

PLANNING COMMISSION AGENDA

Regular Meeting
May 19, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER - 7:00 p.m.

ROLL CALL - Bressler, Combs, Eiref (Vice Chair), Ferrick, Kadvany (Chair), Onken, Strehl

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Jean Lin, Associate Planner; Kyle Perata, Associate Planner; Thomas Rogers, Senior Planner

A. REPORTS AND ANNOUNCEMENTS

Under "Reports and Announcements," staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

- A1. Update on Pending Planning Items
 - a. 772 Harvard Avenue Appeal City Council May 6, 2014
 - b. Housing Element City Council May 13, 2014
 - c. Santa Cruz Avenue Enhanced On-Street Seating Pilot Program May 13, 2014
 - d. Commissioner Training and Appreciation May 20, 2014

B. PUBLIC COMMENTS

Under "Public Comments," the public may address the Commission on any subject not listed on the agenda within the jurisdiction of the Commission and items listed under Consent. When you do so, please state your name and city or political jurisdiction in which you live for the record. The Commission cannot respond to non-agendized items other than to receive testimony and/or provide general information.

C. CONSENT

Items on the consent calendar are considered routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a member of the Planning Commission or staff requests a separate discussion on an item.

- C1. Approval of minutes from the April 21, 2014 Planning Commission meeting
- **C2.** Architectural Control/Brayton Hughes Design Studio/2800 Sand Hill Road: Request for architectural control to modify the rear elevation of an existing two-story office building by altering the window pattern and glazing, creating a new rear entrance that leads to a new deck, modifying the existing rear entrance stairs to create a second floor balcony space, and altering the existing roof eave to install new latticing. Site improvements would also include a new drive to access the rear of the building. As part of the proposal, the applicant is requesting that approximately 18 paved parking spaces be reclassified as landscape reserve spaces, which can be used for landscaping/patio areas, until such time as parking issues justify their restoration. The modifications would result in 190 paved parking spaces and 77 spaces in landscape reserve. As part of the proposed project, one heritage size coast live oak (12-inch diameter) in good health is proposed to be removed. The project is located in the C-1-C (Administrative, Professional and Research District, Restrictive) zoning district.

D. PUBLIC HEARING

- D1. <u>Use Permit/Robert Steinmetz/129 Bay Road</u>: Request for a use permit to remodel an existing single-story residence, including the addition of a second story, on a lot that is substandard with regard to lot area and lot width in the R-1-U (Single Family Urban) zoning district. The proposed project would exceed 50 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission. The proposed project would also exceed 50 percent of the existing floor area, and is considered equivalent to a new structure.
- D2. Use Permit/Flury Bryant Design Group/634 Creek Drive: Request for a use permit to exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal includes the addition of an upper level, as well as a remodel of the main and lower levels. The subject parcel is located in the R-2 (Low Density Apartment) zoning district.

E. STUDY SESSION

E1. R-4-S Compliance Review/Greenheart Land Co./721-851 Hamilton Avenue: Study session to review a 195-unit, multi-family residential development relative to the development regulations and design standards of the R-4-S (High Density Residential, Special) zoning district. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S development regulations and design standards. Continued from the Planning Commission meeting of May 5, 2014

F. COMMISSION BUSINESS - None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	June 9, 2014
Regular Meeting	June 23, 2014
Regular Meeting	July 7, 2014
Regular Meeting	July 21, 2014
Regular Meeting	August 4, 2014
Regular Meeting	August 18, 2014

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at http://www.menlopark.org/notifyme and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service on the City's homepage. Agendas and staff reports may also be obtained by contacting Vanh Malathong at 650-330-6702. (Posted: May 14, 2014)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designed by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the commission by any person in connection with an agenda item is a disclosable public record (subject to any exemption under the Public Records Act) and is available for inspection at The Community Development Department, Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025 during regular business hours.

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PLANNING COMMISSION Agenda and Meeting Information

The Planning Commission welcomes your attendance at and participation in this meeting. The City supports the rights of the public to be informed about meetings and to participate in the business of the City.

ASSISTANCE FOR PERSONS WITH DISABILITIES: Person with disabilities who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the Planning Division office at (650) 330-6702 prior to the meeting.

COMMISSION MEETING AGENDA AND REPORTS: Copies of the agenda and the staff reports with their respective plans are available prior to the meeting at the Planning Division counter in the Administration Building, and on the table at the rear of the meeting room during the Commission meeting. Members of the public can view or subscribe to receive future weekly agendas and staff reports in advance by e-mail by accessing the City website at http://www.menlopark.org.

MEETING TIME & LOCATION: Unless otherwise posted, the starting time of regular and study meetings is 7:00 p.m. in the City Council Chambers. Meetings will end no later than 11:30 p.m. unless extended at 10:30 p.m. by a three-fourths vote of the Commission.

PUBLIC TESTIMONY: Members of the public may directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission. The City prefers that such matters be presented in writing at the earliest possible opportunity or by fax at (650) 327-1653, e-mail at planning.commission@menlopark.org, or hand delivery by 4:00 p.m. on the day of the meeting.

Speaker Request Cards: All members of the public, including project applicants, who wish to speak before the Planning Commission must complete a Speaker Request Card. The cards shall be completed and submitted to the Staff Liaison prior to the completion of the applicant's presentation on the particular agenda item. The cards can be found on the table at the rear of the meeting room.

Time Limit: Members of the public will have **three** minutes and applicants will have **five** minutes to address an item. Please present your comments clearly and concisely. Exceptions to the time limits shall be at the discretion of the Chair.

Use of Microphone: When you are recognized by the Chair, please move to the closest microphone, state your name and address, whom you represent, if not yourself, and the subject of your remarks.

DISORDERLY CONDUCT: Any person using profane, vulgar, loud or boisterous language at any meeting, or otherwise interrupting the proceedings, and who refuses to be seated or keep quiet when ordered to do so by the Chair or the Vice Chair is guilty of a misdemeanor. It shall be the duty of the Chief of Police or his/her designee, upon order of the presiding officer, to eject any person from the meeting room.

RESTROOMS: The entrance to the men's restroom is located outside the northeast corner of the Chamber. The women's restroom is located at the southeast corner of the Chamber.

If you have further questions about the Planning Commission meetings, please contact the Planning Division Office (650-330-6702) located in the Administration Building.

Revised: 4/11/07

CITY OF MENLO PARK

PLANNING COMMISSION DRAFT MINUTES

Regular Meeting
April 21, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:02 p.m.

ROLL CALL - Bressler, Eiref (Vice Chair - absent), Ferrick, Kadvany (Chair), Strehl, Riggs

INTRODUCTION OF STAFF – Kyle Perata, Associate Planner, Thomas Rogers, Senior Planner, Corinna Sandmeier, Contract Planner, Elizabeth Schuller, Assistant Planner

A. REPORTS AND ANNOUNCEMENTS

- **A1.** Update on Pending Planning Items
 - a. Housing Element City Council April 29, 2014

Senior Planner Rogers said that the City Council at its April 29, 2014 meeting would conduct the next review of the Housing Element with the second reading of the ordinances acted upon previously and further consideration of previously deferred items including the secondary dwelling unit and accessory building ordinances. He said also at the April 29 meeting that the Council would make appointments to the Planning Commission, noting Commissioner Eiref had reapplied and Commissioner Riggs' term expiration created a vacancy that would be filled.

Commissioner Strehl asked about a development at 139 O'Connor Street of a large subdivided lot upon which two large homes were being built. She said the inspection of the front home determined that the garage was six feet into the setback. She said the garage had to be removed and the project redesigned, and asked why this occurred. Senior Planner Rogers said the subdivision had been approved with a five-foot access easement and that setbacks by ordinance were to be measured from access easements. He said the applicant's team on their building plans failed to show the access easement. He said once the error was known the City laid out a process for the applicant that would not have required revisions to the building. He said that option was to record a deed restriction for current and future owners that a vehicle could not be parked in the area between the garage door and the easement line as it would extend into the public's right of access. He said the applicant chose to move forward with a more involved process.

B. PUBLIC COMMENTS

There was none.

C. CONSENT

C1. Approval of minutes from the March 24, 2014 Planning Commission meeting

Commission Action: M/S Riggs/Strehl to approve the minutes as submitted.

Motion carried 4-0 with Commissioners Kadvany and Onken abstaining and Commissioner Eiref absent.

D. PUBLIC HEARING

D1. <u>Use Permit/Reem Yunis/626 Cambridge</u>: Request for a use permit to remodel and construct first- and second-story additions to an existing nonconforming single-story, single-family residence on a substandard lot with regard to lot area and lot width in the R-2 (Low Density Apartment) zoning district. The proposed remodeling and expansion would exceed 50 percent of the existing replacement value in a 12-month period. The proposed expansion would exceed 50 percent of the existing floor area and is considered equivalent to a new structure.

Staff Comment: Planner Schuller said staff had no additions to the staff report.

Public Comment: Ms. Reem Yunis, owner and applicant, said this was a small lot with a shared easement. She said the garage was currently an office but would be returned to a garage use. She said the second story would be set back five feet from the first floor.

Chair Kadvany closed the public hearing.

Commission Comment: Commissioner Onken asked about measuring the setback from the easement. Planner Schuller said measuring from the access easement for determination of setback was part of the zoning ordinance. She said the daylight plane was measured from the setback. She said the existing garage would have the entry door removed and a garage door reinstalled to accommodate the one parking space which was a legal existing nonconformance.

Commissioner Ferrick said this was a small lot and the applicant was being as considerate as possible with the design. She moved to approve as recommended in the staff report.

Commissioner Riggs said this was a thoughtful design. He said his only concern was the attempt to get extra storage by putting a pop-up in the attic as that would have a visual impact. He said he could not support the project with the roof addition.

Commissioner Onken said he concurred with Commissioner Riggs and did not think the attic addition lent anything to the house. He said he could support the project if the clerestory could be removed.

Commissioner Strehl said she also thought the attic storage area was awkward but with the house being so small they needed some storage space. She moved to second the motion made by Commissioner Ferrick.

Planner Schuller said staff had suggested to the applicant to have some other design than a hip roof, and look at alternatives for storage space. She said the roof would be set back.

Commissioner Bressler said he supported the project and did not think the aesthetic concern should preclude the project from approval.

Ms. Yunis, recognized by the Chair, said they needed to move an existing shed to allow for 40% landscape area. She said they created the attic space for storage, and chose this feature based on an earlier individual Commissioner comment to avoid a wedding cake look with second story additions. She said it was set back and would not be visible to people walking by the property.

Commissioner Riggs suggested perhaps a basement could be installed in the rear of the house.

Commissioner Bressler suggested modifying the motion to look at something beside the pop-up but he thought the feature was low and would not be very visible.

Commissioner Ferrick said she would accept the motion for the applicant to look at another option but not to require a change. Commissioner Strehl accepted the amendment as the maker of the motion.

Chair Kadvany said he liked the pop-up feature.

Commission Action: M/S Ferrick/Strehl to approve the item with the following modifications.

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Homeplans Co. consisting of 13 plan sheets, dated received April 8, 2014, and approved by the Planning Commission on April 21, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
- 4. Approve the use permit subject to the following project-specific conditions:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant may submit plans indicating that the pop-up attic element at the center of the second story has been removed. The plans shall be submitted for review and approval of the Planning Division.

Motion carried 6-0 with Commissioner Eiref absent:

D2. <u>Use Permit/Jeffrey Eaton/1015 Berkeley Avenue</u>: Request for a use permit for interior and exterior modifications and single-story additions to an existing nonconforming single-story, single-family residence that would exceed 75 percent of the replacement value of the existing structure in a 12-month period in the R-1-U (Single-Family Urban) zoning district. The proposed expansion would exceed 50 percent of the existing floor area and is considered equivalent to a new structure.

Staff Report: Planner Schuller said an email from a neighbor at 1020 Berkeley Avenue had been distributed to the Commission at the dais. She said the applicant had modified the rear elevation.

Public Comment: Mr. Jeffrey Eaton, project architect, noted this was a modest addition and that they had worked within the context of the neighborhood with their design and materials.

Mr. Brinton Von Thaden, neighbor, said he supported approval of the project.

Commission Action: M/S Onken/Riggs to approve the use permit as recommended in the staff report.

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following **standard** conditions:

- a. Development of the project shall be substantially in conformance with the plans prepared by Eaton Hall Architecture, consisting of 11 plan sheets, dated received April 7, 2014, and approved by the Planning Commission on April 21, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
- b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
- c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
- d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division.
- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a grading, demolition or building permit.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
- 4. Approve the use permit subject to the following *project specific* condition:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant may submit revised plans which are consistent with the plans submitted to the Planning Division on April 16, 2014, which show a double door and three windows on the rear elevation where the master bedroom is proposed (Attachment D).

Motion carried 6-0 with Commissioner Eiref absent.

D3. Use Permit/John B. Barksdale/483 O'Connor Street: Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, associated with the construction of an approximately 241-square-foot first floor addition to the front and rear of an existing single-story, single-family residence, and the addition of a 528-square foot-second story, on a substandard lot in the R-1-U (Single-Family Urban) zoning district. The proposed expansion would exceed 50 percent of the existing floor area and is considered equivalent to a new structure.

Staff Comment: Planner Sandmeier said the applicant had brought a view of the stairway for the Commission to review.

Public Comment: Mr. John Barksdale, property owner, said he had talked with eleven of his immediate neighbors along O'Connor Street and the homeowners association for the nearby condominium complex. He said the project was supported by the neighbors.

Mr. John Barksdale, architect, said he was the property owner's father. He said his son and wife wanted to add to the home as they were planning to have children. He said they wanted to keep the rear yard as much as possible. He said they designed a partial second story located back from the front and from the west property line. He said the fenestration was oriented to the center of the property which was the garage and driveway. He noted a stairwell with a five foot window with a five foot sill and another with a six foot sill. He said they used varying roof heights, pitches, and gables in working with the daylight plane and articulating the mass.

Commissioner Ferrick asked about a first story window that had been removed noting plan sheet A.3. Mr. Barksdale said that was to provide privacy as the design would open up the living room to the other back bedroom to create a dining room that would access the rear yard directly. Commissioner Ferrick asked about the western fenestration that used long horizontal windows on both the first and second stories. Mr. Barksdale said the one horizontal window was in the existing bathroom above the shower. He said the home used to have industrial steel windows. He said they remodeled the kitchen and bathroom several years ago and replaced some of those windows with wood windows. He said they needed the long horizontal window in the upstairs bathroom but could use any window in the stairwell that provided light.

Chair Kadvany closed the public hearing.

Commission Comment: Commissioner Riggs said he had asked to see the view through the stairwell noting that such stairs held potential privacy impacts to neighbors' yards and living space. He noted that the tankless water heater would be screened. He suggested that such large equipment should be shown on plans. He asked what approval process would be needed if after this meeting the applicant decided they wanted to have an additional skylight or window in the garage. Planner Sandmeier said they would have to look at any proposed change as to whether it would need to be reviewed again by the Planning Commission.

Commissioner Onken said the new breakfast nook with the bay window in the front nicely picked up on the neighboring home's front bay window. He said the windows on the second floor bedroom overlook an accessory building on the neighboring property. He moved to approve as recommended in the staff report. Chair Kadvany seconded the motion.

Commissioner Ferrick asked about adding a condition to allow for a window or skylight in the garage.

Chair Kadvany asked the applicant if that was something desired. Mr. Barksdale said that they would like that option noting their current garage has a skylight which he likes.

Commissioners Onken and Kadvany, as the makers of the motion and second respectively, accepted the friendly amendment.

Commissioner Ferrick said the project met daylight plane and setback requirements with nice architectural features on a smaller lot, noting that tended to be challenging.

Commission Action: M/S Onken/Kadvany to approve the item with the following modifications.

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by John Barksdale Architect, consisting of seven plan sheets, dated received April 10, 2014, and approved by the Planning Commission on April 21, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
- 4. Approve the use permit subject to the following project-specific conditions:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant may submit revised plans to include one skylight over the garage, subject to review and approval of the Planning Division.

Motion carried 6-0 with Commissioner Eiref absent.

D4. <u>Use Permit/Roger Kohler/315 Pope Street</u>: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. As part of the proposal, more than one-fourth of the branches of a heritage oak, measuring approximately 36 inches in diameter and located at 317 Pope Street, will be pruned.

Staff Comment: Planner Sandmeier noted a correction to the staff report which indicated that the project was surrounded by single-story family homes. She said 317 Pope Street was actually a two-story home with the second floor on the rear of the home.

Questions of Staff: Chair Kadvany asked about the location of the Oak tree and whether it was on the left or right. Planner Sandmeier said it should be shown on the right not the left.

Public Commission: Ms. Amy Kurpius, property owner, said she and her husband had lived in Menlo Park for 15 years, and this was the first opportunity for them to build a home in Menlo Park. She said Craftsman seemed to be the general aesthetic in the neighborhood so they chose that style. She said they had communicated with their neighbors and had their support for the project.

Mr. Roger Kohler, project architect, said they had not shown skylights on the second story for the master bathroom and stairwell but should have. He said they pushed the house back to accommodate the setback and to support the second parking space but also so it lined up better with the house at 317 Pope Street.

Chair Kadvany said the staff report indicated the garage was not a two-car garage. Mr. Kohler said the garage provided one covered parking space and the other required parking space was outside the garage. He noted that garages in Palo Alto and Menlo Park used to be 18-feet by 18-feet and since many cars were smaller now the garage could accommodate two vehicles but would only count as one legal covered space.

Commissioner Ferrick asked about the chimney intrusion. Planner Sandmeier said this type of feature was permitted to intrude up to 18-inches into the setback.

Chair Kadvany closed the public hearing.

Commission Comment: Chair Kadvany noted the applicant's comments about skylights.

Commissioner Onken asked about mixing metal and composite shingle on the roof. Mr. Kohler said the metal was an accent feature and found on many new homes over the last two years usually on the lower section of the house.

Commissioner Ferrick said she liked the distinct separate garage doors, the trellis, and the windows on the second story noting those were sized and placed sensitively. She said she did not think the chimney needed to intrude into the setback but it was acceptable under the regulations.

Commissioner Strehl moved to approve as recommended and to include a condition to allow for skylights.

Commissioner Riggs said he was also curious about the mixed roofing and how it would look. He said the second story massing was toward the Oak tree and wondered why it had not been placed on the front or left. Mr. Kohler (son) said the family room on the left side first floor was the only living space with a high ceiling. Commissioner Riggs said he also had a concern about the windows on the stair landing. Mr. Kohler (Sr.) said the window on the landing was six and a half feet above the landing. Commissioner Riggs asked if they had noted where the neighbor's windows were. Mr. Kohler (Jr.) said the landing would face the neighbor's garage.

Commissioner Ferrick seconded the motion including the condition to add skylights.

Commissioner Onken said he would need to see the plans with the skylights added.

Ms. Kurpius said she wanted a skylight above the stairwell and master bathroom.

Commissioner Strehl, maker of the motion, said she would amend her motion for addition of two skylights, one over the stairwell, and one over the master bathroom, subject to review and approval of the Planning Division. Commissioner Ferrick seconded the amended motion.

Commission Action: M/S Strehl/Ferrick to approve the item with the following modifications

- Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current CEQA Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following **standard** conditions:

- a. Development of the project shall be substantially in conformance with the plans prepared by Kohler Associates Architects, consisting of 12 plan sheets, dated received April 8, 2014, and approved by the Planning Commission on April 21, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
- b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
- c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
- d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
- 4. Approve the project subject to the following project-specific conditions:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant may submit revised plans to include one skylight over the master bathroom and one skylight over the stairwell, subject to review and approval of the Planning Division.

Motion carried 6-0 with Commissioner Eiref absent.

D5. <u>Use Permit Revision and Variance/Lauren Jonak/470 Santa Rita Avenue</u>: Request for a use permit revision to a previously approved project and a variance to encroach two feet into the required corner side setback to fill in a recessed area on an existing single-story. nonconforming structure. The subject parcel is located in the R-1-S (Single-Family Suburban) zoning district.

Staff Comment: Planner Perata said staff had no additions to the staff report.

Questions of Staff: Commissioner Riggs asked if the east-west directions had been reversed on the exterior elevations. Planner Perata reviewed and confirmed the directions were reversed.

Chair Kadvany noted the finding for a variance regarding a hardship peculiar to the property and asked if property included building, which Planner Perata confirmed it did.

Public Comment: Ms. Lauren Jonak said she was representing the firm of Ana Williamson Architect for the project located at 470 Santa Rita Avenue. She said the variance request was for a 10 square foot infill on the existing house. She said during a remodel by previous owners in 2010, the original front door had been moved from Middle Avenue onto Santa Rita Avenue. She said because the entire elevation on Middle Avenue was located two foot into the setback in filling the alcove where the door was required a variance. She said the property owner in 2010 chose to not go through the variance process, thus creating an odd unusable condition in the interior of the home. She said the work done in 2010 had required a use permit so any additional work to the home required a use permit approval process.

Mr. David Pizzuti, property owner, said there would be no change to the roofline and the front and only the recess would be filled in. He said they have neighborhood support.

Chair Kadvany closed the public hearing.

Commission Comment: Commissioner Onken moved to make the findings and approve the variance per the staff report. Commissioner Bressler seconded the motion.

Commissioner Ferrick confirmed with staff that verbally repeating the findings listed in the staff report was not necessary.

Commission Action: M/S Onken/Bressler to approve the item as recommended in the staff report.

- Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Make the following findings as per Section 16.82.340 of the Zoning Ordinance pertaining to the granting of variances:

- a. The previous property owners relocated the front door to the property line along Santa Rita Avenue, resulting in an existing notch in the corner side façade that reduced the viability of floor plates within the building, thus creating a hardship peculiar to the property.
- b. The proposed variance allows the property owners to design a more usable layout within the building, allowing for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity. The variance would not constitute a special privilege of the recipient not enjoyed by neighbors.
- c. Except for the requested variance, the construction of the residence will conform to all other requirements of the Zoning Ordinance. Granting of the variance will not be materially detrimental to the public health, safety, or welfare, and will not impair an adequate supply of light and air to adjacent property since the proposed addition is located within the footprint of the existing structure and will otherwise meet the FAL, building coverage, height, and daylight plane requirements of the R-1-S zoning district.
- d. The conditions upon which the requested variances are based would not be applicable, generally, to other properties within the same zoning classification since the variance is based on the act of a previous owner, the existing nonconforming setback situation, and the corner lot configuration of the property.
- e. The property is not within any Specific Plan area, and as such no finding regarding an unusual factor is required to be made.
- 4. Approve the use permit subject to the following *standard* conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Ana Williamson Architect, consisting of 14 plan sheets, dated received April 14, 2014, and approved by the Planning Commission on April 21, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division.
- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a grading, demolition or building permit.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

Motion carried 6-0 with Commissioner Eiref absent.

E. **COMMISSION BUSINESS**

Commissioner Strehl commented that it was Commissioner Riggs' last meeting and expressed her appreciation for his service on the Commission. Commissioner Ferrick expressed her gratitude for the many hours of volunteer work Commissioner Riggs has provided the City. Chair Kadvany added his appreciation noting Commissioner Riggs' close examination of project proposal details. Commissioner Bressler wished Commissioner Riggs well and said he would be missed on the Commission. Commissioner Onken also expressed his appreciation for Commissioner Riggs' service.

Commissioner Riggs said he had enjoyed his service and wanted to express his appreciation for the Menlo Park Planning staff which he considered to be top notch. He specifically noted the good work of Development Services Manager Justin Murphy. He said the Commission was a great alliance of skills and talent and he was proud of the work they do.

ADJOURNMENT

The meeting adjourned at 8:41 p.m.

Staff Liaison: Thomas Rogers, Senior Planner

Recording Secretary: Brenda Bennett



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION MEETING OF MAY 19, 2014 AGENDA ITEM C2

LOCATION: 2800 Sand Hill Road APPLICANT: Towan Kim

EXISTING USE: Office Building OWNER: Sand Hill Oak

Partners

PROPOSED USE: Office Building APPLICATION: Architectural

Control

ZONING: C-1-C (Administrative, Professional and Research District,

Restrictive)

PROPOSAL

The applicant is requesting architectural control to modify the rear elevation of an existing two-story office building by altering the window pattern and glazing, creating a new rear entrance that leads to a new deck, modifying the existing rear entrance stairs to create a second floor balcony space, and altering the existing roof eave to install new latticing. Site improvements would also include a new drive to access the rear of the building. As part of the proposal, the applicant is requesting that approximately 18 paved parking spaces be reclassified as landscape reserve spaces, which can be used for landscaping/patio areas, until such time as parking issues justify their restoration. The modifications would result in 190 paved parking spaces and 77 spaces in landscape reserve. As part of the proposed project, an approximately 12-inch diameter coast live oak in good condition is proposed for removal.

ANALYSIS

Site Location

The subject site is located at 2800 Sand Hill Road, between Monte Rosa Drive and Interstate 280. The six-acre property is adjacent to other office buildings along the left and right sides, which are also located in the C-1-C (Administrative, Professional and Research District, Restrictive) zoning district. The subject site abuts several single-family residential parcels at the rear, which are zoned R-1-S (Single Family, Suburban). Across Sand Hill Road, to the south, is the Rosewood Sand Hill hotel and office complex, which is zoned C-4(X) (General Commercial, Conditional Development) and

an office complex located at 2725-2775 Sand Hill Road. The office complex at 2725-2775 Sand Hill Road is also zoned C-1-C (Administrative, Professional and Research District, Restrictive).

Project Description

The applicant is proposing to modify the rear elevation of the existing two story office building by removing and replacing the rear entry door, constructing a balcony on the second level, and replacing the existing window system on the first floor with an operable glass wall system, sometimes called a nanawall. The first level operable glass wall would provide direct access to a proposed deck along the rear façade. The applicant is also proposing minor modifications to the first floor entries within the partially enclosed interior courtyard, which is open to the northeast elevation. The proposed project would also modify the eaves on the lower and upper level roofs along the rear (northwest) and rear, right-side wing (northeast) facades by removing the overhang and replacing it with a trellis. The applicant states in the project description letter (Attachment C) that the modifications are intended to allow more natural light into the tenant space.

The applicant is proposing to construct a new entry driveway that would provide direct access to the parking adjacent to the rear of the building. The proposed driveway would be located between the existing parking lot and the building. The new driveway would be lined with trees and landscaping. A heritage size coast live oak (12-inches in diameter) would be removed to accommodate the proposed drive aisle. The heritage tree removal request is discussed more in the Trees and Landscaping section of the report. As part of the landscape modifications, the proposed project would include a new wooden terraced deck along the majority of the rear (northwestern) façade. The proposed deck would be built around three existing heritage size trees (two coast live oaks and one valley oak). The proposed site modifications would also result in an expanded entryway to create a more prominent access between the tenant space and the parking lot, as well as a paved patio area adjacent to the right side of the existing fitness facility. The overall landscape plan would create a sequence of walkways, courtyards, terraced decks, and garden seat walls. The project would not result in any changes to the building's gross square footage. The applicant's project description letter, which discusses the overall project in more detail, is located in Attachment C.

Design and Materials

The proposed modifications to the doors and windows would be designed to match the existing building window system. The proposed entry doors, operable glass wall system, and windows would be metal framed and the color and finish is intended to match the existing building. The second floor balcony would be comprised of metal horizontal rods and vertical metal bars, which would be painted to match the existing metal window frames. Within the main entry and balcony area, the exterior walls would be clad in horizontal stained-wood grille slats.

The proposed roof modifications would include the replacement of the solid eaves with an open trellis. The trellis feature would be metal fabrication and powder coated. The proposed trellis and associated rafters and fascia would be painted to match the existing trim. The rear deck would be cedar with a smooth natural finish.

Parking and Circulation

Based on previous approved parking plans, the existing parking count is 260 spaces (208 paved spaces and 52 landscape reserve spaces). As part of the overall landscaping and site improvements, the applicant is proposing to modify the on-site parking by developing a new drive aisle to take vehicles directly to the rear entrance to the building. In order to accommodate the new drive aisle, 18 parking spaces would need to be removed. Instead of paving additional areas on-site, the applicant is proposing to convert the 18 paved parking spaces to landscape reserve, which would result in 190 paved parking spaces and 70 required landscape reserve spaces. The applicant has provided seven additional landscape reserve spaces for a total of 77 spaces. Conceptual locations for the landscape reserve parking spaces are shown on the site plans. None of the newly designated landscape reserve spaces would be located in the required front setback, nor in the exterior one-half of the yard abutting the adjacent R-1-S zoning district.

Given the historical parking patterns at the site, and the lack of documented parking issues associated with the property, the Planning Division believes that the conversion of the parking spaces is appropriate. At any time, however, should additional parking be warranted, either at the request of the applicant or City staff, condition 4a describes the process for conversion of the landscaping reserve parking. Conditions 4b and 4c identify that the conversion would be required to adhere to the requirements of the Engineering and Transportation Divisions. If the landscape reserve is converted to paved parking spaces, the applicant would need to comply with all applicable grading and drainage requirements at that time.

Trees and Landscaping

The site contains a significant number of heritage trees. As part of the proposed project, the applicant has submitted an arborist report that assesses the existing health, and potential impacts to 77 trees within the vicinity of the proposed construction and landscaping improvements. Forty six trees are proposed for removal as part of the project; however, only one heritage size tree is proposed to be removed. The applicant is requesting to remove an approximately 12-inch diameter coast live oak in good condition, which is located within the proposed drive aisle. The applicant is proposing to plant 48 new trees as part of the project. While the proposed deck and other landscape improvements are located within close proximity to heritage trees, the arborist report contains tree protection measures, such as a recommendation to keep the deck three-feet from tree trunks. In addition, standard tree protection measures will be required to be implemented through recommended condition 3e.

Correspondence

Staff has not received any items of correspondence on the proposed project.

Conclusion

Staff believes the proposed exterior modifications would result in a modern refresh of the rear façade and would provide additional amenity space for the tenants. The proposed deck would be designed to complement the building improvements and would be designed to reduce impacts to heritage trees. The proposed drive aisle would provide direct access to the rear entry. The proposed roof modifications would increase the natural lighting within the tenant space. Staff recommends approval of the architectural control request.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

- Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- 2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.

- 3. Approve the architectural control request subject to the following **standard** conditions of approval:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Brayton Hughes Design Studios, dated received May 8, 2014, consisting of 33 plan sheets and approved by the Planning Commission on May 19, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. The applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, and utility companies regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. Landscaping shall properly screen all utility equipment that is installed outside of a building and that cannot be placed underground. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance pursuant to the Heritage Tree Ordinance.
- 4. Approve the architectural control request subject to the following *project-specific* conditions of approval:
 - a. The applicant shall maintain a minimum of 260 off-street parking spaces, of which 70 parking spaces are in landscape reserve. If landscape reserve parking needs to be converted into parking spaces in the future, either the applicant or the City can make a request, which is subject to review and approval by the Planning Division.
 - b. If landscape reserve parking is required to be converted in the future, the applicant shall comply with the necessary Engineering Division requirements.
 - c. If landscape reserve parking is required to be converted in the future, the applicant shall comply with the City's Parking Stall Design Guidelines and other applicable requirements of the Transportation Division.

Report prepared by: Kyle Perata Associate Planner

Report reviewed by: Thomas Rogers Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Arborist Report prepared by McClenahan Consulting, LLC, dated received May 5, 2014

Note: Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

EXHIBITS TO BE PROVIDED AT MEETING

Color and Materials Board

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PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION MEETING OF MAY 19, 2014 AGENDA ITEM D1

LOCATION: 129 Bay Road APPLICANT

AND OWNER: Robert Steinmetz

EXISTING USE: Single-Family

Residence

PROPOSED USE: Single-Family APPLICATION: Use Permit

Residence

ZONING: R-1-U (Single Family Urban Residential)

Lot area Lot width Lot depth Setbacks

Front Rear Side (left) Side (right) Building coverage

FAL (Floor Area Limit) Square footage by floor

Square footage of building Building height Parking

Trees

PROPOSED PROJECT		EXISTING DEVELOPMENT			ZONING ORDINANCE			
5,481	sf	5,481	sf		7,000.0	sf min.		
50.0	ft.	50.0	ft.		65.0	ft. min.		
109.6	ft.	109.6	ft.		100.0	ft. min.		
20.6	ft.	20.6	ft.		20.0	ft. min.		
23.3	ft.	27.8	ft.		20.0	ft. min.		
4.3	ft.	4.3	ft.		5.6	ft. min.		
6.1	ft.	6.1	ft.		5.6	ft. min.		
1,812.5	sf	1,664.9	sf		1,918.3	sf max.		
33.1	%	30.4	%		35.0	% max.		
2,797.8	sf	1,584.1	sf		2,800	sf max.		
1,253.7	sf/1st	1,186.6	sf/1st					
1,145.4	sf/2nd	397.5	sf/garage					
398.7	sf/garage	80.8	sf/porches					
160.1	sf/porches		and fireplace	,				
	and fireplace							
2,957.9	sf	1,664.9	sf					
25.0	ft.	15.4	ft.		28.0	ft. max.		
1 covered 1 covered			1 covered/1	uncover	red			
Note: Areas shown highlighted indicate a nonconforming or substandard situation.								
Heritage trees	1*	Non-Heritage	trees ´	1	New Trees		0	
Heritage trees	0	Non-Heritage	trees ()	Total Numb	per	2	
proposed for re	emoval	proposed for re	emoval		of Trees			

^{*}One heritage tree is located on the adjacent property to the left (125 Bay Road).

PROPOSAL

The applicant is requesting use permit approval for interior remodeling and the construction of first- and second-floor additions to an existing single-story, nonconforming single-family residence on a substandard lot in the R-1-U (Single Family Urban) zoning district. The proposed expansion would exceed 50 percent of the existing floor area limit (FAL) and is considered equivalent to a new structure, which requires approval of a use permit by the Planning Commission. Additionally, the proposed work would exceed 50 percent of the existing replacement value in a 12-month period for a nonconforming structure, which would also require approval of a use permit.

ANALYSIS

Site Location

The subject property is located on the north side of Bay Road frontage road, between Hedge Road and Greenwood Drive. The frontage road is separated from the main portion of Bay Road by a row of mature landscaping. The subject property is surrounded by a mix of one- and two-story single-family residences with attached garages, all of which are likewise zoned R-1-U. The surrounding area contains residences featuring a variety of traditional architectural styles.

The subject parcel is substandard with respect to lot area and a lot width, with a lot area of 5,481 square feet where 7,000 square feet is required, and a lot width of 50 feet where 65 feet is required. Most parcels in the immediate vicinity, including all of the parcels on the subject block, are also substandard and would require use permit approval for construction of certain large additions or new two-story residences.

Project Description

The applicant is proposing to remodel the existing single-story, single-family residence and construct first- and second-story additions. The existing nonconformity on the left side setback is proposed to remain; however, all areas of new construction would comply with current setbacks and other development standards.

The applicant proposes a small addition at the front of the first floor to create a more functional living room and front entry areas, and to accommodate a new expanded front porch. The new second floor would include four bedrooms and a laundry area. The existing three-bedroom, one-bathroom residence is proposed to become a five-bedroom, three-bathroom residence with a larger kitchen and living areas. The modified residence would have a FAL (Floor Area Limit) of approximately 2,798 square feet, which is slightly below the maximum of 2,800 square feet. The building coverage would be 33.1 percent, below the two-story maximum of 35 percent. The maximum height of the residence would 25 feet, below the maximum permissible height of 28 feet. The applicant has submitted a project description letter, which discusses the proposal in more detail (Attachment C).

The existing residence is nonconforming with regard to the left side setback, which has a setback of four feet, three inches where five feet is required. All new construction would comply with the setback and daylight plane requirements. The proposed addition would not expand the nonconformity of the left side wall, which is proposed to remain in its current location, and the new second floor walls would meet the required setbacks. Structural elements (i.e., foundation, stud walls, and roof framing) in the nonconforming area would remain, and could not be rebuilt in their current locations if demolished. The roof structure over the garage would be reconfigured from a hip roof to a gable roof, but would not affect the existing nonconforming eaves.

The property currently has an oversized one-car attached garage as it does not meet the required dimensions for a two-car garage. The property would remain nonconforming with regard to parking with only one covered parking space, although the uncovered area between the property line and garage would continue to provide flexibility with additional "unofficial" parking spaces. Options to add additional conforming parking appear limited in the absence of redevelopment of the entire site.

Design and Materials

The existing structure features a single-story, ranch-style residence with hipped roof forms and horizontal wood siding. The proposed residence would be in the craftsman style, with mix of hip and gable roof forms clad in composition shingles, decorative wood vents under the gables, and wood trim. The existing horizontal wood siding on the first story is proposed to remain. The proposed second story would be clad in fiber cement shingles, with the exception of the bay windows and staircase window pop-out, which would be clad in horizontal wood siding. The proposed mix of shingle and wood siding for the second story addition would complement the texture of the horizontal wood siding on the first story. The new front porch would help deemphasize the garage as a design feature.

The proposed windows would consist of true-divided light windows with interior and exterior grids with spacer bars between the glass. All existing windows would be replaced to ensure a consistent window design throughout the structure. Second story windows along the side elevations are generally minimized, with higher sill heights to promote privacy. While the bay window on the right side elevation features a two-foot, 10-inch sill height, this window would serve as a bedroom egress window, and would be located approximately 12 feet from the side property line. Additionally, frosted glass is proposed in the lower panes of the large staircase window on the left side elevation to help preserve privacy.

The applicant has taken measures to help reduce the appearance of building massing with measures such as setting back the second story, and providing articulation with pop-outs, bay windows, and a prominent front porch. Decorative elements such as the tapered columns, wood corbels, gable vents, and mix of wall cladding textures would further add to the structure's architectural interest. Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the greater neighborhood.

Valuation

To calculate the replacement and new construction costs on which the 50 percent limit is based, the City uses standards established by the Building Division. The City has determined that the replacement cost of the existing structure would be \$265,125 meaning that the applicants would be allowed to propose new construction and remodeling at this site totaling less than \$132,562 in any 12-month period without applying for a use permit. The City has determined that the value of the proposed work would be approximately \$355,897. Based on this estimate, the proposed project exceeds 50 percent of the replacement cost of the existing structure, and requires use permit approval by the Planning Commission.

Trees and Landscaping

There is one non-heritage tree on the subject property, and one heritage pine tree on the adjacent property to the left (125 Bay Road), both of which are proposed to remain. The proposed addition should not adversely affect the heritage pine tree since there would be no increase in building footprint towards the rear, closest to the tree. Standard tree protection measures will be required through recommended condition 3f.

Correspondence

The applicant has reached out to their immediately abutting neighbors on all sides, and received comments from the neighbors at 132 Dunsmuir Way (adjacent neighbor to the rear), and 125 and 133 Bay Road (adjacent neighbors to the left and right, respectively). Changes to the roofline were incorporated to address daylight plane encroachment concerns expressed by the neighbor at 125 Bay Road, such that the proposal would no longer include a daylight plane encroachment on the left side. According to the applicant, the neighbors have been supportive of the proposed design. These emails are included as part of the project description letter (Attachment C).

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are compatible with those of the greater neighborhood. The second story would be set back towards the rear of the residence, and pop-outs and bay windows would further reduce the perception of building massing. Windows on the second story have been designed with higher sill heights and frosted glass to limit the potential for privacy impacts. The overall height would be within the maximum that could be permitted in this zoning district, and the new structure would be within the daylight plane requirements. Staff recommends that the Planning Commission approve the proposed project.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following *standard* conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Metropolis Architecture, consisting of seven plan sheets, dated received on May 12, 2014, and approved by the Planning Commission on May 19, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

Report prepared by: Jean Lin Associate Planner

Report reviewed by: Thomas Rogers Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 days calendar days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

- A. Location Map
- B. Project Plans
- C. Project Description Letter

Note: Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

EXHIBITS TO BE PROVIDED AT MEETING

None

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PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION MEETING OF MAY 19, 2014 AGENDA ITEM D2

LOCATION: 634 Creek Drive APPLICANTS: Flury Bryant Design

Group, Inc.

EXISTING USE: Single-Family OWNER: Christie and

Residence Thomas Connaghan

PROPOSED USE: Single-Family APPLICATION: Use Permit

Residence

ZONING: R-2 (Low Density Apartment District)

Lot area Lot width Lot depth

Setbacks Front

> Rear Side (left) Side (right)

Building coverage

FAL (Floor Area Limit) Square footage by floor

Square footage of building Building height Parking

Trees

PROPOSED PROJECT		EXISTING DEVELOPMENT		ZONING ORDINANCE			
6,859.0	sf	6,859.0	sf	7,000	sf min.		
60.0	ft.	60.0	ft.	65	ft. min.		
109.8	ft.	109.8	ft.	100	ft. min.		
20.4	ft.	20.4	ft.	20	ft. min.		
36.7	ft.	36.7	ft.	20	ft. min.		
4.9	ft.	4.9	ft.	6	ft. min.		
10.3	ft.	10.3	ft.	6	ft. min.		
1,607.0	sf	1607.1	sf	2,698.5	sf max.		
23.4	%	23.4	%	35	% max.		
2,577.8	sf	2,057.0	sf	2,743.6	sf max.		
1,356.1	sf/1 st floor	1,573.1	sf/1 st floor				
1,004.7	sf/2 nd floor	483.9	sf/2 nd floor				
217.0	sf/garage	21.4	sf/porch				
21.4	sf/porch	12.5	sf/fireplace				
12.5	sf/fireplace						
2,611.7	sf	2,090.9	sf				
24.5	ft.	20.1	ft.	28	ft. max.		
1 covered 0		1 covered/1 uncovered					
Note: Areas shown highlighted indicate a nonconforming or substandard situation.							
Heritage trees		Non-Heritage		New Trees	0		
Heritage trees	0	Non-Heritage		Total Numb	er 15		
proposed for removal proposed for removal of Trees							

^{*} Two heritage trees are located on neighboring properties and three are located in the public right-of-way.

^{**} One non-heritage tree is located in the public right-of-way.

PROPOSAL

The applicant is requesting use permit approval to exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal includes the addition of an upper level, as well as a remodel of the main and lower levels. The subject parcel is located in the R-2 (Low Density Apartment) zoning district.

ANALYSIS

Site Location

The project site is located at 634 Creek Drive, between Cornell Road and El Camino Real, in the Allied Arts neighborhood. The property is located across the street from the San Francisquito Creek, which serves as the southern boundary with the City of Palo Alto. The surrounding properties to the left, right and rear of the subject site are all also in the R-2 (Low Density Apartment) zone. The R-2 designation allows for the development of two residential units per parcel on parcels at least 7,000 square feet in size. The adjacent property to the left of the subject parcel is developed with two residential units and the property to the right is developed with a single-family home. The property to the rear of the project site is developed with a combination of residential units. Both the properties to the left and right of the project site are developed with two-story structures. The surrounding area is a mixture of single-family and multi-unit developments consisting of one or two stories.

Project Description

The site is currently developed with a single-family residence that is considered to be a legal non-conforming structure, with a left side setback of four feet, 11 inches, where a minimum of six feet is required. This non-conformity extends along the depth of the house for 33.3 feet. The subject parcel's width falls below the minimum for the R-2 zoning district, making the parcel substandard.

The current proposal includes the addition of an upper level and a remodel of the main and lower levels of the existing residence, and would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. A one car garage was at some point illegally converted to a storage room and master closet. The current proposal would convert the space back to an attached, one-car garage. Because the house was originally permitted with only one required parking space, once the garage is restored, the building will be considered legal non-conforming in terms of parking and the left side setback. The existing driveway would continue to provide unofficial parking spaces within the front setback, which would not meet the off-street parking requirement but which would provide some flexibility.

The applicant seeks to add a master suite on a new upper level, as well as remodel the main and lower levels on the 6,859-square-foot project site. With the addition, the residence would have a total floor area of 2,577.8 square feet where 2,743.6 is the floor

area limit (FAL) for the lot. The second-story FAL within the R-2 zone is limited to 15 percent of the lot square footage. The proposed second story would be 1,004.7 square feet or 14.6 percent of the lot square footage. The proposed building coverage would be 23.4 percent, where 35 percent is the maximum permissible. Approximately 50 percent of the lot would be occupied by landscaping, where a minimum of 40 percent is required.

The remodeled residence would have three bedrooms and three bathrooms, with the master bedroom and bathroom on the upper level, two bedrooms and one bathroom on the main level, and a bathroom on the lower level. One balcony is proposed adjacent to the master bedroom and another balcony is proposed adjacent to the upper-level office. Both balconies would be set back 10.3 feet from the right side property line. The maximum height of the residence would be 24 feet, six inches, below the maximum permissible height of 28 feet, and the proposed structure would comply with daylight plane requirements.

There is an existing wood picket fence along the front of the property and an adjacent auto gate and pedestrian gate. A small portion of the fence, as well as the entire auto gate and the entire pedestrian gate, is located in the public right-of-way. The property owners have indicated that they would like to keep the gates and the fence in their current locations. The City Engineering Division has indicated that this existing condition may remain provided that the property owners execute an Encroachment Permit Agreement that is recorded against their property. The agreement would require the property owners to agree to provide access to the City and to public utility companies requesting access to utilities within the enclosed portion of the right-of-way. In addition, the property owners would be required to remove the facilities that encroach within the right-of-way, at their expense, upon receipt of a 60-day advance notification from the City. Execution of the agreement would be required prior to issuance of a building permit through recommended condition 4.a. The applicant has provided a project description letter, which discusses the proposal in more detail (Attachment C).

Design and Materials

The existing residence was designed in a Spanish Eclectic style. The applicant indicated that the existing materials consist of a tar and gravel roof, clay cap and pan parapet walls, and stucco wall finishes. The additions would be clad with cement plaster to match the existing and new barrel tile roofing would be used to match the existing roofing along the front and rear elevations. The new windows would be wood clad, painted to match the existing, with interior and exterior muntin bars and an internal spacer bar. Three skylights are proposed.

The proposed upper level windows on the left side would have sill heights of four feet eight inches and the proposed upper level windows on the right side would have sill heights between three feet and three feet eight inches. The right side of the existing building, located 10.3 feet from the right side property line and approximately 26 feet from the residence to the right, would include two balconies, one wrapping around to the front of the residence and one wrapping around to the rear of the residence.

Because the property is not adjacent to any single-family zones, balconies are permitted up to the building setback line. Due to the distances to the neighboring residences, as well as the location of large trees along the right and rear side property lines, no significant privacy issues are anticipated.

The proposed two-story project is adjacent to two-story homes on both sides. The applicant proposes varying projections and articulations to reduce massing. The immediate area is a mixture of one and two-story homes. Staff believes the scale, materials and style of the proposed residence are compatible with the neighborhood.

Valuation

To calculate the replacement and new construction costs on which the 50 percent limit is based, the City uses standards established by the Building Division. The City has determined that the replacement cost of the existing structure would be \$397,680, meaning that the applicant would be allowed to propose new construction and remodeling at the site totaling less than \$198,840 in any 12-month period. The City has determined that the value of the proposed work would be \$219,712. Based on this estimate, the project requires use permit approval by the Planning Commission for exceeding 50 percent of the replacement cost.

Trees and Landscaping

The applicant has submitted an arborist report (Attachment D) detailing the species, size, and condition of the trees on the subject site. No heritage trees are proposed for removal.

Six heritage size trees are located on the subject parcel. Two heritage redwood trees and a heritage avocado tree are located near the rear property line. Two heritage coast live oak trees are located along the left property line and a blue atlas cedar tree is located to the front right side of the residence. Two heritage coast live oak trees and a heritage Spanish fir tree are located in the right-of-way in front of the subject parcel. A heritage walnut tree is located just past the right side property line and a heritage coast live oak tree is located just past the rear right corner of the lot. In addition, three non-heritage trees are located on the subject parcel and one is located in the right-of-way in front of the parcel. The proposed site improvements should not adversely affect the surrounding trees as standard tree protection measures will be required through recommended condition 3.g. An updated arborist report with more detailed analysis of the potential impacts to heritage trees, due to necessary foundation work, will also be required at the building permit stage through recommended condition 4.b.

Correspondence

The applicant indicated that the property owners spoke with the surrounding neighbors who did not express any concerns about the proposal. Staff has not received any correspondence.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the neighborhood. The applicant proposes varying projections and articulations to reduce massing. The immediate area is a mixture of one and two-story homes. Staff believes the scale, materials and style of the proposed residence are compatible with the neighborhood. Staff recommends that the Planning Commission approve the proposed project.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following *standard* conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Flury Bryant Design Group, Inc., consisting of 12 plan sheets, dated received April 30, 2014, and approved by the Planning Commission on May 19, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
- 4. Approve the use permit subject to the following *project-specific* condition:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an encroachment permit application for the existing fence and gates within the public right-of-way, subject to review and approval of the Engineering Division. The encroachment permit agreement shall be executed and recorded against the property prior to building permit issuance.
 - b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated arborist report with more detailed analysis of possible construction impacts to heritage trees.

Report prepared by: Corinna Sandmeier Contract Planner

Report reviewed by: Thomas Rogers Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 calendar days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Arborist Report, prepared by Kielty Arborist Services, dated December 1, 2013

Note: Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

EXHIBITS TO BE PROVIDED AT MEETING

None

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PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION MEETING OF MAY 19, 2014 AGENDA ITEM E1

LOCATION: 721-851 Hamilton APPLICANT: Greenheart Land

Avenue (777 Hamilton Company LLC

Avenue)

EXISTING USE: Light Industrial and OWNER: Bayfront Investments

Vacant LLC

PROPOSED Multi-Family Residential APPLICATION: Study Session for

USE: Apartment Complex Compliance with the

with Associated R-4-S Design
Resident-Serving On- Standards and

Site Amenities Guidelines

ZONING: R-4-S - High Density

Residential, Special

PROPOSAL

The applicant is requesting a study session as part of the R-4-S compliance review process for a 195-unit, multi-family residential development located at 721-851 Hamilton Avenue. The purpose of the study session is to review the proposed residential development relative to the development regulations and design standards of the R-4-S (High Density Residential, Special) zoning district.

The study session will provide the Planning Commission and members of the public an opportunity to provide feedback on the proposal's compliance with the R-4-S design standards, which are mandatory as well as the design guidelines, which serve to encourage features and principles of good design, but are more qualitative in nature and are not mandatory. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S development regulations and design standards.

Following the study session, the applicant and staff will take into consideration the comments provided by the Planning Commission and members of the public, and the

plans may be adjusted to address comments. Unless there are substantial changes to the architectural design of the building, the plans would not return to the Planning Commission for additional review. TheR-4-S compliance determination of the Community Development Director is final and not subject to appeal.

BACKGROUND

On May 21, 2013, the City Council adopted the Housing Element of the City's General Plan for the planning period between 2007-2014. To implement the Housing Element and create housing opportunities for all income levels, the City Council also adopted a new residential zoning district called R-4-S (High Density Residential – Special). The subject site, along with an adjacent .67-acre site owned by Mt. Olive Apostolic Church, and three other sites were rezoned with the new R-4-S zoning designation.

The R-4-S zoning district includes development regulations as well as design standards specific to the zoning district. Multiple family dwelling units are permitted uses and not subject to discretionary review if all of the development regulations and design standards are met. Instead, the project is reviewed for compliance and a determination is made by the Community Development Director. As indicated previously, the purpose of the May 19 study session is to provide the Planning Commission and members of the public a forum to provide input prior to the compliance determination.

ANALYSIS

Site Location

The subject site is located in the Belle Haven neighborhood and totals 6.5 acres. The subject site is surrounded by the rail corridor to the north with the Facebook West Campus (under construction) immediately adjacent on the other side of the railroad corridor, a commercial shopping center with the new Neighborhood Service Center to the east, single-family, R-1-U zoned residential properties across Hamilton Avenue to the south, and an apartment, a church, and small lot single-family residential, zoned R-4-S, R-3 and R-3-X, respectively, to the west.

As former M-1 (Light Industrial) zoned property, the subject site is comprised of light industrial uses, which are currently unoccupied, as well as 2.1 acres of vacant land that was purchased from the City's Community Development Agency (Redevelopment Agency) through a competitive bid process in 2012. Since being selected as the purchaser of the Community Development Agency land, the applicant has worked with multiple M-1 property owners to purchase their property in order to aggregate the parcels to create a cohesive development for the area. On May 12, 2014, the City approved a lot merger to combine 21 parcels into one legal lot. The applicant is proposing to address the site 777 Hamilton Avenue.

In addition to the lot merger, the applicant intends to abandon all of the existing public utility easements (PUE) on the property that are no longer necessary due to the proposed project, maintain the existing reciprocal access easement shared with Mt. Olive Church at

the western end of the site at the terminus of Windermere Avenue, and create a new easement for Pacific Gas & Electric's high pressure gas line that bisects the middle of the property. The PUE abandonments would be reviewed through a three-step process, requiring 1) notification of intent to abandon the PUEs by the City Council, 2) review by the Planning Commission for General Plan consistency, and 3) the adoption of a resolution to abandon the PUEs by the City Council. The Planning Commission will be reviewing the proposed abandonments, and providing a recommendation on its General Plan consistency, at a separate meeting in the future. The lot merger and easement abandonments are required prior to issuance of building permits.

Project Description

The proposed project is comprised of a 195-unit, multi-family residential development, consisting of one-, two-, and three-bedroom apartments, approximately 4,500 square feet of resident amenity space and management offices, and a variety of common open spaces, including outdoor dining and lounge areas, a spa, and dog park. All of the proposed units on the subject property will be market rate housing. The plans are included as Attachment B. As part of the proposal, all of the existing buildings would be demolished and six heritage trees would be removed. Because the site is located within the flood zone, fill will be imported to raise the site approximately three feet to comply with FEMA (Federal Emergency Management Agency) requirements.

Below is a summary of the mix of unit types and the range of square footages.

Unit Type Mix Summary						
Number of Bedrooms	Number of Units	Square Footage Range				
One Bedroom	117	703-782 sf				
Two Bedroom	52	977-1,090 sf				
Three Bedroom	26	1,375-1,569 sf				

The data table on the next page compares the proposed project with the development regulations of the R-4-S zoning district. As proposed, all of the development regulations would be met and would not trigger additional use permit review for a modification to a development standard. In addition, the proposed development meets many of the design guidelines established in the R-4-S zoning district, including the use of varied colors and materials, the installation of attractive landscaping throughout the site, and the incorporation of distinctive entryways. The design guidelines are different than the design standards in that the guidelines suggest means for enhancing building design, attractiveness and neighborhood fit, as well as residential comfort and usefulness where the standards are objective and measurable rules required for new development.

		R-4-S Regulation ¹	Proposed Project Development		
Minimum	Lot Area	20,000 sf	284,164 sf (6.5 acres)		
Minimum	Lot Width	100 ft.	Approx. 1,419 ft.		
Minimum	Lot Depth	100 ft.	Approx. 217 ft.		
Donaite	minimum	20 du/ac	405ita (20 di./sa)		
Density	maximum	30 du/ac	195 units (30 du/ac)		
	Front	10 ft.	18 ft.		
Minimum	Interior Side	10 ft., except may be reduced to 5 ft. abutting a private access easement	Left - 10 ft. (from edge of easement) Right – 73 ft.		
Yards	Corner Side	10 ft.	N/A		
	Rear	10 ft.	53 ft.		
Maxi Floor Ar		Increase on an even gradient from 60% for 20 du/ac to 90% for 30 du/ac	73.6%		
Maximum Buil	ding Coverage	40%	37.2%		
Minimum C (Lands		25%	33%		
Height	Maximum building height	40 ft.	34 ft., 6 in.		
Building	g Profile	Starting at a height of 25 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.	Complies		
	Vehicular	2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; 1 space per studio. Spaces cannot be located in required front yard setbacks or in tandem (332 required).	335 spaces		
Parking	Electric Vehicle	A minimum of 3 percent of the required number of parking spaces shall provide dedicated electric vehicle/plug-in hybrid electric charging stations and a minimum of 2 percent of the required number of parking spaces shall be pre-wired for such equipment.	Dedicated charging stations – 10 spaces Pre-wired charging stations – 7 spaces		
	Bicycle	Long term – 1 space per unit where a private garage (per unit) is not provided Short term (visitor) – 1 space per every 10 units	Long term – 195 spaces/ 1 per unit Short term (visitor) – 30 spaces		

¹A development regulation, except for floor area ratio and density, may be modified subject to a use permit established in Chapter 16.82.

Site Layout and Design

The development includes seven residential buildings (numbered 1-7 on the plans), four of which are situated along Hamilton Avenue. The buildings are organized along a central pedestrian spine that extends in the east-west direction. The remaining three buildings are staggered in between the buildings fronting Hamilton Avenue and are located on the opposite of this internal "main street". Entrances to the building are located along the main street. The separation of the dwelling units into multiple buildings helps break up the massing of the overall site and allows greater light and air through the buildings and visibility into the site. The buildings are shown numbered on Sheet L-1. Buildings 1, 3 and 4 contain the same floor plan and, likewise, buildings 5, 6 and 7 contain the same floor plan. Building 2 is differentiated from the rest of the buildings since the building provides the main entrance to the leasing office and amenity space, which is a focal point architecturally and intended to operate as the hub and gathering space for the residents. The amenity area will provide both indoor and outdoor experiences and include a number of features, including a fitness room, cyber café, dog wash area, and outdoor dining and lounge area. A separate dog park and open space with turf is located separately at the western edge of the site. The amenities are available to residents and their guests only. If the applicant desires, members of the general public could be permitted to use the amenities through approval of a use permit for ancillary neighborhood serving uses as part of a mixed-use development by the Planning Commission at a future point in time.

Architecturally, the building includes contemporary, mid-century modern elements, which reflects the design of many of the homes in the Belle Haven neighborhood. Each of the buildings is three-stories in height, but building modulation and accent features help break the massing of the buildings. The maximum height of the buildings is approximately 35 feet, as measured from average natural grade (average of highest and lowest point of grade prior to the fill) to the top of the roof. Each of the buildings has a parapet ranging in height, which could increase the overall height of the building to a maximum of 41 feet, two inches. Design standard 4 (a)(1) allows vertical projections such as parapets to extend up to four feet beyond the maximum height, so long as it is architecturally integrated into the design of the building. The proposed parapets are integrated into the design of the elements to help provide varying rooflines.

All of the buildings would be clad in stucco with smooth fiber cement lap siding as accent walls, which provides visual breaks and interest to the building design. Metal railings for the balconies and metal canopies over select doorways, ground floor patios and the storefront windows of the main Building 2 would be incorporated into the material palette. Vinyl windows, with a two-inch recess from the face of external finishes per design standard 5 (a)(4) would be included in the development. The color scheme includes neutral tones of grey, cream and tan.

Facade Modulation

Design standard 2(a)(2) requires a major building modulation at a minimum of every 75 feet of façade length. The modulation shall be a minimum of six feet in depth for a length of 20 feet or a minimum setback of six feet from the primary façade of the building for the

full height of the building. Sheets A6.0a and A6.0b provide the modulation diagrams for the buildings that face the public right-of-way. Building 2 (Sheet A6.0b) contains a prominent entry feature, which serves as a major modulation. Although the southwest corner of Building 2 is greater than the required six foot depth offset from the primary façade, the building is angled from the primary facade, and therefore, does not provide a continuous depth of six feet of articulation. As designed, the angled feature/major modulation provides visual cues to denote access into the building, a sense of place, interest to the architectural design of the building. Staff believes that the applicant has designed the buildings to meet the intent of the facade modulation requirement, but would welcome the Planning Commission's input on the corner entry feature of Building 2.

Parking and Site Circulation

The project layout contains one primary vehicular access point along Hamilton Avenue, which is aligned with Sevier Avenue. New pedestrian curb ramps and realignment of the crosswalks across Hamilton Avenue would be required as part of the project scope. A second vehicular entrance/exit would be located at the western edge of the site along the shared access easement with the apartment complex at the intersection of Hamilton and Windermere Avenues. Both access points would be secured by automatic gates, with the latter intended for resident use only. The main vehicular entry gate would be setback approximately 80 feet from the front property line, and would be accented by planter walls to frame the entrance. The planter walls would be clad in siding to echo the materials of the buildings. A greenwall with decorative plantings set in modules would extend from the gates to connect to the two nearest buildings on opposite ends of the gate. The design not only signifies the main entrance to the development, but also complements the architectural style. The vehicular gate off of the access easement would be located approximately 170 feet from the Hamilton Avenue and would generally not be visible from the right-of-way.

The R-4-S zoning district has established required parking based on the number of bedrooms per unit. The project contains 335 parking spaces where 332 are required, and includes a mix of covered parking, individual tuck-under garages, as well as uncovered parking spaces throughout the site. The proposed project will also meet the requirements for electric vehicle parking, providing 10 electric vehicle charging stations and another 7 spaces pre-wired for chargers. In addition, the R-4-S zoning district establishes short term and long term bicycle requirements. Each dwelling unit provides a bicycle storage closet and short term bicycle parking is scattered throughout the site. A total of 30 spaces provided in three bicycle rack areas would be provided for short term and/or guest bicycle parking.

Open Space, Outdoor Common Areas, and Landscaping

The proposed plan includes the removal of six heritage threes, including one camphor, one blackwood acacia, one coast redwood, and three Hollywood junipers. The first three trees are in fair condition, and the junipers are in good condition. The City Arborist is tentatively recommending approval of the removal of these trees. The proposed project consists of a well-developed landscape plan that incorporates a generous planting palette, including approximately 200 new trees with a minimum size of 15 gallons. The trees

would serve as screening along the property perimeter as well as be planted within the parking lot and the common open space areas such as the "main street", open turf area and dog park at the eastern edge of the site. The landscaping plan includes two pedestrian courtyard portals, which function as the main pedestrian entrances into the site from Hamilton Avenue. From the sidewalk, a pedestrian is drawn to the buildings through a dedicated pathway flanked by California fan palm trees. Similar to the main vehicular entrance, the pedestrian portals would also be gated and framed by planter walls. These entrances are setback approximately 30 feet from the front property line along Hamilton Avenue, and therefore, would not be imposing or appear uninviting. Once through the pedestrian gate, the pedestrian's experience with the tree lined walkway continues to the central pedestrian spine of the development.

The landscaping plan also includes a variety of outdoor amenities areas in two main locations on the site. The proposed project meets both the landscaping requirement as well as common open space requirements without any modifications to the development regulations and design standards. Of the 195 units, 158 units meet the private open space requirement, which requires a minimum of 80 square feet and minimum dimensions of six feet by six feet per design standard 7(a)(1). For the remaining units, the open space requirement is met by substituting private open space with a greater ratio of common open space.

Correspondence

Staff has not received any correspondence regarding the proposed project.

Compliance Review and Next Steps

Based on staff's initial review of the plans, the proposed development complies with the R-4-S requirements. Attachment C contains a checklist of all of the R-4-S development regulations and design standards and summarizes the project's compliance with each requirement. Following the Planning Commission's study session on the proposed development, the Community Development Director and the applicant will take the comments into consideration and make changes, if appropriate. If no changes are made, it is the intent of the Community Development Director to issue the compliance review letter within two weeks. The decision of the Community Development Director is final.

As mentioned earlier, the applicant will need to complete the easement abandonment process before any building permit can be issued for construction of the buildings. Building permits, however, can be submitted, and be reviewed concurrently with the abandonment process. During the building permit stage, minor design and/or material changes are often requested to accommodate building code requirements, changes in market demand, availability of materials, and/or preference. Unless the changes comprehensively modify the scale or look of the proposal, the changes would be reviewed at a staff level only and not return to the Planning Commission.

The purpose of the study session is to receive input on the proposal's compliance relative to the R-4-S design standards and guidelines. At the meeting, no formal action will be taken by the Planning Commission. The Planning Commission's review is advisory only

and will be taken into consideration as part of the Community Development Director's compliance determination.

ENVIRONMENTAL REVIEW

The proposed project was analyzed in the Housing Element Update, General Plan Consistency Update, and Zoning Ordinance Amendments Environmental Assessment, certified by the City Council on May 21, 2013. Because the compliance review process is a non-discretionary process, ministerial items, such as the R-4-S compliance review, are exempt from the requirements of the Environmental Quality Act (CEQA).

RECOMMENDED MEETING PROCEDURE

Staff recommends that the meeting be conducted as follows:

- 1. Project Presentation by Applicant
- 2. Commission Questions on Project Proposal
- 3. Public Comment on Project Proposal
- 4. Commission Comments on Project Proposal

Report prepared by: Deanna Chow Senior Planner

Report reviewed by: Justin Murphy Development Services Manager

PUBLIC NOTICE

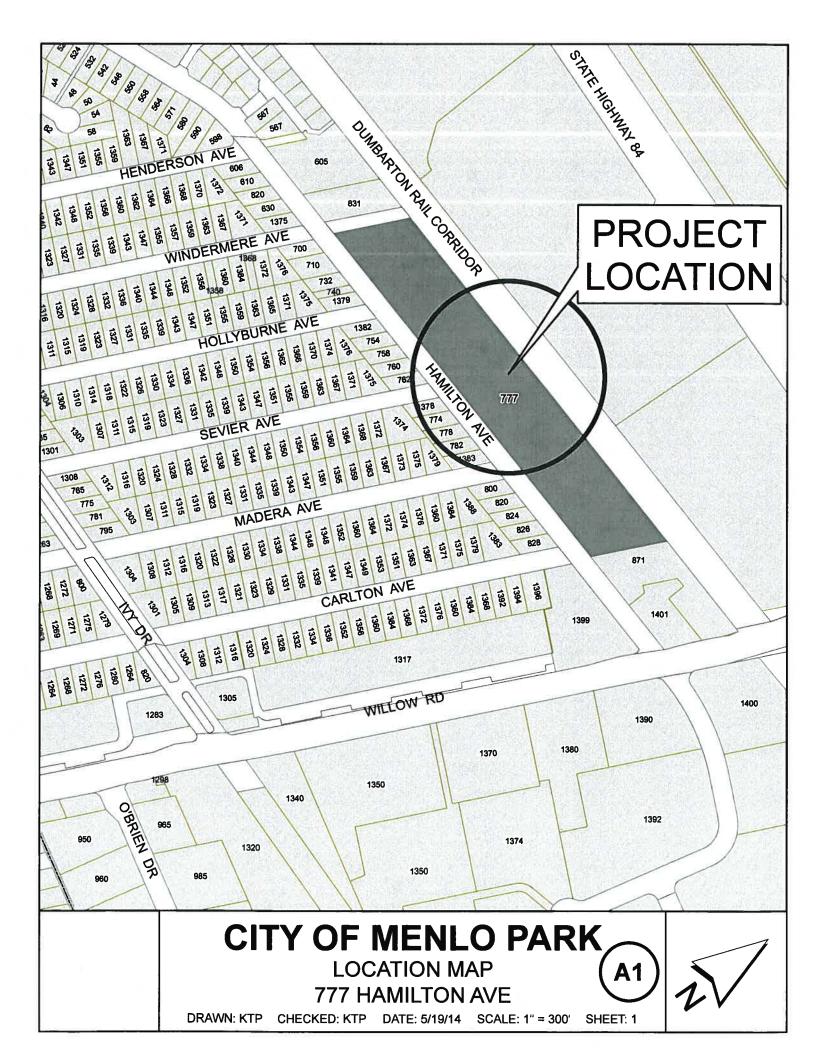
Public notification consisted of publishing a courtesy notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. No action will be taken at the meeting. The Community Development Director shall make the determination on the Compliance Review and the determination is final.

ATTACHMENTS

- A. Location Map
- B. Project Plans
- C. R-4-S Checklist

Note: Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

EXHIBITS TO BE PROVIDED AT MEETING
Colors and Materials Board
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HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650,681,9334

RECEIVED

MAY 1 3 2014

MENLO PARK, CA

3.2014 Planning Submitted #3

KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510,272,2910 ktgy.com



CITY OF MENLO PARK



Sheet Index

Architectural T1.0 Sheet Index T1.1 Code Analysis T1.2 Project Data A1.0 Master Site Plan A1.1 Enlarged Site Plan: West A1.2 Enlarged Site Plan: East A1.3 Carport Exhibit A1.4 Hose Reach Diagram A1.5 Parking Plan A2.0 Streetscape Elevation A2.1 Building #1 Elevations A2.2 Building #2 Elevations A2.3 Building #3 Elevations A2.4 Building #4 Elevations A2.5 Building #5 Elevations A2.6 Building #6 Elevations A2.7 Building #7 Elevations A2.8 Details A3.0 Building Type A Floor Plans A3.1 Building Type A-1 Floor Plans A3.2 Building Type B Floor Plans A4.0 Site Section A4.1 Building #1 Sections A4.2a Building #2 Sections A4.2b Building #2 Sections A4.3 Building #3 Sections A4.4 Building #4 Sections A4.5 Building #5 Sections A4.6 Building #6 Sections A4.7 Building #7 Sections A4.8 Section Through East Property Line A5.0 Unit Plans A5.1 Unit Plans A5.2 Unit Plans

A5.5 Unit Plans A5.6 Unit Plans A5.7 Trash Enclosure Plan & Elevations A5.8 Spa Equipment Enclosure Elevations & Section

A5.3 Unit Plans

A5.4 Unit Plans

A6.0a Modulation Exhibit: Building #1, 3, 4 A6.0b Modulation Exhibit: Building #2 A6.0c Modulation Exhibit: Perspectives

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Landscape L-1 Landscape Plan L-1.1 Fence and Wall Plan L-1.2 Hydrozone Plan L-2 Entry & Amenities Center Typical Courtyard Landscape L-3

C7.1 Typical Sections

Typical Paseo Landscape L-5 Landscape Details

1-6 Landscape Details - Amenity Area

Photometric Study EP1.0 Overall Site Lighting Plan EP1.1 Partial Photometric Site Plan EP1.2 PartialPhotometric Site Plan

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

SHEET INDEX

DGT # 2013-0254

05.13.2014 Planning Scientists #3

KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510.272.2910 ktgy.com



MENLO PARK, CA

2013 CBC Code Analysis:

1. Use / Occupancy Classification:

Hamilton Apartments is a multifamily residential use project. Some of the buildings have tuck-under garage parking for automobiles associated with the residential use. One of the buildings has an amenity space and a leasing lobby within the residential building. The residential building is classed as an R-2 occupancy, the tuck-under garage is classed as a U occupancy, and the amenity space and leasing lobby are classed as A-3 occupancy.

2. Fire Sprinkler System:

All buildings are proposed to be fully sprinklered with automatic fire sprinklers meeting NFPA 13 standards per CBC Section 903.3.1.1. Automatic fire protection of the R-2 occupancy is required per CBC Section 903.2.8.

3. Construction Type:

Residential building and tuck-under parking garage construction shall be of Type VB construction. Basic height and area limitations per occupancy and construction type per CBC Table 503 are as follows:

R-2/VB = 40 feet and 2 stories*, 7,000 SF per story / 14,000 SF per building U/VB = 40 feet and 1 story, 5,500 SF per story / 5,500 SF per building A-3/VB = 40 feet and 1 story, 6,000 SF per story / 12,000 SF per building *Fire sprinklers are provided to allow story increase modification per CBC Section 504.2.

4. Actual Heights And Areas:

All buildings are three stories in height.

Areas are measured to the exterior face of framing of exterior walls, including exterior areas within the horizontal projections of floors and roofs above. The following is a list of total height and areas for all three building types:

1	Height	Story	Area
Building #1, 3, and 4:	30'-6"	3	39,650 SF total
√ R-2/VB			39,650 SF
Building #2:	30'-6"	3	37,540 SF
R-2/VB			32,696 SF
A-3/VB			4,844 SF
Building #5, 6, and 7:	30'-6"	3	24,588 SF
R-2/VB			21,061 SF
U/VB			3.527 SF

All buildings exceed the basic allowable stories per CBC Table 503. Story modifications per CBC Section 504.2 are utilized.

All buildings exceed the basic allowable area per CBC Table 503. Buildings will be separated by firewalls per CBC Section 706.

5. Fire Resistance Rating Requirements for Building Elements:

Per Table 601, the fire-resistance rating requirements for Type VB construction are as follows: Primary structural frame 0 hour Exterior bearing wall 0 hour

0 hour

Interior bearing wall 0 hour Non bearing exterior walls and partitions 0 hour Non bearing interior walls and partitions 0 hour Floor construction & associated secondary members 0 hour Roof construction & associated secondary members

6. Fire-Resistance Rating of Fire Partitions

Per CBC Section 708.3 Exception 2, dwelling unit and sleeping unit separations in building of Type VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped through with an automatic sprinkler system in accordance with Section 903.3.1.1.

7. Fire-Resistance Rating of Horizontal Assemblies

Per CBC Section 711.3 Exception, dwelling unit and sleeping unit separations in building of Type VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped through with an automatic sprinkler system in accordance with Section 903.3.1.1.

8. interior Exit Stairways

Per CBC Section 1022.2, Interior exit stalrways shall have a fire-resistance rating of not less than 1 hour where connecting less than four stories.

9. Required Separation of Occupancies

R-2 & A-3 occupancies and R-2 & U occupancies separated per requirements on CBC Table 508.4.

10. Single Exits

Per CBC Section 1021.2, R-2 occupancies on the first, second, or third stories above grade plan are permitted to have a single exit or access to a single exit, provided the maximum number of dwelling units and the maximum exit access travel distance do not exceed the values in Table 1021.2(1).

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

MENLO PARK, CA DET # 2013-0254

01.09.2014 Planning Submitted #/2



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CODE ANALYSIS

Gross Floor A	rea Summ	nary								
		Level 1		Level 2	i.	evel 3	1 1	otal	Exc	lusions*
Building 1	12,593	of	12,508	ef	12,446	sf s	37,546	d	100	lef .
Building 2	12,878	ef	10,617	ef	12,448	sf	35,942	ef	190	100
Building 3	12,593	sf	12,506	of	12,446	8f	37,546	ef	100	ef
Building 4	12,593	ef	12,508	ef	12,446	af .	37 546	ef	100	ef
Building 5	4.421	ef	7,869	ef	7,889	af .	20,158	ef	0	ef
Building 8	4,421	ef	7,869	ef	7,869	af	20, 158	ef	0	ef
Building 7	4,421	of	7,869	of	7,869	e/	29,158	ef	0	ef .
Total				II.			209,055	ef	491	ef
São Area							284,164	of		
Floor Area Ratio			_			_	74%			
Exclusions Limit	ed to 3% of	Maximum Allo	wed Gross Floo	r Area per Z	oning Ordinana	ce 16.04.32	:5(C)(1)	_	_	1
Total Exclusions p	w 16.04.325	(C)(1)							491	4
Maximum Allowed	Gross Floor	Area					0.	x 284, 164 =	255,748	ef
							491/2	84,164 af =	0.2%	Of Max Allows GFA

	Net Area (SF)	Deck Area (SF)	Bike Storage Area (SF)	Level 1	Level 2	Level 3	D.U.	Mbs
1 BR								
1A	743	81	28	8	6	3	15	
1A-2	722	85	16	8	8	8	24	
18	703	47	20			3	9	
10	707	91	26	0	0	0	8	
1C 2FL	707	41	26	0				
1C 3FL	707	58	26	c	0			
10	791	132	24	7		8	23	
18	751	147	17	7	7	8	22	
Total						**	117	60.0%
2 BR								
2A	977	94	13	0		8	12	
28	1039	139	18		0	0	8	
28 ABV	1039	96	18	0			12	
2C	1090	90	18	,	7	8	22	
Total	-7/		10				82	28,7%
3 BR								
3A	1375	187	20	7	0	0	7	
3A ABV	1375	90	20	0	7		15	
38	1448	128	49	0	0	3	3	
30	1569	147	17	0	-1	0	1	
Total							26	13.3%
D.U. Total							195	

4,164	Propo ef du	eed Project 6.52 sc 209,055 sf / 284,164 sf	Development Regulations 20,000 of Moomum 90% for 30 du/sc 195 du @ 30 du/sc
% 5			Meximum 90% for 30 du/sc
8	du	209,055 of / 284,164 of	
	du		195 du @ 30 du/ac
	1		
	du/ec		Minimum 20 dufec Meximum 30 dufec
,840	ef		
358	ef .		
,040	ef		
2	ef .		
5,900	ef	37%	Meximum 40% coverage
,268	af .	30%	
,996	ef .	33%	Minimium open space: 25%
5	sp .		332 ap per city ratio see Parking Summary
e trellis	and poo	of equipment enclosure	areas.
	58 ,040 2 5,900 ,288 ,995 5 se trelliser excis	158 sf 1040 sf 2 sf 5,900 sf 2,200 sf 996 sf 5 sp se trellin and power excludes car	55 of

Parking Summary			
Parking Required:	# of Units	Speces / D.U.	Required
1 BR	117	1.5	178
2 BR	52	2	104
3 BR	26	2	52
Total	195		332
Parking Provided:	Garage	Carport	Uncovered
	41	154	140
Total			335
Statts with EV charging stat	ions 10 (3% of n	equired)	
State pre-wired for EV char	ging stations: 7 (2	% of required)	
Guest Bicycle Parking:	# of Units	Speces / D.U.	Required
Required	195	0.1	20
Total Provided			30
Long Term Blcycle Perking":	# of Units	Speces / D.U.	Required
Required	195	1	195
Total Provided			195
*One Long Term Bike Perio bike storage closet.	ing Space is provi	ded in each unit in an i	nterior or exteri

OPEN SPACE CALCULATION:

158 d.u. have complying private open space.

37 d.u. do not have complying private open spaca. The decks on Unit Plan Types 1B, 1C 2FL, 1C 3FL, & 2B ABV do not meet the 80 sf minimum area requirement and/or the 6' x 6' minimum dimensions requirement.

Per R-4-S Zoning Ordinance Section 7a.1, "In cese of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 sf for each 1 sf of private open space that is not provided."

37 d.u. x 80 sf/d.u. = 2,960 sf of private open space will be substituted with common open space 2,960 sf x 1.25 = 3,700 sf of common open space to be provided.

in addition to the 3,700 sf of common open space, a minimum of one space, 40 feet minimum dimension (1,600 sf minimum) is required.

3,700 sf + 1,600 sf = 5,300 sf of total common open space required

93,996 sf of common open space ("Total Landscaped Area" in Site Analysis Matrix) provided; 40'x40' minimum dimension provided in Outdoor Amenity Area, see A1.1

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

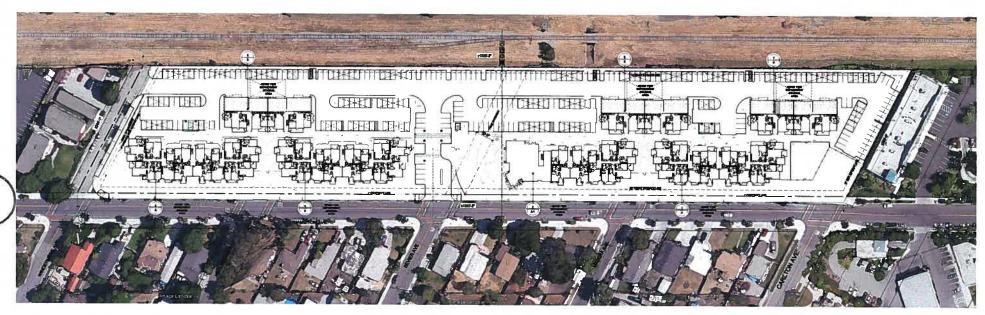
PROJECT DATA

MENLO PARK, CA KTGT # 2013-0254

65.13.2014 Planning Submitted #3







Note: Please see enlarged site plan (A1.1. & A1.2) for dimensions and other notes.







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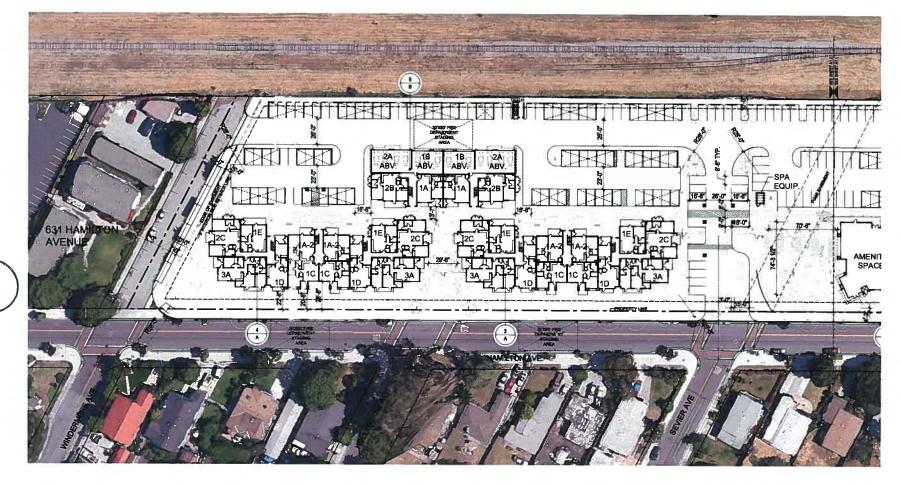
MASTER SITE PLAN

MENLO PARK, CA

05.13.2014 Planning Submitted #3









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05.(3.20) 4 Planning Schoolstel #3

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KTGY # 2013-0254





ENLARGED SITE PLAN: WEST





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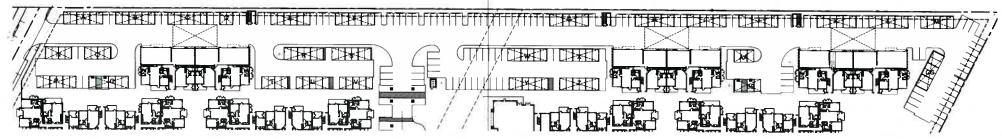
ENLARGED SITE PLAN: EAST

MENLO PARK, CA

SS 12 2014 Phonoise Submitted .



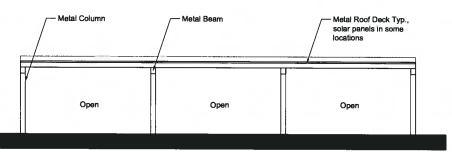




Front Elevation, Typ.

Plan, Typ.

Keymap



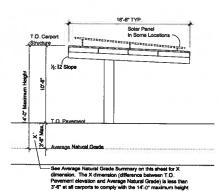
Width Varies

8'-6" TYP.

Carport Average Natural Grade Summary:

*Please see keymap above for carport designations

	Avg. Nat.	T.O.	X Dimension: refer to section on this she
	Grade	Pavement	(T.O. Pavement - Avg. Nat. Grade)
A:	+6.5	+8.6	2.1'
B:	+6.9	+9.5	2.6'
C:	+7.2	+9.5	2.3'
D:	+6.9	+9.5	2.6'
E:	+6.8	+8.8	2.0'
F:	+7.1	+9.7	2.6'
G:	+7.23	+9.7	2.47'
H:	+6.6	+9.5	2.9'
l:	+7.5	+9.5	2.0'
J:	+7.6	+9.5	1.9'
K:	+8.74	+9.5	0.76'
735	+7.3	+9.5	2.2'
M:	+6.4	+8.9	2.5'
N:	+7.3	+9.6	2.3'
0:	+7.3	+9.6	2.3'
P.	+7.3	+9.5	2.2'
Q:	+7.3	+9.5	2.2
R:	+8.9	+9.6	0.7'
S:	+7.6	+9.6	2.0'
To	+6.9	+9.5	2.6'
U:	+7.6	+9.5	1.9'
V:	+7.0	+9.5	2.5'
W:	+6.95	+10.2	3.25'
X:	+7,79	+10.1	2.31'
Y:	+6.74	+9.6	2.86'
Z;	+7.37	+9.5	2,13'
AA:	+7.39	+10.3	2.91"
BB:	+8.3	+10.1	1.8'
CC:	+6.7	+8.8+	2.1'



Section Diagram

HAMILTON APARTMENTS

Carport structure to be painted to

match Body 3 dark grey color. Please



see materials board.

 $\boldsymbol{\omega}$

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CARPORT EXHIBIT

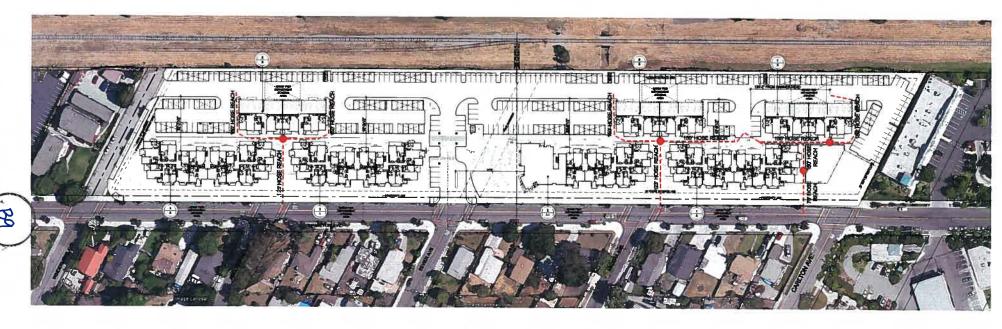
MENLO PARK, CA

ETGT # 2013-0254 05.(3.2014 Planning Submitted #3

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Legend:

----- 150' Max. Hose Reach

1 BUILDING NUMBER
A BUILDING PLAN TYPE,
SEE SHEET AS SERIES

HAMILTON APARTMENTS



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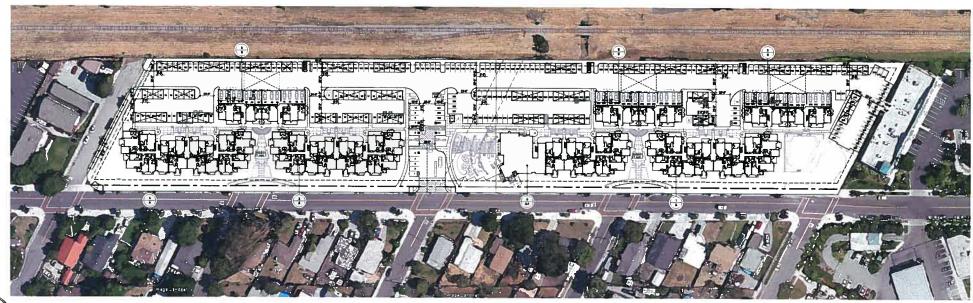
HOSE REACH DIAGRAM

MENLO PARK, CA

85./3.2014 Planning Substitut #7







Perking			
Required:	# of Units	Spaces / D.U.	Required
1 BR	117	1,5	178
2 BR	52	2	104
3 BR	26	2	52
Total	195		332
Perking Provided:	Gerege	Carport	Uncovered
	41	154	140
Total			335
Stalls with EV chargi	ng stellons : 1	0 (3% of required)	
Claim promised for E	V charging st	stions: 7 (2% of re	quired)
COMP IN G. MINGO IO. C			
Queet Bloycle Parking:	# of Units	Speces / D.U.	Required
Quest Bicycle	If of Units	Speces / D.U.	Required 20
Guest Bicycle Parking:			
Quest Bicycle Parking: Required			20
Queet Bicycle Parking: Required Total Provided Long Term	195	0.1	20



BUILDING PLAN TYPE, SEE SHEET A3 SERIES

Legend:

EV Stalls with EV charging stations

Stalls pre-wired for EV charging stations PW

Carport

GUEST BIKE

Guest bike rack

HAMILTON APARTMENTS



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PARKING PLAN

MENLO PARK, CA KTGY # 2013-0254

45, (3.2014 Planning Submitted #7)







Building #4 Building Plan Type A

Building #3 Building Plan Type A

Building Plan Type A-1

Building Plan Type A

Hamilton Avenue Streetscape Elevation 1:60 Scale





631 Hamilton

Building #4 Building Plan Type A Building #3 Building Plan Type A

Driveway

Enlarged Elevation A



Building #2 Building Plan Type A-1

Building #1 Building Plan Type A 871-883 Hamilton

Enlarged Elevation B

HAMILTON APARTMENTS



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STREETSCAPE ELEVATION

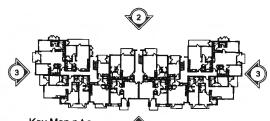
MENLO PARK, CA

ETGT # 2013-0254

05.13.2014 Planning Schmittal #3



1. Front Elevation



Key Map n.t.s.

- Material Legend Fiber Cement Lap Siding
- 20/30 Stucco
- Vinyl Window in 2" Recess
- Metal Railing
- Trim
- Metal Cenopy
 Metal Mechanical Screening, Color to Match Accent 1



2. Rear Elevation



3. Side Elevation

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681,9334

BUILDING #1 ELEVATIONS

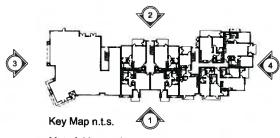
MENLO PARK, CA

ETGT # 2013-0254



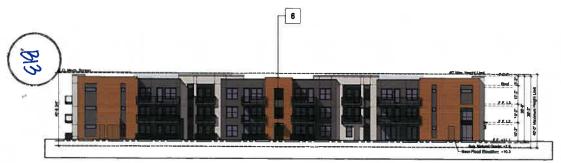






Material Legend

- . Fiber Cement Lap Siding
- . 20/30 Stucco
- 3. Vinyl Window in 2" Recess
- Metal Railing
- 5. Trim
- 6. Metal Canopy
- Storefront
- 8. Metal Mechanical Screening, Color to Match Accent 1
- Sectional Metal Overhead Door







3. Side Elevation



4. Side Elevation

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING #2 ELEVATIONS

MENLO PARK, CA

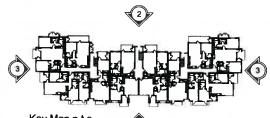
KTG7 # 2013-0254

11.2014 Planning Submitted IF 1









Key Map n.t.s.



- Material Legend

 1. Fiber Cernent Lap Siding
- 20/30 Stucco
- Vinyl Window in 2" Recess
- Metal Railing
- Trim
- Metal Canopy Metal Mechanical Screening, Color to Match Accent 1



2. Rear Elevation



3. Side Elevation

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING #3 ELEVATIONS

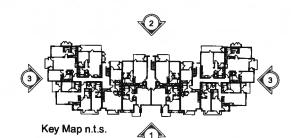
MENLO PARK, CA CC # 2013-0254











- Material Legend

 1. Fiber Cement Lap Siding
- 20/30 Stucco
- Vinyl Window in 2" Recess
- Metal Railing
- Trim
- Metal Cenopy
- Metal Mechanical Screening, Color to Match Accent 1



2. Rear Elevation



3. Side Elevation

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING #4 ELEVATIONS

MENLO PARK, CA KTGT # 2013-0254

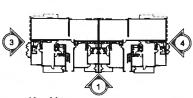












Key Map n.t.s.

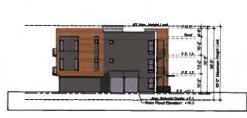
- Material Legend

 1. Fiber Cernent Lap Siding
- 20/30 Stucco
- Vinyl Window in 2" Recess
- Metal Railing
- Trim
- Metal Canopy
- Garage Door
- Metal Mechanical Screening, Color to
 - Match Accent 1

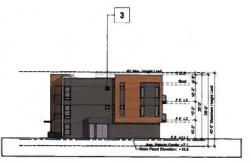


2. Rear Elevation

1. Front Elevation



3. Side Elevation (West)



4. Side Elevation (East)

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING #5 ELEVATIONS

MENLO PARK, CA IDGY # 2013-0254



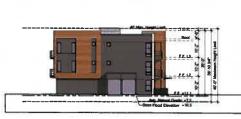




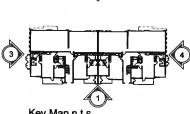
1. Front Elevation



2. Rear Elevation



3. Side Elevation (West)



Key Map n.t.s.

- Material Legend

 1. Fiber Cement Lap Siding
- 20/30 Stucco
- Vinyl Window in 2" Recess
- Metal Railing
- Trim
- Metal Canopy
- Garage Door
- Metal Mechanical Screening, Color to Match Accent 1



4. Side Elevation (East)

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING #6 ELEVATIONS

MENLO PARK, CA KTGT # 2013-0254



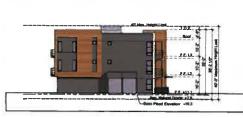




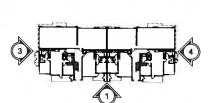
1. Front Elevation



2. Rear Elevation



3. Side Elevation (West)

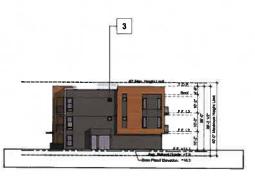


Key Map n.t.s.

- Material Legend

 1. Fiber Cament Lap Siding
- 20/30 Stucco
- Vinyl Window in 2" Recess
- Metal Railing
- 5. Trim
- Metal Canopy
- Garage Door
- Metal Mechanical Screening, Color to

Match Accent 1



4. Side Elevation (East)

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING #7 ELEVATIONS

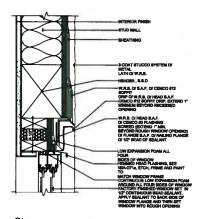
MENLO PARK, CA ETGT # 2013-0254

05. |3.2014 Planning Submitted #1

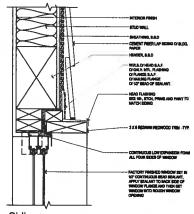




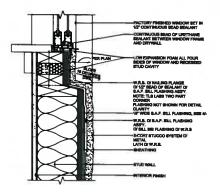




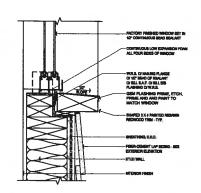
Stucco: Typical 2" Window Recess Detail @ Window Head



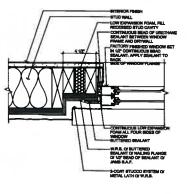
Siding: Typical 2" Window Recess Detail @ Window Head



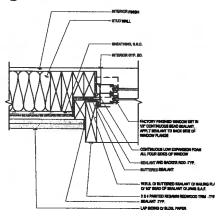
Stucco: Typical 2" Window Recess Detail @ Window Sill



Siding: Typical 2" Window Recess Detail @ Window Sill



Stucco: Typical 2" Window Recess Detail @ Jamb



Siding: Typical 2" Window Recess Detail @ Jamb

HAMILTON APARTMENTS



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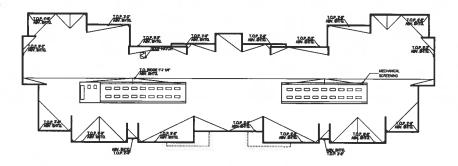
DETAILS

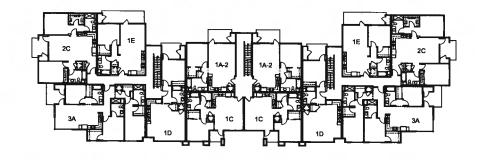
MENLO PARK, CA

04.07.201 t Planning Submittal #2

Y Group, Inc.

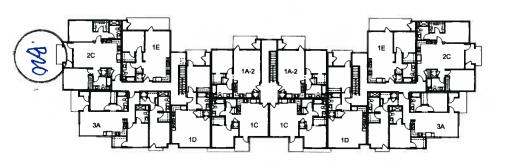






ROOF

LEVEL 2



LEVEL 3

LEVEL 1

HAMILTON APARTMENTS



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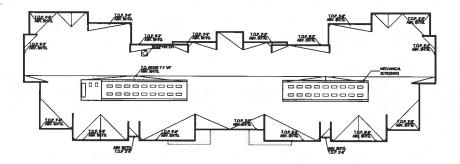
BUILDING TYPE A FLOOR PLANS (BLDG. #1, 3, 4)



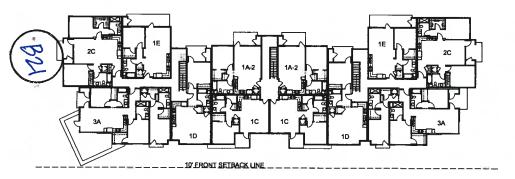
KTGY Group, inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510.272.2910 ktgy.com



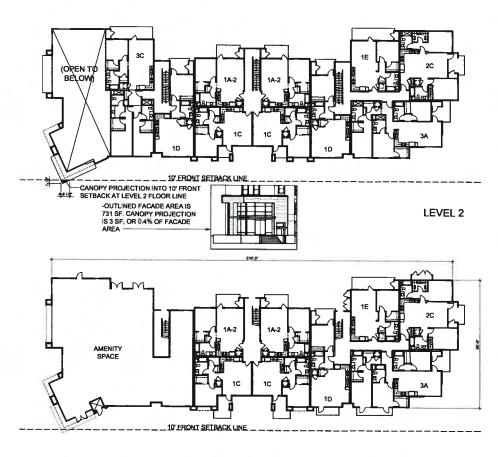
MENLO PARK, CA



ROOF



LEVEL 3



LEVEL 1

HAMILTON APARTMENTS



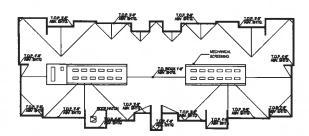
Greenheart Land Company 941 East Charlaston Road Palo Alto, CA 94303 650.681.9334

BUILDING TYPE A-I FLOOR PLANS (BLDG. #2)

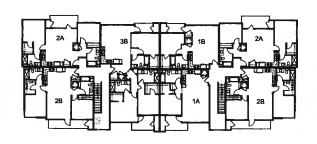








LEVEL 2



LEVEL 3

HAMILTON APARTMENTS



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BUILDING TYPE B FLOOR PLANS (BLDG. #5, 6, 7)



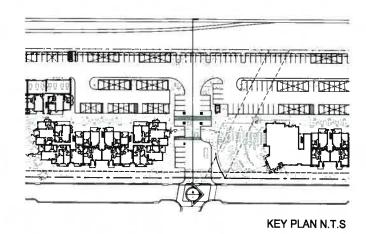
KTGY Group, inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA. 94607 510.272.2910 ktgy.com

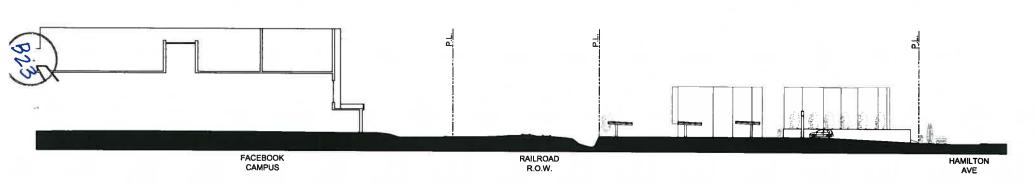


MENLO PARK, CA

LEVEL 1

ROOF





SECTION A

HAMILTON APARTMENTS



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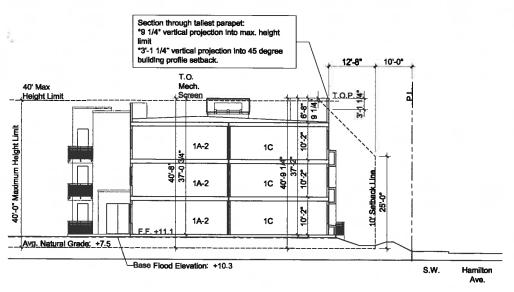
SITE SECTION

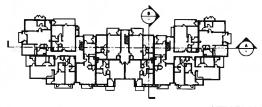
MENLO PARK, CA

85,13.2014 Planning Submitted #F3









KEY PLAN

SECTION B

40' Max. Height Limit F.O.P. 2C S. 1E 1D 1A-2 1A-2 1D S. 1E 2C 2C 1E S. 10 1A-2 1A-2 1D S. 1E 2C 2C 1E S. 1D 1A-2 1A-2 1D S. 1E 2C Avg. Natural Grade: +7.5 Base Flood Elevation: +10.3

SECTION A

HAMILTON APARTMENTS



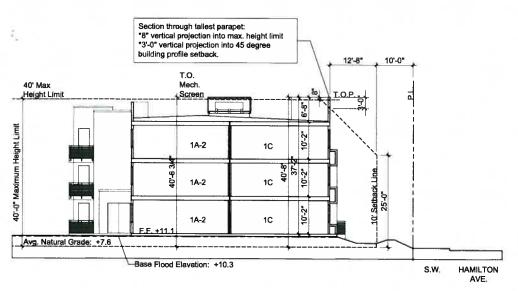
Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

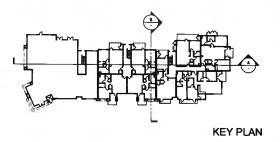
BUILDING #1 SECTIONS

MENLO PARK, CA

EDGY # 2013-0254 05.13.2014 Planning Submitted #3







SECTION B

40' Max. Height Limit 2C 1E S. 1D C. 1A-2 1A-2 1D 1E 2C 3C S. 1D 1A-2 C. 1A-2 1D S. 1E 2C AMENITY **AMENITY** 1A-2 C. 1A-2 1D S. 1E 2C SPACE SPACE Avg. Natural Grade: +7.6 Base Flood Elavation: +10.3

SECTION A

HAMILTON APARTMENTS



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BUILDING #2 SECTIONS

MENLO PARK, CA

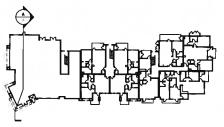
ETGT # 2013-0254

05.(3.2014 Pluming Submitted #/3

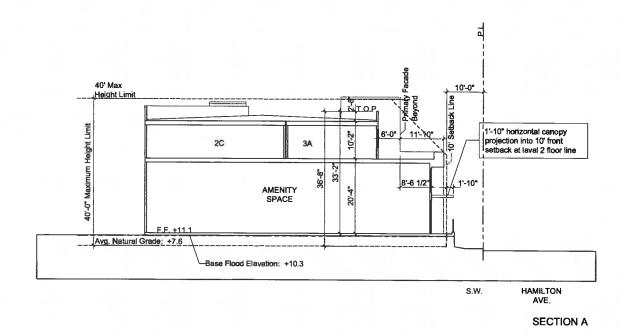
KTGY Group, Inc.
Architecture+Pianning
580 Second St., Suite 200

Oakland, CA 94607 510.272.2910 ktgy.com





KEY PLAN







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BUILDING #2 SECTIONS

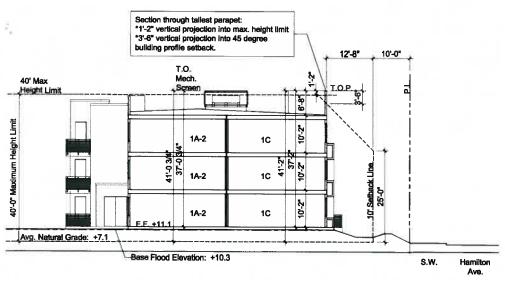
MENLO PARK, CA

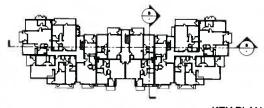
05.13.2014 Planning Submittel #3

KTGY Group, Inc.
Architecture+Planning









KEY PLAN

SECTION B

40' Max. Height Limit TOP. 2C 1E 1D 1A-2 1D 1A-2 S. 1E 2C 2C 1E S. 1D 1A-2 1A-2 1D S. 1E 2C 2C 1E S. 1D 1A-2 1A-2 1D 1E 2C Avg. Natural Grade; +7.1

Base Flood Elevation: +10,3

SECTION A

HAMILTON APARTMENTS

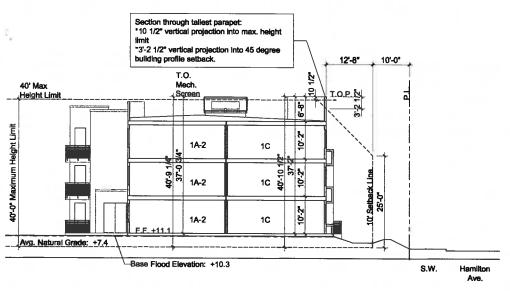


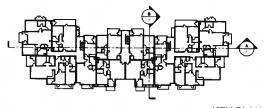
Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING #3 SECTIONS

MENLO PARK, CA ETGT # 2013-0254







SECTION B

40' Max. Haight Limit F.O.P. 2C 1E 1D 1A-2 1A-2 1D S. 1E 2C 2C 1E 1D 1A-2 1A-2 1D S, 1E 2C .O-.O# 2C 1E S. 10 1A-2 1A-2 1D S. 1E 2C Avg. Natural Grade: +7.4 Base Flood Elevation: +10.3

SECTION A

HAMILTON APARTMENTS



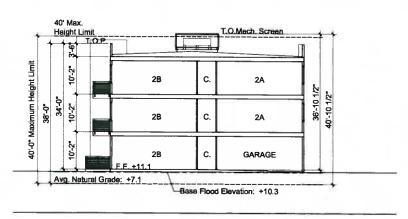
Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681,9334

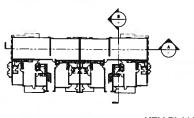
BUILDING #4 SECTIONS

MENLO PARK, CA

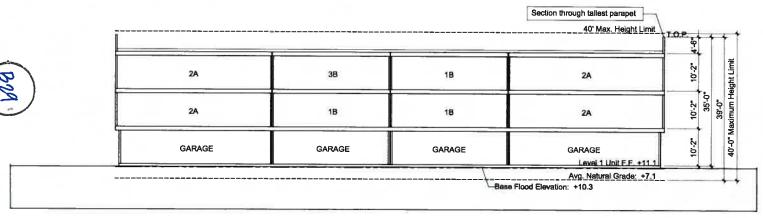
05.13.2014 Planning Submitted #3







SECTION B



SECTION A

HAMILTON APARTMENTS



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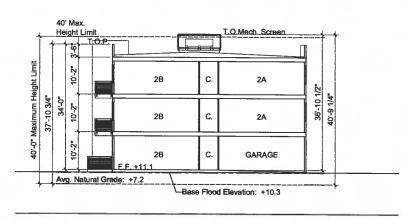
BUILDING #5 SECTIONS

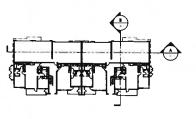
MENLO PARK, CA

IDST # 2013-0254

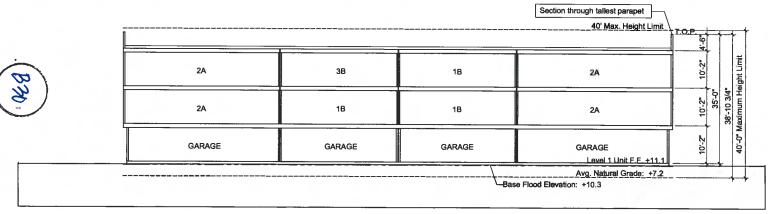
65.13.2014 Planning Submitted #3







SECTION B



SECTION A

HAMILTON APARTMENTS



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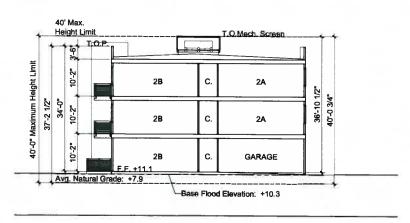
BUILDING #6 SECTIONS

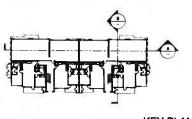
MENLO PARK, CA

05.13.2014 Planning Solutional #3

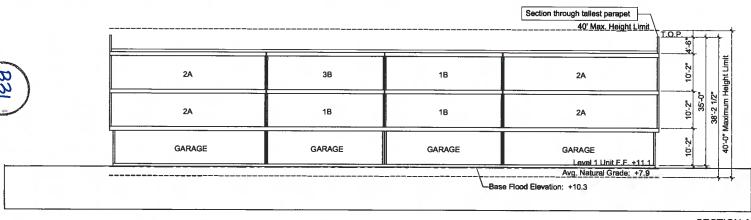
A4.6







SECTION B



SECTION A

HAMILTON APARTMENTS



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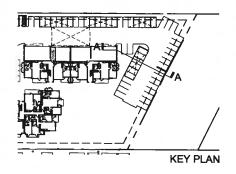
BUILDING #7 SECTIONS

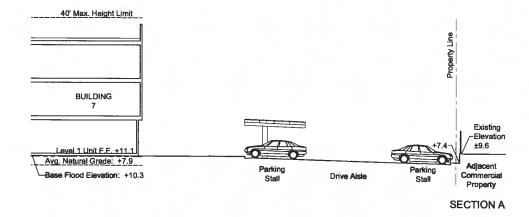
MENLO PARK, CA

65.13.2814 Planning Submitted #73

A4.7













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SECTION THROUGH EAST PROPERTY LINE

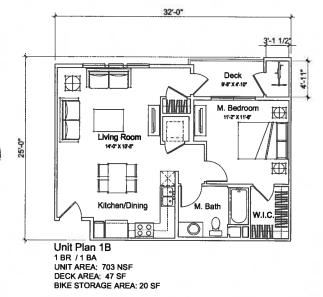
MENLO PARK, CA

05.13.2014 Planning Submitted #F3

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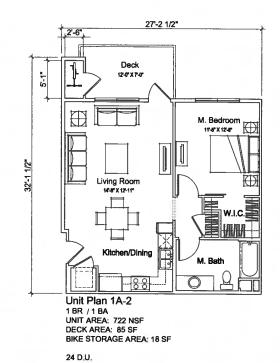
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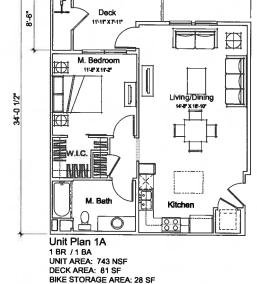


9 D.U.

NOTES:

1. Net area is measured to the outside face of stud or center of air gap if wall is adjacent to another unit.





27'-2 1/2"

15 D.U.

2'-6"

HAMILTON APARTMENTS



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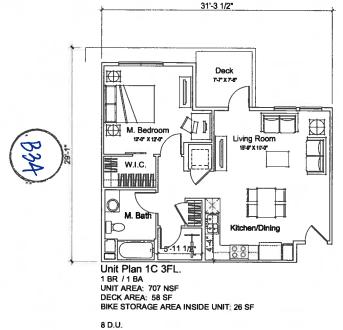
UNIT PLANS

MENLO PARK, CA

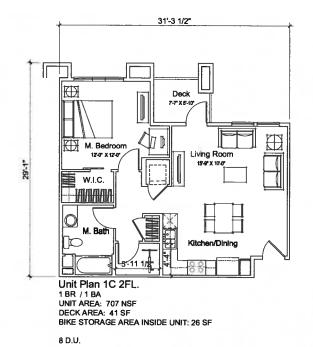
65.13.2014 Planning Submitted #7

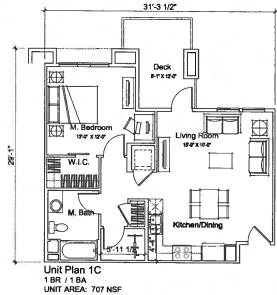






NOTES Net area is measured to the outside face of stud or center of air gap if wall is adjacent to another unit.





DECK AREA: 91 SF BIKE STORAGE AREA INSIDE UNIT: 26 SF

8 D.U.

HAMILTON APARTMENTS



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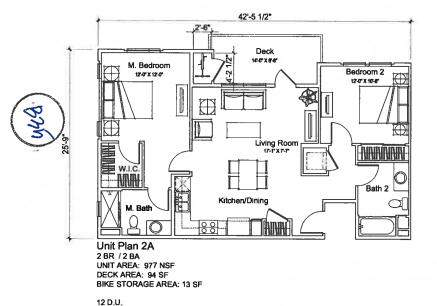
UNIT PLANS

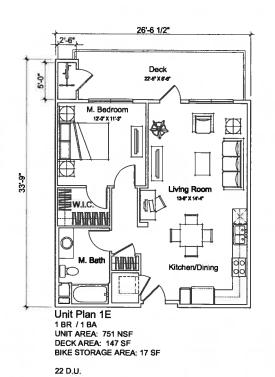
MENLO PARK, CA KTGT # 2013-0254

05.13.2014 Planning Submitted #/3









Deck 8-6.X 8-2. M. Bedroom 12-7" X 11'-6" M. Bath Kitchen/Dining Living Room Deck 12-0° X 4'-0° Unit Plan 1D 1 BR / 1 BA UNIT AREA: 791 NSF

21'-7"

DECK AREA: 132 SF BIKE STORAGE AREA: 24 SF

23 D.U.

HAMILTON APARTMENTS



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NOTES

Net area is measured to the outside face of stud or center of air gap if wall is adjacent to another unit.

UNIT PLANS

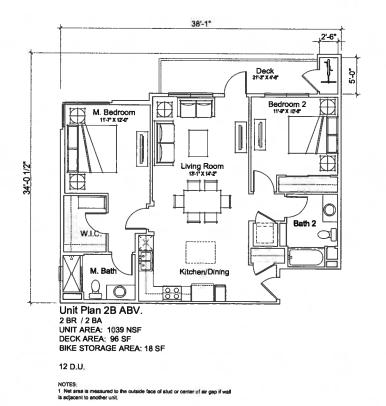
MENLO PARK, CA ETGT # 2013-0254

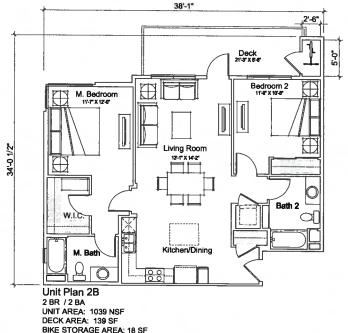
65.)3.20(4 Planning Submitted #3











DECK AREA: 139 SF BIKE STORAGE AREA: 18 SF

6 D.U.

HAMILTON APARTMENTS



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UNIT PLANS

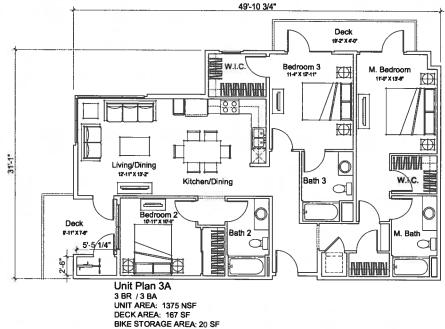
MENLO PARK, CA ITGT # 2013-0254

65.13.2014 Planning Submitted #F3









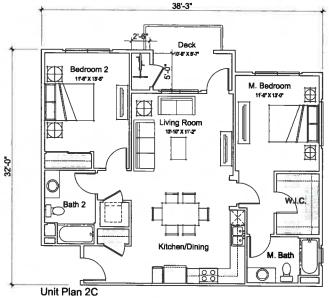
7 D.U.

NOTES:
1. Net area is measured to the outside face of stud or center of air gap if wall is adjacent to another unit.

HAMILTON APARTMENTS



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Unit Plan 2C 2 BR / 2 BA UNIT AREA: 1090 NSF DECK AREA: 90 SF BIKE STORAGE AREA: 16 SF

22 D.U.

UNIT PLANS

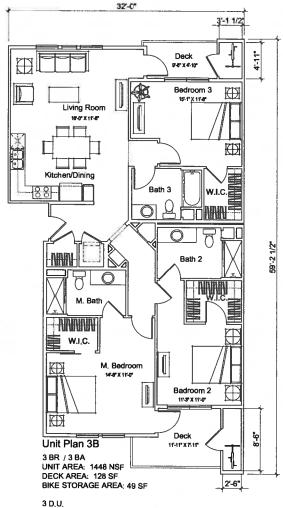
MENLO PARK, CA KTGY # 2013-0254

05.13.2014 Planning Suit



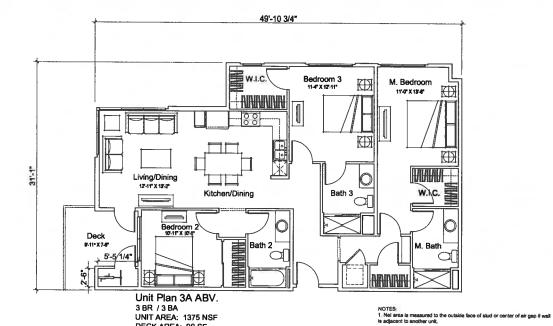








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15 D.U.

UNIT PLANS

DECK AREA: 90 SF

BIKE STORAGE AREA: 20 SF

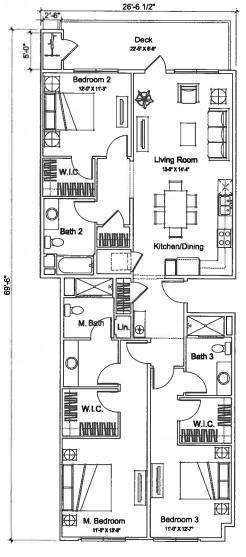
MENLO PARK, CA ETGT # 2013-0254

05.|3.20|4 Planning Submittel #3









Unit Plan 3C 3 BR / 3 BA UNIT AREA: 1569 NSF DECK AREA: 147 SF BIKE STORAGE AREA: 17 SF

1 D.U.

UNIT PLANS

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05.13.2014 Planning Schmittal #/3



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NOTES:

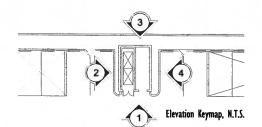
1. Net area is measured to the outside face of stud or center of sir gap if wall is adjacent to another unit.

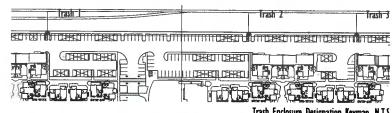


HAMILTON APARTMENTS



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Trash Enclosure Designation Keymap, N.T.S

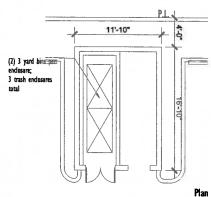


I. Front Elevation



2. Left Elevation





1/2:12 Slope

Average Natural Grade Trash 1: +6.1 Trash 2: +6.27 Trash 3: +8.1

Section above shows the condition at Trash 1, which has the lowest average natural grade and the tallest overall height of the three trash enclosures.

Structure below B.F.E. to be resistant to flood damage



3. Rear Elevation

HAMILTON APARTMENTS



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TRASH ENCLOSURE PLAN AND ELEVATIONS



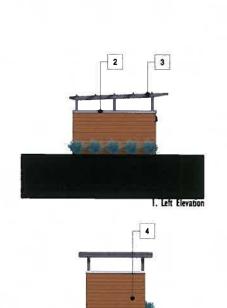
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Section



3. Back Elevation



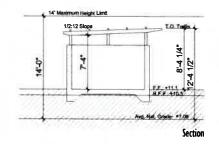
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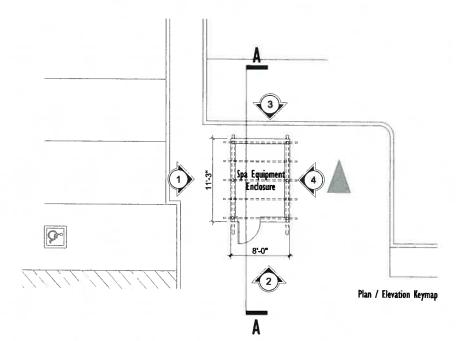
Material Legend

Trim

2. Front Elevation







HAMILTON APARTMENTS



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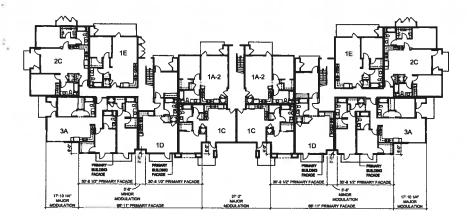
SPA EQUIPMENT ENCLOSURE ELEVATIONS & SECTION

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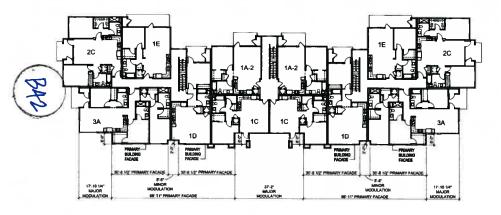








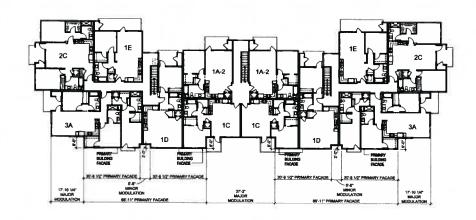
BUILDING #1, 3, & 4: LEVEL 1 PLAN



BUILDING #1, 3, & 4: LEVEL 2 PLAN



BUILDING #1 & 4 ELEVATION (BUILDING #3 SIM.: SAME MODULATION; DIFFERENT EXTERIOR FINISH)



BUILDING #1, 3, & 4: LEVEL 3 PLAN



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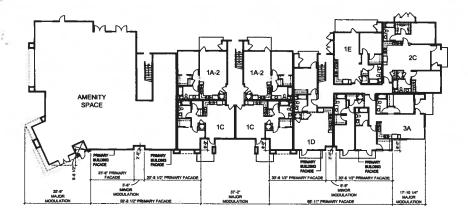
MODULATION EXHIBIT: BUILDING #1, 3, & 4

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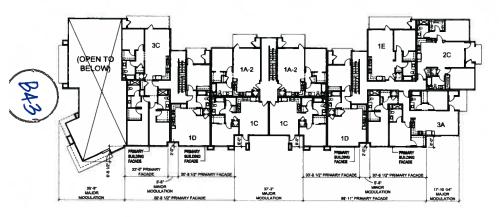


MENLO PARK, CA

KTGT # 2013-0254



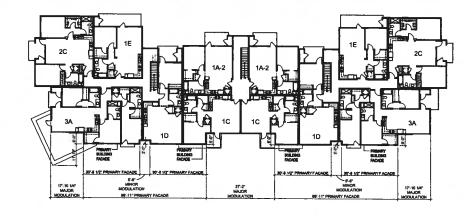
BUILDING #2: LEVEL 1 PLAN



BUILDING #2: LEVEL 2 PLAN



BUILDING #2 ELEVATION



BUILDING #2: LEVEL 3 PLAN



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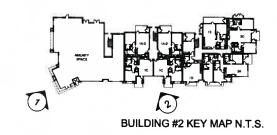
MODULATION EXHIBIT: BUILDING #2

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3.2014 Planning Submitted #3













2. MODULATION AT CENTER OF BUILDING



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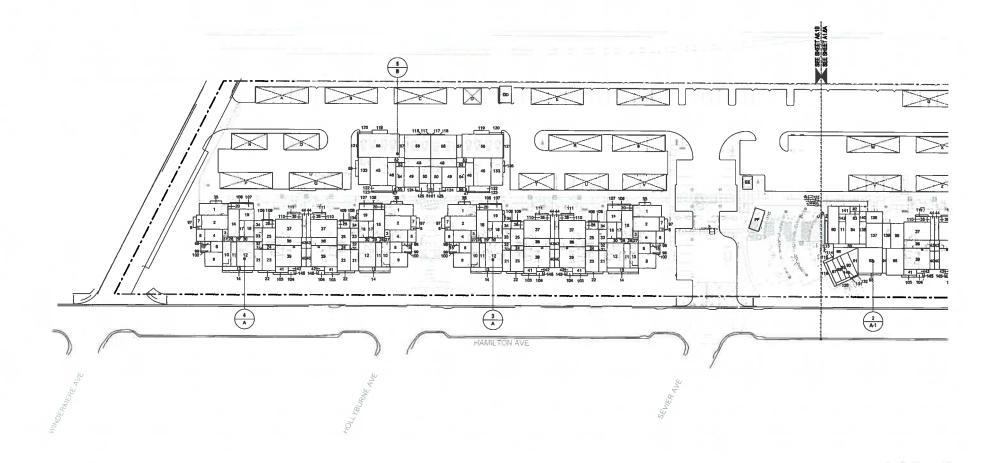
MODULATION EXHIBIT: PERSPECTIVES

MENLO PARK, CA

ERET # 2013-0250









Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

SITE PLAN SQUARE FOOTAGE CALCULATIONS

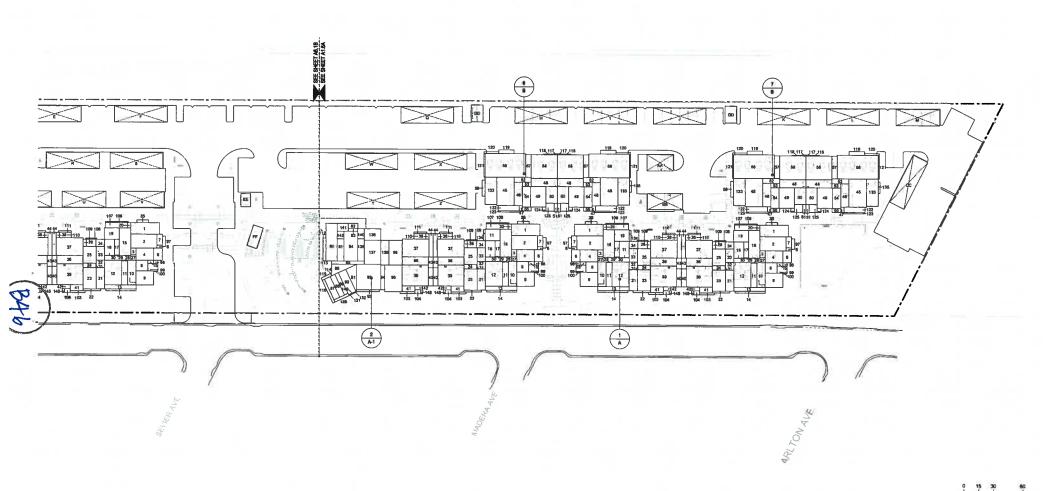


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MENLO PARK, CA

13.2014 Planning Schmittel #3





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SITE PLAN SQUARE FOOTAGE CALCULATIONS



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MENLO PARK, CA

CCCT # 2013-0254





Area	Di Di	mensk	ons	85	×	Factor	Total	1
1	29.25	×	11.875	347	×	2	895	ef
2	28,75	-	14.25	381	_			12
		×	_	_	×	2	782	-
3	5.375	×	6.917	37	×	2	74	ef
4	18,128	×	12.333	224	×	2	447	ef
5	6.708	×	12.375	108	×	2	215	sf
6	5.458	×	3.083	17	×	2	34	ef
7	5.458	×	11.167	81	×	2	122	ef
6	12.208	×	10.75	131	×	2	262	ef
9	18.104	×	14.542	263	÷	2	527	ef
10	8.458	_	25.208	213	$\overline{}$	2		-
	+	×		-	×	-	426	of
11	8.083	×	24.708	150	×	2	301	ef
12	17.375	×	25.208	438	×	2	878	ef
13	32 167	×	4	129	×	2	257	ef
14	30.958	×	2	82	×	2	124	ef
15	5.819	×	3.458	20	ж	2	41	of
16	11.542	×	28.417	328	×	2	858	of
17	16.208	×	5	81	_		162	
		_		_	×	2		ef
16	10.083	×	16.708	168	×	2	337	sf
19	15.208	×	11 708	178	×	2	358	sf
20	3.292	×	5.458	18	×	2	36	sf
21	8.417	ж	21.583	161	×	2	363	ef
22	17.875	ж	2	36	×	2	72	sf
23	13.5	×	21.5825	291	×	2	582	ef
24	13	×	4.5	50	×	2	117	+
	1	_	****		_			ef
25	13.5	×	17.0625	230	×	2	461	af
26	3.375	×	7.458	25	×	2	50	ď
27	5.375	×	5.5	30	×	2	59	sf
28	6.083	×	0.5	3	×	2	8	sf
29	5	×	0.5	3	×	2	5	sf
30	26.625	×	4.887	124	×	2	249	of
31	0.5	×	4.5	2	×	2	5	ef
		_			-			
32	8.417	×	7.646	84	×	2	129	of
33	6.333	×	13.817	116	×	2	232	ef
34	8.817	×	7.458	67	×	2	133	sf
35	12	×	2.792	34	×	2	67	ef
36	26.667	×	6.333	222	×	2	444	sf
37	27.375	×	16,458	505	×	2	1,011	ef
38	3.375	×	5.544	19	×	2	37	ef
39	26.667	×	21.292	568		2	1,136	
		_			ж			ef
40	4.875	×	18.708	91	×	2	162	财
41	13.083	×	6	76	×	2	157	of
42	3.675	×	7 708	30	×	2	80	sf
43	4 875	ж	10.917	53	×	2	108	af
44	4.187	×	24.031	100	×	2	200	sf
97	3.292	*	10,708	35	×	2	71	-
98	4.122	×	3.417	14	×	2	28	er er
99					-			+
	10.042	×	7.292	73	×	2	146	85
100	4.146	×	0.633	3	×	2	7	af
103	15.25	×	2	31	×	2	61	sf
104	5.833	ж	4.125	24	×	2	48	ef
108	23.458	×	1.167	27	ж	2	55	ef
107	22.583	×	5.458	123	×	2	247	ef
108	11 292	×	1.125	13	×	2	25	- e
		-			_			+
109	8.542	_ ×_	7.458	71	×	2	142	ed.
110	12.125	×	5.544	67	×	2	134	ef
111	13.167	×	1,581	21	×	2	42	af
					_		1000	١.
134	1.792	×	11,25	20	×	1	20	ef
	1,792	×	11,25 4.125	9	×	2	19	ed ed

Site Plan Square Footage Building Type A Coverage (Building 61, 3, 4)

Area	D	mensk	DRE	8F	×	Factor	Total	ı
1	29.25	×	11.875	347	×	1	347	
2	26.75	×	14.25	381	×	1	381	
3	5.375	×	6.817	37	×	1	37	1.
4	16.128	×	12.333	224	×	1	224	i.
5	8.706	×	12.375	108	×	1	108	
6	5.458	×	3.083	17	×	1	17	1
7	5.458	×	11.167	61	×	1	81	
8	12.208	×	10.75	131	×	1	131	١.
9	18.104	×	14.542	263	×	1	263	1
10	8.458	×	25.208	213	×	1	213	
11	6.083	×	24.708	150	×	1	150	١.
12	17.375	×	25.208	438	×	1	438	١.
13	32.167	×	4	129	×	1	129	
14	30.958	×	2	82	×	1	62	1
15	5.919	×	3.458	20	×	1	20	١.
16	11.542	×	28.417	328	×	1	328	١.
17	18.208	×	5	81	×	1	81	i
16	10.083	×	18.708	168	×	1	168	i
19	15.208	×	11.708	178	×	1	178	1
30	3.292	×	5.458	16	×	1	18	ŀ
21	8.417	×	21.563	161	×	i	181	ŀ
22	17.875	ı,	2	36	×	1	36	ť
23	13.5	×	21.5825	291	×	1	291	i.
24	13	×	4.5	59	×	1	59	i.
25	13.5	×	17.0825	230	×	1	230	
26	3.375	×	7.458	25	×	1	25	Ė
27	5.375	×	5.5	30	-	1	30	÷
28	6.083	×	0.5		-	1		1
		-	0.5	3	×		3	+
29	5	×		3	×	1	3	ŀ
30	26.625	×	4.887	124	×	1	124	
31	0.5	×	4.5	2	×	1	2	8
32	6.417	×	7.648	54	×	1	64	8
33	6.333	×	13.917	118	×	1	116	8
34	6.917	×	7.458	67	×	1	67	8
35	12	×	2.792	34	×	1	34	81
36	26.667	×	6.333	222	×	2	444	8
37	27,375	×	18.458	505	×	2	1,011	8
38	3.375	×	5.544	19	×	2	37	8
39	26.667	×	21.292	568	×	2	1,136	8
40	4.875	×	18.708	91	×	2	162	8
41	13.083	×	6	76	×	2	157	
42	3.875	ж	7,708	30	ж	2	60	•
43	4.875	×	10.917	53	ж	2	108	
44	4.167	×	24.031	100	ж	2	200	8
80	11,395	×	38.5	439	×	1.,	439	
61	8.9375	×	22.667	157	×	1	157	6
62	9.75	ж	5.5825	54	×	1	54	
83	9.625	ж	2.604	25	×	1	25	
64	14.083	ж	30.4375	429	*	1	429	ŀ
85	33.376	×	3.481	118	×	1	118	1
86	25.326	×	11.81	299	×	0.5	150	ŀ
67	6.542	×	23.292	152	*	1	152	t
68	5.297	×	23.292	123	×	1	123	ŀ
89	3.885	×	23.292	90	×	1	90	,
90	6.328	×	24.792	208	×	1	208	ŀ
91	12.026	Ŷ	25.792	310	×	0.5	155	8
92	24.802	×	25.789	640	×	1	540	1
93		_		1	_			
	23.51	×	2	47	×	1	47	10
94	3,958	×	25.125	99	×	1	99	18
95	17,875	ж	27.125	485	×	1	485	8
96	13.5	×	25.458	344	ж	1	344	8
97	3.292	×	10.708	35	×	1	35	ls
96	4 122	×	3.417	14	×	1	14	ŀ

100	4 146	×	0.833	3	×	1	3	ef
103	15.25	×	2	31	×	2	81	ef
104	5.833	×	4.125	24	×	2	48	mf .
108	23.458	×	1.167	27	×	1	27	d
107	22.583	×	5.458	123	×	1	123	of
108	11.292	×	1,125	13	×	1	13	af
109	9.542	×	7.458	71	×	1	71	ef
110	12 125	×	5.544	67	×	2	134	of
111	13.167	×	1.581	21	×	2	42	sf
112	2.958	×	3.208	9	×	1	9	sf
113	2.958	×	23.417	69	×	1	89	of
114	1.167	×	2.5	3	×	0.5	1	sf
115	10.635	×	2.5	27	×	1	27	ef
116	2.5	×	25.792	64	×	1	84	ef
126	15.724	×	2.5	39	×	1	39	of
131	1.833	×	1	2	×	1	2	ef
132	1.786	×	1	2	×	1	2	sf
134	1 792	×	11.25	20	×	1	20	sf
136	16.675	×	11,708	198	×	1	198	ef
137	16.75	×	24.794	415	×	1	415	ef
138	6.708	×	22.633	153	×	1	153	of
139	6.333	ж	25.458	212	×	1	212	sf
140	6.708	×	10.208	68	×	1	68	sf
141	11.396	×	6.0825	92	ж	1	92	sf
142	6.9375	×	7.771	54	×	1	54	ef
145	2.25	×	4.125	9	×	2	19	ef
149	4.708	×	1	5	×	1	5	sf
Total per	Building			***			13,761	ed
Number of	Buildings				_	×	1	
Total Bull	ding Type A-1	Site C	overage				13,761	Ted

48	Total
49	1,032
48	397
48	37
99 11.642 x 16.969 166 x 2 2 1 1 2 2 1 2 2 1 2 2 1 2 2 1 2 2 1 2 2 2 1 2 2 2 1 2	443
81 3.292 x 9.888 29 x 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	659
22 17,233	391
\$\frac{5}{5}\$ 0.942	59
54 6.333 x 20.917 174 x 2 2 55 6.917 x 4 38 x 2 2 55 6.917 x 4 38 x 2 2 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	169
58	81
86 41 708 x 24 208 1,910 x 2 2 57 6.488 x 22 208 1,970 x 2 1 58 2.6363 x 24 208 644 x 2 1 59 2.792 x 16.333 46 x 1 1 117 3.917 x 1 4 x 2 1 118 10.25 x 0.75 6 x 2 1 119 15.75 x 3.833 80 x 2 1 120 14.066 x 1.75 20 x 2 1 121 1 x 2.22.52 24 x 2 1 122 21.375 x 5.60 117 x 2 1 122 21.375 x 5.60 117 x 2 1 122 <t< td=""><td>349</td></t<>	349
57 5.458 x 23.208 127 x 2 155 56 25.458 x 24.208 644 x 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	71
58 26.583 x 24.208 644 x 2 1 1 1 1 1 2 1 1 1 1 2 1 1 1 1 1 1 1	2,019
98 2.792 x 16.333 46 x 1 1 1177 3.817 x 1 4 x 2 1119 10.26 x 0.75 6 x 2 1180 15.75 x 3.833 60 x 2 1190 14.896 x 1.75 26 x 2 1210 14.896 x 1.75 26 x 2 1211 x 24.25 24 x 2 1212 21.37 x 5.656 117 x 2 122 21.37 x 5.656 117 x 2 123 22.333 x 1.167 25 x 2 124 3.833 x 4.685 116 x 2 125 6.25 x 8.042 66 x 2	253
117 3.817 x 1 4 x 2 1 118 10.25 x 0.75 8 x 2 2 1118 10.25 x 0.75 8 x 2 2 1118 15.75 x 3.833 60 x 2 120 14.959 x 1.75 28 x 2 2 120 14.959 x 1.75 28 x 2 2 121 1 x 2 24.25 2 4 x 2 121 22 21.375 x 5.608 117 x 2 2 122 21.375 x 5.608 117 x 2 2 123 22.333 x 1.107 28 x 2 124 3.833 x 4.083 16 x 2 2 124 3.833 x 4.083 16 x 2 2 125 6.25 x 6.042 68 x 2	1,267
116 10.26 x 0.75 6 x 2 1 118 15.75 x 3.833 80 x 2 1 120 14.896 x 1.75 28 x 2 1 121 1 x 24.25 24 x 2 1 121 21 21 375 x 5.456 117 x 2 2 122 21.375 x 5.456 117 x 2 2 123 22.333 x 1.167 28 x 2 2 124 3.833 x 4.683 18 x 2 1 125 6.25 x 6.02 86 x 2 1	48
119 15.75 x 3.833 80 x 2 120 14.959 x 1.75 26 x 2 1211 1	8
120 14.958 x 1.75 26 x 2 1 121 1 x 24.25 24 x 2 122 21.375 x 54.59 117 x 2 123 22.333 x 1.167 26 x 2 124 3.853 x 4.085 16 x 2 125 6.25 x 6.042 66 x 2	15
121 1 x 24.25 24 x 2 122 21.375 x 5.459 117 x 2 123 22.333 x 1.167 25 x 2 124 3.833 x 4.083 16 x 2 125 6.25 x 8.042 66 x 2	121
122 21.375 x 5.486 117 x 2	52
123 22.333 x 1.167 26 x 2 124 3.833 x 4.083 16 x 2 125 6.25 x 8.042 86 x 2	49
124 3.833 x 4.083 16 x 2 125 6.25 x 8.042 86 x 2	233
125 6.25 x 8.042 86 x 2	52
	31
199 19 11 11 12 200 1204 11 0	133
133 12 x 27 792 334 x 2	867
135 1,792 x 11,792 21 x 1	21
Total Per Building	1,676

Aree		Dimensions		8F	×	Factor	Total	Т
	12.083	×	17.083	208	×	3	619	ø
Total per E	inclosure						111	sf
Number of	Endosures					×	3	Т

Area		Dimensi	one	8F	×	Factor	Total	
A	53 887	×	18.5	886	×	1	886	
В	53.867	×	18.5	886	ж	1	886	
С	53.667	×	18.5	886	ж	1	888	
D	18.333	×	16.5	302	×	1	302	
Ε	53.667	×	18.5	888	×	1	886	1
F	53.667	×	18.5	886	×	1	886	7.
G	53.667	×	16.5	886	×	1	886	T
н	53 667	×	16.5	886	×	1	886	1
1	53 887	×	18.5	886	×	1	886	1
J	53.887	×	18.5	886	×	1	886	١.
К	53.667	×	18.5	886	ж	1	886	T.
L	53.667	×	16.5	886	×	1	886	1
М	44.5	×	18.5	734	×	1	734	T
N	36	×	18.5	594	×	1	594	T.
D	36	×	16.5	594	×	1	594	1
Р	53.667	×	18.5	886	×	1	888	T
q	54.187	×	18.5	894	×	1	894	T
R	53.867	×	18.5	886	×	1	885	T.
8	53.667	×	18.5	886	×	1	888	١.
т	36	×	16.5	594	×	1	594	٦,
U	44.5	×	16.5	734	×	1	734	T,
٧	44.5	×	18.5	734	×	1	734	1
w	53.667	×	18.5	886	×	1	888	1
К	53.667	×	16.5	886	×	1	886	1
Y	53.667	×	16.5	886	×	1	886	1
Z	53.667	×	16.5	888	×	1	886	ŀ
AA.	26.833	×	16.5	443	х	1	443	ŀ
88	35.833	×	18.5	591	×	1	591	١.
cc	53,667	×	16.5	886	×	1	888	١.

Aree		Dimensi	ons	8F	×	Factor	Total	1
EE	1D	×	13.417	134	×	1	134	e
FF	10417	×	21.917	228		1	228	at

Site Coverage Summary:

Site Plan Square Footage		
Total Site Coverage	105,900	ef
Total Site Area	284, 164	ef
Coverage as Percent of Site Area	37%	1

NOTES:

1. Since most buildings are symmetrical, area boundaries and numbers have been mirrored stong the centerine of the building. Therefore, the area calculation matrix includes a factor of "x2" to account for the symmetry.

- 2. In the amenity space, dimensions are given for the rectangles that contain the right triangle area boundaries and include a factor of " $\times 0.5$ " to account for the geometry.
- 3. All areas have been measured to the exterior finish.
- Covered balcony areas obstructed to the exterior with walls more than 12" in width have been included in the gross floor area calculation.

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303

SITE PLAN SQUARE FOOTAGE CALCULATIONS

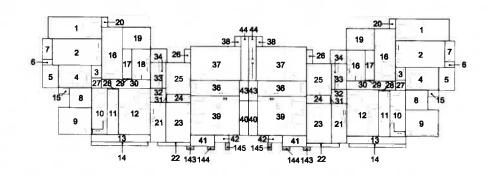
MENLO PARK, CA KTGF # 2013-0254



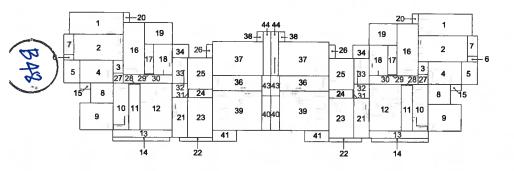
KTGY Group, inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510.272.2910 ktgy.com



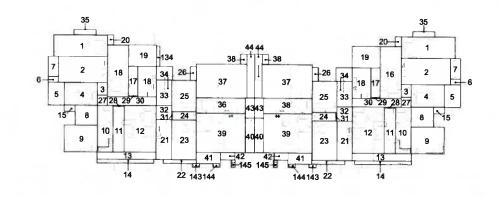
Number of Buildings
Total Building Type A Site Coverage



LEVEL 2



LEVEL 3



LEVEL 1

Included in Gross Floor Area: **Excluded from Gross Floor Area:**

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING TYPE A AREA CALCULATIONS (BLDG. #1, 3, 4) A6 MENLO PARK, CA



ETGT # 2013-0254





(T)	1
4)
ف	1
	(B49)

Area		_	ding #1, 3,				_	
	nit Area				_	_		_
		menel		8F	×	Fector	Total	┸
1	29.25	×	11.875	347	×	2	695	of
2	26.75	×	14.25	381	×	2	782	of
3	5.375	×	6.917	37	×	2	74	si
4	18.126	×	12.333	224	×	2	447	ef
5	8.706	×	12.375	108	×	2	215	of
6	12,208	×	10.75	131	×	2	262	of
9	18.104	×	14.542	263	×	2	527	ef
10	8.458	×	25.208	213	×	2	426	ed.
11	6.083	×	24.708	150	×	2	301	ef
12	17.375	×	25.208	438	×	2	878	er er
13	32.167	×	4	129	×	2	257	100
14	30.95R	×	2	62	×	2	124	ed .
18	11.542	×	28,417	326	×	2	658	ef ef
17	16.208	$\overline{}$	5	81	$\overline{}$	2	162	er er
16	10.083	×		168	×		337	er
		-	16.708	-	×	2		+=
19	15.208	×	11.708	178	×	2	356	sf
21	8,417	×	21.583	181	×	2	363	ef
22	17.875	×	2	36	×	2	72	#
23	13.5	×	21 5625	291	×	2	582	sf
24	13	×	4.5	59	×	2	117	sf
25	13.5	×	17.0625	230	×	2	481	sf
36	26.667	×	6.333	222	×	2	444	sf
37	27.375	×	18.458	505	×	2	1,011	ef
39	26.667	×	21.292	568	×	2	1,136	ef
40	4.875	×	18.708	91	×	2	182	ef
41	13.083	×	6	75	×	2	157	ef
Total		_	-	10	Ĥ	-	11,003	ef.
		_		1	\vdash	 	11,000	81
orage					_		L.	
								1
Aree		nensk		8F	×	Factor	Total	+-
- 6	5.458	×	3.083	17	×	2	. 34	ef
15	5,919	×	3.458	20	×	2	41	ef.
20	3.292	×	5.458	18	×	2	36	sf
26	3.375	×	7.458	25	×	2	50	sf.
38	3.375	×	5.544	19	×	2	37	sf
Total							198	af
cks Con	tributing to G	roes F	loor Area					
Aree	Dis	nensk	me	SF	×	Factor	Total	Т
	5,458	×	11 167	61	×	2	122	-
7	5,436							l ef
7			7.708	+				of of
7 42	3.675	×	7.708	30	×	2	80	ef
7			7.708	+				
7 42 Total	3.875		7,708	+			80	ef
7 42 Total	3.675		7.708	30	×	2	182	ef
7 42 Total rculation	3.675 Dimensions	×		30 8#	×	Factor	80 182 Total	of of
7 42 Total reulation	3.675 Dimensions 5.375	×	5.5	30 8# 30	×	Factor 2	182 Total 59	of ef
7 42 Total reulation va 27 28	3.675 Dimensions 5.375 6.083	×	5.5 0.5	30 8# 30 3	x x x	Factor 2	182 Total 59	of ef of of
7 42 Total reutation val 27 28	3.675 Dimensions 5.375 6.083	×	5.5 0.5 0.5	30 30 30 3	x x x	Factor 2 2 2	Total 56 6 5	ed ed ed ed ed
7 42 Total reutation wa 27 28 29 30	3.675 Dimensions 5.375 6.083 5	×	5.5 0.5 0.5 4.667	8/F 30 3 3 124	* * * * * * * * * * * * * * * * * * *	Factor 2 2 2 2	Total 59 6 5 249	61 61 61 61 61 61
7 42 Total reutation 27 28 29 30 31	3.675 Dimensions 5.375 6.083	×	5.5 0.5 0.5 4.667 4.5	30 30 30 3	x x x	Factor 2 2 2	Total 56 6 5	ed ed ed ed ed
7 42 Total reutation wa 27 28 29 30	3.675 Dimensions 5.375 6.083 5	x x x	5.5 0.5 0.5 4.667	8/F 30 3 3 124	* * * * * * * * * * * * * * * * * * *	Factor 2 2 2 2	Total 59 6 5 249	61 61 61 61 61 61
7 42 Total reutation 27 28 29 30 31	3.675 Dimensions 5.375 6.083 6 28.625	* * * *	5.5 0.5 0.5 4.667 4.5	30 8F 30 3 3 124 2	x x x x	Factor 2 2 2 2 2	Total 59 6 5 249	## ## ## ## ## ## ## ## ## ## ## ## ##
7 42 Total reutation van 27 28 29 30 31 32	3.675 Dimensions 5.375 6.083 6.05 28.625 0.5 8.417 6.333 6.817	x x x x	5.5 0.5 0.5 4.667 4.5 7.648	30 8# 30 3 3 124 2	* * * * * * * * * * * * * * * * * * *	Factor 2 2 2 2 2 2 2 2	Fotal 59 6 5 249 5 129	## ## ## ## ## ## ## ## ## ## ## ## ##
7 42 Total reutation van 27 28 29 30 31 32 33	3.675 Dimensions 5.375 6.083 6 28.625 0.5 8.417 8.333	* * * * * * * * * * * * * * * * * * *	5.5 0.5 0.5 4.667 4.5 7.646 13.917	8F 30 3 3 124 2 84	x x x x x	Factor 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Total 59 6 5 249 5 129 232	## ## ## ## ## ## ## ## ## ## ## ## ##
7 42 Total reutation was 27 28 29 30 31 32 33 34 43	3.675 Dimensions 5.375 6.083 6 28.625 0.5 8.417 8.333 6.817 4.675	* * * * * * * * * * * * * * * * * * *	5.5 0.5 0.5 4.887 4.87 7.848 13.917 7.458	30 30 3 3 124 2 64 119 67	X X X X X X	Factor 2 2 2 2 2 2 2 2 2	Fotal 59 6 5 5 129 232 133 108	20 20 20 20 20 20 20 20 20 20 20 20 20 2
7 42 Total reutation un 27 28 29 30 31 32 33 34 44	3.675 Dimensions 5.375 6.083 6.05 28.625 0.5 8.417 6.333 6.817	* * * * * * * * * * * * * * * * * * *	5.5 0.5 0.5 4.667 4.5 7.646 13.917 7.458	30 30 30 3 3 124 2 64 118	* * * * * * * * * * * * * * * * * * *	Factor 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Total 58 6 5 249 5 129 232 133 108 200	# # # # # # # # # # # # # # # # # # #
7 42 Total reutation was 27 28 29 30 31 32 33 34 43	3.675 Dimensions 5.375 6.083 6 28.625 0.5 8.417 8.333 6.817 4.675	* * * * * * * * * * * * * * * * * * *	5.5 0.5 0.5 4.887 4.87 7.848 13.917 7.458	30 30 3 3 124 2 64 119 67	X X X X X X	Factor 2 2 2 2 2 2 2 2 2	Fotal 59 6 5 5 129 232 133 108	20 20 20 20 20 20 20 20 20 20 20 20 20 2
7 42 Total reculation was 27 28 29 30 31 32 33 34 43 44 Total	3.675 Dimensions 5.375 6.083 5 26.625 0.5 6.417 4.875 4.167	* * * * * * * * * * * * * * * * * * *	5.5 0.5 0.5 4.887 4.87 7.848 13.917 7.458	30 30 3 3 124 2 64 119 67	X X X X X X	Factor 2 2 2 2 2 2 2 2 2	Total 58 6 5 249 5 129 232 133 108 200	# # # # # # # # # # # # # # # # # # #
7 42 Total reutation was 27 28 30 31 34 43 44 Total rectrical C	3.675 Dimensiona 5.375 6.063 5 28.625 0.5 8.417 6.333 6.917 4.875 4.197	x x x x x	5.5 0.5 0.5 4.667 4.5 7.646 13.917 7.458 10.917 24.031	30 30 3 3 3 3 124 118 67 53 100	x x x x x x	Factor	Total 59 6 5 5 249 5 129 232 133 108 200 1,124	# # # # # # # # # # # # # # # # # # #
7 42 Total reutation 27 28 29 30 31 32 33 44 Total retrical C Area	3.675 Dimensions 5.375 6.083 5 28.625 0.5 8.417 6.333 6.917 4.675 4.197	x x x x x x	5.5 0.5 0.5 4.667 4.5 7.646 13.917 7.458 10.917 24.031	30 8F 30 3 3 124 116 67 53 100 8F	X X X X X X X X X X X X X X X X X X X	Factor 2 2 2 2 2 2 2 2 2 2 2 7 7 7 8 8 8 8 8	Total 59 6 5 249 5 129 232 133 106 2000 1,124	# # # # # # # # # # # # # # # # # # #
7 42 Total value v	3.675 Dimensions 5.375 6.083 5.28.625 0.55 6.417 4.875 4.167	x x x x x x x	5.5 0.5 0.5 4.667 4.5 7.646 13.917 7.458 10.917 24.031	30 SF 30 3 3 3 124 4 24 118 53 3 100 5 5 3 3 4 3 4	X X X X X X X X X X X X X X X X X X X	Fector 2 2 2 2 2 2 2 2 2	Total 59 6 5 5 249 5 129 232 133 108 200 1,124	## ## ## ## ## ## ## ## ## ## ## ## ##
7 42 Total value of the control of t	3.675 Dimensions 5.375 6.083 5 28.625 0.5 8.417 6.333 6.917 4.675 4.197	x x x x x x	5.5 0.5 0.5 4.667 4.5 7.646 13.917 7.458 10.917 24.031	30 8F 30 3 3 124 116 67 53 100 8F	X X X X X X X X X X X X X X X X X X X	Factor 2 2 2 2 2 2 2 2 2 2 2 7 7 7 8 8 8 8 8	Total 59 6 5 249 5 129 232 130 100 200 1,124 Total 67 20	# # # # # # # # # # # # # # # # # # #
7 42 Total value v	3.675 Dimensions 5.375 6.083 5.28.625 0.55 6.417 4.875 4.167	x x x x x x x	5.5 0.5 0.5 4.667 4.5 7.646 13.917 7.458 10.917 24.031	30 SF 30 3 3 3 124 4 24 118 53 3 100 5 5 3 3 4 3 4	X X X X X X X X X X X X X X X X X X X	Fector 2 2 2 2 2 2 2 2 2	Total 59 6 5 5 249 5 129 232 133 108 200 1,124	## ## ## ## ## ## ## ## ## ## ## ## ##

welling Un	it Area							_
Area		mensi		8F	×	Factor	Total	Т
1	29.25	x	11.875	347	_	2	895	1
2	26.75	*	14.25	381	×	2	782	t
3	5.375	×	8.917	37	×	2	74	-
4	16.128	×	12.333	224	_	2	447	ł
5	8,706	×	12.335	108	×	2	215	+
6	12.208	×	10.75	131	×	_		ť
9	16.104	×	14.542	263	_	2	565	+
10	6.458	×	25.208	213	×	2	527 426	t
11	6.083	Ŷ	24.708	150	×	2	301	ť
12	17.375	×	25.208	438	×	2	878	ť
13	32 167	×	4	129	×	2	257	ť
14	30.958	×	2	62	×	2	124	t
18	11.542	×	28.417	328	×	2	656	ť
17	16.208	×	5	81	×	2	182	ť
18	10.083	×	16.708	168	×	2	337	t
19	15.208	×	11.708	178	×	2	358	ť
21	8.417	-	21 583	181	×	2	363	ť
22	17.875	×	2	36	· *	2	72	ť
23	13.5	÷	21.5825	291	×	2	582	ť
24	13	Ŷ	4.5	50	×	2	117	ť
25	13.5	×	17.0625	230	×	2	461	ľ
36	26.667	×	6.333	222		2	444	ť
37	27.375	×	18.458	505	×	2	1,011	١,
39	26.667	×	21.292	568		2	1,136	+
40	4,875	÷	18,708	91	×	2	182	ł
41	13.083	×	6	78	×	2	157	ť
Total	10.000		-	10		-	11,003	-
IOCAL		\vdash		\vdash	_	_	11,003	+
torage		_			_			1
Area	Die	nensk	NO.	S.F	×	Factor	Total	Т
8	5.458	×	3.083	17	×	2	34	t
15	5.919	×	3.458	20	×	2	41	ť
20	3.292	×	5.458	16	×	2	36	ť
26	3.375	×	7.458	25	×	2	50	ť
38	3,375	×	8.544	19	×	2	37	ť
Total	0.070	-				•	198	ť
				1 1	_	_	100	ť
ecks Contr	ibuting to G	ross F	loor Area		-			_
Area		nensk		8F	×	Factor	Total	Т
	5.458	×	11 167	81		2	122	t,
				0.1		-	60	ť
7	3.875	~		30				ť
42	3.875	×	7.708	30	×	2	189	11
_	3.875	×	7,706	30	×	2	182	Т
42 Total	3.875	×	7.706	30	×	2	182	1
42 Total								1
Total reulation Area	Die	nensid	ons	85	×	Factor	Total	I.
Total Total Irculation Area 27	Die 5.375	nensic x	00a 8.6	8F 30	×	Factor 2	Total 59	
Total revisition Area 27 28	Die 5.375 6.083	nensk x	8.6 0.5	8F 30	x x	Fector 2	Total 59 8	1
Total Freulation Area 27 28 29	Dle 5,375 6,083 5	nensk x x	8.8 0.5 0.5	8F 30 3	x x	Factor 2	Total 59 8 5	-
Total treutation Area 27 28 29 30	5.376 6.083 5 26.625	x x x	0.5 0.5 4.667	8F 30 3 3 124	x x x	Factor 2 2 2 2	Total 59 8 5 5 249	-
42 Total reculation Area 27 28 29 30 31	5.376 6.083 5 26.625	x x x x	0.5 0.5 4.667 4.5	8F 30 3 124 2	x x x x	Factor 2 2 2 2 2	Total 59 8 5 249 5	
42 Total reulation Area 27 28 29 30 31 32	5.375 6.083 5 26.625 0.5 8.417	x x x x x	0.5 0.5 0.5 4.607 4.5 7.846	8F 30 3 124 2 64	x x x x	Factor 2 2 2 2 2 2	Total 59 8 5 249 5	-
42 Total reulation Area 27 28 29 30 31 32 33	5.378 6.083 5 28.625 0.5 8.417 6.333	x x x x x	8.5 0.5 0.5 4.667 4.5 7.646 13.817	8F 30 124 2 84 118	* * * * * * * * * * * * * * * * * * *	Factor 2 2 2 2 2 2 2 2 2	Total 59 8 5 249 5 129 232	
42 Total reculation Area 27 28 29 30 31 32 33	5.378 6.083 5 28.625 0.5 8.417 6.333 8.917	x x x x x x	8.8 0.5 0.5 4.067 4.5 7.646 13.917 7.458	8F 30 3 3 124 2 64 116 67	* * * * * * * * * * * * * * * * * * *	Fector 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Total 59 8 5 249 5 129 232 133	
42 Total reculation Area 27 28 29 30 31 32 33 34 43	5.375 6.083 5 26.625 0.5 6.417 6.333 8.917 4.875	x x x x x x x	8.8 0.5 0.5 4.887 4.5 7.648 13.917 7.458 10.817	8F 30 3 124 2 64 116 67	* * * * * * * * * * * * * * * * * * *	Fector 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Total 59 8 5 249 5 129 232 133 106	
42 Total reulation Area 27 28 29 30 31 32 33 34 43	5.378 6.083 5 28.625 0.5 8.417 6.333 8.917	x x x x x x	8.8 0.5 0.5 4.067 4.5 7.646 13.917 7.458	8F 30 3 3 124 2 64 116 67	* * * * * * * * * * * * * * * * * * *	Fector 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Total 59 8 5 5 249 5 129 232 133 108 200	
42 Total reculation Area 27 28 29 30 31 32 33 34 43	5.375 6.083 5 26.625 0.5 6.417 6.333 8.917 4.875	x x x x x x x	8.8 0.5 0.5 4.887 4.5 7.648 13.917 7.458 10.817	8F 30 3 124 2 64 116 67	* * * * * * * * * * * * * * * * * * *	Fector 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Total 59 8 5 249 5 129 232 133 106	

refiling Uni	t Area							
Aree	Dir	nensi	ons	8F	×	Factor	Total	Τ
1	29.25	×	11.675	347	×	2	695	8
2	26.75	×	14.25	381	×	2	762	84
3	5.375	×	6.917	37	×	2	74	84
4	16.128	×	12.333	224	×	2	447	ed
5	6.706	×	12.375	108	×	2	215	ed
	12.208	×	10.78	151	×	2	262	ef
9	18.104	×	14.542	263	×	2	527	sf
10	8.458	×	25.208	213	×	2	426	sf
- 11	6.083	×	24.708	150	×	2	301	ef
12	17.375	×	25.208	438	×	2	878	ef
13	32.167	×	4	129	×	2	257	sf
14	30.958	×	2	82	×	2	124	sf
18	11.542	×	28.417	328	×	2	656	sf
17	16.208	×	5	81	×	2	162	sf
18	10.083	×	16.708	168	×	2	337	sf
19	15.208	×	11,708	178	×	2	358	sf
21	8.417	×	21.563	181	×	2	363	sf
22	17.875	×	2	38	×	2	72	ef
23	13.5	×	21.5825	291	×	2	582	sf
24	13	×	4.5	59	×	2	117	sf
25	13.5	×	17.0825	230	×	2	461	sf
36	26.667	×	8.333	222	×	2	444	ef
37	27.375	×	16.458	505	×	2	1,011	sf
39	26.667	×	21.292	568	×	2	1,136	ef
40	4.875	×	18.706	91	×	2	182	sf
41	13.083	×	8	76	×	2	157	sf
Total		_	<u> </u>	\perp			11,003	81
				\perp			L	
огадо		-	_		_			_
Aree		nonsi		8F	×	Factor	Total	+
8	5458	×	3,083	17	×	2	34	sf
15	5.919	×	3.458	20	×	2	41	of
20	3.292	×	5.458	16	х	2	36	ef
26	3.375	×	7.458	25	×	2	50	ef
38	3.375	×	5.544	19	×	2	37	ef
Total		-	-	\vdash	_		198	81
oto Cort	butting to Gr		lear Ame		_			\perp
Ame		_		4-1	_	-		_
7	5.458	nensk x	11 167	8F 81	×	Factor	Total	+.
Total	9,408		11 10/	61	×	2	122	of -
1048		_	-	+-	_	-	122	ef
culation		_						1
Area	Dis	nensi		8F	×	Pactor	Total	т
27	5.375	X	5.5	30	×	Pactor	Total 59	1
28	8.083	×	0.5	3	×	2		-
29	5	×	0.5	3	×	2	- 8 - 5	ef ef
30	26.625	×	4.887	124	×	2		
31	6,5	×	4.5	124	×	2	249	of of
32	8.417	_ x	7.848	84	×	2	129	102
33				$\overline{}$	_			-
_	8.333 8.917	×	13,917	116	×	2	232	of
	4.875	×	7.458	67	×	2	133	ef
34		×	196917	53	×	2	106	of
43	_		04.004	600				
43	4.187	×	24.031	100	×	2	200	of
43	_	×	24.031	100	×	2	200 1,124	ef ef

Building A Summary:

Building A Gross Floor Area		
Dwelling Unit Area	33,008	st
Storage	595	ef
Decks Contributing to Gross Floor Area	485	ef
Circulation	3,371	æf
Electrical Closet	87	af
Building A Gross Floor Area	37,546	Ted

				ss Floor /				
Level 1 - N	ou-Occub	labie 8	paces		er Zonk	ng Ordinanaca	16.04.3250	C)(1)
Area	Di	menelo	ens.	8F	×	Factor	Total	
143	3.958	×	2	8	×	2	16	ef
144	3.958	×	2		×	2	18	st.
145	2.25	×	4.125	9	×	2	19	ef
Total			10000	\Box			50	sf
Level 2 : N	on-Occup	lable 8	paces		er Zonk	ng Ordinanaos	16.04.3250	C)(1)
Area	Di	menuk	ene.	8F	×	Factor	Total	\Box
143	3.958	×	2	8	×	2	16	ed .
144	3.958	×	2	8	×	2	18	ef
145	2.25	×	4.125	9	ж	2	19	sf
Total							50	af
Lovel 1 - N	on-Occupi	able S	paces		er Zoni	ng Ordinanaca	16.04.325/	9(1)
Area	Di	mensic	ma	8F	×	Factor	Total	Ī
			N	o Exclusions				
Total						I	0	af
			% of Maximu					

NOTES:

1. Since this building is symmetrical, area boundaries and numbers have been mirrored along the centerline of the building. Therefore, the area calculation matrix includes a factor of "x2" to account for the symmetry.

- Covered balcony areas obstructed to the exterior with waits more than 12" in width have been included in the gross floor area calculation.

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650,681,9334

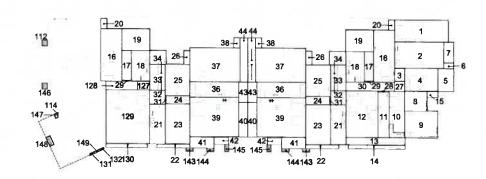
BUILDING TYPE A AREA CALCULATIONS (BLDG. #1, 3, 4) A6

MENLO PARK, CA ETGT # 2013-0254

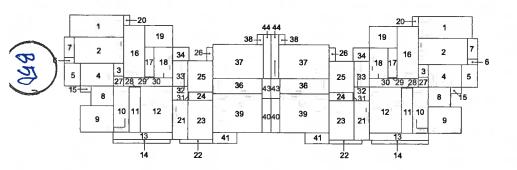
25.(3.2014 Planning Submitted #3



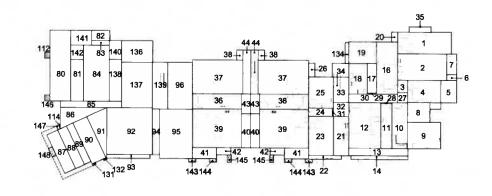




LEVEL 2



LEVEL 3



LEVEL 1

Included in Gross Floor Area: Excluded from Gross Floor Area:

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING TYPE A-I AREA CALCULATIONS (BLDG. #2)

KTGY Group, Inc.

Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510.272.2910 ktgy.com



MENLO PARK, CA UTGT # 2013-0254



1	29.25	×	17.875	347	×	1	347	of
2	28.25	×	14.25	381	×	1	381	st
2	3.375	×	8.917	37	×	1	37	af
•	18.128	×	12.333	224	×	1	224	ef
5	8.708	×	17.375	108	×	1	108	ef
8	12.208	×	10.75	131	×	1	131	ef
8	18.104	×	14.542	263	×	1	263	st
16	8.458	×	25.208	213	×	1	213	et
11	6.083	×	24.708	150	×	1	150	ef
12	17.375	×	23.238	438	×	1	438	at
12	32.167	×	8	129	×	1	129	af
14	10.958	×	2	62	×	1	82	ef
16	11.542	×	28.417	326	×	1	328	st
11	15.208	×	2	81	×	1	61	ef
16	10.083	×	15.208	168	×	1	168	ef
16	15.208	×	11.708	176	×	1	118	af
21	8.617	×	21.563	181	×	1	181	af
22	17.875	×	2	36	×	1	38	ef
22	13.5	×	21.5825	291	×	1	291	of
34	13	×	4.5	38	×	1	39	of
25	13.5	×	17.0625	230	×	1	230	sf
36	26.667	×	8.333	232	×	2	444	ef
21	27.375	×	18.458	505	×	2	1011	et
39	26.687	×	21.292	565	×	2	1136	ef
8 G	4.875	×	15.708	91	×	2	163	st
41	13.083	×	5	78	×	2	157	af
Total							6,966	sf.
Storage								
Area	DI	mensk	ons.	8F	×	Factor	Yotal	
6	5.458	×	3.063	17	×	1	17	of
15	5.919	×	5.458	30	×	1	20	of
20	3.292	×	5.458	18	×	1	18	of
26	3.375	×	7.458	25	×	1	29	sf
34	3.375	×	5.544	19	×	2	37	of
Total							118	ef
	1.							
Decks Cor	ntributing to Q	ross F	loor Area					
Area	DI	mensk	ons	8F	×	Factor	Yotal	Γ
2	5.458	×	11.187	81	×	1	81	sf
42	3.875	x	2.708	30	×	2	80	sf
Total							131	ef
	I							

8F x Factor Total

Building A-1 - Level 1 (Building #2)

	8.706	×	17.375	108	×	1	108	ef	63	33.378	×	3.461	116	×	1	118	sf
	12.208	×	1G.75	131	×	1	131	ef	86	25.326	×	11.81	299	×	0.5	150	at
	18.104	×	14.542	263	×	1	263	st	63	6.542	×	25.292	162	×	1	157	e#
	8.458	×	23.208	213	×	1	213	et	68	5.297	×	25.292	123	×	1	123	ef
	6.083	×	24.708	150	×	1	150	ef	69	3.885	×	23.292	90	×	1	80	ef
	17.375	×	23.238	438	×	1	438	st	90	8.328	×	24.792	208	×	1	206	ef
	32.167	×	4	129	×	1	129	ef	63	12.026	×	25.792	310	×	0.5	100	st.
	10.958	×	2	62	×	1	82	ef	92	24.802	×	25.789	640	×	1	840	sf
	11.542	×	28.417	326	×	1	328	sf	93	23.51	×	2	47	×	1	47	sf
	15.208	×	2	81	×	1	81	ef	94	3.996	×	25.125	98	×	1	89	ef
	10.083	×	18.208	168	×	1	168	ef	95	17.875	×	27.125	485	×	1	485	af
	15.208	×	11.708	176	×	1	118	af	96	13.5	×	25.458	344	×	1	344	ef
	8.617	×	21.563	181	×	1	181	er.	138	18.875	×	11.708	198	×	1	198	sf.
	17.875	×	2	36	×	1	30	ef	137	16.75	×	24.798	415	×	1	415	ef
	13.5	×	21.5825	291	×	1	291	of	138	8.708	×	22.833	153	×	1	157	sf.
	13	×	4.5	38	×	1	39	of	Total	•						4,477	st
	13.5	×	17.0625	230	×	1	230	ef		T							
	26.667	×	8.333	232	×	2	444	ef	Circulatio	n							
	27.375	×	18.458	505	×	2	1011	ef	Area	Dtr	nensk	ons	8#	×	Factor	Total	
	26.687	×	21.292	565	×	2	1136	ef	21	3.375	×	5.5	30	×	1	30	at
	4.875	×	15.708	91	×	2	163	ef	28	6.083	×	4.5	3	×	1	3	ef
	13.083	×	5	78	×	2	157	af	29	4	×	4.5	3	×	1	3	sf.
Total							6,966	ef.	30	26.625	×	4.867	124	×	1	124	ef
								1	11	0.5	×	4.5	2	×	1	3	at
rage								_	33	8.617	×	7.646	84	×	1	64	st
Area	Dis	nensk	ons.	8F	×	Factor	Total	Т	53	8.333	×	17.917	116	×	1	118	at
	5.458	×	3.083	17	×	1	17	of	34	8.917	×	7.458	67	×	1	81	sf
	5.919	×	5.458	30	×	1	20	of	63	4.875	×	10.917	53	×	2	108	ef
	3.292	×	5.458	18	×	1	18	of	48	4.167	×	24.031	100	×	2	200	ef
	3.375	×	7.458	25	×	1	39	ef	139	8.333	×	25.458	213	×	1	213	ef
	3.375	×	5.544	19	×	2	37	ef	140	5.706	×	10.208	56	×	1	88	ef
Total							118	87	Total	·[996	of
								\top		1							
cks Con	tributing to G	ross F	loor Area						Electrical	Closet							
Area	Die	nensk	ons	8F	×	Factor	Total	Т	Area	Die	nenel	one	8F	×	Factor	Total	П
	5.458	×	11.167	81	×	1	81	af	35	12	×	2.792	34	×	1	34	sf
	3.875	×	2.708	30	×	2	80	st	134	1.792	×	11.25	20	×	1	20	ef
Total							131	e?	141	11.396	×	8.0625	92	×	1	92	sf
									142	6.9375	×	7.771	34	_	1	54	-
						•			Total		-	7.77	34	×	'		sf
									1008	+	_				\vdash	169	of
									Building A	1-1 - Level 1 Gr	nan Ei	L.				12,878	_
									Juneary /		VIII P	-V- A-48				12,878	ef

Building A-1 Summary:

Building A-1 Gross Floor Area		
Dwelling Unit Area	27,310	of
Storage	477	ut
Decks Contributing to Gross Floor Area	383	ef
Amenity Space	4,477	ef
Circulation	3,114	ef
Electrical Closet	199	sf
Building A-1 Gross Plage Area	35,942	sf

Area	O.	menak		SF	×	Factor	Total	
1	29.25	×	11.875	347	×	1	347	af
2	26.75	*	14.25	381	×	1	381	at .
3	8.375	×	8.917	37	×	1	37	1
4	18.128	×	12.333	224	×	1	224	ef
5	8.706	×	12.375	108	×	1	108	af
8	12.208	×	10.76	131	×	1	131	ef
9	16.104	×	14 542	263	×	1	263	af
10	8.458	×	25.208	213	×	1	213	ef
11	6.083	×	24.708	150	×	1.	150	af
12	17.375	×	25.208	438	×	1	438	sd.
13	32.167	×	4	129	×	1	129	qf
14	30.958	×	2	62	×	1	62	ef
18	11.542	×	28.417	328	×	2	656	sf
17	16.208	×	5	81	×	2	162	at .
18	10.083	×	15.706	168	×	2	337	ef
19	15.208	×	11,706	178	×	2	356	g/
21	8.417	×	21.563	161	×	2	363	g#
22	17.675	×	2	36	×	2	72	øf
23	13.5	×	21.5625	291	×	2	582	ψź
24	13	×	4.5	59	×	2	117	sf.
25	13.5	×	17.0625	230	×	2	461	ef
29	5	×	0.5	3	×	1	3	æf
38	26.667	×	6.333	222	×	2	444	øf
37	27.375	×	18.458	505	×	2	1011	g#
39	26.667	×	21.292	568	×	2	1136	p#
40	4.875	×	18,708	91	×	2	182	af
41	13.083	×	8	78	×	2	157	af
126	17.25	x	4.667	61	×	1	81	af
400								
129	23.75	×	29.208	694	×	1	894	10/
129 130 Total	23.75 22.542	×	29.208	694 45	×	1	694 45 6,341	ef ef
130		-			_		45	ef
130 Total	22.542	×	2		_	1	45	ef
Total Storage	22.542	-	2	45	×		45 8,341	ef
Total Storage Area	22.542 Di	x	2 ons	45 8F	×	1 Factor	45 8,341 Total	af
Total Storage Area 6	22.542 Dit	x mensk	2 0ns 3.063	45 8F	×	Factor 1	45 8,341 Total 17	af
Total Storage Area 6	22.542 Di 5.458 5.919 3.292 3.375	mensk x	3.083 3.458 5.458 7.458	8F 17	x x	Factor 1	45 8,341 Total 17 20	af af af
Total Storage Area 5 15 20 26 38	22.542 Dia 5.458 5.919 3.292	mensk x x	3.063 3.458 5.458	8F 17 20	x x x	Factor 1 1 2	45 6,341 Total 17 20 36	af af af af af
Total Storage Area 5 15 20 26	22.542 Di 5.458 5.919 3.292 3.375	mensic x x x x	3.083 3.458 5.458 7.458	8F 17 20 18	x x x	Factor 1 1 2 2 2	45 6,341 Total 17 20 36 50	41 41 41 41 41
Total Storage Area 8 15 20 26 38 Total	22.542 Dispersion of the control of	mensk x x x	3.063 3.458 5.458 7.458 5.544	8F 17 20 18	x x x	Factor 1 1 2 2 2	45 6,341 Total 17 20 36 50	# # # # # # # # # # # # # # # # # # #
Total Storage Area 8 15 20 26 38 Total	22.542 5.458 5.919 3.292 3.375 3.375	x x x x	3.083 3.458 5.458 7.458 5.544	8F 17 20 18	x x x	Factor 1 1 2 2 2 2 2	45 6,341 Total 17 20 36 50 37	# # # # # # # # # # # # # # # # # # #
Total Storage Aree 6 15 20 28 38 Total	22.542 5.458 5.919 3.292 3.375 3.375	mensk x x x	3.083 3.458 5.458 7.458 5.544	8F 17 20 18 25 19	x x x	Factor 1 1 2 2 2	45 6,341 Total 17 20 36 50	# # # # # # # # # # # # # # # # # # #
Total Storage Aree 8 15 20 28 38 Total	22.542 Dit 5.458 5.919 3.292 3.375 3.375 tributing to Q	x x x x x	3.083 3.458 5.458 7.458 5.544	8F 17 20 18 25 19	x x x	Factor 1 1 2 2 2 Factor	45 6,341 Total 17 20 36 50 37 181	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Total Storage Area 5 15 20 26 38 Total Decku Con	22.542 Di 5.458 5.919 3.292 3.375 3.375 bi 5.458	x x x x x x x x x x x x x x x x x x x	2 3.063 3.458 5.458 5.544 soor Area	8F 17 25 19 8F 81	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2 Factor	45 6,341 Total 17 20 36 50 37 181 Total 81	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Storage Area 5 15 20 26 38 Total Declus Com Area 7 42 Total	22.542 Display to the control of th	x x x x x x x x x x x x x x x x x x x	2 3.063 3.458 5.458 5.544 soor Area	8F 17 25 19 8F 81	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2 Factor	45 6,341 Total 17 20 36 50 37 181 Total 60	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Total Storage Area 8 15 20 28 38 Total Declu Con	22.542 Division of the control of t	mensk x x x x x x x x x x x x x x x x x x x	2 3.083 3.458 5.458 7.458 5.544 000 Area 000 Area 11.167 7.708	8F 81 30	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2 Factor	45 6,341 Total 17 20 36 50 37 181 Total 60	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Storage Area 6 15 20 28 38 Total 15 20 26 38 Total 42 Total Circuistior Area	22.542 Display to the control of th	x x x x x x x x x x x x x x x x x x x	2 3.083 3.458 5.458 7.458 5.544 900 Area 900 Are	8F 17 20 18 25 19 8F 81 30	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2 Factor	45 6,341 Total 17 20 36 50 37 181 Total 60	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Storage Area 8 8 torage Area 8 15 20 28 38 Total Decla Corn Area 7 42 Total Circuister Area 27	22.542 Dia 2.5458 5.458 5.458 3.375 3.375 Dia 5.458 5.458 5.475 Dia 5.375	mensk x x x x x x x x x x x x x x x x x x x	2 1.083 3.459 5.458 7.458 5.544 11.167 7.708	8F 17 20 18 25 19 8F 81 20 20	x x x x x x x x x x x x x x x x x x x	Fector Fector Fector Fector Fector T	45 6,341 Total 17 20 36 50 37 181 Total 61 60 121	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Storage Area 6 15 20 26 38 Total Decla Corn Area 7 42 Total Circuistion Area 27 28	22.542 Display to the control of th	x x x x x x x x x x x x x x x x x x x	2 3.083 3.458 5.458 7.458 5.544 900 Area 900 Are	8F 17 20 18 25 19 8F 81 30	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2 Factor 1 2 Factor 1 2	45 6,341 Total 17 20 36 50 37 161 Total 61 60 121	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Total Storage Area 5 15 20 28 38 Total Declu Con Area 7 42 Total Circuistior Area 27 28	22.542 Di 5.456 5.496 5.919 3.292 3.375 3.375 Ciributing to Q Di 5.458 3.675 Di 5.375 Di 5.375 Di 5.375	x x x x x x x x x x x x x x x x x x x	2 3.083 3.488 5.458 7.488 5.544 0000 Area 11.167 7.708	8F 17 20 18 25 19 8F 81 30 3 3 3	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2 Factor 1 1 1 1 1 1 1 1 1 1	45 6,341 Total 17 20 36 50 37 161 Total 60 121 Total 30 3 3	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Total Storage Area 8 15 20 28 38 Total Declu Con Area 4 Total Circuistior Area 27 28 29 30	22.542 Di 5.458 5.919 3.292 3.375 Sithusing to Qi 5.458 5.658 5.575 6.063 5.26825	x x x x x x x x x x x x x x x x x x x	2 3.083 3.458 5.458 5.544 5.544 11.167 7.708	8F 17 25 19 19 19 19 19 19 19 19 19 19 19 19 19	x x x x x	Factor 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	45 6,341 Total 17 20 36 50 161 161 161 161 161 161 161 161 161 16	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Total Storage Area 6 15 20 28 Total Total 15 20 26 Total Total Total Circuistior Area 27 28 29 30 31	22.542 Di 5.456 5.919 3.375 3.375 Cributing to Qi 0.5.458 3.875 Di 5.458 5.603 5.28.25 0.0.5	x x x x x x x x x x x x x x x x x x x	2 3.083 3.498 5.498 7.458 5.549 11.167 7.708 10.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6	## ## ## ## ## ## ## ## ## ## ## ## ##	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2 Factor 1 1 1 1 1 1 1 1 1 1	45 6,341 Total 17 20 36 50 37 161 Total 61 60 121 Total 50 3 3 124 5	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Total Storage Aree Aree 15 15 20 26 38 Total Declus Con Aree 7 42 Total Circuistior Area 27 28 29 30 31	22.542 S.456 S.458 S.919 S.275 S.375 S.458 S.675 Db S.375 C05 S.375 C05 S.458 S.375 C05 S.458 S	mensic x x x x x x x x x x x x x x x x x x x	2 3.083 3.458 5.458 7.458 5.544	8FF 8F	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2	45 4,341 Total 17 20 35 50 37 161 Total 81 60 121 Total 30 3 124 5 129	# # # # # # # # # # # # # # # # # # #
Total Storage Area 6 15 20 28 Total Total 15 20 26 Total Total Total Circuistior Area 27 28 29 30 31	22.542 Di 5.456 5.919 3.375 3.375 Cributing to Qi 0.5.458 3.875 Di 5.458 5.603 5.28.25 0.0.5	x x x x x x x x x x x x x x x x x x x	2 3.083 3.498 5.498 7.458 5.549 11.167 7.708 10.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6.5 6	## ## ## ## ## ## ## ## ## ## ## ## ##	x x x x x x x x x x x x x x x x x x x	Factor Factor	45 6,341 Total 17 20 36 50 37 161 Total 61 60 121 Total 50 3 3 124 5	
Total Storage Aree Aree 15 15 20 26 38 Total Declus Con Aree 7 42 Total Circuistior Area 27 28 29 30 31	22.542 S.456 S.458 S.919 S.275 S.375 S.458 S.675 Db S.375 C05 S.375 C05 S.458 S.375 C05 S.458 S	mensic x x x x x x x x x x x x x x x x x x x	2 3.083 3.458 5.458 7.458 5.544	8FF 8F	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2	45 4,341 Total 17 20 35 50 37 161 Total 81 60 121 Total 30 3 124 5 129	# # # # # # # # # # # # # # # # # # #
Total Bitorrage Area 6 6 15 20 20 8 39 Total Declar Conductor Area 7 Total Circulation Area 27 Total 28 29 30 30 31	22.542 5.456 5.456 5.419 3.275 3.275 5.458 Dis.458 5.458 5.575 6.683 5 6.683 5 6.683 6.5825 6.5825 6.5833	x x x x x x x x x x x x x x x x x x x	2 3.083 3.498 5.498 7.498 5.549 7.498 5.549 7.708 7.70	8F 8F 19 19 19 19 19 19 19 19 19 19 19 19 19	x x x x x x x x x x x x x x x x x x x	Factor 1 2 2 2 2 Pactor 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	45 4,341 Total 17 20 36 50 37 161 Total 51 60 30 37 161 51 60 30 3 3 3 3 3 124 5 129 232	# # # # # # # # # # # # # # # # # # #
190 Total Biborage Area 6 15 20 20 338 Total Dacks Con Area 7 42 Total Circuistion Area 228 29 300 30 31 31 32 23 33 33 33 33 33 33 33 33 34	22.542 5.455 5.919 3.375 3.375 3.375 5.458 08 5.458 5.575 08 5.575 08 5.458 6.063 5 6.063 6.063 6.063 6.063 6.063	x x x x x x x x x x x x x x x x x x x	2 3.083 3.458 5.458 5.458 5.544 11.167 7.708 5.5 5.544 11.167 7.708 11.167 7.708 7.7	8F 8F 18 25 19 19 19 19 19 19 19 19 19 19 19 19 19	x x x x x x x x x x x x x x x x x x x	Factor 1	45 6,341 Total 17 20 36 50 37 181 Total 61 60 121 Total 30 3 3 124 5 129 232 133	# # # # # # # # # # # # # # # # # # #
190 Total Total Bibrings Area F 15 20 20 20 20 33 Total To	22.542 5.456 5.456 5.191 3.292 3.375 3.375 3.375 5.458 5.655 Di S.455 6.063 5.603 5.603 6.063	monale x x x x x x x x x x x x x x x x x x x	2 3.093 3.456 5.456 7.456 5.544 5.554 5.554 5.554 5.554 5.555 5.5 5.	8F 87 30 124 116 67 7 30 100 100 100 100 100 100 100 100 100	x x x x x x x x x x x x x x x x x x x	Factor Factor	45 6,361 Total 17 20 38 50 37 111 Total 60 121 Total 30 3 3 3 3 3 3 124 5 129 222 133	
Total Total Total Biborage Area 6 15 20 20 33 3 Total Total	22.542 Display 1.5456 S.456 S.1919 3.292 3.375 3.375 Display 1.5456 Di	monsic x x x x x x x x x x x x x x x x x x x	2 3.083 3.456 5.458 5.458 5.458 5.544 5.554 5.554 5.554 5.554 5.555 5.5	## ## ## ## ## ## ## ## ## ## ## ## ##	x x x x x x x x x x x x x x x x x x x	Factor Factor	45 6,341 Total 17 20 36 50 37 161 Total 60 121 Total 20 30 3 3 3 3 124 5 129 232 133 106	

Building A-1 - Level 2

Dwelling Unit Area

8F x Factor Total

54 x 1 25 x 1

429 x 1

116 x 1

439 st

157 st 54 st 25 st 429 st 118 st

x 38.5

x 22.667

x 5.5625

x 2.604

x 30.4375

x 3.461

11,396

6.9375

14.083

33.378

9.75

Area		Dimensio	ens	85	×	Factor	Total	1
1	29.25	×	11.875	347	×	2	695	1
2	26.75	T x	14.26	381	×	2	762	-
2	3.375	×	8.917	37	×	2	74	-
	18.128	×	12.333	224	×	2	447	-
5	8.706	Ť	12.375	106	Ŷ	2	215	-
8	12,208	+÷	10.75	131	×	2	262	-
9	18,104	T.	14.542	263	×	2	527	-
10	8.458	+÷	23.208	213	÷	2	428	-
11	6.083	Ť	24,708	150	×	2	301	-
12	17.375	Ť	23.208	438	×	2	876	-
12	32.167	* *	8	129	×	2	257	-
14	10.958	Ť.	2	62	×	2	124	-
16	11.542	$\overline{}$	28.417	328	×	2	656	-
11	16.208	×	20.417	81	×	2	162	-
16	10.083	$\overline{}$	16.708	168	_	2		
16		×	11.708	178	×		337	
21	15.208	×		_	×	2	358	
21	17,875	×	21.563	181	×	2	363	_
	_	×	2	36	×	2	72	_
23 34	13.5	×	21.5625	291	×	2	582	
	13	×	4.5	59	×	2	117	_
25	13.5	×	17.0625	230	×	2	461	_
36	22.667	×	8.333	222	×	2	444	_
21	27.375	×	18.458	505	×	2	1011	_
39	26.667	×	23.292	568	×	2	1136	_
8 C	4.875	×	16.708	91	×	2	182	_
47	13.063	×	4	78	×	2	157	
Total	-	+	-	_		-	11,003	
Storage	1.				Ц_			_
				_		_		_
Area		Dimensk		87	×	Factor	Total	_
8	5.458	×	3.083	17	×	2	34	_
16	5.919	×	5.458	20	×	2	41	_
20	3.292	×	5.458	18	×	2	36	_
28	3.375	×	7.846	25	×	2	50	_
					x	2	37	_
38	3.375	×	5.544	19				
Total	_	×	5.544	19		<u> </u>	198	_
Total		\perp		19			798	
Total	viributing to	Gross F	oor Area					-
Total Decks Cor	viributing to	Gross Fi	oor Area	SF	×	Factor	Total	_
Total Decks Cor Area 2	viributing to	Gross F	oor Area		×	Factor 2	Total	_
Total Decks Cor	viributing to	Gross Fi	oor Area	SF			Total	
Total Decks Cor Area 2 Total	tributing to	Gross Fi	oor Area	SF			Total	
Total Decks Cor Area 2 Total	stributing to	Gross Fi	oor Area ons 11.187	84F 81	×	2	Total 122 122	
Total Decks Cor Area 2 Total Circulation Area	5.458	Gross Fi	ioor Area ins 11.187	84F 61	×	2 Factor	Total 122 122 Total	
Total Decks Cor Area 2 Total Circulation Area 22	5.458 5.375	Gross Fi	11.187	8F 81 30	x x	Factor 2	Total 122 123 159	
Total Decks Cor Area 2 Total Circulation Area 22 28	5.458 5.375 6.083	Gross Fi	11.187	8F 30 30	x x x	Factor 2	Total 122 123 59 6	
Total Decks Cos Area 2 Total Circulation Area 22 28 20	5.458 5.458 5.375 6.083	Gross Fi	11.187 15.5 0.5 4.5	8F 30 3 3 3	ж ж ж	Factor 2 2 2 2	Total 122 122 122 Total 59 6	
Total Decks Cor Area 2 Total Circulation Area 22 28 29 30	5.458 5.375 6.083 5.26.625	Gross Fi	11.187 11.187 5.5 0.5 4.5 4.867	8F 81 30 3 3 124	* * * * * *	Factor 2 2 2 2 2	Total 122 122 122 Total 59 6 5	
Total Decks Cor Area 2 Total Circulation Area 22 28 29 30 21	5.458 5.375 6.083 5.26.625 0.5	Gross Fi	000 Area 11.187 15.5 0.5 0.5 4.087 4.5	3F 81 30 30 3 3 124 2	* * * * * * * *	Factor 2 2 2 2 2	Total 122 122 122 Total 59 6 5 249	
Total Decks Cor Area 2 Total Circulation Area 22 28 29 30	5.458 5.375 6.083 5.26.625	Gross Fi	11.187 11.187 5.5 0.5 4.5 4.867	8F 81 30 3 3 124	* * * * * *	Factor 2 2 2 2 2	Total 122 122 122 Total 59 6 5	
Total Decks Cor Area 2 Total Circulation Area 22 28 29 30 21	5.458 5.375 6.083 5.26.625 0.5	Gross Fi	000 Area 11.187 15.5 0.5 0.5 4.087 4.5	3F 81 30 30 3 3 124 2	* * * * * * * *	Factor 2 2 2 2 2	Total 122 122 122 Total 59 6 5 249	
Total Decks Cos Area 2 Total Circulation Area 22 28 29 30 21 32	5.458 5.458 5.375 5.375 5.083 5 28.625 0.5	Gross Fi	000 Aree 11.187 11.187 5.5 0.5 0.5 4.867 4.5 7.646	8F 81 30 3 3 124 2	* * * * * * * * * * * * * * * * * * *	Factor 2 2 2 2 2 2 2 2	Total 122 122 122	
Total Decks Cor Area 2 Total Circulation Area 22 28 29 30 21 32 35	5.458 5.458 5.375 6.083 6.28 625 6.5 8.817 8.333	Oross Fi	000 Area 11.187 11.187 5.5 0.5 4.5 4.887 4.5 7.646 13.917	8F 81 30 30 3 3 124 2 2 64 116	* * * * * * * * * * * * * * * * * * *	Factor 2 2 2 2 2 2 2 2 2	Total 122 122 Total 59 6 5 1249 5 129 232	
Total Decks Cot Area 2 Total Circulation Area 22 28 29 30 21 32 35 34 43	5.458 5.458 5.375 6.083 5 26.625 6.333 8.917 4.875	Gross Fi	000 Area 000 Area 11.187 11.187 0.5 0.5 0.5 0.5 4.807 4.5 7.845 13.917 7.450 10.917	8F 81 30 3 124 2 64 116 67	x x x x x x	Pactor 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Total 122 122 Total 59 6 5 249 5 129 232 133 106	
Total Dacks Cor Area 2 Total Circulation Area 222 28 29 30 21 32 35 34 43	5.458 5.458 5.375 6.083 5 26.625 0.5 8.817 8.333 8.817	Oross Fi	5.5 0.5 4.5 7.646 13.917 7.458	8F 30 30 124 2 64 116	* * * * * * * * * * * * * * * * * * *	Factor 2 2 2 2 2 2 2 2 2	Total 122 122 122 Total 59 6 5 249 5 129 232 133 108	
Total Decks Cot Area 2 Total Circulation Area 22 28 29 30 21 32 35 34 43	5.458 5.458 5.375 6.083 5 26.625 6.333 8.917 4.875	Gross Fi	000 Area 000 Area 11.187 11.187 0.5 0.5 0.5 0.5 4.807 4.5 7.845 13.917 7.450 10.917	8F 81 30 3 124 2 64 116 67	x x x x x x	Pactor 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Total 122 122 Total 59 6 5 249 5 129 232 133 106	

Building A-1 - Level 3

- NOTES:

 1. Since this building is symmetrical, area boundaries and numbers have been mirrored along the canterline of the building. Therefore, the area calculation matrix includes a factor of "x2" to account for the symmetry.
- In the amenity space, dimensions are given for the rectangles that contain the right triangle area boundaries and include a factor of "xb,5" to account for the geometry.
- Covered balcony areas obstructed to the exterior with walls more than 12° in width have been included in the gross floor area calculation.

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING TYPE A-I AREA CALCULATIONS (BLDG. #2)

MENLO PARK, CA ETGT # 2013-0254

65./3.2010 Planning Submitted #3







ovel 1 - N	on-Occupi	mble S	peces		oer Zonir	ng (Ordinanase	18.04.325(9(1)
Area	Di	mensic	me	SF	×	Factor	Total	Г
112	2.958	×	3.208	9	×	1	9	of
114	1.167	×	2.5	3	×	1	3	at
131	1.833	×	1	2	×	1	2	af
132	1.786	×	1	2	×	1	2	ef
143	3.958	×	2	8	×	2	16	sf
144	3.958	×	2	8	×	2	16	sf
145	2.25	×	4.125	9	×	2	19	ef
148	2.958	×	3.208	9	×	1	9	sf
147	1.469	×	2.5	4	×	1	4	sf
148	2.5	×	5.25	13	×	1	13	af
Total						1	93	101
]							T
evel 2 - N	en-Occupi	lable S	peces		per Zonir	ng Circlineneou	16.04.325(C)(1
Area	Di	mensio	ins.	8F	×	Factor	Total	Т
112	2.958	×	3.208	9	×	1	9	sf
114	1.167	×	2.5	3	×	1	3	sf
131	1.833	×	1	2	×	1	2	af
132	1.786	×	1	2	×	1	2	st
143	3.958	×	2	8	×	2	16	sf
144	3.958	×	2	8	×	2	16	uf
145	2.25	×	4.125	9	×	2	19	sf
146	2.958	×	3.208	9	×	1	9	sf
147	1.469	x	2.5	4	×	1	4	st
148	2.5	×	5.25	13	×	1	13	af
149	4.708	×	1	5	ж	1	5	sf
Total							97	ef
								Γ
evel 3 - N	on-Occupi	able S	paces		oer Zonir	ng Cirdhanaca	18.04.325/	C)(1
Area	Di	mensk	ins	8F	×	Factor	Total	Ĺ
			No	Exclusion				
Total			\perp				0	at
- 1	- 1							1

- NOTES:

 1. Since this building is symmetrical, area boundaries and numbers have been mirrored along the centerline of the building. Therefore, the area calculation matrix includes a factor of "x2" to account for the symmetry.
- in the amenity space, dimensions are given for the rectangles that contain the right triangle area boundaries and include a factor of "x0,5" to account for the geometry.
- Covered balcony areas obstructed to the exterior with walts more than 12° in width have been included in the gross floor area calculation.



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING TYPE A-I AREA CALCULATIONS (BLDG. #2)

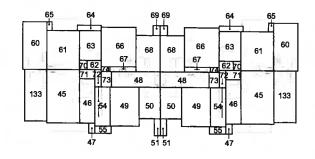
MENLO PARK, CA

LTGT # 2013-0254

ES.13.2014 Planning Submitted #3

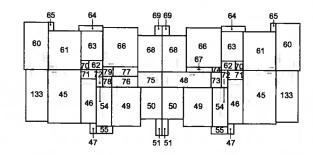






LEVEL 2





56 58 133 45 45 133 54 46 54 46 49 50 50 49 51 51 47

LEVEL 3

LEVEL 1

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING TYPE B AREA CALCULATIONS (BLDG. #5, 6, 7) A6.4a



KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510.272.2910 ktgy.com



MENLO PARK, CA ETGT # 20 3-4254

05.13.2014 Planning Submitted #3

Dwelling U	nit Area							
Area		Dimensi	ons	SF	×	Factor	Total	Т
45	17.917	×	28.792	516	×	2	1,032	st
46	6.292	×	23.917	196	×	2	397	81
48	26.583	×	6.333	222	×	2	443	ef
49	15.75	×	20.917	329	×	2	559	ef
50	11.542	×	16.958	196	×	2	391	st
133	12	×	27.792	334	×	2	667	st
Total		\perp	Ι				3,589	ef
Storage	L				_			_
Area		Dimensi	ons	8F	×	Factor	Total	Τ
47	3.375	×	5.458	18	×	2	37	st.
51	3.292	×	8.958	29	×	2	59	st
Total								51
Circulation	Ļ				_			_
Area	_	Dimensi	ons	8F	×	Factor	Total	Т
53	17.333	×	4.875	84	×	2	169	st
53	9.042	×	5.458	46	×	2	61	ef
34	8.333	×	20.417	174	×	2	349	nf
53	8,917	×	4	36	×	2	71	ef
Total							676	st
Electrical (L	\bot				1
Area		Dimensi	ons	8#	×	Factor	Total	Т
39	2.793	×	18.233	46	*	1	46	1,
133	1.792	×	11.792	21	×	1	71	1
Total		Ť		-	_		47	62
					_			L
Guildean D	- Level 1 G	mee Eln	or Armo				4,421	st

Dwelling U Area	nit Area							
		Dimensi	one	8F	×	Factor	Total	Т
63	17.917	×	25.792	516	×	2	1,032	
48	8.292	×	23.917	196	×	2	397	
48	26.583	×	8.333	222	×	2	485	1.
49	15.75	×	26.417	329	×	2	659	8
30	11.542	×	16.958	198	×	2	307	8
60	11.187	×	25.958	342	×	2	684	6
63	11.25	×	23.292	378	×	2	158	
62	7.825	×	4.958	38	×	2	18	8
63	11.762	×	14.25	193	×	2	383	
64	13	×	2.917	38	×	2	26	
68	16.958	×	21.5	408	×	2	415	
63	14.125	×	2.708	38	×	2	17	8
68	13.167	×	19.633	261	×	2	522	
133	13	×	27.792	334	×	2	067	1
Total		1					4,477	٦.
		1		1 1				۲
Storage								
Area		Dimensi	ons	8F	×	Factor	Total	Т
47	3.375	×	5.458	18	×	2	37	
21	5.297	×	4.958	29	×	2	38	8
63	2.793	×	4.887	13	×	2	26	1 4
69	2.917	×	5.375	21	×	2	47	
Total							758	٦.
								Т
Circulation								
Area		Dimensi	one	8F	×	Factor	Total	Т
34	8.333	×	20.917	174	×	2	344	at
35	8.917	×	4	38	×	2	71	
20	4.187	×	4.958	21	×	2	81	
21	8.292	×	4,958	41	×	2	82	
12	5.5	×	8.817	33	×	2	88	
21	5.542	×	8.333	46	×	2	92	
14	6.833	×	2.708	13	×	2	28	1
Total		Ť		1 1	^	1	728	1
			-	1 1	_	1		ť
Building R	- Lavel 2 G	ross Filo	or Area			-	7,869	1.

Dwelling L	nit Area							
Area		Dimensi	ons	8F	×	Factor	Total	Т
63	17.917	×	28.792	516	×	2	1,032	T
86	8.392	×	23.917	198	×	2	397	T
42	26.583	×	8.333	222	×	1	222	T
48	15.75	×	20.917	222	×	2	439	7
30	11.542	×	16.958	196	×	2	391	J
80	13.167	×	25.958	342	×	2	104	I
63	17.75	×	21.292	378	×	2	756	Т
62	7.825	×	4.958	38	×	2	26	T
63	11.792	×	16.25	193	×	2	383	I
64	13	×	2.917	38	×	2	20	Т
86	16.958	×	21.5	408	×	2	815	T
63	14.125	×	2.708	38	×	1	38	I
68	13.167	×	19.633	261	×	2	522	7
15	11.187	×	8.333	110	×	1	110	7
16	14.125	×	5.875	83	×	1	83	7
21	17,917	×	5.167	89	×	1	59	7
133	13	×	27.792	334	×	2	667	7
Total							6,979	7
		T				1		7
Storage								_
Area		Dimensi	ons	8F	×	Factor	Yotel	Т
47	3.375	×	8.458	18	×	2	37	T
21	3.292	×	4.958	28	×	2	39	П
63	2.793	×	4.867	13	×	2	26	Т
69	2.917	×	3.375	21	×	2	42	1
Total			L				758	7
		T						1
Circulation	1							_
Area		Dimensi	ons	8F	×	Factor	Total	T
48	8.333	×	20.917	174	×	2	349	T
38	8.917	x	4	36	×	2	71	1
10	4.167	×	4.958	21	×	2	81	7
11	8.393	×	4.958	41	×	2	83	1
12	5.5	×	8.017	33	×	2	80	1
21	5.542	×	8.333	46	×	1	46	1
14	4.837	×	2.708	13	×	1	13	1
18	4.837	×	3.875	28	×	1	26	1
	5.542	×	5.167	29	×	1	20	1
16			_			1	726	1
16 Total		- (1					
-		+		+	\vdash	\vdash	726	ł

Building B Summary:

Building B Gross Floor Area		_
Dwelling Unit Area	17,545	af
Storage	424	of
Circulation	2,123	ď
Electrical Closel	67	af
Building B Gross Floor Area	20,153	af

Garago - Level 1 po					per Zoning Grainenace 18.04.325(G)(3)			
Area		Dimensi	one	8F	×	Factor	Total	Т
30	41.708	×	24.208	1,010	×	2	2,019	
53	5.458	×	23.208	127	×	2	253	٦.
38	26.563	×	24.208	644	×	2	1,287	-
Tota	4					T	3,560	Τ.

- NOTES.

 1. Since this building is symmetrical, area boundaries and numbers have been mirrored along the centerline of the building. Therefore, the area calculation matrix includes a factor of "x2" to account for the symmetry.
- 2. All areas have been measured to the exterior finish.
- Covered balcony areas obstructed to the exterior with walls more than 12" in width have been included in the gross floor area calculation.

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

BUILDING TYPE B AREA CALCULATIONS (BLDG. #5, 6, 7) A6.4b

MENLO PARK, CA ITGT # 2013-0254

85.13.2014 Planning Submitted #3







South Elevation (Front)		
Siding	2205	ef	28%
Slucco	3941	ef .	49%
Windows / Doors	1845	#f	23%
Total	7990	sf	100%

North Elevation (Back)				
Siding	1926	sf	28%	
Stucco	3934	pf .	52%	
Windows / Doors	1890	ef	22%	
Total	7551	g/f	100%	

West Elevation			
Siding	526	ef	21%
Stucco	1430	ef	57%
Windows / Doors	564	at	22%
Total	2520	sf.	100%

East Elevation				
Siding	528	ta	21%	
Stucco	1430	s#	57%	
Windows / Doors	564	af	22%	
Total	2520	af	100%	

South (Front) Elevation







East Elevation

North (Back) Elevation

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

STUCCO PERCENTAGE EXHIBIT BUILDING #1 & 4

MENLO PARK, CA

ETGT # 2013-0254

01.09.2014 Planning Schmittel #3







South Elevation (Front)		
Siding	1272	sí	18%
Stucco	4870	sf s	58%
Windows / Doors	2055	sf	28%
Total	7998	st	100%

1987	Τ.	
1801	sf	26%
3795	øf	50%
1744	ef	23%
		-

West Elevation				
Siding	480	of	18%	
Stucco	1023	ef	39%	
Windows / Doors	1140	of	43%	
Total	2643	4	100%	

East Elevation			
Siding	747	ef	30%
Stucco	1209	gd .	48%
Windows / Doors	584	af	22%
Total	2529	af	100%

South (Front) Elevation





East Elevation

North (Back) Elevation

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650,681,9334

STUCCO PERCENTAGE EXHIBIT BUILDING #2



EGF # 2013-0254

65.13.2014 Planning Submittel #3





Siding	1252	sf	18%
Stucco	4937	sí	61%
Windows / Doors	1645	ef	23%
Total	8034	sf sf	100%

Morth Elevation (Back)				
Siding	1926	ef	26%	
Stucco	3934	ef	52%	
Windows / Doors	1690	of	22%	
Total	7601	af .	100%	

West Elevation			
Siding	747	of	30%
Stucco	1209	ef	48%
Windows / Doors	564	ef	22%

East Elevation			
Siding	747	pd .	30%
Stucco	1209	ď	48%
Windows / Doors	564	ef .	22%
Total	2520	sf	1009

South (Front) Elevation







East Elevation

North (Back) Elevation

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681,9334

STUCCO PERCENTAGE EXHIBIT BUILDING #3

MENLO PARK, CA

01.09.2014 Planning Schmittel #3



South Elevation (Front)		
Siding	889	af	18%
Stucco	2678	ef	55%
Windows / Doors	1365	sf	28%
Total	4911	of	100%

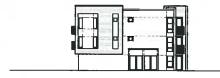
North Elevation (Back)			
Siding	847	uf	13%
Stucco	2670	ef	52%
Windows / Doors	1833	ef	36%
Total	\$150	af	100%

West Elevation			
Siding	568	ad	27%
Slucco	1185	of	57%
Windows / Doors	323	of	18%
Total	2074	d	100%

East Elevation			
Siding	566	ef	27%
Slucco	1222	ef	59%
Windows / Doors	286	ef	14%
Total	2074	md .	100%

West Elevation			
Siding	568	ed	27%
Slucco	1185	of	57%
Windows / Doors	323	of	18%
Total	2074	ef.	100%

East Elevation			
Siding	588	ef	27%
Slucco	1222	ef	59%
Windows / Doors	286	st	14%





South (Front) Elevation







East Elevation

North (Back) Elevation

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

STUCCO PERCENTAGE EXHIBIT BUILDING #5, 6, & 7

MENLO PARK, CA

ETGT # 2013-0254

04.09.2014 Planning Submitted #2

















Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

SITE PLAN : SHADOW STUDY

MENLO PARK, CA

.|3.2014 Manning Submitted #3



















Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

SITE PLAN: SHADOW STUDY

MENLO PARK, CA

(1) 1014 Persons Columns of







Hamilton Avenue View



Project Entry Driveway



Amenity Space Entry



Building Courtyard View



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

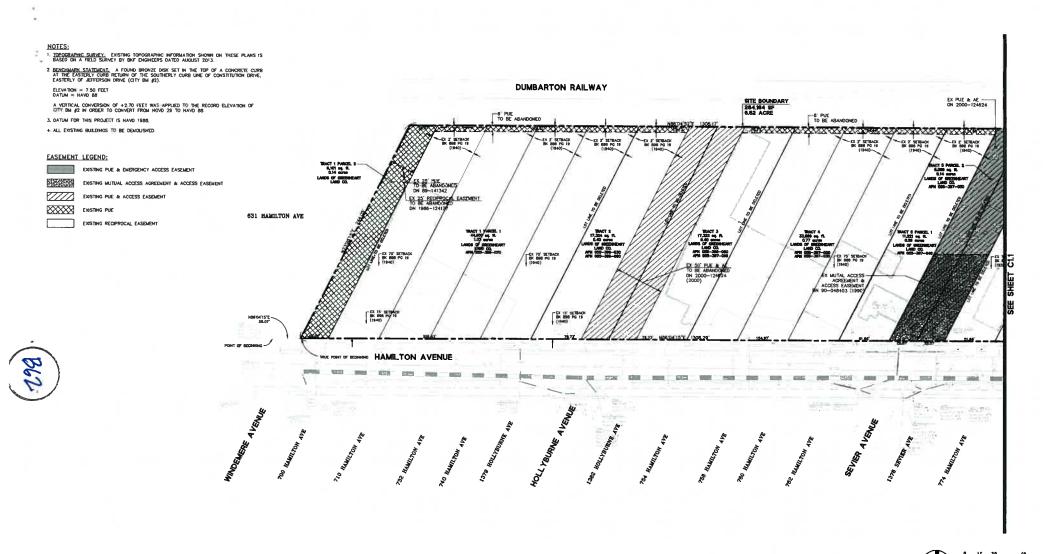
CONCEPTUAL PERSPECTIVES

MENLO PARK, CA

ITGT # 2013-0254

05.13.2014 Planning Submitted #13







Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

EXISTING CONDITIONS PLAN

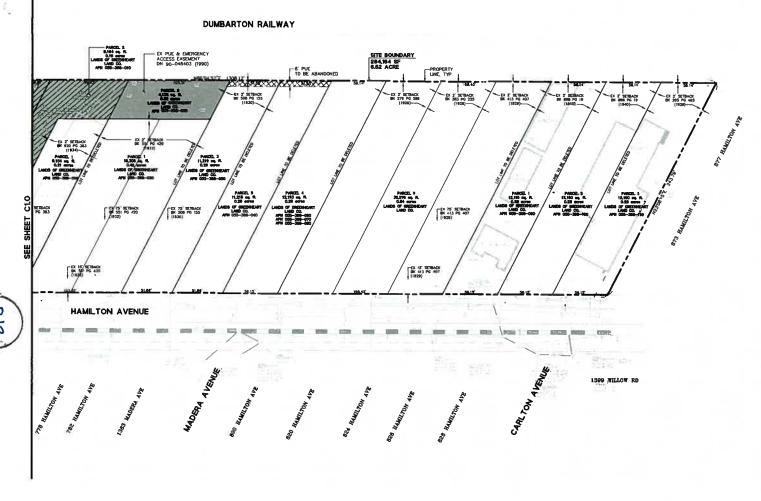


510.272,2910



MENLO PARK, CA

6367 # 2013-0254 685 # 20120225



NOTES:

- 1- TOPOGRAPHIC SURVEY: EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A FIELD SURVEY BY BKF ENGINEERS DATED AUGUST 2013.
- BENCHMARK STATEMENT. A FOUND BRONZE DISK SET IN THE TOP OF A CONCRETE CURB AT THE EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE. EASTERLY OF JEFFERSON BRIVE (CITY BM #2).

A VERTICAL CONVERSION OF +2.70 FEET WAS APPLIED TO THE RECORD ELEVATION OF CITY BM #2 IN ORDER TO CONVERT FROM INGVO 29 TO NAVO 88.

- 3. DATUM FOR THIS PROJECT IS HAVD 1988.
- 4 ALL EXISTING BUILDINGS TO BE DEMOUSHED

EASEMENT LEGEND:

EXISTING PUE & EMERGENCY ACCESS EASEMENT

EXISTING MUTUAL ACCESS AGREEMENT & ACCESS EASEMENT EXISTING PUE & ACCESS EASEMENT

EXISTING PUE

EXISTING RECIPROCAL EASEMENT

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

MENLO PARK, CA

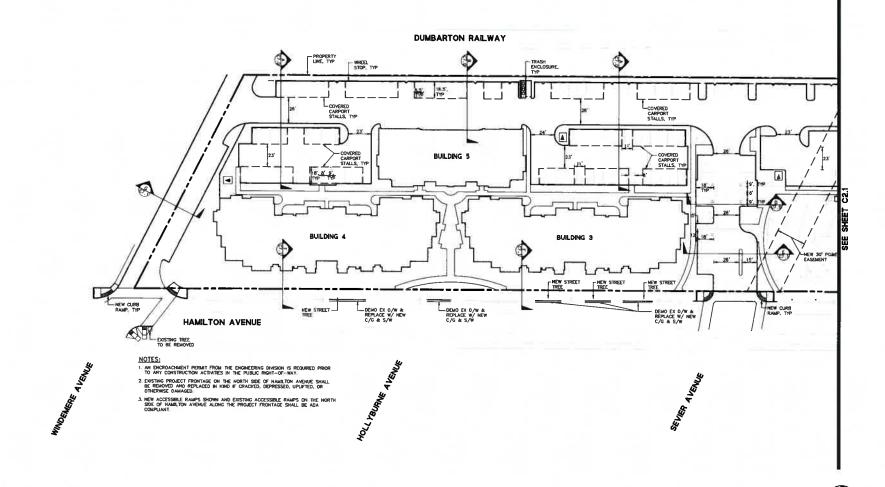
KTGT # 2013-0254 BBF # 20120225













Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

SITE PLAN

MENLO PARK, CA KTGY # 2013-0254 BKE # 20120225

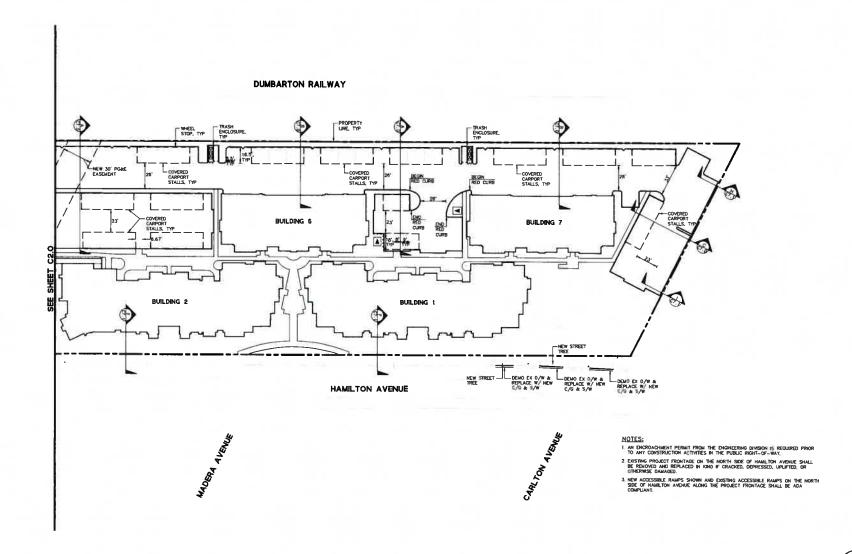
KTGY Group, inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510,272,2910 ktgy.com













Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650,681,9334

SITE PLAN

MENLO PARK, CA 1067 # 2013-0254 100 # 2012025

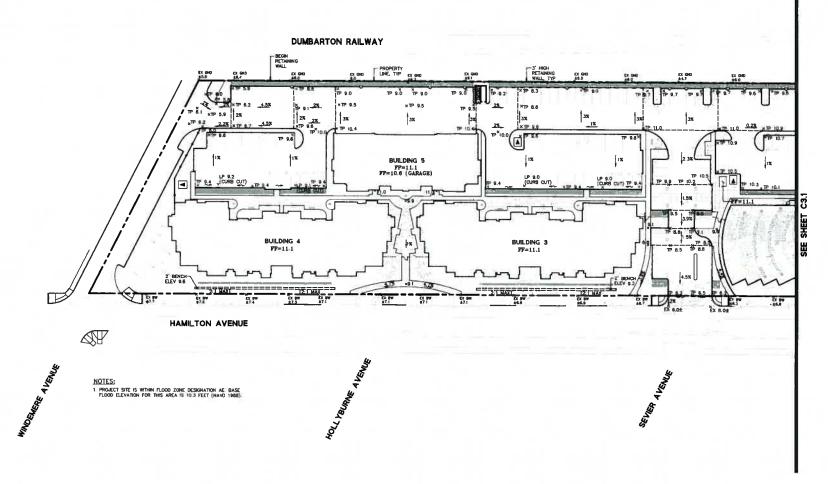
85.13.2014 Floring Salaminal #3



KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Cakland St., 94607 510.272.2910 ktgy.com











Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681,9334

PRELIMINARY GRADING AND DRAINAGE PLAN

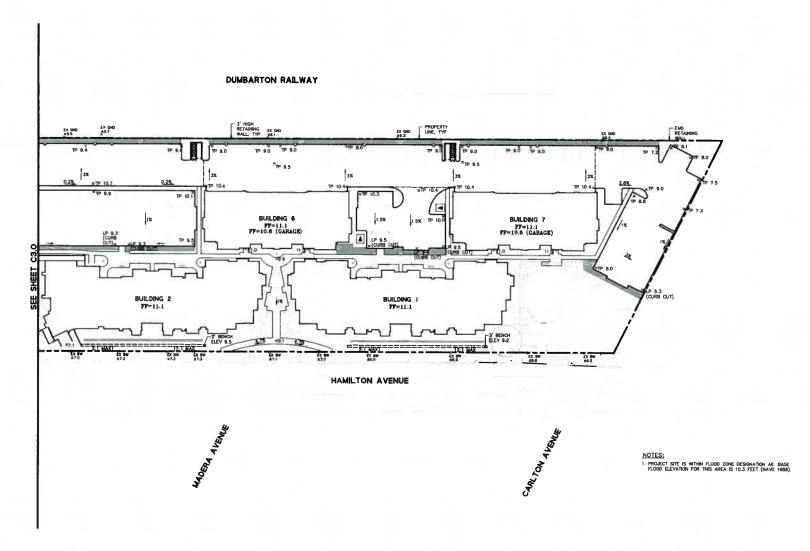
KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510,272.2910 ktgy.com



MENLO PARK, CA

ETGY # 2013-0254 BBF # 20120225







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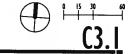
PRELIMINARY GRADING AND DRAINAGE PLAN

MENLO PARK, CA

ETGT # 2013-0254 BDF # 20120225

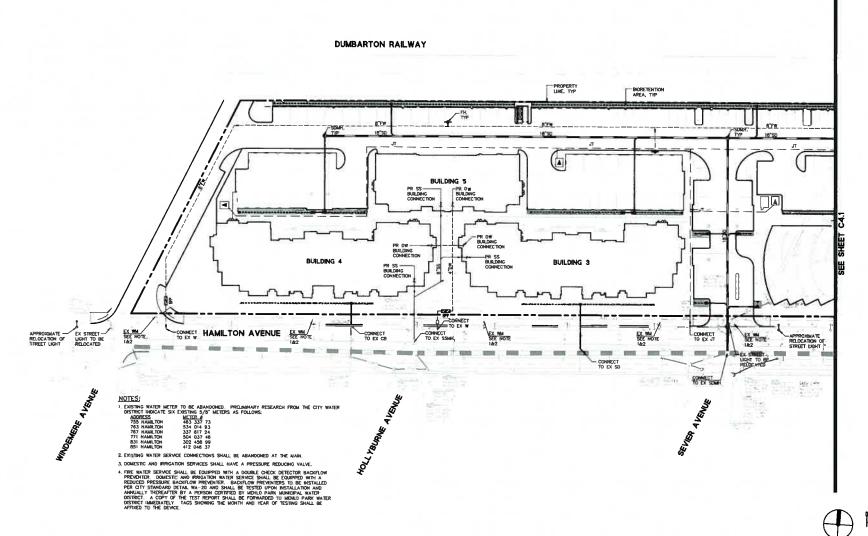


ENCORERS/SURVEYORS/PLA 255 SHORELINE OR, SUITE 20 REDWOOD CITY, CA 94065 650-482-6300 650-482-6399 (FAX) KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510,272,2910 ktgy.com











Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681,9334

PRELIMINARY UTILITY PLAN

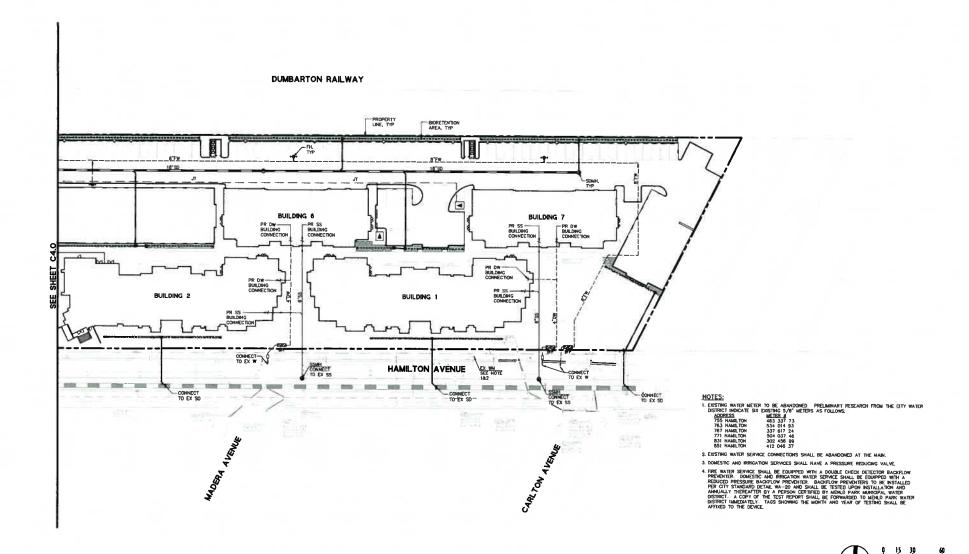
MENLO PARK, CA

KTGT # 2013-0254 BKF # 20120225 130)4 Paning Salasipal #3

Exemples / Surveyors / Planetes / Surveyors / Planetes / Surveyors / Planetes / Surveyors / Planetes / Surveyors /

KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510.272.2910 ktgy.com







Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

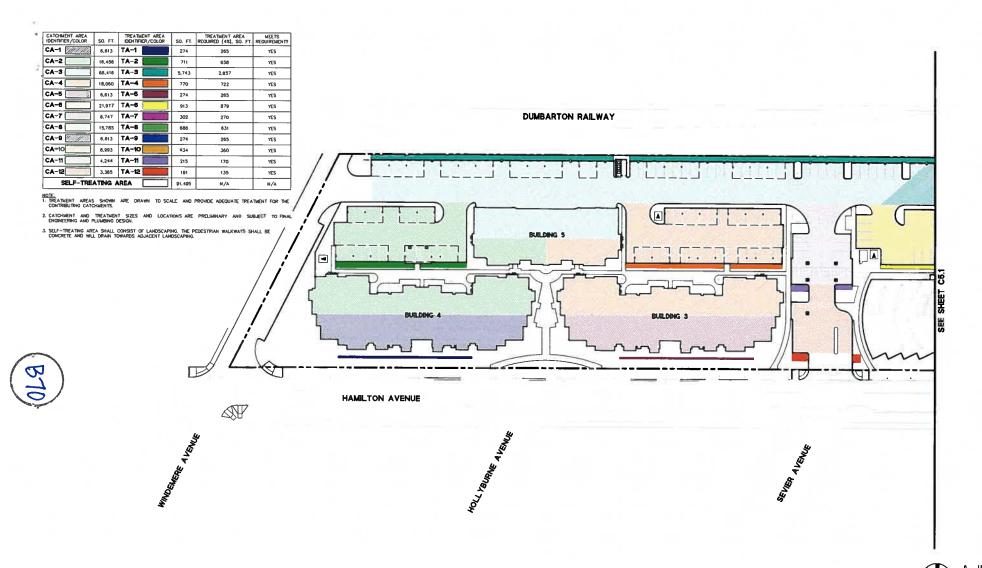
PRELIMINARY UTILITY PLAN

MENLO PARK, CA

KTGY # 2013-0254 BMF # 20120225 13.2014 Planning Solonizal #3

BASSERS/SURVEYORS/PLANE 255 SHORELINE DR, SUITE 200 REDNOOD CITY, CA 94085 850-482-8300 KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510,272,2910 ktgy.com







Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650,681,9334

PRELIMINARY STORMWATER MANAGEMENT PLAN

MENLO PARK, CA

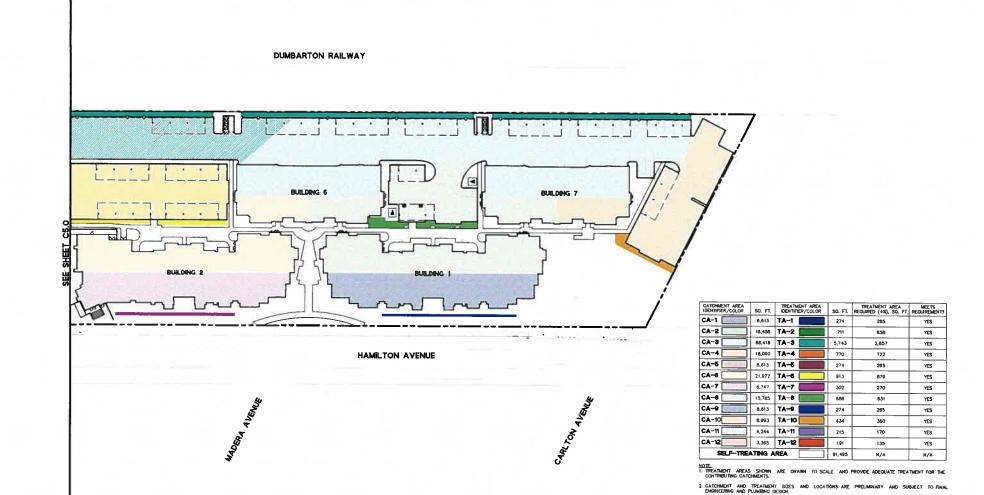
KTIGT # 2013-0254 BKE # 20120225



ENDREERS / SURVEYORS / PLANNE 255 SHORELING DR. SUITE 200 REDWOOD CITY, CA 94065 850-482-8300 RS0-482-8309 (FAX) KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510,272,2910 ktgy.com









Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

PRELIMINARY STORMWATER MANAGEMENT PLAN



ETGT # 2013-0254 DRF # 20120225 05.13.2014 Planning Submitted #/3



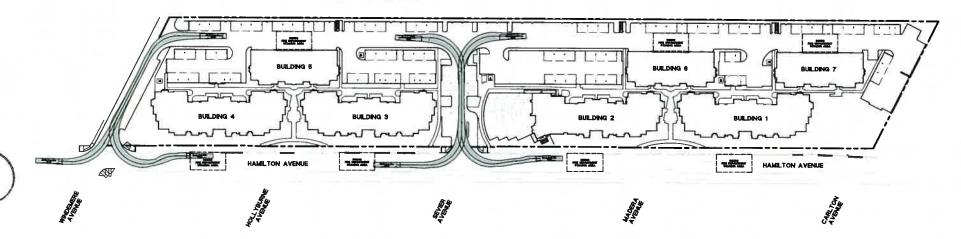
KTGY Group, inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510,272,2910 ktgy.com

3. SELF-TREATING AREA SHALL CONSIST OF LANDSCAPING. THE PEDESTRIAN WALKWAYS SHALL BE CONCRETE AND WILL DRAIN TOWARDS ADJACENT LANDSCAPING





DUMBARTON RAILWAY



HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

FIRE TRUCK CIRCULATION PLAN - ENTER

KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510,272,2910 ktgy.com

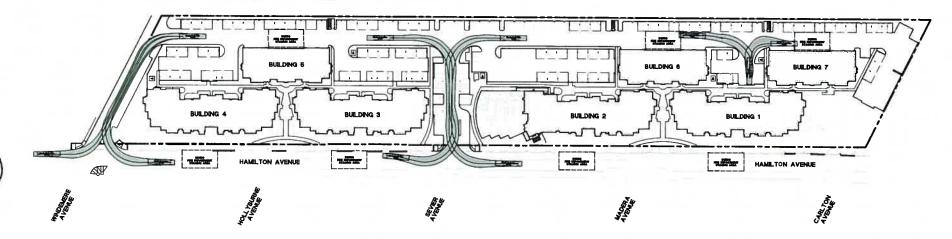


MENLO PARK, CA

KTGY # 2013-0254 BBS # 20/20225



DUMBARTON RAILWAY



HAMILTON APARTMENTS



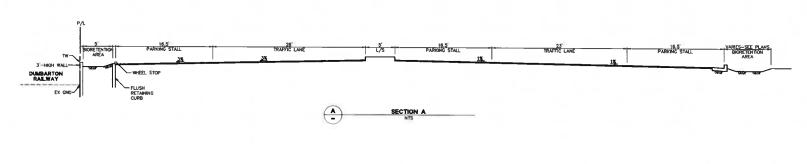
Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

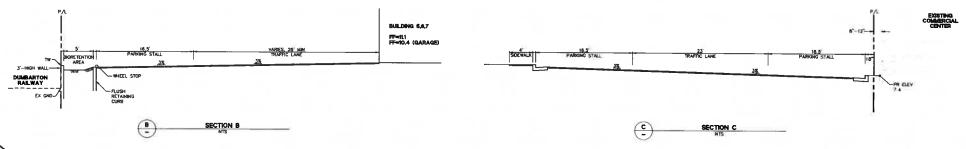
FIRE TRUCK CIRCULATION PLAN - EXIT

MENLO PARK, CA

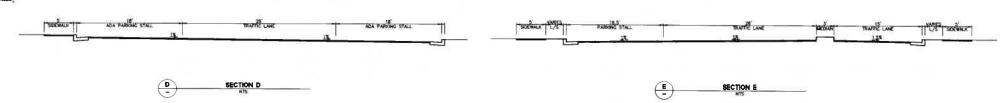
1007 # 2013-0254 002 # 20120225

KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200 Oakland, CA 94607 510,272,2910 ktgy.com











Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

TYPICAL SECTIONS

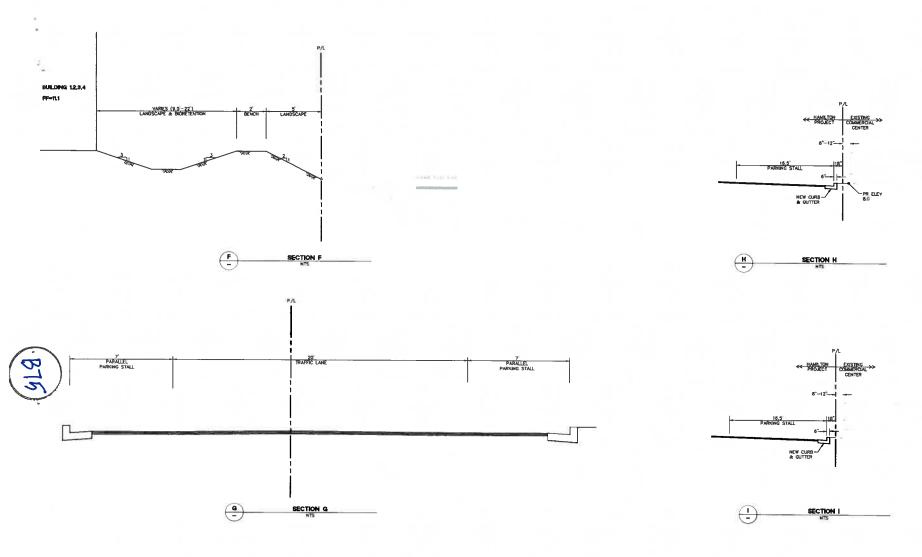
MENLO PARK, CA

ENGT # 2013-0254 ML 18.2014 Planning 80F # 20120225



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Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650,681,9334

TYPICAL SECTIONS

MENLO PARK, CA 1867 # 2013-0254 1887 # 20120225

F4254 05.13.2014 Honning So



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YMBQL.	PROPOSE BOTANICAL HAME	D PLAN	T PAL	ETTE	QTY	BOTANICAL NAME	COMMON NAME V	ATER USE	SIZE	SPACING
	TREES					SHRUBS				
100										
-30	PIETACHIA CHINENEIS	CHINESE PISTACHE	L	SET BOX	11	AGAVE SPP. ARCTOSTAPHYLOS SP.	AGAVE MARZANITA	, .	# GAL	# O.C.
and .						CARFY TURNS ICOLA	BREIGHT SPOOF		104	700
	ULMUS P. TRUE ORBENT				10	CORREA PULCHRA DURTY INTLE	AUSTRALIAH FUSCHA		# GAL	40.0
F-12	ULBUS P. TRUE ORBEST	EVERGREEN ELM	L	24" BOX	10	CRETIES SP	FORTHIGHT LEV	- 1	104	201
-						DODONEA T. 'PURPUNEA'	HCH	ī	WOAL	10.6
	ARRITTIS WARMA'	ARBUTUS		24" BOX		FESTUCA MAREI	ALTAS FESCUE	L	1 GAL	20.0
	OLEA EUROPA BWAN HILL	FRUITLESS OLIVE	VL.	24° BOX	-	GAURA LINDHEIMERI	GAURA	M	1 GAL	3.0.C
200		***************************************				GREVILLEA WOELLIF	GREVILLEA	L	# GAL	4°0.C.
6.50	LAGERSTROEMIA INDICA	CRAPE MYRTLE	L	15 GAL	49	HEMEROCALUS SPP.	DAYLLY	M	1 OAL	18" 0.4
	PRUMUB C. 'ATROPURPUREA'	PURPLE LEAF PLUM	L	15 GAL		LIRIOPE MUSCARI	TURF LALY		1 GAL	20.0
170						LOROPETALUM C. TRAZZELBERRY MUNICPREFECIA CAPELARIS	CHINESE FRINGE FLOWER POOK BEINLY GRASS		O GAL	40.0
	PYRUS C. 'CAPITAL'	FLOWERING PEAR	M	15 GAL	81	MANDRIA O. YOLL F STREAM	GULF STREAM NAMIONA		1 GAL	70.0
	TRISTIANIOPSIS LAURINA	WATER GUM	M	15 GAL		HEPETA SEX HELD CHANT	CAT MINT		S GAL	406
1						PHORISINI HYBRIDS	HEW ZEALAND FLAX		S GAL	700
6-10	PLATANNIS ACERIPOLIA	LONDON PLANE		24" BOX		PHORNIUM JACK SPRATT	DWARF NEW ZEALNAD FL		1 GAL	187 0
1000	PLATANUS ACEJEPOLIA	LONDON PLANE	-	34" BOX	•	PITTOSPORUM TORMA	VARIEGATED PITTOSPORE		A GAL	206
						RHAPIROLEPIS L'ENCHANTRESS'	INDIAN NAWTHORNE	- :	0 644	40.0
A -	SECULIA SEMPERARENS	CALIFORNIA REDWOOD		24" BCX		ROSA SPP.	CRAPET ROSE		204	700
7	SEGOOD GENERALIZED	CALIFORNIA REDITIONS	_	24 804	-	ROBBIARBOUR O. TURCAN BLUE	ROBEMARY	i.	A GAL	4 O.C.
100						BALVIA LEUCANTHA	MEXICAN BUSH SAGE	L.	1 GAL	40.0
-2-34	WARNINGTONIA PILIFERA	CALIFORNIA PAN PALM	L	1 P BROWN	20	SOLLYA HETEROPHYLLA	AUSTRALIAN SLUESELL C	REEPEN L	1 GAL	20.0
20				TRUNK		WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	E OAL	4'0.0.
1						VIBURNUM T, DWARP	DWARF VIEURNAM	=	8 GAL	20.0
	EXISTING STREET TREES	PURPLE LEAF PLUM LONDON PLANE				GROUNDCOVERS				
10-60						FESTUCA GLAUCA	BLUE FERCUII		104	200
1	f					GAZAMA WHETE	CLUMPING WHITE GAZANG		CAL	187 0.0
_	TURF					LOROPETALUM C. TURPLE PODE	PLEPLE PIXE LOROPSYAL		104	200
100						ROBA WHETE CARPET ROSE	WHITE CARPET BOSE		2 GAL	70.0
100	RHIZOMATOUS YALL FESCUE (RTF)	SELF-HEALING TURF	н	900	3,366 BF	VINCA MINOR	DWARF PERMINCLE		1 GAL	2 O.C.
	NATIVE MOW FREE SOD	NATIVE TURF		200	3.778 SF	VINES				
1000	BY DELTA BLUE GRASS		-			DISTICTUS BUCCINATORIA	ALCOO- RED TRUMPET VIII		1 GAL	18' 0,0
_						PICUS PUBLIA	CREEPING PIG		1 GAL	18'0.0
	BIO RETENTION					NOTE:				
00000	ELEOCHARIS MACROSTACHYA	SPIKE RUSH	н	1 GAL	2 O.C.	1. LANDSCAPE WILL UTILIZE LOW W.	. TED 100 D. AND 144 DWG. C			
STATE OF	JUNCUS PATENS	COMMON RUSH	L	1 OAL	20C.	LOW VOLUME DRIP IRRIGATION A	HIS CONTROL FOR	TURO COMMO A	MA AOTHER DAME	ATER EFFICE
	JUNCUS EFUSSUS CAREX PARSA	PACIFIC BUSH		1 GAL	200	COLL ACCORDE DATA, MAGRINI (CM) V	THE STREET CONTROLLERS			

CALLOUT LEGEND

- AMENITIES AREA, SEE ENLARGEMENT SHEET L-2.
- ENTRY COURTYARD, SEE ENLARGEMENT SHEET | -3.
- 3 PASEO, SEE ENLARGEMENT SHEET L4 OG PARK WITH PET STATION.

- ACCENT PAVING AT CROSSWALKS AND PROJECT ENTRY. VEHICULAR ENTRY PORTAL WALL WITH WING WALLS AND PEDESTRIAN ACCESS GATES
- (8) COURTY ARD ENTRY PORTAL WALL WITH GATE
- (9) SLIDING VEHICULAR GATE.
- 0 CONCRETE WALK
- TURF TYP
- MATIVE TURF TYP
- (12) BIO FILTRATION AREA
- TREE WELL, ADD TO EXISTING SIDEWALK WHERE EXISTING DRIVEWAY IS BEING FILLED.
- (16) BENCH, SEE DETAIL E, SHEET L-5.
- (18) SHORT TERM BIKE PARKING. SEE DETAIL O, SHEET L.S.
- (18) ELECTRIC VEHICLE PARKING BRACE
- 19 EV CHARGING STATION
- COVERED PARKING PER ARCHITECT.
- (21) POSE UTILITY EASEMENT
- TRIANGULAR CURS CUT OUT TO ALLOW FOR TREES ALONG BIORETENTION AREA.
- TREE WITH TREE GRATE

PROPERTY LINE TREE **REQUIREMENTS**

FRONTAGE	LENGTH	REQUIRED	PROVIDED	EXCESS	LABELS
HAMILTON AVE	1294"	85	69	4	H1-H09
WINDEMERE AVE	244	7	7	- 62	W1-W7
NORTH SIDE (TRAIN)	1294"	33	33	13	N1-N38
EAST SIDE	244"	7		1.0	E1-E8

LIGHTING LEGEND

- POST TOP LIGHT
- LIPLIGHT AT WALL
- UP/DOWN LIGHT ON PALMS EXISTING STREET LIGHT

NOTE: PROPOSED LIGHT LOCATIONS, FINAL LOCATIONS AND PHOTOMETRICS TO BE DETERMINED BY OTHERS.



LANDSCAPE PLAN

HAMILTON APARTMENTS



Greenheart Land Company 941 East Charleston Road Palo Alto, CA 94303 650.681.9334

MENLO PARK, CA

05.13.2014 Planning Submittal #3 KTGY # 2013-0264 VTA # 04113

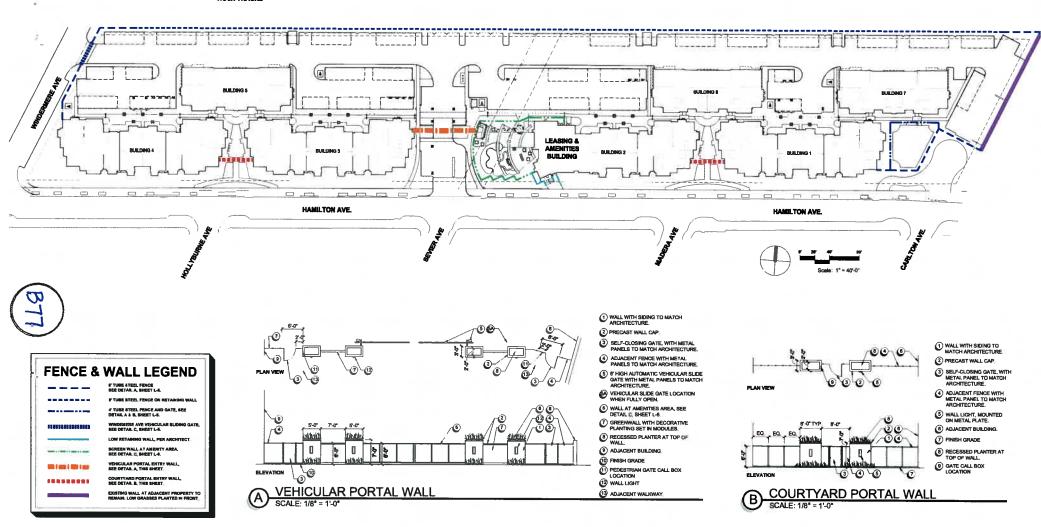
leaux Way, Ste. 240 Napa, CA 94558 nacio Yalley Rd, Sie. 275 Walnut Creek, CA 94596



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TRAIN TRACKS



HAMILTON APARTMENTS



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MENLO PARK, CA

05,13.2014 Planning Submittal #3 KTGY # 2013-0254 vTA # 04113

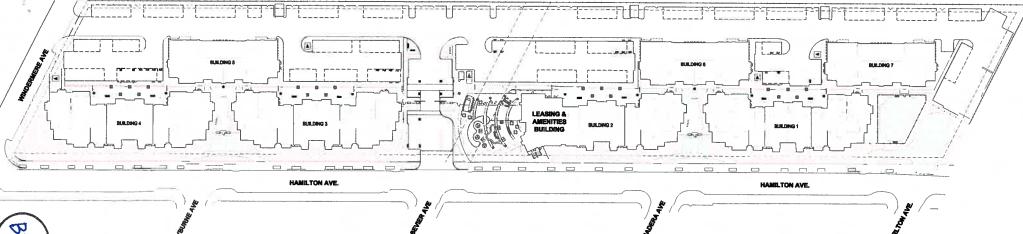


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sel: 707.224.2299 fax: 707.224.6821

TRAIN TRACKS





LANDSCAPE AREA PLANTING TYPE SQUARE FOOTAGE PERCENT OF LANDSCAPE 72% 10% 18% BIO TREATMENT TOTAL LANDSCAPE AREA 180% 79,818 SF ROTE: CALCILATIONS BASED ON CURRENT SHE PLAN FINAL SHEAKDOWN TO BE DETERMINED WITH PO AND FINAL DESIGN.



IRRIGATION CONCEPT STATEMENT

THE BRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALFORNIA MODEL WHER EFFICIENT LANDSCAPE ORDINANCE (TITLE 25-DYNSON 2-GAMPTER 2.7) AND THE CITY OF MENLO PARK WATER EFFICIENT LANDSCAPE ORDINANCE (MARCIPAL CODE 1244)

THE PREGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRPRICATION CONTROLLER CAPABLE OF MALTIPLE PROGRAMMENG AND INDEPENDENT TRAINING OF REVINDRULAL REPROACHOR SYSTEMS. THE CONTROLLER WILL HAVE A HA-OUR CLOCK TO ALLOW MAL TIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION DATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BURBLERS FOR TREES, POINT SOURCE DRIP BRIGATION FOR SHRUBS AND GROUNDOOVERS, AND SUB-BURFACE DRIP IRRIGATION FOR TURP FLANTINGS.

PLANTS WILL BE GROUPED ONTO BEPARATE YAVES A COORDINATOR TO THE DEPOSITIES AND WATER USE TO ALLOW FOR DRIPATOR APPLICATION BY HYDROCODE. THE BRIGATION SCHEDULING MILE REFLECT THE REGIONAL EVAN-CHARGE PLANT ON THE DITTIES SITE WILL BE DESIGNED TO RUN DURING INCONTRACT HOURS WHEN BRIGATION IS MOST EFFICIENT.

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANOSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF SHRUBS / GROUNDCOVERS/TREES! OR TURF.* NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 31" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 31"

4, IRRIGATION SPRINGER TYPES; ALL SPRINGERS SHALL LITELIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION, IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR SHOKEN ON DEPICE

8. IRRIGATION CONTROLLERS: CONTROLLER BHALL SE AN AUTOMATIC ET (EVAPOTRANSPRATION) WITH MALTIPLE PROGRAMMING CAPABILITY: CONTROLLER TO BE REPROGRAMED BEAGONLY TO MIRMIZEE, RINOFF OR OVER WATERING, MOSTURE SONSINO DEVICES BHALL BE UTILIZED TO CONTROL REPRESATION CYCLES ACCORDING TO SERCIFIC REPORT ON REQUIREMENTS.

8. CLASS OF IRRIGATION PIPE. ALL MAINLINE SHALL BE CLASS 316 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7, IRRIGATION EMITTERS; ALL TURF AREAS SHALL BE FARIGATED USING SUB-BURFACE ORD TYPE RYBGATION SYSTEM. ALL SHRUP GROUNDCOVER AREAS SHALL BE RYBGATED (USING ORD RYBGATION SYSTEM. ALL TREE AREAS SHALL BE RYBGATED USING BURSLER RYBGATION SYSTEM.

8. RECLAMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET SOUTH SAY WATER RECYCLING PROGRAM REQUIREMENTS FOR FUTURE RECLAMED WATER

WATER USE CALCULATIONS

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62) |(0,7 x LA) + |0.3 x SLA)]

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

ETWU = (ETo)(0.62) ((PF)(HA) + SLA)

- ETO = ANNUAL EVAPOTRANSPIRATION RATE
 LA = TOTAL LANDSCAPE AREA (INCLUDES SLA)
 SLA = SPECIAL LANDSCAPE AREA
 H + HYDROZONE PLANT AREA
 PF = PLANT FACTOR

- SPECIAL LANDSCAPE AREA
 HYDROZONE PLANT AREA
 PLANT FACTOR
 (0.7 FOR TURF & BIOTREATMENT, 0.35 FOR SHRUBS)
- (0.7 FOX TORP & BIOTREATMENT; 0.35 FOX SHRQBS

 RRIGATION EFFICIENCY FACTOR (0.71 MINIMUM)

 ET ADJUSTMENT FACTOR

 CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)
- 0.3 ADDITIONAL ADJUSTMENT FACTOR FOR SLA
- MAWA = (49.7)(0.62)(0.7 x 70,810] = 1,527,358 GALYEAR

ETWU = (49.7)(0.82)(0.35 x 63.640) + (0.7 x 7.170) | = 1.184,516 GAL/YR



HAMILTON APARTMENTS



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MENLO PARK, CA

05.13.2014 Planning Submittal #3 KTGY # 2013-0254 vTA # 04113

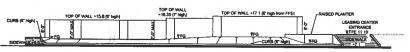
tel: 707.224.2299



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AMENITIES WALL ELEVATION-WEST SIDE



B AMENITIES WALL ELEVATION-SOUTH SIDE















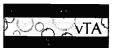
ENTRY & AMENITIES CENTER

GREENHEART

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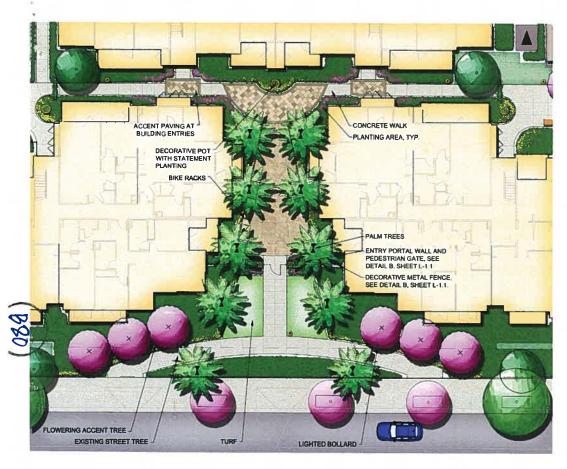
MENLO PARK, CA

05.13.2014 Planning Submittel #3 KTGY # 2013-0254 vTA # 04113 vanderToolen Associaties 655 Bordeaux Way, See, 140 Napa, CA 9455n 700 Ygnacio Yalloy Rd, See, 275 Waltus Creck, CA 94596 lel: 70T,224,2299 Sax: 707,224,6221 www.yanderToelen.gom



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MENLO PARK, CA

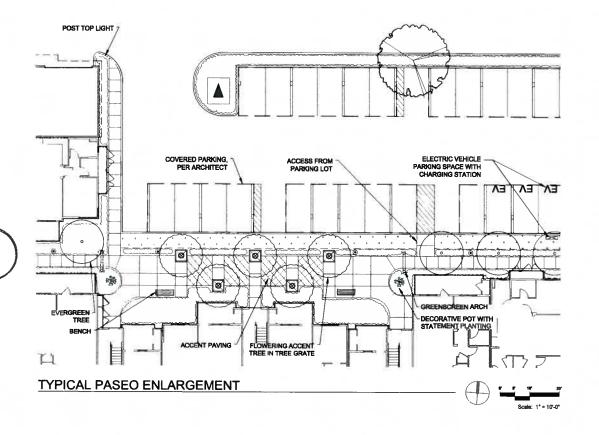
09.03.2014 Planning Submittal #3 KTGY # 2013-0254 vTA # 04113



TYPICAL COURTYARD LANDSCAPE

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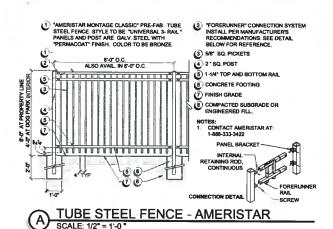
05.13.2014 Planning Submittal #3 KTGY # 2013-0254 vTA # 04113

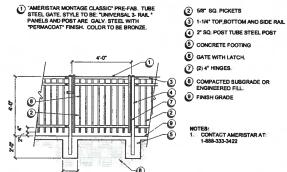


TYPICAL PASEO LANDSCAPE

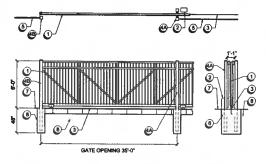
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TUBE STEEL GATE - AMERISTAR



(1) 6" TALL PASSPORT II MAJESTIC ROLL GATE BY AMERISTAR. COLOR TO BE PERMACOAT" BRONZE. (888)333-3422

2 SLIDE GATE OPERATOR TO BE SUPPLIED BY CONTRACTOR.

3 V-TRACK WHEEL GUIDE WITH J BOLT CONNECTION TO CONCRETE FOOTING.

ROLLER GUIDE POSTS

(B) LATCH POST.

ADJACENT TUBE STEEL FENCE, SEE

CONCRETE FOOTING, PER MANUFACTURER'S DETAILS.

FINISH GRADE

COMPACTED SUBGRADE

NOTE: CONTRACTOR SHALL PROVIDE SHOP ORAWINGS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.

WINDERMERE AVE VEHICULAR SLIDING GATE SCALE: 1/4" = 1'-0"







E BENCH
FORMS + SURFACES
TRIO COLLECTION



POST TOP LIGHT & BOLLARD
LUMINIS: MAYA LED LIGHT, MA14
LUMINIS: ECLIPSE LED BOLLARD, W786





G DOG PICK-UP STATION
MUTT MITT

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MENLO PARK, CA 05.13.2014 Planning Submittal #3

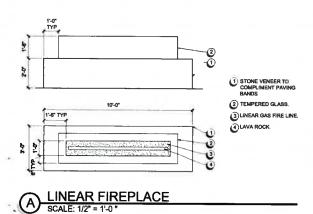
05.13.2014 Planning Submittal KTGY # 2013-0254 vTA # 04113

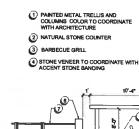




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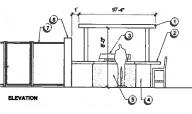


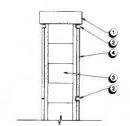


5 STORAGE CABINET

(6) WALL SEE OFTAIL C, THIS SHEET.

(7) ADJACENT FENCE AND GATE.





PRECAST CONCRETE CAP COLOR TO MATCH WALL

2 PAINTED METAL REGLET COLOR TO MATCH ARCHITECTURE

3 CMU BLOCK WALL

STUCCO FINISH, COLOR TO MATCH ARCHITECTURE

NOTE: HEIGHT VARIES, REFER TO AMENITIES WALL ELEVATIONS, SHEET 1-2







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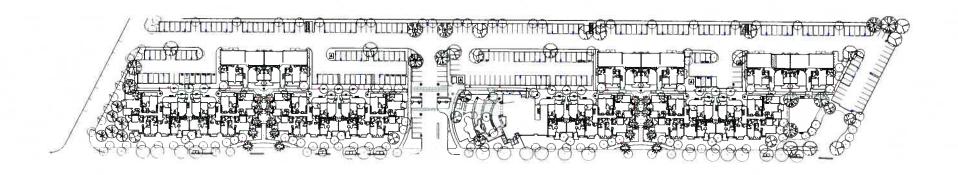


LANDSCAPE DETAILS - AMENITY AREA KTGY Group, Inc. Architecture+Planning 580 Second St., Suite 200











LIGHTING LEGEND



TOWN LED | GAT POST LIGHT
TIPE IN LIGHTING DESTRONATION
WITH EXTERNAL MOUSE SIDE SUBELD
SASA LUMENS - 4000" LELYTH



60W LED DECONATIVE 14FT POST LIGHT 1YPE IV LIGHTING DISTRIBUTION 4710 LINNERS - 4000° DELYTH

47W LED DECORATIVE IDST POST LIGHT TYPE 1 LIGHTBIG DESTRORETION 2970 LUISERS - 4000" KELTIN



30W LEB I.SFT BOLLARD
TIPE 1 LIGHTING DISTRIBUTION
IS69 LINENS - 4000° TELYM



OW LED RECESSED STEP LIGHT





* MANDONAN CLINIDES ADTIT TICHLE (3) 3AM METAT RATIDE



4W LEB WALL LIGHT 154 LIBNENS - 4000" KELYE



120 (TELERIC (EV) - 4000, ETETAN VOCENL THULL (5) IIS, (5) DOMAI FÜLSM FEB LUTH LIESE KING HOORILED







HAMILTON APARTMENTS



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OVERALL SITE LIGHTING PLAN

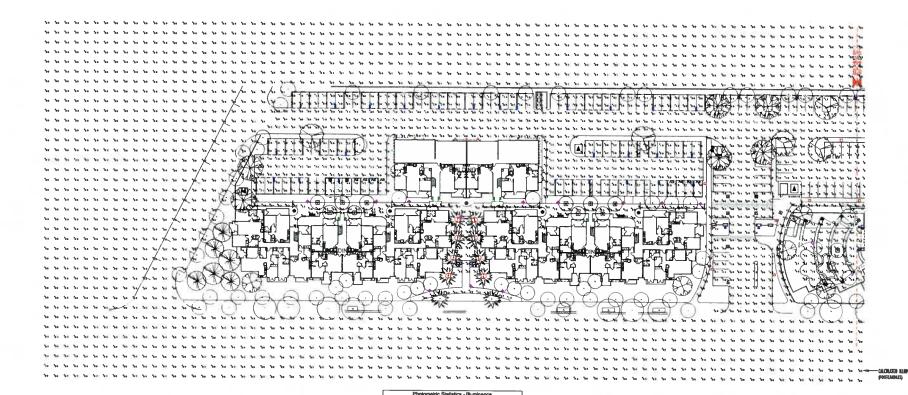
15W LED WALL PACE 24NY LUMENS - 4000° KELYON



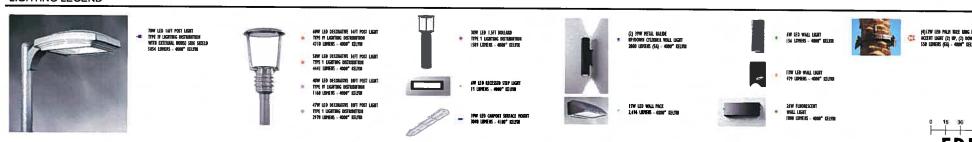




CANDELA® X4-002 25635 Callly La Fuerte Sen Juen Capistrano, CA 92675 Ph. 949.201.1333 candelaengineering.com



LIGHTING LEGEND



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PARTIAL PHOTOMETRIC SITE PLAN

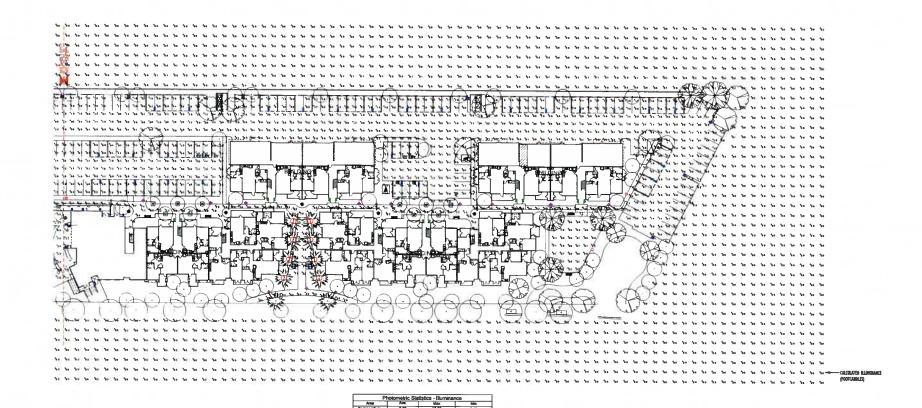




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MENLO PARK, CA ITGT # 2013-0254

85.15.H14



LIGHTING LEGEND



70W LED 16FT POST LIGHT
TYPE N' LIGHTING DISTANSITION
WITH EXTELIAL HOUSE SIDE SKIELD
SASA LUMENS - 4000° KELIZH



60W LED DECORATIVE FAFT POST LIGHT TYPE IN LIGHTING DISTRIBUTION 47 IL LUMENS - 4000" KELTUN



47W LEB DECOLATIVE 10FT POST LIGHT
TYPE 7 LIGHTING DISTRIBUTION
2976 LUNGHS 4000° CELINN



30W LED 3.SFT BOLLARD TYPE Y LIGHTING DISTRIBUTION ISBY LIDNENS - 4000° KELYIN



39W LEB CARPORT SENSACE HOUSE 3040 LEMENS - 4166" DELTH



(2) 39W METAL BALBS BP/DOWN CYLKDER WALL LIGHT 2000 LIMENS (EA) = 4000° RELYBI





4W LED WALL LIGHT 156 LIMEIS - 4000° KELVIN



(4)12W LED PALH TREE KING MODISTS

ACCENT LIGHT (2) NP. (2) DOWN



13W LED WALL LIGHT 479 LIRIENS - 4000° KELYIN



26W FLBORESCHIT WALL LIGHT 1000 LINE IS + 4000" KELYU

EPI.2

HAMILTON APARTMENTS



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PARTIAL PHOTOMETRIC SITE PLAN









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R-4-S Compliance Review Checklist									
	pro	oes the the uirem	eet	If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development				
	Y	N	N/A	*	regulation is met				
16.23.050 Development Regulations									
Minimum Lot Area: 20,000 sf.	Z				T1.2				
Minimum Lot Width: 100 ft.	Z				C1.0, C1.1, A1.0				
Minimum Lot Depth: 100 ft.					C1.0, C1.1, A1.0				
Minimum Density: 20 du/ac	V				T1.2				
Maximum Density: 30 du/ac	~				T1.2				
Minimum Front Yard: 10 ft.					A1.0-A1.2				
Minimum Interior Side Yard: 10 ft., except may be reduced to 5 ft. abutting a private access easement	~				A1.0-A1.2				
Minimum Corner Side Yard: 10 ft.			V		N/A				
Minimum Rear Yard: 10 ft.					A1.0-A1.2				
Maximum Floor Area Ratio: Increase on an even gradient from 60% for 20 du/ac to 90% for 30 du/ac	V				T1.2				
Maximum Building Coverage: 40%	V				T1.2, A6.1a-c				
Minimum Open Space (Landscaping): 25%	V				T1.2				
Maximum building height: 40 ft.	V			υ u	A4.1-A4.7				
Building Profile: Starting at a height of 25 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.					A4.1-A4.4				
Parking					Si				
Vehicular: 2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; 1 space per studio. Spaces cannot be located in required front yard setbacks or in tandem.	~				T1.2, T1.5				
Electric Vehicle: A minimum of 3 percent of the required number of parking spaces shall provide dedicated electric vehicle/plug-in hybrid electric charging stations and a minimum of 2 percent of the required number of parking spaces shall be pre-wired for such equipment.	V				T1.2, T1.5, L-1				
		Pa	ge 1	CI					

	R-4-S Compliance Review Checklist										
		Does the project meet the requirement?		eet	If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development					
		Υ	N	N/A	requesti	regulation is met					
Bic	ycle Long term – 1 space per unit where a private garage (per unit) is not provided	V				T1.2, T1.5, A5.0-A5.6					
	Short term (visitor) – 1 space per every 10 units	V				T1.2, T1.5, L-1					
16.23	.060 Mitigation Monitoring										
shall Mon estal asso Gene	evelopment within the R-4-S zoning district comply, at a minimum, with the Mitigation itoring and Report Program (MMRP) plished through Resolution No. 6149 ciated with the Housing Element Update, eral Plan Consistency Update, and Zoning					Mitigation Monitoring Measures					
Asse	nance Amendments Environmental ssment prepared for the Housing Element oted on twenty-first day of May, 2013.					man mand					
16.23	.070 Design Standards										
(1)	Building Setbacks and Projections within Se	tbacks	•			-					
1a.	Min. of one (1) 15 gallon tree per 20 linear feet for the length of the property frontage along a public right-of-way.	~				L-1					
1b.	Existing trees in the ROW shall count towards the minimum tree requirement for that frontage.	V				L-1					
1c.	Min. of one (1) 15 gallon tree per 40 linear feet of property frontage not along a public right-of-way.					L-1					
2.	Building projections, such as balconies and bay windows, at or above the 2 nd floor shall not project more than 5 feet into the setback area.	~				A3.1					
3.	Where a property is contiguous with a single- family zoned property, no projections into the setback are permitted for balconies or decks at or above the second floor.			~		N/A					

	R-4-S Compliance Review Checklist									
		pro	oes the the uireme	eet	If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development				
		Y	N	N/A		regulation is met				
4.	The total of all horizontal and vertical projections shall not exceed 35% of the building façade area, and no one projection shall exceed 15% of the façade area on which the projections are located. Where such projections enclose interior living space, 85 percent of the vertical surface of the projection shall be windows or glazed.	>			5	A3.1				
(2)	Façade Modulation and Treatment									
1.	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 35 feet of façade length, the minor vertical façade modulation shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	V				A6.0a, b, c				
2.	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building facade modulation. At a minimum of every 75 feet of façade length, a major vertical façade modulation shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum 6 foot setback of building plane from primary building façade for the full height of the building.	V				A6.0a, b, c				
3.	In addition, the major building façade modulation shall be accompanied with a 4 foot minimum height modulation and a major change in fenestration pattern, material and/or color.	V			V = 1	A6.0a, b				
(3)	Building Profile	•	•	•						
1.	The façade of a building shall be limited to one major step back.			Ø		N/A				

R-4-S Co	ompl	iance	e Revi	ew Checklist	
		ject m	neet	If no, please explain the proposed modification and reason for the	If yes, list the plan sheet(s) where the development
	Y	N	N/A	request.	regulation is met
Horizontal building and architectural projections, like balconies, bay windows, dormer windows beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projections within Setbacks section and shall be architecturally integrated into the design of the building.			V		N/A
Vertical building projections like parapets and balcony railings shall not extend more than 4 feet beyond the 45-degree building profile and shall be architecturally integrated into the design of the building.	V				A4.1-A4.4
Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be architecturally integrated into the design of the building.					N/A
Height					1
Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum building height, and shall be architecturally integrated into the design of the building.	\sqrt				A4.1-A4.7
Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be architecturally integrated into the design of the building.	✓				Mechanical Screening shown on A2.0-2.7 Elevations; A4.1-A4.7 Sections
Towers, cupolas, spires, chimneys, and other architectural features not exceeding 10 percent of the roof area may exceed the maximum building height limit by a maximum of 10 feet. Such rooftop elements shall be architecturally integrated into the design of the building.			V		N/A
	Horizontal building and architectural projections, like balconies, bay windows, dormer windows beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projections within Setbacks section and shall be architecturally integrated into the design of the building. Vertical building projections like parapets and balcony railings shall not extend more than 4 feet beyond the 45-degree building profile and shall be architecturally integrated into the design of the building. Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be architecturally integrated into the design of the building. Height Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum building height, and shall be architecturally integrated into the design of the building. 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	R-4-S Compliance Review Checklist										
		pro	oes the the uiremo	eet	If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met					
(5)											
1.	Buildings shall be designed and incorporate materials that discourage graffiti. Windows, doors, and small architectural features are exempt from this requirement.	V				stucco/siding can be repainted; A2.1-A2.7					
2.	All external stucco shall be completed in textures that are smooth, sanded, or fine-scraped. Heavy-figuring or rough cast stucco are not permitted.	•				A2.1-A2.7; materials board					
3.	Stucco on the external façade shall be limited to no more than 80% of the entire area of an elevation, inclusive of all windows and doors.	2			в	A6.5-A6.8					
4.	All external windows where in solid walls shall be inset by a minimum of 2 inches from the face of the external finishes.	V				A2.1-A2.7, A2.8, A7.0					
5.	When simulated divided light windows are included in a development, the windows shall include mullions on the exterior of the glazing and contain internal dividers (spacer bars) between the window panes.			•		N/A					
(6)	(6) Building Entries										
1.	When a residential building is adjacent to a public street or other public space, the building shall provide entries, access points or features oriented to the street that are visible from the public right-of-way or public space and provide visual cues to denote access into the building. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street.	2				A7.0, L-1, L-1.1, L-3					

	R-4-S Compliance Review Checklist									
			oes the ject m the uirem	neet	If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development				
			N	N/A	request.	regulation is met				
(7)	Open Space		,							
1.	Residential developments shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	•				T1.2, A5.0-A5.6				
2.	Depending on the number of dwelling units, common open space shall be provided to meet the following criteria:									
	i. 10-50 units: Minimum of one space, 20 feet minimum dimension (400 sf. total, minimum).			V		N/A				
	ii. 51-100 units: Minimum of one space, 30 feet minimum dimension (900 sf. total, minimum).					N/A				
	iii. 101 or more units: Minimum of one space, 40 feet minimum dimension (1,600 sf. total, minimum).	2				T1.2, A1.1				
(8)	(8) Parking – See Development Regulations									
(9)	(9) Bicycle Parking									
1.	Each long term bicycle parking space shall consist of a locker or locked enclosure, such as a secure room or controlled access area, providing protection for each bicycle from theft, vandalism and weather. A private locked storage unit that can accommodate a bicycle satisfies this requirement. Within a common residential building garage, bicycle parking shall be located within 40 feet of common access points into the building.	~				A5.0-A5.6				

R-4-S Compliance Review Checklist									
		Does the project meet the requirement?		eet	If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is			
2.	Short-term bicycle parking shall consist of a bicycle rack or racks at street level and is meant to accommodate visitors. Bicycle parking facilities shall not impede	>				met A1.5, L-1, L-5			
(10)	pedestrian or vehicular circulation. Shade and Shadow				5				
1.	Development shall be designed so that shadow impacts on adjacent shadow-sensitive uses (e.g. residential, recreational, churches, schools, outdoor restaurants, historic buildings, and pedestrian areas) are minimized to the best extent possible. Shadow-sensitive uses shall not be shaded by project-related structure for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October).	✓				A6.9a, A6.9b			
(11)	Lighting					2			
1.	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	>				EP 1.0-1.2			
2.	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	>				EP 1.0-1.2			