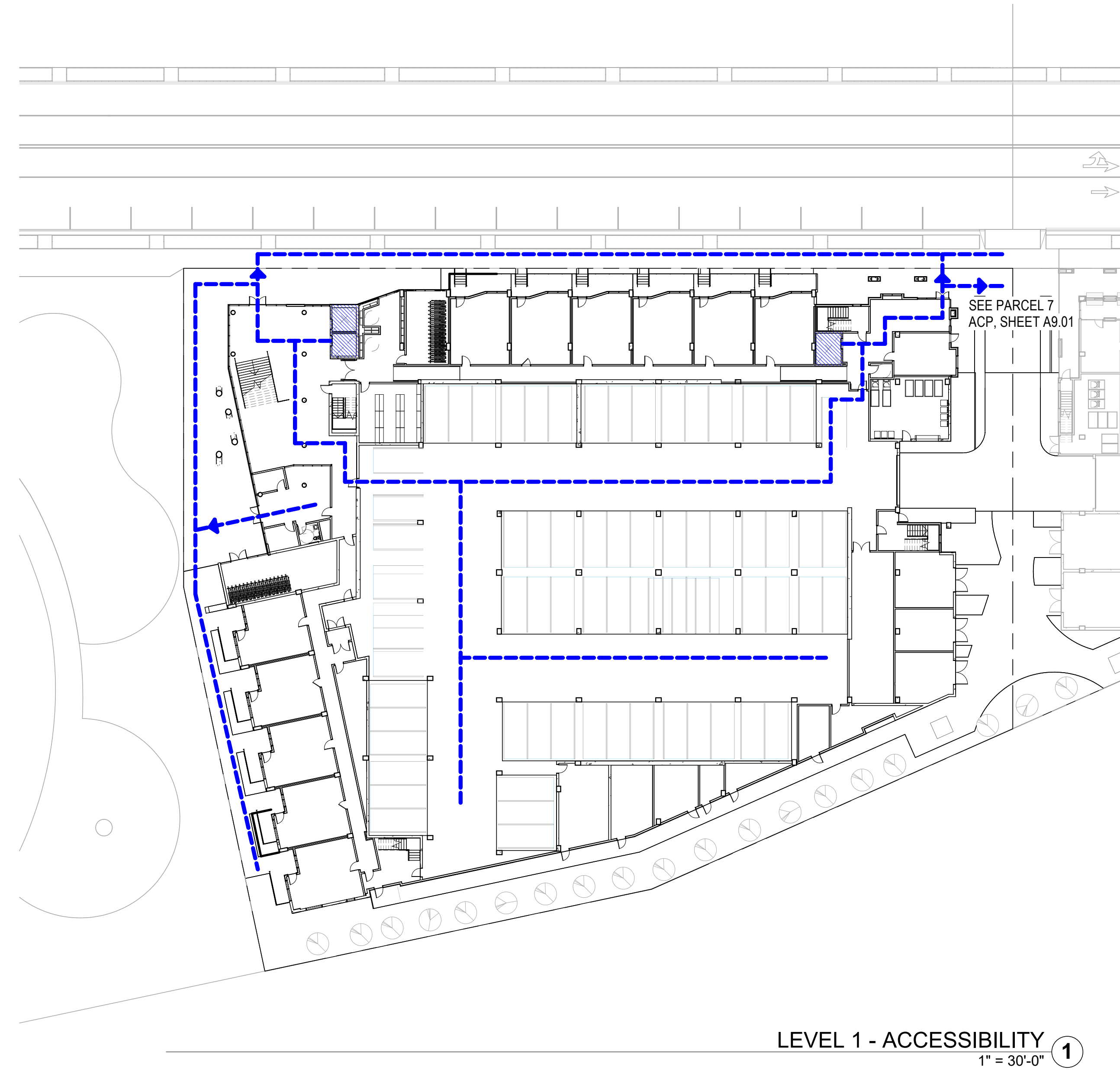


ROOF MECHANICAL SCREEN
factory painted aluminum



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

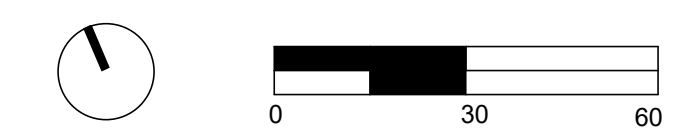
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LEVEL 1 - ACCESSIBILITY 1
1" = 30'-0"

- ACCESSIBLE PATH LEGEND**
-  ACCESSIBLE PATH TO PUBLIC SIDEWALK
 -  ELEVATOR



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

SCALE: As indicated
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.

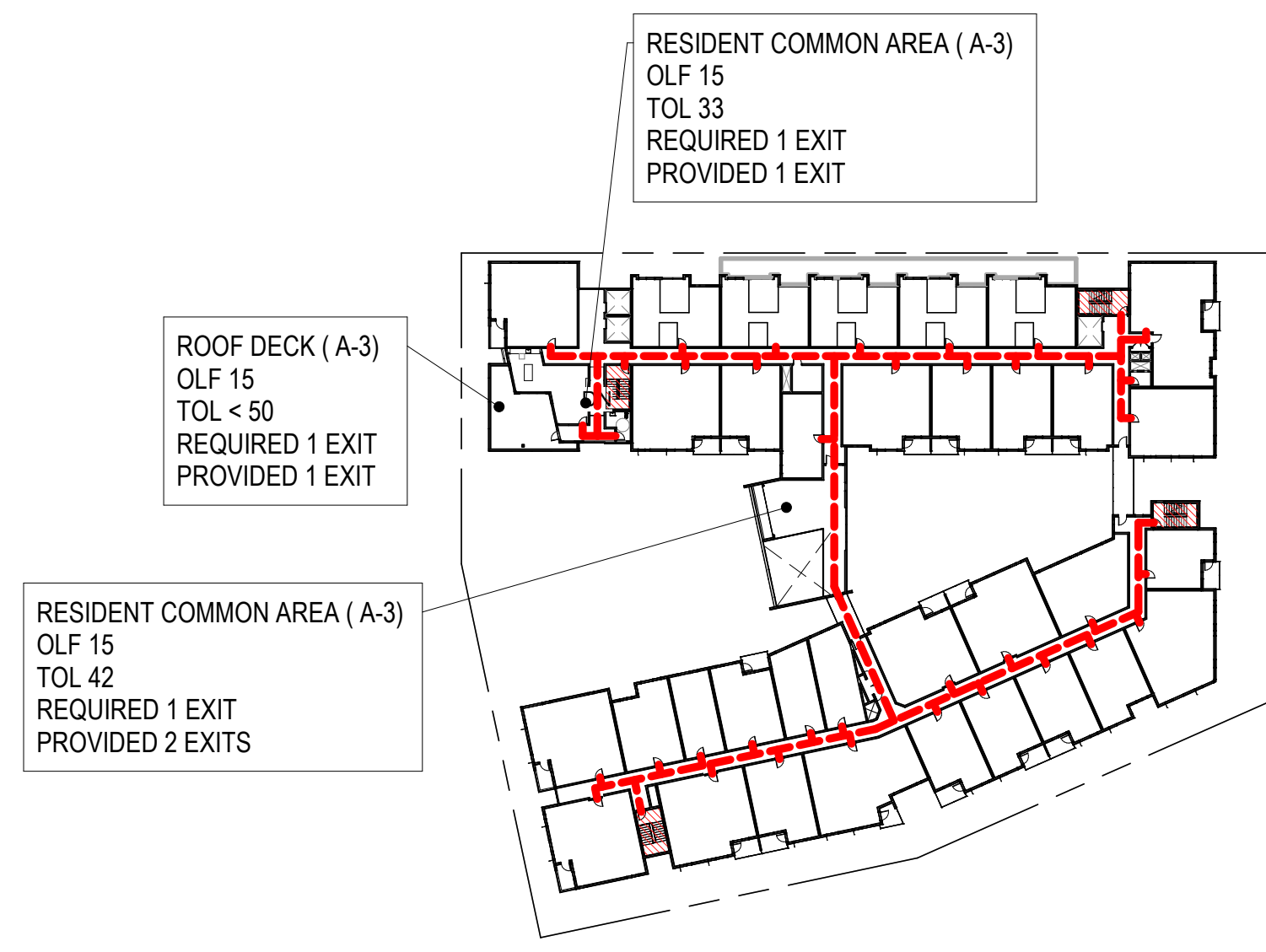
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DRAWING TITLE:
ACCESSIBILITY PLAN

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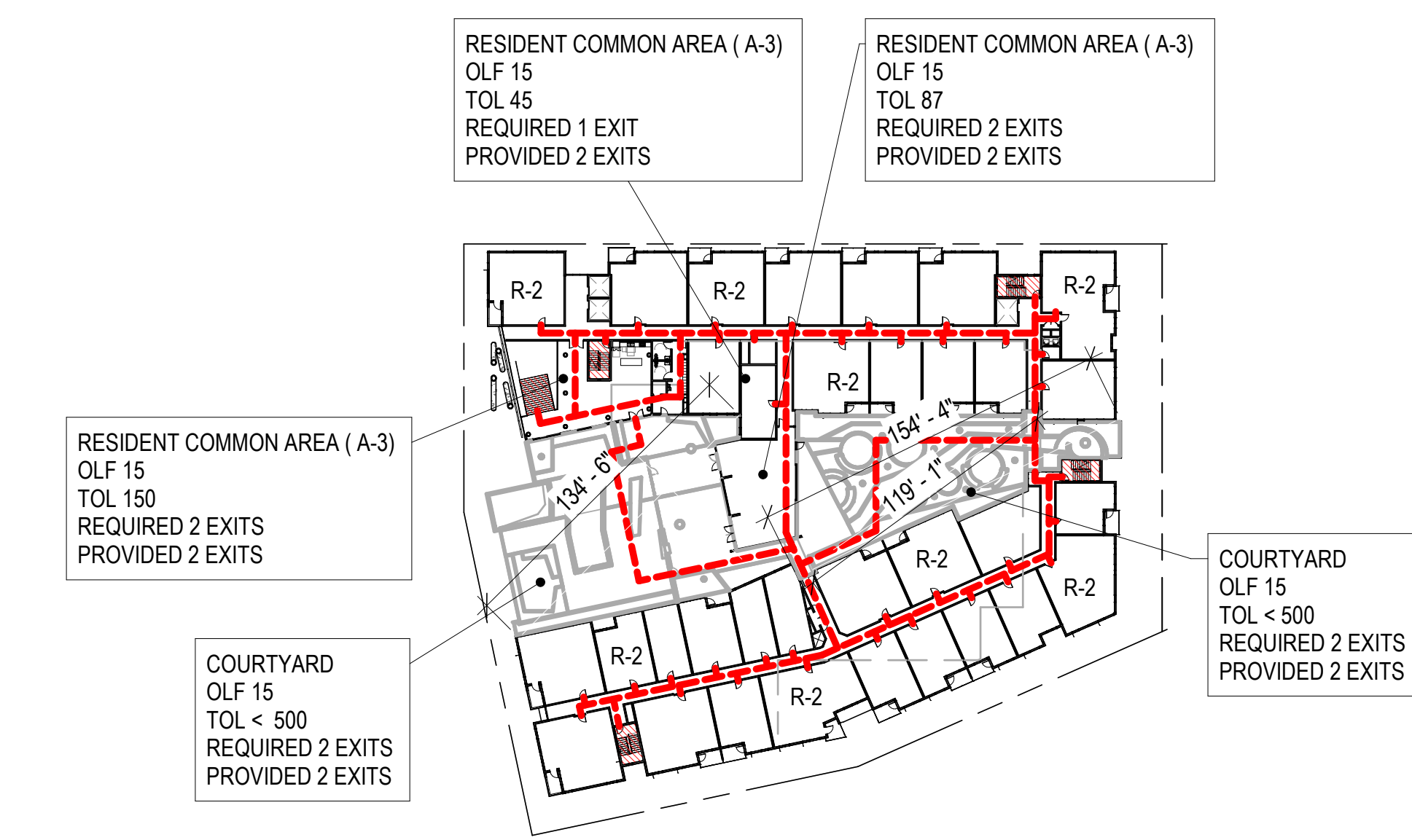
LEVEL 7 - EXIT PLAN ⑦
1" = 60'-0"



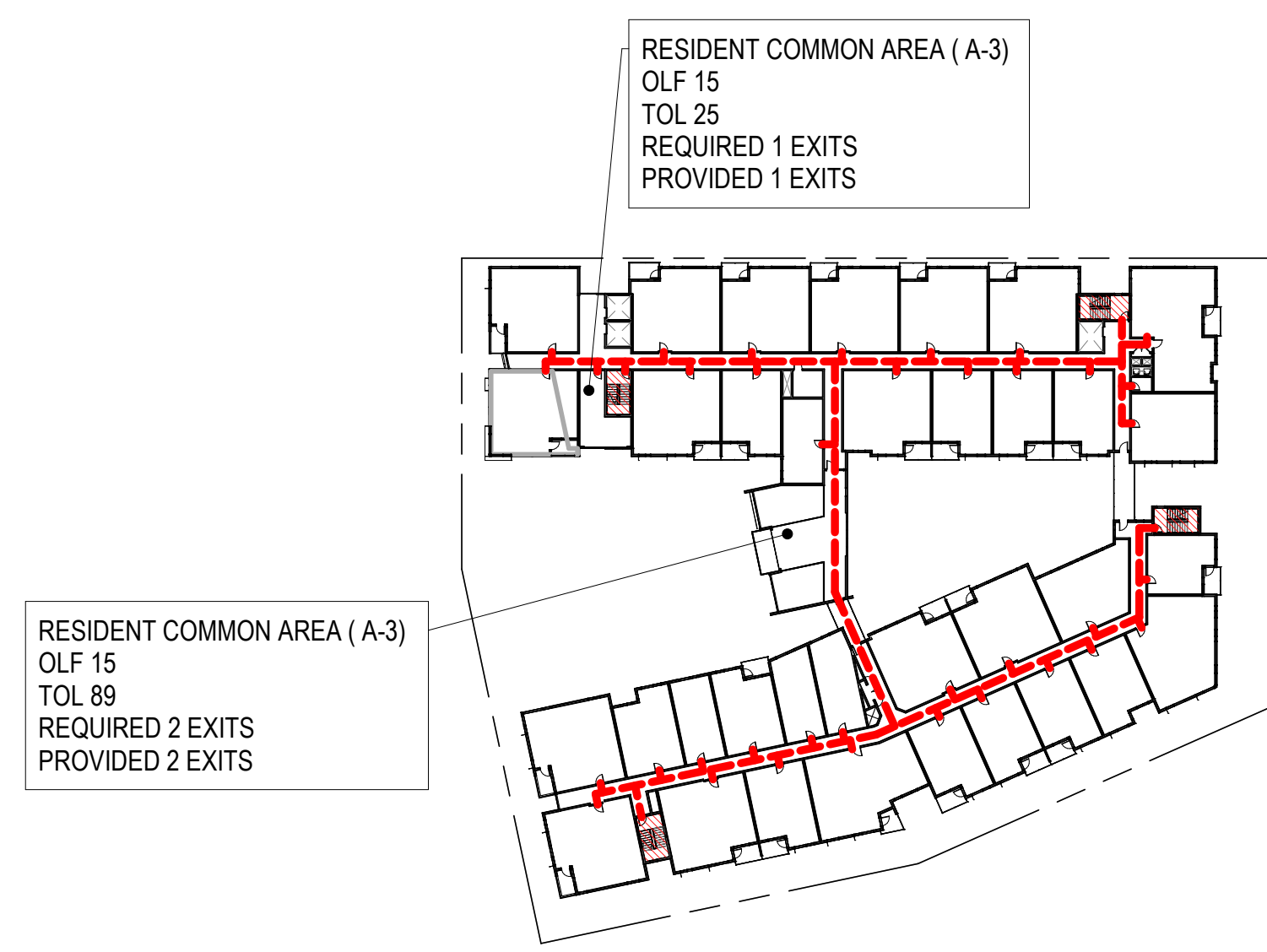
LEVEL 4 - EXIT PLAN ④
1" = 60'-0"



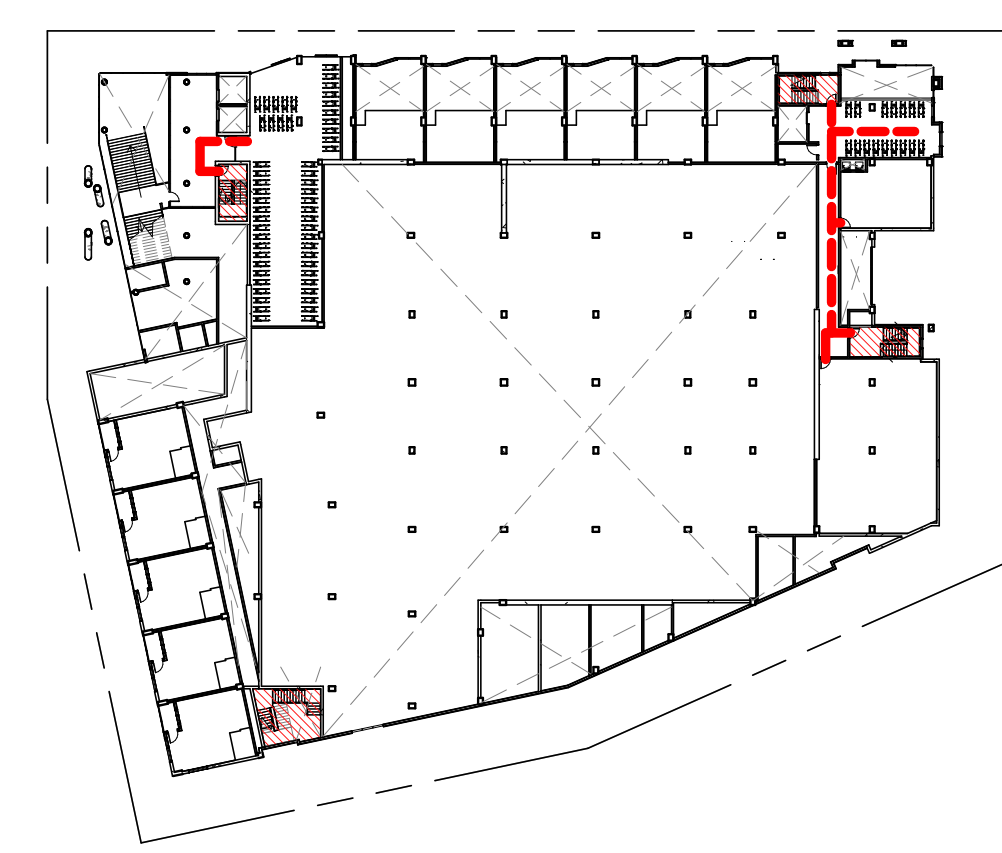
LEVEL 6 - EXIT PLAN ⑥
1" = 60'-0"



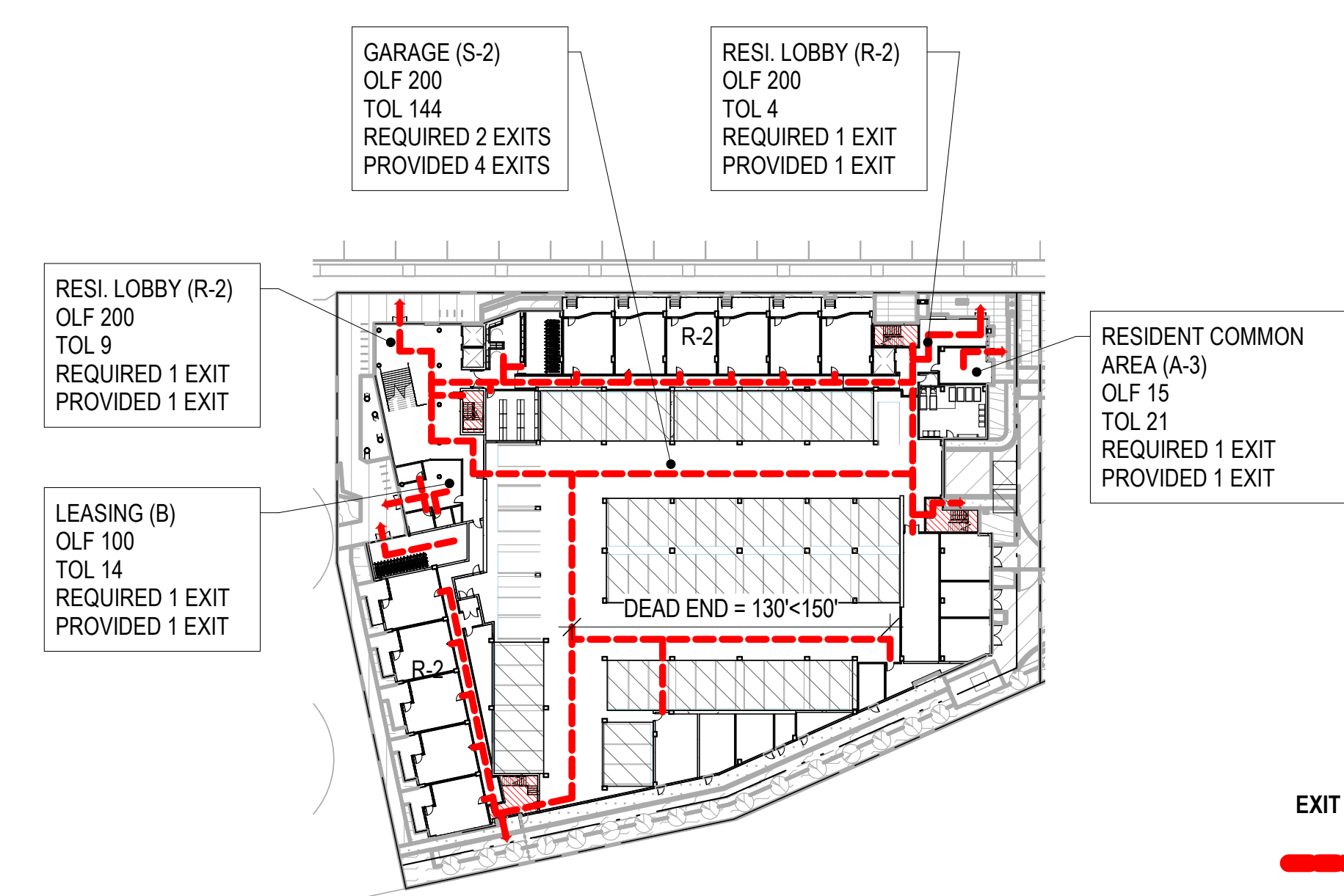
LEVEL 3 - EXIT PLAN ③
1" = 60'-0"



LEVEL 5 - EXIT PLAN ⑤
1" = 60'-0"



LEVEL 2 - EXIT PLAN ②
1" = 60'-0"



LEVEL 1 - EXIT PLAN ①
1" = 60'-0"

EXIT PATH LEGEND

EXIT PATH OF TRAVEL

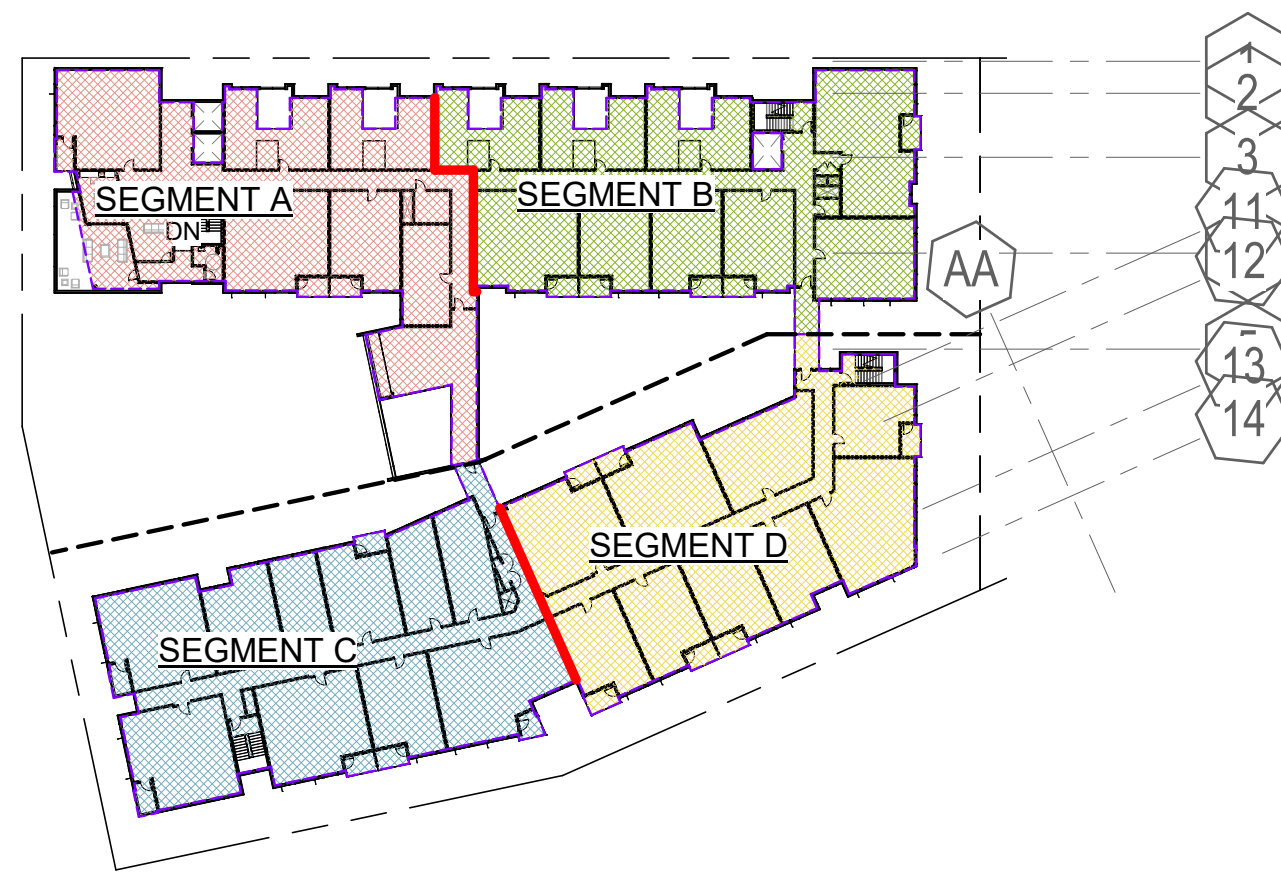
EXIT STAIR

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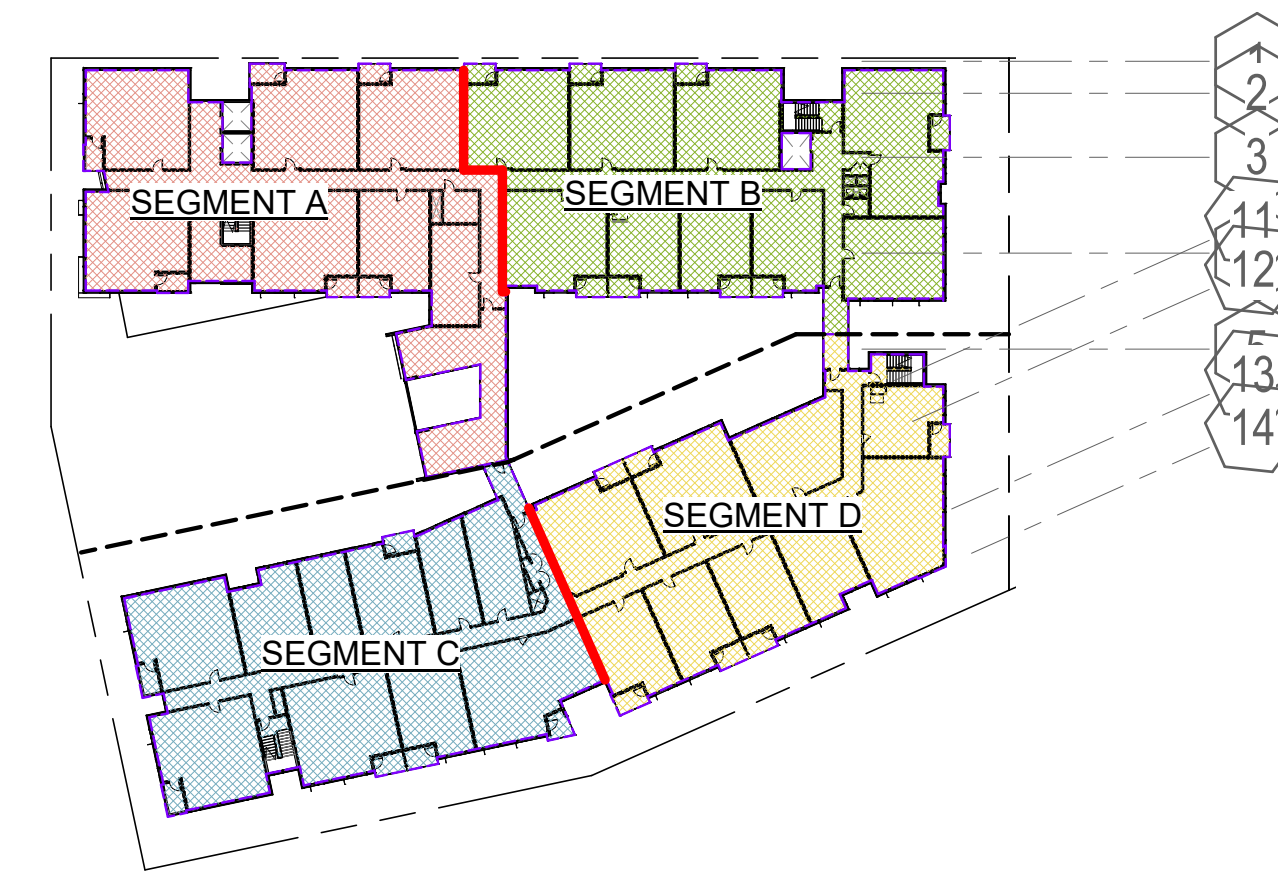
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NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE. DRAWINGS USE REQUIRED DIMENSIONS ONLY. FOR USER CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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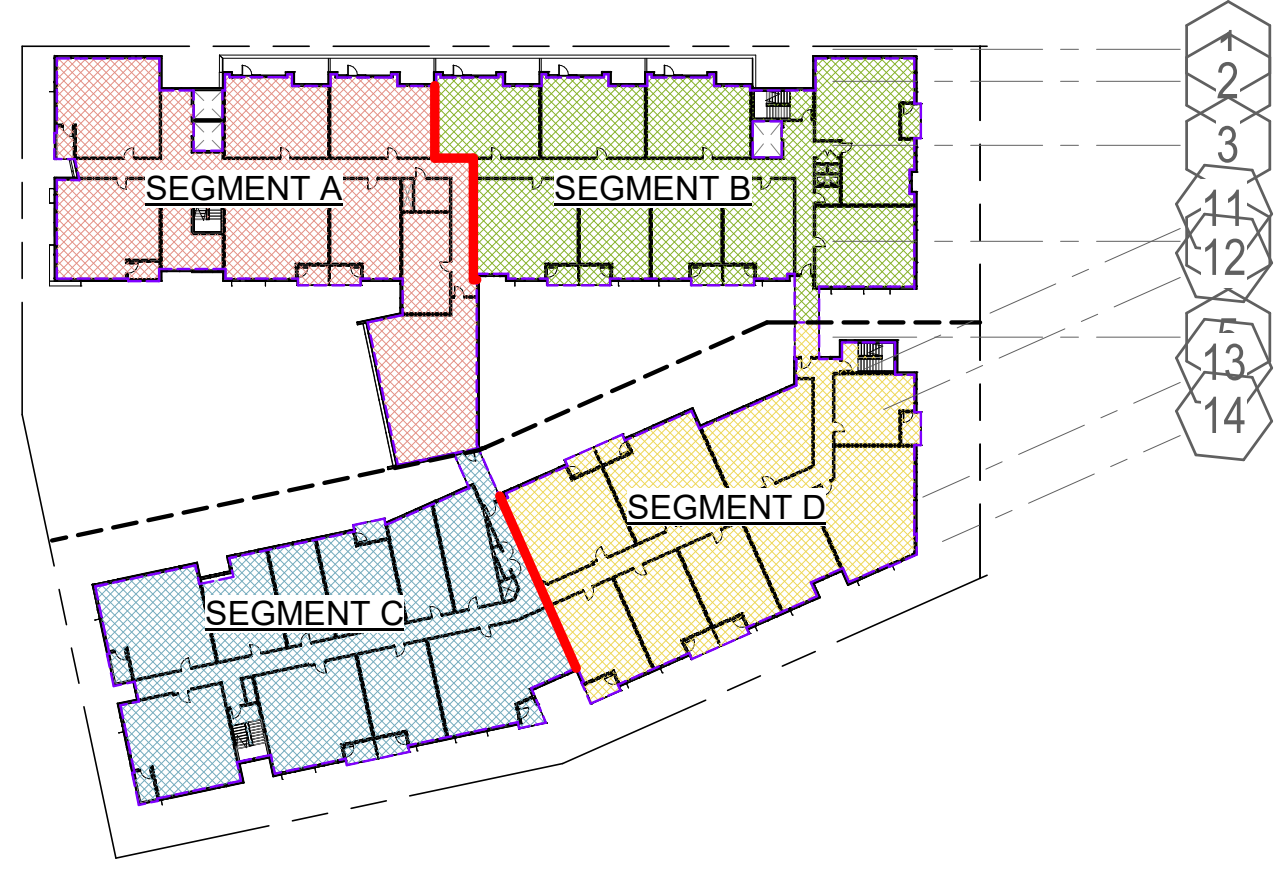
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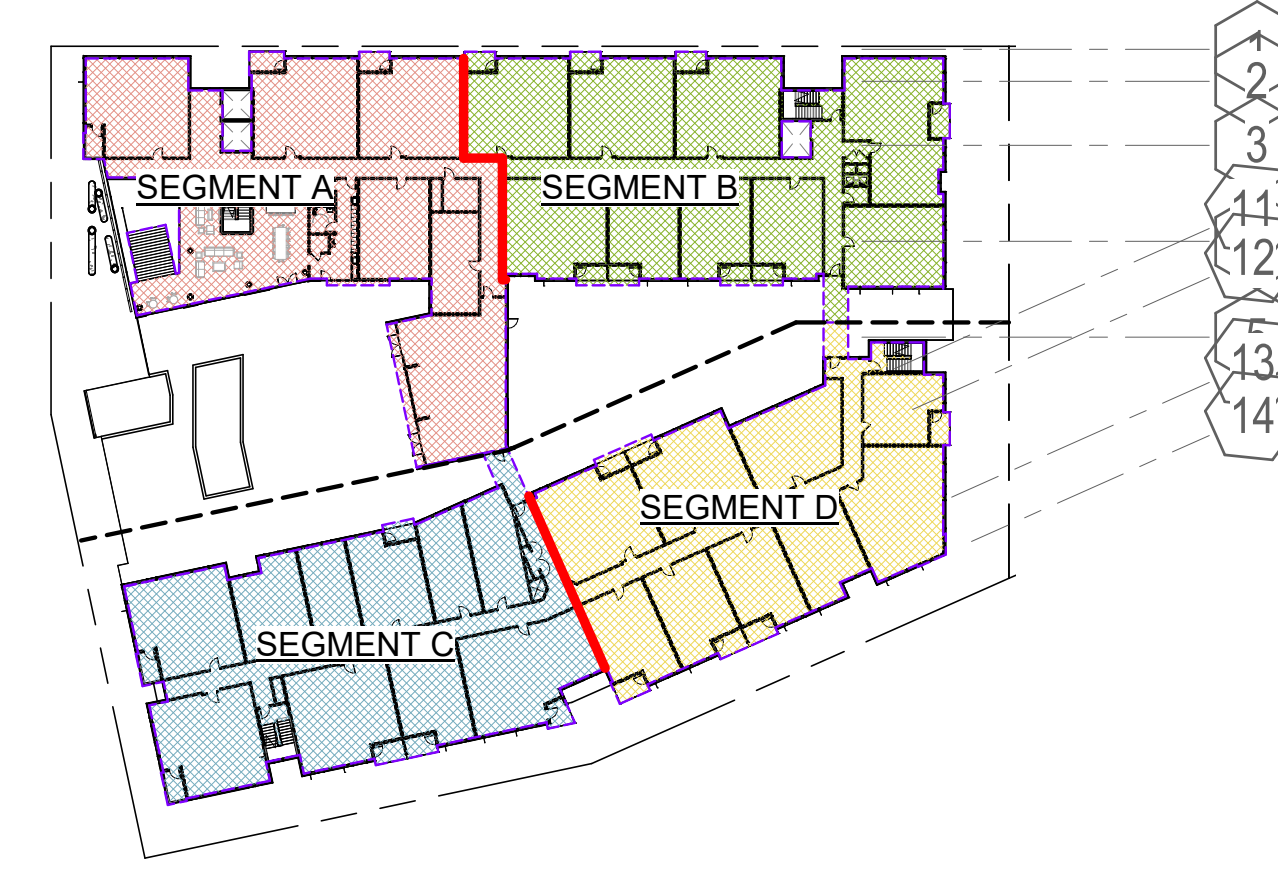
LEVEL 7 - AREA SEPARATION PLAN
1" = 60'-0" 7



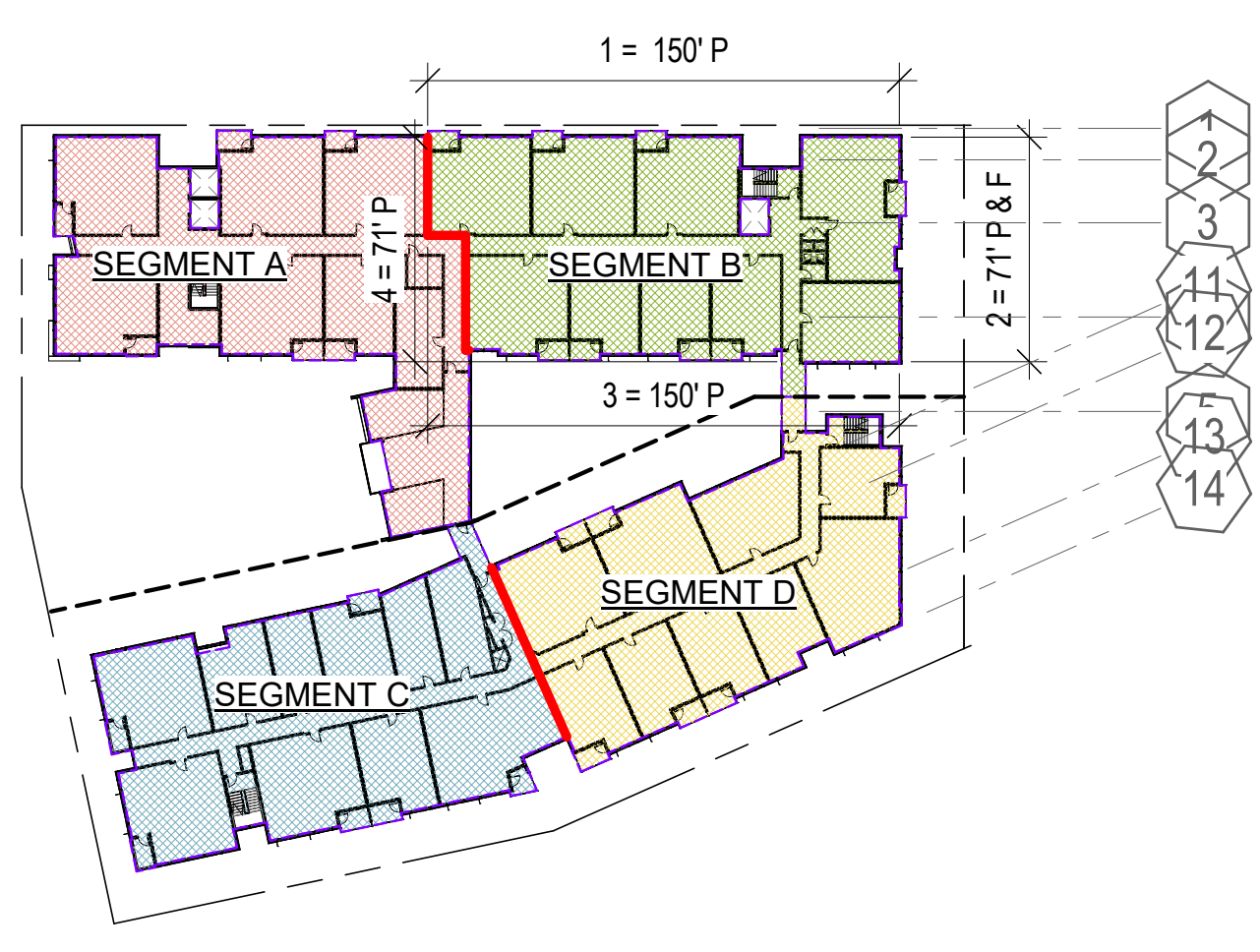
LEVEL 4 - AREA SEPARATION PLAN
1" = 60'-0" 4



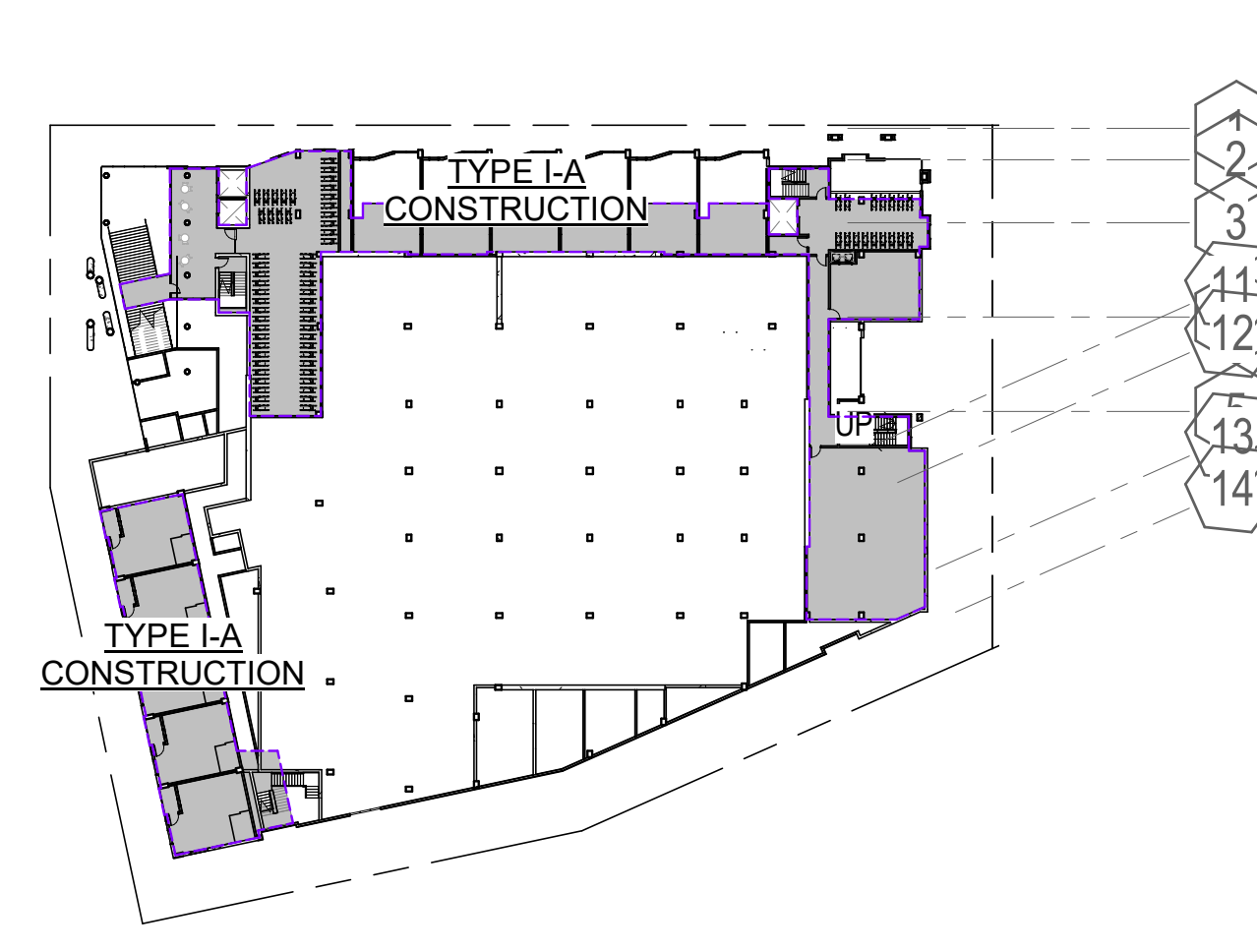
LEVEL 6 - AREA SEPARATION PLAN
1" = 60'-0" 6



LEVEL 3 - AREA SEPARATION PLAN
1" = 60'-0" 3



LEVEL 5 - AREA SEPARATION PLAN
1" = 60'-0" 5



LEVEL 2 - AREA SEPARATION PLAN
1" = 60'-0" 2

TYPE I-A CONSTRUCTION
AREA OF TYPE I-A CONSTRUCTION IS UNLIMITED FOR ALL OCCUPANCIES IN THE BUILDING, PER CBC TABLE 506.2

TYPE I-A CONST. BUILDING AREA PER CBC		
Name	Area	Level
TYPE I-A CONSTRUCTION	51,846 SF	LEVEL 1
TYPE I-A CONSTRUCTION	9,406 SF	LEVEL 2
TYPE I-A CONSTRUCTION	3,257 SF	LEVEL 2
TOTAL TYPE I-A	64,509 SF	

TYPE III-A CONST. BUILDING AREA PER CBC		
Name	Area	Level
SEGMENT A	9,609 SF	LEVEL 3
SEGMENT A	9,449 SF	LEVEL 4
SEGMENT A	9,749 SF	LEVEL 5
SEGMENT A	9,301 SF	LEVEL 6
SEGMENT A	8,291 SF	LEVEL 7
SEGMENT A	46,399 SF	
SEGMENT B	9,882 SF	LEVEL 3
SEGMENT B	9,885 SF	LEVEL 4
SEGMENT B	9,879 SF	LEVEL 5
SEGMENT B	9,142 SF	LEVEL 6
SEGMENT B	8,743 SF	LEVEL 7
SEGMENT B	47,532 SF	
SEGMENT C	9,445 SF	LEVEL 3
SEGMENT C	9,445 SF	LEVEL 4
SEGMENT C	9,431 SF	LEVEL 5
SEGMENT C	9,431 SF	LEVEL 6
SEGMENT C	9,435 SF	LEVEL 7
SEGMENT C	47,186 SF	
SEGMENT D	8,491 SF	LEVEL 3
SEGMENT D	8,491 SF	LEVEL 4
SEGMENT D	8,490 SF	LEVEL 5
SEGMENT D	8,490 SF	LEVEL 6
SEGMENT D	8,486 SF	LEVEL 7
SEGMENT D	42,447 SF	
TOTAL TYPE III-A	183,565 SF	

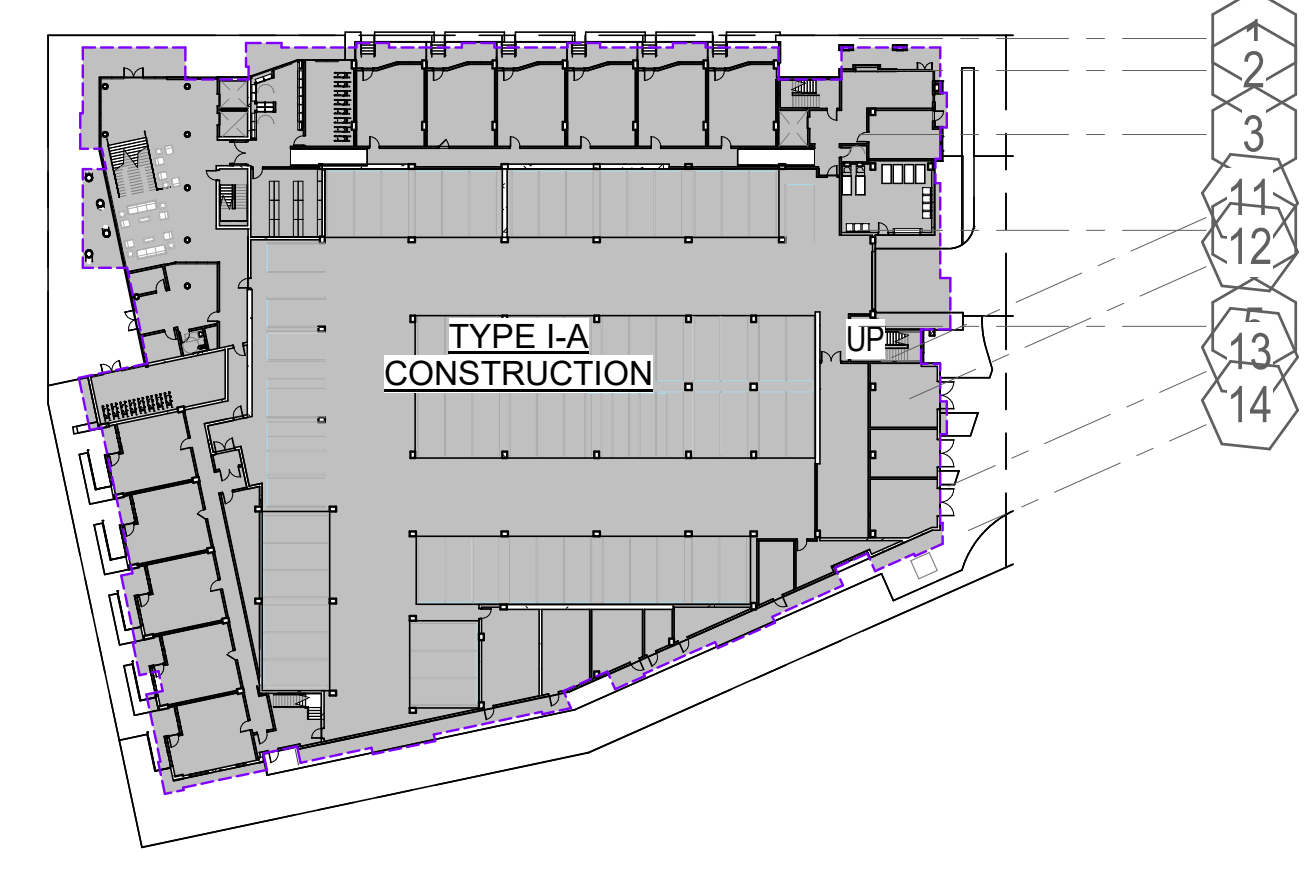
TYPE III-A CONSTRUCTION

SEGMENT - A	SEGMENT - A
OCCUPANCY TYPE	R2
FRONTAGE INCREASE If	NOT USED
ALLOWABLE AREA PER STORY Aa (Sa = 1)	PER CBC SECTION 506.2.3 (EQUATION 5-2) Aa = (At + NS x If) x Sa Aa = 24,000 + 24,000 x .0) x 1 As = 24,000 SF
ALLOWABLE AREA - TOTAL SEGMENT Aa (Sa = 2)	PER CBC SECTION 506.2.3 (EQUATION 5-2) Aa = (At + NS x If) x Sa Aa = 24,000 + 24,000 x 0) x 2 As = 48,000 SF
ACTUAL AREA - TOTAL SEGMENT	46,399 SF [< 48,000 SF]

SEGMENT - B	SEGMENT - B
OCCUPANCY TYPE	R2
FRONTAGE INCREASE If (SEE LEVEL 5 PLAN FOR DIMS.)	PER CBC SECTION 506.3.3 (EQUATION 5-5) If = (F/P - .25) x W/30 If = (221/442 - .25) x 30/30 If = .25
ALLOWABLE AREA PER STORY Aa (Sa = 1)	PER CBC SECTION 506.2.3 (EQUATION 5-2) Aa = (At + NS x If) x Sa Aa = 24,000 + 24,000 x .25) x 1 As = 30,000 SF
ALLOWABLE AREA - TOTAL SEGMENT Aa (Sa = 2)	PER CBC SECTION 506.2.3 (EQUATION 5-2) Aa = (At + NS x If) x Sa Aa = 24,000 + 24,000 x .25) x 2 As = 60,000 SF
ACTUAL AREA - TOTAL SEGMENT	47,532 SF [> 60,000 SF]

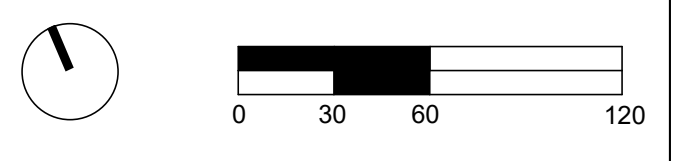
SEGMENT - C	SEGMENT - C
OCCUPANCY TYPE	R2
FRONTAGE INCREASE If	NOT USED
ALLOWABLE AREA PER STORY Aa (Sa = 1)	PER CBC SECTION 506.2.3 (EQUATION 5-2) Aa = (At + NS x If) x Sa Aa = 24,000 + 24,000 x .0) x 1 As = 24,000 SF
ALLOWABLE AREA - TOTAL SEGMENT Aa (Sa = 2)	PER CBC SECTION 506.2.3 (EQUATION 5-2) Aa = (At + NS x If) x Sa Aa = 24,000 + 24,000 x 0) x 2 As = 48,000 SF
ACTUAL AREA - TOTAL SEGMENT	47,186 SF [< 48,000 SF]

SEGMENT - D	SEGMENT - D
OCCUPANCY TYPE	R2
FRONTAGE INCREASE If	NOT USED
ALLOWABLE AREA PER STORY Aa (Sa = 1)	PER CBC SECTION 506.2.3 (EQUATION 5-2) Aa = (At + NS x If) x Sa Aa = 24,000 + 24,000 x .0) x 1 As = 24,000 SF
ALLOWABLE AREA - TOTAL SEGMENT Aa (Sa = 2)	PER CBC SECTION 506.2.3 (EQUATION 5-2) Aa = (At + NS x If) x Sa Aa = 24,000 + 24,000 x 0) x 2 As = 48,000 SF
ACTUAL AREA - TOTAL SEGMENT	42,447 SF [< 48,000 SF]



LEVEL 1 - AREA SEPARATION PLAN
1" = 60'-0" 1

- SEGMENT A
- SEGMENT B
- SEGMENT C
- SEGMENT D
- FIRE SEPARATION
- ASSUMED PROPERTY LINE



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

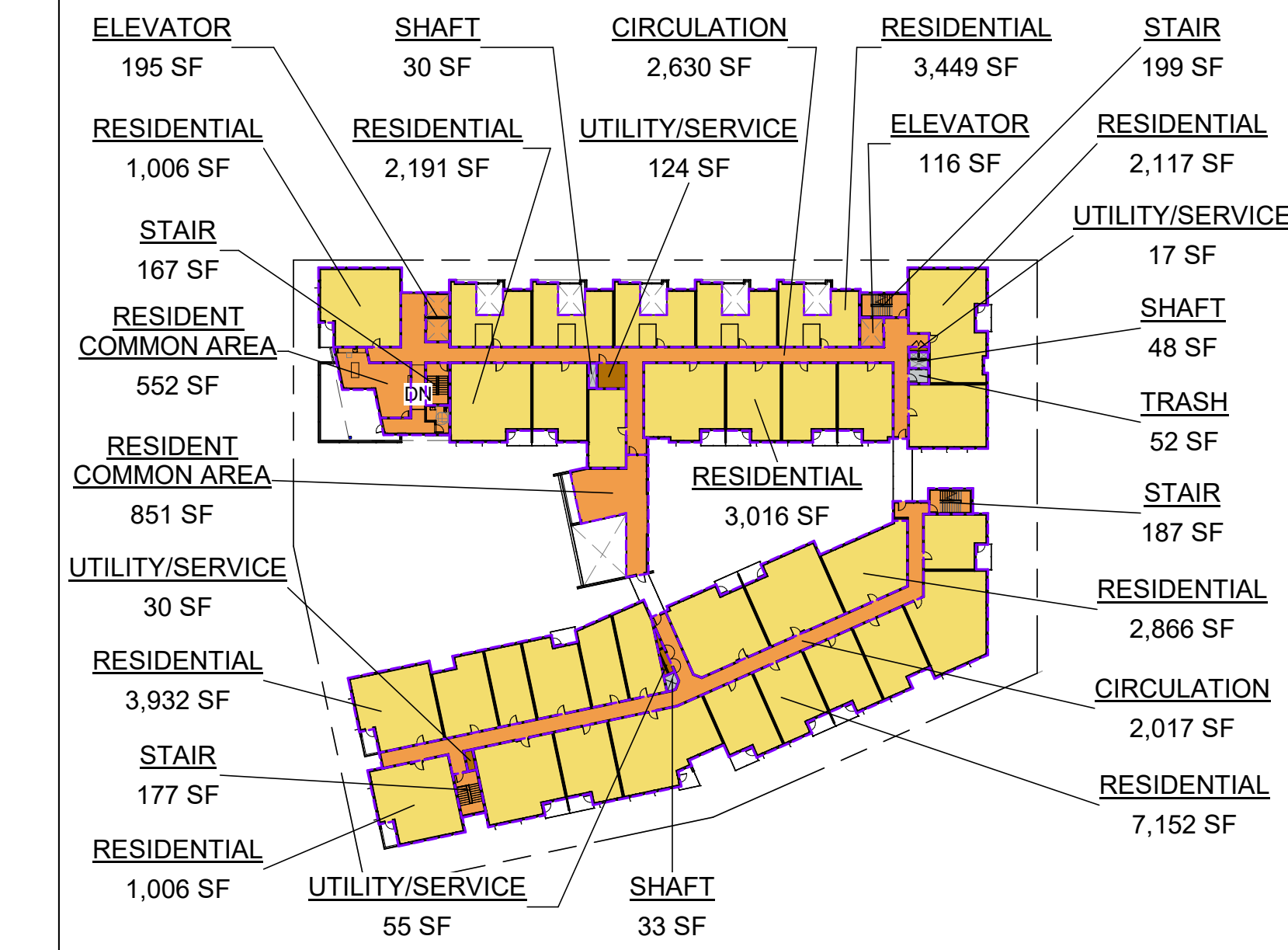
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NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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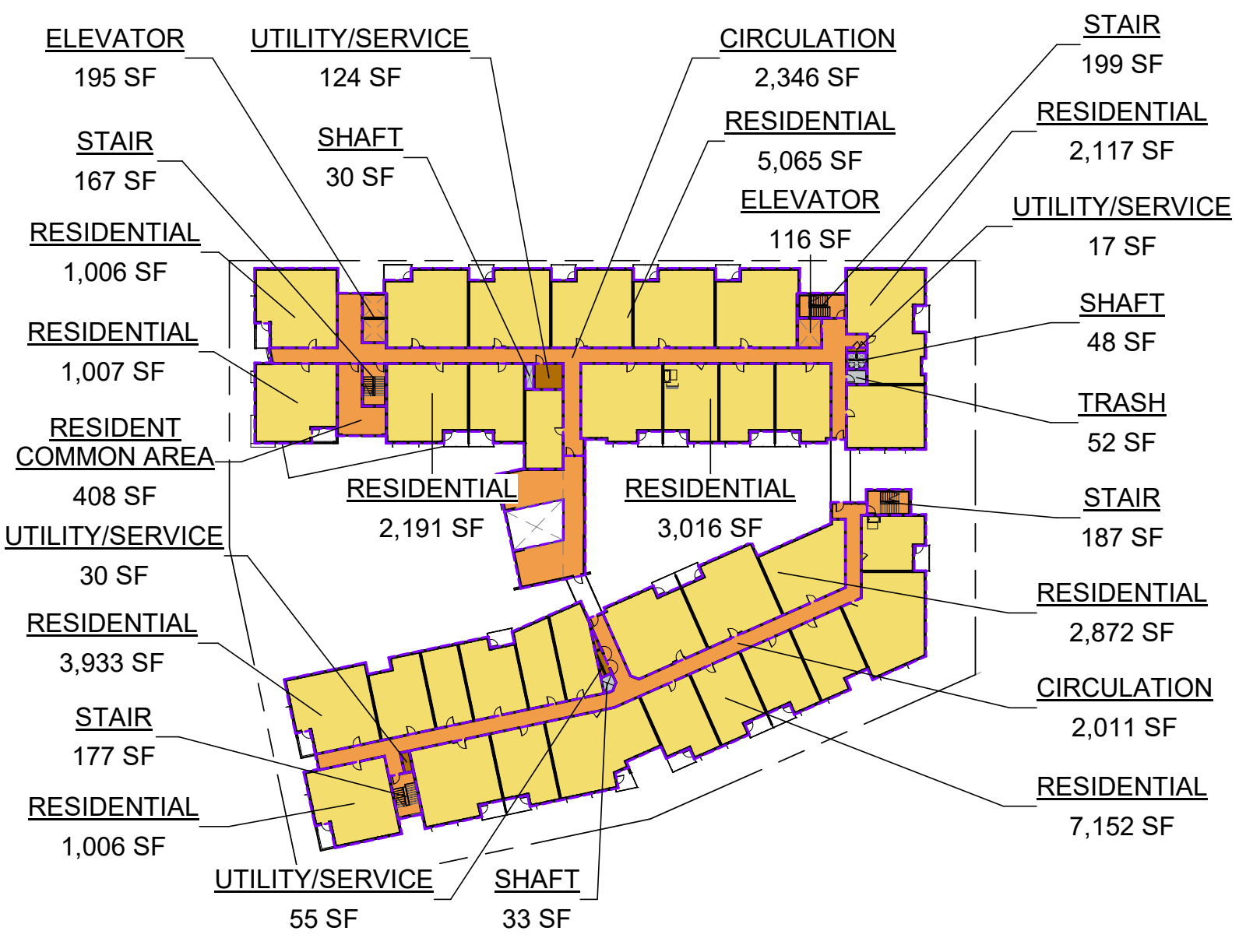
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DRAWING TITLE:
AREA SEPARATION PLANS

DRAWING NO:
A9.03



LEVEL 7
1" = 60'-0"



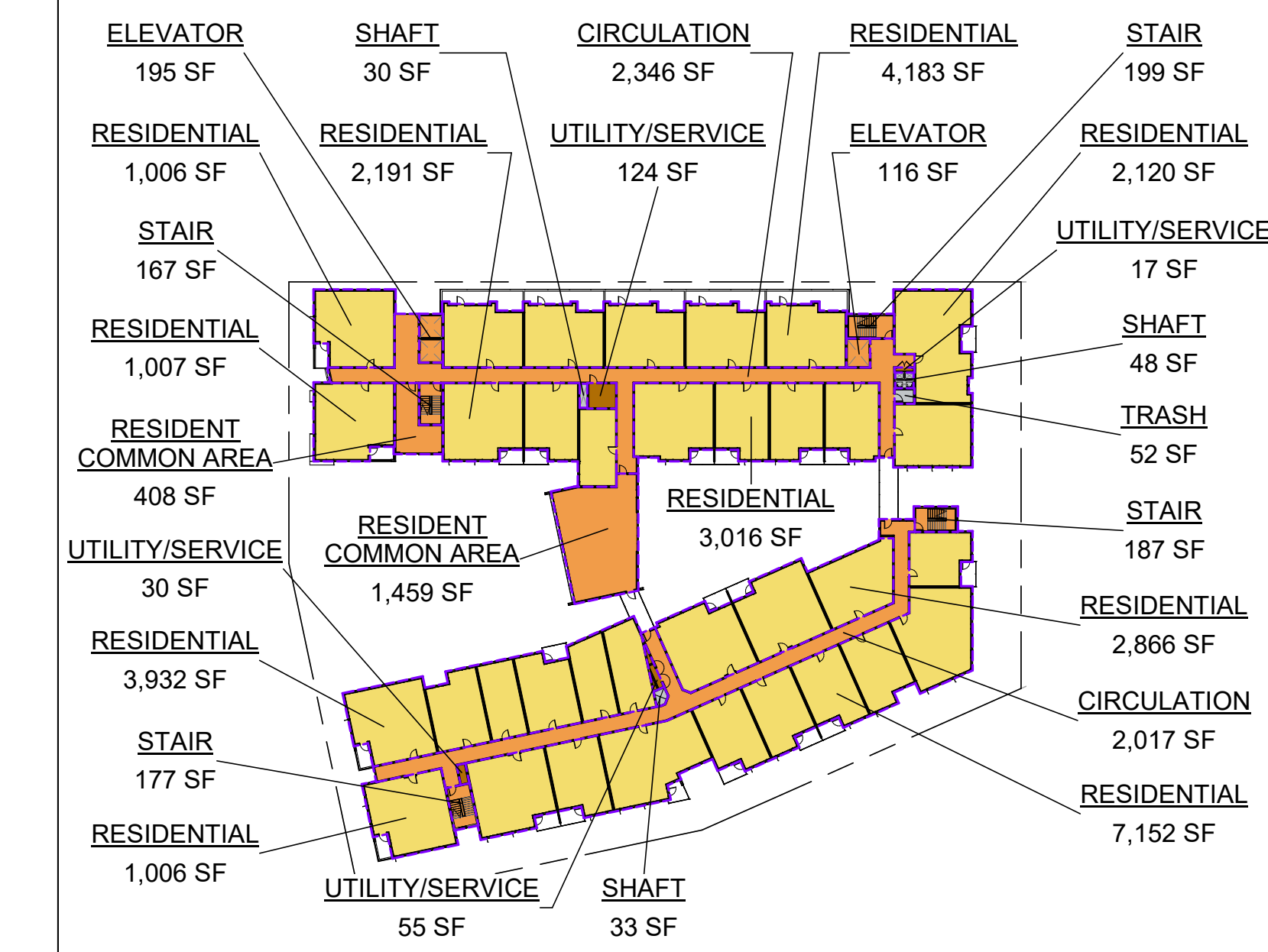
LEVEL 4
1" = 60'-0"

MENLO PARK ZONING CODE REQUIREMENTS
16.04.325 (C): AREAS EXCLUDED FROM GROSS FLOOR AREAS (DEFINITION)
 (2) AREAS OF A BUILDING OR BUILDINGS DEDICATED TO THE ENCLOSURE OF NOISE GENERATING EQUIPMENT, SUCH AS BUILDING MECHANICAL EQUIPMENT AND GENERATORS, NOT TO EXCEED ONE PERCENT (1%) OF THE MAXIMUM ALLOWED GROSS FLOOR AREA OF THE LOT. THIS EXCLUSION APPLIES TO EQUIPMENT UTILIZED FOR THE OPERATION OF THE BUILDING SYSTEMS AND DOES NOT APPLY TO EQUIPMENT UTILIZED IN CONNECTION WITH A BUSINESS OPERATING WITHIN A BUILDING;
 (3) ALL AREAS DEVOTED TO COVERED PARKING AND RELATED CIRCULATION FOR AUTOMOBILES AND BICYCLES, INCLUDING GARAGES, CARPORTS, BELOW GRADE PARKING STRUCTURES, AND ABOVE GRADE PARKING STRUCTURES;

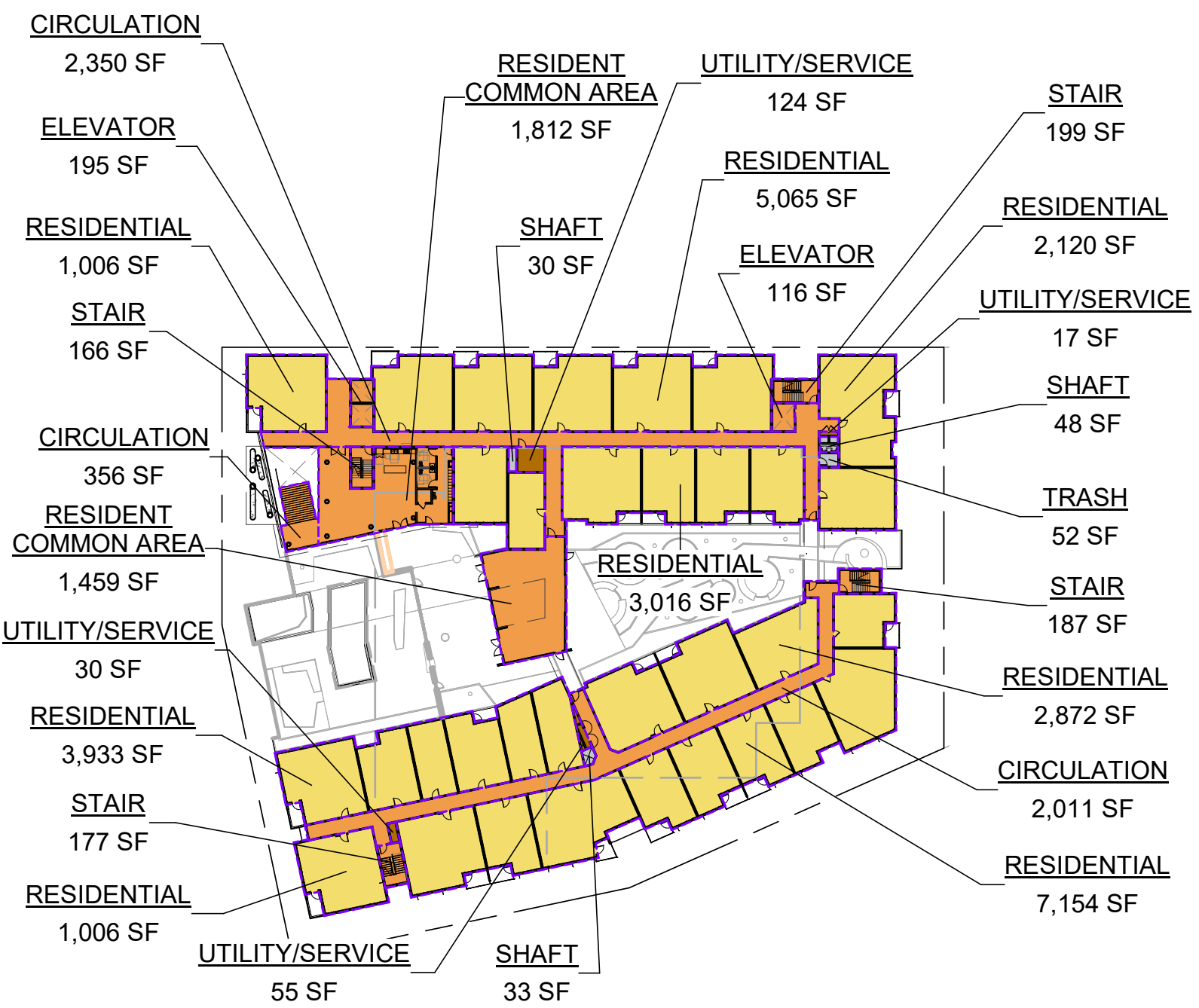
NOTE: UTILITY ROOMS IN P6 BUILDING WILL HAVE SOME SORT OF NOISE GENERATING EQUIPMENTS SUCH AS COOLERS. PER 16.04.325(C)(2) CODE, ONLY ONE PERCENT (1%) OF THE MAXIMUM ALLOWED GROSS FLOOR AREA OF THE LOT IS EXCLUDED FROM GFA.
 TOTAL BUILDING AREA INCLUDED IN GFA = 209,657 SF
 209,657 X 0.01 = 2,096 SF MAXIMUM AREA DEDICATED TO THE NOISE GENERATING EQUIPMENT ALLOWED TO BE EXCLUDED FROM GFA
 NOISE GENERATING UTILITY/SERVICES EXCLUDED FROM GFA IN P6 = 1,994 SF < 2,096 SF
 * INCLUDED IN 1% GFA EXCLUSION

GROSS FLOOR AREA BY PROGRAM		
PROGRAM	AREA	ZONING CODE REFERENCE
BUILDING AREA EXCLUDED FROM GFA PER ZONING		
BICYCLE PARKING	4,094 SF	EXCLUDED PER 16.04.325(C)(3)
MECH. CHASE	141 SF	EXCLUDED PER 16.04.325(C)(1)
SHAFT	582 SF	EXCLUDED PER 16.04.325(C)(5)
TRASH	1,036 SF	EXCLUDED PER 16.04.325(C)(6)
UTILITY/SERVICE*	1,994 SF	EXCLUDED PER 16.04.325(C)(2)
VEHICULAR PARKING	26,617 SF	EXCLUDED PER 16.04.325(C)(3)
BUILDING AREA EXCLUDED FROM GFA PER ZONING		
TOTAL BUILDING AREA		
BUILDING AREA INCLUDED IN GFA PER ZONING		
CIRCULATION	26,224 SF	INCLUDED PER 16.04.325(A)
ELEVATOR	2,157 SF	INCLUDED PER 16.04.325(B)(7)
EXTERIOR COVERED AREA	372 SF	INCLUDED PER 16.04.325(C)(4)
LOBBY	3,000 SF	INCLUDED PER 16.04.325(A)
RESIDENT COMMON AREA	11,177 SF	INCLUDED PER 16.04.325(A)
RESIDENTIAL	152,914 SF	INCLUDED PER 16.04.325(A)
STAIR	5,687 SF	INCLUDED PER 16.04.325(B)(7)
UTILITY/SERVICE	6,621 SF	INCLUDED PER 16.04.325(A), 16.04.325(B)(4), & 16.04.325
TOTAL BUILDING AREA		
208,152 SF		
242,616 SF		

GROSS FLOOR AREA		GROSS FLOOR AREA	
PROGRAM	AREA	PROGRAM	AREA



LEVEL 6
1" = 60'-0"



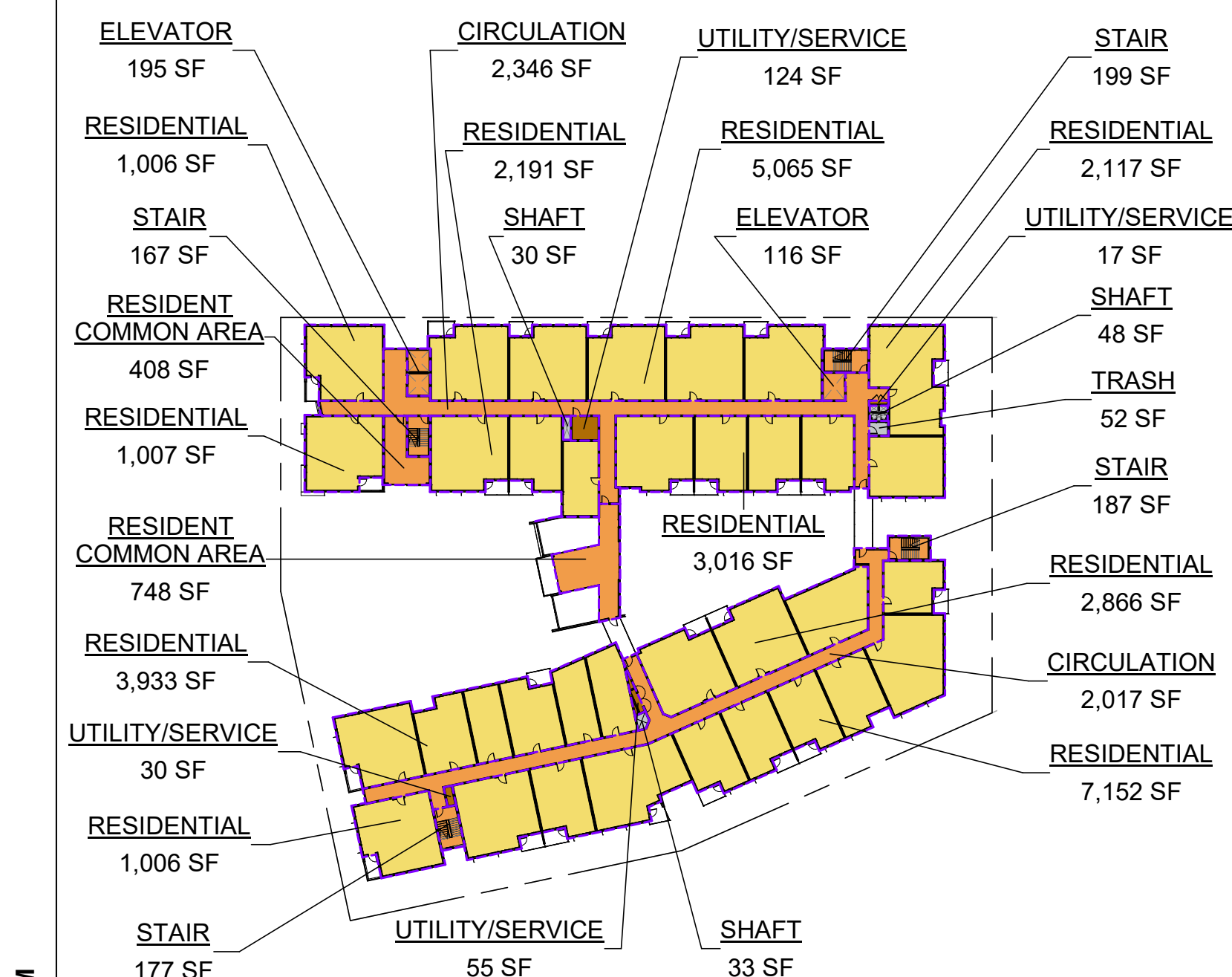
ST LEVEL 3
1" = 60'-0"

GROSS FLOOR AREA LEGEND

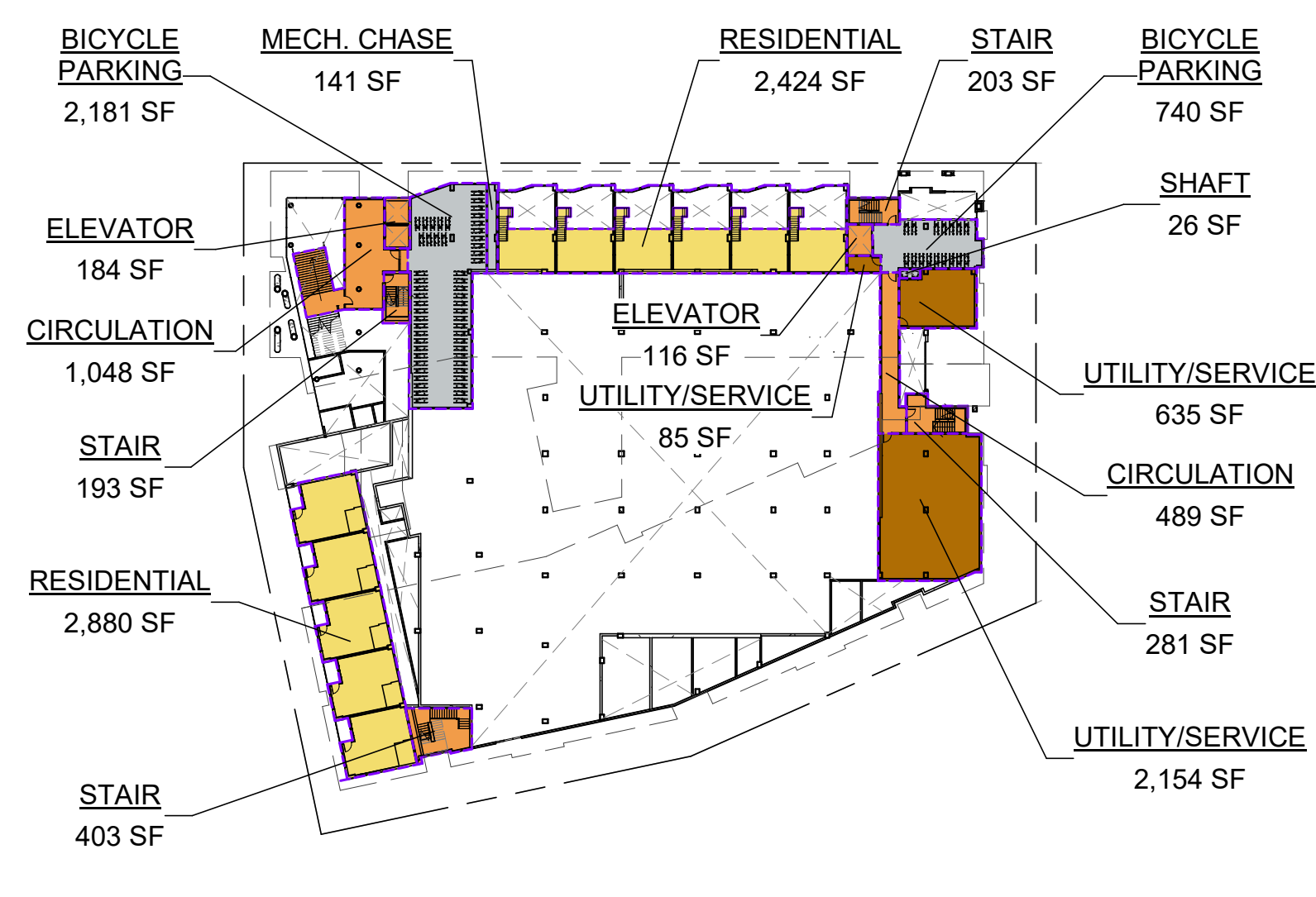
- RESIDENTIAL (INCLUDED IN GFA)
- CIRCULATION / LOBBY / COMMON AREA (INCLUDED IN GFA)
- UTILITY / SERVICE (INCLUDED IN GFA)
- EXCLUDED FROM GFA

BUILDING AREA EXCLUDED FROM GFA PER ZONING		BUILDING AREA INCLUDED IN GFA PER ZONING		
LEVEL	PROGRAM	AREA	PROGRAM	
LEVEL 1	BICYCLE PARKING	1,173 SF	CIRCULATION	2,239 SF
	TRASH	776 SF	ELEVATOR	301 SF
	UTILITY/SERVICE*	1,994 SF	EXTERIOR COVERED AREA	372 SF
	VEHICULAR PARKING	26,617 SF	LOBBY	3,000 SF
		30,560 SF	RESIDENT COMMON AREA	1,972 SF
LEVEL 2	BICYCLE PARKING	2,922 SF	RESIDENTIAL	6,267 SF
	MECH. CHASE	141 SF	STAIR	962 SF
	SHAFT	26 SF	UTILITY/SERVICE	2,614 SF
	3,088 SF		17,727 SF	
LEVEL 3	SHAFT	111 SF	CIRCULATION	1,537 SF
	TRASH	52 SF	ELEVATOR	300 SF
		163 SF	RESIDENTIAL	5,304 SF
			STAIR	1,080 SF
LEVEL 4	SHAFT	111 SF	UTILITY/SERVICE	2,874 SF
	TRASH	52 SF		11,095 SF
		163 SF		
LEVEL 5	SHAFT	111 SF	CIRCULATION	4,717 SF
	TRASH	52 SF	ELEVATOR	311 SF
		163 SF	RESIDENT COMMON AREA	3,271 SF
LEVEL 6	SHAFT	111 SF	RESIDENTIAL	27,399 SF
	TRASH	52 SF	STAIR	728 SF
		163 SF	UTILITY/SERVICE	227 SF
LEVEL 7	SHAFT	111 SF		36,652 SF
	TRASH	52 SF		
		163 SF		

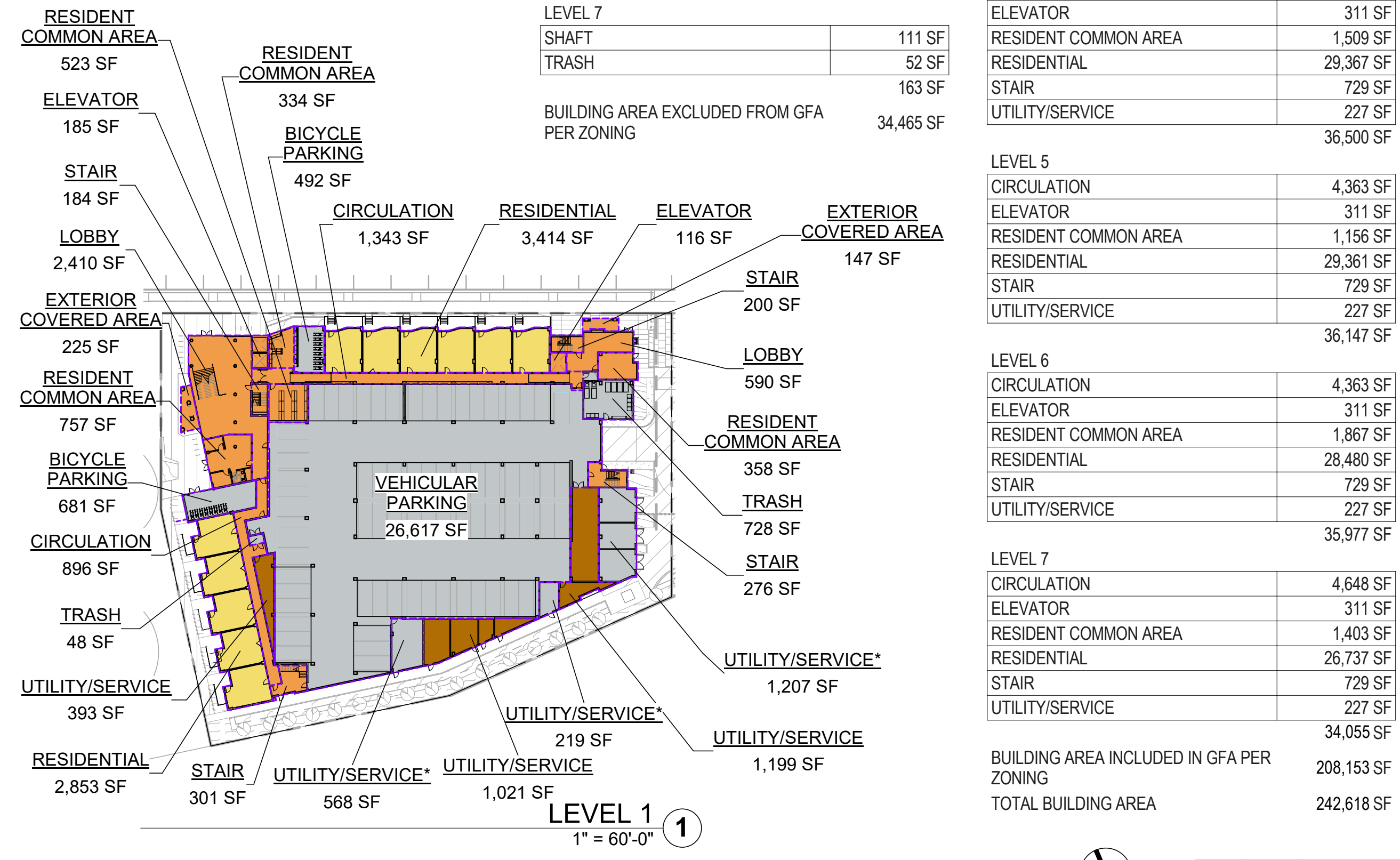
BUILDING AREA EXCLUDED FROM GFA PER ZONING		BUILDING AREA INCLUDED IN GFA PER ZONING		
LEVEL	PROGRAM	AREA	PROGRAM	
LEVEL 1	SHAFT	111 SF	CIRCULATION	4,357 SF
	TRASH	52 SF	ELEVATOR	311 SF
		163 SF	RESIDENT COMMON AREA	1,509 SF
LEVEL 2	SHAFT	111 SF	RESIDENTIAL	29,367 SF
	TRASH	52 SF	STAIR	729 SF
		163 SF	UTILITY/SERVICE	227 SF
	34,465 SF		36,500 SF	
LEVEL 3	SHAFT	111 SF	CIRCULATION	4,363 SF
	TRASH	52 SF	ELEVATOR	311 SF
		163 SF	RESIDENT COMMON AREA	1,156 SF
LEVEL 4	SHAFT	111 SF	RESIDENTIAL	29,361 SF
	TRASH	52 SF	STAIR	729 SF
		163 SF	UTILITY/SERVICE	227 SF
	36,147 SF		36,147 SF	
LEVEL 5	SHAFT	111 SF	CIRCULATION	4,363 SF
	TRASH	52 SF	ELEVATOR	311 SF
		163 SF	RESIDENT COMMON AREA	1,867 SF
LEVEL 6	SHAFT	111 SF	RESIDENTIAL	28,480 SF
	TRASH	52 SF	STAIR	729 SF
		163 SF	UTILITY/SERVICE	227 SF
	35,977 SF		35,977 SF	
LEVEL 7	SHAFT	111 SF	CIRCULATION	4,648 SF
	TRASH	52 SF	ELEVATOR	311 SF
		163 SF	RESIDENT COMMON AREA	1,403 SF
	208,153 SF		208,153 SF	
TOTAL BUILDING AREA		242,618 SF		



LEVEL 5
1" = 60'-0"



LEVEL 2
1" = 60'-0"



LEVEL 1
1" = 60'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
 Architectural Control Package - Parcel 6
 Menlo Park, CA

SCALE: 1" = 60'-0"
 NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. FOR USER CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

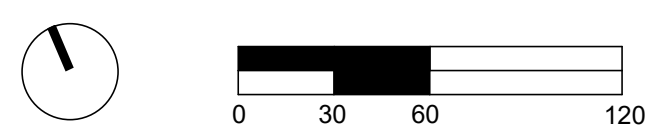
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NO.	DATE	ISSUE

DRAWING TITLE:
SQUARE FOOTAGE PLANS

DRAWING NO:
A9.04

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R-MU BUILDING HEIGHT ANALYSIS Parcel 6							
Roofs w/ Different Heights	Average Natural Level (FASL)	New FFE (FASL)	Added Height (Nat. to FFE)	Roof Height (FFE. to roof)	Roof Height (Nat. to roof)	Footprint (SF)	Roof Height x Footprint
UPPER ROOF (SLOPED)	9.74	12.90	3.16	76.62	79.78	3,357	267,821
UPPER ROOF (LOUNGE)				76.27	79.43	1,522	120,892
ROOF (MAIN ROOF)				72.10	75.26	32,486	2,444,896
LEVEL 7 (ROOF DECK)				66.93	70.09	318	22,289
LEVEL 6 (UPPER PRIVATE TERRACES)				55.18	58.34	1,039	60,615
LEVEL 4 (LOWER ROOF)				31.10	34.26	515	17,644
LEVEL 3 (PODIUM)				20.52	23.68	13,201	312,600
TOTAL						52,438	3,246,758
Weighted Average Height (ft)							61.92
Proposed Maximum Height (ft)							79.78

MENLO PARK ZONING CODE REQUIREMENTS

16.04.330: HEIGHT OF STRUCTURE (DEFINITION)

EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER, "HEIGHT OF STRUCTURE" MEANS THE VERTICAL DISTANCE FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINTS OF THE NATURAL GRADE OF THE PORTION OF THE LOT COVERED BY THE STRUCTURE TO THE TOPMOST POINT OF THE STRUCTURE, EXCLUDING ELEVATOR EQUIPMENT ROOMS, VENTILATING AND AIR CONDITIONING EQUIPMENT AND CHIMNEYS.

16.45.050: HEIGHT

"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.

HEIGHT: 52.5 FEET

MAXIMUM HEIGHT: 70 FEET

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.

PROPERTIES WITHIN THE FLOOD ZONE OR SUBJECT TO FLOODING AND SEA LEVEL RISE ARE ALLOWED A 10-FOOT INCREASE IN HEIGHT AND MAXIMUM HEIGHT.

PROPOSED DESIGN

MAXIMUM HEIGHT:

ALLOWED PER ZONING CODE: 70' + 10' = 80'
PROPOSED DESIGN: 80' ABOVE NATURAL GRADE

(SEE ELEVATION SHEETS AND PLAN DIAGRAM FOR MAXIMUM BUILDING HEIGHT DIMENSIONS)

AVERAGE HEIGHT:

ALLOWED PER ZONING CODE: 52.5' + 10' = 62.5'
PROPOSED DESIGN: 62.92' ABOVE NATURAL GRADE

(SEE PLAN DIAGRAM FOR ROOF AREAS AND HEIGHTS. SEE TABLE FOR AVERAGE HEIGHT CALCULATIONS.)

NOTES:

THIS PROJECT IS SUBJECT TO FLOODING AND SEA LEVEL RISE, AND THEREFORE QUALIFIES FOR THE 10-FOOT INCREASE IN HEIGHT AND MAXIMUM HEIGHT.

AVERAGE HEIGHT COMPLIANCE IS REGULATED AT A MASTERPLAN-WIDE LEVEL FOR WILLOW VILLAGE.



P6 - BUILDING HEIGHT CALCULATION - ROOF 1
1" = 30'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

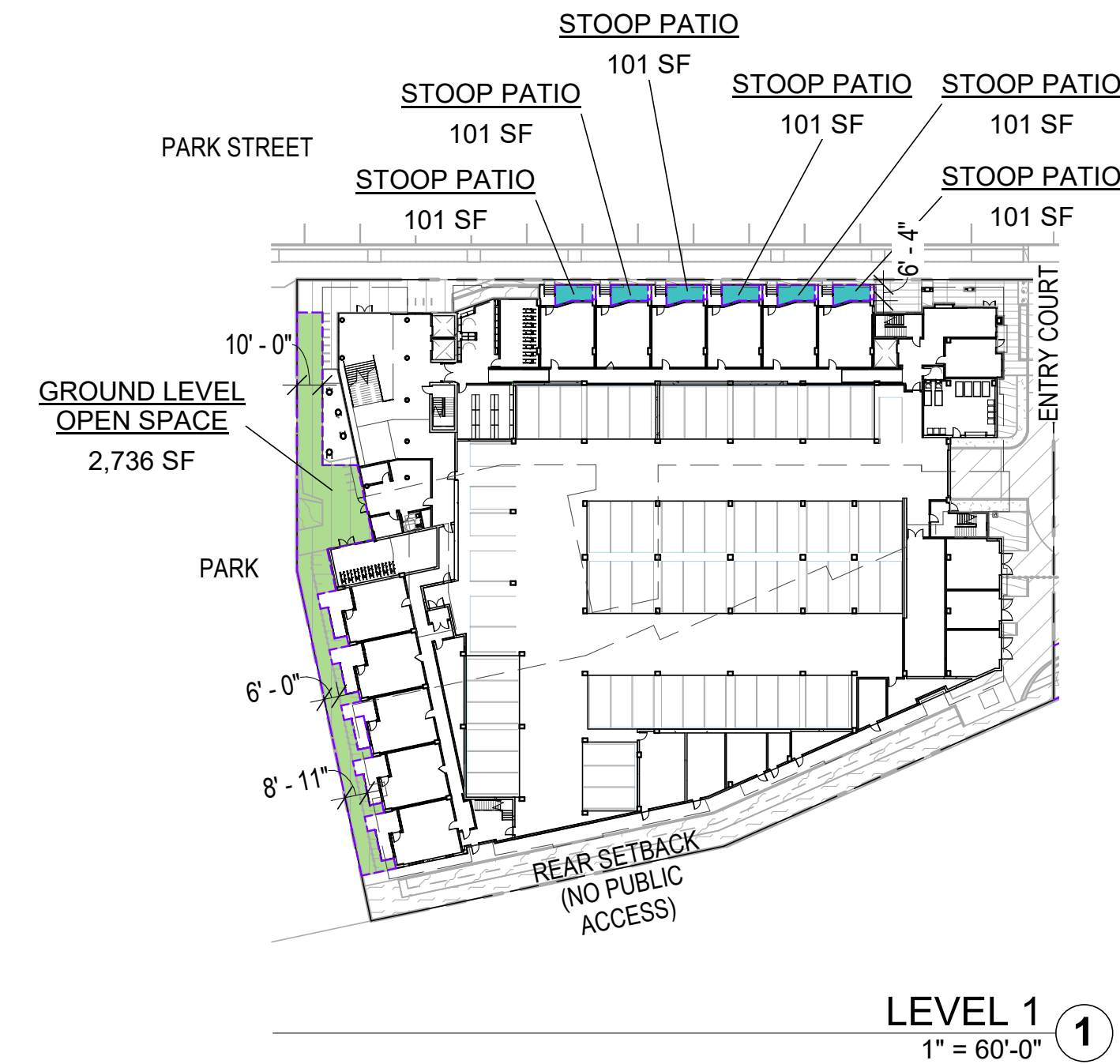
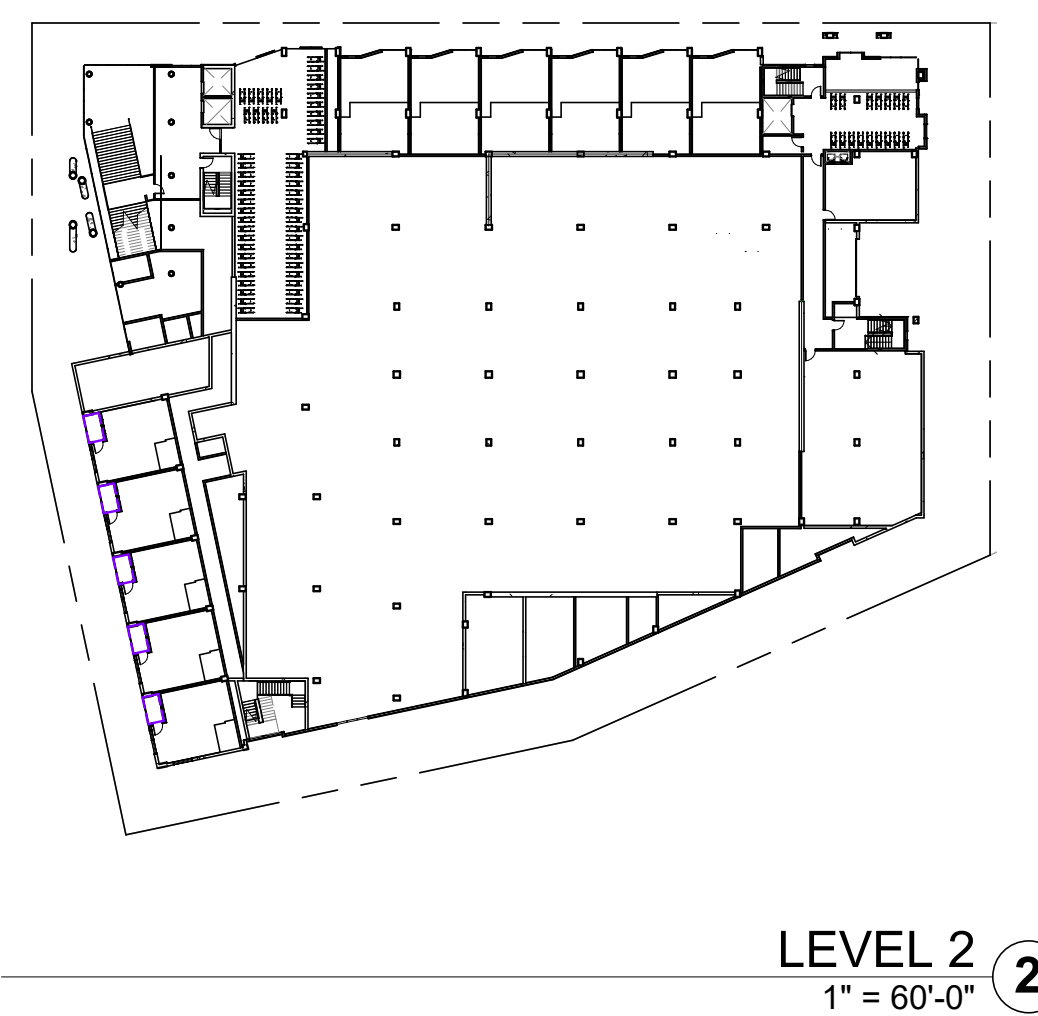
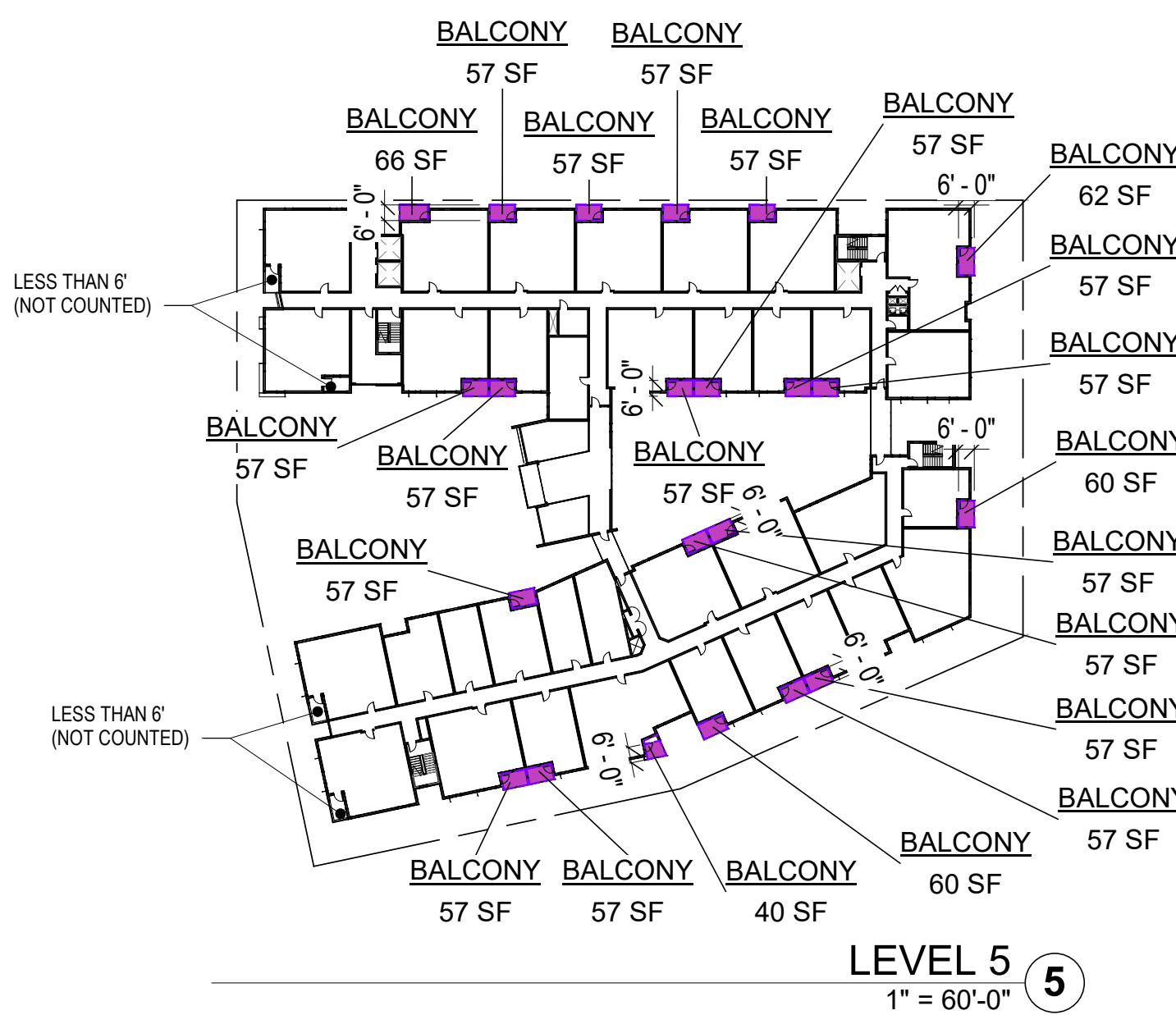
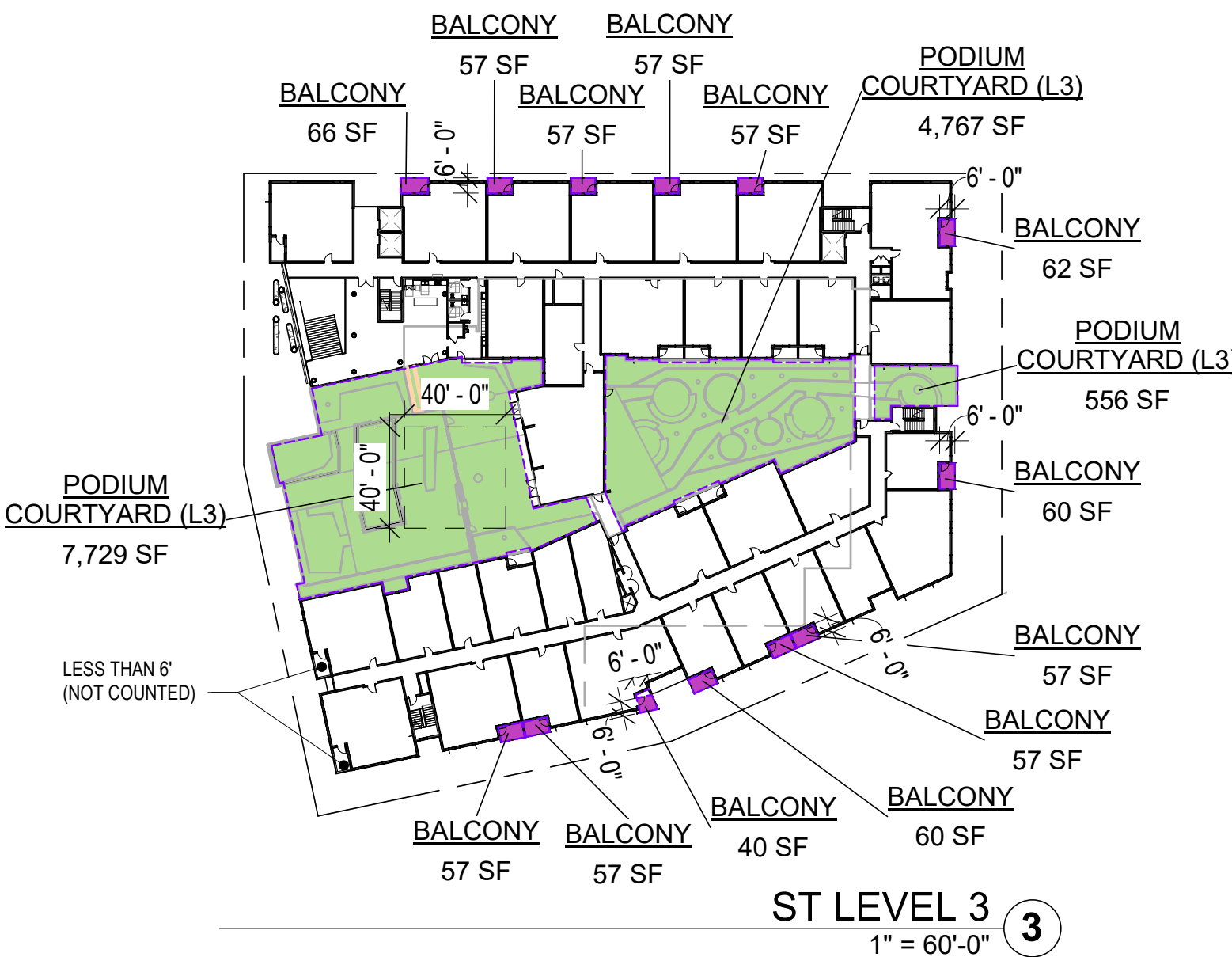
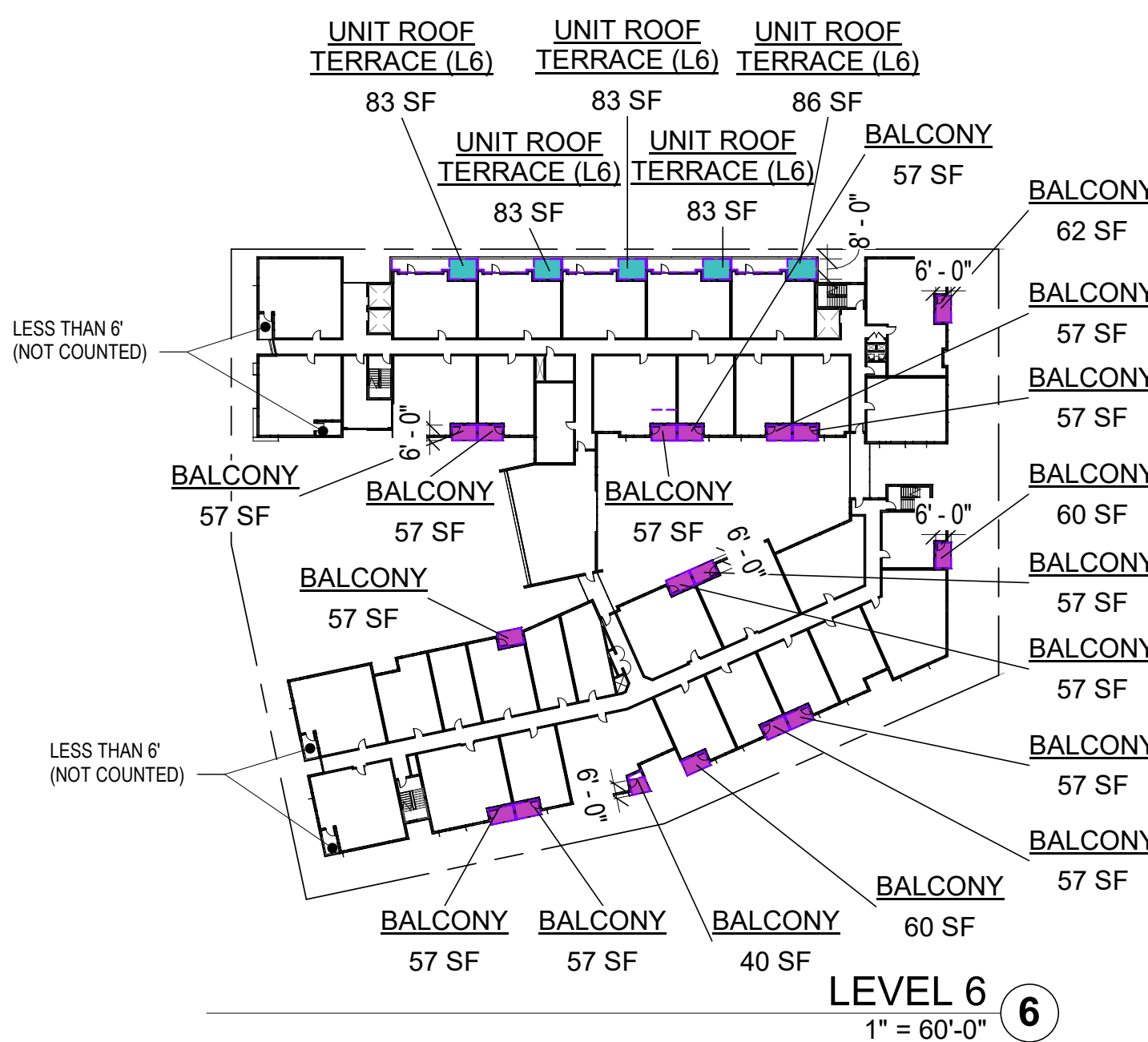
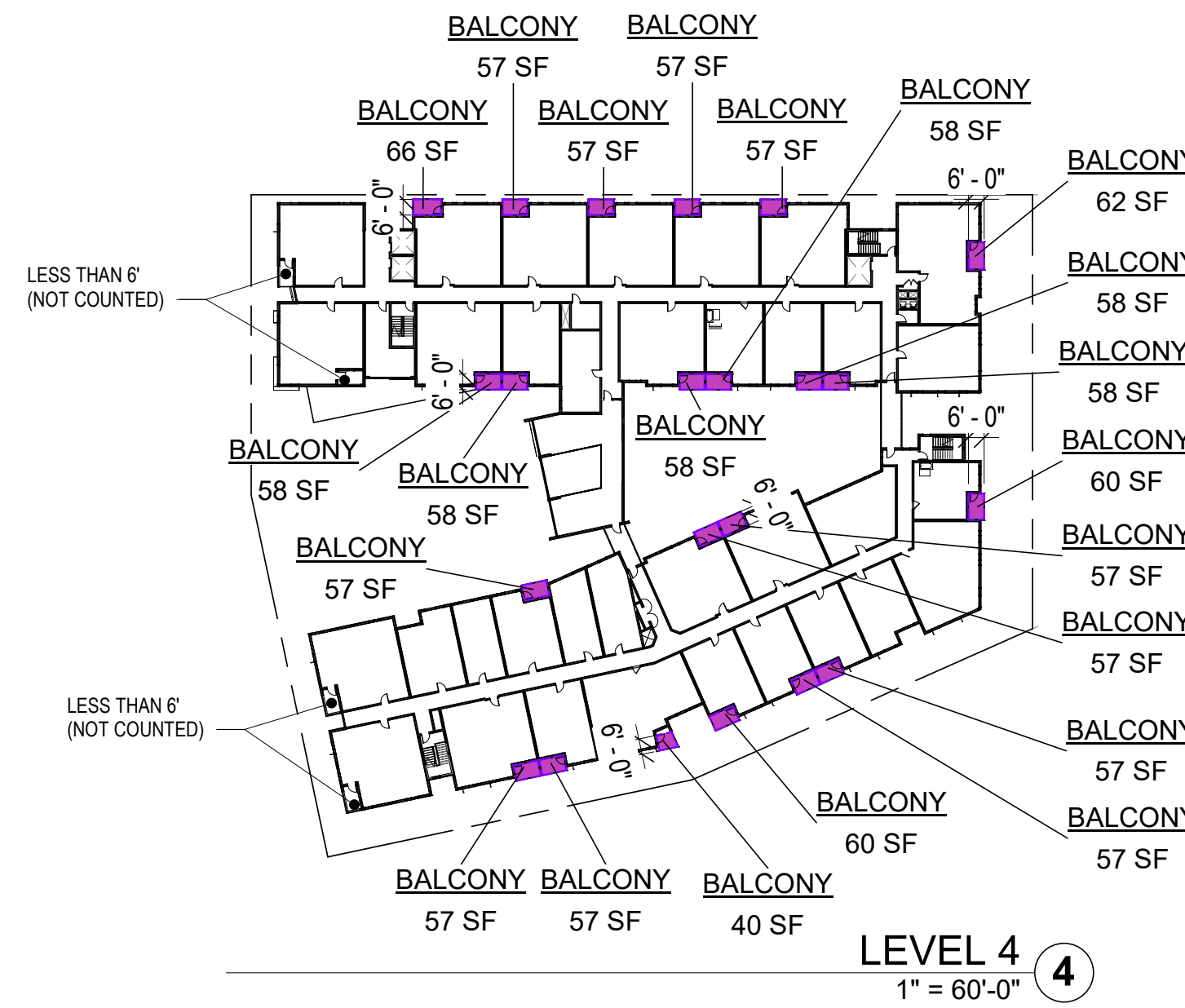
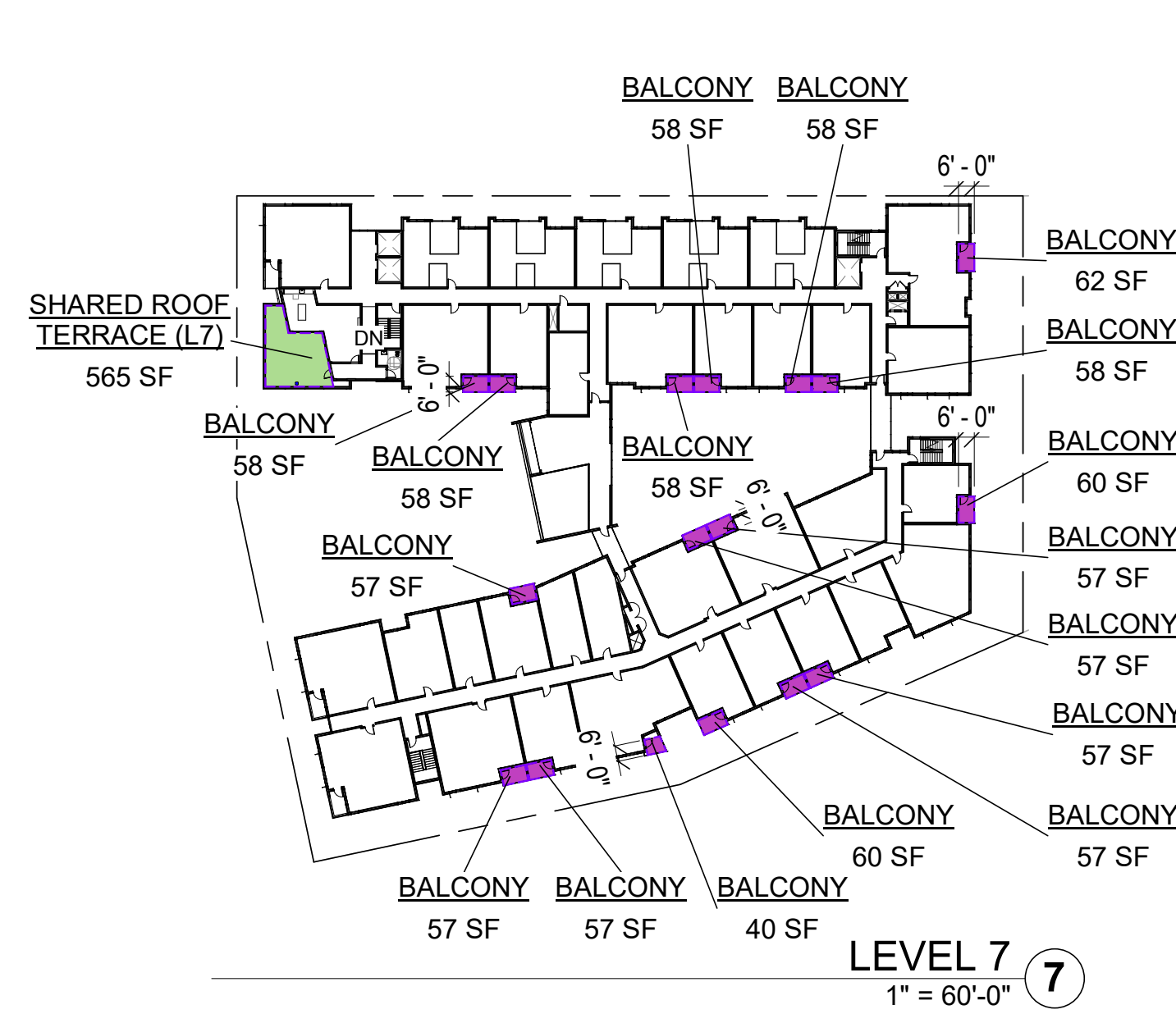
SCALE: 1" = 30'-0"
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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DRAWING TITLE:
BUILDING HEIGHT ANALYSIS
PLAN

DRAWING NO:
A9.05



PARCEL 6 - OPEN SPACE AREA CALCS

Name	Open Space Type	Open Space Location	Area
GROUND LEVEL OPEN SPACE	COMMON OPEN SPACE	L1	2,736 SF
GROUND LEVEL OPEN SPACE: 2			2,736 SF
PODIUM COURTYARD (L3): 3	COMMON OPEN SPACE	L3	13,052 SF
SHARED ROOF TERRACE (L7)	COMMON OPEN SPACE	L7	565 SF
SHARED ROOF TERRACE (L7): 1	COMMON OPEN SPACE		16,354 SF
BALCONY	PRIVATE OPEN SPACE <80SF	L3-L7	5,192 SF
BALCONY: 91			5,192 SF
PRIVATE OPEN SPACE <80SF			5,192 SF
STOOP PATIO	PRIVATE OPEN SPACE >80SF	L1	605 SF
STOOP PATIO: 6			605 SF
UNIT ROOF TERRACE (L6)	PRIVATE OPEN SPACE >80SF	L6	418 SF
UNIT ROOF TERRACE (L6): 5			418 SF
PRIVATE OPEN SPACE >80SF			1,023 SF
Total Open Space			22,569 SF

PARCEL 6 OPEN SPACE ANALYSIS:

OPEN SPACE SUMMARY:

LOT AREA:	64,315 SF	100%
OPEN SPACE	AREA	% OF TOTAL AREA
PRIVATE OPEN SPACE	6,215 SF	10%
COMMON OPEN SPACE	16,354 SF	25%
TOTAL	22,569 SF	35%
MINIMUM REQUIRED		25%

PROVIDED PRIVATE OPEN SPACE

Units	Unit Count	Area/Unit	Total Area
Units with 80SF or more Private Open Space:	11	Varies (>80SF)	1,023 SF
Units with less than 80SF Private Open Space:	167	Varies (<80SF)	5,192 SF
Total:	178		6,215 SF

PRIVATE & COMMON OPEN SPACE MIX:

MIN. REQUIRED PRIVATE OPEN SPACE FOR 167 UNITS:
80 SF/UNIT * 167 UNITS = **13,360 SF**

MIN. AREA OF COMMON OPEN SPACE TO REPLACE (1) SF OF REQUIRED PRIVATE OPEN SPACE THAT IS NOT PROVIDED: **1.25 SF**

CALCULATION:
 13,360 SF (REQ. PRIVATE OPEN SPACE)
 - 5,192 SF (PROVIDED PRIVATE OPEN SPACE)
 8,168 SF (REQ. PRIVATE OPEN SPACE THAT IS NOT PROVIDED)
 x 1.25 SF (RATIO OF REQ. COMMON OPEN SPACE TO PRIVATE)
10,210 SF (MIN. REQUIRED COMMON OPEN SPACE)
16,354 SF (PROVIDED COMMON OPEN SPACE) > 10,210 SF = COMPLIANT

MENLO PARK ZONING CODE REQUIREMENTS

16.45.120 (4): OPEN SPACE

(C) RESIDENTIAL DEVELOPMENTS SHALL HAVE A MINIMUM OF COMMON OPEN SPACE AND PRIVATE OPEN SPACE. THESE REQUIREMENTS ARE COUNTED TOWARDS THE MINIMUM AMOUNT OF OPEN SPACE EQUAL TO TWENTY-FIVE PERCENT (25%) OF THE TOTAL LOT AREA.

(I) ONE HUNDRED (100) SQUARE FEET OF OPEN SPACE PER UNIT SHALL BE CREATED AS COMMON OPEN SPACE OR A MINIMUM OF EIGHTY (80) SQUARE FEET OF OPEN SPACE PER UNIT CREATED AS PRIVATE OPEN SPACE, WHERE PRIVATE OPEN SPACE SHALL HAVE A MINIMUM DIMENSION OF SIX (6) FEET BY SIX (6) FEET;

(II) IN THE CASE OF A MIX OF PRIVATE AND COMMON OPEN SPACE, SUCH COMMON OPEN SPACE SHALL BE PROVIDED AT A RATIO EQUAL TO ONE AND ONE-QUARTER (1.25) SQUARE FEET FOR EACH ONE (1) SQUARE FOOT OF PRIVATE OPEN SPACE THAT IS NOT PROVIDED.

(III) DEPENDING ON THE NUMBER OF DWELLING UNITS, COMMON OPEN SPACE SHALL BE PROVIDED TO MEET THE FOLLOWING CRITERIA:
 C. ONE HUNDRED ONE (101) OR MORE UNITS:
 MINIMUM OF ONE (1) SPACE, FORTY (40) FEET
 MINIMUM DIMENSION (ONE THOUSAND SIX HUNDRED (1,600) SQUARE FEET TOTAL, MINIMUM).

(D) 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 MINIMUM LANDSCAPING BED NO LESS THAN THREE (3) FEET IN LENGTH OR WIDTH AND FIVE (5) FEET IN DEPTH FOR INFILTRATION PLANTING;
 C. NATIVE SPECIES ABLE TO GROW TO THEIR MAXIMUM SIZE WITHOUT SHEARING.

(E) ALL EXTERIOR LANDSCAPING COUNTS TOWARDS OPEN SPACE REQUIREMENTS.

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
 Architectural Control Package - Parcel 6
 Menlo Park, CA

SCALE: 1" = 60'-0"
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE REQUIRED DIMENSIONS ONLY. FOR SIZE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

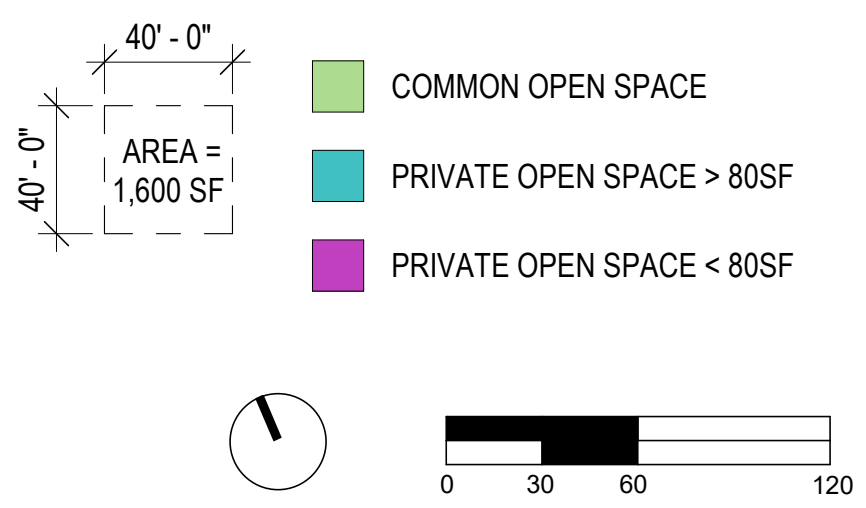
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DRAWING TITLE:
OPEN SPACE PLANS

DRAWING NO:
A9.06



MENLO PARK ZONING CODE REQUIREMENTS

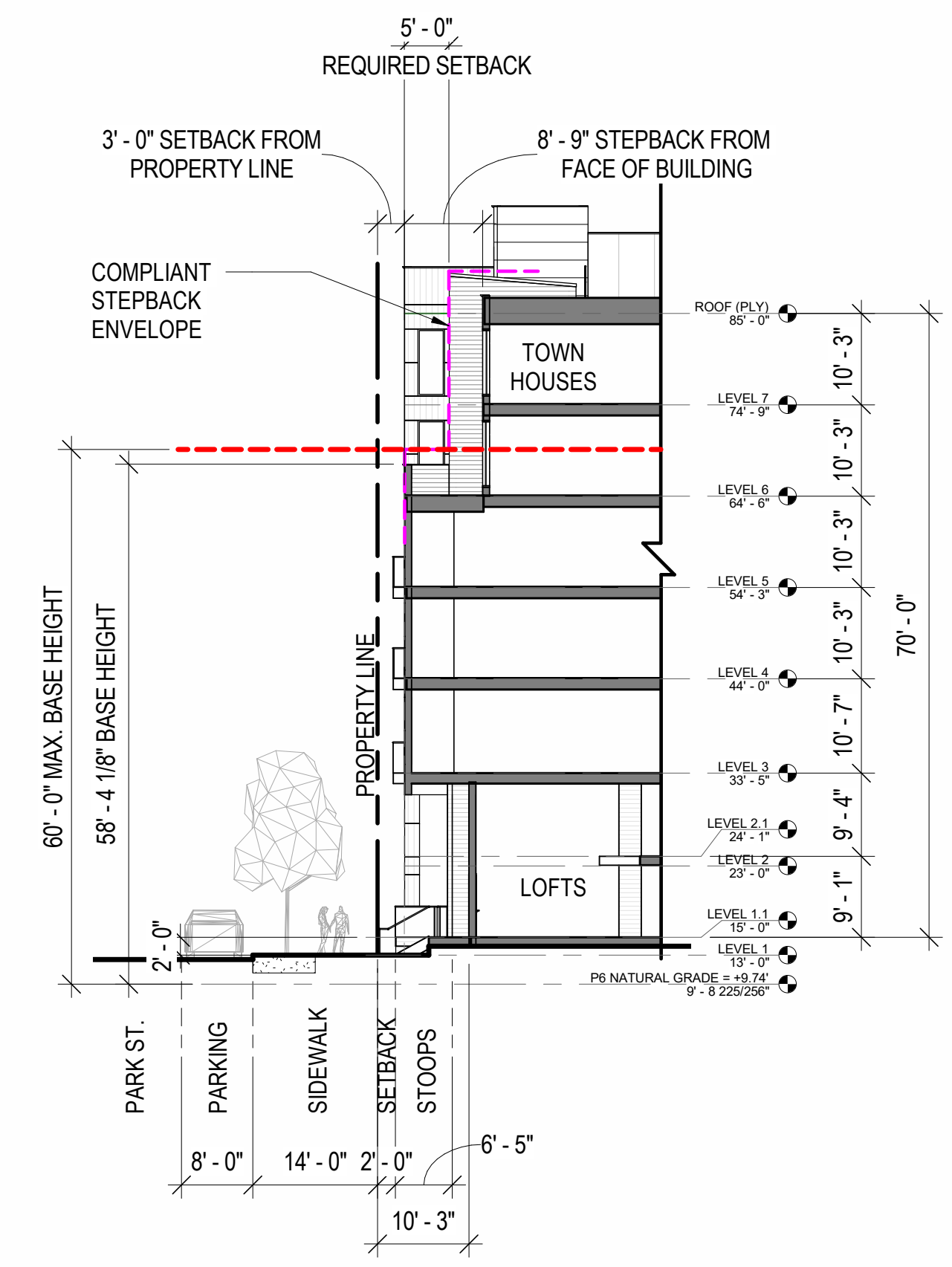
16.45.120 (2): MINIMUM STEPBACK

THE HORIZONTAL DISTANCE A BUILDING'S UPPER STORY(IES) MUST BE SET BACK ABOVE THE BASE HEIGHT.

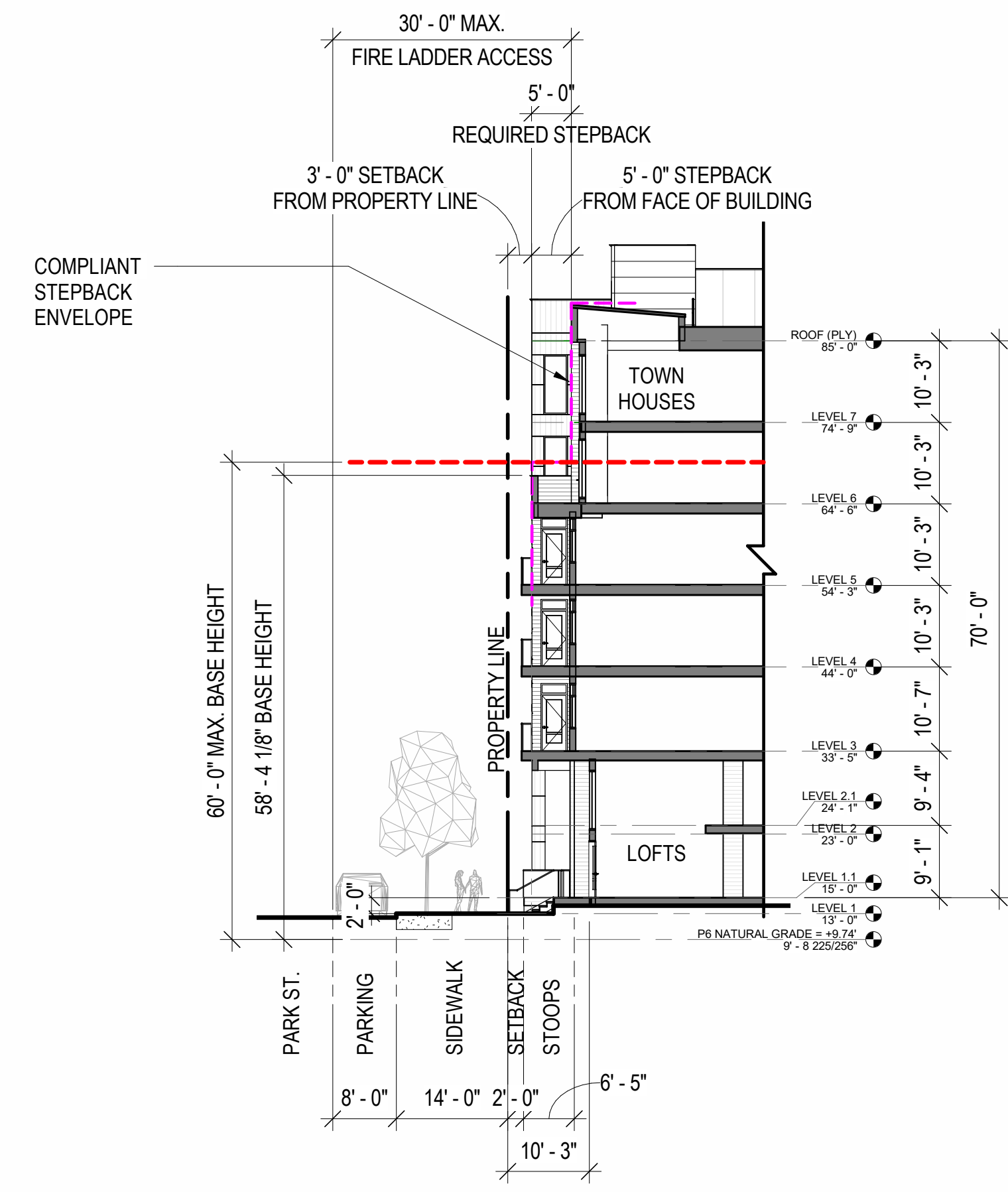
10 FEET FOR A MINIMUM OF 75% OF THE BUILDING FACE ALONG PUBLIC STREET(S).

A MAXIMUM OF 25% OF THE BUILDING FACE ALONG PUBLIC STREET(S) MAY BE EXCEPTED FROM THIS STANDARD IN ORDER TO PROVIDE ARCHITECTURAL VARIATION.

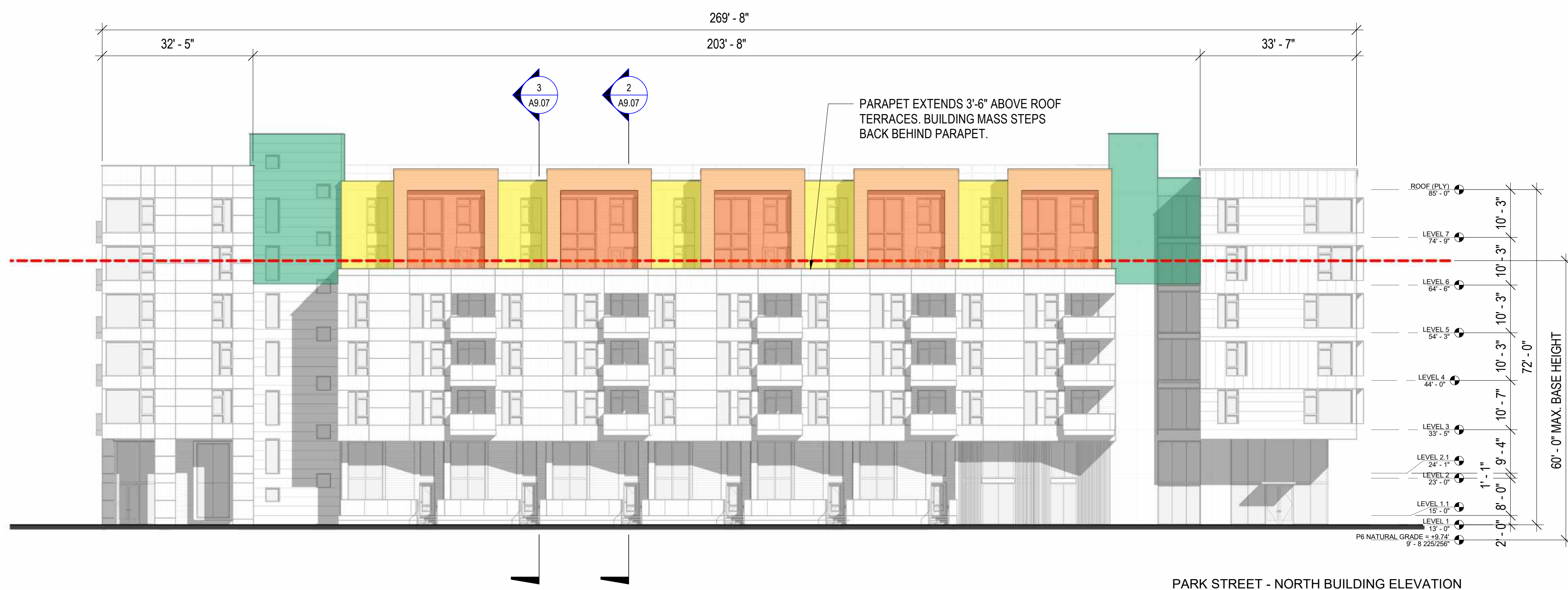
NOTE: PLEASE SEE APPENDIX SHEETS FOR MODIFICATIONS TO ZONING CODE RELATED TO STEPBACK AND BASE HEIGHT REQUIREMENTS WHICH WERE APPROVED WITH THE CDP.



N-S SECTION - STEPBACK DIAGRAM 3
1/16" = 1'-0"



N-S SECTION - STEPBACK DIAGRAM 2
1/16" = 1'-0"



NORTH ELEVATION - STEPBACK DIAGRAM 1
1/16" = 1'-0"

TOTAL FACADE LENGTH: 269'-8"
STEPBACK FACADE LENGTH: 203'-8"
203'-8" / 269'-8" = 75.5% (75% MIN. REQ.)

- STEPBACKS FROM FACE OF BUILDING:**
- 5' STEPBACK
 - 6' STEPBACK
 - 8'-9' STEPBACK
 - 10' STEPBACK

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

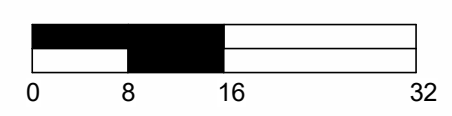
SCALE: 1/16" = 1'-0"
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE REQUIRED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

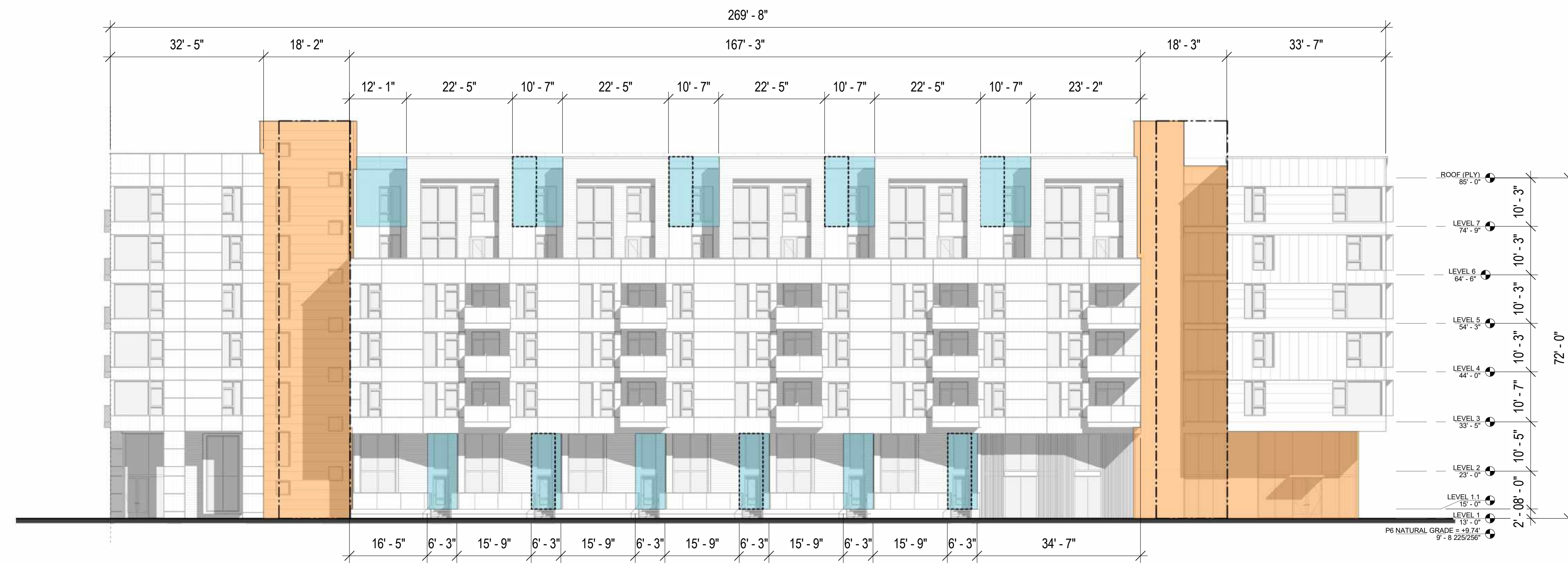
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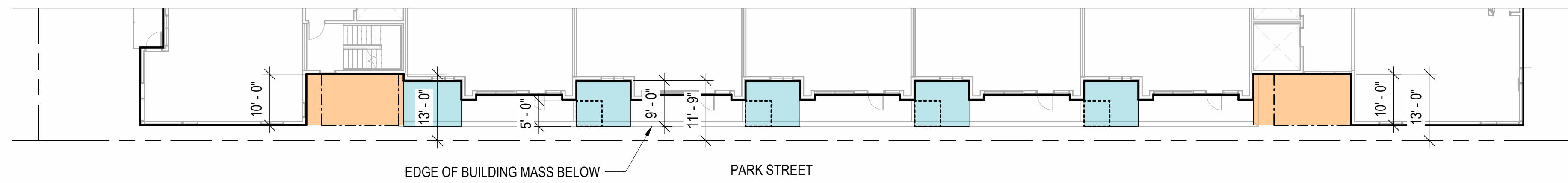
DRAWING TITLE:
STEPBACK DIAGRAMS

DRAWING NO:
A9.07

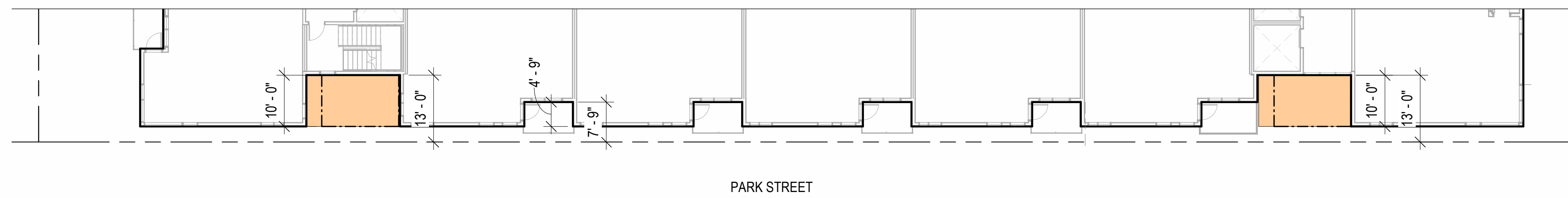




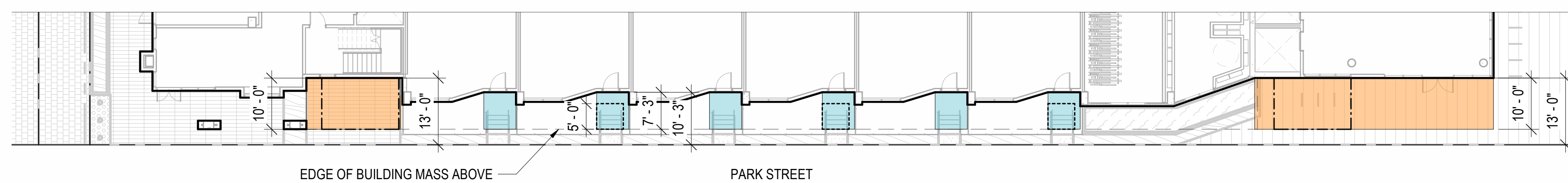
NORTH ELEVATION - NORTH FACADE MODULATION DIAGRAM ④
1/16" = 1'-0"



LEVELS 6-7 - NORTH FACADE MODULATION DIAGRAM ③
1/16" = 1'-0"



LEVELS 3-5 - NORTH FACADE MODULATION DIAGRAM ②
1/16" = 1'-0"



LEVELS 1-2 - NORTH FACADE MODULATION DIAGRAM ①
1/16" = 1'-0"

- PROPOSED MAJOR BUILDING MODULATIONS
 - REQUIRED MAJOR BUILDING MODULATION MIN. WIDTH 15'
 - PROPOSED MINOR BUILDING MODULATIONS
 - REQUIRED MINOR BUILDING MODULATION MIN. WIDTH 5'
 - NO BUILDING MASS ABOVE PODIUM LEVEL
- NOTE: NO REQUIRED MINOR MODULATION AT LEVELS 3-6, PER APPROVED MODIFICATION

MENLO PARK ZONING CODE REQUIREMENTS

16.45.120 (2): MAJOR BUILDING MODULATIONS

A MAJOR 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.

MINIMUM OF ONE RECESS OF 15 FEET WIDE BY 10 FEET DEEP PER 200 FEET OF FACADE LENGTH.

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.

16.45.120 (2): MINOR BUILDING MODULATIONS

MINIMUM RECESS OF 5 FEET WIDE BY 5 FEET DEEP PER 50 FEET OF FACADE LENGTH.

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.

BUILDING PROJECTIONS SPACED NO MORE THAN 50 FEET APART WITH A MINIMUM OF 3-FOOT DEPTH AND 5-FOOT WIDTH MAY SATISFY THIS REQUIREMENT IN LIEU OF A RECESS.

NOTE: PLEASE SEE APPENDIX SHEETS FOR MODIFICATIONS TO ZONING CODE RELATED TO MODULATION REQUIREMENTS WHICH WERE APPROVED WITH THE CDP.

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

SCALE: 1/16" = 1'-0"
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. FOR BEST CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

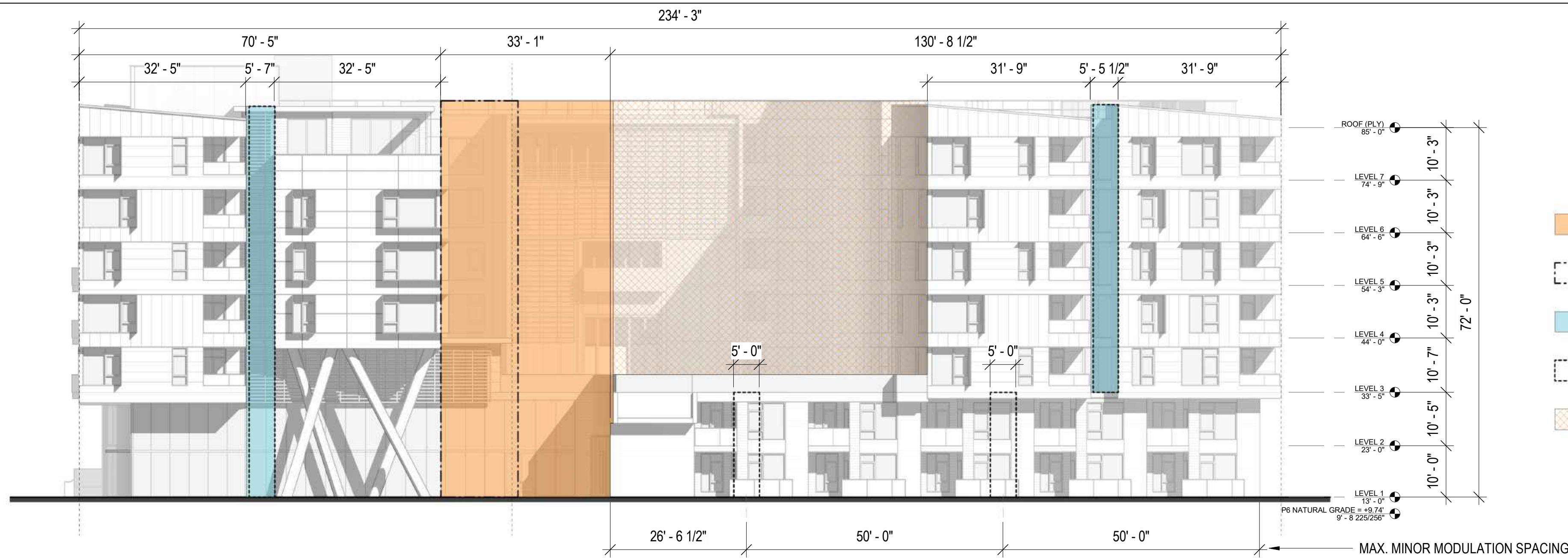
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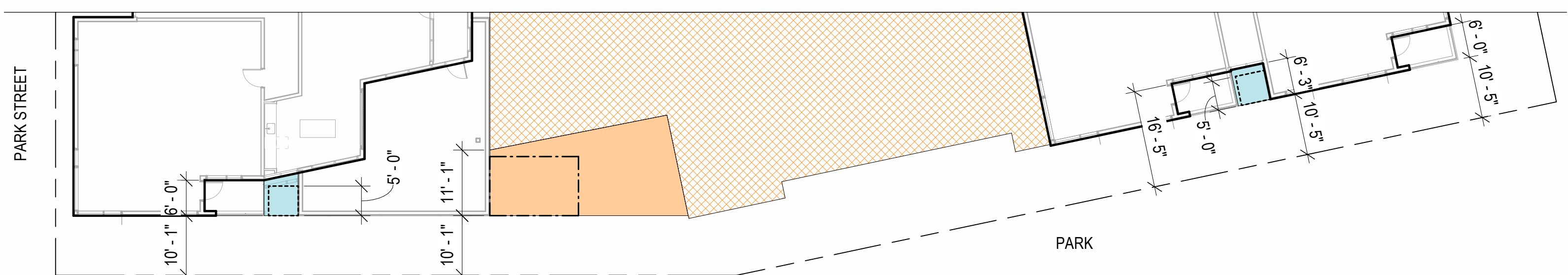
DRAWING TITLE:
MODULATION DIAGRAMS

DRAWING NO:
A9.09

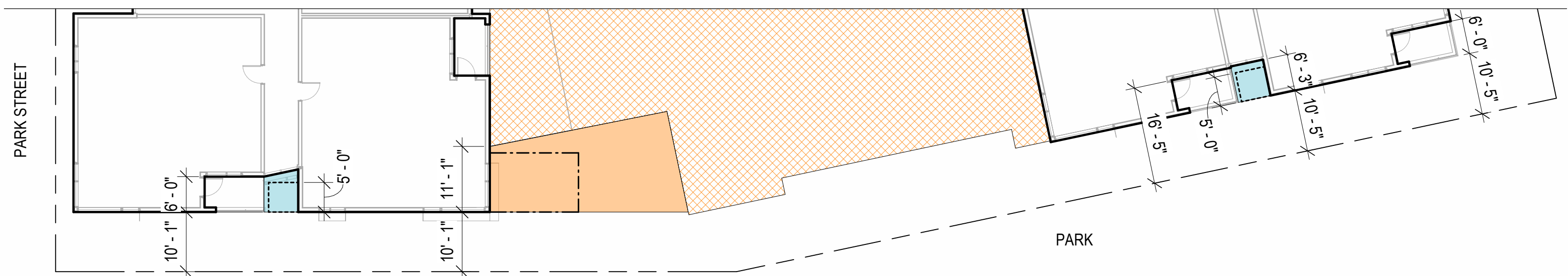




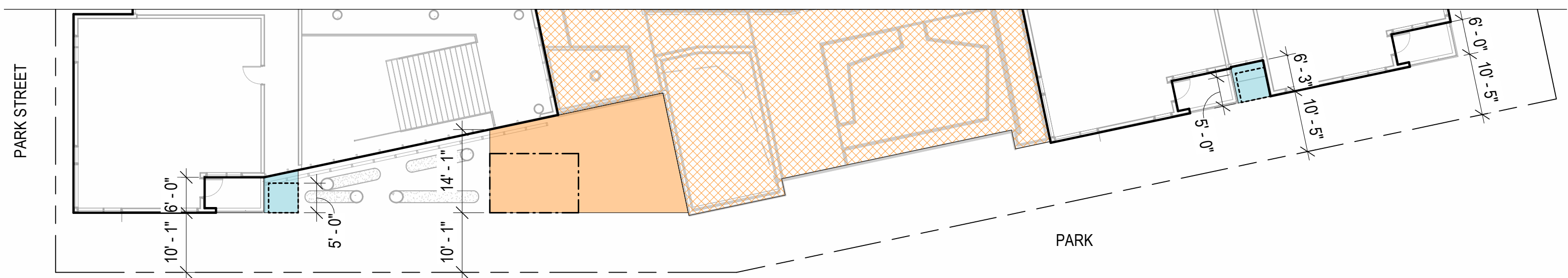
WEST ELEVATION - WEST FACADE MODULATION DIAGRAM 5
1/16" = 1'-0"



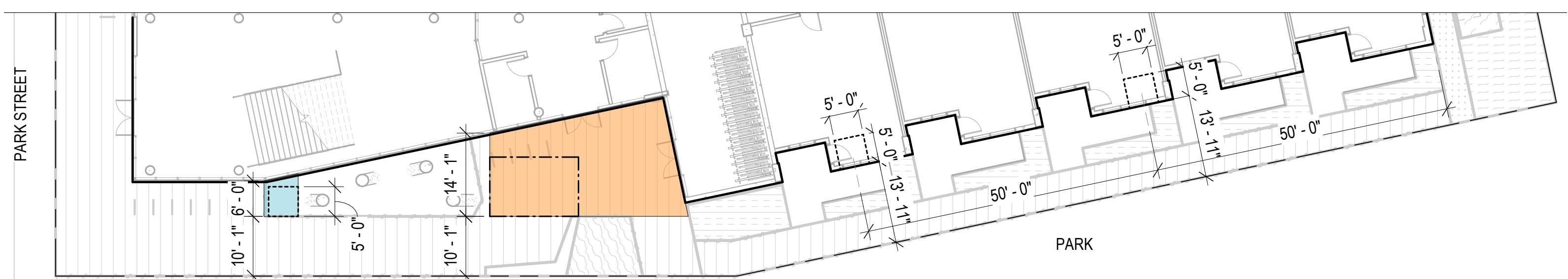
LEVEL 7 - WEST FACADE MODULATION DIAGRAM 4
1/16" = 1'-0"



LEVELS 4-6 - WEST FACADE MODULATION DIAGRAM 3
1/16" = 1'-0"



LEVEL 3 - WEST FACADE MODULATION DIAGRAM 2
1/16" = 1'-0"



LEVELS 1-2 - WEST FACADE MODULATION DIAGRAM 1
1/16" = 1'-0"

- PROPOSED MAJOR BUILDING MODULATIONS
- REQUIRED MAJOR BUILDING MODULATION MIN. WIDTH 15'
- PROPOSED MINOR BUILDING MODULATIONS
- REQUIRED MINOR BUILDING MODULATION MIN. WIDTH 5'
- NO BUILDING MASS ABOVE PODIUM LEVEL

MENLO PARK ZONING CODE REQUIREMENTS

16.45.120 (2): MAJOR BUILDING MODULATIONS

A MAJOR 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.

MINIMUM OF ONE RECESS OF 15 FEET WIDE BY 10 FEET DEEP PER 200 FEET OF FACADE LENGTH.

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.

16.45.120 (2): MINOR BUILDING MODULATIONS

MINIMUM RECESS OF 5 FEET WIDE BY 5 FEET DEEP PER 50 FEET OF FACADE LENGTH.

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.

BUILDING PROJECTIONS SPACED NO MORE THAN 50 FEET APART WITH A MINIMUM OF 3-FOOT DEPTH AND 5-FOOT WIDTH MAY SATISFY THIS REQUIREMENT IN LIEU OF A RECESS.

NOTE: PLEASE SEE SUBMITTED USE PERMIT #1 FOR REQUESTED MODIFICATIONS TO MINOR MODULATION REQUIREMENTS ON THIS ELEVATION.

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

SCALE: 1/16" = 1'-0"
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE REQUIRED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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MODULATION DIAGRAMS

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MENLO PARK ZONING CODE REQUIREMENTS

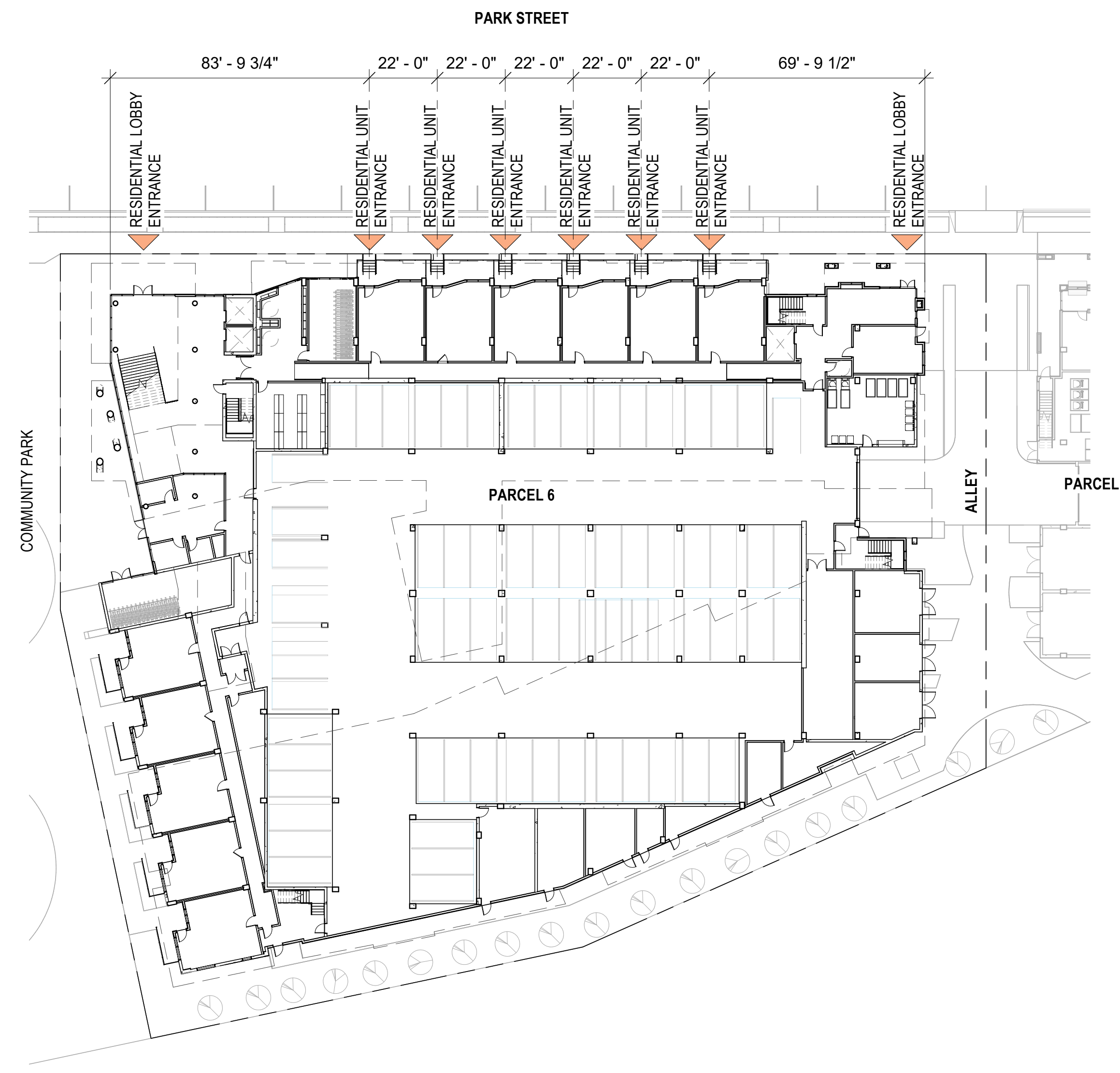
16.45.12 (3): BUILDING ENTRANCES

THE MINIMUM RATIO OF ENTRANCES TO BUILDING LENGTH ALONG A PUBLIC STREET OR PASEO.

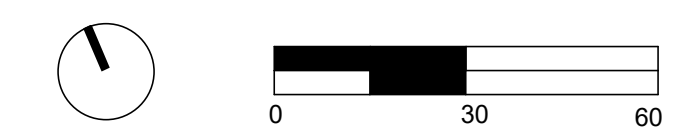
ONE ENTRANCE EVERY 100 FEET OF BUILDING LENGTH ALONG A PUBLIC STREET OR PASEO. A MINIMUM OF ONE IS REQUIRED ALONG EACH LENGTH.

ENTRANCES AT A BUILDING CORNER MAY BE USED TO SATISFY THIS REQUIREMENT FOR BOTH FRONTAGES.

STAIRS MUST BE LOCATED IN LOCATIONS CONVENIENT TO BUILDING USERS.



LEVEL 1 - BUILDING ENTRANCE DIAGRAM 1
1" = 30'-0"



WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

SCALE: 1" = 30'-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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DRAWING TITLE:
BUILDING ENTRANCE DIAGRAM

DRAWING NO:
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PENINSULA INNOVATION PARTNERS

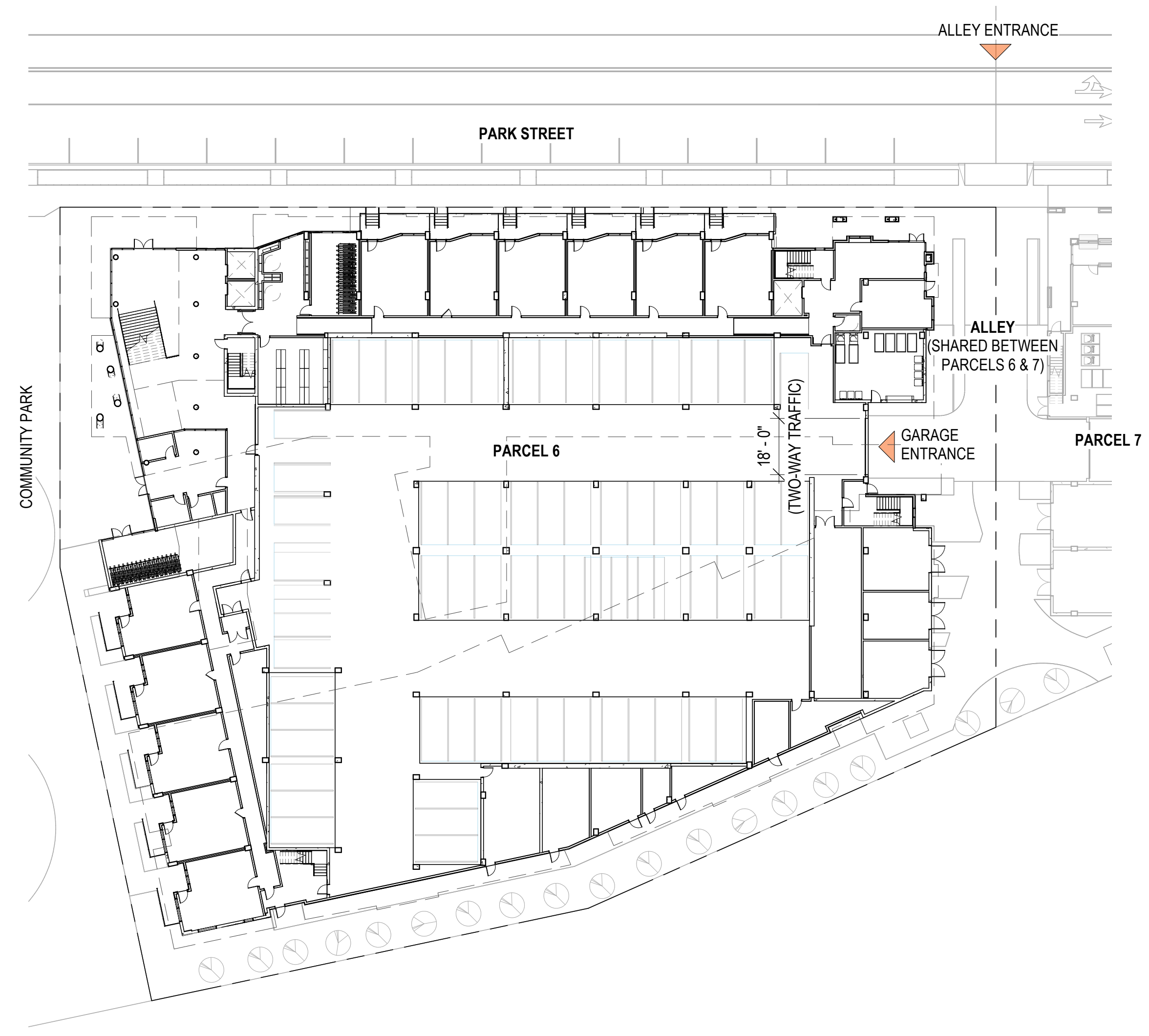
MENLO PARK ZONING CODE REQUIREMENTS

16.45.12 (3): GARAGE ENTRANCES

WIDTH OF GARAGE 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.



LEVEL 1 - GARAGE ENTRANCE DIAGRAM 1
1" = 30'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

SCALE: 1" = 30'-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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DRAWING TITLE:
GARAGE ENTRANCE DIAGRAM

DRAWING NO:
A9.12

MENLO PARK ZONING CODE REQUIREMENTS

16.45.12 (3): GROUND FLOOR TRANSPARENCY

THE MINIMUM PERCENTAGE OF THE GROUND FLOOR FAÇADE (FINISHED FLOOR TO CEILING) THAT MUST PROVIDE VISUAL TRANSPARENCY, SUCH AS CLEAR-GLASS WINDOWS, DOORS, ETC.

30% FOR RESIDENTIAL USES; 50% FOR COMMERCIAL USES

WINDOWS SHALL NOT BE OPAQUE OR MIRRORED, FOR THE PURPOSE OF THIS CHAPTER, "COMMERCIAL" IS DEFINED AS USES ENUMERATED IN THIS CHAPTER, EXCEPT OFFICE AND RESEARCH AND DEVELOPMENT.

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

SCALE: 1/16" = 1'-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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DRAWING TITLE:
GROUND FLOOR TRANSPARENCY DIAGRAM

DRAWING NO:
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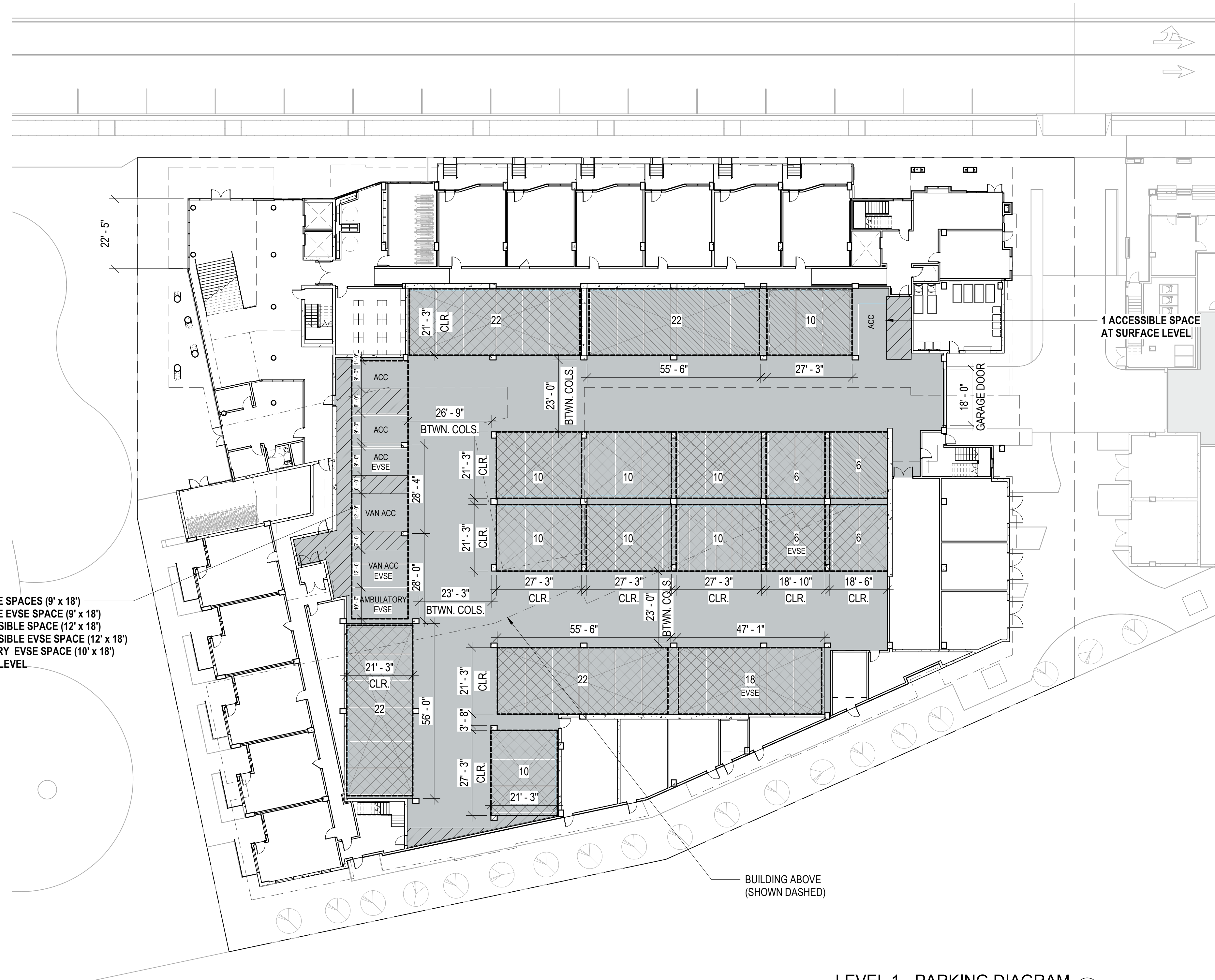
TOTAL GROUND FLOOR FAÇADE AREA: 4,175 SF
TRANSPARENT GROUND FLOOR FAÇADE AREA: 1,930 SF
1,930 / 4,175 = 46% (30% MIN. REQ.)
NOTE: ALL PORTIONS OF GROUND LEVEL STREET-FRONTING FAÇADE ARE RESIDENTIAL

GROUND FLOOR TRANSPARENCY LEGEND
 SOLID FAÇADE
 TRANSPARENT FAÇADE



NORTH ELEVATION - GROUND FLOOR TRANSPARENCY DIAGRAM ①
1/16" = 1'-0"





LEVEL 1 - PARKING DIAGRAM 1
1" = 20'-0"

2 ACCESSIBLE SPACES (9' x 18')
1 ACCESSIBLE EVSE SPACE (9' x 18')
1 VAN ACCESSIBLE SPACE (12' x 18')
1 VAN ACCESSIBLE EVSE SPACE (12' x 18')
1 AMBULATORY EVSE SPACE (10' x 18')
AT SURFACE LEVEL

1 ACCESSIBLE SPACE
AT SURFACE LEVEL

BUILDING ABOVE
(SHOWN DASHED)

GENERAL NOTES:

- ALL PARKING SPACES IN P6 ARE INTENDED FOR RESIDENT USERS, INCLUDING 36 PARKING SPACES FOR P7 RESIDENTS.
- DRIVE AISLES ARE TWO WAY WITH MINIMUM 23' CLEAR WIDTH
- ALL ACCESSIBLE PARKING SPACES, INCLUDING ACCESSIBLE VAN AND AMBULATORY PARKING SPACES ARE AT SURFACE LEVEL
- ALL PARKING SPACES, EXCEPT ACCESSIBLE PARKING SPACES, ARE IN 3 OR 4 HEIGHT PUZZLE LIFT STRUCTURES WITH PITS
- SEE SHEET A9.14B, NUMBER 1 FOR MORE DETAILS ON PUZZLE LIFT STRUCTURES USED IN P6
- SEE SHEET A9.14B, NUMBER 2 FOR MORE DETAILS ON PUZZLE LIFT STRUCTURE WITH EVSE

RESIDENTIAL CAR PARKING - EVSE SPACES

MENLO PARK ZONING CODE REQUIREMENTS

12.18.030 & 12.18.050: CALIFORNIA GREEN BUILDING STANDARDS CODE AMENDMENTS

FOR EACH DWELLING UNIT, INSTALLATION OF A LISTED RACEWAY AND WIRING TO ACCOMMODATE A 208/240-VOLT DEDICATED BRANCH CIRCUIT.

INSTALL EVSE IN 15 PERCENT OF THE TOTAL NUMBER OF REQUIRED ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) ASSOCIATED WITH THE BUILDING INCLUSIVE OF LANDSCAPE RESERVE PARKING, FOR ALL TYPES OF PARKING FACILITIES, BUT IN NO CASE LESS THAN ONE.

CALCULATIONS FOR THE REQUIRED NUMBER OF EV SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.

RESIDENTIAL UNITS	EVSE CALC.	REQ. EVSE SPACES
178	178 * 15% = 26.7	27 REQ. EVSE SPACES

27 EVSE SPACES PROVIDED (INCLUDING 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE AND 1 AMBULATORY).

REMAINING 152 SPACES PROVIDED WITH RACEWAY AND WIRING PER 12.18.50.

RESIDENTIAL CAR PARKING

16.45.08: PARKING STANDARDS

RESIDENTIAL UNITS	MIN. REQ. SPACES	MAX. ALLOWED SPACES
	1 PER UNIT	1.5 PER UNIT

PROPOSED UNITS: 178 178 SPACES MIN. 267 SPACES MAX.

PARCEL 6 - RESIDENTIAL CAR PARKING	
TYPE	COUNT

SPACES IN STACKERS:	
3-LEVEL PUZZLE LIFT SPACE	10
4-LEVEL PUZZLE LIFT SPACE	162
TOTAL:	172

SPACES AT SURFACE LEVEL:	
ACCESSIBLE (18' x 9')	4
VAN ACCESSIBLE (18' x 9')	2
AMBULATORY (18' x 10')	1
TOTAL:	7

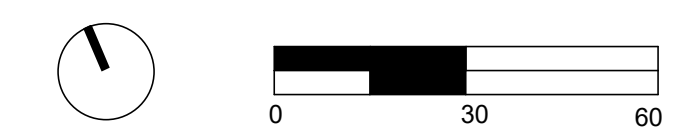
GRAND TOTAL: 179

179 SPACES PROVIDED IS > MIN. REQ. SPACES & < MAX. ALLOWED SPACES = COMPLIANT

NOTE: 38 SPACES IN P6 GARAGE ARE FOR USE OF P7. THOSE SPACES ARE COUNTED IN P7'S PARKING TOTALS AND EXCLUDED FROM P6'S PARKING TOTALS. SEE P7 ACP DRAWINGS.

LEGEND

- 4-LEVEL PUZZLE LIFTS - PITS (4-HIGH 01/A9.14B LIFT TYPE) (38 SPACES IN P6 GARAGE DESIGNATED FOR EXCLUSIVE USE OF P7 RESIDENTS)
- 4-LEVEL PUZZLE LIFTS - PITS (4-HIGH 01/A9.14B LIFT TYPE)
- ACCESSIBLE PARKING SPACE (9' X 18')
- PARKING SPACE WITH ELECTRIC VEHICLE CHARGING STATION
- 2-WIDE PUZZLE PARKING SPACE (5 OR 6)
- 3-WIDE PUZZLE PARKING SPACE (10)
- 5-WIDE PUZZLE PARKING SPACE (18)
- 6-WIDE PUZZLE PARKING SPACE (22)

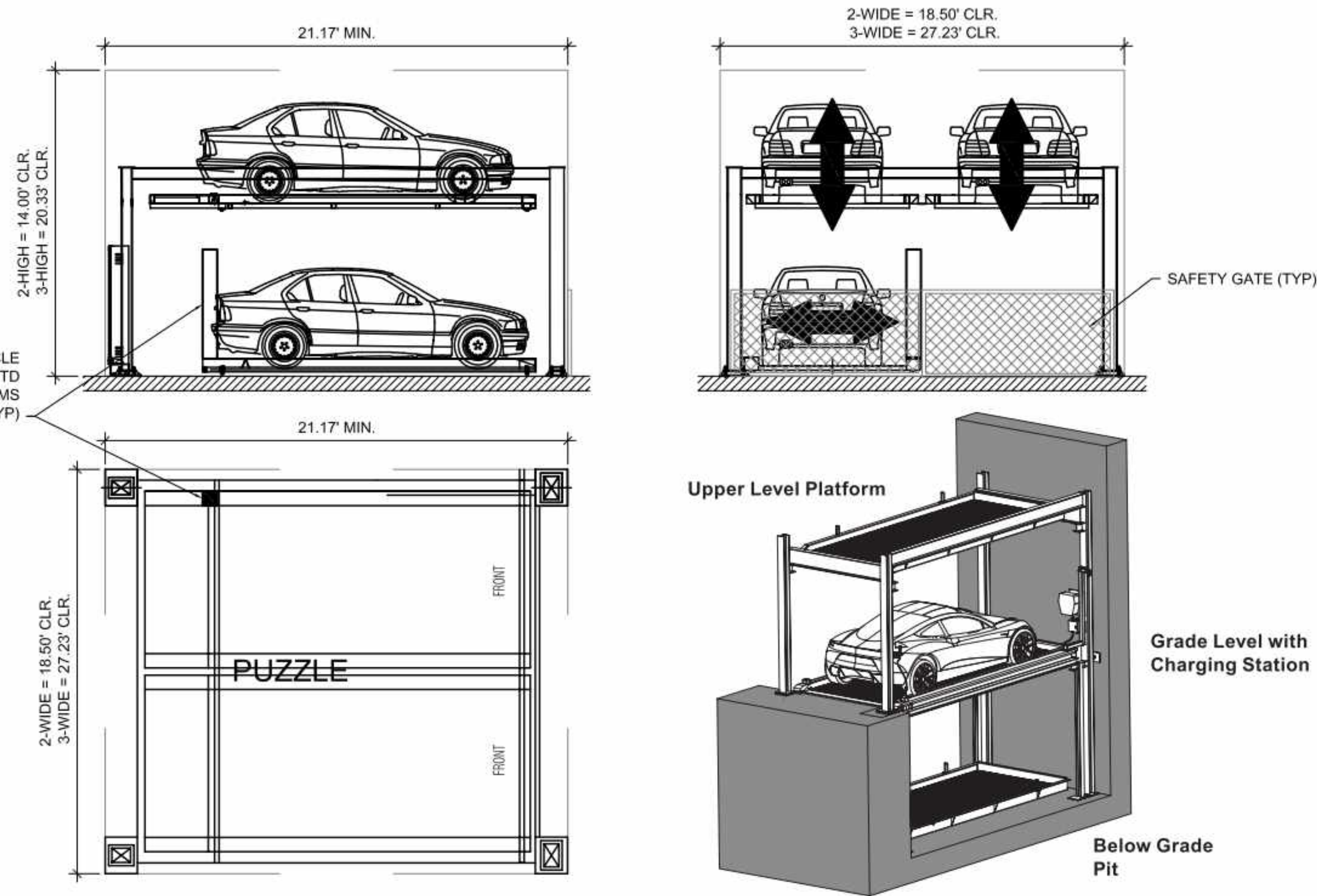


SCALE: As indicated
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE. DRAWINGS USE REQUIRED DIMENSIONS ONLY. FOR SIZE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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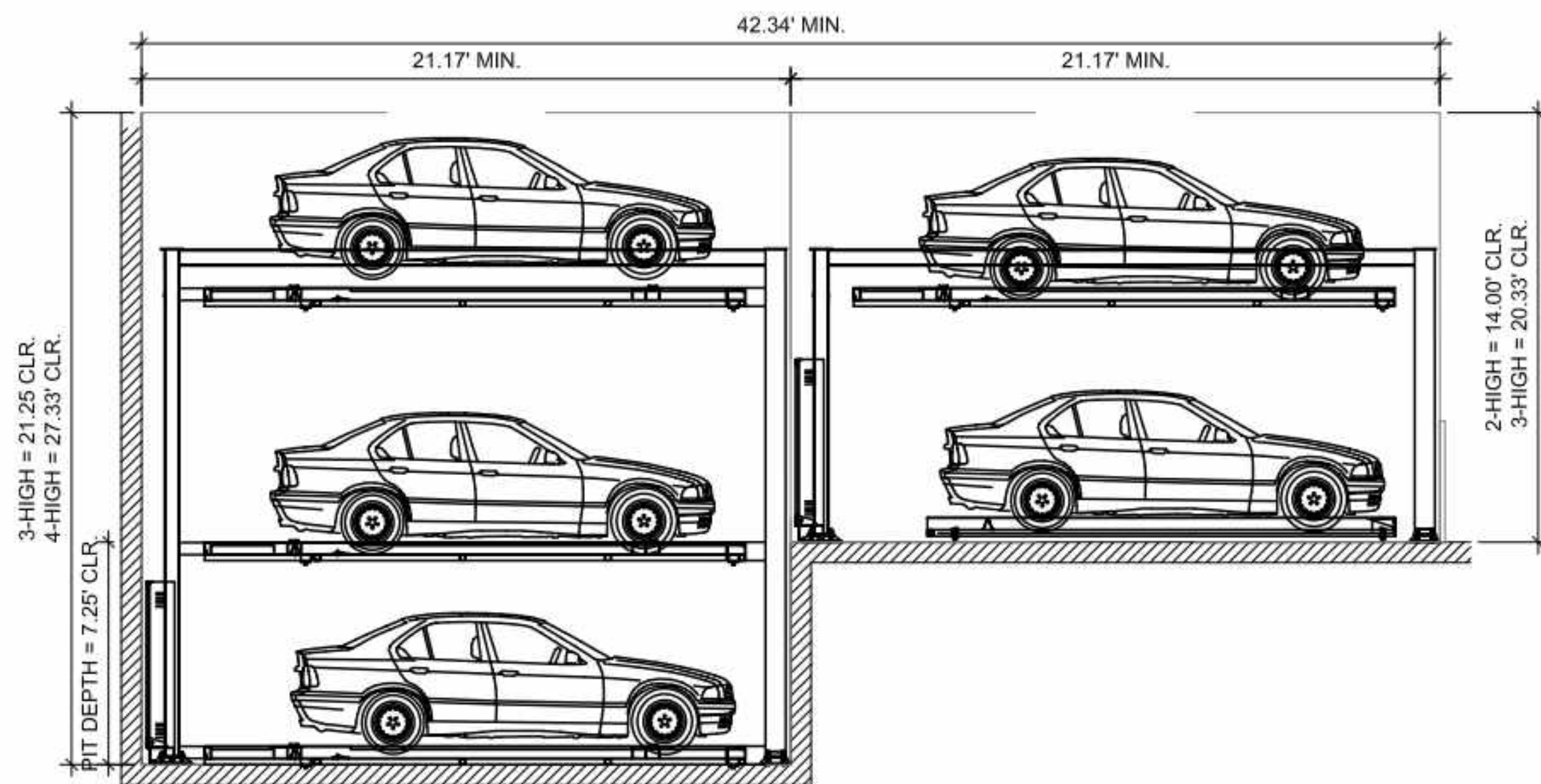
INTEGRATED ELECTRICAL VEHICLE CHARGING STATION (EVCS) MTD TO POST OF GRADE LEVEL PLATFORMS & TRAVELS WITH PLATFORMS (TYP)



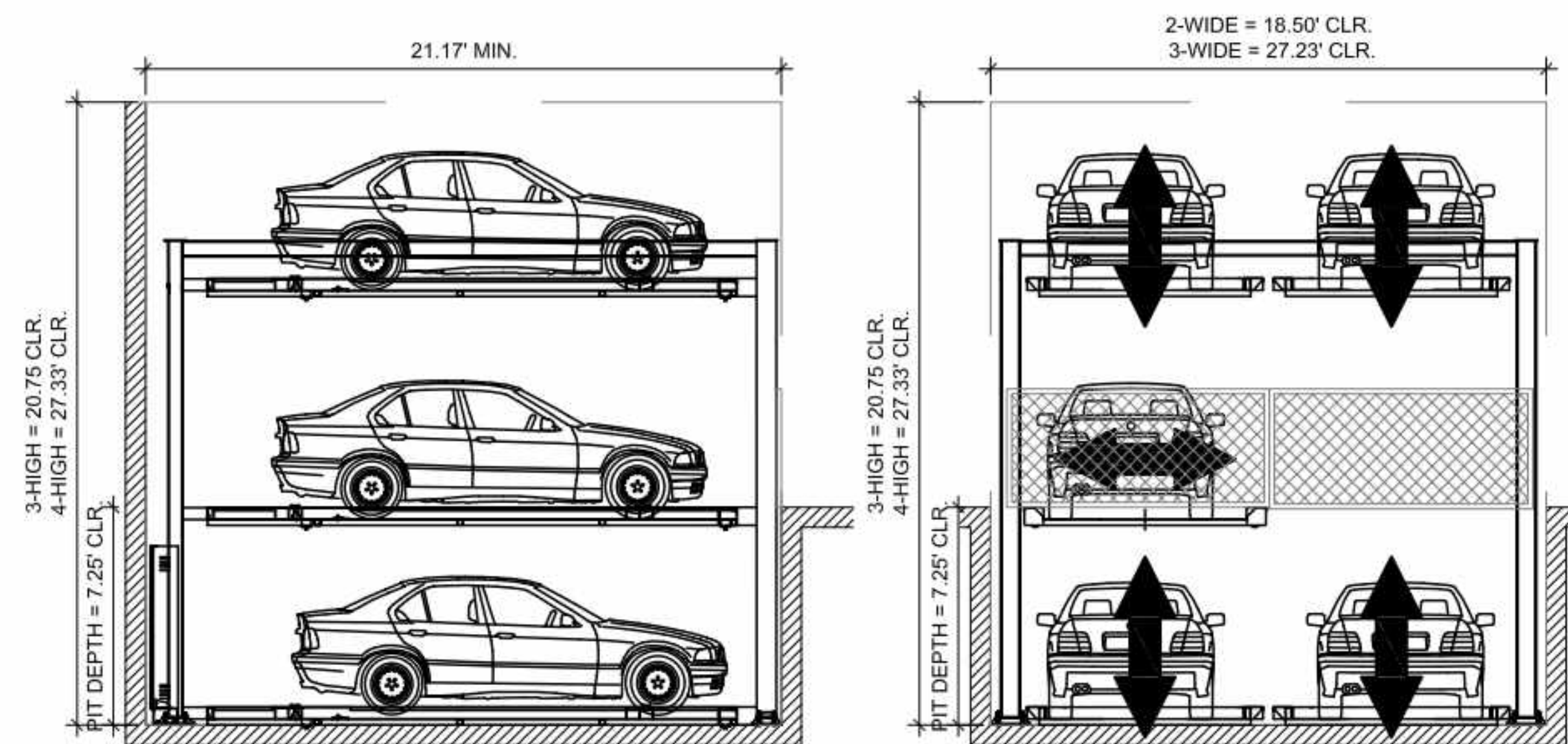
03 **PUZZLE PARKING DETAIL**
SCALE: 1/4" = 1'-0"

GENERAL OPERATIONAL NOTES:

1. SELF-PARKING SYSTEM
2. EACH MODULE REQUIRES EMPTY STACK TO ALLOW FOR SHIFTING OF PLATFORMS DURING STORAGE AND RETRIEVAL OPERATION
3. SYSTEM SUPPLIED WITH SAFETY GATES, SAFETY INTERLOCK DEVICES AND SENSORS FOR SAFE OPERATION
4. TYPICAL VEHICLE STORAGE OPERATION:
 - 4.1. USER REQUESTS PLATFORM VIA KEY PAD, RFID, REMOTE CONTROL OR MOBILE APP
 - 4.2. SYSTEM SHIFTS PLATFORMS VERTICAL & HORIZONTAL AS REQUIRED TO PRESENT REQUESTED PLATFORM AT GRADE LEVEL
 - 4.3. SAFETY GATE OPENS WHEN PLATFORM IS IN POSITION
 - 4.4. DRIVER MOVES VEHICLE ONTO PLATFORM, ENGAGES BRAKE AND SHUTS OFF VEHICLE
 - 4.5. DRIVER EXITS VEHICLE AND ENTERS COMMANDS VIA KEY PAD, RFID, REMOTE CONTROL OR MOBILE APP
 - 4.6. SAFETY GATE CLOSES
 - 4.7. NEWLY LOADED PLATFORM SHIFTS INTO SPECIFIED STORAGE POSITION
5. TYPICAL VEHICLE RETRIEVAL OPERATION:
 - 5.1. USER REQUESTS PLATFORM/VEHICLE VIA KEY PAD, RFID, REMOTE CONTROL OR MOBILE APP
 - 5.2. SYSTEM SHIFTS PLATFORMS VERTICAL & HORIZONTAL AS REQUIRED TO PRESENT REQUESTED PLATFORM AT GRADE LEVEL
 - 5.3. SAFETY GATE OPENS WHEN PLATFORM IS IN POSITION
 - 5.4. DRIVER MOVES VEHICLE OFF OF PLATFORM
 - 5.5. SAFETY GATE CLOSES
 - 5.6. SYSTEMS RETURNS TO NEUTRAL



02 **TANDEM PUZZLE PARKING**
SCALE: 1/4" = 1'-0"



01 **PUZZLE PARKING w/PIT DETAIL**
SCALE: 1/4" = 1'-0"

WILLOW VILLAGE
 Architectural Control Package - Parcel 6
 Menlo Park, CA
 PENINSULA INNOVATION PARTNERS

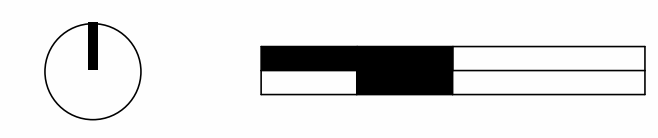
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. OR SEE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

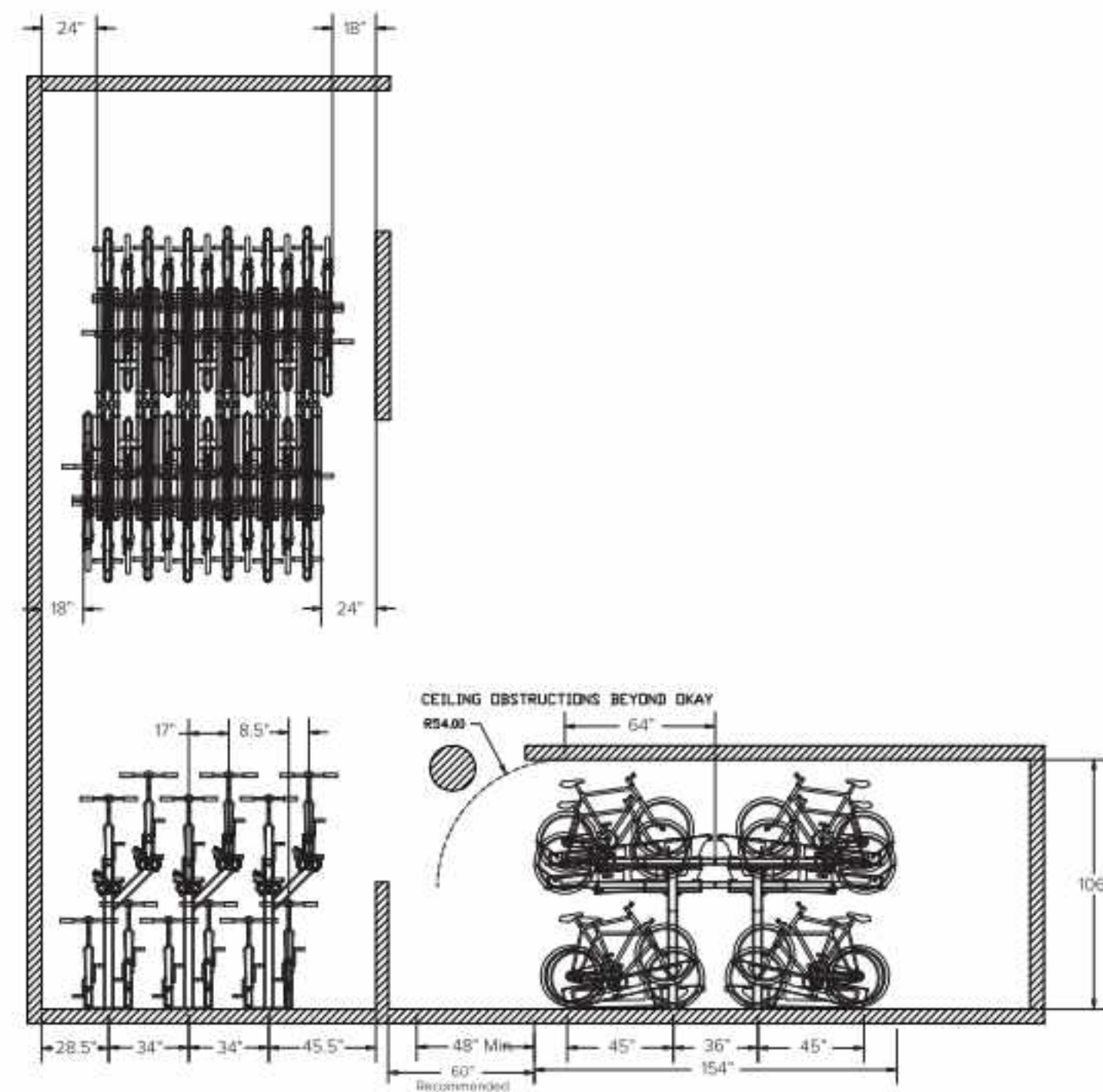
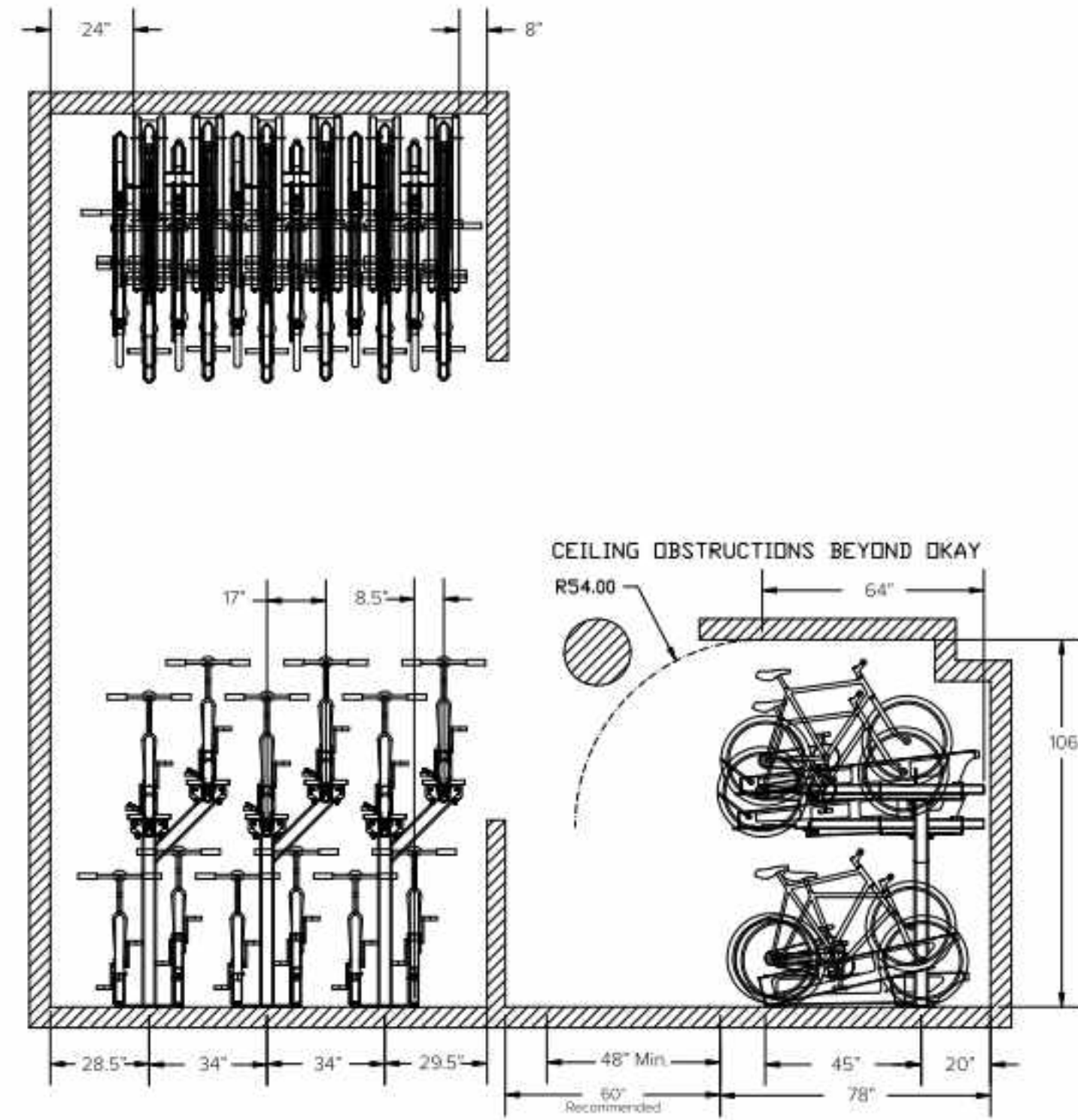
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DRAWING TITLE:
CAR PARKING EXHIBIT

DRAWING NO:
A9.14B





RESIDENTIAL BIKE PARKING

16.45.08: PARKING STANDARDS

RESIDENTIAL UNITS	MIN. LONG-TERM SPACES	MIN. SHORT-TERM SPACES
	1.5 PER UNIT	10% ADDITIONAL
PROPOSED UNITS: 178	267 LONG-TERM SPACES MIN.	27 SHORT-TERM SPACES MIN.

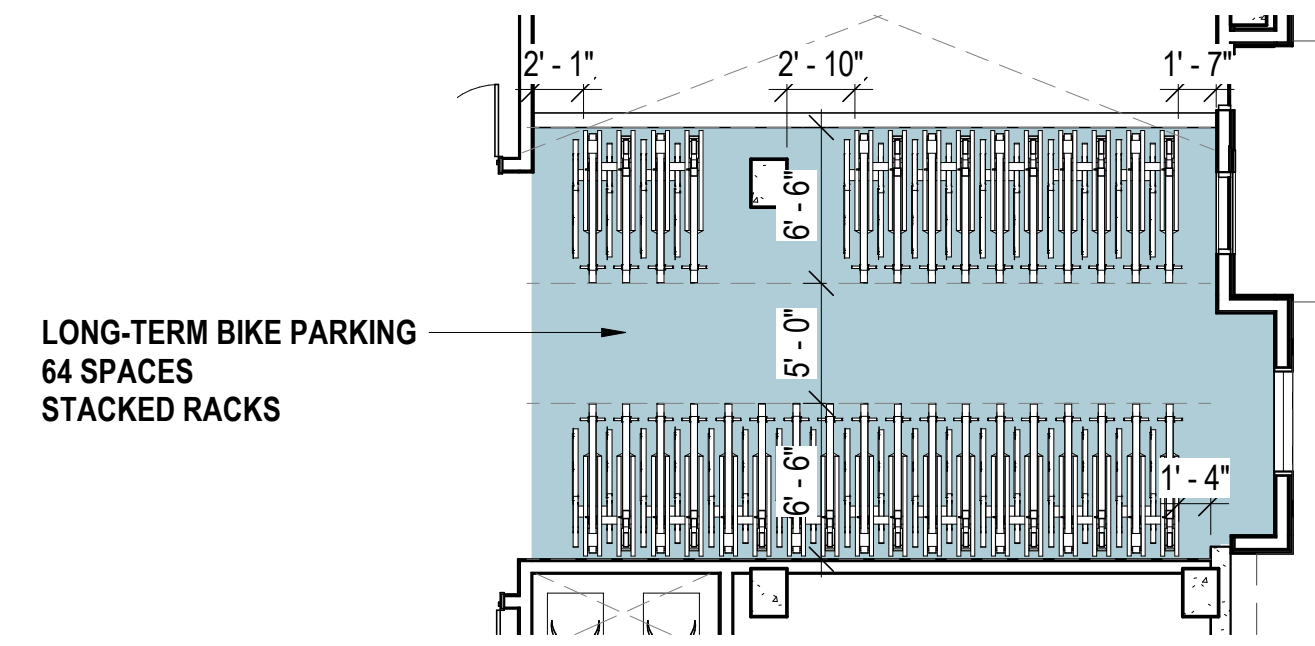
PARCEL 6 - RESIDENTIAL BIKE PARKING	
LEVEL	COUNT
LONG-TERM SPACES (STACKED RACKS):	
LEVEL 1 (INSIDE)	32
LEVEL 2 (INSIDE)	284
TOTAL:	316

SHORT-TERM SPACES (U-RACKS):	
LEVEL 1 (OUTSIDE)	30
TOTAL:	30

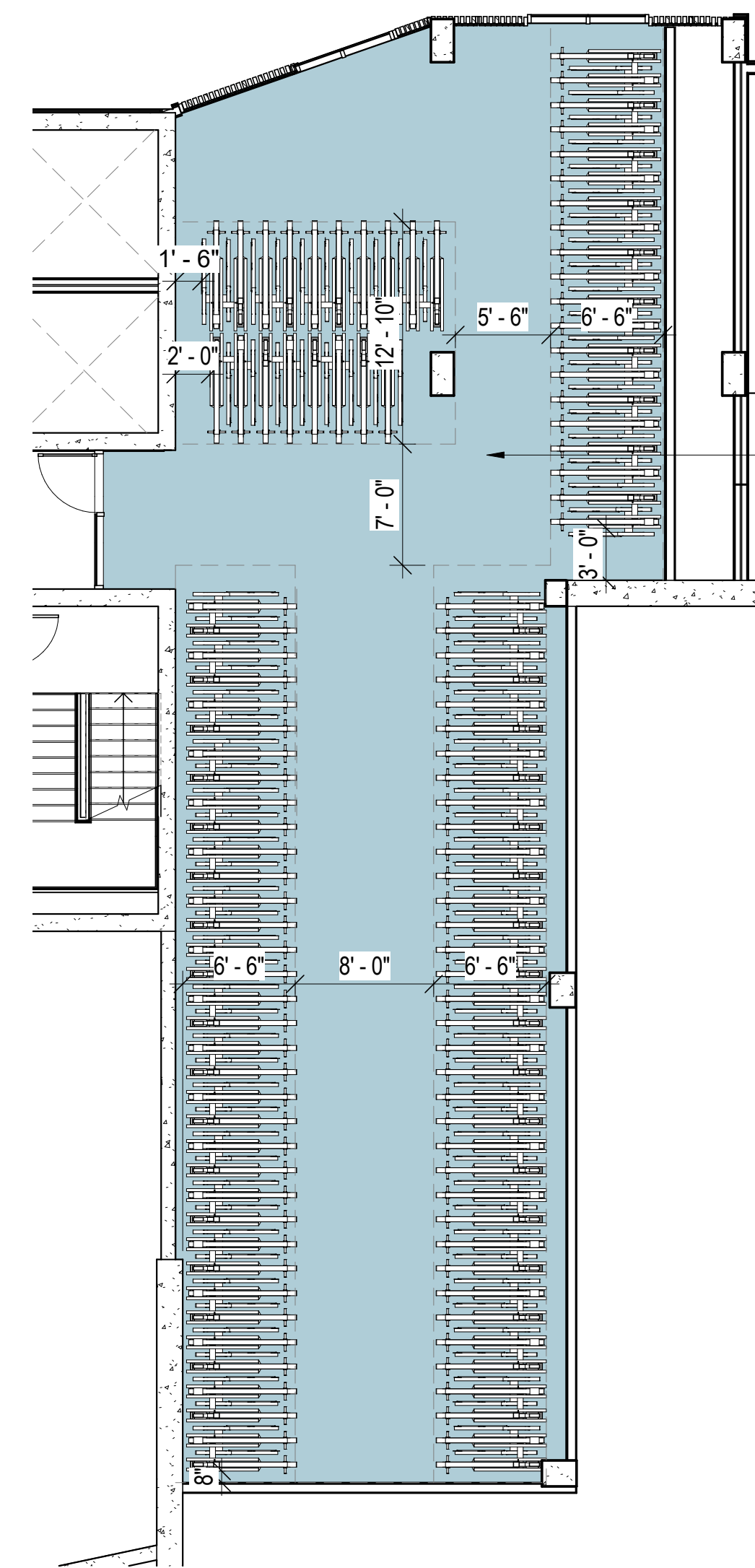
GRAND TOTAL: 346

316 LONG-TERM SPACES PROVIDED > 267 MIN. REQ. LONG-TERM SPACES = COMPLIANT

30 SHORT-TERM SPACES PROVIDED > 27 MIN. REQ. SHORT-TERM SPACES = COMPLIANT



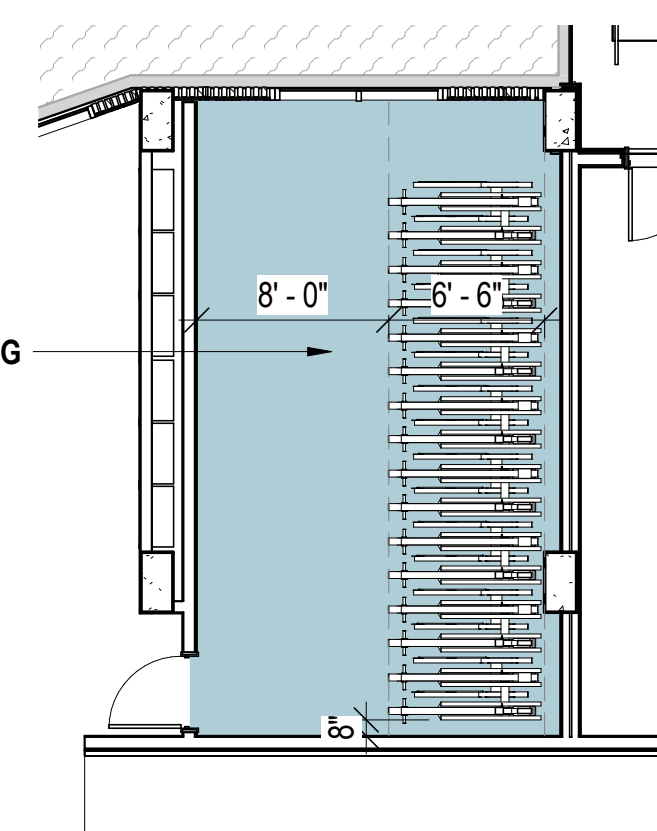
LEVEL 2 - BIKE PARKING DIAGRAM #4
1/8" = 1'-0" 5



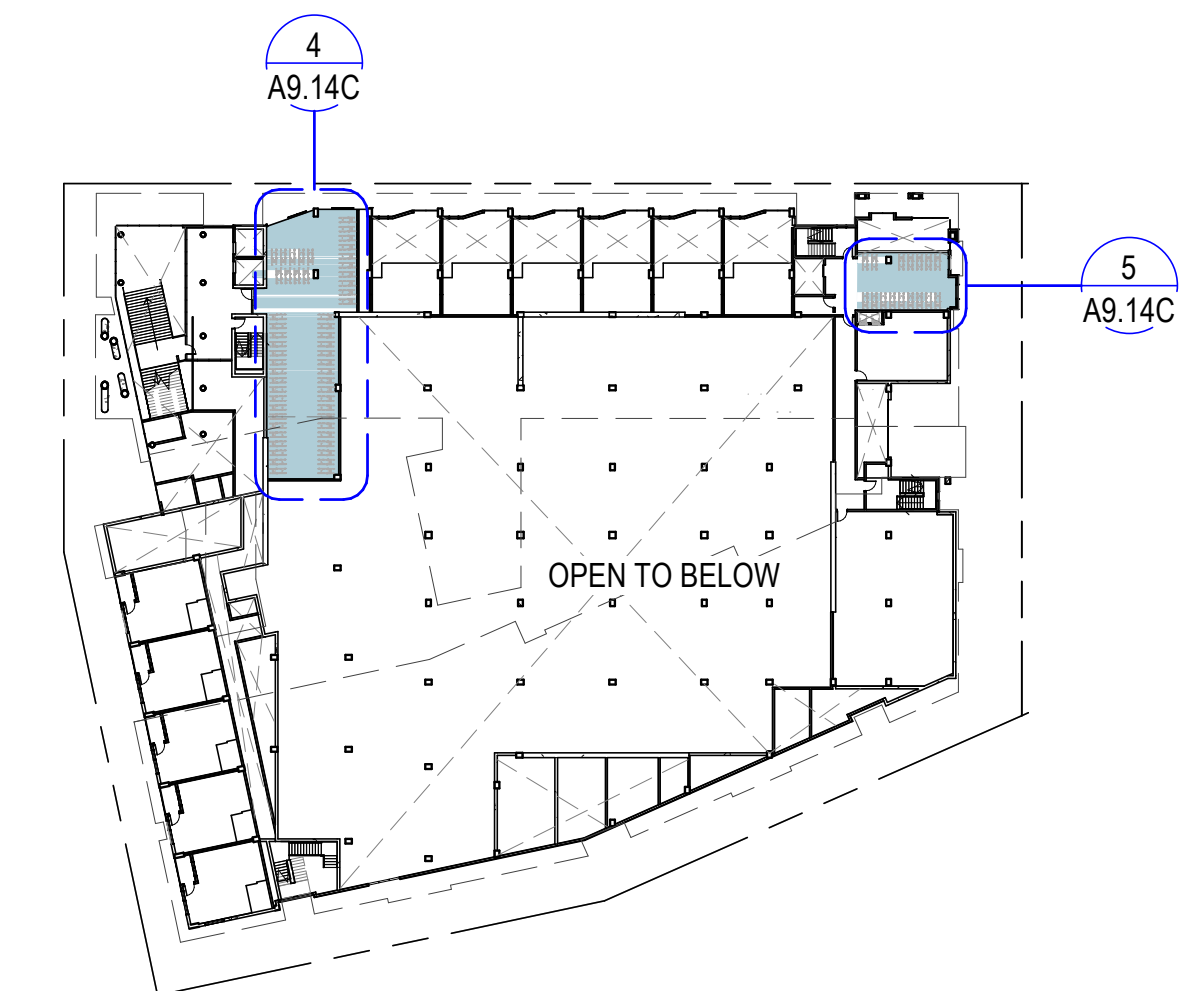
LEVEL 2 - BIKE PARKING DIAGRAM #3
1/8" = 1'-0" 4

LONG-TERM BIKE PARKING
220 SPACES
STACKED RACKS

LONG-TERM BIKE PARKING
32 SPACES
STACKED RACKS



LEVEL 1 - BIKE PARKING DIAGRAM #1
1/8" = 1'-0" 3



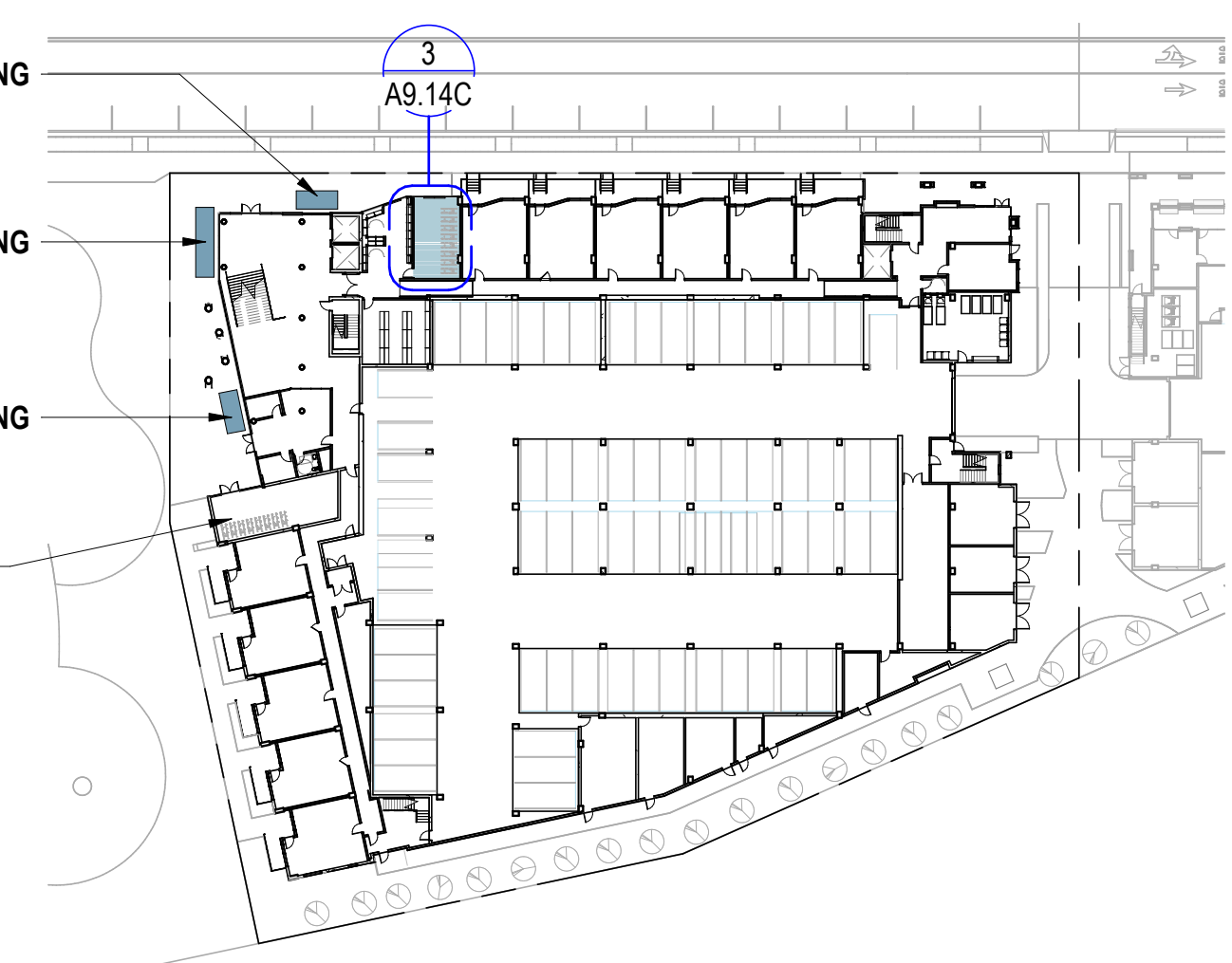
LEVEL 2 - BIKE PARKING DIAGRAM #2
1" = 60'-0" 2

SHORT-TERM BIKE PARKING
8 SPACES
U-RACKS

SHORT-TERM BIKE PARKING
14 SPACES
U-RACKS

SHORT-TERM BIKE PARKING
8 SPACES
U-RACKS

BIKE REPAIR
(not included in the total
bike parking spaces)



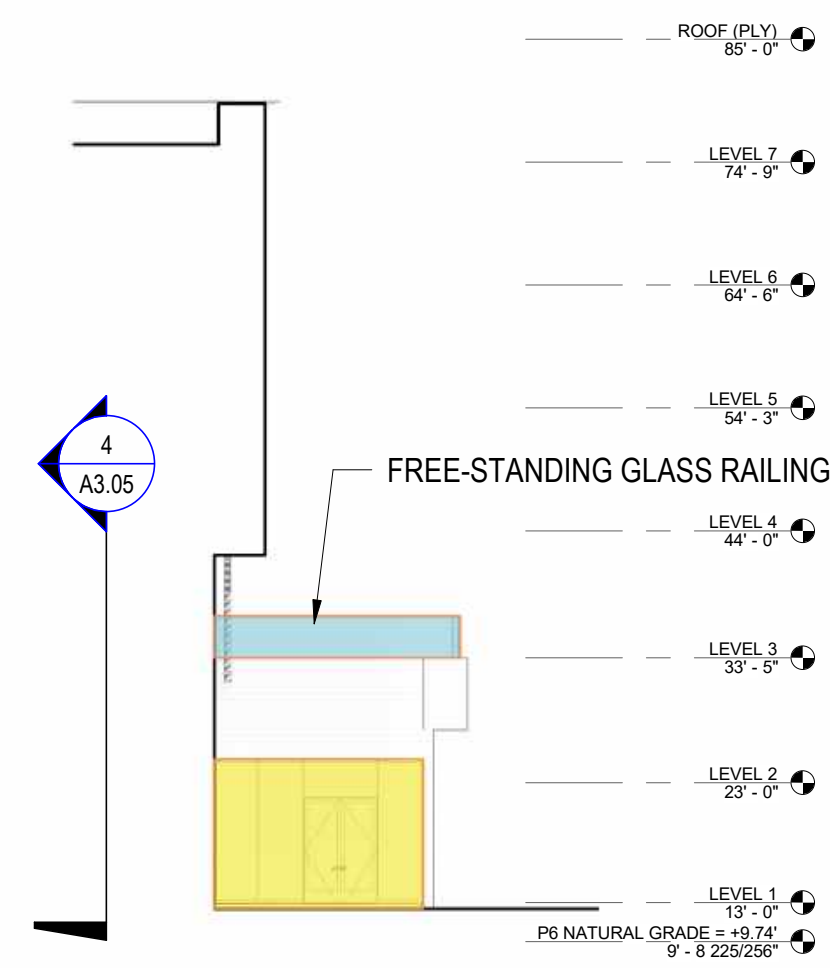
LEVEL 1 - BIKE PARKING DIAGRAM #3
1" = 60'-0" 1



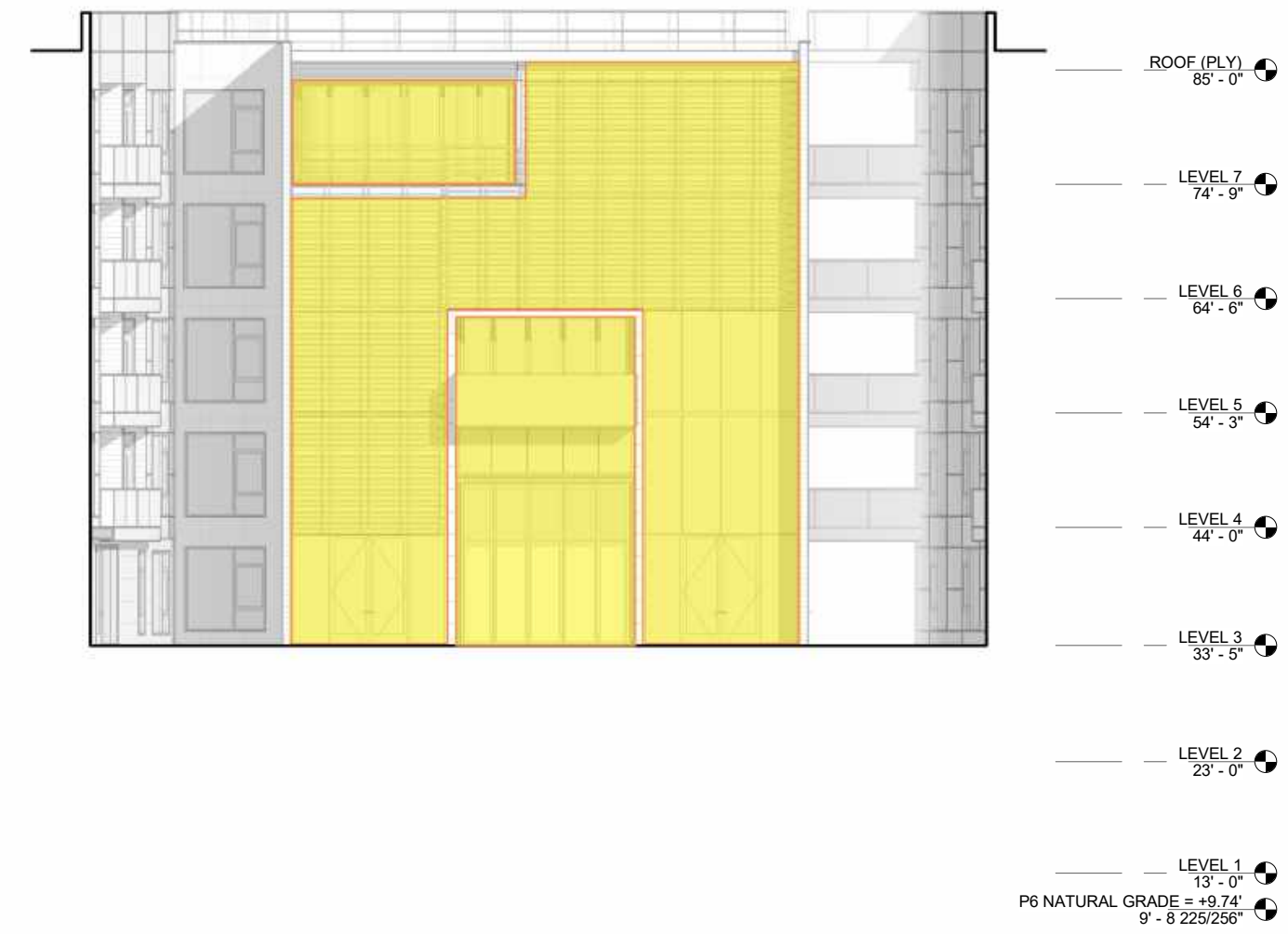
SCALE: As indicated
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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SECTION/ELEVATION #3_BIRD-SAFE DIAGRAM
1/16" = 1'-0" ④



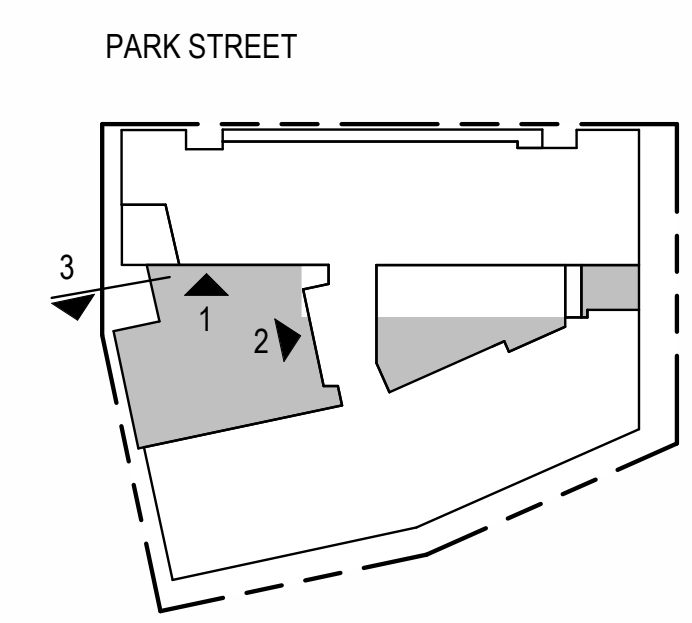
WEST COURTYARD ELEVATION #2_BIRD-SAFE DIAGRAM
1/16" = 1'-0" ③



WEST COURTYARD ELEVATION #1_BIRD-SAFE DIAGRAM
1/16" = 1'-0" ②



WEST ELEVATION - BIRD-SAFE DIAGRAM
1/16" = 1'-0" ①



- 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 OF 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.
 - OR
 - (3) THE COMBINATION OF THE TREATMENT AND THE SCREEN THAT MEET THE SPECIFICATIONS IN (1) & (2) (E.G., BY SPACING THE FRIT IN BETWEEN THE SCREEN PANELS)
- SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING TO BE USED ON THE BLUE AREAS (FREE-STANDING GLASS RAILINGS):
- (1) FREE-STANDING GLASS RAILINGS WILL BE 100% TREATED WITH A BIRD-SAFE GLAZING TREATMENT
 - (2) ALL GLAZING ON FREE-STANDING GLASS RAILINGS ON THE BUILDINGS IS REQUIRED TO HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 15.

BUILDING'S TOTAL FACADE SURFACE AREA= 126,544 SF
 TOTAL GLAZING = 37,520 SF
 TOTAL NON-BIRD-FRIENDLY GLAZING = 33,063 SF
 TOTAL BIRD-FRIENDLY GLAZING = 4,457 SF

THE PERCENTAGE OF THE PARCEL 6 BUILDING'S TOTAL FACADE SURFACE AREA THAT WILL HAVE NON-BIRD-FRIENDLY GLAZING = 33,063 / 126,544 = 26.12%

NOTES:
 1. WAIVER REQUIRED DUE TO THE LACK OF INTERIOR OCCUPANCY SENSOR CONTROL OF LIGHTING IN THE INDIVIDUAL UNITS.
 2. NOTE: THE PROJECT WILL IMPLEMENT THE LIGHTING MEASURES PROVIDED IN THE WILLOW VILLAGE MASTER PLAN SAFE DESIGN ASSESSMENT INCLUDING THE LIGHTING DESIGN PRINCIPLES IN SECTION 6.2.1, MITIGATION MEASURES [CITE APPLICABLE MMS FROM EIR THAT CORRESPOND TO MM 6 IN SECTION 6.3.1.2 AND MM 13 SECTION 6.3.4.2], AND CITY OCCUPANCY SENSOR REQUIREMENTS (EITHER VIA COMPLIANCE WITH CITY LIGHTING REQUIREMENTS 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 PROJECTS BUILDING PERMIT SUBMITTAL TO DOCUMENT COMPLIANCE OF THE LIGHTING DESIGN FOR PARCEL 6 WITH THESE REQUIREMENTS.



SCALE: As indicated
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Wall Stucco Takeoff Per Elevation		
Elevation for M.T.	Material: Name	Material: Area
East	1926 - Finishes - Exterior - Stucco - Grey w/ Grid	159 SF
East	1926 - Finishes - Exterior - Stucco - Warm White w/ Grid	2942 SF
		3101 SF
East courtyard - East	1926 - Finishes - Exterior - Stucco - Grey w/ Grid	2023 SF
		2023 SF
East courtyard - North	1926 - Finishes - Exterior - Stucco - Grey w/ Grid	1422 SF
East courtyard - North	1926 - Finishes - Exterior - Stucco - Warm White w/ Grid	2405 SF
		3826 SF
East courtyard - South	1926 - Finishes - Exterior - Stucco - Grey w/ Grid	586 SF
East courtyard - South	1926 - Finishes - Exterior - Stucco - Warm White w/ Grid	1986 SF
		2571 SF
East courtyard - West	1926 - Finishes - Exterior - Stucco - Warm White w/ Grid	326 SF
		326 SF
North	1926 - Finishes - Exterior - Stucco - Grey w/ Grid	130 SF
		130 SF
South	1926 - Finishes - Exterior - Stucco - Grey w/ Grid	1484 SF
South	1926 - Finishes - Exterior - Stucco - Light Grey	3696 SF
South	1926 - Finishes - Exterior - Stucco - Warm White w/ Grid	6785 SF
		11965 SF
West	1926 - Finishes - Exterior - Stucco - Grey w/ Grid	148 SF
		148 SF
West courtyard - South	1926 - Finishes - Exterior - Stucco - Grey w/ Grid	164 SF
		164 SF
		24566 SF

Door Glazed Area Take off per Elevation		
Elevation	Door Area	Comments
East		
East	336 SF	
16	336 SF	
East courtyard - east		
East courtyard - east	148 SF	
East courtyard - east	21 SF	
2	169 SF	
East courtyard - North		
East courtyard - North	315 SF	
15	315 SF	
East courtyard - South		
East courtyard - South	525 SF	
25	525 SF	
North		
North	120 SF	
North	441 SF	
26	561 SF	
South		
South	756 SF	
36	756 SF	

Door Glazed Area Take off per Elevation		
Elevation	Door Area	Comments
West		
West	102 SF	
West	420 SF	
21	522 SF	
West courtyard - North		
West courtyard - North	84 SF	
4	84 SF	
West Courtyard - South		
West Courtyard - South	231 SF	
11	231 SF	
West courtyard - West		
West courtyard - West	562 SF	BIRD SAFE
West courtyard - West	120 SF	
8	682 SF	
Grand total: 164	4181 SF	

NOTE: STUCCO WILL BE SMOOTH-TROWELED.

NO STUCCO AREA OF WALLS AND WALLS ASSOCIATED TO EACH ELEVATION SHALL BE MORE THAN 50% OF THAT ELEVATION'S TOTAL SURFACE:

P6	Total Elevation Area	Opening Area (Storefronts, Windows and Glazed Doors)	Stucco Area	Stucco Percentage	Opening Percentage
South Elevation	24367	5600	11991	49.21%	22.98%
East Elevation	18045	3804	3100	17.18%	21.08%
North Elevation	27778	7966	130	0.47%	28.68%
West Elevation	15940	6538	148	0.93%	41.02%
West Courtyard - South Elevation	7229	2699	164	2.27%	37.34%
West Courtyard - North elevation	7734	2481	0	0.00%	32.08%
West Courtyard - West Elevation	5336	2533	0	0.00%	47.47%



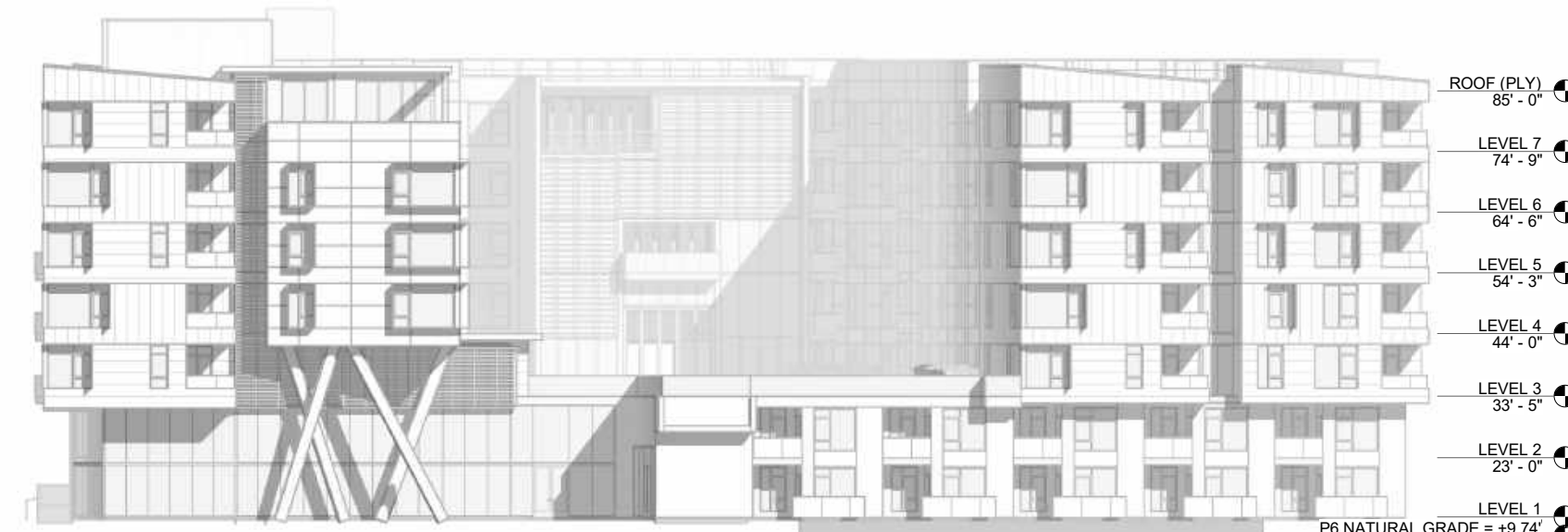
EAST ELEVATION - STUCCO PERCENTAGE 5
1" = 30'-0"



SOUTH ELEVATION - STUCCO PERCENTAGE 3
1" = 30'-0"

Window Area take off per Elevation		
Elevation	Count	Window Area
East	100	3315 SF
East courtyard - East	5	101 SF
east courtyard - North	55	1903 SF
East courtyard - South	65	2063 SF
east courtyard - West	5	169 SF
North	152	4078 SF
South	147	4844 SF
West	74	2963 SF

Storefront Area Take off per Elevation		
Elevation for M.T.	Area	Comments
East	153 SF	
East courtyard - East	153 SF	
	654 SF	
	654 SF	
North	3327 SF	
	3327 SF	
West	1168 SF	
West	1885 SF	BIRD SAFE
	3053 SF	
West courtyard - South	787 SF	
West courtyard - South	440 SF	BIRD SAFE
	1226 SF	
West courtyard - West	1570 SF	BIRD SAFE
	1570 SF	
west courtyard west panel	70 SF	
	70 SF	



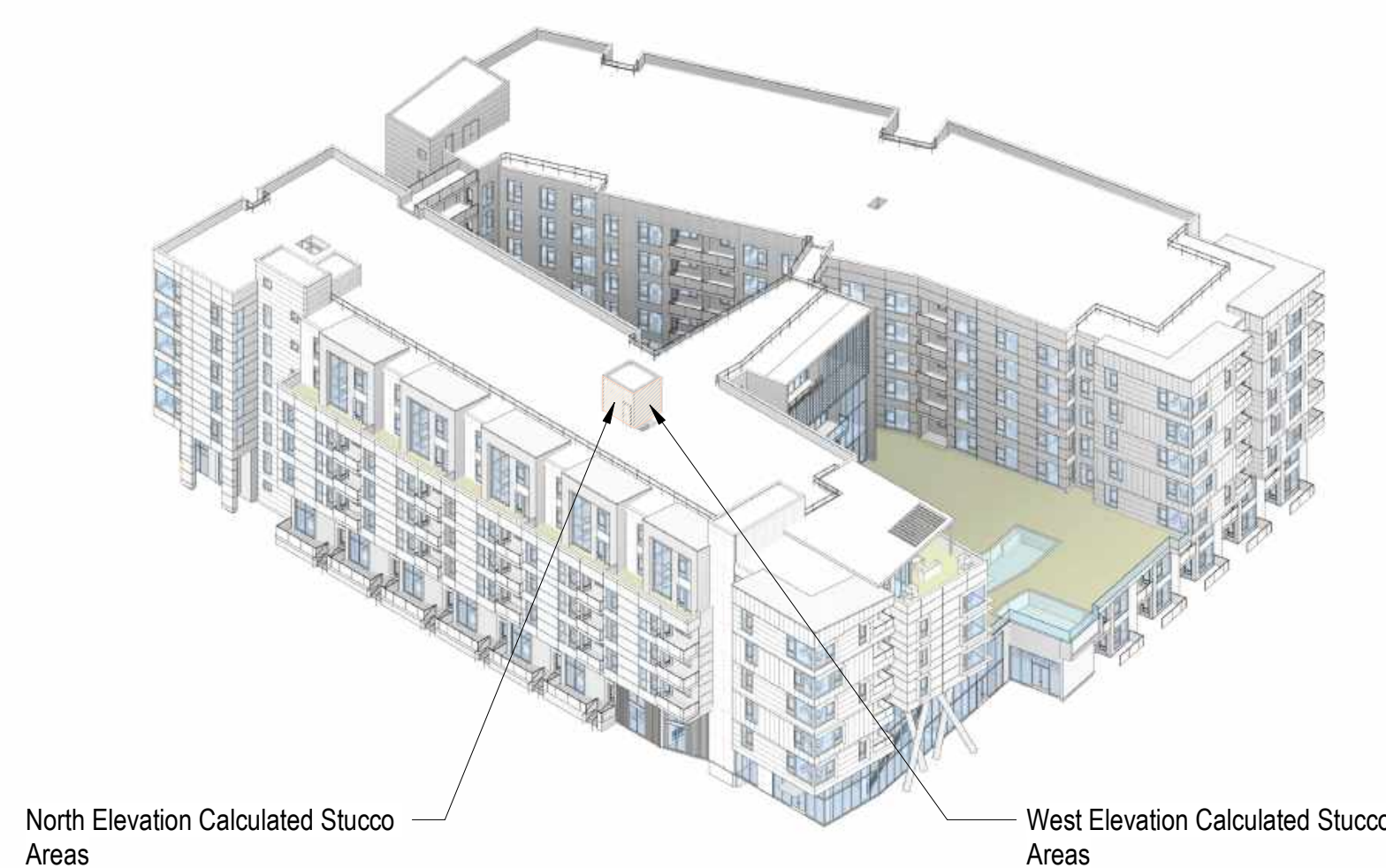
WEST ELEVATION - STUCCO PERCENTAGE 4
1" = 30'-0"



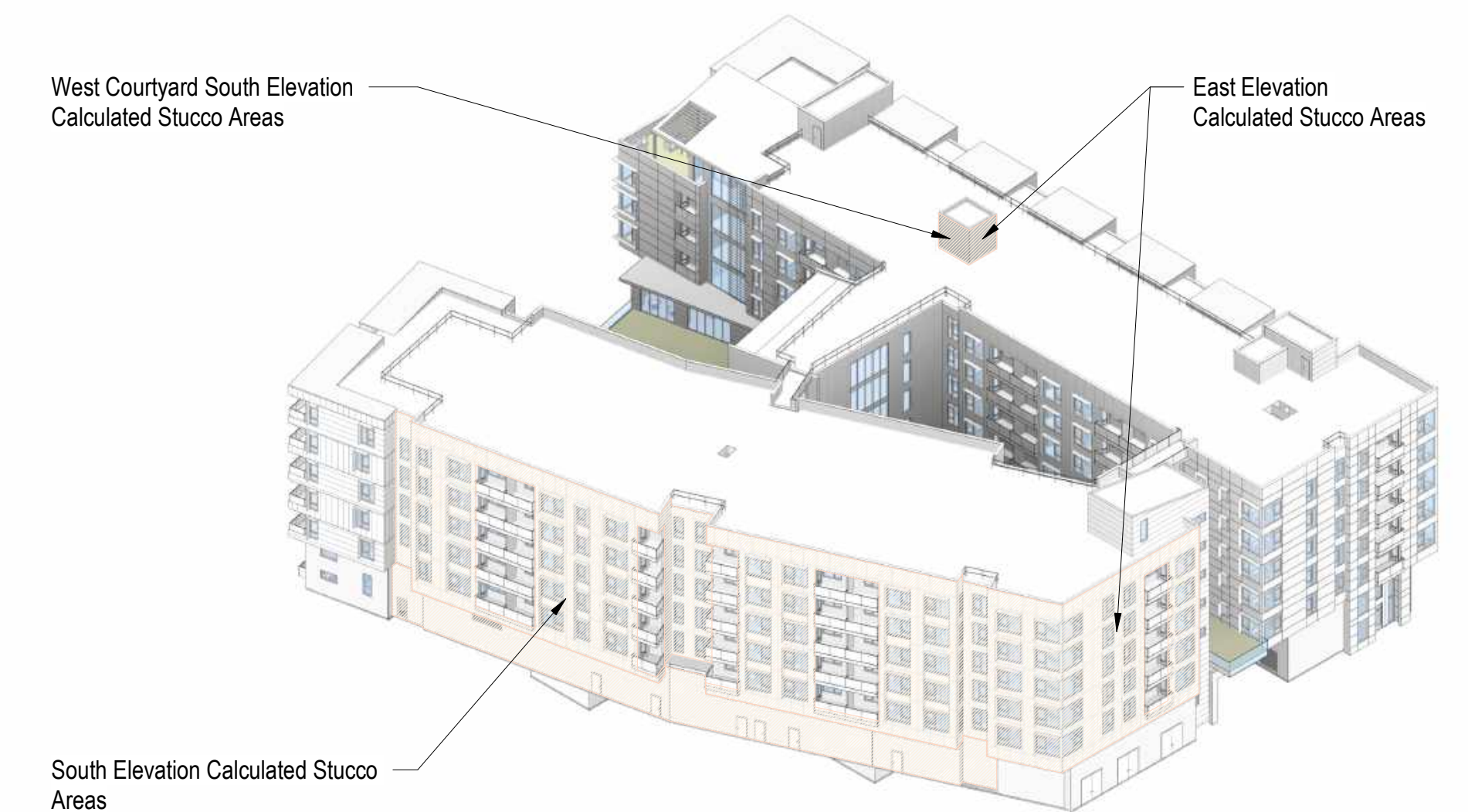
NORTH ELEVATION - STUCCO PERCENTAGE 2
1" = 30'-0"

Door Area Take off per Elevation		
Elevation	Door Area	
East		
East	21 SF	
East	21 SF	
East	252 SF	
East	64 SF	
East	230 SF	
7	588 SF	
East courtyard - West		
East courtyard - West	21 SF	
East courtyard - West	42 SF	
2	63 SF	
North		
North	21 SF	
1	21 SF	
South		
South	126 SF	
6	126 SF	
south		
south	21 SF	
1	21 SF	
West Courtyard - South		
West Courtyard - South	21 SF	
1	21 SF	
Grand total: 18	840 SF	

Door Area Take off per Elevation		
Elevation	Door Area	
East		
East	21 SF	
East	21 SF	
East	252 SF	
East	64 SF	
East	230 SF	
7	588 SF	
East courtyard - West		
East courtyard - West	21 SF	
East courtyard - West	42 SF	
2	63 SF	
North		
North	21 SF	
1	21 SF	
South		
South	126 SF	
6	126 SF	
south		
south	21 SF	
1	21 SF	
West Courtyard - South		
West Courtyard - South	21 SF	
1	21 SF	
Grand total: 18	840 SF	



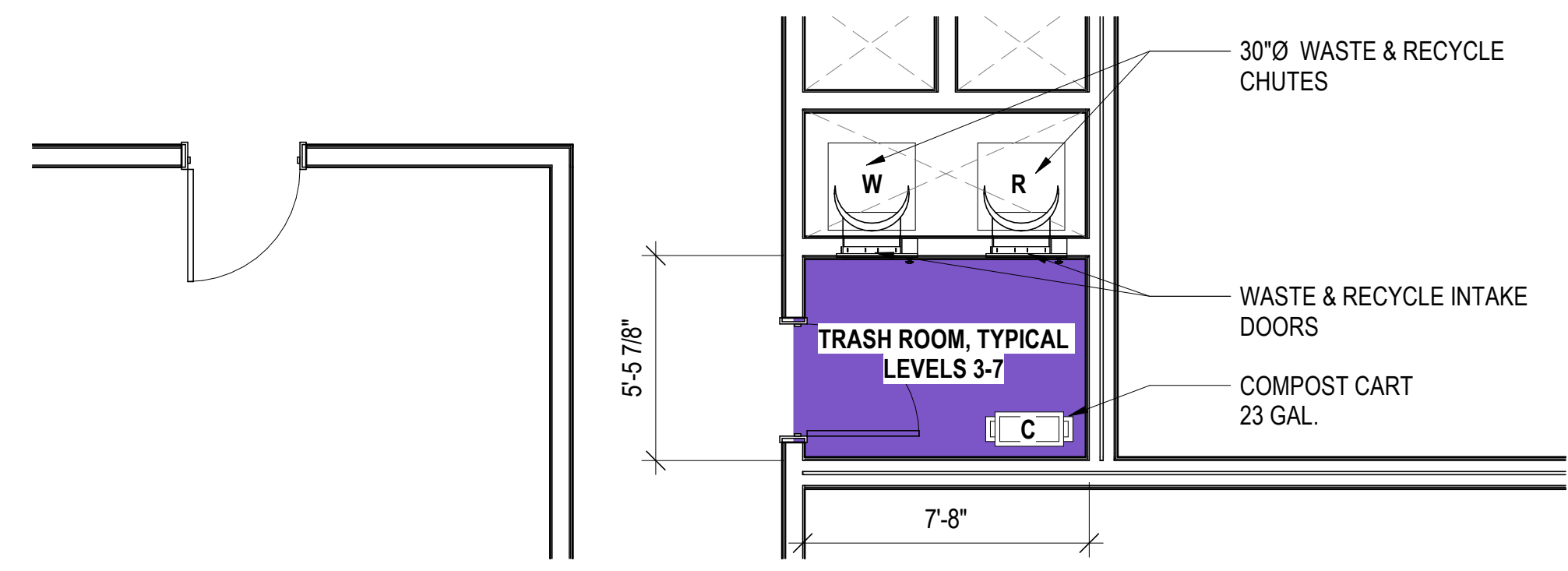
North Elevation Calculated Stucco Areas
West Elevation Calculated Stucco Areas



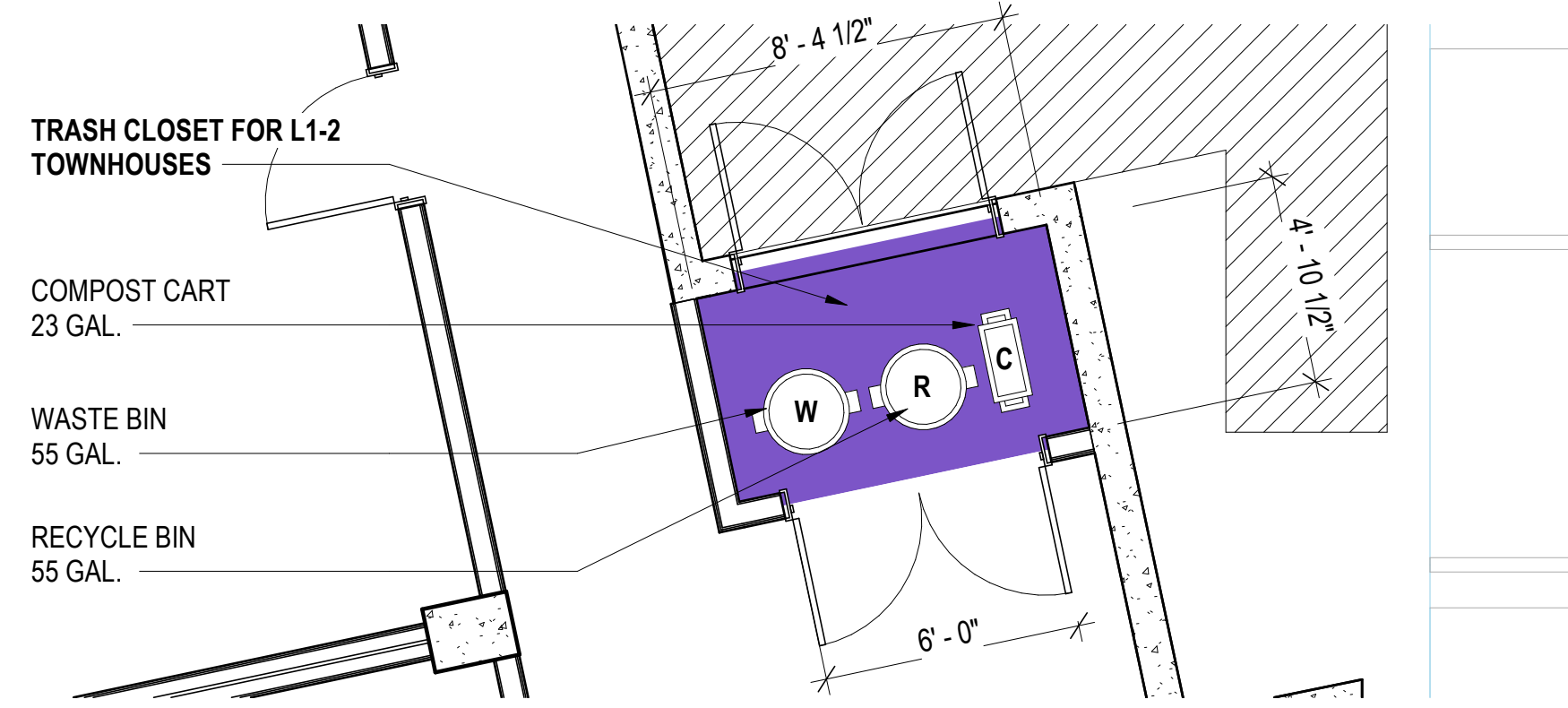
West Courtyard South Elevation Calculated Stucco Areas
East Elevation Calculated Stucco Areas
South Elevation Calculated Stucco Areas

STUCCO LOCATIONS DIAGRAMS 1
1" = 30'-0"

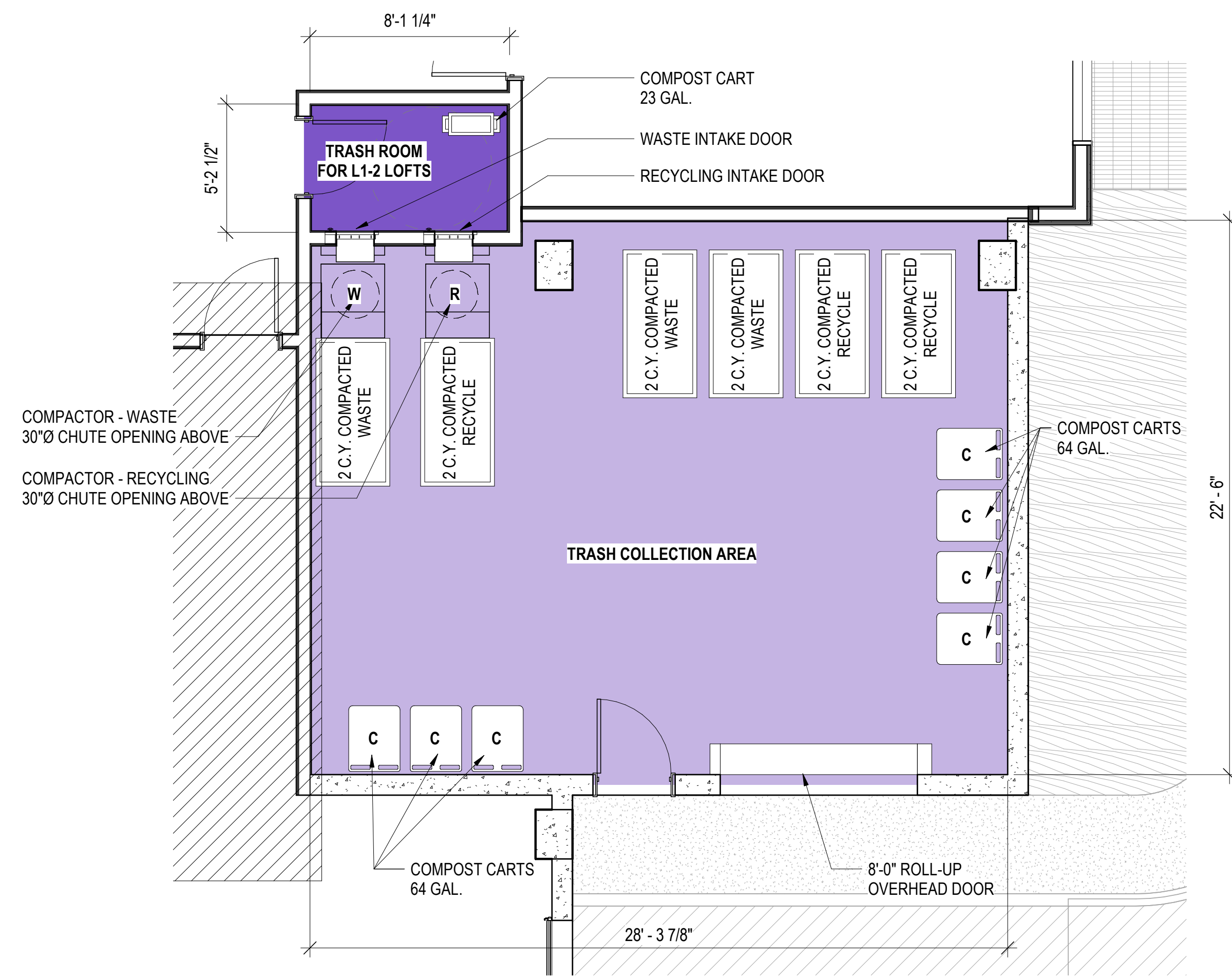




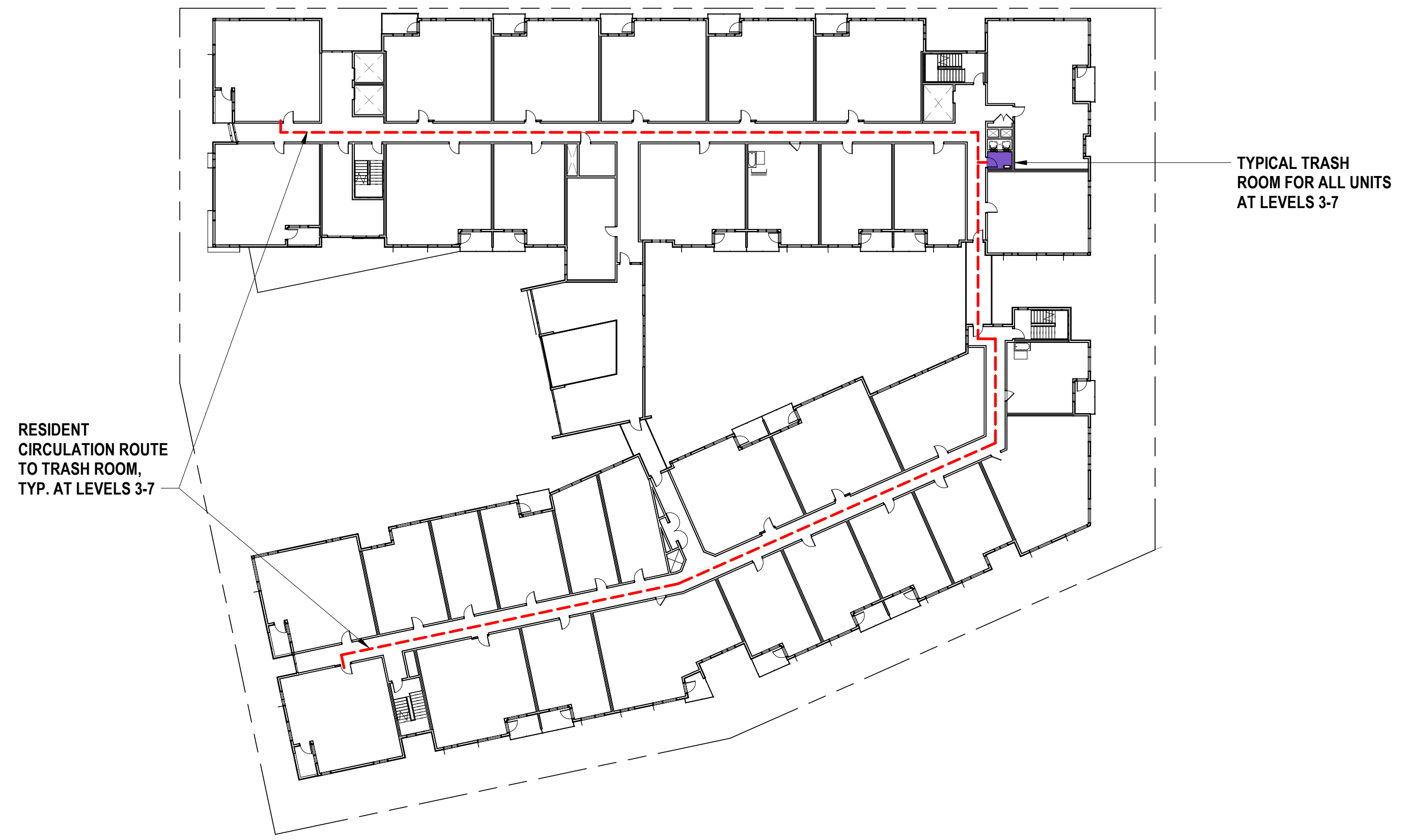
LEVEL 3-7, TYP. - TRASH ROOM
1/4" = 1'-0" 5



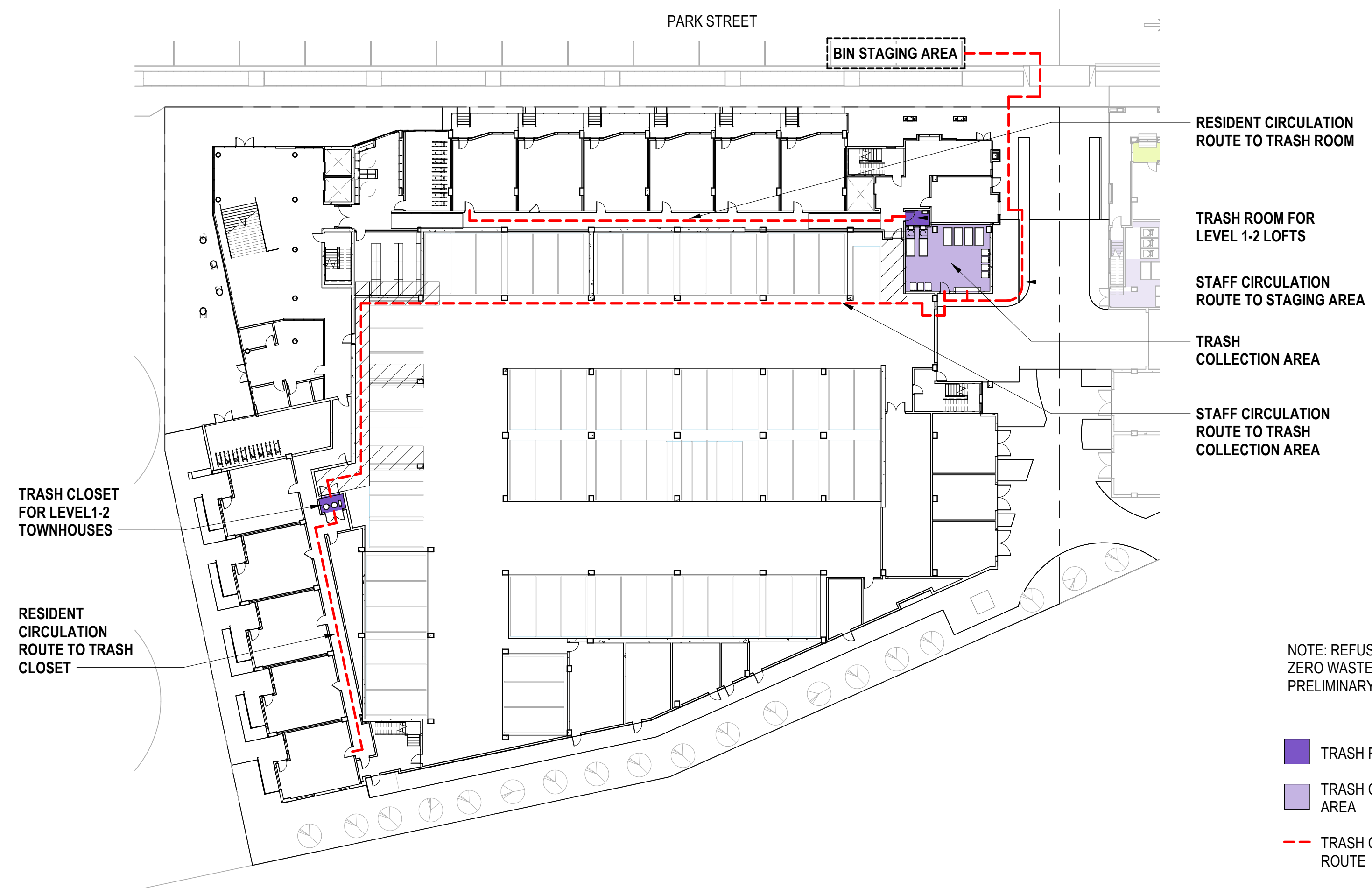
LEVEL 1 - ENLARGED TRASH CLOSET
1/4" = 1'-0" 4



LEVEL 1 - ENLARGED TRASH COLLECTION AREA & TRASH ROOM
1/4" = 1'-0" 3



LEVEL 3-7, TYP. - REFUSE, RECYCLING & ZERO WASTE DIAGRAM
1" = 30'-0" 2



LEVEL 1 - REFUSE, RECYCLING & ZERO WASTE DIAGRAM
1" = 30'-0" 1

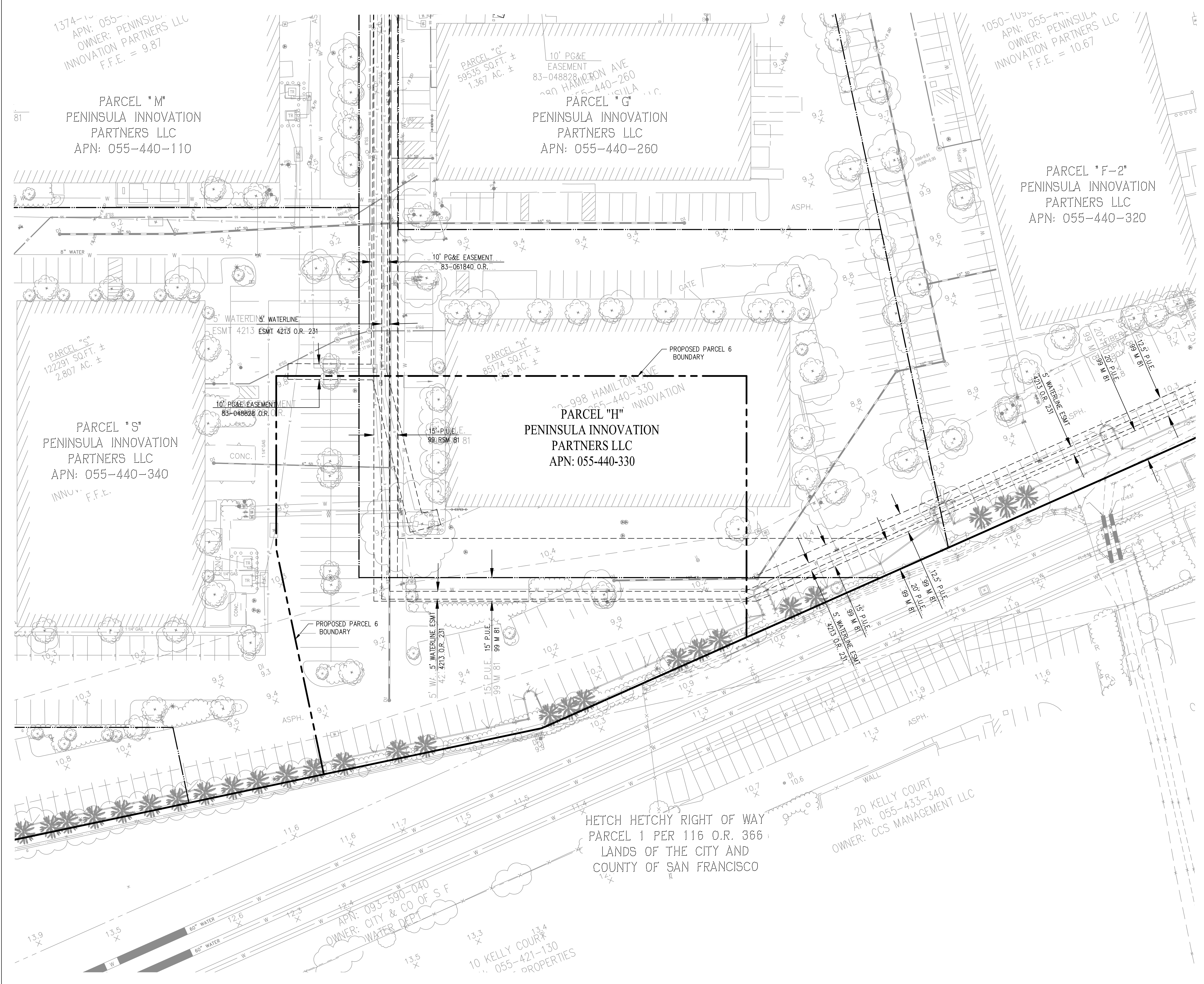
NOTE: REFUSE, RECYCLING, AND ZERO WASTE PLANS ARE PRELIMINARY

- TRASH ROOM
- TRASH COLLECTION AREA
- TRASH CIRCULATION ROUTE

SCALE: As indicated
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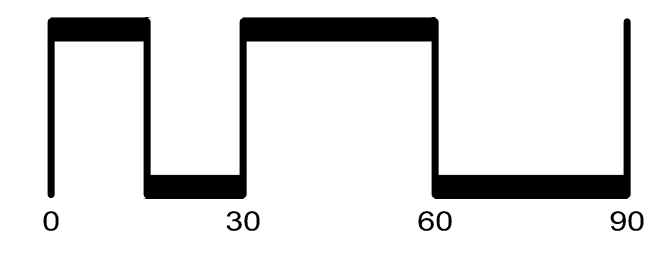
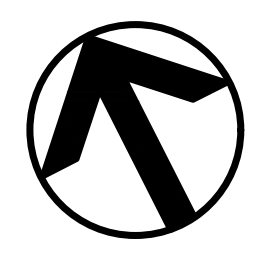


LEGEND

- 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

AVERAGE NATURAL EXISTING GRADE: 9.74'

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



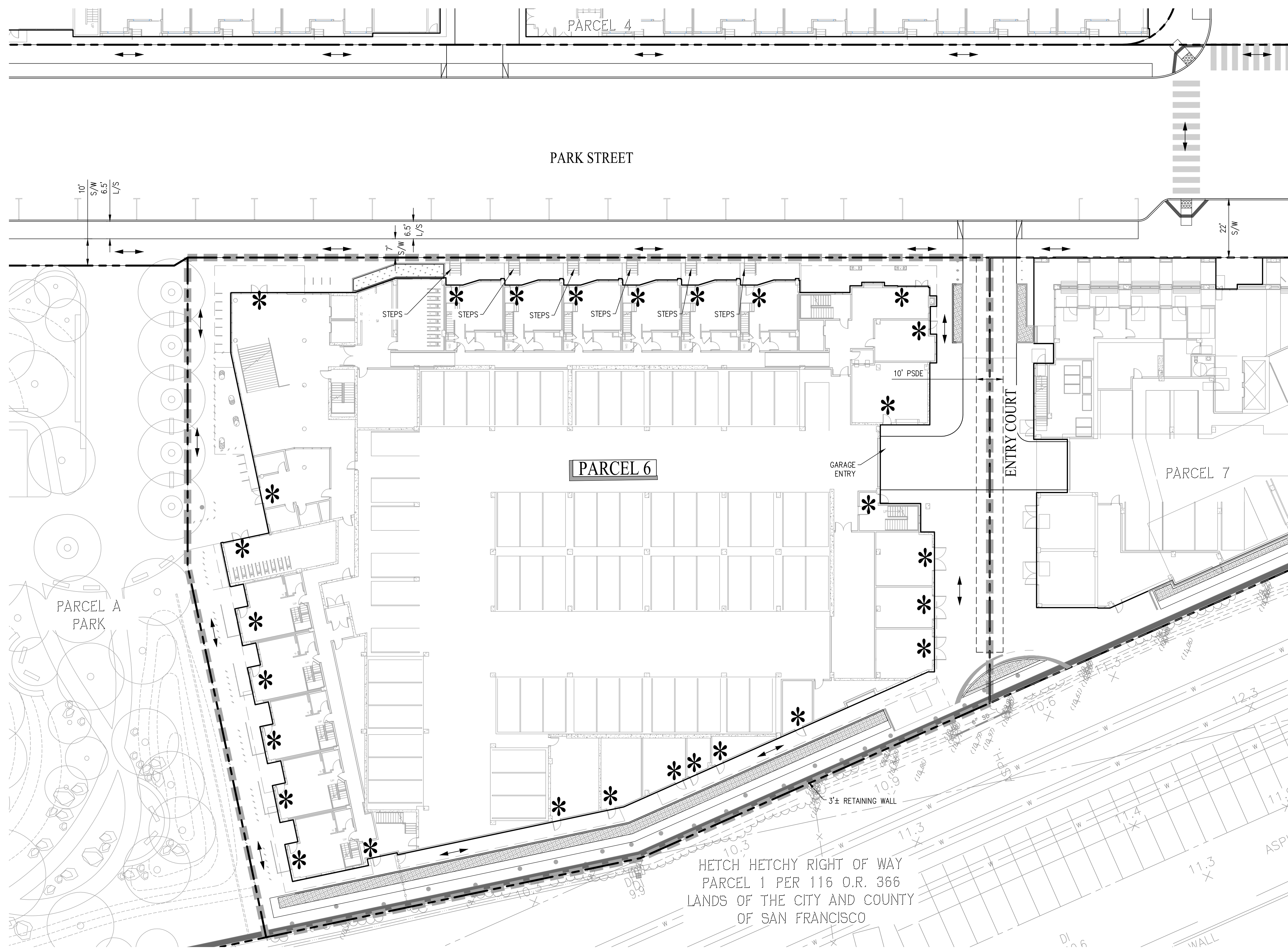
PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

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DRAWING TITLE:
TOPOGRAPHIC SURVEY
DRAWING NO:
C1.00



LEGEND

- PARCEL BOUNDARY
- LIMIT OF WORK
- RETAINING WALL
- BIORETENTION AREA
- ACCESSIBLE PATH
- BUILDING ENTRY LOCATION
- LANDSCAPE
- PRIVATE STORM DRAIN EASEMENT
- SIDEWALK

- NOTES:**
- ACCESSIBLE PATHWAY SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE TO NOT EXCEED 2% PER CBC 11B-403.3. AT LEVEL LANDINGS AND ENTRANCES, SLOPE AND CROSS SLOPE TO NOT EXCEED 2%.
 - ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE PART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.

WILLOW VILLAGE
 Architectural Control Package - Parcel 6
 Menlo Park, CA
 PENINSULA INNOVATION PARTNERS

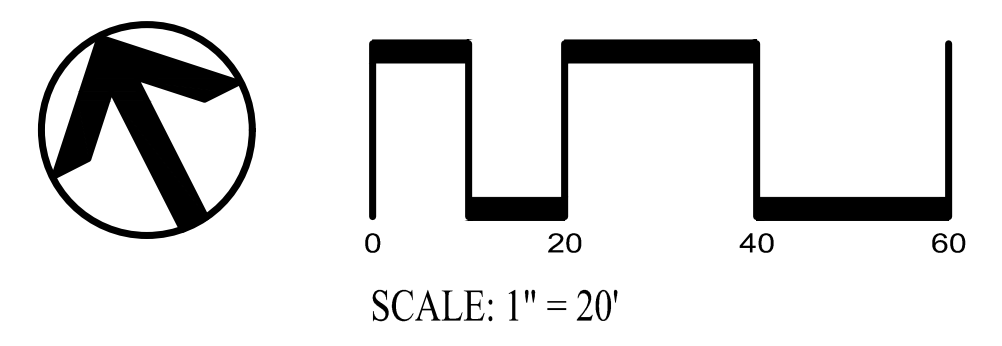
MILESTONES

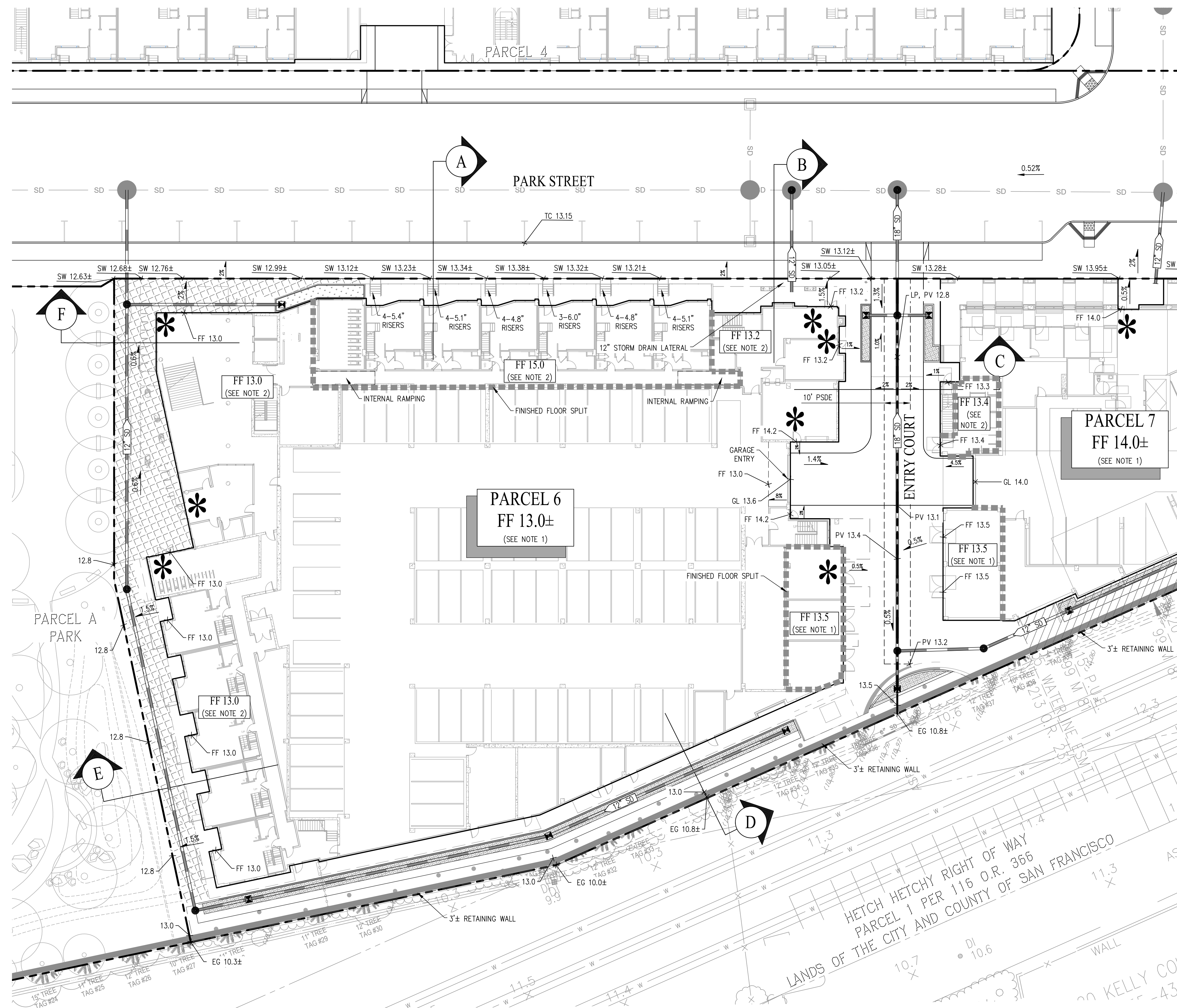
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DRAWING TITLE:
SITE CIRCULATION & SITE ENTRY PLAN
 DRAWING NO:
C1.01





LEGEND

- PARCEL BOUNDARY
- FINISHED FLOOR SPLIT
- STORM DRAIN (PRIVATE)
- OFFSITE STORM DRAIN (PUBLIC)
- RETAINING WALL
- MANHOLE (PUBLIC)
- EXISTING GRADE
- FINISHED FLOOR ELEVATION
- GARAGE LIP
- PRIVATE STORM DRAIN EASEMENT
- SIDEWALK
- TOP OF CURB
- RAISED FLOW THROUGH TREATMENT PLANTER (PERVIOUS)
- AT GRADE BIO-RETENTION AREA (PERVIOUS)
- PERVIOUS LANDSCAPE AREA
- PERVIOUS PAVERS
- PRELIMINARY ACCESSIBLE ENTRY LOCATION

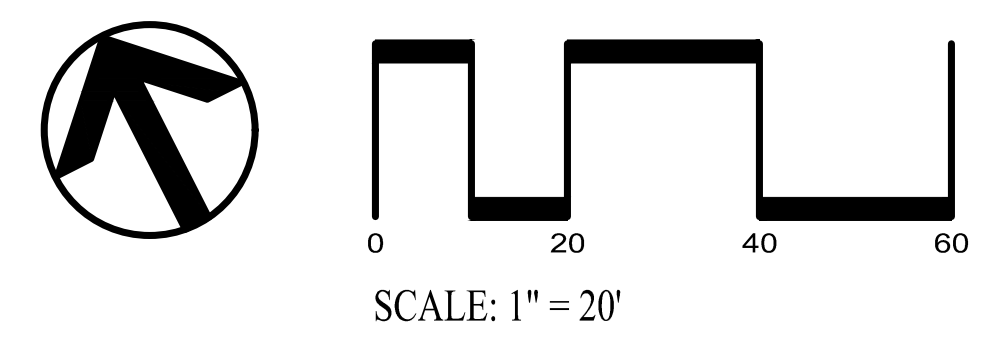
- NOTE:
1. PROPOSED GRADING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN. FINAL GRADING MAY REQUIRE ADDITIONAL ADA ACCESSIBLE RAMPS AND/OR SLOPING OF THE BUILDING SLAB. FINAL FINISHED FLOOR ELEVATIONS ARE SUBJECT TO FINAL CIVIL, STRUCTURAL, AND ARCHITECTURAL COORDINATION.
 2. DUE TO THE BASE FLOOD ELEVATION LIMITS, ADDITIONAL EXTERIOR RAMPING/STAIRS MAY BE REQUIRED WHEN INTERNAL FLOOD PROOFING CANNOT BE PROVIDED.
 3. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.
 4. 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 MPMG 16.45.130(4) (HAZARD MITIGATION AND SEA LEVEL RISE RESILIENCY).

WILLOW VILLAGE
 Architectural Control Package - Parcel 6
 Peninsula Innovation Partners
 Menlo Park, CA

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GRADING & DRAINAGE PLAN
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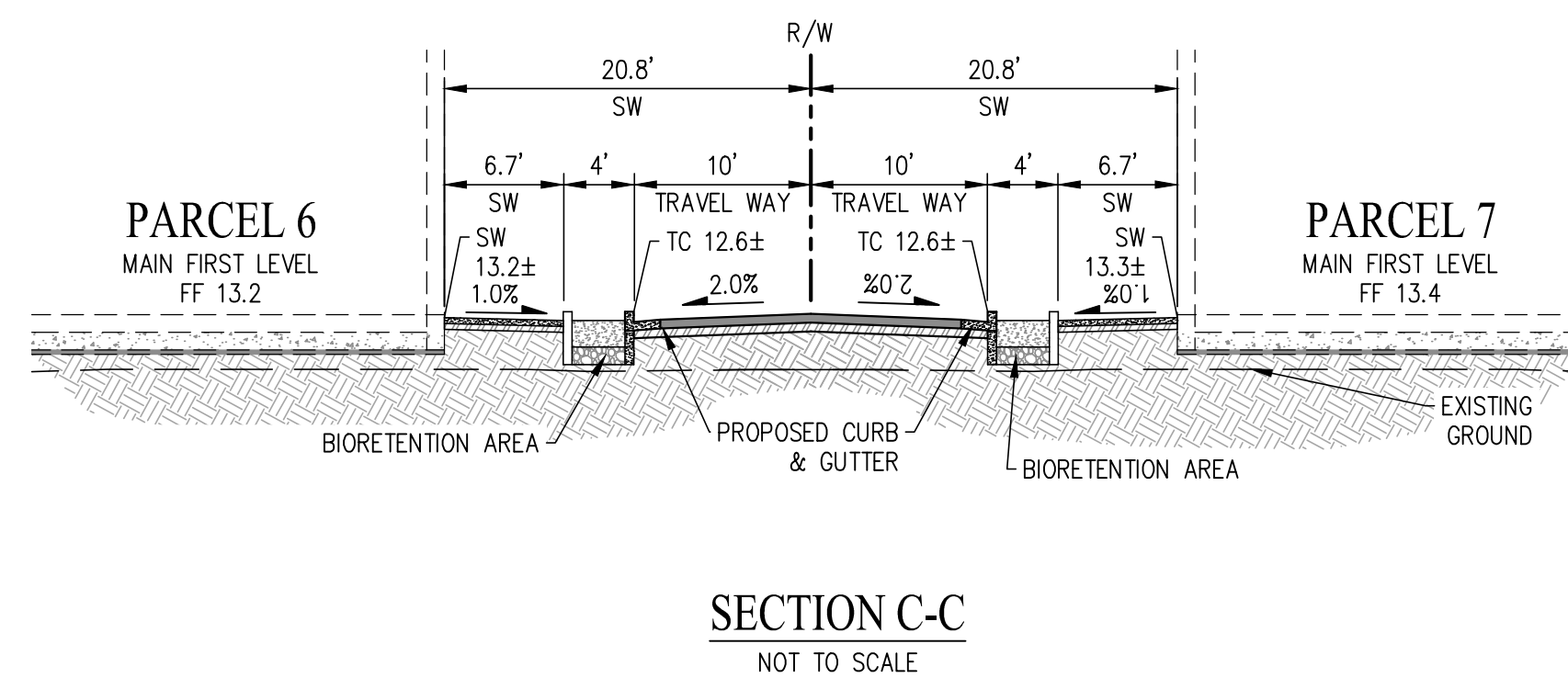
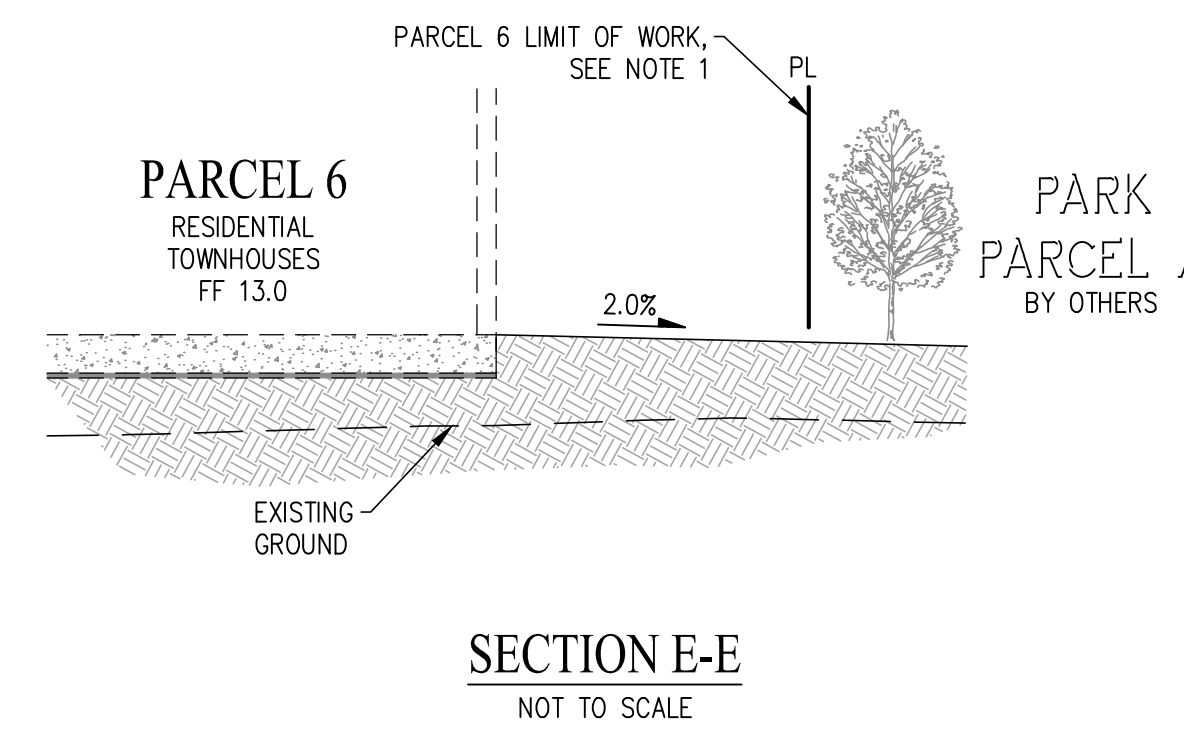
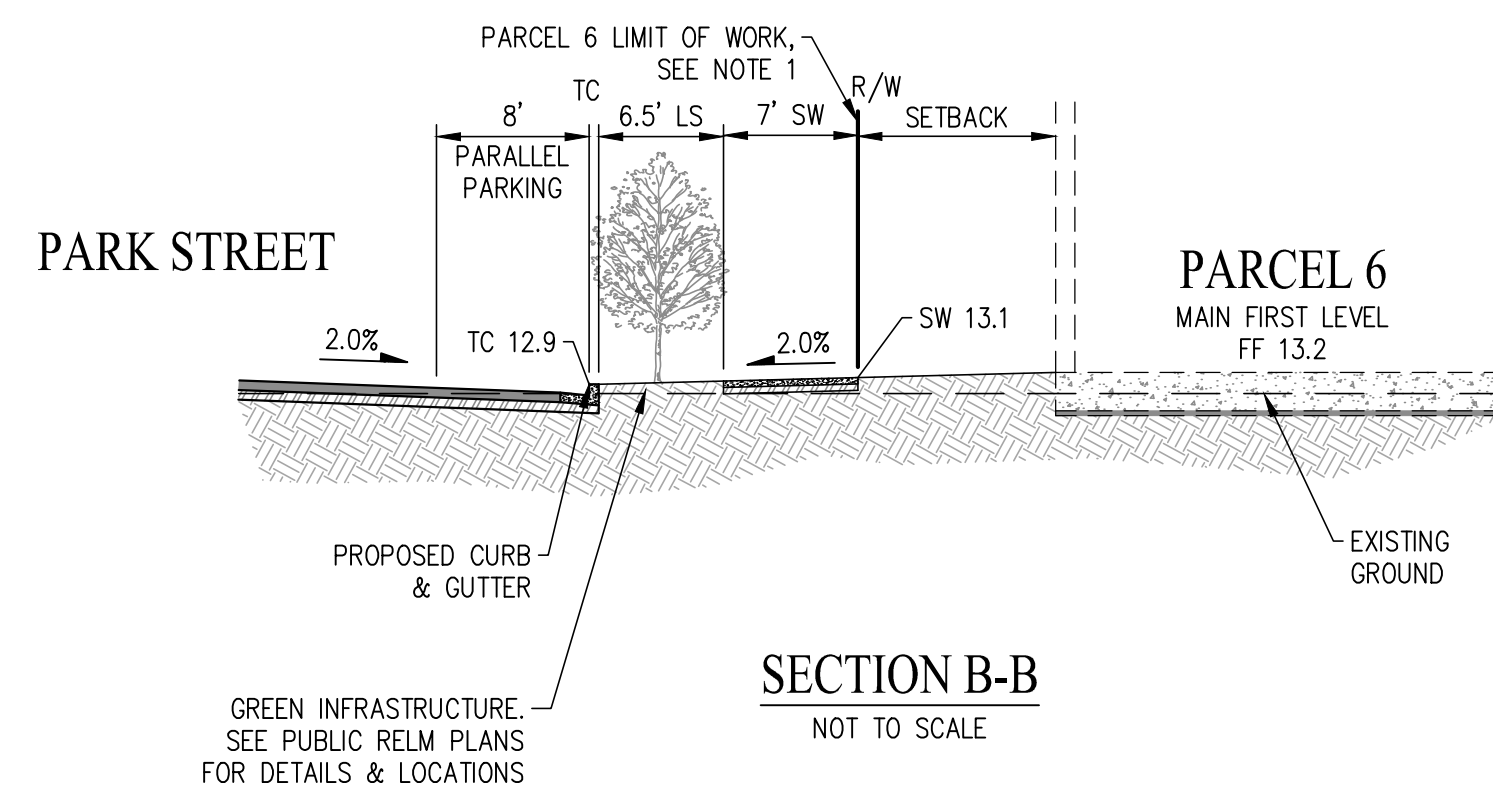
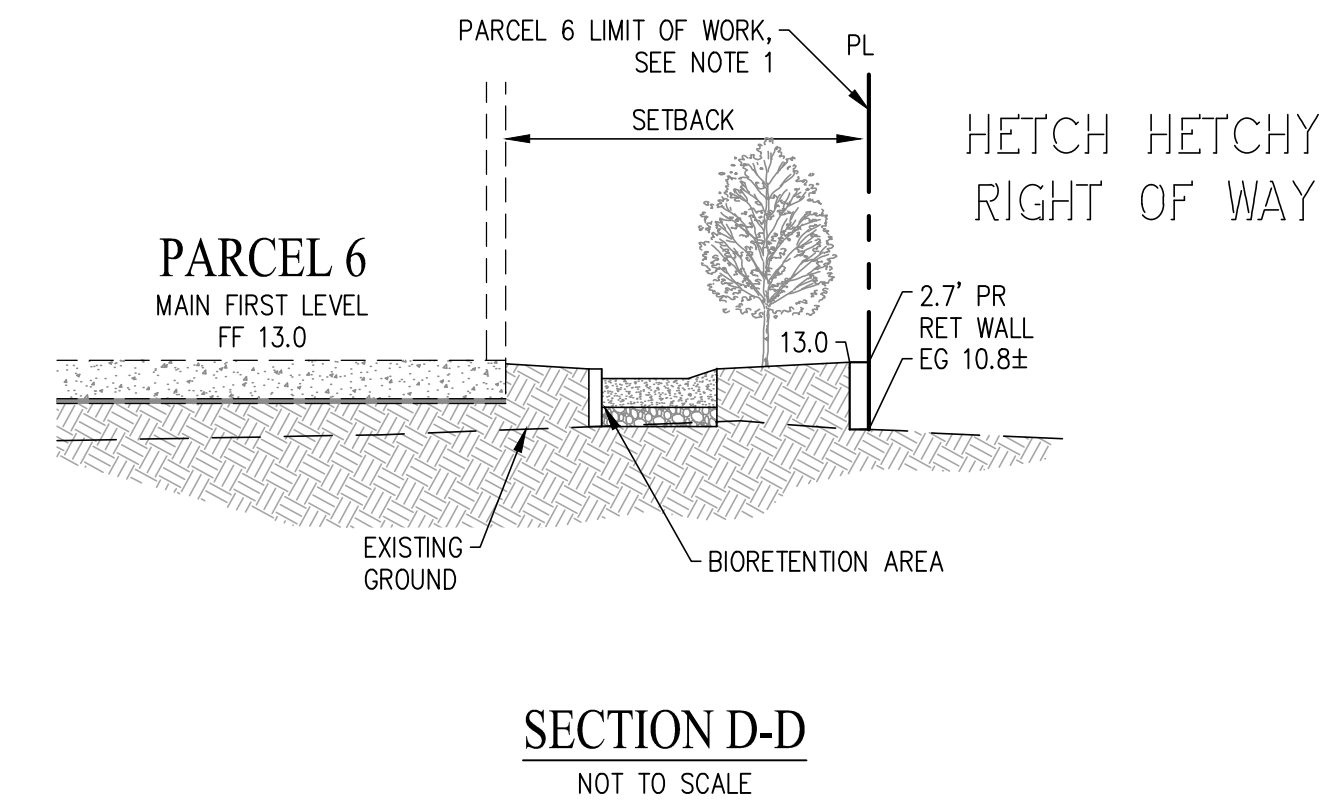
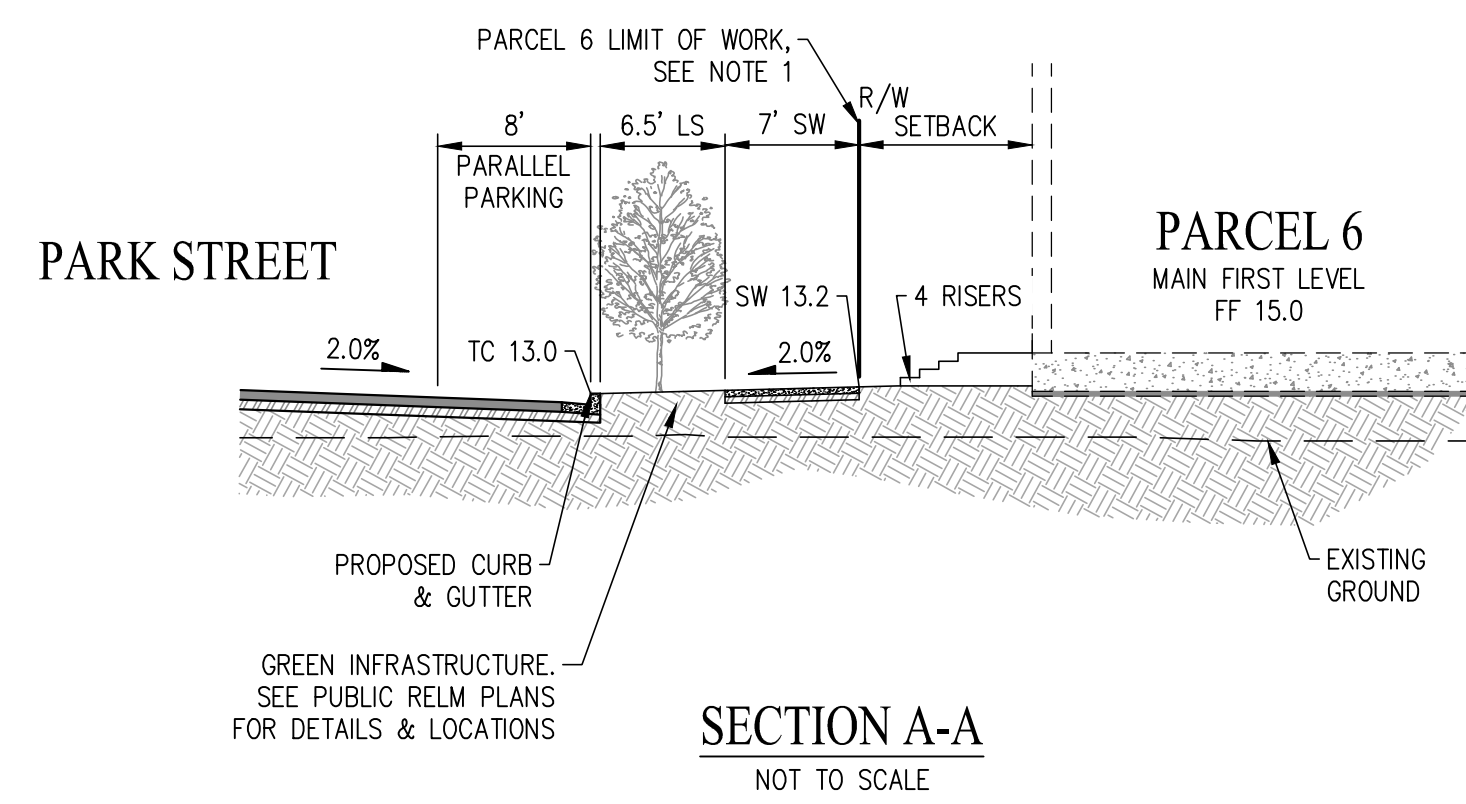


ABBREVIATIONS

- EX EXISTING
- FF FINISHED FLOOR ELEVATION
- LS LANDSCAPE
- PSE PUBLIC SERVICE EASEMENT
- R/W RIGHT OF WAY
- SW SIDEWALK
- TC TOP OF CURB

NOTES:

1. 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
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 Menlo Park, CA

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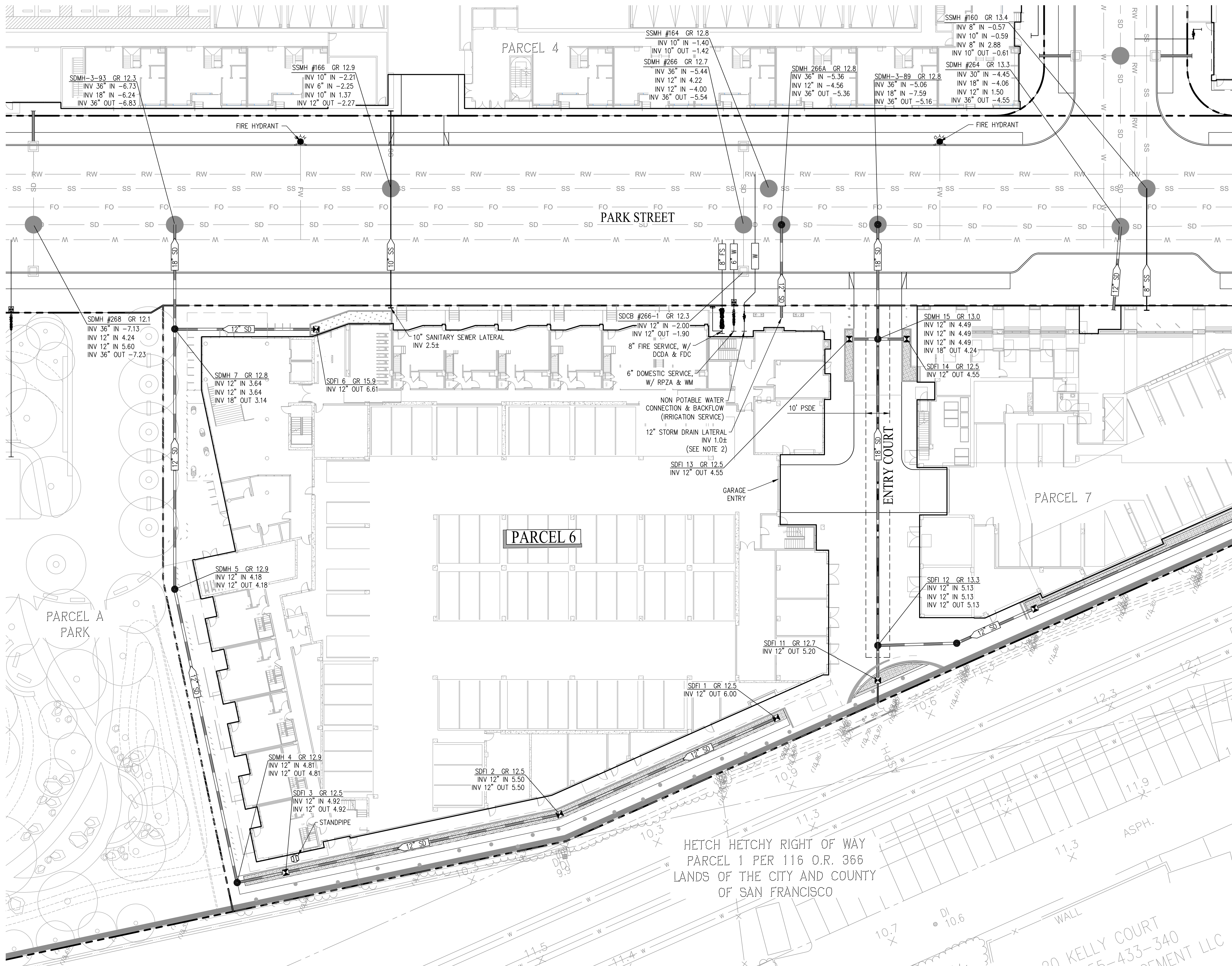
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GRADING SECTIONS

DRAWING NO:
C2.01



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)
- ⊕ — FIRE DEPARTMENT CONNECTION (PRIVATE)
- ⊕ — WATER METER (PUBLIC)
- ⊕ — STANDPIPE (PRIVATE)
- ⊕ — REDUCED PRESSURE ZONE DEVICE (PRIVATE)
- ⊕ — DOUBLE CHECK DETECTOR ASSEMBLY (PRIVATE)
- ⊕ — NON POTABLE WATER SERVICE (PRIVATE)
- ⊕ — FLOW THROUGH PLANTER
- — BIO-RETENTION AREA

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
- PSDE — PRIVATE STORM DRAIN 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

NOTES:

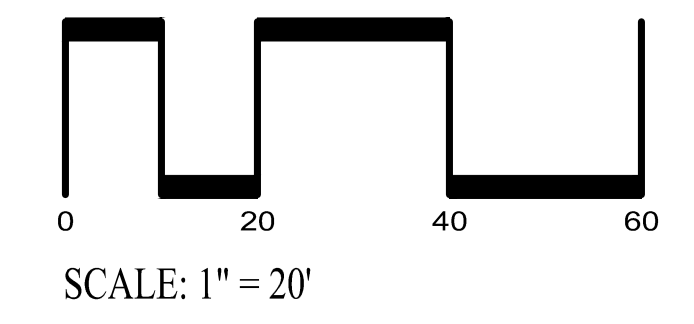
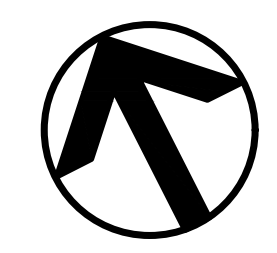
1. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
2. ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING DESIGN. THE STORM DRAIN CONNECTION POINTS SHOWN STUBBING INTO THE BUILDING ARE TO COLLECT THE RUNOFF FROM THE DRAINAGE TREATED ON THE PODIUM DECKS STORMWATER PLANTERS.
3. PROPOSED SANITARY SEWER AND STORM DRAIN INVERT ELEVATIONS, GRATE ELEVATIONS, AND SIZES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
4. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.
5. 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.

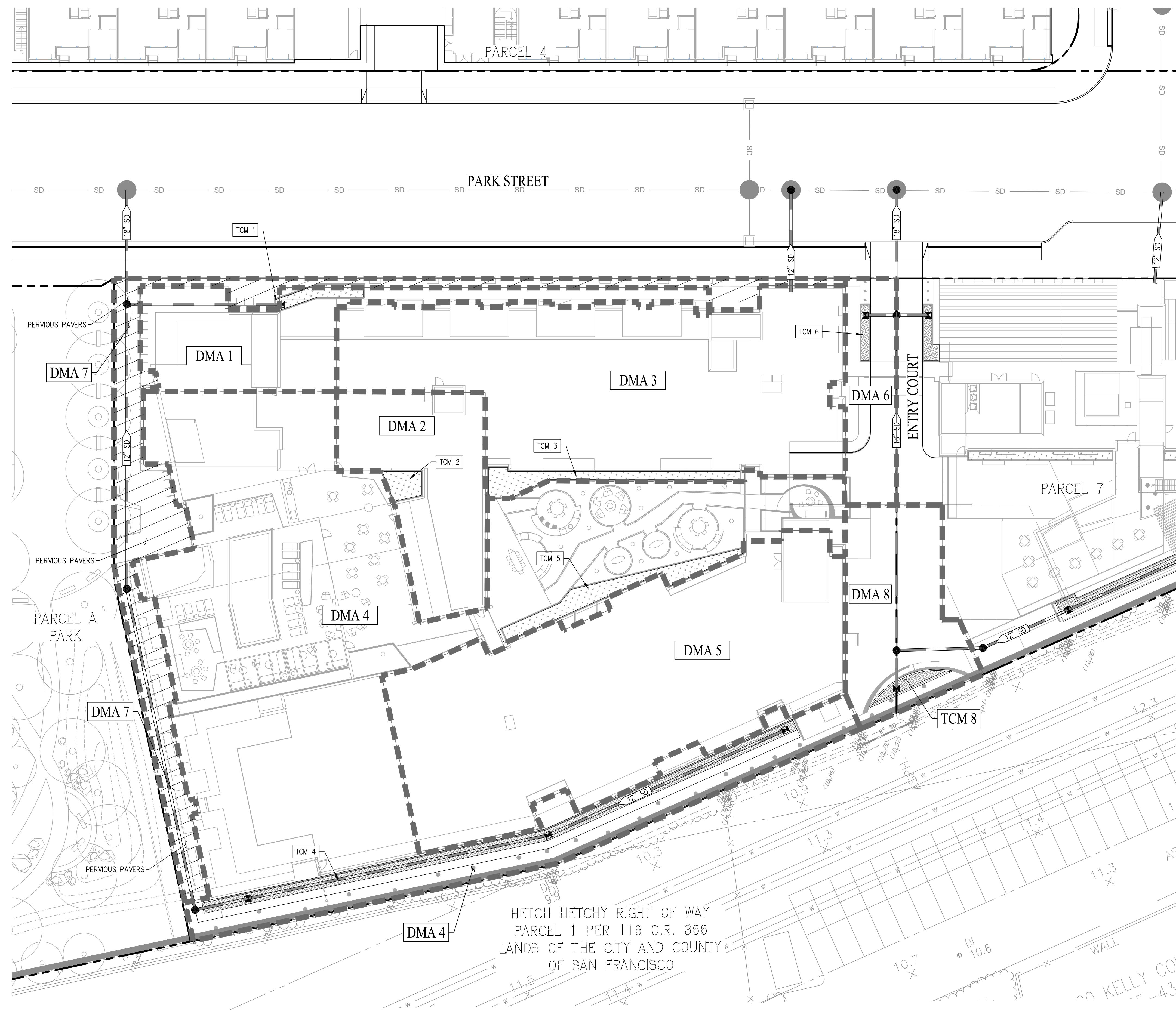
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UTILITY PLAN
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C3.00





LEGEND

- PROPERTY BOUNDARY
- OFFSITE STORM DRAIN (PUBLIC)
- PROPOSED STORM DRAIN (PRIVATE)
- PROPOSED DOWNSPOUT
- OFFSITE MANHOLE (PUBLIC)
- PROPOSED MANHOLE (PRIVATE)
- PROPOSED FIELD INLET (PRIVATE)
- RUNOFF DIRECTION
- BIO-RETENTION AREA
- FLOW THROUGH PLANTER
- PERVIOUS PAVEMENT/PAVERS
- DRAINAGE MANAGEMENT AREA LABEL
- DRAINAGE MANAGEMENT AREA BOUNDARY
- TREATMENT CONTROL MEASURE

NOTES

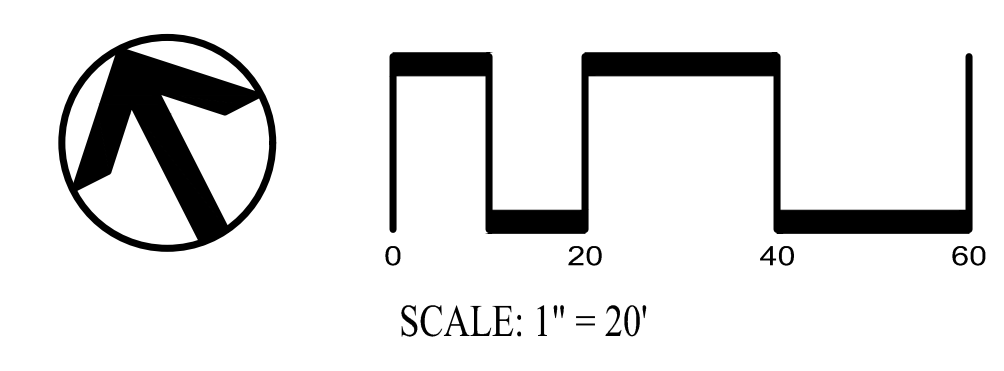
1. STORM DRAIN LAYOUT AND DMA TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT DOWNSPOUT LOCATIONS AND ROOF RUNOFF AREAS ARE UNKNOWN.
2. BIO-RETENTION AREAS HAVE BEEN DESIGNED PER THE SAN MATEO COUNTY C.3 GUIDANCE MANUAL.
3. BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% SIZING 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.

WILLOW VILLAGE
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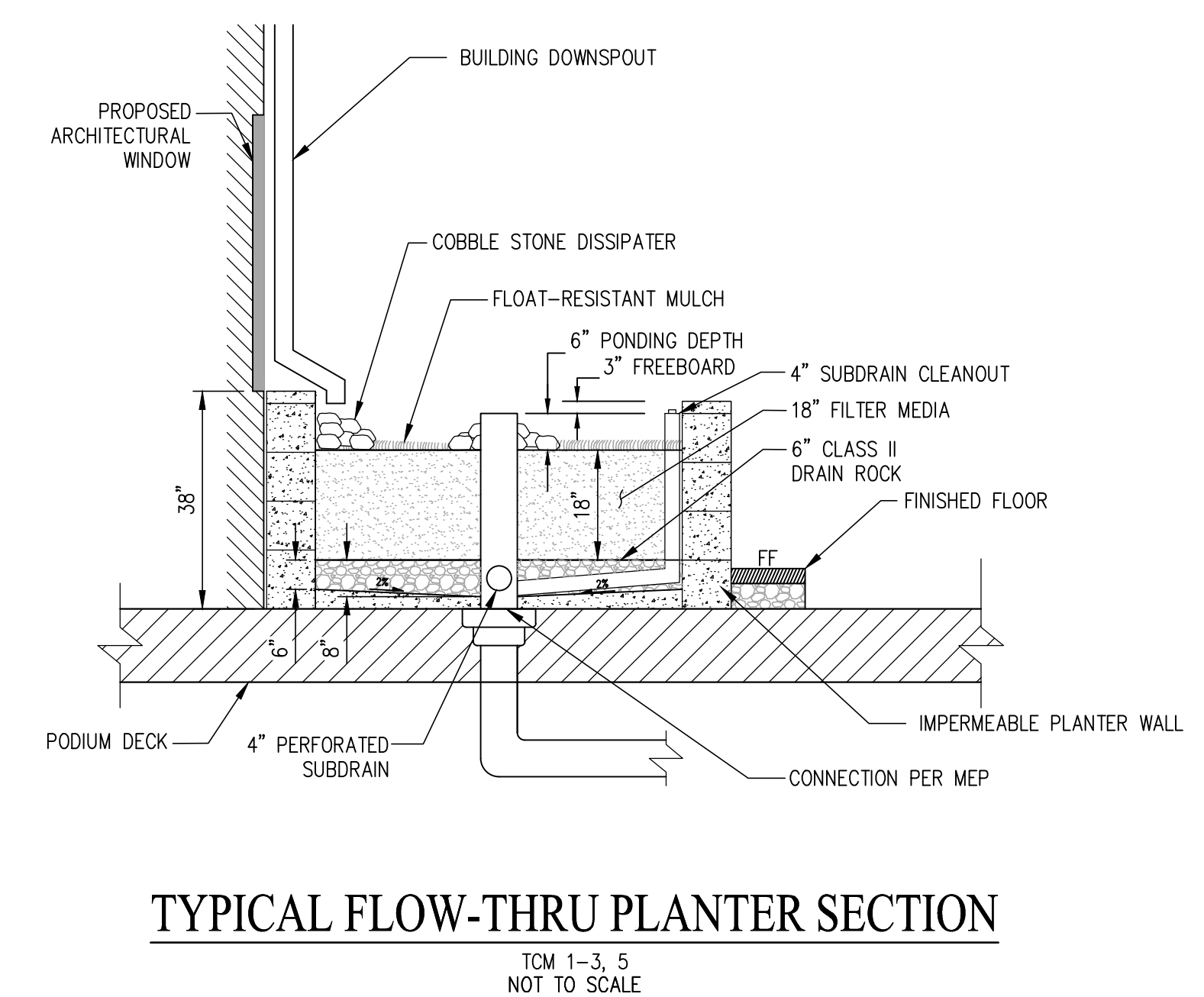
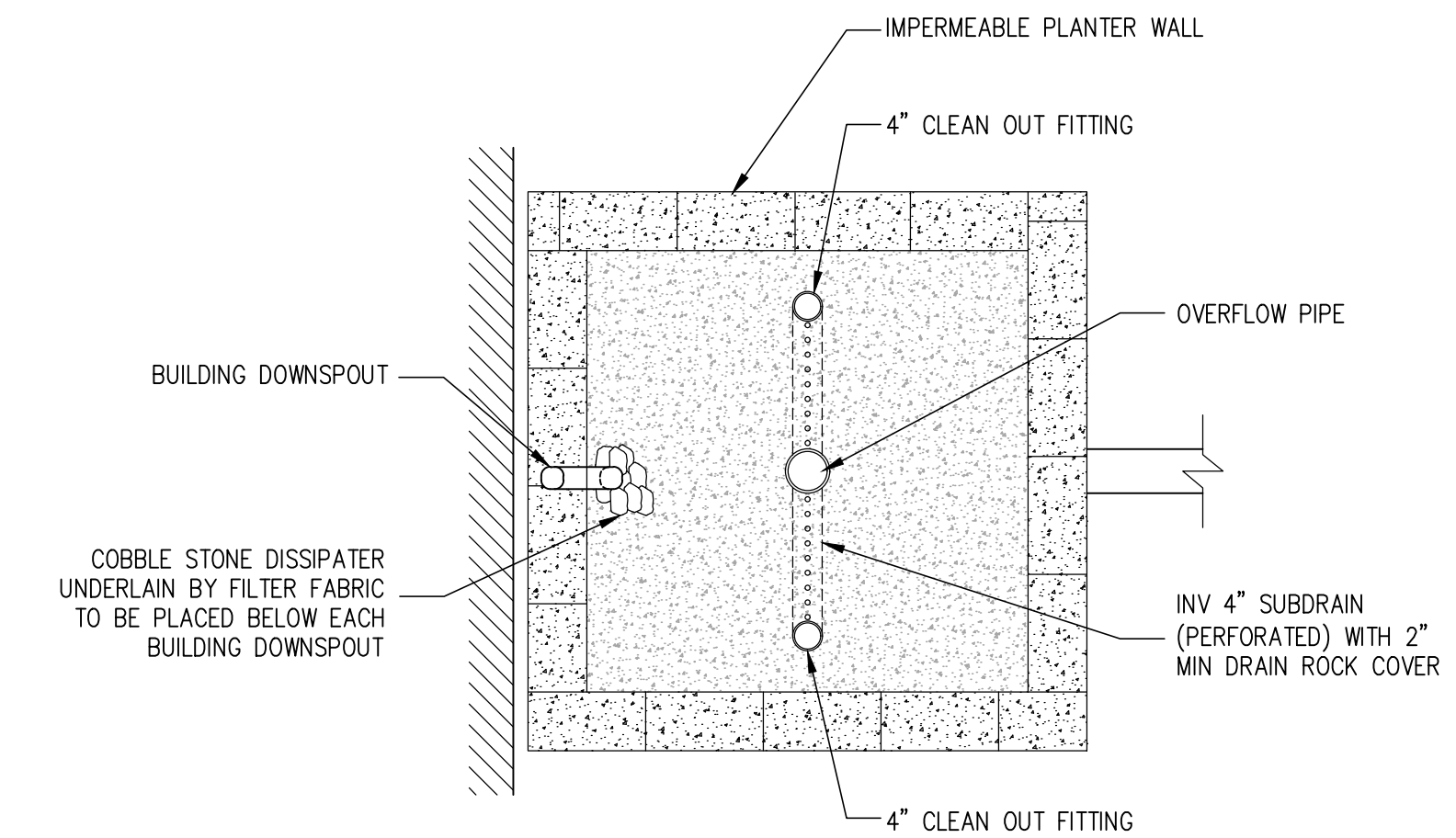
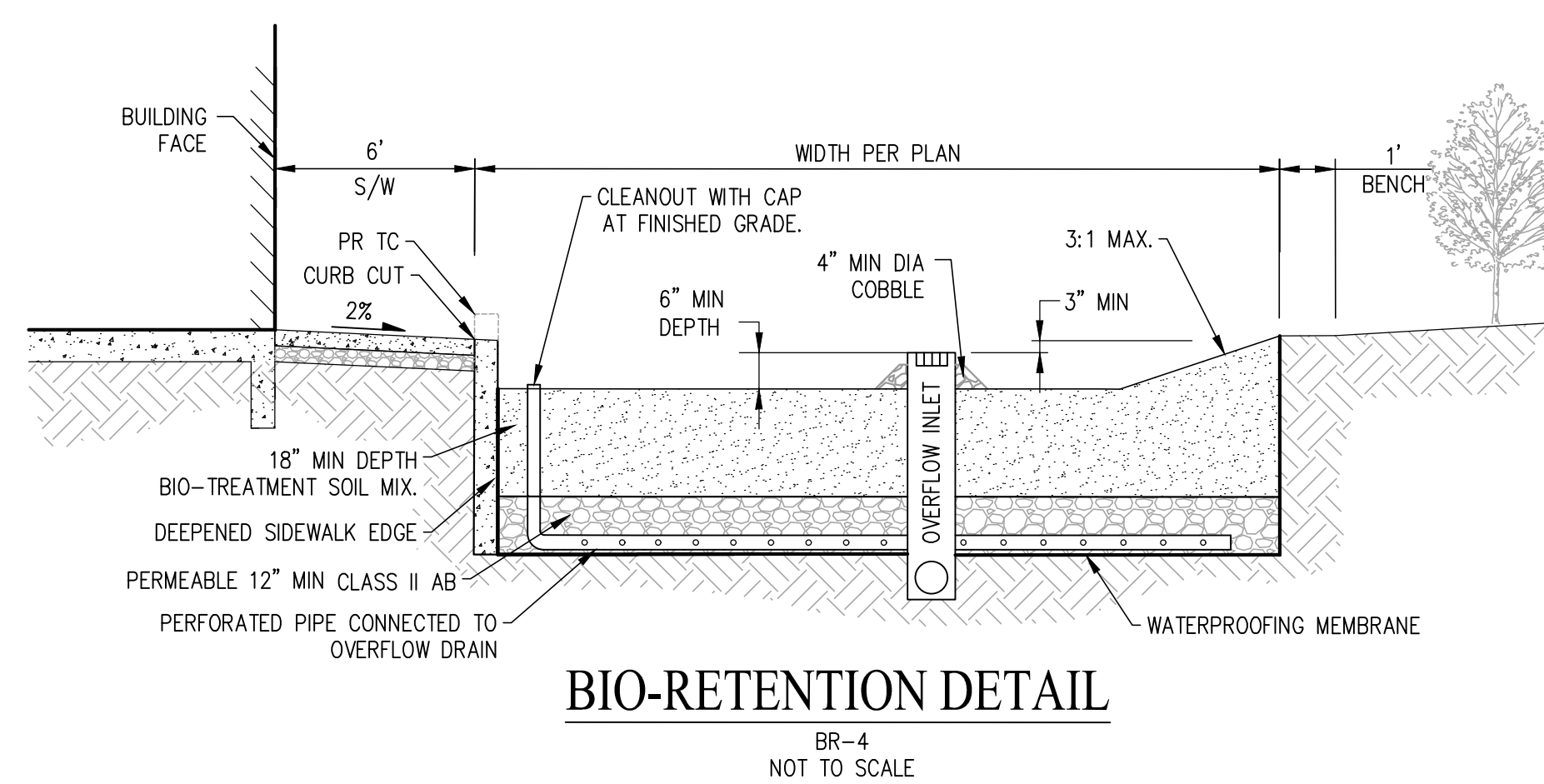
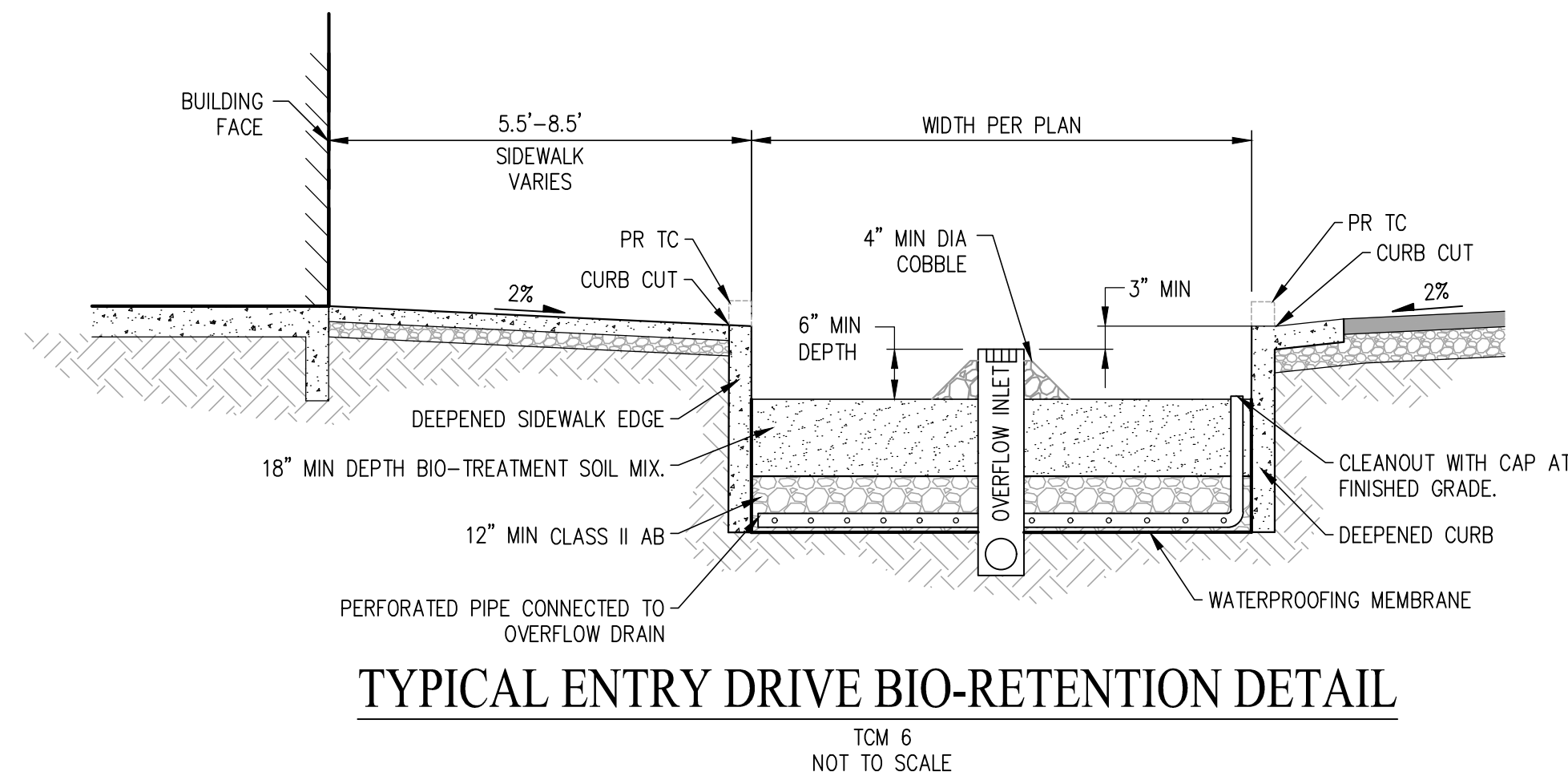
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STORMWATER CONTROL PLAN
 DRAWING NO:
C4.00



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	FLOW-THROUGH PLANTER	3,714	3,554	160	3,570	4%	143	143
2	2	FLOW-THROUGH PLANTER	3,522	3,522	0	3,522	4%	141	141
3	3	FLOW-THROUGH PLANTER	11,388	10,281	1107	10,392	4%	416	416
4	4	BIO-RETENTION	24,340	21,379	2961	21,675	4%	867	867
5	5	FLOW-THROUGH PLANTER	12,064	12,064	0	12,064	4%	483	483
6	6	BIO-RETENTION	1,750	1686	64	1,692	FLOW & VOLUME	64	64
7	7	SELF-TREATING	4,328	0	4,328	N/A	SELF-TREATING (PERVIOUS PAVERS)	N/A	N/A
8	8	BIO-RETENTION	3,209	1965	1244	2,089	4%	84	84
		TOTAL	64,315	54,451	9,864	55,005	-	2,196	2,196



PENINSULA INNOVATION PARTNERS

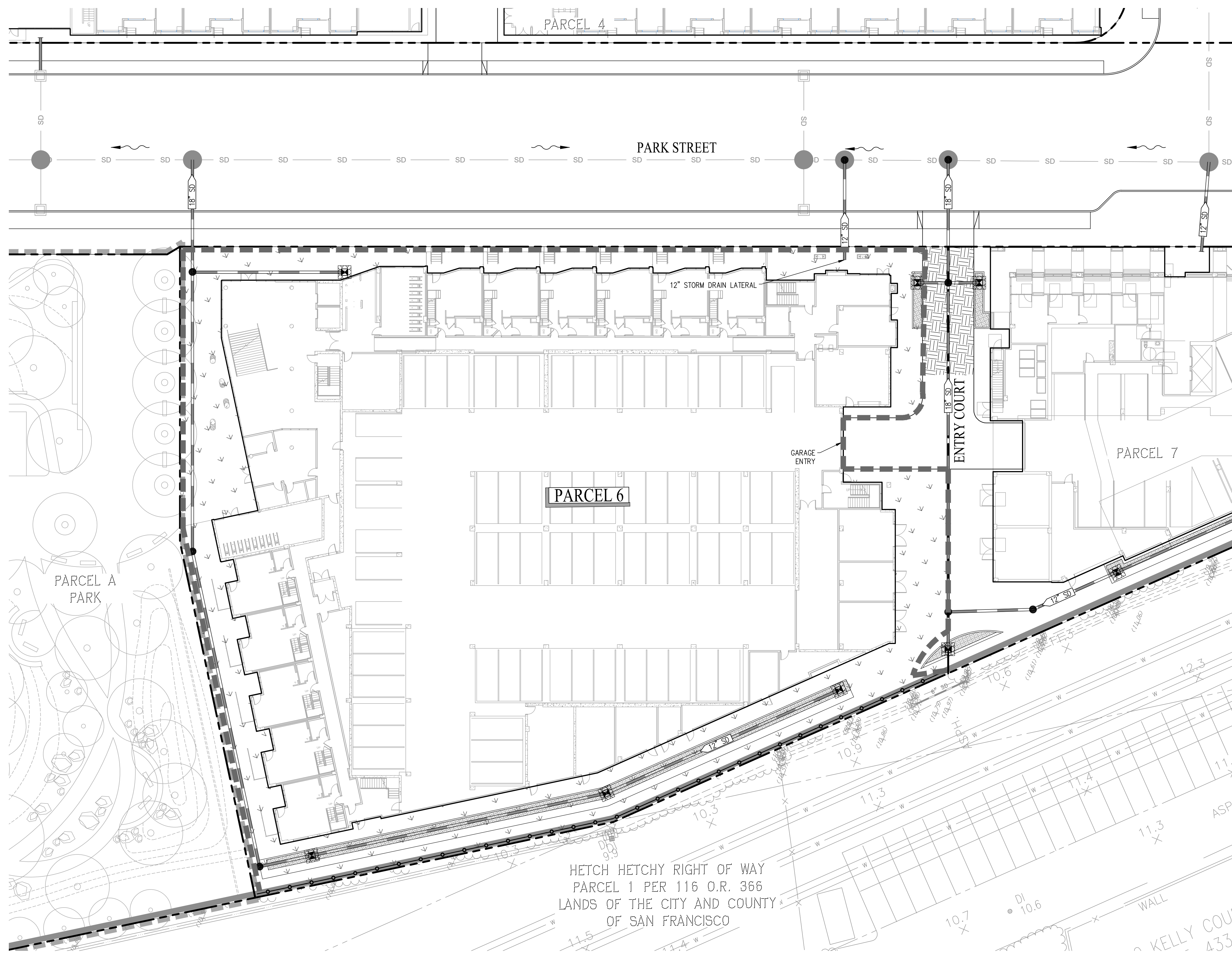
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STORMWATER CONTROL DETAILS

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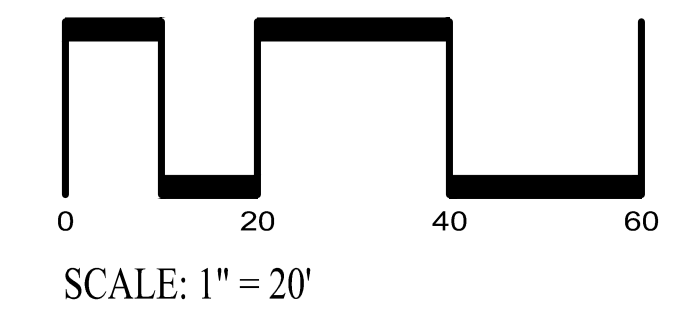
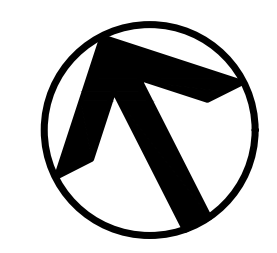


LEGEND

- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- FIELD INLET PROTECTION
- CURB INLET PROTECTION
- SILT FENCE
- FIBER ROLL
- HYDROSEED MIX OR HYDROMULCH
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- FIELD INLET (PRIVATE)
- CURB CUT/SLOT DRAIN
- PROPOSED STORM DRAIN (PRIVATE)
- OFFSITE STORM DRAIN
- STORM DRAIN MANHOLE

NOTES:
 1. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.

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

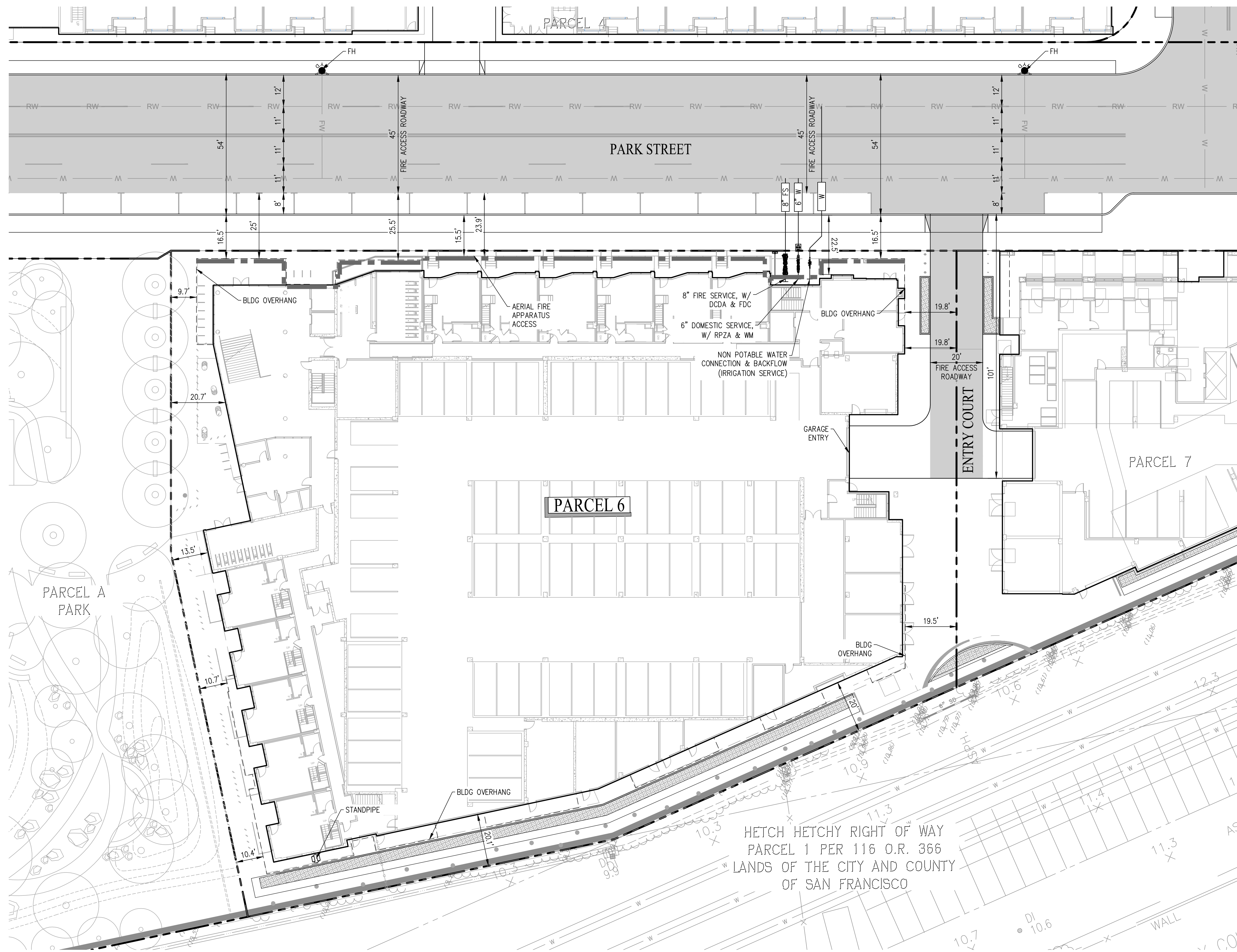


WILLOW VILLAGE
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EROSION CONTROL PLAN
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LEGEND:

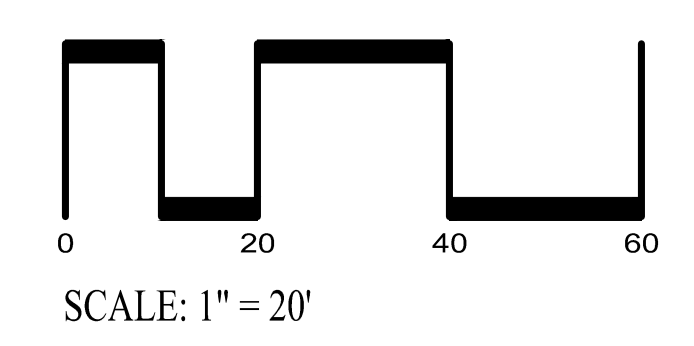
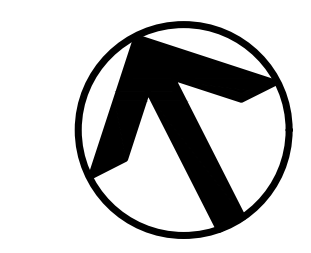
- PROPERTY LINE
- BUILDING OVERHANG
- AERIAL FIRE APPARATUS ACCESS
- OFFSITE WATER MAIN (PUBLIC)
- OFFSITE RECYCLED WATER MAIN (PUBLIC)
- WATER LATERAL (PRIVATE)
- FIRE HYDRANT (PUBLIC)
- STANDPIPE (PRIVATE)
- WATER METER (PUBLIC)
- REDUCED PRESSURE ZONE DEVICE (PRIVATE)
- DOUBLE CHECK DETECTOR ASSEMBLY (PRIVATE)
- NON POTABLE WATER SERVICE (PRIVATE)
- PARALLEL PARKING STALL
- FLOW THROUGH PLANTER
- BIO-RETENTION AREA
- FIRE ACCESS ROADWAY

ABBREVIATIONS:

- DCDA DOUBLE CHECK DETECTOR BACKFLOW ASSEMBLY
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FS FIRE SERVICE
- RPZA REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY
- RW RECYCLED WATER
- TYP TYPICAL
- WM WATER METER
- W WATER

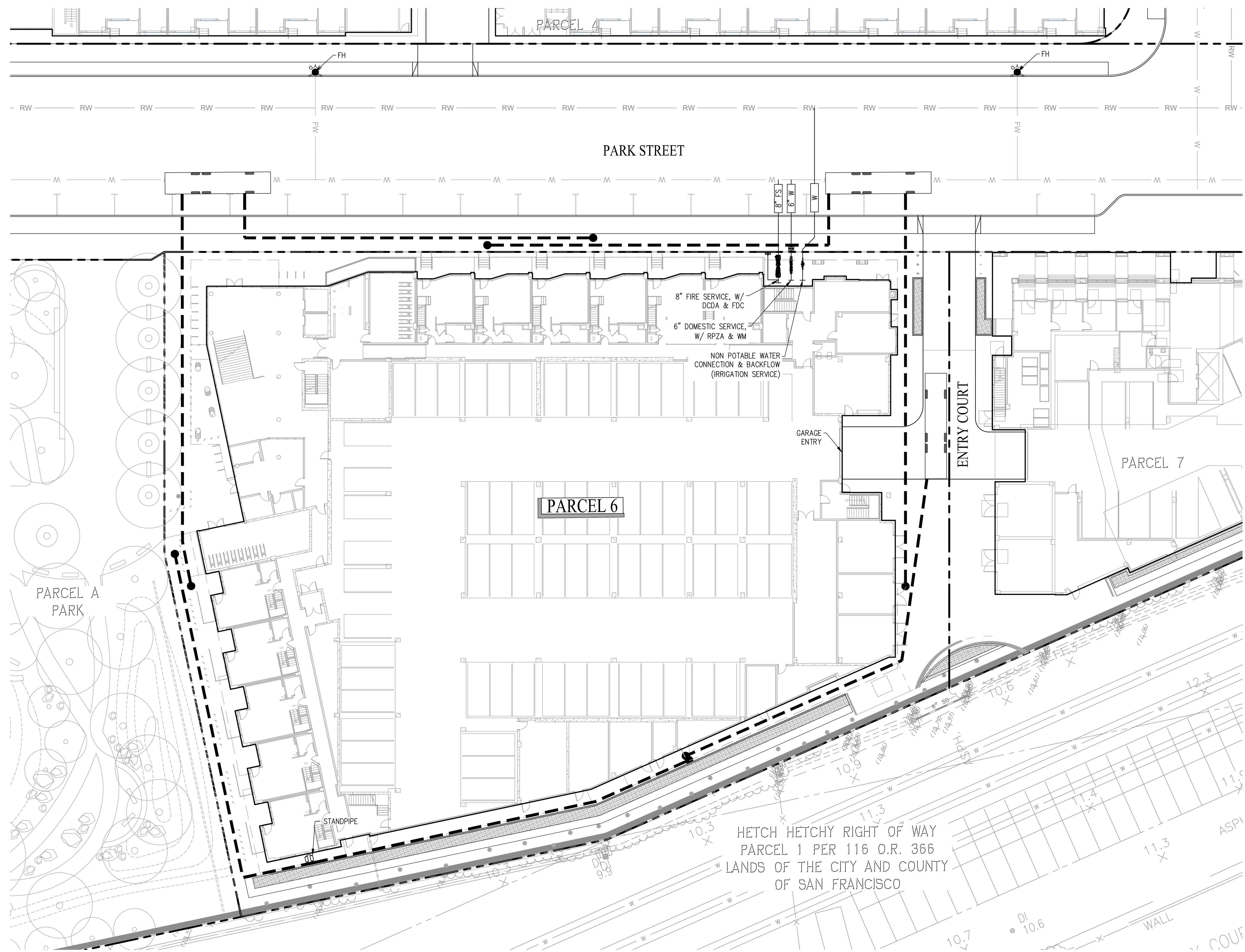
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LEGEND:

- PROPERTY LINE
- 150' FIRE HYDRANT HOSE PULL
- OFFSITE WATER MAIN (PUBLIC)
- OFFSITE RECYCLED WATER MAIN (PUBLIC)
- ONSITE WATER (PRIVATE)
- FIRE HYDRANT (PUBLIC)
- STANDPIPE (PRIVATE)
- WATER METER (PUBLIC)
- REDUCED PRESSURE ZONE DEVICE (PRIVATE)
- DOUBLE CHECK DETECTOR ASSEMBLY (PRIVATE)
- NON POTABLE WATER SERVICE (PRIVATE)
- PARALLEL PARKING STALL
- FLOW THROUGH PLANTER
- BIO-RETENTION AREA
- FIRE TRUCK APPARATUS

ABBREVIATIONS:

- DCDA DOUBLE CHECK DETECTOR BACKFLOW ASSEMBLY
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FS FIRE SERVICE
- RPZA REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY
- RW RECYCLED WATER
- TYP TYPICAL
- WM WATER METER
- W WATER

NOTES:

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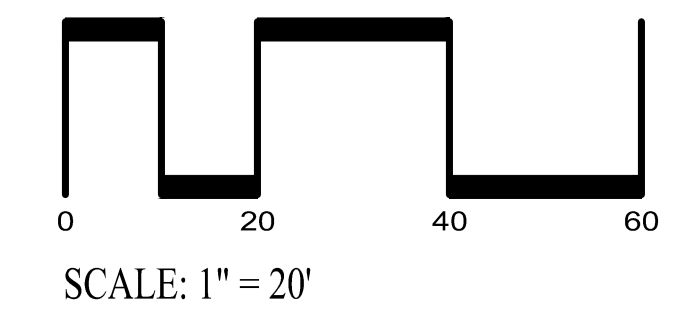
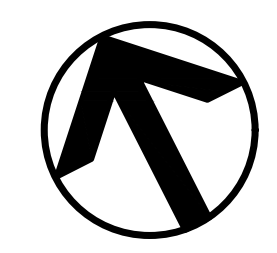
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FIRE HYDRANT PLAN

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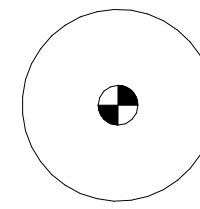


INDEX SHEET

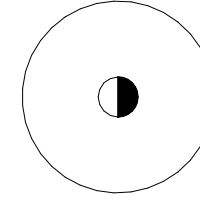
- L0.00 PARCEL 6 LANDSCAPE INDEX SHEET AND PLANTING SCHEDULE
- L0.01 PARCEL 6 LANDSCAPE COMPOSITE PLAN
- L1.01 PARCEL 6 LANDSCAPE GROUND LEVEL MATERIALS PLAN
- L1.02 PARCEL 6 LANDSCAPE LEVEL 3 MATERIALS PLAN
- L1.03 PARCEL 6 LANDSCAPE LEVEL 7 MATERIALS PLAN
- L2.01 PARCEL 6 LANDSCAPE GROUND LEVEL PLANTING PLAN
- L2.01A PARCEL 6 LANDSCAPE GROUND LEVEL PLANTING PLAN IMAGES
- L2.02 PARCEL 6 LANDSCAPE LEVEL 3 PLANTING PLAN
- L2.02A PARCEL 6 LANDSCAPE LEVEL 3 PLANTING PLAN IMAGES
- L2.03 PARCEL 6 LANDSCAPE LEVEL 7 PLANTING PLAN
- L3.01 PARCEL 6 LANDSCAPE GROUND LEVEL IRRIGATION ZONE PLAN
- L3.02 PARCEL 6 LANDSCAPE LEVEL 3 IRRIGATION ZONE PLAN
- L3.03 PARCEL 6 LANDSCAPE LEVEL 7 IRRIGATION ZONE PLAN

PLANTING SCHEDULE

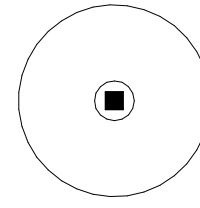
GROUND PLANTING



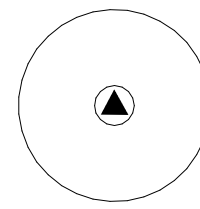
SOUTH BORDER CONIFEROUS TREE
 REPRESENTATIVE SPECIES INCLUDE:
 -CEDRUS DEODAR
 -PINUS CANARIENSIS
 -SIZE: 48" BOX
 -SPACING: SEE PLANS
 -IRRIGATION: 2 BUBBLERS PER TREE
 -COUNT: 9



SOUTH BORDER DECIDUOUS TREE
 REPRESENTATIVE SPECIES INCLUDE:
 -GINKGO BILOBA 'PRINCETON SENTRY'
 -ACER X FREEMANII 'ARMSTRONG'
 -SIZE: 48" BOX
 -SPACING: SEE PLANS
 -IRRIGATION: 2 BUBBLERS PER TREE
 -COUNT: 8



SOUTH BORDER ACCENT TREE
 -PLANT TYPE:
 -CORNUS KOUSA 'EDDIE'S WHITE WONDER'
 -SIZE: 48" BOX
 -SPACING: SEE PLANS
 -IRRIGATION: 2 BUBBLERS PER TREE
 -COUNT: 5



ENTRY PLAZA TREE
 -PLANT TYPE:
 -PLATINUS RACEMOSA, MULTISTEM
 -SIZE: 60" BOX
 -SPACING: SEE PLANS
 -IRRIGATION: 2 BUBBLERS PER TREE
 -COUNT: 1



BIOTREATMENT PLANTING
 REPRESENTATIVE SPECIES INCLUDE:
 -CAREX DIVULSA
 -CHONDRAPETALUM TECTORUM
 -DESCHAMPSIA CESPITOSA
 -JUNCUS PATENS
 -ROSA CALIFORNICA
 -SYMPHORICARPOS ALBUS
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW



SOUTH BORDER BUFFER PLANTING*
 REPRESENTATIVE SPECIES INCLUDE:
 -HEUCHERA MAXIMA
 -POLYSTICHUM MUNITUM
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW



STREETSCAPE PLANTING:
 REPRESENTATIVE SPECIES INCLUDE:
 -BOUTELOUA GRACILIS
 -LOMANDRA 'PLATINUM BEAUTY'
 -MUHLENBERGIA CAPILLARIS 'PINK MUHLY GRASS'
 -SALVIA ELEGANS
 -SALVIA 'ANTHONY PARKER'
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW



NORTHWEST ENTRANCE PLANTING*
 REPRESENTATIVE SPECIES INCLUDE:
 -ANIGOZANTHOS 'BUSH GOLD'
 -CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
 -HESPERALOE PARVIFLORA
 -LOMANDRA LONGIFOLIA 'BREEZE'
 -MISCANTHUS SINENSIS 'ADAGIO'
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW



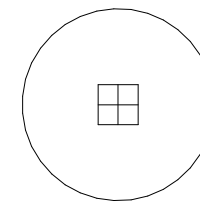
WEST PLANTING AT RESIDENTIAL UNITS:
 REPRESENTATIVE SPECIES INCLUDE:
 -HEUCHERA MAXIMA
 -POLYSTICHUM MUNITUM
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW



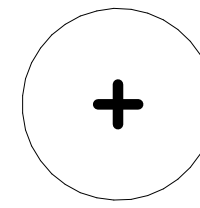
WEST VINE PLANTING:
 REPRESENTATIVE SPECIES INCLUDE:
 -CAMPIS RADICANS
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW

*NOTE- DENOTES UNDERSTORY PLANTING

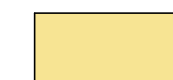
PODIUM PLANTING



PODIUM PALM TREE:
 REPRESENTATIVE SPECIES INCLUDE:
 -WASHINGTONIA ROBUSTA
 -HEDYSCEPE CANTERBURYANA
 -SYAGRUS ROMANZOFFIANA
 -DICKSONIA ANTARCTICA
 -SIZE: 36" BOX
 -SPACING: SEE PLANS
 -IRRIGATION: 2 BUBBLERS PER TREE
 -COUNT: 13



SCULPTURAL TREE:
 -PLANT TYPE:
 -OLEA EUROPAEA 'SWANHILL' MULTISTEM
 -SIZE: 60" BOX
 -SPACING: SEE PLANS
 -IRRIGATION: 2 BUBBLERS PER TREE
 -COUNT: 1



WEST PLANTING SUN*
 REPRESENTATIVE SPECIES INCLUDE:
 -AEONIUM 'MINT SAUCER'
 -AGAVE ATTENUATA
 -ALOE 'JOHNSON'S HYBRID'
 -ARCTOSTAPHYLOS 'EMERALD'
 -CALAMAGROSTIS FOLIOSA
 -CHAMAEDOREA PLUMOSA
 -EUPHORBIA LAMBII
 -EUPHORBIA RIGIDA
 -KNIPHOFIA UVARIA
 -LEUCADENDRON
 -LIVISTONA CHINENSIS
 -MISCANTHUS SINENSIS "GOLD BAR"
 -STRELITZIA REGINAE
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW



WEST PLANTING SHADE*
 REPRESENTATIVE SPECIES INCLUDE:
 -AEONIUM 'MINT SAUCER'
 -AGAVE ATTENUATA
 -ASPIDISTRA ELATIOR
 -LIVISTONA CHINENSIS
 -POLYSTICHUM MUNITUM
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW



EAST PLANTING SHADE*
 REPRESENTATIVE SPECIES INCLUDE:
 -AGAVE 'NIZANDA WARRIOR'
 -ASPIDISTRA ELATIOR
 -CHAMAEDOREA HOOPERIANA
 -CHAMAEDOREA PLUMOSA
 -CLIVIA MINIATA
 -LIVISTONA CHINENSIS
 -POLYSTICHUM MUNITUM
 -RHAPIS EXCELSA
 -SALVIA SPATHACEA
 -SANSEVIERIA TRIFASCIATA
 -TRACHYCARPUS FORTUNEI
 -WOODARDIA FIMBRATA
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW



EAST PLANTING BIOTREATMENT PLANTERS
 REPRESENTATIVE SPECIES INCLUDE:
 -CHONDRAPETALUM TECTORUM
 -GAULTHERIA SHALLON
 -JUNCUS PATENS
 -MYRICA CALIFORNICA
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW

*NOTE- DENOTES UNDERSTORY PLANTING

TERRACE PLANTING



TERRACE PLANTING
 REPRESENTATIVE SPECIES INCLUDE:
 -ANIGOZANTHOS HYBRID
 -BOUTELOUA 'BLONDE AMBITION'
 -CALANDRINIA GRANDIFLORA
 -SIZE: 5 GAL
 -SPACING: 24" OCEW
 -IRRIGATION: ALLOW FOR NETAFIM
 SUBSURFACE IRRIGATION SYSTEM, 18" OCEW

HERITAGE TREE REPLACEMENT (QUALIFIED TREES ONLY)						
Botanical Name	Common Name	Quantity	Unit Size	Unit Value	Value	
Syagrus romanzoffiana	Queen Palm	4	36" box	\$ 1,200	\$ 4,800	
Washingtonia robusta	Mexican Fan Palm	1	36" box	\$ 1,200	\$ 1,200	
Acer X Freemanii 'Armstrong'	Armstrong Red Maple	5	48" box	\$ 5,000	\$ 25,000	
Cedrus deodar	Deodar Cedar	6	48" box	\$ 5,000	\$ 30,000	
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3	48" box	\$ 5,000	\$ 15,000	
Pinus canariensis	Canary Island Pine	3	48" box	\$ 5,000	\$ 15,000	
Platanus racemosa	Western Sycamore	1	60" box	\$ 7,000	\$ 7,000	
		23			\$ 98,000	

SCALE: NTS

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

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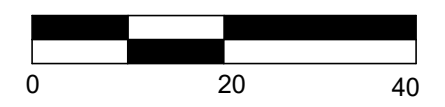
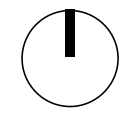
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DRAWING TITLE:

PARCEL 6 LANDSCAPE INDEX SHEET AND PLANTING SCHEDULE

DRAWING NO:

L0.00



SCALE: 1" = 20'-0"
 NOTE: THIS DRAWING IS 80% A.S. DO NOT SCALE. DRAWINGS USE FIGURED DIMENSIONS ONLY. FOR SIZE CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

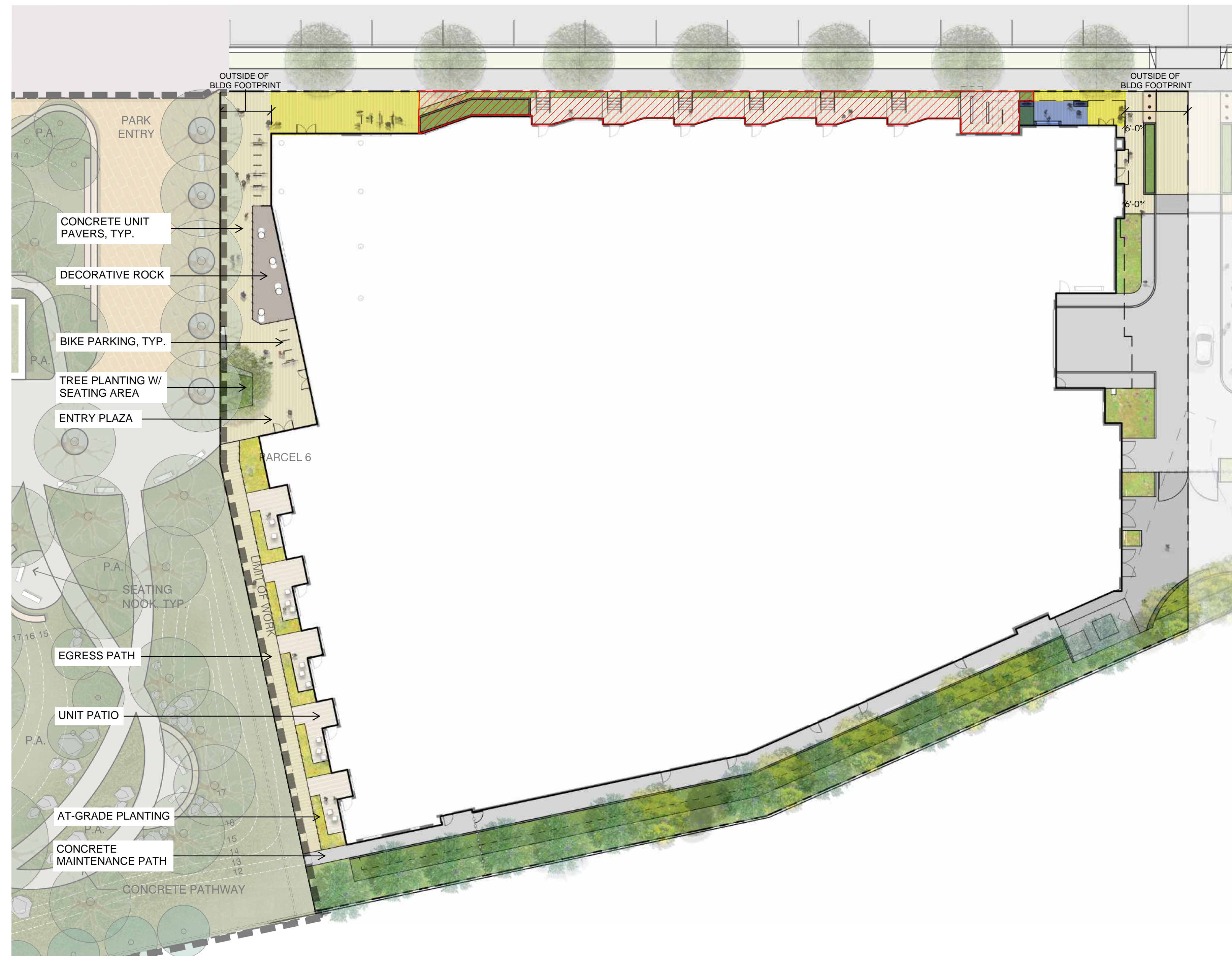
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DATE	ISSUE
04/28/2023	ACP

REVISIONS		
NO.	DATE	ISSUE

MILESTONES	
DATE	ISSUE
04/28/2023	ACP

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PARK STREET



LANDSCAPE FRONTAGE DELINEATION

	INCLUDED IN LANDSCAPE FRONTAGE CALCULATION - 1,759 SF
	NOT INCLUDED IN LANDSCAPE FRONTAGE CALCULATION - ACTIVE FRONTAGE
	NOT INCLUDED IN LANDSCAPE FRONTAGE CALCULATION - PART OF PLANNING DEFINED BUILDING GROSS FLOOR AREA

LANDSCAPE FRONTAGE CALCULATIONS

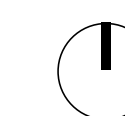
TOTAL FRONTAGE AREA - 1,759SF
FRONTAGE LANDSCAPE REQUIRED (25% OF TOTAL FRONTAGE AREA) - 440SF
DESIGNED FRONTAGE LANDSCAPE - 485SF
ON-SITE INFILTRATION REQUIRED (50% OF FRONTAGE LANDSCAPE REQUIRED) - 220SF
DESIGNED ON-SITE INFILTRATION - 262SF



'BOLA' BIKE RACK BY LANDSCAPE FORMS
15 BIKE RACKS, 30 SPACES



LANDSCAPE REFERENCE IMAGES



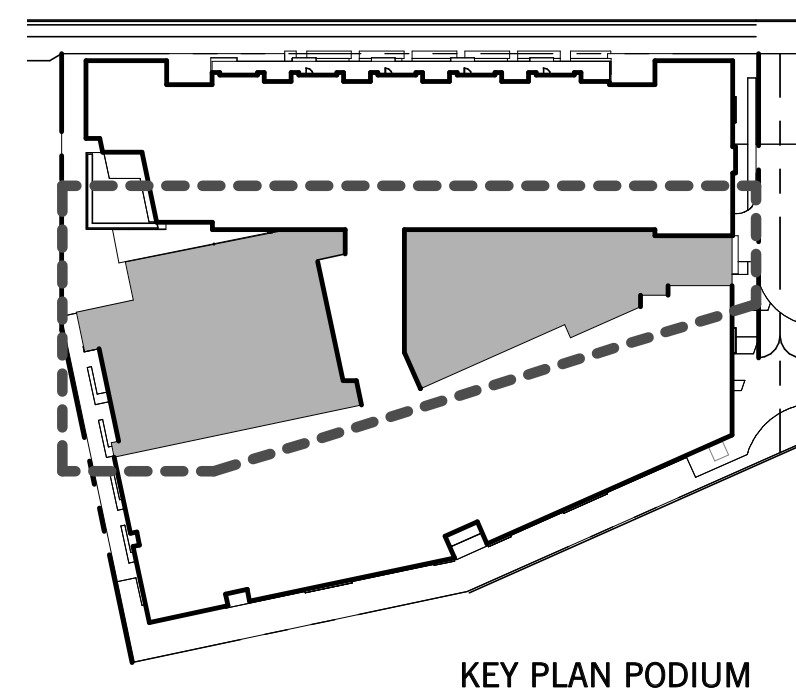
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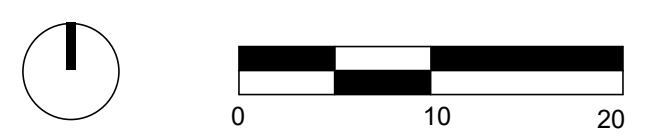
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
**PARCEL 6 LANDSCAPE
LEVEL 3 MATERIALS
PLAN**

DRAWING NO:
L1.02



NOTE: PER CITY CODE, FIRE PITS SHALL NOT BE FUELED WITH NATURAL GAS



4/5/2022 10:40:43 AM

LANDSCAPE REFERENCE IMAGES

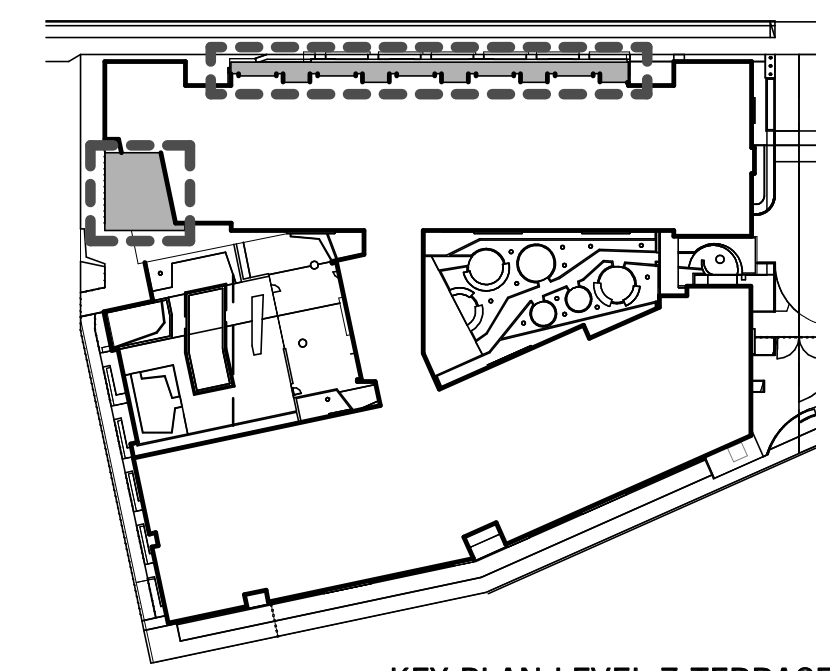
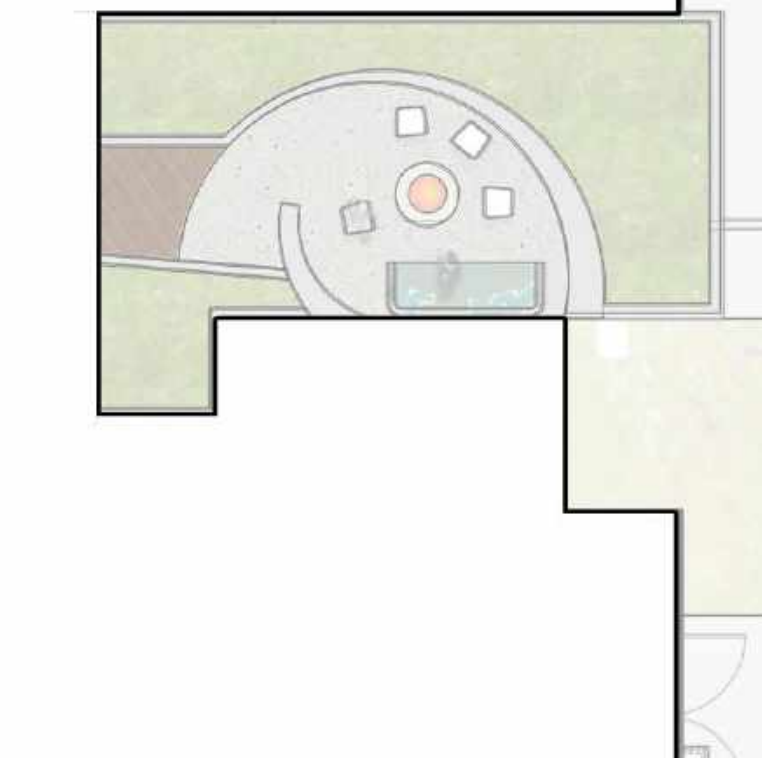
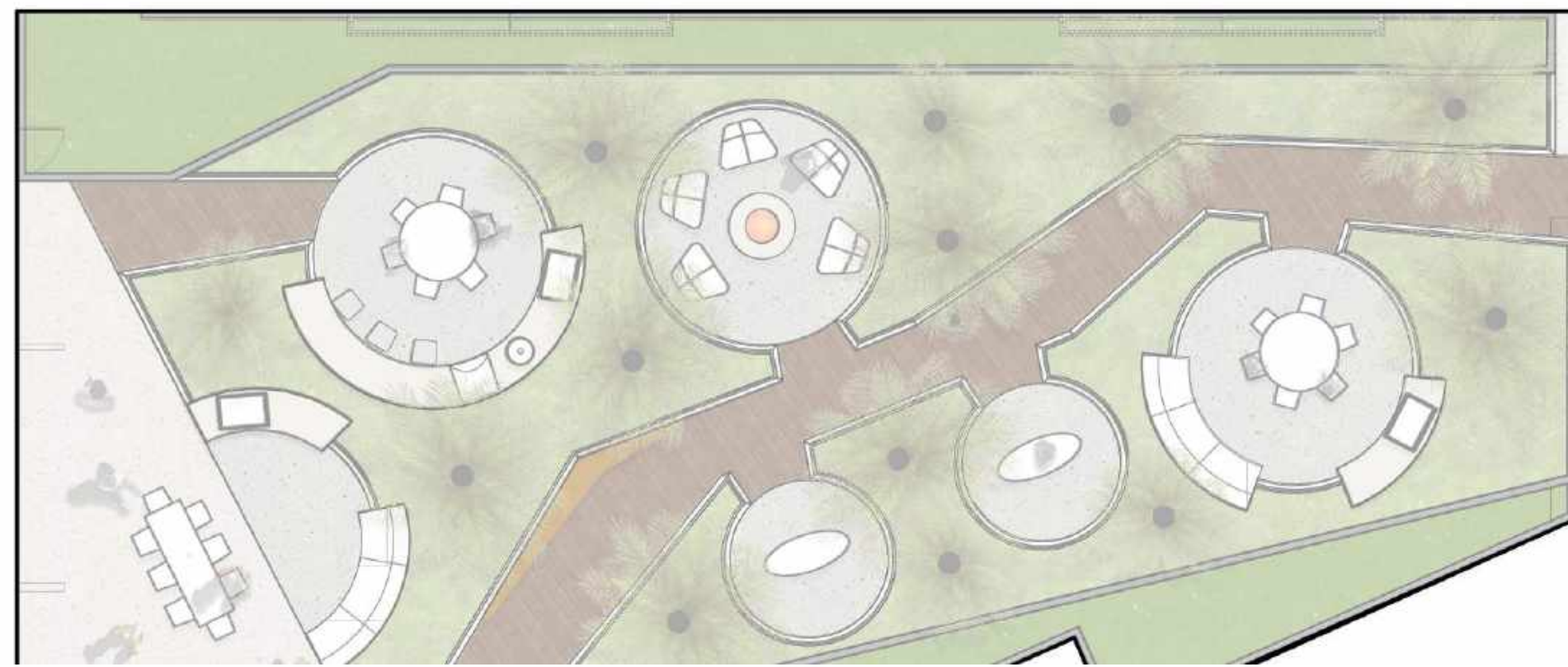
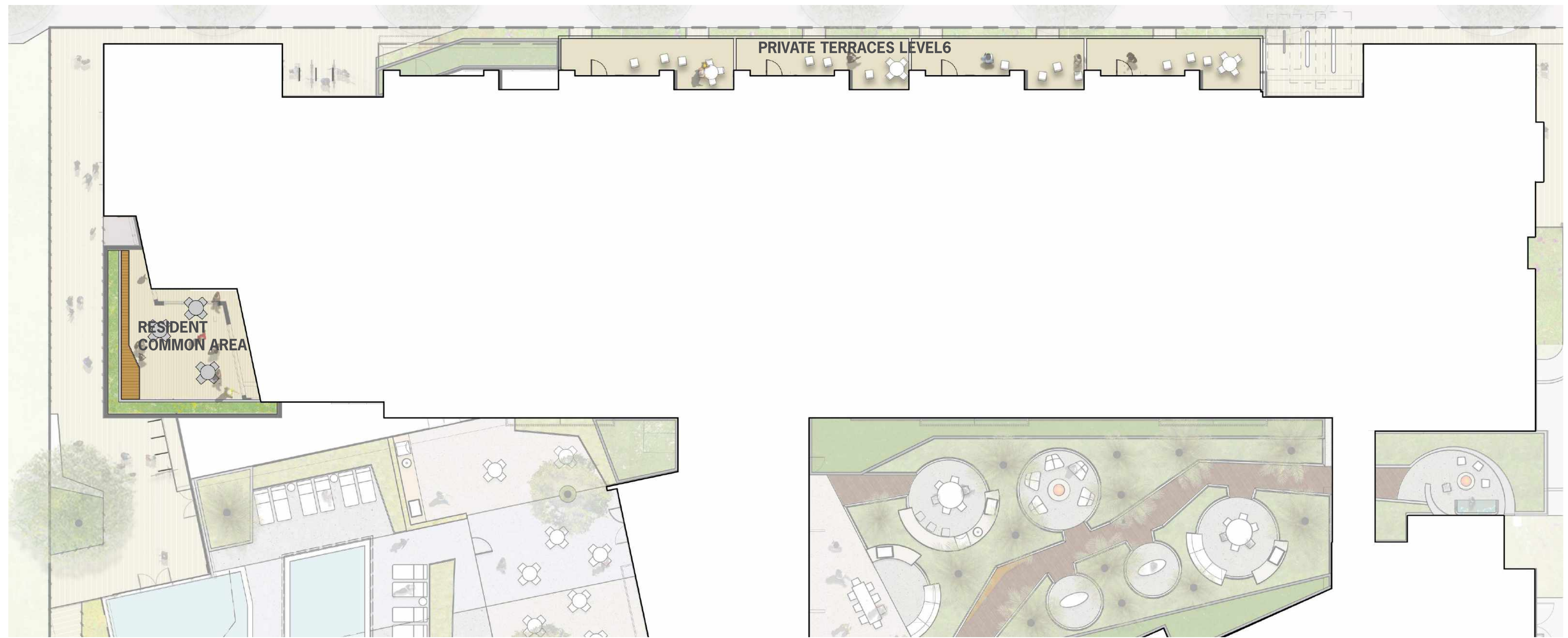
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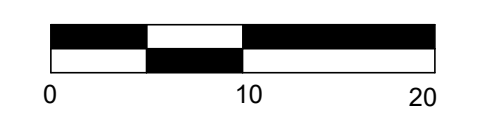
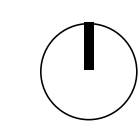
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NO.	DATE	ISSUE

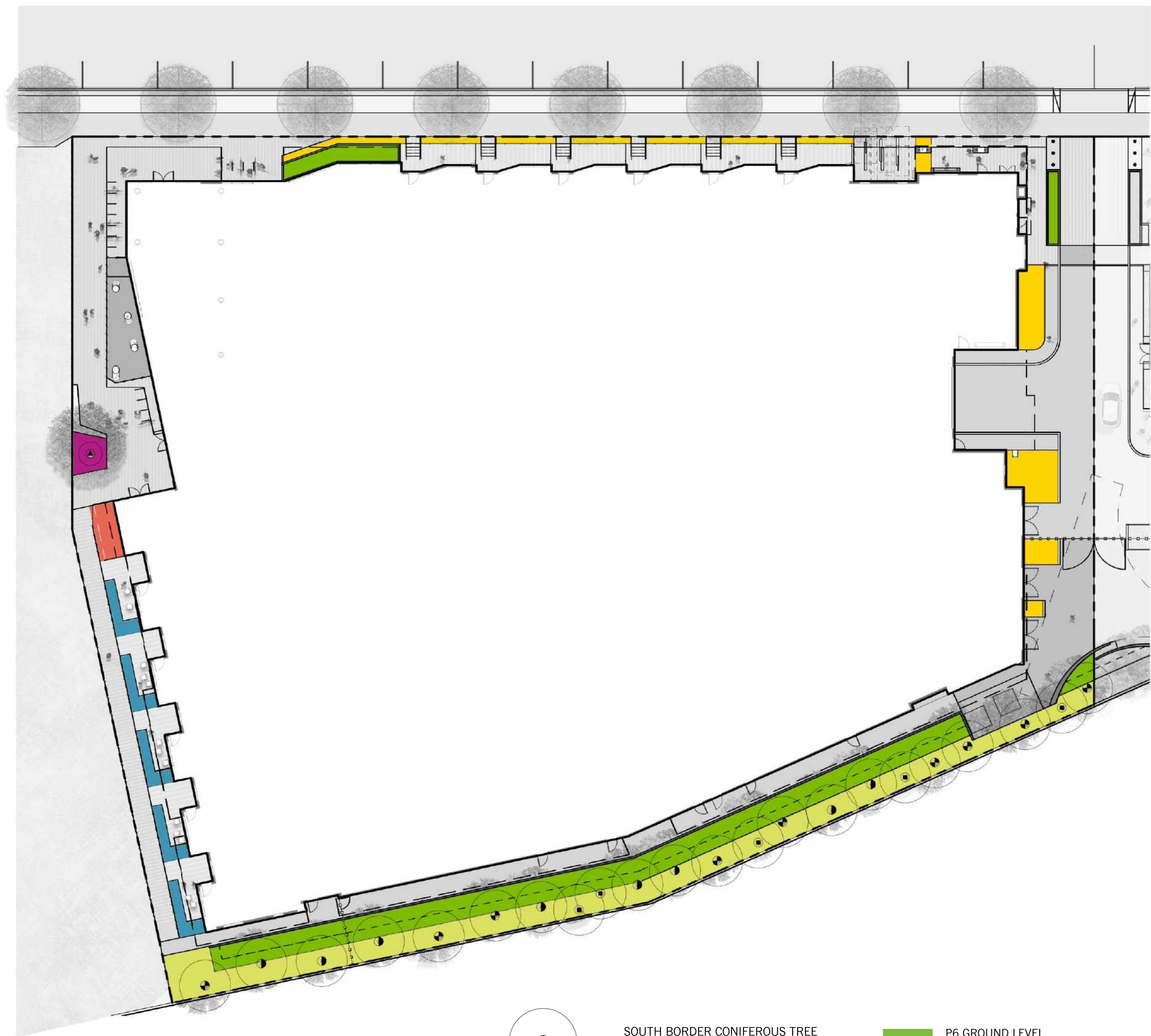
DRAWING TITLE:
**PARCEL 6 LANDSCAPE
 LEVEL 7 MATERIALS
 PLAN**

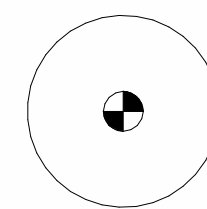
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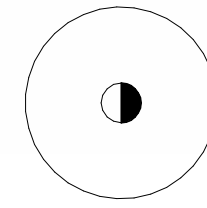


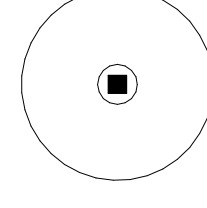
KEY PLAN LEVEL 7 TERRACE

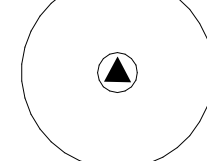






- 


SOUTH BORDER CONIFEROUS TREE
-CEDRUS DEODAR
-PINUS CANARIENSIS
 - 


SOUTH BORDER DECIDUOUS TREE
-GINKGO BILOBA 'PRINCETON SENTRY'
-ACER X FREEMANII 'ARMSTRONG'
 - 


SOUTH BORDER ACCENT TREE
CORNUS KOUSA 'EDDIE'S WHITE WONDER'
 - 


ENTRY PLAZA TREE
PLATINUS RACEMOSA, MULTISTEM
 - 

P6 GROUND LEVEL BIOTREATMENT PLANTING
 - 

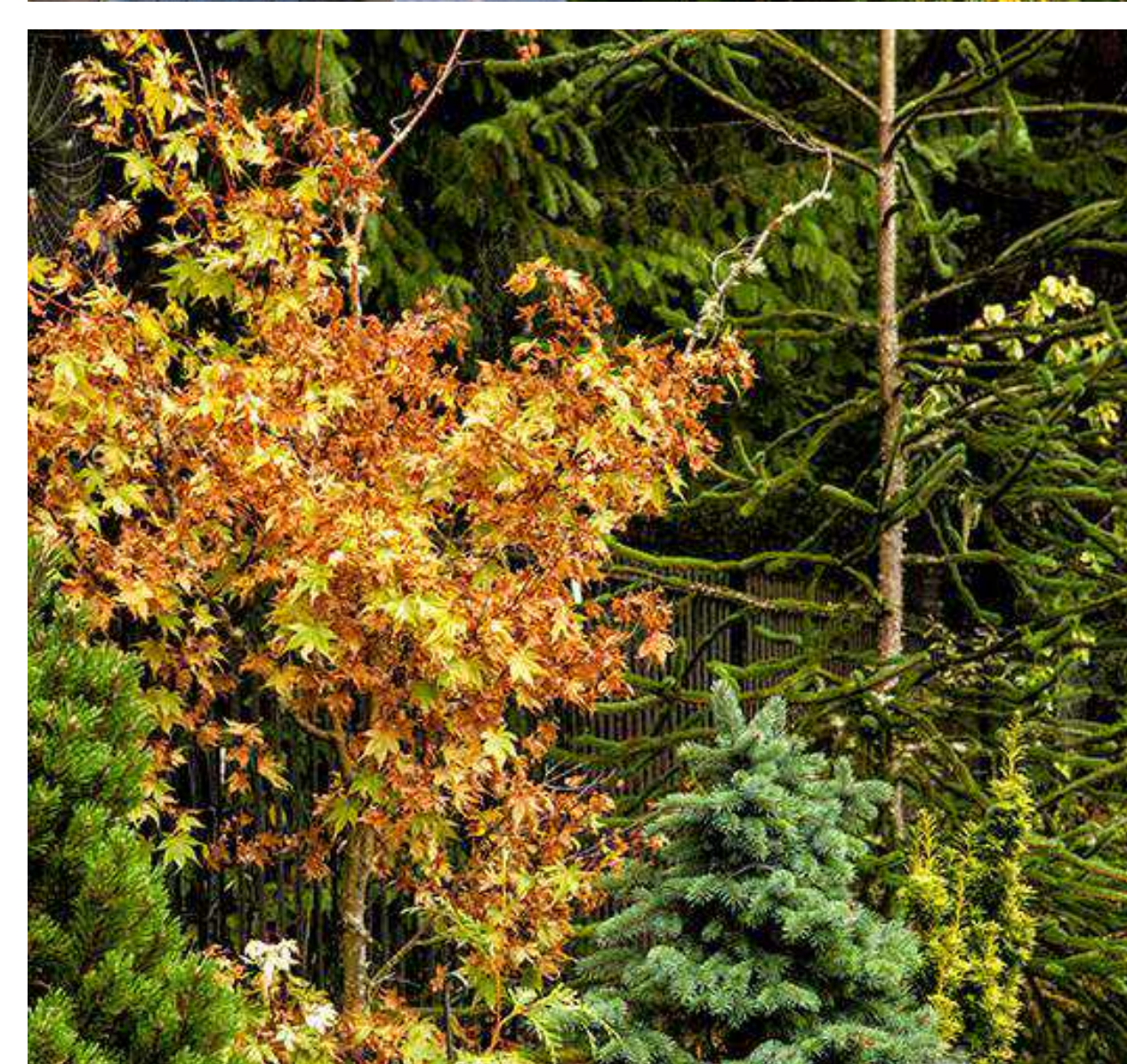
P6 GROUND LEVEL WEST PLANTING AT RESIDENTIAL UNITS
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P6 GROUND LEVEL SOUTH BORDER BUFFER PLANTING
 - 

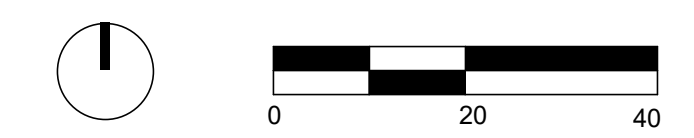
P6 GROUND LEVEL WEST VINE PLANTING
 - 

P6 GROUND LEVEL NORTH PLANTING AT RESIDENTIAL UNITS
 - 

P6 GROUND LEVEL NORTHWEST ENTRANCE PLANTING
- SEE SHEET L2.01A FOR PLANT LIST AND IMAGES



LANDSCAPE REFERENCE IMAGES



SCALE: 1" = 20'-0"
NOTE: THIS DRAWING IS ISO A1. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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DRAWING TITLE:
**PARCEL 6 LANDSCAPE
GROUND LEVEL
PLANTING PLAN
IMAGES**

DRAWING NO:
L2.01A

BIOTREATMENT PLANTING



Carex divulsa
European Grey Sedge



Chondropetalum tectorum
Small Cape Rush



Deschampsia cespitosa
Tufted Hairgrass CA NATIVE



Juncus patens
Common Rush CA NATIVE



Rosa Californica
California Wild Rose CA NATIVE



Symphoricarpos Albus
Common Snowberry CA NATIVE

SOUTH BORDER BUFFER PLANTING



Acer rubrum 'Armstrong'
Armstrong Red Maple



Cedrus deodara
Deodar Cedar



Cornus kousa
Kousa Dogwood



Ginkgo biloba 'Princeton Sentry'
Princeton Sentry Maidenhair Tree



Pinus canariensis
Canary Island Pine



Polystichum munitum
Western Sword Fern CA NATIVE



Heuchera maxima
Island Alum Root CA NATIVE

NORTH PLANTING AT RESIDENTIAL UNITS



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama Grass



Lomandra longifolia 'Platinum Beauty'
Variegated Dwarf Mat Rush



Muhlenbergia capillaris 'Pink Muhly'
Pink Muhly Grass



Salvia 'Anthony Parker'
Anthony Parker Bush Sage



Salvia elegans
Pineapple Sage

NORTHWEST ENTRANCE PLANTING



Anigozanthos var.
Kangaroo paw



Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass



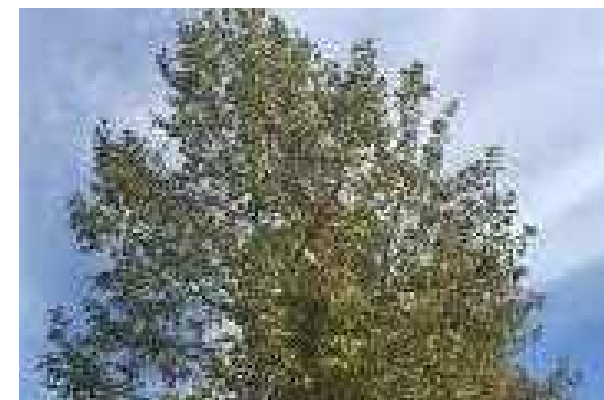
Hesperaloe parviflora
Red Yucca



Lomandra longifolia
Spiny Headed Mat Rush



Miscanthus sinensis
Chinese silver grass



Platanus racemosa
California Sycamore

WEST PLANTING AT RESIDENTIAL UNITS



Lomandra longifolia
Spiny Headed Mat Rush



Salvia elegans
Pineapple Sage

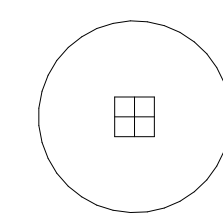
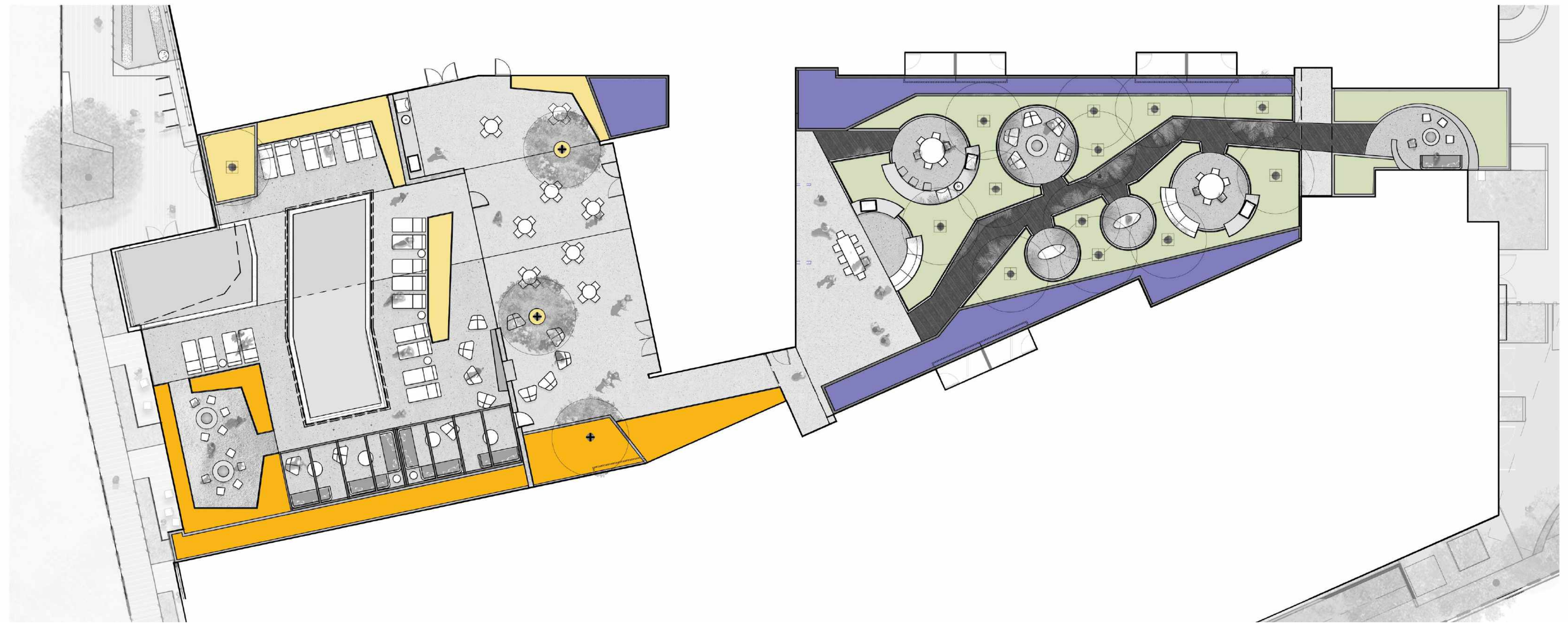
WEST VINE PLANTING



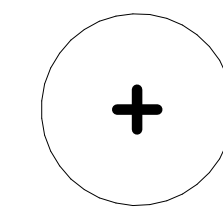
Campsis radicans
Common Trumpet Creeper

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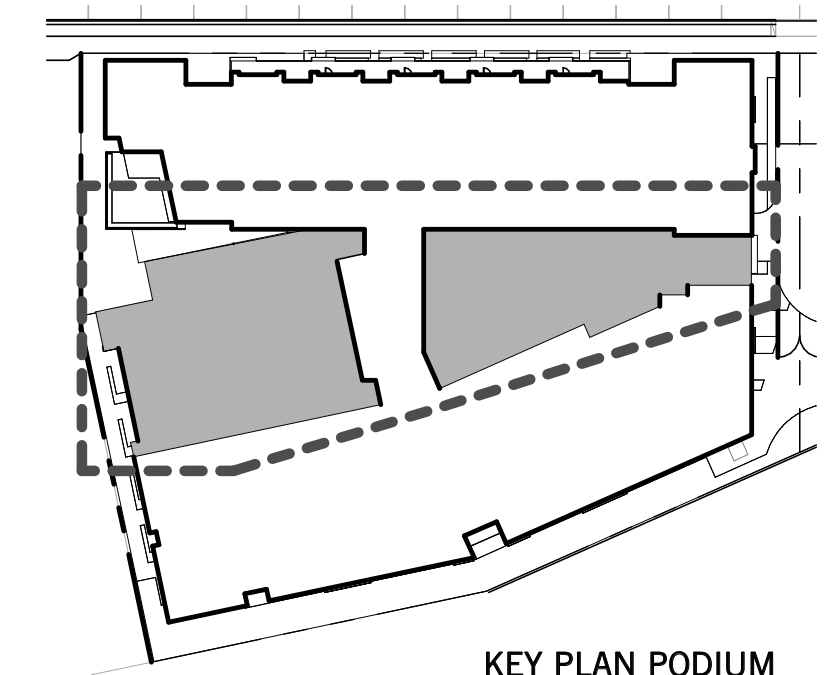
PODIUM PALM TREE:
-WASHINGTONIA ROBUSTA
-HEDYSCEPE CANTERBURYANA
-SYAGRUS ROMANZOFFIANA
-DICKSONIA ANTARCTICA



PODIUM TREE:
-OLEA EUROPAEA 'SWANHILL' MULTISTEM

- P6 PODIUM WEST PLANTING SUN
- P6 PODIUM WEST PLANTING SHADE
- P6 PODIUM EAST PLANTING SHADE
- P6 PODIUM EAST PLANTING BIOTREATMENT PLANTERS

SEE SHEET L2.02A FOR PLANT LIST AND IMAGES

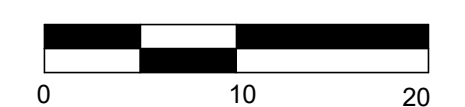
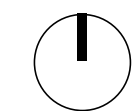


KEY PLAN PODIUM



LANDSCAPE REFERENCE IMAGES

NOTE: FIRE PITS SHALL NOT BE FUELED WITH NATURAL GAS PER CITY CODE



WEST PLANTNG SUN



Aeonium 'Mint Saucer'
Saucer Plant



Agave attenuata
Foxtail Agave



Aloe barberae
Tree Aloe



Arcrostaphylos 'Emerald Carpet'
Emerald Carpet Manzanita CA NATIVE



Calamagrostis foliosa
Leafy Reedgrass CA NATIVE



Chamaedorea plumosa
Baby Queen Palm



Cyperus papyrus 'Dwarf'
Papyrus



Euphorbia lambii
Truffula Tree



Euphorbia rigida
Gopher Spurge



Hedyscepe canterburyana
Big Mountain Palm



Kniphofia uvaria
Torch Lily



Leucadendron salignum
Common Sunshine Conebush



Livistona chinensis
Chinese Fan Palm



Miscanthus Sinensis 'Zebrinus'
Zebra Grass



Olea europaea 'Swan Hill'
Swan Hill Olive



Washingtonia robusta
Mexican Fan Palm

EAST PLANTING SHADE



Agave 'Nizanda Warrior'
Nizanda Agave



Aspidistra elatior
Cast Iron Plant



Chamaedorea hooperiana
Maya Palm



Chamaedorea plumosa, Baby Queen Palm



Clivia miniata
Natal Lily



Dicksonia Antarctica
Soft Tree Fern



Livistona chinensis
Chinese Fan Palm



Polystichum munitum
Western Sword Fern CA NATIVE



Rhapis excelsa
Lady Palm



Salvia spathacea
Humming Bird Sage CA NATIVE



Sansevieria trifasciata
Snake Plant



Syagrus romanzoffiana
Queen Palm



Trachycarpus fortunei
Windmill Palm



Woodardia fimbriata
Giant Chain Fern CA NATIVE

WEST PLANTING SHADE



Aeonium 'Mint Saucer'
Saucer Plant



Agave attenuata
Foxtail Agave



Aspidistra elatior
Cast Iron Plant



Livistona chinensis
Chinese Fan Palm



Polystichum munitum
Western Sword Fern CA NATIVE



Tibouchina urvilleana
Princess Flower Tree

EAST PLANTING BIOTREATMENT PLANTERS



Chondropetalum tectorum
Small Cape Rush



Gaultheria shallon
Salal CA NATIVE



Juncus patens
Common Rush CA NATIVE



Myrica californica
California Waxmyrtle CA NATIVE

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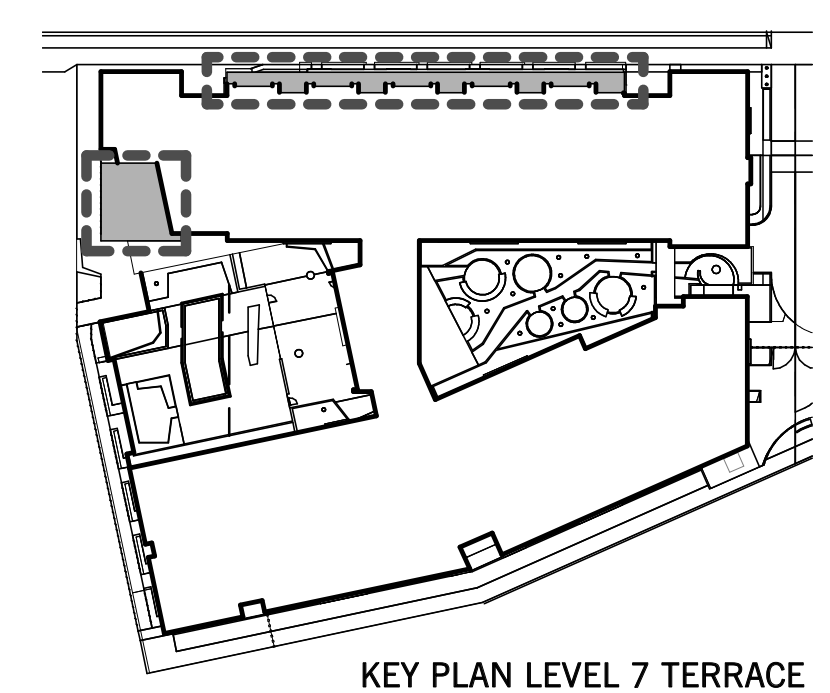
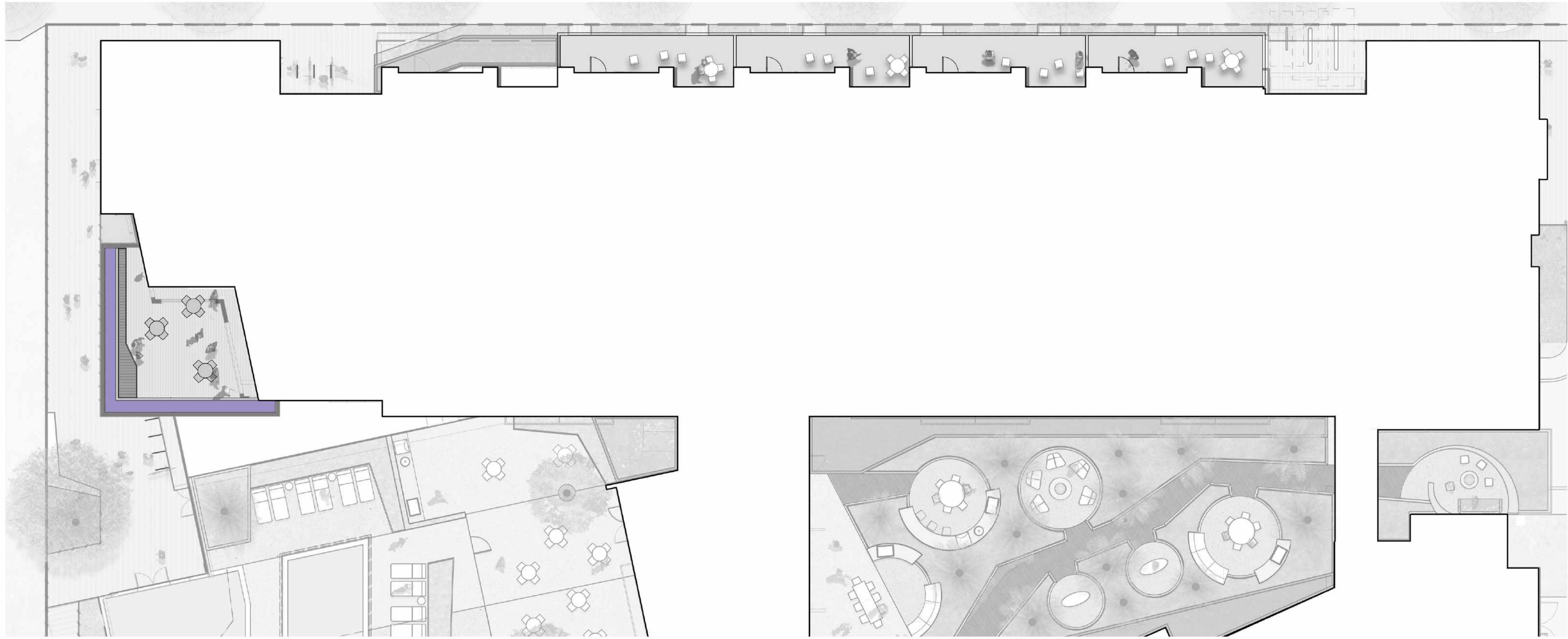
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**PARCEL 6 LANDSCAPE
 LEVEL 7 PLANTING
 PLAN**

DRAWING NO:
L2.03



TERRACE PLANTING



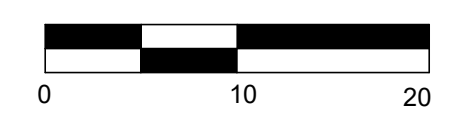
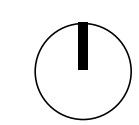
Anigozanthos Hybrid
 Kangaroo Paw



Bouteloua 'Blonde Ambition'
 Blue Grama Grass CA NATIVE



Calandrinia Grandiflora
 Rock Purslane





PRELIMINARY WELO CALCULATIONS

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _r)	42.8		Project Type	Non-Residential		0.45
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area (ETWU)
Regular Landscape Areas						
LOW	0.25	Drip	0.81	0.31	2452	757
MEDIUM	0.4	Drip	0.81	0.49	6288	3105
HIGH	0.7	Drip	0.81	0.86	0	0
					Totals	8740
Special Landscape Areas						
					1	0
					1	0
					1	0
					1	0
					Totals	0
					ETWU Total	102481
					Maximum Applied Water Allowance (MAWA)*	104366

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	3862
Total Area	8740
Average ETAF	0.44
All Landscape Areas	
Total ETAF x Area	3862
Total Area	8740
Average ETAF	0.44

Ave ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

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WATER USAGE LEGEND	
KEY	WUCOLS CATEGORY
	LOW 2,452 SF (28%)
	MEDIUM 2,120 SF (25%)
	HIGH 0 SF

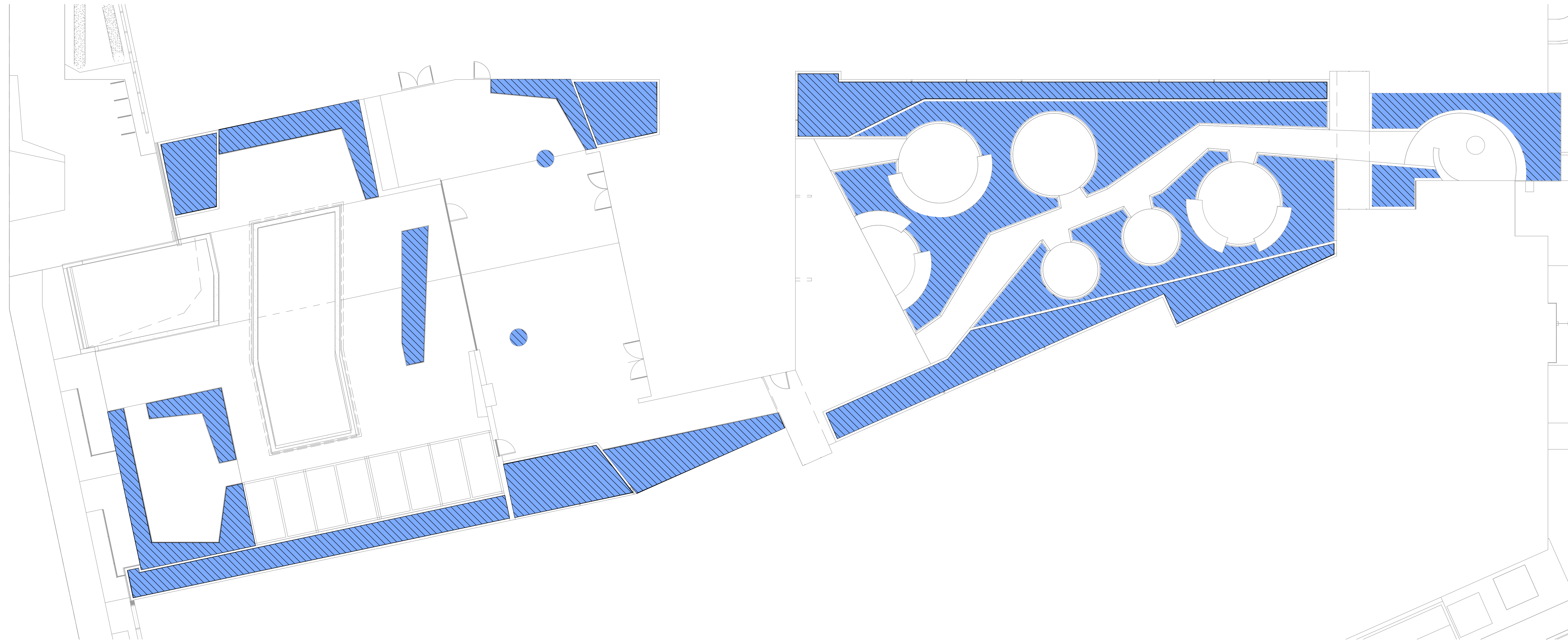
*Based upon total Landscape Area of 8,740 SF

All planted areas are to be watered with an approved automatic underground irrigation system. Recycled irrigation water will be delivered by drip irrigation devices. 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.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials, and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.





WATER USAGE LEGEND

KEY	WUCOLS CATEGORY	
	LOW	0 SF
	MEDIUM	4,047 SF (47%)
	HIGH	0 SF

*Based upon total Landscape Area of 9,413 SF

All planted areas are to be watered with an approved automatic underground irrigation system. Recycled recycled irrigation water will be delivered by drip irrigation devices. 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.

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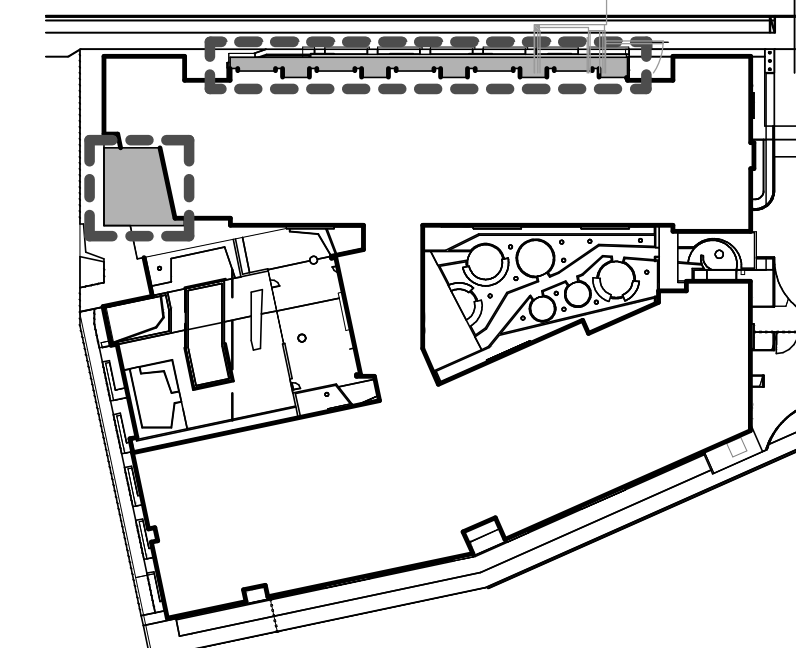
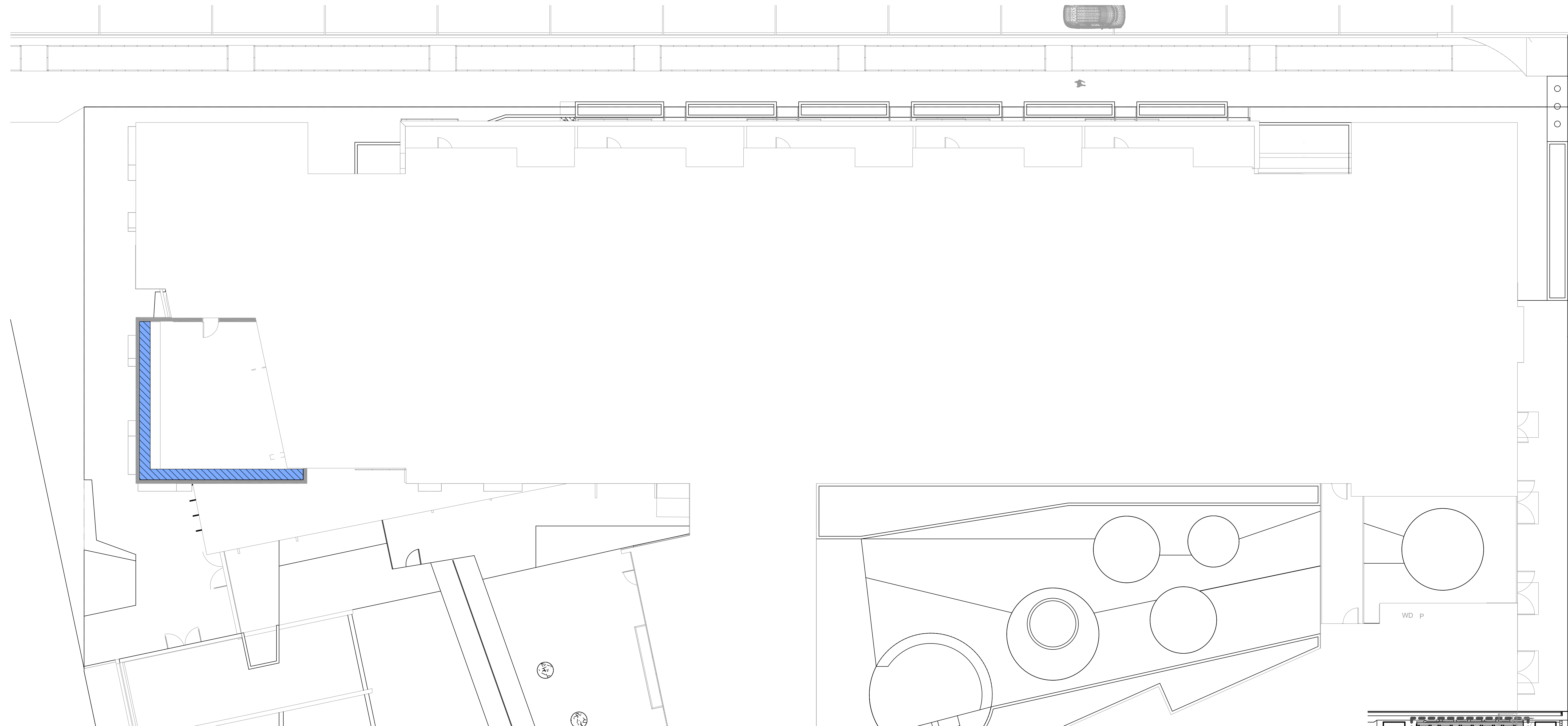
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NO.	DATE	ISSUE

DRAWING TITLE:
**PARCEL 6 LANDSCAPE
 LEVEL 7 IRRIGATION
 ZONE PLAN**

DRAWING NO:
L3.03



WATER USAGE LEGEND

KEY	WUCOLS CATEGORY	LOW	0 SF
	MEDIUM	121 SF (1.3%)	
	HIGH	0 SF	

*Based upon total Landscape Area of 9,413 SF

All planted areas are to be watered with an approved automatic underground irrigation system. Recycled recycled irrigation water will be delivered by drip irrigation devices. 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.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials, and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.





LEED NC v4 SCORECARD

WILLOW VILLAGE MIXED-USE PARCEL 6

	YES	LIKELY	MAYBE	NO	Phase	Overlap	Credit Name	Points Available
IP	1				D		Credit Integrative Process - In design phases, achieve synergies between building, energy AND water related systems	1
	Totals							
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				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	MP	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	MP	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
Totals								16
SUSTAINABLE SITES	REQUIRED		C	T24,MP	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 Site Development - 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	T24	Credit Light Pollution Reduction - Backlight-uplight-glare method or calculation method, exterior luminaires and signage req's	1	
Totals								10
WATER	REQUIRED		D	T24,MP	Prereq 1		Outdoor Water Use Reduction - Permanent non-irrigated landscape OR reduce water use 30% for peak water month	N/A
			D	T24	Prereq 2		Indoor Water Use Reduction - Reduce aggregate water use by 20% for fixtures and fittings	N/A
			D	T24	Prereq 3		Building-Level Water Metering - Install permanent water meters that measure potable water use, share data with USGBC	N/A
	2				D	T24,MP	Credit Outdoor Water Use Reduction - Reduce water use no irrigation or reduced irrigation 50% - 100%	2
	6				D	T24	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
Totals								11
ENERGY & ATMOSPHERE	REQUIRED		C	T24	Prereq 1		Fundamental Commissioning and Verification - Commissioning for ASHRAE 0-2005 and 1.1-2007	N/A
			D	T24	Prereq 2		Minimum Energy Performance - Whole building energy simulation OR ASHRAE 50% Design Guide OR ABCPG	N/A
			D	T24	Prereq 3		Building-Level Energy Metering - Use building-level energy meters or submeters that can aggregate building-level data	N/A
			D	T24	Prereq 4		Fundamental Refrigerant Management - Do not use CFC-based refrigerants in HVAC&R systems, or have a phase out plan	N/A
	3				C		Credit Enhanced Commissioning - Implement systems commissioning or monitor-based commissioning	6
	10				D	T24	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
	4				D	MP	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
Totals								33

	YES	LIKELY	MAYBE	NO	Phase	Overlap	Credit Name	Points Available
MATERIALS & RESOURCES	REQUIRED		D	T24	Prereq		Storage and Collection of Recyclables - Dedicated areas for waste collection, collection and storage	N/A
			D	T24,MP	Prereq		Construction and Demolition Waste Management Planning - Establish C&D waste diversion goals	N/A
	3				C		Credit Building Life-Cycle Impact Reduction - Historic building reuse, renovate blighted buildings OR whole building LCA	5
	1				C		Credit LEED v4.1: Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1				C		Credit LEED v4.1: Building Product Disclosure and Optimization - Material Ingredients	2
	1				C		Credit LEED v4.1: Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2					C	T24,MP	Credit C&D Waste Management - Divert 50% (3 streams), 75% (4 streams) OR 2.5 lbs. waste per square foot	2
Totals								13
INDOOR ENVIRONMENTAL QUALITY	REQUIRED		D	T24	Prereq		Minimum Indoor Air Quality Performance - Meet ASHRAE 62.1-2010	N/A
			D	T24	Prereq		Environmental Tobacco Smoke Control - Prohibit smoking indoors, restrict outdoor smoking within 25 feet	N/A
	2				D	T24	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	T24	Credit Construction IAQM Plan - Implement IAQMP & protect materials and equipment during construction	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				D		Credit Interior Lighting - Lighting Controls for 90% plus individual occupant spaces & four lighting quality strategies	2
	1				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	
Totals								16
INNOVATION**	1				D		Credit ID - Parksmart Measures	1
	1				D		Credit Pilot - Integrative Analysis of Building Materials	1
	1				D		Credit ID - WELL Feature 87 Beauty and Design I	1
	1				D		Credit ID - Green Education	1
	1				D	MP	Credit Bird Collision Deterrence or EP point	1
	1				C		Credit LEED Accredited Professional	1
Totals								6

**only 4 Regional Credits are Applicable

Confirmed Certification Level:	GOLD
Confirmed + Likely Certification Level:	GOLD
Confirmed + Likely + Maybe Certification Level:	GOLD

Confirmed Points	65
Confirmed + Likely Points	65
Confirmed + Likely + Maybe Points	65

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

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

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DATE	ISSUE
04/28/2023	ACP

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NO.	DATE	ISSUE

DRAWING TITLE:
LEED CHECKLIST

DRAWING NO:
S1.00

Parcel 6 – Modification #1 Stepback

Approved Modification

Allow modification to Zoning Code Section 16.45.120(2) to:

Minimum stepback of 5 feet

Code Requirements

16.45.120(2): Building Mass and Scale

Minimum Stepback: The horizontal distance a building's upper story(ies) must be set back above the base height. Bonus Level, Fronting a Local Street or a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street: 10' for a minimum of 75% of the building face along public street(s).

Subject Site and Proposed Building Description

Parcel 6 spans along Park Street with a frontage length of +/- 270 feet. The proposed building design is characterized by stepbacks and setbacks all along its four sides, with massing that variously includes portions that are 3 stories, 6 stories and 7 stories. Stepbacks from the building base occur for private and shared terraces. The massing attempts to provide variety, articulation, and relief, while opening up to and embracing the public park to the west. The building design has variation in the perceived roof line and also includes setbacks and stepbacks of varying depths for opportunities to provide significant relief in the massing and to establish additional vertical layers along the Park Street edge.

Above the 55 foot building base height, along Park Street, the proposed stepback is typically 8 feet from property line and 5 feet from building face, rather than 10 feet from building face. The building façade below the 55 foot building base height is typically 3 foot setback from the property line to provide for a more gracious public right of way experience and to mitigate what will otherwise be a cavernous feeling at ground level where the building massing has a greater than 8 foot setback along Park Street coupled with stoops to increase privacy for ground level units. The design attempts to use a stepback depth that meets the intent of the code while also allowing the building massing to be within range of the prescribed fire access dimensions. Section D105.3 of the Fire Codes requires fire-fighting access not less than 15 feet and not greater than 30 feet from the building. The streetscape design, with broad sidewalks and on-street parking, discourages the building massing from meeting the Zoning Code's Minimum Stepback and setback requirements. The proposed Parcel 6 building design attempts to find a reasonable solution to the requirements, with a fire-fighting access depth of 30 feet at the upper floor stepbacks.

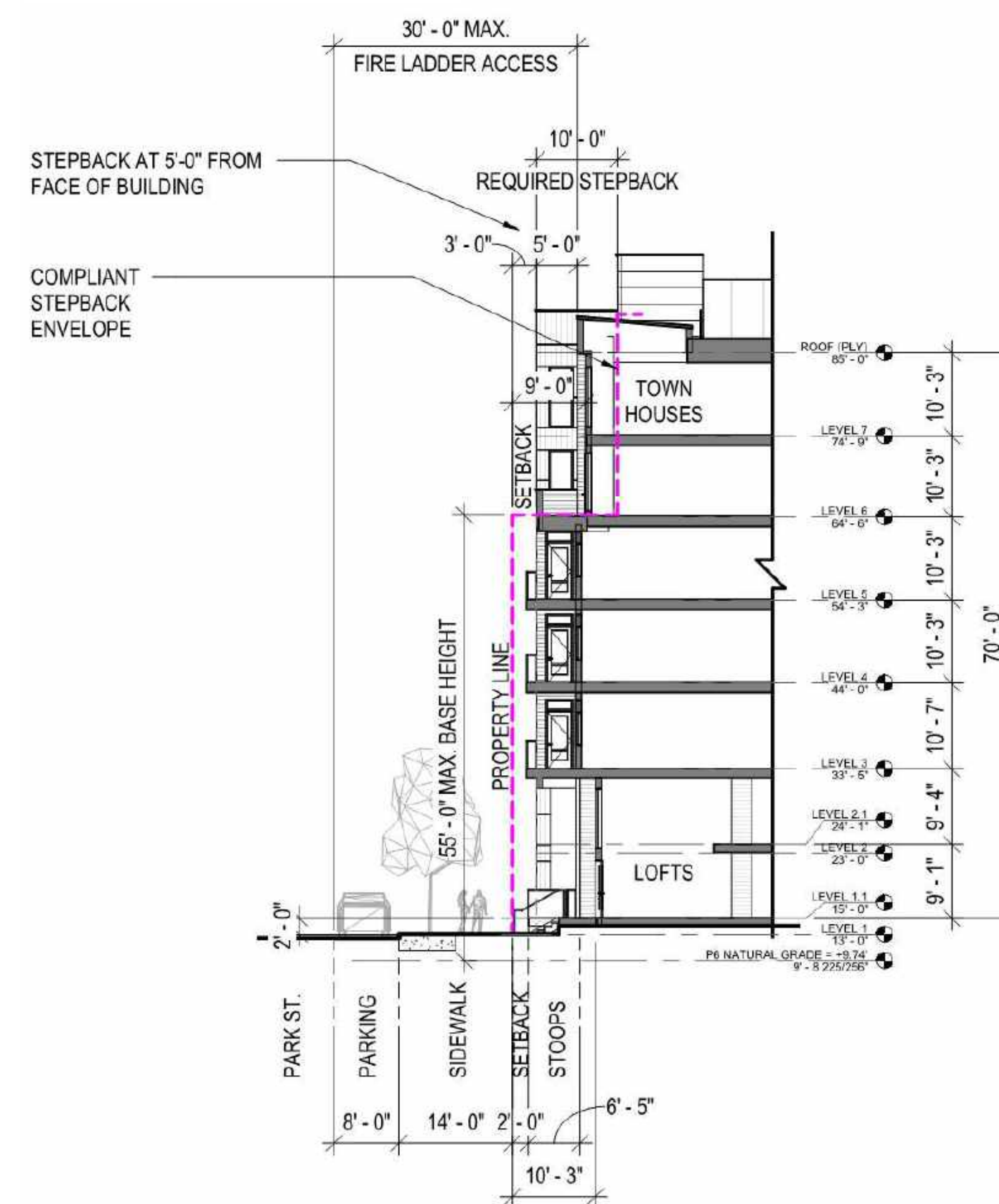
Modifications

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

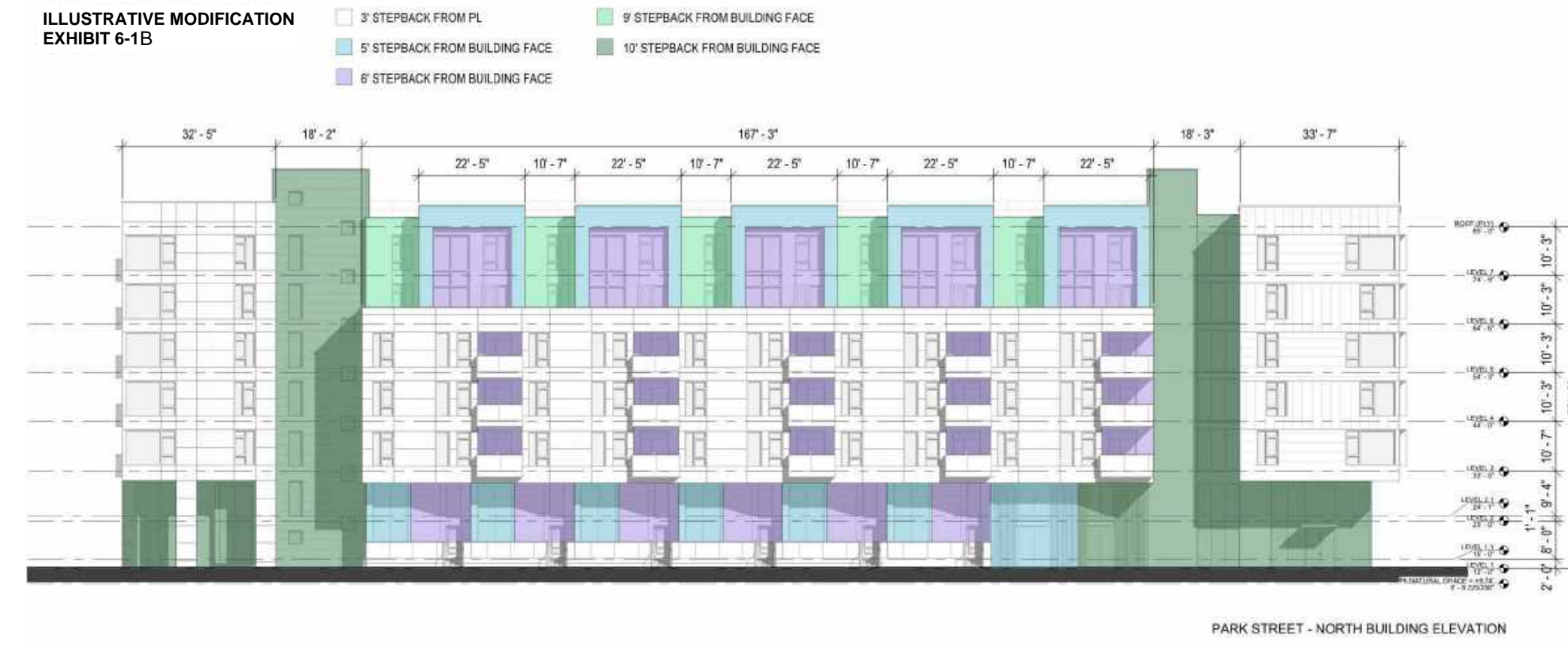
Attachments

Illustrative Modification Exhibits 6-1A and 6-1B

ILLUSTRATIVE MODIFICATION EXHIBIT 6-1A



ILLUSTRATIVE MODIFICATION EXHIBIT 6-1B



Parcel 6 – Modification #2 Minor Building Modulations

Approved Modification

Allow modifications to Zoning Code Section 16.45.120(2) to:

No minor modulation requirement along Park Street façade for levels 3 through 6.

Code Requirements

16.45.120(2): Building Scale and Massing

Minor Building Modulations

Minimum recess of 5 foot wide by 5 foot deep per 50 feet of façade length.

Modulation is required on the building façade(s) facing publicly accessible spaces (street, open spaces, and paseos). Parking is not allowed in the modulation recess. When more than 50% of an existing building façade that faces a publicly accessible space is altered, it must comply with these requirements. Building projections spaced no more than 50 feet apart with a minimum 3-foot depth and 5-foot width may satisfy this requirement in lieu of a recess.

Subject Site and Proposed Building Description

Parcel 6 spans along Park Street with a frontage length of +/- 270 feet. The proposed building design is characterized by stepbacks and setbacks all along its four sides, with massing that includes portions that are 3 stories, 6 stories and 7 stories. Stepbacks from the building base occur for private and shared terraces. The massing attempts to provide variety, articulation, and relief, while opening up to and embracing the public park to the west. The building design has variation in the perceived roof line and also includes setbacks and stepbacks of varying depths for opportunities to provide significant relief in the massing and to establish additional vertical layers and rhythm along the Park Street edge.

The design deviates from Minor Modulations requirement in approximately 167'-2" of facade length for three stories only (shown in attached Exhibit 6-2A) in order to add massing contrast and create a different/simpler horizontal rhythm and language in this portion of the building. Minor modulations are provided at the first two levels of the subject building mass/element. The design rationale is that providing a portion of the facade with minimal modulation and a simpler form language will prevent an overly busy street frontage and allow for a portion of the façade to read as predominantly horizontal while still having significant openings and carve outs in the form of private balconies.

The west facing public park façade is minor modulation compliant as can be seen in Exhibit 6-2B.

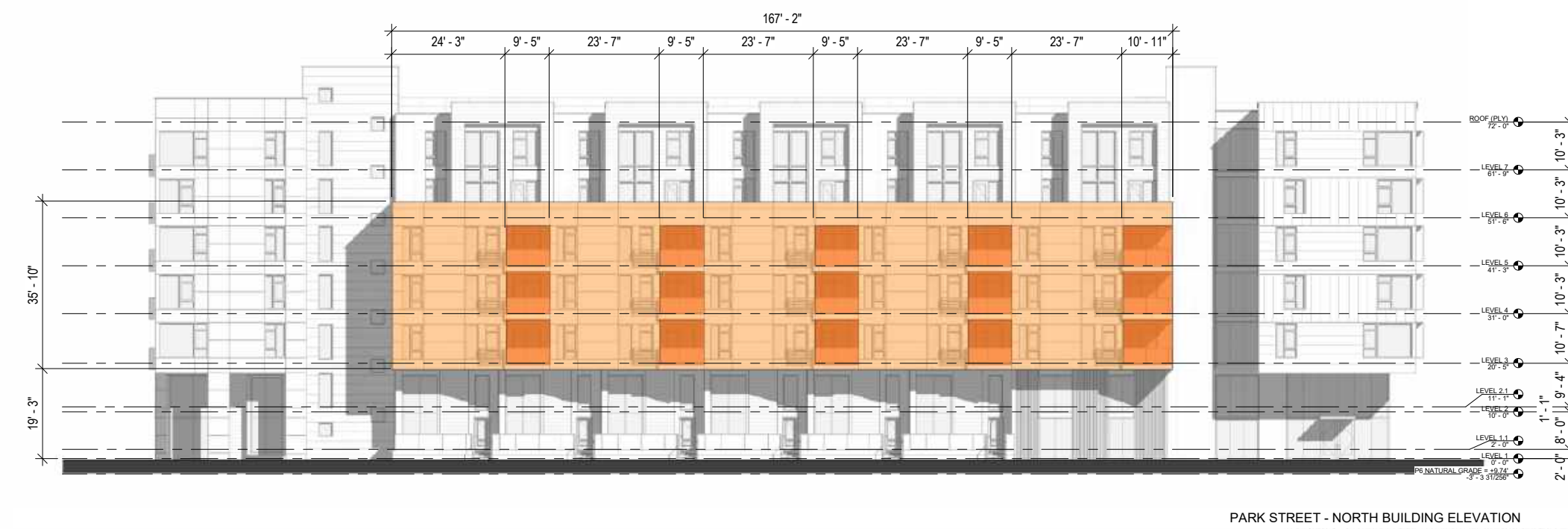
Modifications

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

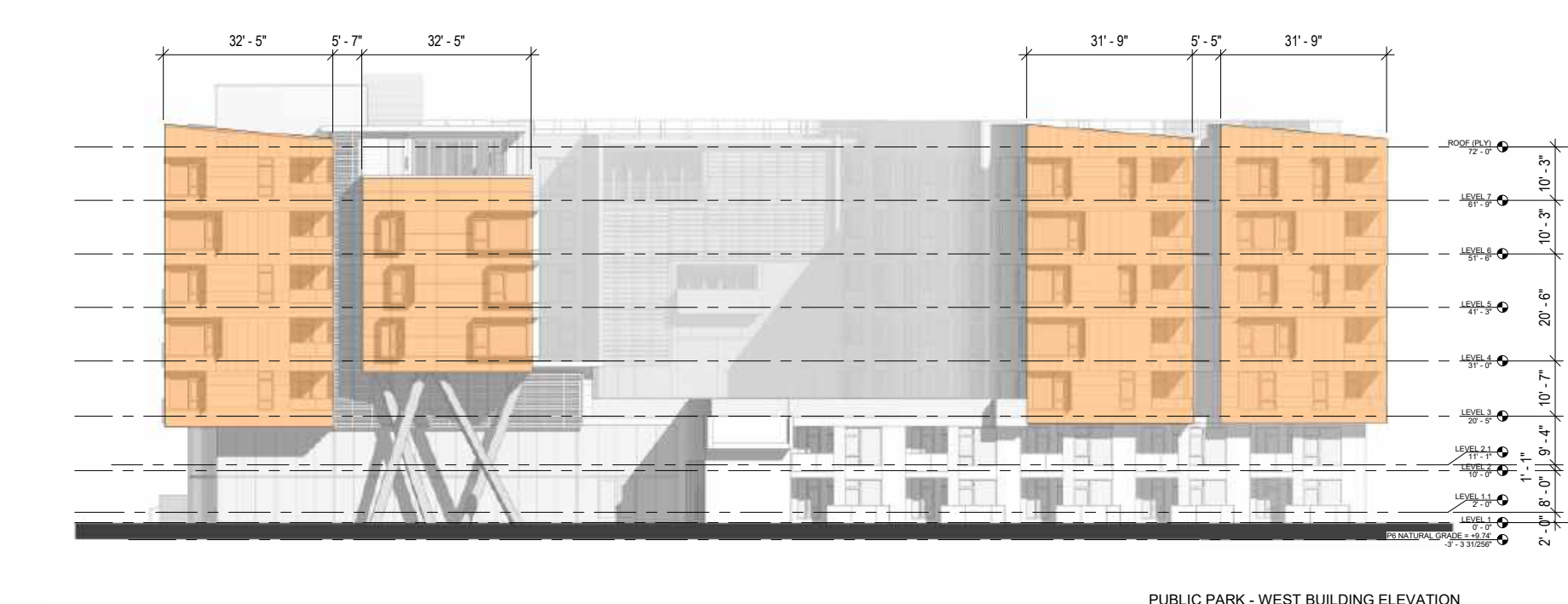
Attachments

Illustrative Modification Exhibits 6-2A and 6-2B

ILLUSTRATIVE MODIFICATION EXHIBIT 6-2A



ILLUSTRATIVE MODIFICATION EXHIBIT 6-2B



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

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DRAWING TITLE:
APPENDIX - APPROVED
PARCEL ADJUSTMENTS
FROM THE CDP

DRAWING NO:

APP1.01

Parcel 6 – Modification #3

Base Height

Approved Modification

Allow modifications to Zoning Code Section 16.45.120(2) to:

Maximum base height (including 10-foot increase within the flood zone) to be 60 feet above average natural grade.

Code Requirements

16.45.120(2): Building Scale and Massing
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.

Subject Site and Proposed Building Description

Parcel 6 spans along Park Street with a frontage length of +/- 270 feet. The proposed building design is characterized by setbacks and setbacks all along its four sides, with massing that includes portions that are 3 stories, 6 stories and 7 stories. Setbacks along the Park Street facade occur at base height and include private terraces formed by the building upper floor setback.

The design deviates from the Base Height requirement in approximately 167'-2" of Park Street facade length (shown in attached Exhibit 6-3A). The building mass in question does achieve a compliant step back 6th floor level at 55'-0" above natural grade, however the building design is reliant on a solid parapet wall above the 6th floor setback floor level to complete the horizontal language of the mid-building massing while simultaneously serving as a guardrail for the private terraces created by the required setback. The solid parapet runs continuous at 58'-6" above natural grade. The applicant is requesting modification for a parapet that is 3'-6" taller than the compliant 55'-0" base height step back (see Exhibit 6-3B) via an overall base height allowance increase to 60'-0" above natural grade.

Modifications

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

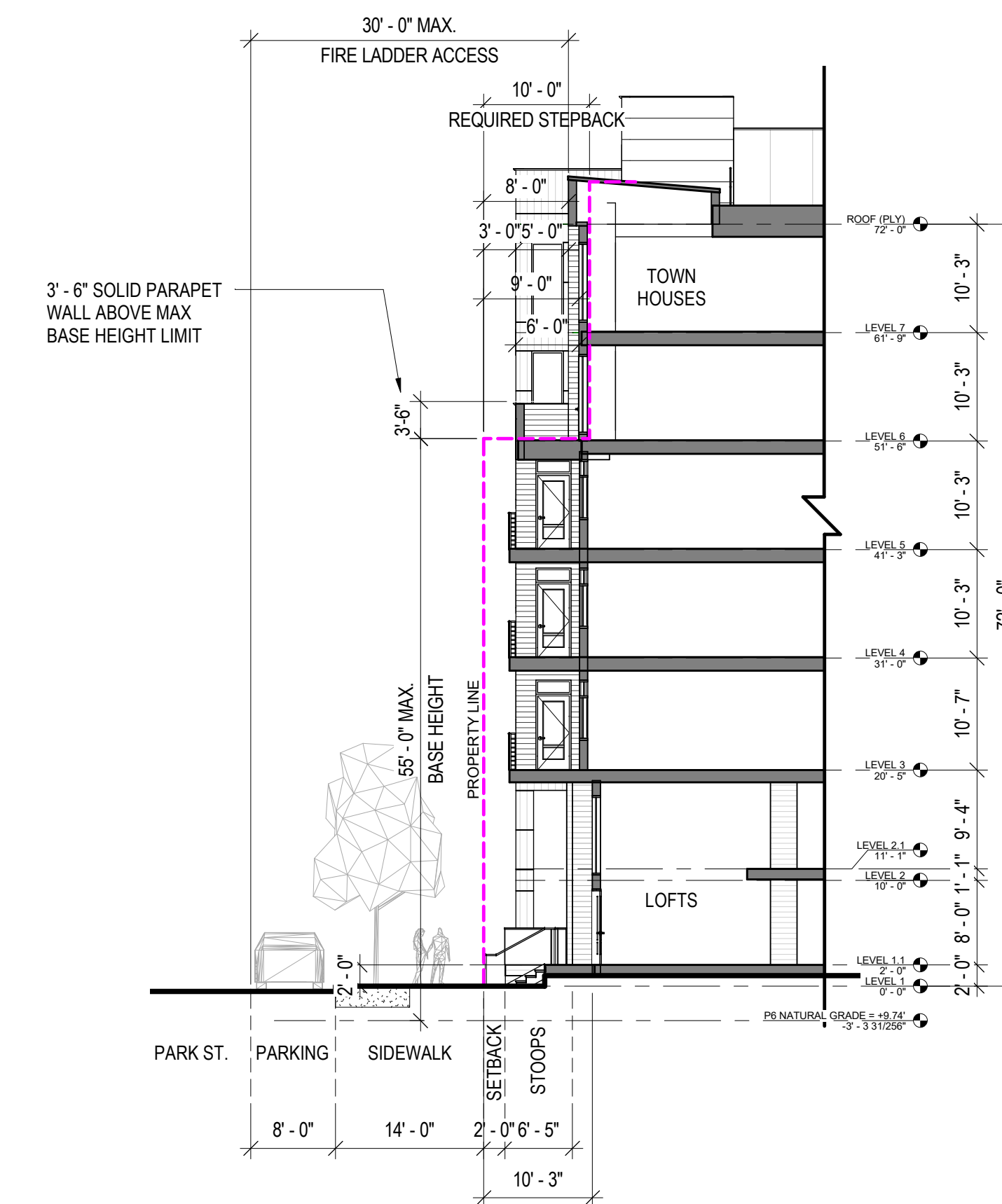
Attachments

Illustrative Modification Exhibits 6-3A and 6-3B

ILLUSTRATIVE MODIFICATION
EXHIBIT 6-3A



ILLUSTRATIVE MODIFICATION
EXHIBIT 6-3B



Parcel 6 – Modification #4

Roof Modulation

Approved Modification

Allow modifications to Zoning Code Section 16.45.120(6)G to:

Roof modulations may be between 2 feet and 3 feet

Code Requirements

16.45.120(6)G: Building Design
Roof Modulation

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 setbacks.

Subject Site and Proposed Building Description

Parcel 6 spans along Park Street with a frontage length of +/- 270 feet. The proposed building design is characterized by setbacks and setbacks all along its four sides, with massing that includes portions that are 3 stories, 6 stories and 7 stories.

The building is generally designed with roof modulations that include a combination of sloped shed roof forms and parapets which strive for visual interest and an eye towards creation of a "5th facade". However, in order to meet unit mix and site density requirements while staying under the maximum height constraint of 80'-0", roof modulations are less than the required 4'-0" in locations along Park Street and facing the public park to the west. As described by Exhibit 6-4A, roof modulations along Park Street are 2'-5". As described by Exhibit 6-4B, the roof modulations along the west facade facing the public park are 2'-8 1/2".

Modifications

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

Attachments

Illustrative modification Exhibits 6-4A and 6-4B

ILLUSTRATIVE MODIFICATION
EXHIBIT 6-4A



ILLUSTRATIVE MODIFICATION
EXHIBIT 6-4B



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 6
Menlo Park, CA

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APPENDIX - APPROVED
PARCEL ADJUSTMENTS
FROM THE CDP

DRAWING NO.:

APP1.02