155 JEFFERSON DR

SB330 COMPLETE DEVELOPMENT PROJECT APPLICATION RESUBMITTAL #1

SHEET INDEX

PROJECT TEAM

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WASTE MANAGEMENT

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ZONING CODE INFORMATION

Address	155 Jefferson Dr, Menlo Park, CA 94025
APN	055-242-100
Site Area	60,075 sf (1.38 ac)
Land Use	MUR (Mixed Use Residential)
Zoning	R-MU (Residental Mixed Use)
Zoning Overlay	B (Bonus)
Flood Zone	Zone AE (EL 11 ft)

DEVELOPMENT REGULATIONS

REGULATION (MPMC SECTION 16.45.050)	EXISTING/REQUIRED		PROPOSED PROJECT	COMPLIANCE
	BASE LEVEL	BONUS LEVEL		
LOT AREA & DIMENSIONS				
Minimum Lot Area	20,000 sf	25,000 sf	60,075 sf	Compliant
Minimum Lot Dimensions	100 ft width; 100 ft depth	100 ft width; 100 ft depth	267 ft width; 225 ft depth	Compliant
SETBACKS				
Minimum Setback at Street	0 ft	0 ft	Min. 2'	Compliant
Maximum Setback at Street	25 ft	25 ft	Max. 21'-6"	Compliant
Minimum Interior Side and Rear Setbacks	10 ft	10 ft	Side: Min. 13'-1" Rear: Min. 11'	Compliant
FAR & DENSITY				
Maximum Residential Floor Area Ratio (FAR)	60% to 90%	>90% to 225%	± 350%	**DENSITY BONUS WAIVER REQUESTED**
Density	20 du/ac to 30 du/ac	>30 du/ac to 100 du/ac	± 150 du/ac	**DENSITY BONUS WAIVER REQUESTED**
Maximum Nonresidential Floor Area Ratio	15%	25%	Not Applicable *(Project does not propose any nonresidential program.)*	Not Applicable
BUILDING HEIGHT				
Height	Average Height: 35 ft Maximum Height: 40 ft (Properties within the flood zone or subject to flooding and sea level rise are allowed a 10-foot increase in height and maximum height.)	Average Height: 52.5 ft Maximum Height: 70 ft (Bonus level development on Jefferson Drive, Constitution Drive or Independence Drive is allowed to be a maximum height of 85 feet.)	Average Height: ± 70'-8" Maximum Height*: ±83'-4" **Height measured from average grade: 9.10' to top of roof structure. Excludes parapets as screening for rooftop equipment.*	Compliant
OPEN SPACE				
Minimum Open Space Requirement	25% of total lot area (15,019 sf)	25% of total lot area (15,019 sf)	± 30,130 sf (50% of total lot area)	Compliant
PARKING				
Vehicle Parking for Residential Units	Min. 1.0 space per unit = Min. 207 spaces required Max. 1.5 space per unit = Max. 311 spaces required *NOTE: Electrical vehicle chargers would be provided in compliance with Menlo Park Municipal Code Section 16.72.010 and Chapter 12.18 (California Green Building Standards Code Amendments).*		± 208 spaces provided (1.00 space per unit)	Compliant
Bicycle Parking	Long-term: Min. 1.5 space per unit = Min. 311 spaces required Short-term: Min. 10% of long-term for guests = Min. 32 spaces required		Long-term: ± 312 spaces provided (1.5 spaces per unit) Short-term: ± 44 spaces provided (14% of long-term required)	Compliant

DESIGN STANDARDS

STANDARD	EXISTING/REQUIRED		PROPOSED PROJECT	COMPLIANCE
	BASE LEVEL	BONUS LEVEL		
NOTE: As per the City of Menlo Park General Plan Circulation Element Figure 2: Street Classifications, Jefferson Dr is categorized as a Mixed Use Collector Street				
MPMC SECTION 16.45.120 (1) RELATIONSHIP TO THE STREET				
Build-To Area Requirement	Min. 40% of steet frontage	Min. 60% of street frontage	±211 ft of building frontage out of ±211 ft of street frontage = 100% of street frontage	Compliant
Frontage Landscaping	Min. 40% (50% of which shall provide on-site infiltration of stormwater runoff) *NOTE: Setback areas adjacent to active ground floor uses, including lobbies, retail, and eating and drinking establishments are excepted.*	Min. 25% (50% of which should provide on-site infiltration of stormwater runoff)	Frontage Landscaping area will not infilitrate stormwater.	**DENSITY BONUS WAIVER REQUESTED**
Frontage Uses	No restriction	Setback areas parallel to street not used for frontage landscaping must provide pedestrian circulation, other publicly accessible open spaces, access to parking, bicycle parking, or other uses that the planning commission deems appropriate	Setback area not used for frontage landscaping is used for accessible ramps, entry stairs and outdoor gathering areas.	Compliant
Surface Parking Along Street Frontage	Max. 35% of linear frontage	Max. 25% of linear frontage	No surface parking provided along street frontage	Compliant
Minimum Surface Parking Setback	Min. 20 ft	Min. 20 ft	No surface parking provided along street frontage	Compliant

MPMC SECTION 16.45.120 (2) BUILDING MASS AND SCALE

Base Height	Max. 40 ft *NOTE: Properties within the flood zone or subject to flooding and sea level rise are allowed a 10-foot height increase.*	Max. 45 ft	± 37'-0"	Compliant
Minimum Stepback	N/A	10 ft for a minimum of 75% of the building face along public street(s)	± 127 ft out of ± 219 ft steps back 10 ft, which is ± 58% of the building façade along Jefferson Dr.	**DENSITY BONUS WAIVER REQUESTED**
Building Projections	6 ft	6 ft	± 2 ft	Compliant
Major Building Modulations	Min. one (1) recess of 15 ft wide by 10 ft deep per 200 ft of façade length from the ground level to the top of the building's base height		Along Jefferson Dr, one recess of ±127 ft out of ±219 ft of facade length is provided. The recess depth is 4 ft from Level 1 to Level 4. The recess depth is 10 ft from Level 4 to Roof Level. Along the elevation facing the Lume Paseo, one recess of 32 ft wide by 10 ft deep is provided from Level 4 to Roof Level.	**DENSITY BONUS WAIVER REQUESTED**
Minor Building Modulations	Min. recess of 5 ft wide by 5 ft deep per 50 ft of façade length *NOTE: Building projections spaced no more than 50 feet apart with a minimum of 3-foot depth and 5-foot width may satisfy this requirement in lieu of a recess.*		Along Jefferson Dr, balcony projections of 2 ft depth and ± 8 ft width are spaced less than 50 ft apart and provided from Level 3 to Level 8. Along the elevation facing the Lume Paseo, balcony projections of 2 ft depth and ± 8 ft width, and balcony recesses of 4 ft depth and ± 8 ft width are spaced less than 50 ft apart and provided from Level 3 to Level 8. One recess of 16'-11" width by 4 ft depth is provided from Level 3 to Roof Level.	**DENSITY BONUS WAIVER REQUESTED**

MPMC SECTION 16.45.120 (3) GROUND FLOOR EXTERIOR

Building Entrances	One (1) entrance every 100 ft of building length along a public street or paseo. Min. of one is required along each length.	One (1) entrance every 100 ft of building length along a public street or paseo. Min. of one is required along each length.	One (1) entrance is provided along the South façade of 210'-6" length (facing Jefferson Dr). One (1) entrance is provided along the West façade of 206'-0" length (facing the Lume Paseo)	**DENSITY BONUS WAIVER REQUESTED**
Ground Floor Transparency	Min. 30% for residential uses	Min. 30% for residential uses	1,740 sf out of ± 3,825 sf of ground floor facade along Jefferson Dr has transparent glazing, which is 45%. ± 165 sf out of ± 3,447 sf of ground floor facade facing the Paseo has transparent glazing, which is 5%	**DENSITY BONUS WAIVER REQUESTED**
Minimum Ground Floor Height Along Street Frontage	N/A	Min. 10 ft for residential uses	± 18 ft floor-to-floor height provided along Jefferson Dr frontage (for double-height amenity space)	Compliant
Garage Entrances	Max. 12 ft opening for one-way entrance; Max. 24 ft opening for two-way entrance	Max. 12 ft opening for one-way entrance; Max. 24 ft opening for two-way entrance	No garage entrances provided along street frontage	Compliant
Awnings, Signs and Canopies	Max. 7 ft projection depth	Max. 7 ft projection depth	Max. ± 5'-6" projection depth	Compliant

MPMC SECTION 16.45.120 (4) OPEN SPACE

Total Open Space	Min. 25% of total lot area = 15,019 sf required	30,130 sf	Compliant
Publicly Accessible Open Space	Min. 25% of total required open space area = 3,755 sf required	0 sf	**DENSITY BONUS WAIVER REQUESTED**
Private Open Space	Min. 80 sf per unit = 15,920 sf required	5,765 sf	**DENSITY BONUS WAIVER REQUESTED**
	Min. dimension of 6 ft by 6 ft	Min. 8' by 6'	Compliant
Common Open Space	1.25 sf for each 1 sf of private open space not provided = 13,219	24,365 sf	Compliant
	For >101 units, min. of one (1) space; Min. 40 ft dimension; Min. 1600 sf total	Min. 45'-7" dimension and 8,875 sf on Level 4	Compliant
NOTE: In the case 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 one (1) sf of private open space that is not provided.			

MPMC SECTION 16.45.120 (5) PASEOS

Paseo Width	Min. 20 ft overall width	Not Applicable *(As per MPMC Section 16.45.100 (1), If the location of a new connection is split between parcel/ownership, the first applicant must set aside the required right-of-way through dedication or a public access easement and bond for the completion of the new connection. 141 Jefferson Dr has met that requirement.)*	Not Applicable
Pathway Width	Min. 10 ft to Max. 14 ft of the hardscape portion of the paseo		
Furnishing Zones	Min. 5 ft wide by 20 ft long, provided at a min. internal of 100 ft		
Paseo Frontage Setback	Min. 5 ft setback for adjacent buildings from the edge of the paseo property line		
Trees	Small canopy trees with a Max. mature height of 40 ft and canopy diameter of 25 ft, planted at Max. intervals of 40 ft		
Landscaping	Min. 20% of paseo		
Lighting	One (1) light fixture every 40 ft		

MPMC SECTION 16.45.120 (6) BUILDING DESIGN

Main Building Entrances	Shall face the street or a publicly accessible courtyard.	Main building entrance faces Jefferson Dr	Compliant
Utilities	Utilities (meters, backflow preventers, etc.) shall be concealed or integrated into the building design.	Backflow preventer is provided in an alcove, concealed in view from Jefferson Dr	Compliant
Solid Waste Screening	Include dedicated, screened and easily accessible space for recycling, compost, and solid waste storage and collection. Trash and storage shall e enclosed and attractively screened from public view.	Project proposes internal trash vestibules on Levels 2-8. Ground level trash room will be screened from public view.	Compliant
Building Materials	Materials and colors of utility, trash, and storage enclosures shall match or be compatible with the primary building. Stucco shall not be used on more than 50% of the building facade. When stucco is used, it must be smooth troweled.	± 23% of the building façade is stucco.	Compliant
Rooflines	Rooflines adjacent to street-facing facades shall vary, including a four (4) foot minimum height modulation.	Max. 3'-6" variation	**DENSITY BONUS WAIVER REQUESTED**
Rooftop elements	Rooftop elements shall be concealed in a manner that incorporates building color and architectural and structural design. Roof-mounted equipment shall be screened from view.	Max. parapet height of 5'-6" conceals rooftop elements like stair and elevator towers, and roof-mounted equipment, from public view.	Compliant

MPMC SECTION 16.45.120 (7) ACCESS AND PARKING

Shared Entrances	Shared entrances to parking for nonresidential and residential uses shall be used where possible.	Not Applicable *(Project does not propose any nonresidential program.)*	Not Applicable
Service Access	Service access and loading docks shall be located on local or interior access streets and to the rear of buildings, and shall not be located along a publicly accessible open space.	Loading is located from Entry Drive, on the Eastern face.	Compliant
Aboveground Garages	Aboveground garages shall be screened (with perforated walls, vertical elements, landscaping or materials that provide visual interest at the pedestrian scale)	Exposed garage walls are screened	Compliant
Surface Parking Lots	Buffered from adjacent building by min. 6 ft of paved pathway or landscaped area. Shall be screened with landscaping features Shall be planted with at least 1 tree with a mon. size of 24" box for every 8 parking spaces. Can be located along a paseo for max. 40% of paseo's length	Not Applicable *(No surface parking lot proposed)*	Not Applicable
Short-term Bike Parking	Shall be located within fifty (50) feet of lobby or main entrance	Located within ± 50 ft of the main lobby entrance	Compliant
Pedestrian Access	Shall be provided with min. hardscape width of 6 ft from sidewalks to all building entries, parking areas and publicly accessible open spaces.	Pedestrian access is provided from sidewalk along Jefferson Dr	Compliant

MPMC SECTION 16.45.130 GREEN AND SUSTAINABLE BUILDING

Green Building Requirement	New construction 100,001 sf and above should be designed to meet LEED Gold BD+C	Project will comply with CALGreen Mandatory Measures	**DENSITY BONUS CONCESSION REQUESTED**
Hazard Mitigation and Sea Level Rise Resiliency	For sites of 2 acres or less, first floor elevation shall be no less than 6" above BFE.	First floor elevation is 12" above BFE	Compliant
Bird-Friendly Design	No more than 10% of façade surface area shall have non-bird-friendly glazing. Glass skyways or walkways, freestanding glass walls and handrails and transparent building corners shall not be allowed. Transparent glass shall not be allowed at rooflines of buildings.	See Sheet A6.3 for design compliance.	Compliant

NOTE: For compliance to EV spaces requirements as per MPMC Ch. 12.18.050 and 2025 CALGreen Building Standards Code, see Sheets A1.7 - A1.9.

155 JEFFERSON DRIVE - PROJECT DATA

OVERALL SUMMARY*	
Gross Lot Area	± 1.38 ac
Net Lot Area (Exclusive of PUE)	± 1.36 ac
Residential Units	± 207 du
Gross Project Density	± 150 du/ac
Average Unit Size	± 750 sf
Total Residential parking	± 208 stalls
Total Parking Ratio	± 1.00 stalls/du

**Building Development Standards reference Menlo Park Municipal Code Zoning Standards.*

BUILDING SUMMARY (5-Story Type IIIA over 3-Story Type IA)

Unit Type*	Description	NRSF	Balcony SF	Levels								Total Count	Total per Unit Type	Unit Mix	Total NRSF	Total Balconies
				Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8					
S1	Studio	542 sf	0 sf	0	0	2	7	6	6	6	6	33			17,886 sf	0 sf
S1.1	Studio	519 sf	0 sf	0	0	0	1	1	1	1	1	5			2,595 sf	0 sf
S1.2	Studio	525 sf	0 sf	0	0	0	1	1	1	1	1	5	67	32.4%	2,625 sf	0 sf
S2	Studio	670 sf	0 sf	0	0	0	3	3	3	3	2	14			9,380 sf	0 sf
S3	Studio	825 sf	0 sf	0	0	0	2	2	2	2	2	10			8,250 sf	0 sf
A1	1bd / 1ba	693 sf	60 sf	0	0	1	13	14	14	14	14	70			48,510 sf	4,200 sf
A2	1bd / 1ba	702 sf	0 sf	0	0	0	1	1	1	1	1	5			3,510 sf	0 sf
A3	1bd / 1ba	700 sf	0 sf	0	0	0	2	2	2	2	2	10			7,000 sf	0 sf
A4	1bd + Den / 1ba	966 sf	0 sf	0	0	0	0	0	2	2	2	6	104	50.2%	5,796 sf	0 sf
A5	1bd / 1ba	807 sf	0 sf	0	0	4	0	0	0	0	0	4			3,228 sf	0 sf
A6	1bd / 1ba	723 sf	0 sf	0	0	0	1	1	1	1	1	5			3,615 sf	0 sf
A7	1bd / 1ba	753 sf	0 sf	0	0	0	1	1	1	1	0	4			3,012 sf	0 sf
B1	2bd / 2ba	1,155 sf	63 sf	0	0	0	2	2	2	2	2	10			11,550 sf	630 sf
B2	2bd / 2ba	1,143 sf	60 sf	0	0	0	1	1	1	1	1	5			5,715 sf	300 sf
B2.1	2bd / 2ba	1,278 sf	0 sf	0	0	1	0	0	0	0	0	1			1,278 sf	0 sf
B3	2bd / 2ba	1,065 sf	66 sf	0	0	0	1	1	1	1	1	5	36	17.4%	5,325 sf	330 sf
B4	2bd / 2ba	1,012 sf	65 sf	0	0	0	1	1	1	1	1	5			5,060 sf	325 sf
B5	2bd / 2ba	1,115 sf	0 sf	0	0	0	1	1	1	1	1	5			5,575 sf	0 sf
B6	2bd / 2ba	1,288 sf	0 sf	0	0	1	0	0	0	0	0	1			1,288 sf	0 sf
B7	2bd / 2ba	997 sf	0 sf	0	0	0	0	1	1	1	1	4			3,988 sf	0 sf
Totals				**0**	**0**	**9**	**38**	**39**	**41**	**41**	**39**	**207**	**207**	**100.0%**	**155,186 sf**	**5,785 sf**
													Avg. Unit Size 750 sf			

**See Below Market Rate Housing Proposal for quantity and locations of BMR Units.*

VEHICLE PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED	
Zoning Standard	Required
Min 1.0 sp/du	207 spaces
Max 1.5 sp/du	311 spaces

RESIDENTIAL PARKING PROVIDED			
Level	Traditional	Mechanical	Totals
Level 1	37	23	60
Level 2	43	23	66
Level 3	41	41	82
Totals	**121 spaces**	**87 spaces**	**208 spaces**
Parking Ratio			**1.00 spaces/du**

BIKE PARKING SUMMARY

LONG-TERM BIKE PARKING REQUIRED	
Zoning Standard	Required
1.5 sp/du	311 spaces
Total Parking Required	**311 spaces**

LONG-TERM BIKE PARKING PROVIDED	
Location	Spaces
Bike Room 1 (Level 1)	134 spaces
Bike Room 2 (Level 2)	178 spaces
Total Parking Provided	**312 spaces**
Parking Ratio Provided	**1.5 sp/du**

SHORT-TERM BIKE PARKING REQUIRED	
Zoning Standard	Required
10% of long-term reqd.	32 spaces
Total Parking Required	**32 spaces**

SHORT-TERM BIKE PARKING PROVIDED	
Location	Spaces
Frontage Area (Level 1)	44 spaces
Total Parking Provided	**44 spaces**
Percentage of Long-Term	**14% provided**

EV PARKING SUMMARY

EV Parking	Total Required*	Provided per Level			Total Provided
		Level 1	Level 2	Level 3	
Low Power Level 2 EV Ready Spaces** *(Receptacle Provided)*	**120 spaces**	36 spaces	43 spaces	41 spaces	**120 spaces**
Totals	**120 spaces**	**36 spaces**	**43 spaces**	**41 spaces**	**120 spaces**

**As per MPMC Ch. 12.18.050, 1. a., where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.*

***As per 2025 CALGreen Building Standards Code, Sec. 4.106.4.2.2, 1.a.1, areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the CBC are an exception to the EV parking requirement.*

ACCESSIBLE PARKING SUMMARY

Total Number of Spaces	Required*	Provided
208 spaces	5 spaces	5 spaces
Totals		**5 spaces**

**As per 2025 CBC Sec. 1109A.4, at least 2% of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility.*

AMENITY SUMMARY

Amenity	Area
Level 1 Leasing/Amenity	6,540 sf
Level 4 Clubroom 1	720 sf
Level 4 Clubroom 2	725 sf
Level 8 Lounge	620 sf
Totals	**8,605 sf**

BUILDING AREA & FAR SUMMARY

	FAR Gross Floor Area	Non-FAR Gross Floor Area	Total Building Area
Level 1	14,107.3 gsf	26,097.5 gsf	40,204.8 gsf
Level 2	6,454.0 gsf	27,483.9 gsf	33,937.9 gsf
Level 3	12,683.7 gsf	30,102.1 gsf	42,785.8 gsf
Level 4	34,979.6 gsf	90.0 gsf	35,069.6 gsf
Level 5	34,453.1 gsf	90.0 gsf	34,543.1 gsf
Level 6	35,953.0 gsf	90.0 gsf	36,043.0 gsf
Level 7	35,953.0 gsf	90.0 gsf	36,043.0 gsf
Level 8	35,196.6 gsf	90.0 gsf	35,286.6 gsf
Roof Level	577.4 gsf	0.0 gsf	577.4 gsf
Totals	**210,357.7 gsf**	**84,133.5 gsf**	**294,491.2 gsf**
Proposed FAR	**350%**		

OPEN SPACE SUMMARY

	Standard	Required	Provided
Total Open Space	Min. 25% of total lot area	15,019 sf	**30,130 sf** **(± 50%)**
Publicly Accessible Open Space	Min. 25% of total required open space area	3,755 sf	**0 sf** **(± 0%)**
Private Open Space	Min. 80 sf/unit	16,560 sf	**5,765 sf** **(28 sf/du)**
Common Open Space	1.25 sf for each 1 sf of private open space not provided	13,494 sf	**24,365 sf**

OPEN SPACE CALCULATIONS

	Private Open Space	Common Open Space	Publicly Accessible Open Space	Total Open Space
Level 1	0 sf	14,760 sf	0 sf	14,760 sf
Level 2	0 sf	0 sf	0 sf	0 sf
Level 3	0 sf	0 sf	0 sf	0 sf
Level 4	1,105 sf	8,875 sf	0 sf	9,980 sf
Level 5	1,165 sf	0 sf	0 sf	1,165 sf
Level 6	1,165 sf	0 sf	0 sf	1,165 sf
Level 7	1,165 sf	0 sf	0 sf	1,165 sf
Level 8	1,165 sf	730 sf	0 sf	1,895 sf
Totals	**5,765 sf**	**24,365 sf**	**0 sf**	**30,130 sf**

SITE AREA SUMMARY

Total Lot Area	60,075.0 sf (± 1.38 ac)
Building Coverage	**45,527.7 sf (76%)**
Paved Area	**14,074.5 sf (23%)**
Landscaped Area	**5,328.4 sf (9%)**

**NOTE: Paved Area includes driveways, hardscape, non-planting areas on the ground floor, concrete paving, decorative paving, furnishing areas, pool and pool deck.*

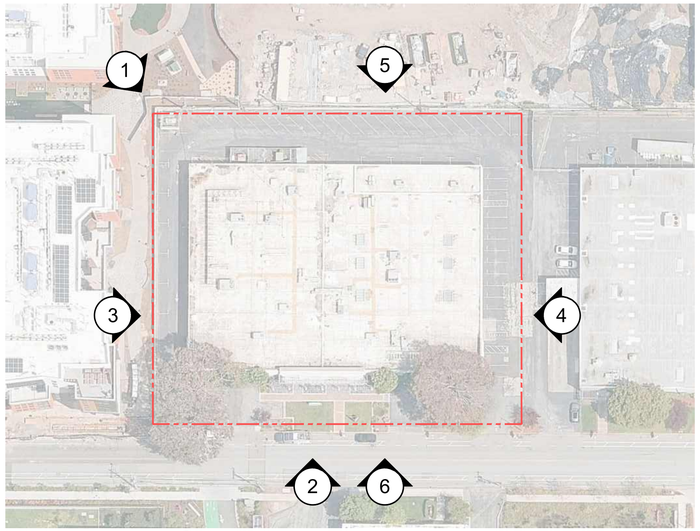
RESIDENTIAL GROSS SQUARE FOOTAGE* CALCULATIONS - Menlo Park Municipal Code

Building Type	FAR Gross Floor Area	Non-FAR Gross Floor Area	Total Building Area	Total No. of Buildings	Total Residential Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
Multi-Family Building	210,358 gsf	84,134 gsf	294,491 gsf	1	294,491 gsf	0 gsf	294,491 gsf

Per Menlo Park Municipal Code - Ch. § 16.04.325 Gross Floor Area Definition

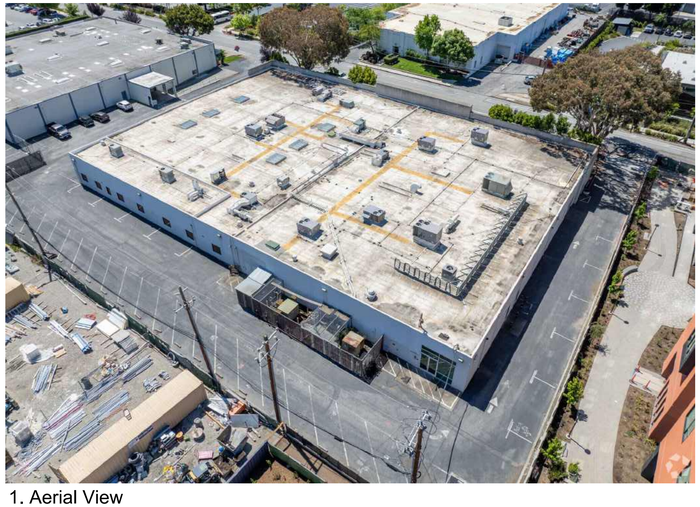
"Gross floor area" applies to all zoning districts except the single-family residential and R-2 zoning districts and means the sum of the horizontal areas of all floors within the surrounding solid walls of a building covered by a roof measured to the outside surfaces of exterior walls or portions thereof subject to the clarifications in subsections (B), (C)


BEDWELL BAYFRONT PARK
HIGHWAY 84
CHRYSLER DR.
CONSTITUTION DR.
141 JEFFERSON DR.
SITE
155 Jefferson Dr.
165 JEFFERSON DR.
TIDE ACADEMY
JEFFERSON DR.
META PARK
1/4 MILE
INSTAGRAM HQ
HIGHWAY 101
1/2 MILE



Key Map (N.T.S)

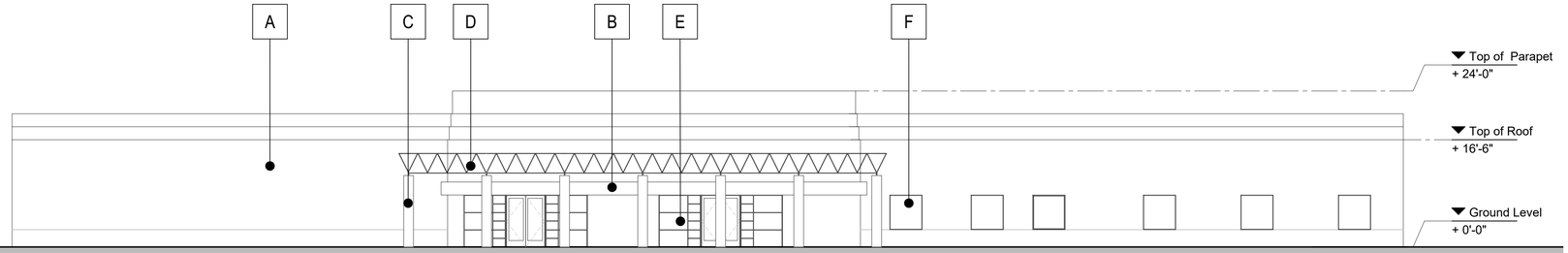
2. View From Jefferson Dr



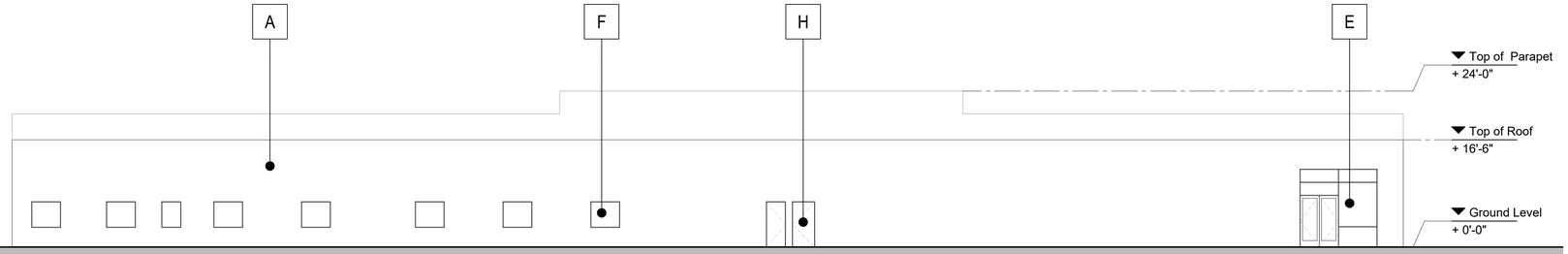
1. Aerial View

Material Legend

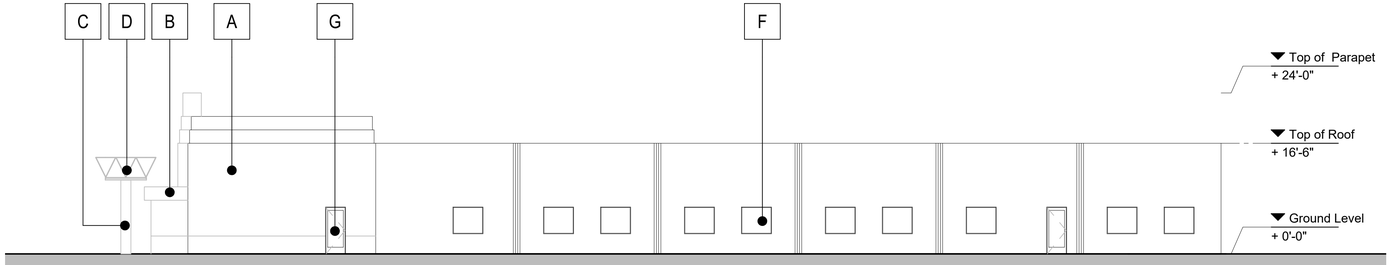
A	Stucco
B	Steel Framed Canopy
C	Concrete Column
D	Metal Canopy
E	Storefront
F	Window
G	Entry Door
H	Utility Door



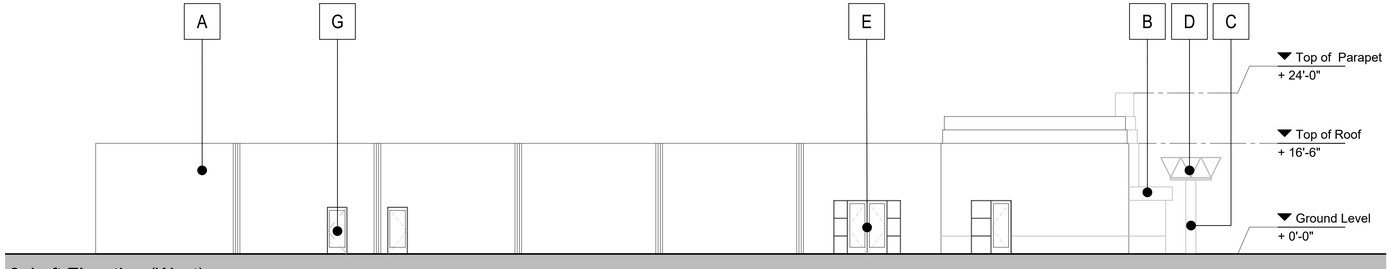
6. Front Elevation (South)



5. Rear Elevation (North)



4. Right Elevation (East)



3. Left Elevation (West)

NOTE

Elevations for design review purposes, not as-built drawings

CALGREEN RESIDENTIAL MANDATORY CHECKLIST

Sunnyvale

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2023

Following is a standardized checklist of the 2022 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

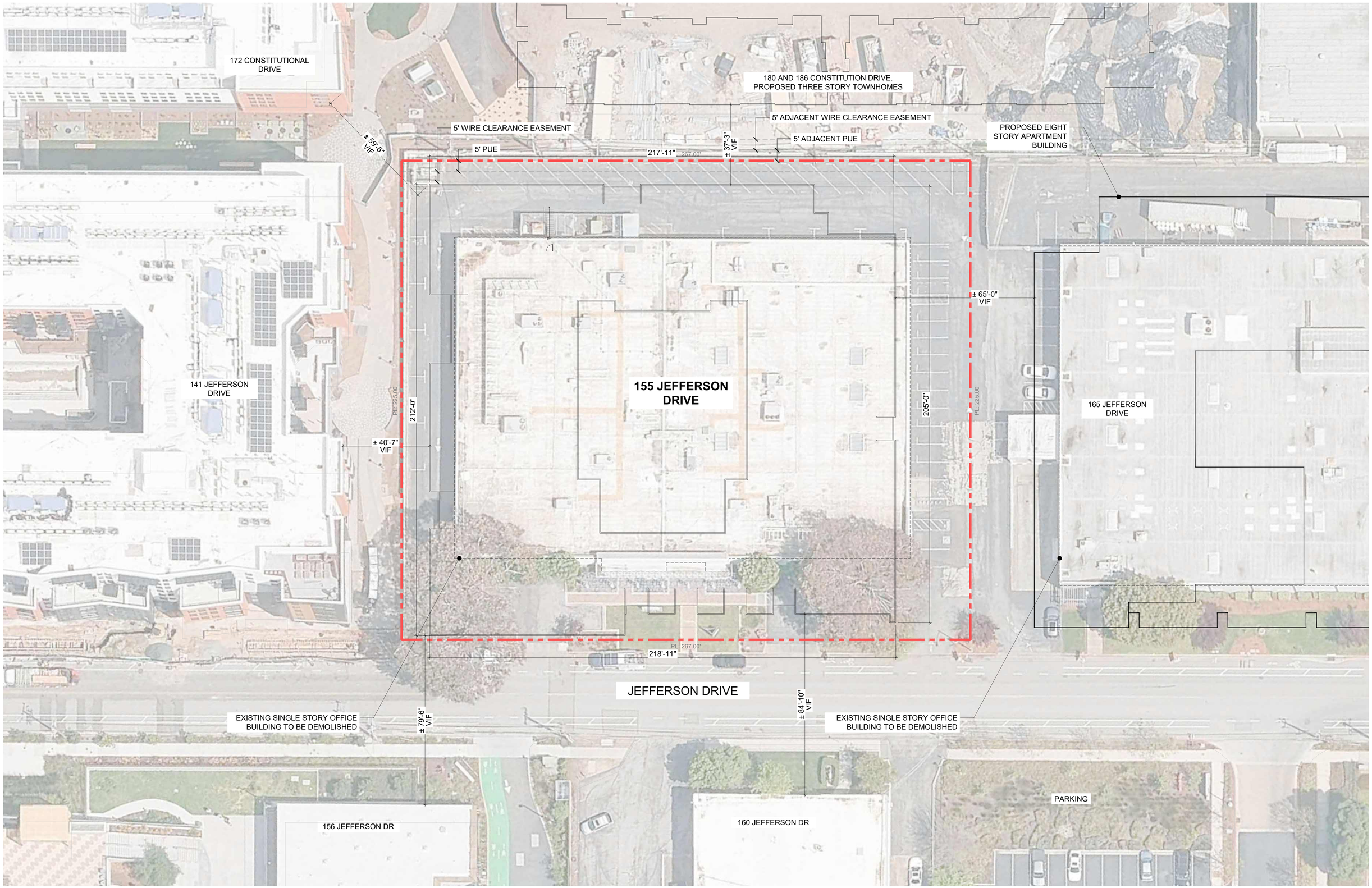
CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference
4.1 Planning and Design		
4.106.2	**Storm Water Drainage and Retention during construction.** A plan is developed and implemented to manage storm water drainage during construction.	Sheet: Noted
4.106.3	**Grading and paving.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings	Sheet: Noted
4.106.4.1	**New one- and two-family dwellings and townhouses with attached private garages.** 1. In private garages with two or more parking spaces, install a Level 2 EV Ready Space and Level 1 EV Ready Space. 2. In private garages with only one parking space, install a Level 2 EV Ready Space. 3. In each carport space assigned to a dwelling unit, install a Level 2 EV Ready Space. 4. For parking spaces not assigned to a dwelling unit: a. 30% of the unassigned parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. b. In addition, each remaining unassigned parking space(s) shall be provided with at least a Level 1 EV Ready Space. 4.106.4.1.1. **Identification.** The raceway termination location shall be permanently and visibly marked as "Level 2 EV-Ready".	Sheet: N/A
4.106.4.2	**New multifamily dwellings.** The following requirements apply to all new multifamily dwellings: 1. 30% of the dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. 2. In addition, each remaining dwelling unit with parking space(s) shall be provided with at least a Level 1 EV Ready Space. Notes: 1. ALMS may be installed to decrease electrical service and transformer costs associated with EV Charging Equipment subject to review of the authority having jurisdiction. 2. Installation of Level 2 EV Ready Spaces above the minimum number required level may offset the minimum number Level 1 EV Ready Spaces required on a 1:1 basis. 3. The requirements apply to multifamily buildings with parking spaces including: a) assigned or leased to individual dwelling units, and b) unassigned residential parking. 4. If a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would exceed an average of $4,500 for each parking	Sheet: Compliant See Sheets A1.7 -A1.9 Parking and Vehicular Circulation Plan

	spaces with Level 2 EV Ready Spaces and Level 1 EV Ready Spaces, the applicant shall provide EV infrastructure up to a level that would not exceed this cost for utility service or on-site transformer capacity. 5. All accessible parking spaces for covered newly constructed multifamily dwellings shall provide Level 1 EV Ready Space or Level 2 EV Ready Spaces.	
4.106.4.2.2.1	**Electric vehicle charging stations (EVCS).** Electric vehicle charging stations required by Section 4.106.4.2 shall comply with Section 4.106.4.2.2.1. **Exception:** Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code Chapter 11B, for applicable requirements.	Compliant See Sheets A1.7 -A1.9 Parking and Vehicular Circulation Plan
4.106.4.3	**New hotels and motels.** In residential new construction buildings designated primarily for hotel and motel use with parking: 1. 20% of parking spaces shall be provided with at least one Level 2 Ready Space. Calculations for the required minimum number of Level 2 Ready Space shall be rounded up to the nearest whole number. 2. An additional 50% shall be provided with at least EV Capable. Calculations for the required minimum number of spaces equipped with Level 2 Ready Space and EV Capable spaces shall all be rounded up to the nearest whole number. Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation of Level 2 Ready Space and all required EV Capable spaces; Electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EV spaces including EV Capable spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE. Notes: 1. ALMS may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS.	Sheet: N/A
4.106.4.3	**Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	N/A

4.2 Energy Efficiency		
4.201.1	**Scope** Compliance with the California Energy Commission mandatory standards.	Sheet: Noted
4.3 Water Efficiency and Conservation		
4.303.1.1	**Water Closets.** Effective flush volume of all water closets shall not exceed 1.28 gallons per flush.	Sheet: Noted
4.303.1.2	**Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	Sheet: Noted
4.303.1.3	**Showerheads.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.	Sheet: Noted
4.303.1.4	**Faucets.** Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in res idential buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.	Sheet: Noted
4.303.2	**Submeters for multifamily building and dwelling units in mixed-use residential/commercial buildings.** Submeters shall be installed to measure water usage of individual rental dwelling unis in accordance with the California Plumbing Code.	Sheet: Noted
4.303.3	**Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed per the California Plumbing Code.	Sheet: Noted
4.304.1	**Outdoor potable water use in landscape areas.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).	Sheet: Noted
4.305.1	**Recycled water supply systems.** Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.	Sheet: Noted
4.4 Material Conservation and Resource Efficiency		
4.406.1	**Rodent Proofing.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.	Sheet: Noted
4.408	**Construction waste management.** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. The City of Sunnyvale requires the use of Green Halo, the Construction and Demolition Waste Management Plan (CDWMP) waste-tracking program to document and monitor compliance.	Sheet: Noted
4.410.1	**Operation and maintenance manual.** An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: Noted
4.410.2	**Recycling by occupants.** Where 5 or more multifamily dwelling units are constructed on a building site, readily accessible areas shall be identified for the collection of recycling.	Sheet: Noted
4.5 Environmental Quality		
4.503.1	**Fireplaces.** Any installed wood stove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limit.	Sheet: N/A
4.504.1	**Covering of duct openings and protection of mechanical equipment during construction.** Duct openings and other related air distribution component openings shall be covered during construction.	Sheet: Noted

4.504.2	**Finish material pollutant control.** **Adhesives, sealants and caulks.** Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. **Paints and coatings.** Paints, stains and other coatings shall be compliant with VOC limits. **Aerosol paints and coatings.** Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. **Verification.** Documentation shall be provided to verify that compliant voe limit finish materials have been used.	Sheet: Noted
4.504.3	**Carpet systems.** All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350.) **Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.	Sheet: Noted
4.504.4	**Resilient flooring systems.** Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350.)	Sheet: Noted
4.504.5	**Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.)	Sheet: Noted
4.505.2	**Concrete slab foundations.** Vapor retarder and capillary break is installed at slab-on-grade foundations.	Sheet: Noted
4.505.3	**Moisture content of building materials.** Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: Noted
4.506.1	**Each bathroom shall be provided with the following:** 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.	Sheet: Noted
4.507.2	**Heating and air-conditioning system design.** Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2016 or equivalent.	Sheet: Noted
Chapter 7: Installer and Special Inspector Qualifications		
702.1	**Installer Training. HVAC system** installers are trained and certified in the proper installation of HVAC systems.	Sheet: Noted

702.2	**Special Inspection.** Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 703.1 **Documentation.** Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Noted



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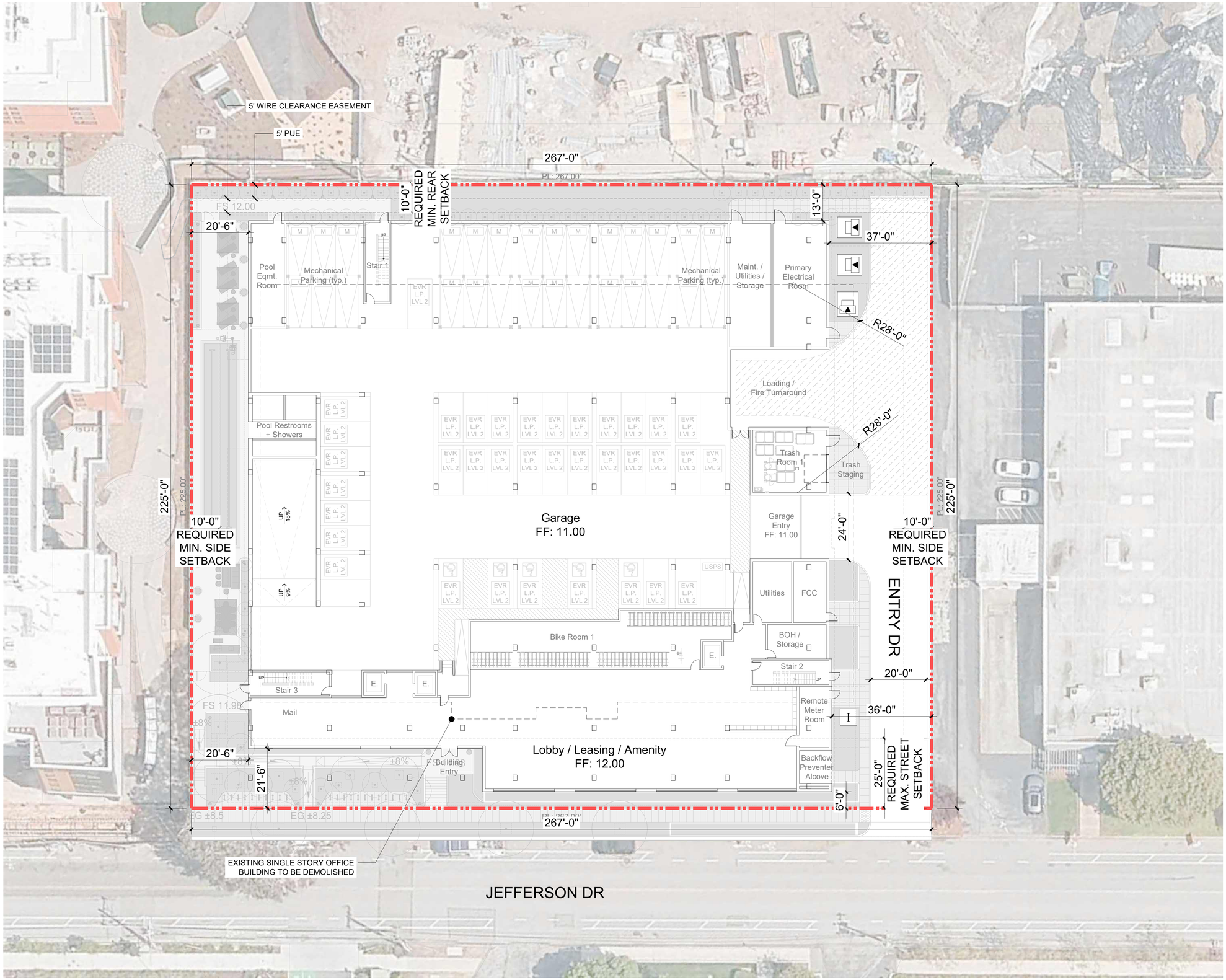
SB330 HOUSING PROJECT APP. RESUBMITTAL #1
MAY 13, 2026

AREA PLAN **A1.0**



PROPOSED STRUCTURE SITE ANALYSIS

Site Summary

Zoning	R-MU-Bonus
Gross Lot Area	1.38 ac (60,075 sf)
Net Lot Area (Exclusive of PUE)	1.36 ac (59,065 sf)
Building Coverage Area	45,527.7 sf (± 76%)
Paved Area	14,046.7 sf (± 23 %)
Landscaped Area	5,356.4 sf (± 9 %)

Building Summary

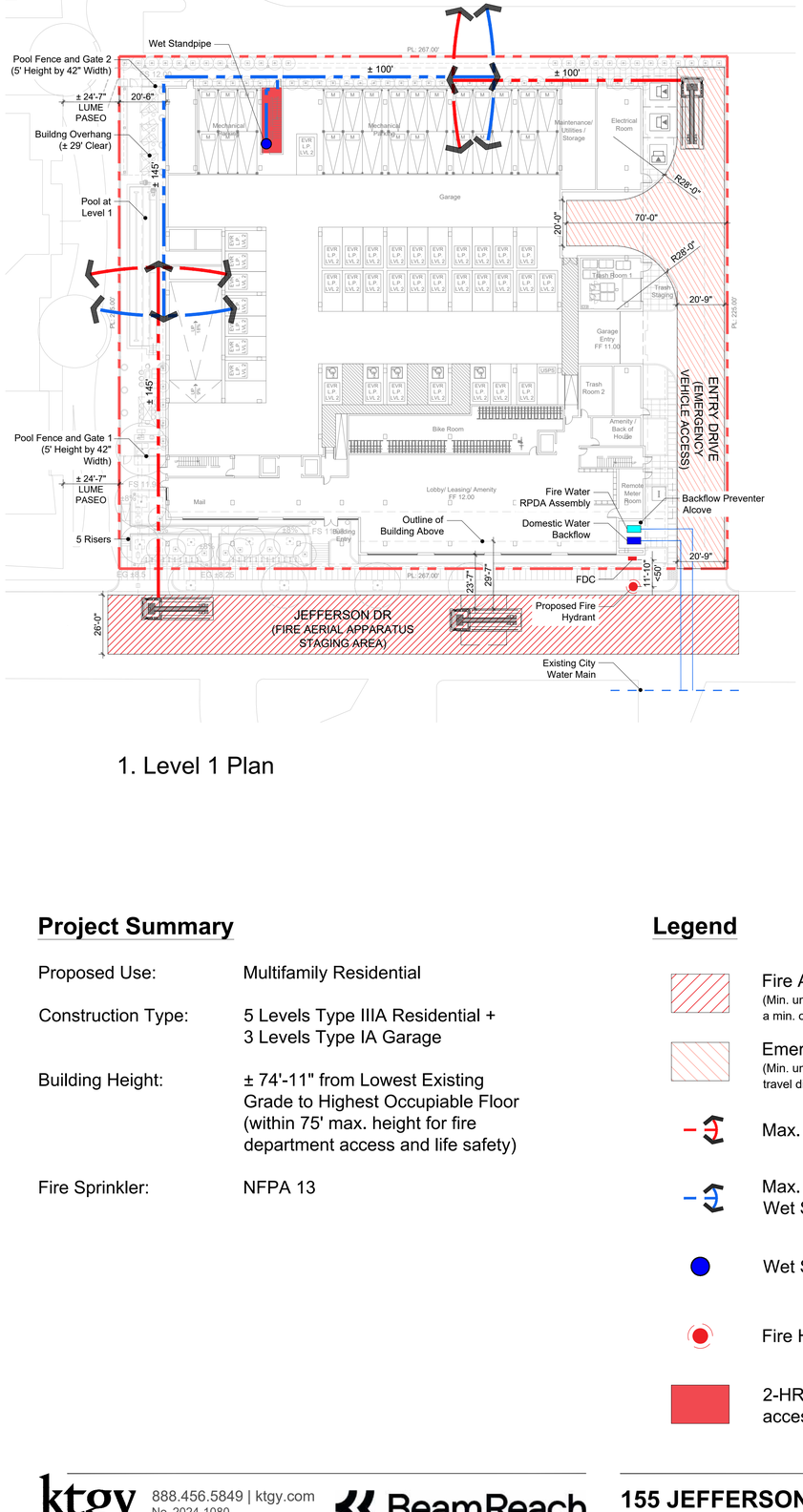
Level 1 FAR Gross Floor Area	14,107.3 sf
Level 2 FAR Gross Floor Area	6,454.0 sf
Level 3 FAR Gross Floor Area	12,683.7 sf
Level 4 FAR Gross Floor Area	34,979.6 sf
Level 5 FAR Gross Floor Area	34,453.1sf
Level 6 FAR Gross Floor Area	35,953.0 sf
Level 7 FAR Gross Floor Area	35,953.0sf
Level 8 FAR Gross Floor Area	35,196.6 sf
Roof Level FAR Gross Floor Area	577.4 sf
Total FAR Gross Floor Area	210,357.7 sf
FAR	350 %
Level 1 Non-FAR Gross Floor Area	26,097.5 sf
Level 2 Non-FAR Gross Floor Area	27,483.9 sf
Level 3 Non-FAR Gross Floor Area	30,102.1 sf
Level 4 Non-FAR Gross Floor Area	90.0 sf
Level 5 Non-FAR Gross Floor Area	90.0 sf
Level 6 Non-FAR Gross Floor Area	90.0 sf
Level 7 Non-FAR Gross Floor Area	90.0 sf
Level 8 Non-FAR Gross Floor Area	90.0 sf
Roof Level Non-FAR Gross Floor Area	0.0 sf
Total Non-FAR Gross Floor Area	84,133.5 sf
Total Square Footage of Construction	294,491.2 sf
Total Unit Count	207 du
Density	± 150 du/ac

Parking Summary

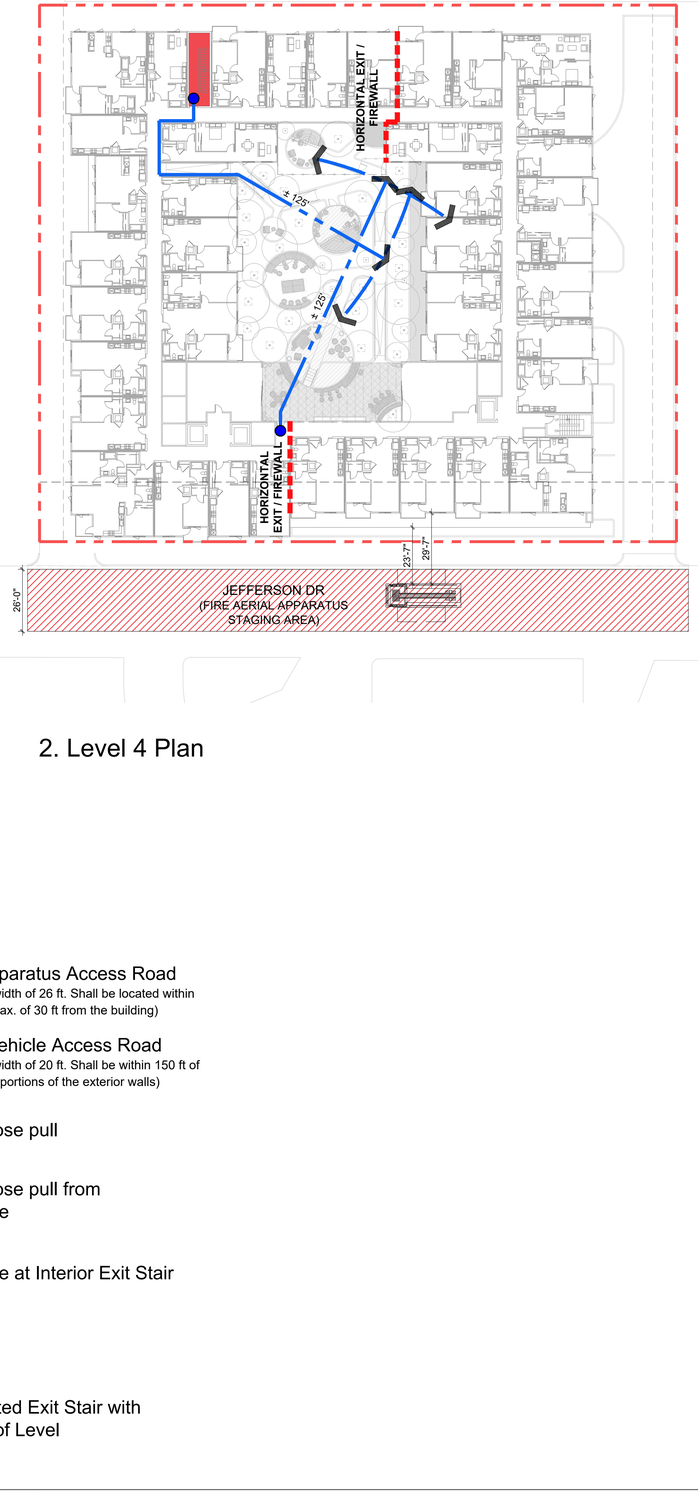
Parking Required	207 sp
Parking Provided	208 sp (Covered)
Parking Ratio	1.0 sp/du

NOTES

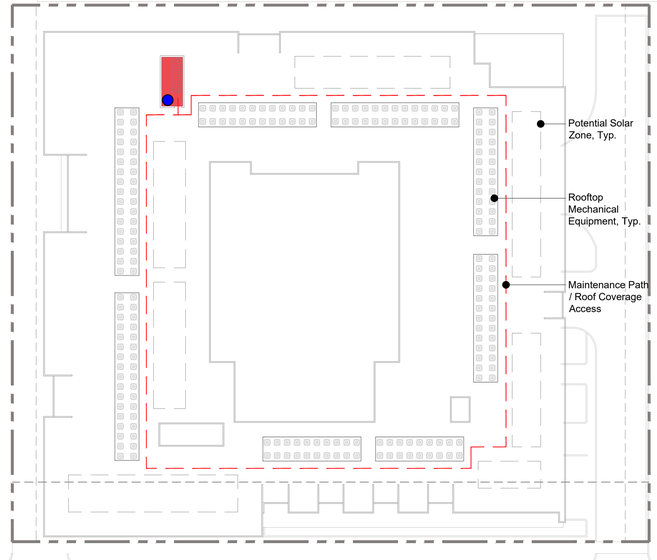
1. Average Natural Grade = +9.10 EL
2. For information regarding location, size and type of all trees, and significant landscape features see Landscape Sheets.
3. For information regarding existing heritage-size trees and/or whether they are proposed to be removed, see Arborist Sheets
4. For information regarding existing and proposed fences, existing and proposed frontage improvements, utility company equipment locations, and existing building floor area and building coverage, see Civil Sheets



1. Level 1 Plan



2. Level 4 Plan



3.Roof Plan

Project Summary

Proposed Use:	Multifamily Residential
Construction Type:	5 Levels Type IIIA Residential + 3 Levels Type IA Garage
Building Height:	± 74'-11" from Lowest Existing Grade to Highest Occupiable Floor (within 75' max. height for fire department access and life safety)
Fire Sprinkler:	NFPA 13

Legend

- Fire Aerial Apparatus Access Road (Min. unobstructed width of 26 ft. Shall be located within a min. of 15 ft and max. of 30 ft from the building)
- Emergency Vehicle Access Road (Min. unobstructed width of 20 ft. Shall be within 150 ft of travel distance to all portions of the exterior walls)
- Max. 150 ft hose pull
- Max. 150 ft hose pull from Wet Standpipe
- Wet Standpipe at Interior Exit Stair
- Fire Hydrant
- 2-HR Fire Rated Exit Stair with access to Roof Level

Construction Type: Type IA, IIIA

Type I-A (Levels 1 to 3)
Allowable Building Height (CBC Table 504.3)
Allowable building heights: Type IA S-2 = UL
Allowable Building Area (CBC Section 506.2)
Allowable Area: Type IA S-2 = UL

Fire-Resistance Rating Requirements in Type IA Construction

Exterior Bearing Walls:	3 Hour (CBC Table 601)
Exterior Nonbearing Walls:	1 Hour (0 Hour when F.S.D. > 30 FEET) (CBC Table 705.5)
Fire Walls:	3 Hour (CBC Table 706.4)
Stair Enclosure:	2 Hour (CBC Section 713.4)

Type III-A (Levels 4 to 8)

Allowable Building Height (CBC Table 504.3)
Allowable building heights: Type IIIA R-2 = 65 feet, 4 Stories
Allowable building heights with Sprinkler Increase: Type IIIA R-2 = 85 feet, 5 Stories

Fire-Resistance Rating Requirements in Type IIIA Construction

Exterior Bearing Walls:	2 Hour (CBC Table 601)
Exterior Nonbearing Walls:	1 Hour (0 Hour when F.S.D. > 30 FEET) (CBC Table 705.5)
Fire Walls:	3 Hour (CBC Table 706.4)
Stair Enclosure:	2 Hour (CBC Section 713.4)

BUILDING 1
Single-Occupancy Building Calculation

R2 Allowable Building Area (CBC Section 506.2.1)
$A_a = [A_t + (NS \times I_f)] \times S_a$
$A_a = [24{,}000 + (24{,}000 \times 0)] \times 2$
$A_a = 48{,}000$ SF
R2 Allowable Building Area per Building = 48,000 SF

*A_a = Allowable area (square feet)
*A_t = Tabular allowable area factor per Table 506.2
*NS=Tabular allowable area factor per Table 506.2 for a nonsprinklered building
*I_f = Frontage Increase (not taken)
*S_a = Number of building stories above grade plane, not to exceed 2

Building 1 Area Calculations

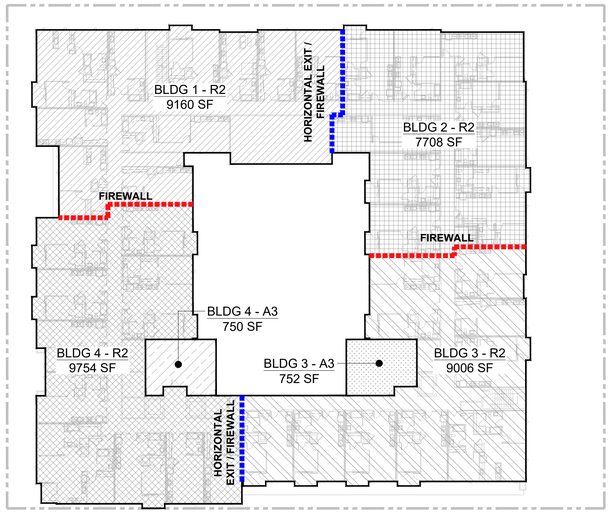
Level	Area
Level 4	9,160 SF
Level 5	9,204 SF
Level 6	9,204 SF
Level 7	9,204 SF
Level 8	9,142 SF
Total	45,914 SF

45,914 SF < 48,000 SF - OK!

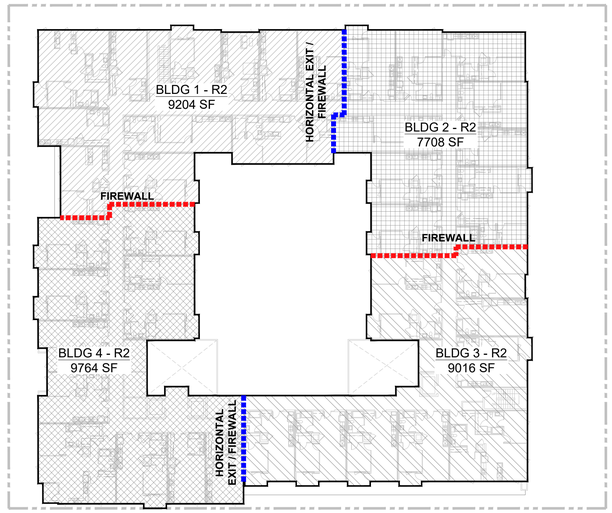
BUILDINGS 3 & 4
Mixed-Occupancy Building Calculation
R2 Allowable Building Area (CBC Section 506.2.2)
$A_a = [A_t + (NS \times I_f)]$
$A_a = [24{,}000 + (24{,}000 \times 0.25)]$
$A_a = 30{,}000$ SF
R2 Allowable Building Area per Floor = 30,000 SF

A3 Allowable Building Area (CBC Section 506.2.2)
$A_a = [A_t + (NS \times I_f)]$
$A_a = [14{,}000 + (14{,}000 \times 0.25)]$
$A_a = 17{,}500$ SF
A3 Allowable Building Area per Floor = 17,500 SF

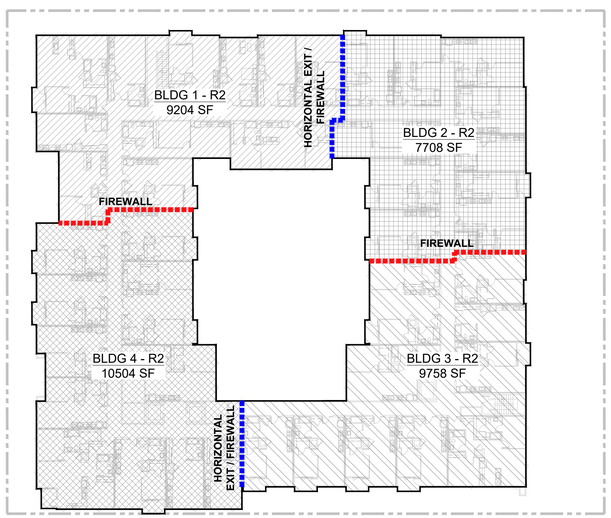
*A_a = Allowable area (square feet)
*A_t = Tabular allowable area factor per Table 506.2
*NS=Tabular allowable area factor per Table 506.2 for a nonsprinklered building
*I_f = Frontage Increase = 0.25 (25-50% of building perimeter has a minimum frontage distance of 30 ft)
*S_a = Number of building stories above grade plane, not to exceed 2



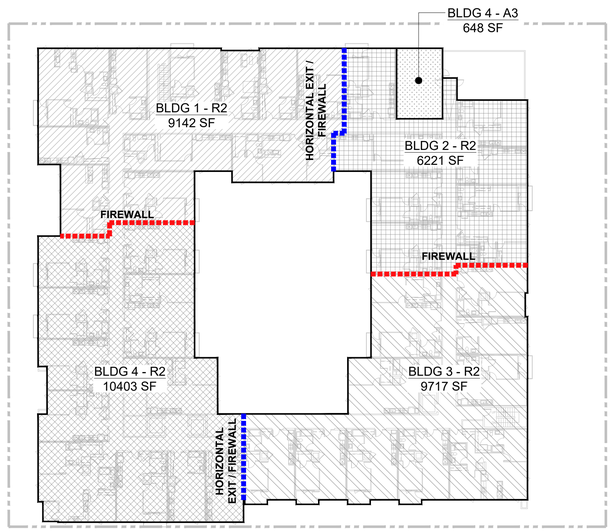
1. Level 4 Plan



2. Level 5 Plan



3. Level 6-7 Plan



4. Level 8 Plan

BUILDING 2
Mixed-Occupancy Building Calculation
R2 Allowable Building Area (CBC Section 506.2.2)
$A_a = [A_t + (NS \times I_f)]$
$A_a = [24{,}000 + (24{,}000 \times 0)]$
$A_a = 24{,}000$ SF
R2 Allowable Building Area per Floor = 24,000 SF

A3 Allowable Building Area (CBC Section 506.2.2)
$A_a = [A_t + (NS \times I_f)]$
$A_a = [14{,}000 + (14{,}000 \times 0)]$
$A_a = 14{,}000$ SF
A3 Allowable Building Area per Floor = 14,000 SF

*A_a = Allowable area (square feet)
*A_t = Tabular allowable area factor per Table 506.2
*NS=Tabular allowable area factor per Table 506.2 for a nonsprinklered building
*I_f = Frontage Increase (not taken)
*S_a = Number of building stories above grade plane, not to exceed 2

BUILDING 2

Level	Name	Area
Level 4	BLDG 2 (R2)	7,708 SF < 24,000 SF - OK!
Level 5	BLDG 2 (R2)	7,708 SF < 24,000 SF - OK!
Level 6	BLDG 2 (R2)	7,708 SF < 24,000 SF - OK!
Level 7	BLDG 2 (R2)	7,708 SF < 24,000 SF - OK!
Level 8	BLDG 2 (R2)	6,221 SF < 24,000 SF - OK!
Level 8	BLDG 2 (A3)	648 SF < 14,000 SF - OK!

Calculations
BLDG 2 (R2) Level 4 Ratio = 7,708 / 24,000 = 0.32
BLDG 2 (R2) Level 5 Ratio = 7,708 / 24,000 = 0.32
BLDG 2 (R2) Level 6 Ratio = 7,708 / 24,000 = 0.32
BLDG 2 (R2) Level 7 Ratio = 7,708 / 24,000 = 0.32
BLDG 2 (R2) Level 8 Ratio = 6,221 / 24,000 = 0.26
BLDG 2 (R2) Ratios Total = 1.54

BLDG 2 (A3) Level 8 Ratio = 648 / 14,000 = 0.05
BLDG 2 (A3) Ratios Total = 0.05

Sum of Ratios = 1.54 + 0.05 = 1.59 < 2.00 - OK!

BUILDING 3

Level	Name	Area
Level 4	BLDG 3 (R2)	9,006 SF < 30,000 SF - OK!
Level 5	BLDG 3 (R2)	9,016 SF < 30,000 SF - OK!
Level 6	BLDG 3 (R2)	9,758 SF < 30,000 SF - OK!
Level 7	BLDG 3 (R2)	9,758 SF < 30,000 SF - OK!
Level 8	BLDG 3 (R2)	9,717 SF < 30,000 SF - OK!
Level 4	BLDG 3 (A3)	752 SF < 17,500 SF - OK!

Calculations
BLDG 3 (R2) Level 4 Ratio = 9,006 / 30,000 = 0.30
BLDG 3 (R2) Level 5 Ratio = 9,016 / 30,000 = 0.30
BLDG 3 (R2) Level 6 Ratio = 9,758 / 30,000 = 0.33
BLDG 3 (R2) Level 7 Ratio = 9,758 / 30,000 = 0.33
BLDG 3 (R2) Level 8 Ratio = 9,717 / 30,000 = 0.33
BLDG 3 (R2) Ratios Total = 1.59

BLDG 3 (A3) Level 4 Ratio = 752 / 17,500 = 0.04
BLDG 3 (A3) Ratios Total = 0.04

Sum of Ratios = 1.59 + 0.04 = 1.63 < 2.00 - OK!

BUILDING 4

Level	Name	Area
Level 4	BLDG 4 (R2)	9,754 SF < 30,000 SF - OK!
Level 5	BLDG 4 (R2)	9,764 SF < 30,000 SF - OK!
Level 6	BLDG 4 (R2)	10,504 SF < 30,000 SF - OK!
Level 7	BLDG 4 (R2)	10,504 SF < 30,000 SF - OK!
Level 8	BLDG 4 (R2)	10,403 SF < 30,000 SF - OK!
Level 4	BLDG 4 (A3)	750 SF < 17,500 SF - OK!

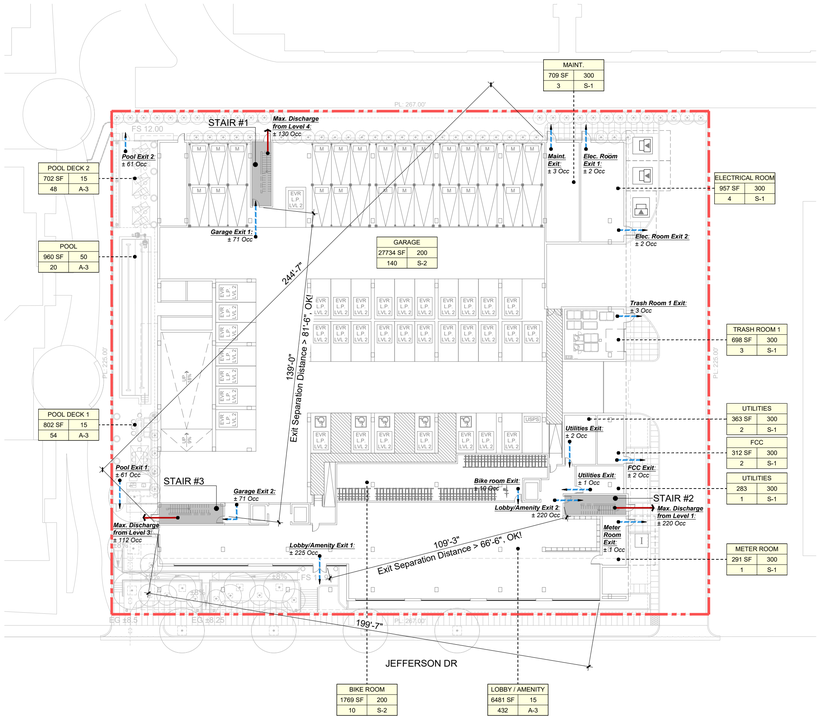
Calculations
BLDG 4 (R2) Level 4 Ratio = 9,754 / 30,000 = 0.33
BLDG 4 (R2) Level 5 Ratio = 9,764 / 30,000 = 0.33
BLDG 4 (R2) Level 6 Ratio = 10,504 / 30,000 = 0.35
BLDG 4 (R2) Level 7 Ratio = 10,504 / 30,000 = 0.35
BLDG 4 (R2) Level 8 Ratio = 10,403 / 30,000 = 0.35
BLDG 4 (R2) Ratios Total = 1.71

BLDG 4 (A3) Level 4 Ratio = 750 / 17,500 = 0.04
BLDG 4 (A3) Ratios Total = 0.04

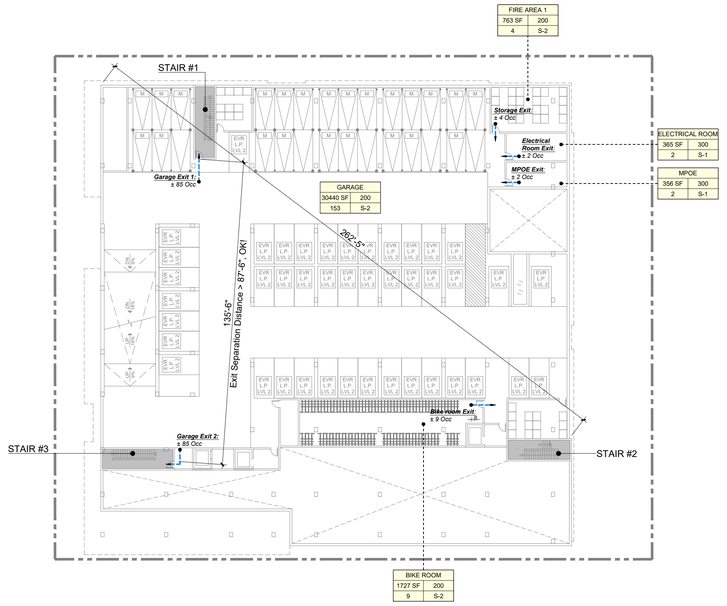
Sum of Ratios = 1.71 + 0.04 = 1.75 < 2.00 - OK!

Legend

Fire Wall
Horizontal Exit / Fire Wall

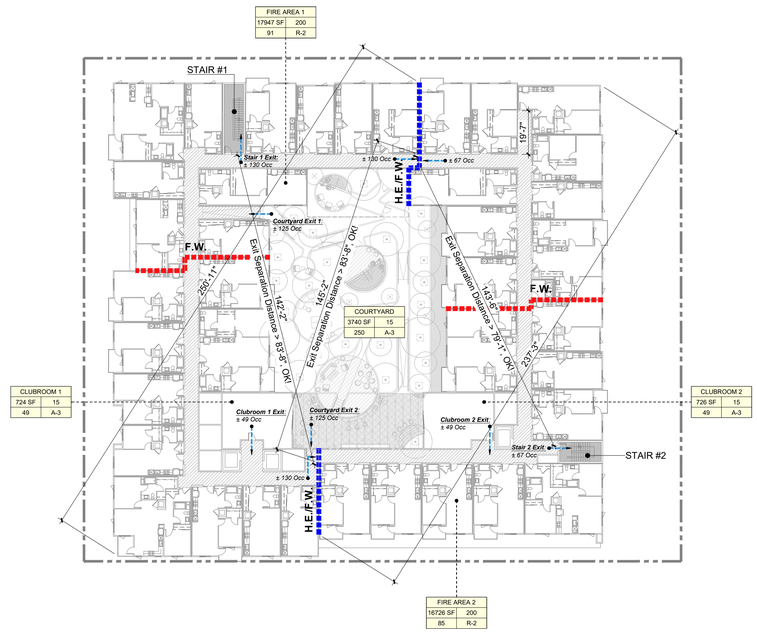


1. Level 1 Plan



2. Level 2 Plan

3. Level 3 Plan



4. Level 4 Plan

NOTES:

1. Egress width shall comply with CBC Section 1005.1
2. Required stair width = Occupant load × 0.2" (CBC 1005.3.1 exception 1)
3. Width of stair shall not be less than 44 inches per CBC1009.
   Exception 1: Stairways serving an occupant load of less than 50 shall have a width of not less than 36".
4. 44" Stair Provides clearance for 220 occupants
5. Required door width = occupant load × 0.15" (CBC 1005.3.2 exception 1) (36" min. width doors provided at exits throughout)
6. See plan for summary of occupant load at each egress component.
   Typical 3'-0" door provides 34.25" of clearance for 228 occupants.
7. Exterior exit stairways shall comply with CBC Section 1026.
8. Roof access door shall not lock occupants on roof.
9. Exit elevators shall comply with CBC Section 1009.2.1

LEGEND

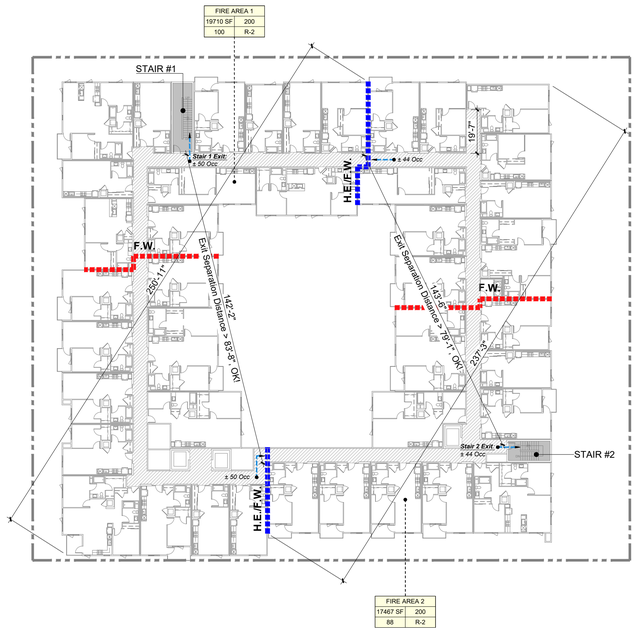
- Firewall (F.W.)
- Horizontal Exit (H.E.) / Firewall (F.W.)
- Exit Path *(Access to a Public Way per CBC Sec. 1028.5)*
- Stair Exit Path *(Access to a Public Way per CBC Sec. 1028.5)*
- Rated Corridor / Refuge Area for Horizontal Exit
- 2-Hr Stair Enclosure

Name		
Floor Area (SF)	1,000 SF	200
# of Occupants	5	R-2

Occupant Space
Occupant Load Factor (SF/Occupant)
Occupancy Group

1. Level 5 Plan

2. Level 6 Plan



3. Level 7 Plan

4. Level 8 Plan

NOTES:

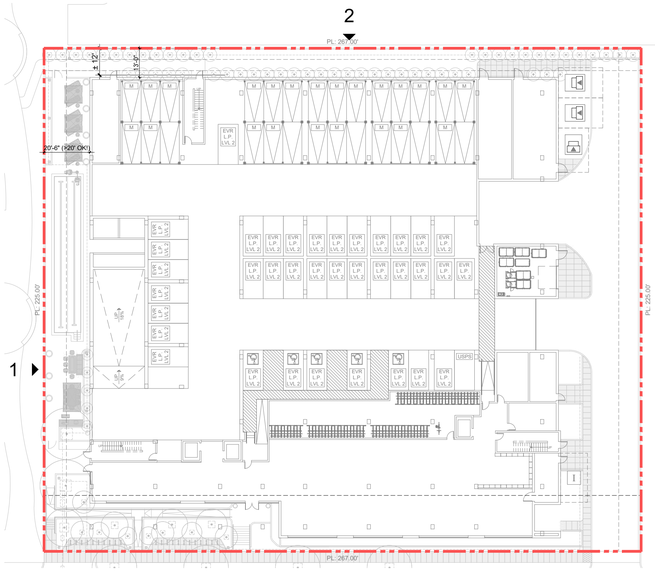
1. Egress width shall comply with CBC Section 1005.1
2. Required stair width = Occupant load × 0.2" (CBC 1005.3.1 exception 1)
3. Width of stair shall not be less than 44 inches per CBC1009.
   Exception 1: Stairways serving an occupant load of less than 50 shall have a width of not less than 36".
4. 44" Stair Provides clearance for 220 occupants
5. Required door width = occupant load × 0.15" (CBC 1005.3.2 exception 1) (36" min. width doors provided at exits throughout)
6. See plan for summary of occupant load at each egress component.
   Typical 3'-0" door provides 34.25" of clearance for 228 occupants.
7. Exterior exit stairways shall comply with CBC Section 1026.
8. Roof access door shall not lock occupants on roof.
9. Exit elevators shall comply with CBC Section 1009.2.1

LEGEND

- Firewall (F.W.)
- Horizontal Exit (H.E.) / Firewall (F.W.)
- Exit Path *(Access to a Public Way per CBC Sec. 1028.5)*
- Stair Exit Path *(Access to a Public Way per CBC Sec. 1028.5)*
- Rated Corridor / Refuge Area for Horizontal Exit
- 2-Hr Stair Enclosure

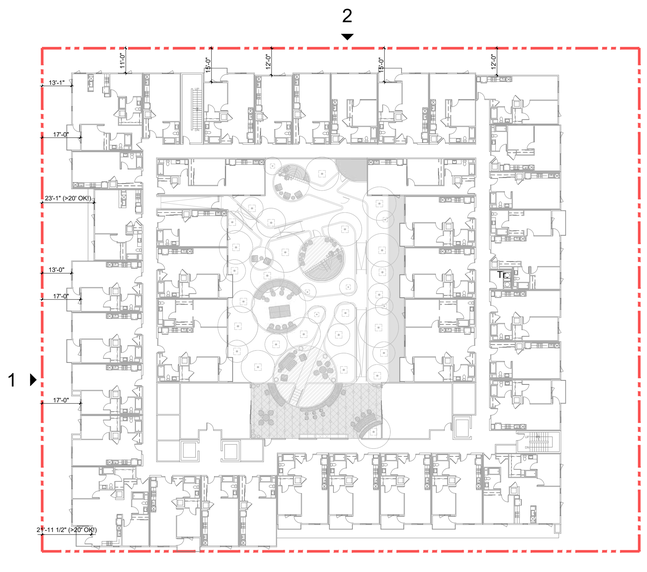
Name		
Floor Area (SF)	1,000 SF	200
# of Occupants	5	R-2

Occupant Space
Occupant Load Factor (SF/Occupant)
Occupancy Group



Level 1 - Fire Separation Distance
(Level 2 & 3 Similar)

0 16 32 64



Level 4 - Fire Separation Distance
(Level 5 - 8 Similar)

0 16 32 64

1. West Elevation

0 8 16 32

2. North Elevation

0 8 16 32

Legend

Property Line

Exterior Wall Allowable Opening CBC 705.8

Fire Separation Distance	3' - <5'	5' - <10'	10' - <15'	15' - <20'
Allowable area of unprotected openings per C.B.C. section 705.8.1 and C.B.C. table 705.8 automatic sprinkler system	15%	25%	45%	75%
Opening Area - Hatch Legend	N/A	N/A		

Opening Percentage Calculation

Wall Area per floor = Floor Height X Building Width

West Area Calculation

Fire Separation Distance = 10' <15' : Allowable wall Opening Area = **Max 45%**			
	Wall Area	Opening Area	Allowable Wall Opening
Level 3	530 SF	198 SF	37%, OK!
Level 4,5	1,314 SF	476 SF	36%, OK!
Level 6,7	1,314 SF	458 SF	35%, OK!
Level 8	1,528 SF	542 SF	35%, OK!

Fire Separation Distance = 15' <20' : Allowable wall Opening Area = **Max 75%**			
	Wall Area	Opening Area	Allowable Wall Opening
Level 4-7	170 SF	48 SF	28%, OK!
Level 8	190 SF	56 SF	29%, OK!

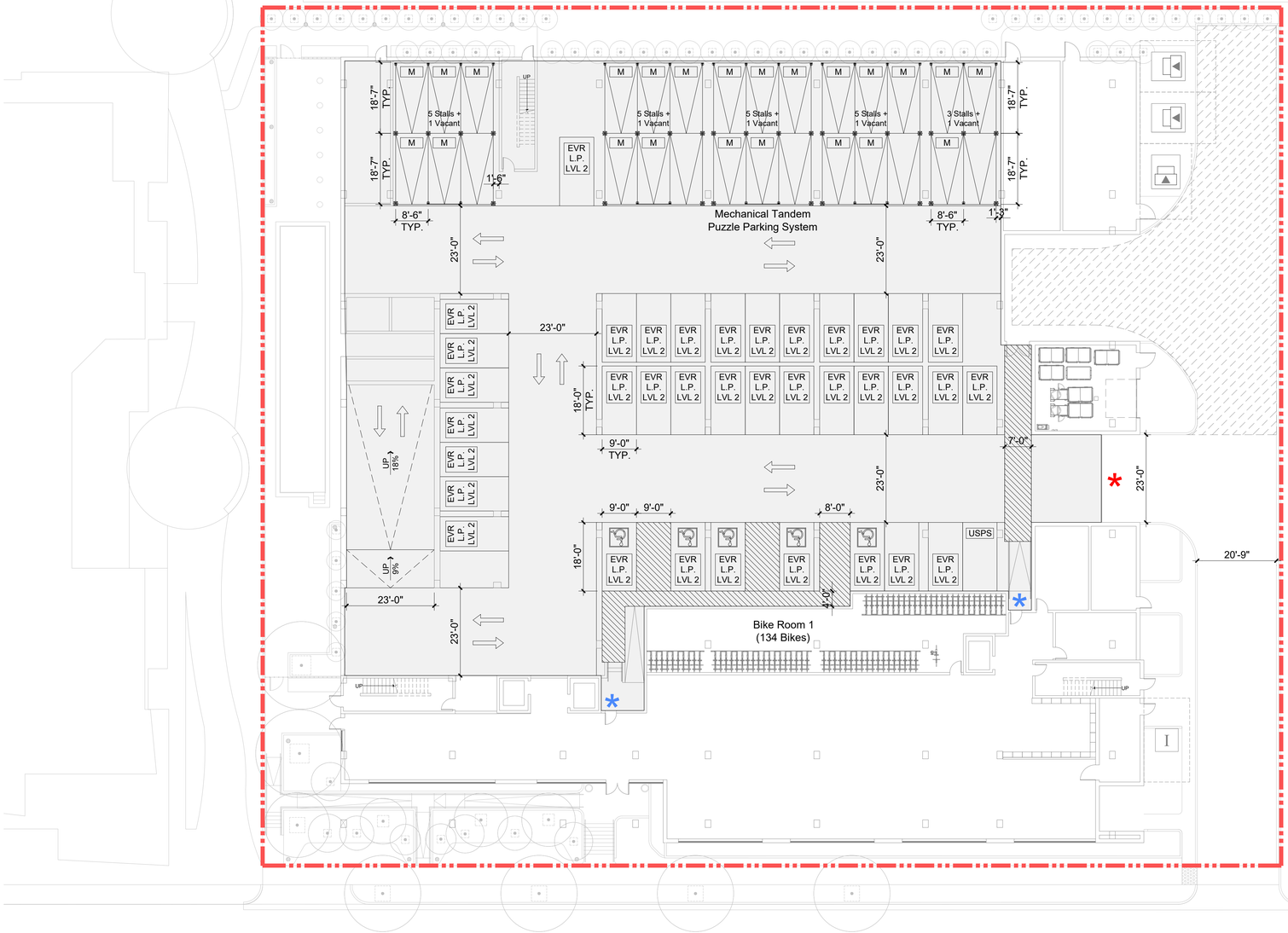
Note : Storefront at the garage consists of solid panels and is not considered a wall opening.
Openings without hatch occur where FSD exceeds 20 feet.

North Area Calculation

Fire Separation Distance = 10' <15' : Allowable wall Opening Area = **Max 45%**			
	Wall Area	Opening Area	Allowable Wall Opening
Level 4,6,7	2,044 SF	619 SF	30%, OK!
Level 5	2,044 SF	625 SF	31%, OK!
Level 8	1,882 SF	621 SF	33%, OK!

Fire Separation Distance = 15' <20' : Allowable wall Opening Area = **Max 75%**			
	Wall Area	Opening Area	Allowable Wall Opening
Level 4-7	172 SF	56 SF	33%, OK!
Level 8	1,53 SF	56 SF	42%, OK!

Note : Openings without hatch occur where FSD exceeds 20 feet.



VEHICLE PARKING SUMMARY			
RESIDENTIAL PARKING REQUIRED			
Zoning Standard	**Required**		
Min 1.0 sp/du	207 spaces		
Max 1.5 sp/du	311 spaces		
RESIDENTIAL PARKING PROVIDED			
Level	**Traditional**	**Mechanical**	**Totals**
Level 1	37	23	60
Level 2	43	23	66
Level 3	41	41	82
Totals	**121 spaces**	**87 spaces**	**208 spaces**
Parking Ratio			**1.00 spaces/du**

ACCESSIBLE PARKING SUMMARY		
Total Number of Spaces	**Required***	**Provided**
208 spaces	5 spaces	5 spaces
Totals		**5 spaces**

**As per 2025 CBC Sec. 1109A.4, at least 2% of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking*

EV PARKING SUMMARY					
EV Parking	**Total Required***	**Provided per Level**			**Total Provided**
		Level 1	**Level 2**	**Level 3**	
Low Power Level 2 EV Ready Spaces** *(Receptacle Provided)*	**120 spaces**	36 spaces	43 spaces	41 spaces	**120 spaces**
Totals	**120 spaces**	**36 spaces**	**43 spaces**	**41 spaces**	**120 spaces**

**As per MPMC Ch. 12.18.050, 1. a., where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.*

***As per 2025 CALGreen Building Standards Code, Sec. 4.106.4.2.2, 1.a.1, areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the CBC are an exception to the EV parking requirement.*

BIKE PARKING SUMMARY	
LONG-TERM BIKE PARKING REQUIRED	
Zoning Standard	**Required**
1.5 sp/du	311 spaces
Total Parking Required	**311 spaces**
LONG-TERM BIKE PARKING PROVIDED	
Location	**Spaces**
Bike Room 1 (Level 1)	134 spaces
Bike Room 2 (Level 2)	178 spaces
Total Parking Provided	**312 spaces**
Parking Ratio Provided	**1.5 sp/du**

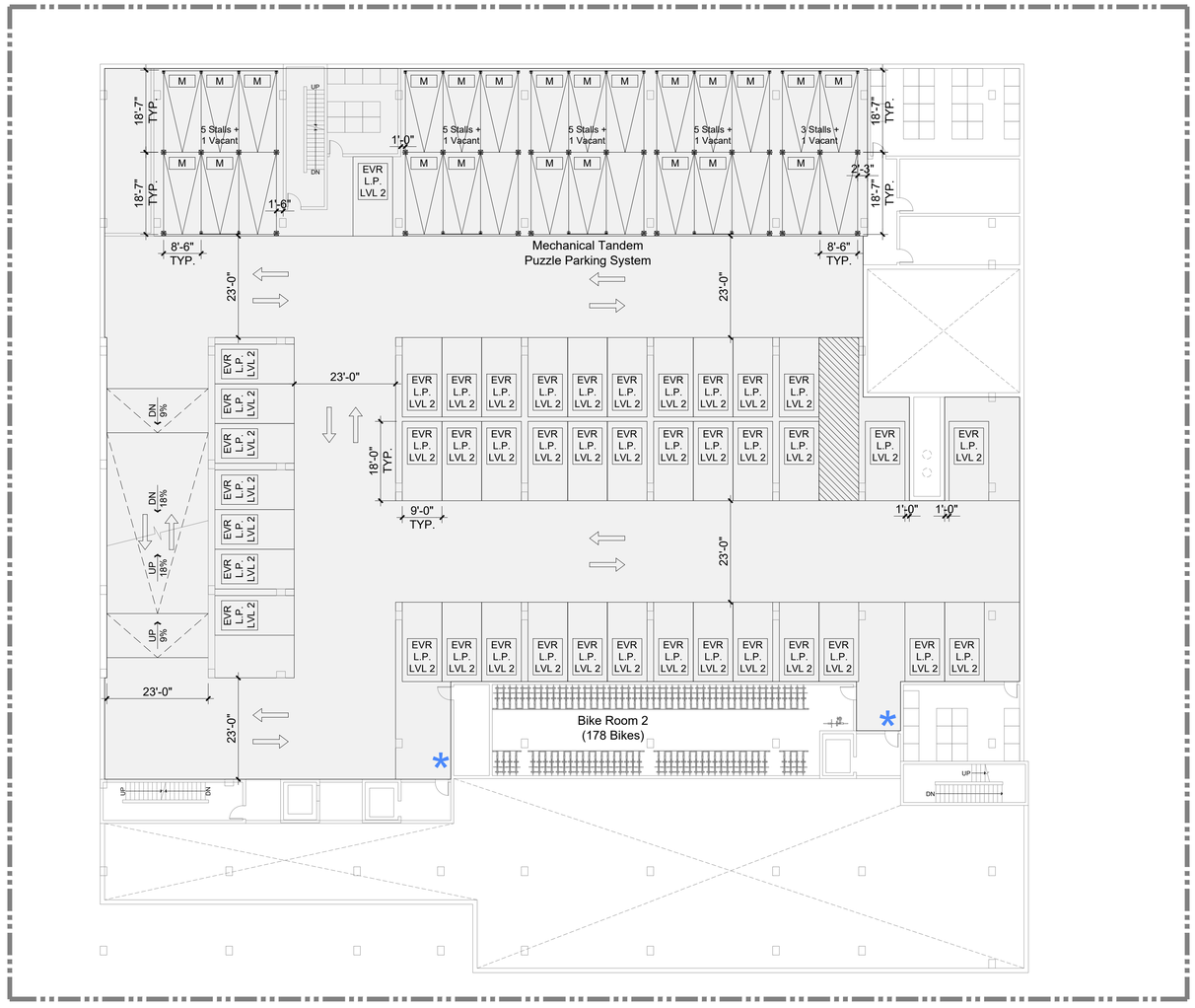
SHORT-TERM BIKE PARKING REQUIRED	
Zoning Standard	**Required**
10% of long-term reqd.	32 spaces
Total Parking Required	**32 spaces**
SHORT-TERM BIKE PARKING PROVIDED	
Location	**Spaces**
Frontage Area (Level 1)	44 spaces
Total Parking Provided	**44 spaces**
Percentage of Long-Term	**14% provided**

Legend

- Main points of Entry / Exit
- Pedestrian Entry / Exit from Garage
- Traffic Flow
- EVR L.P. LVL 2 — Low Power Level 2 EV Ready Stall (Receptacle provided)
- EVCS — EVCS Stall (Charging station provided)
- M — Mechanical Parking Stall
- 5' accessible aisle

Note

Parking layout is designed to be in compliance with the City's Parking Stalls and Driveway Design Guidelines



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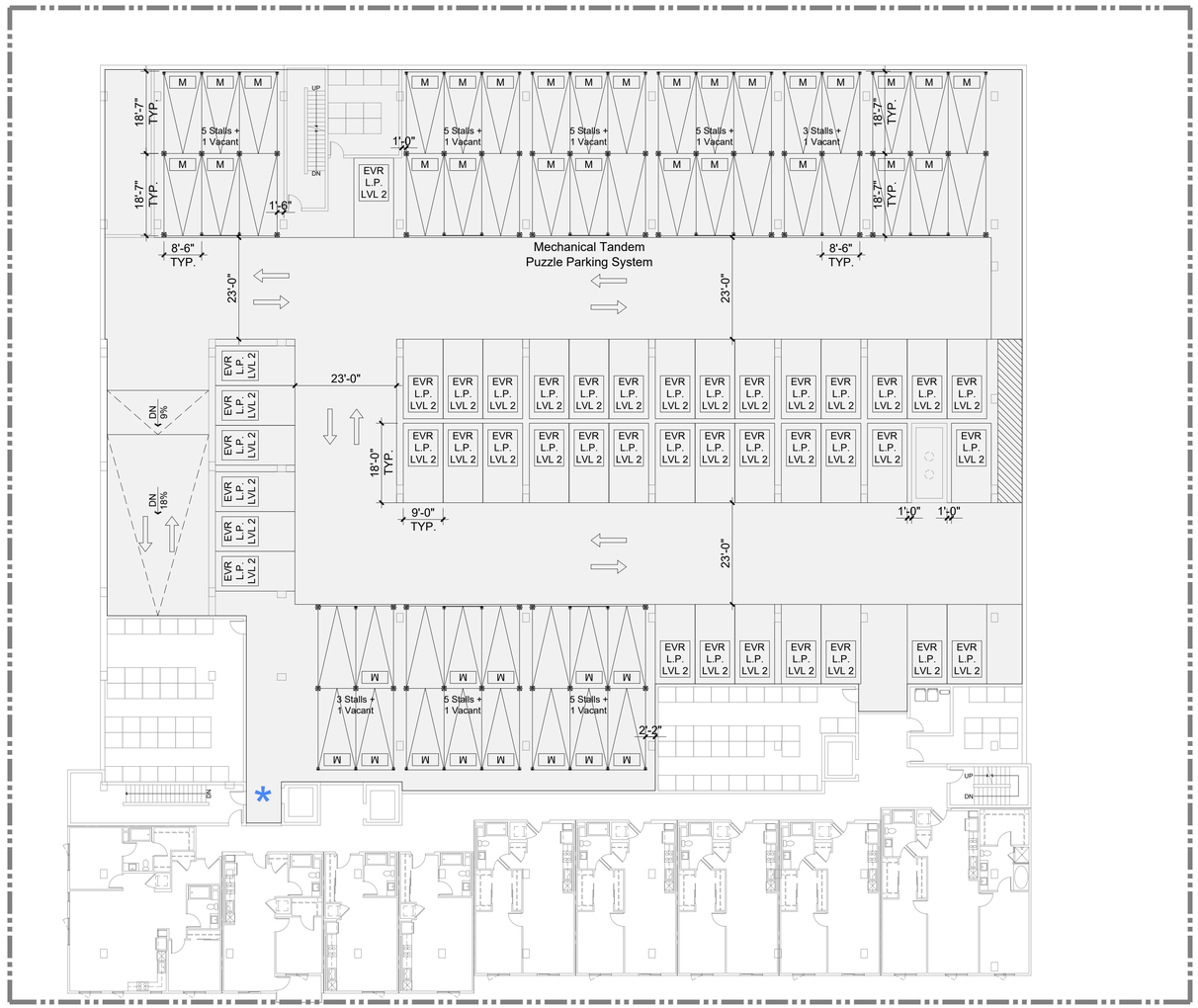

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- EVCS Stall (Charging station provided)
- M — Mechanical Parking Stall
- 5' accessible aisle

Note

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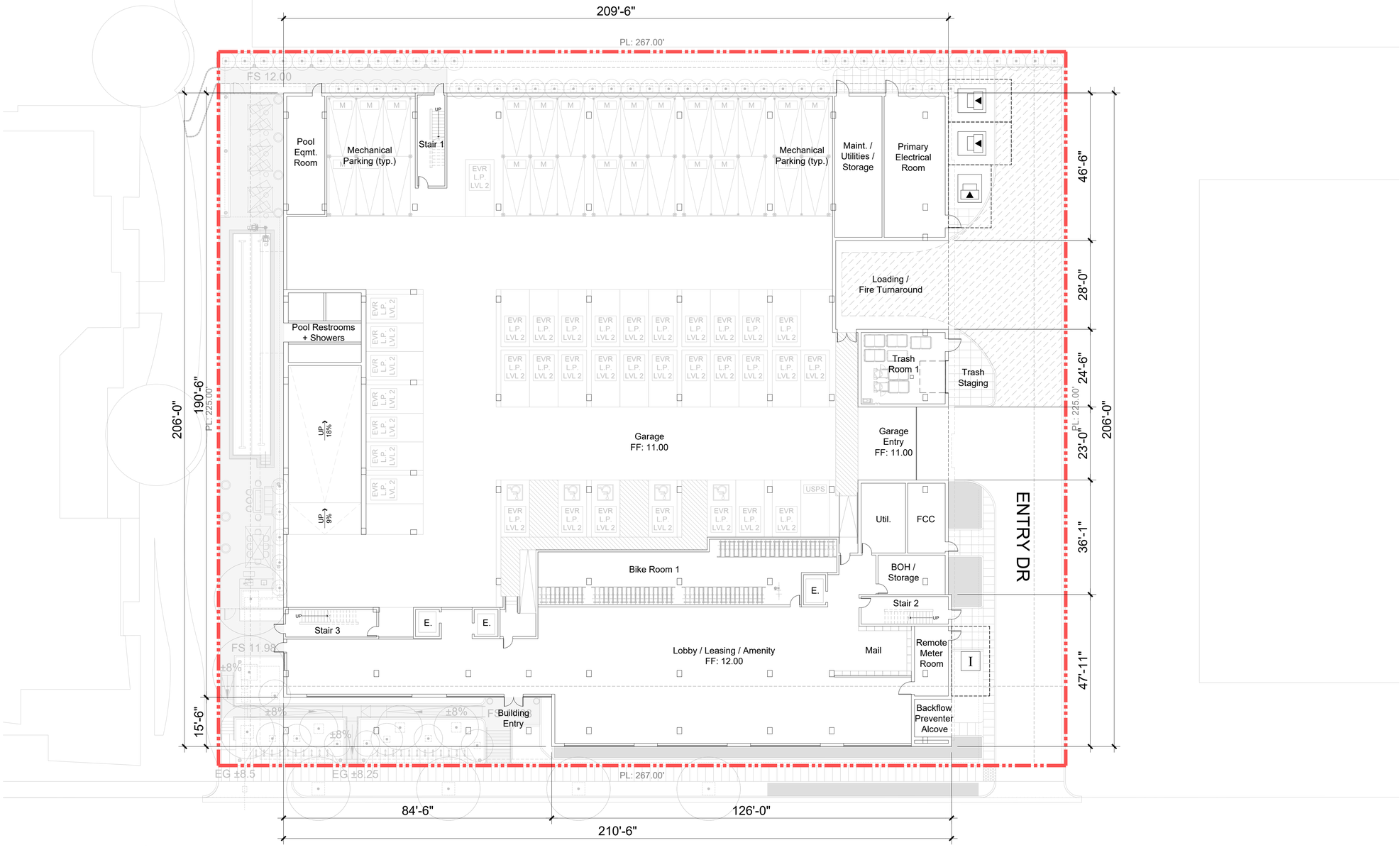
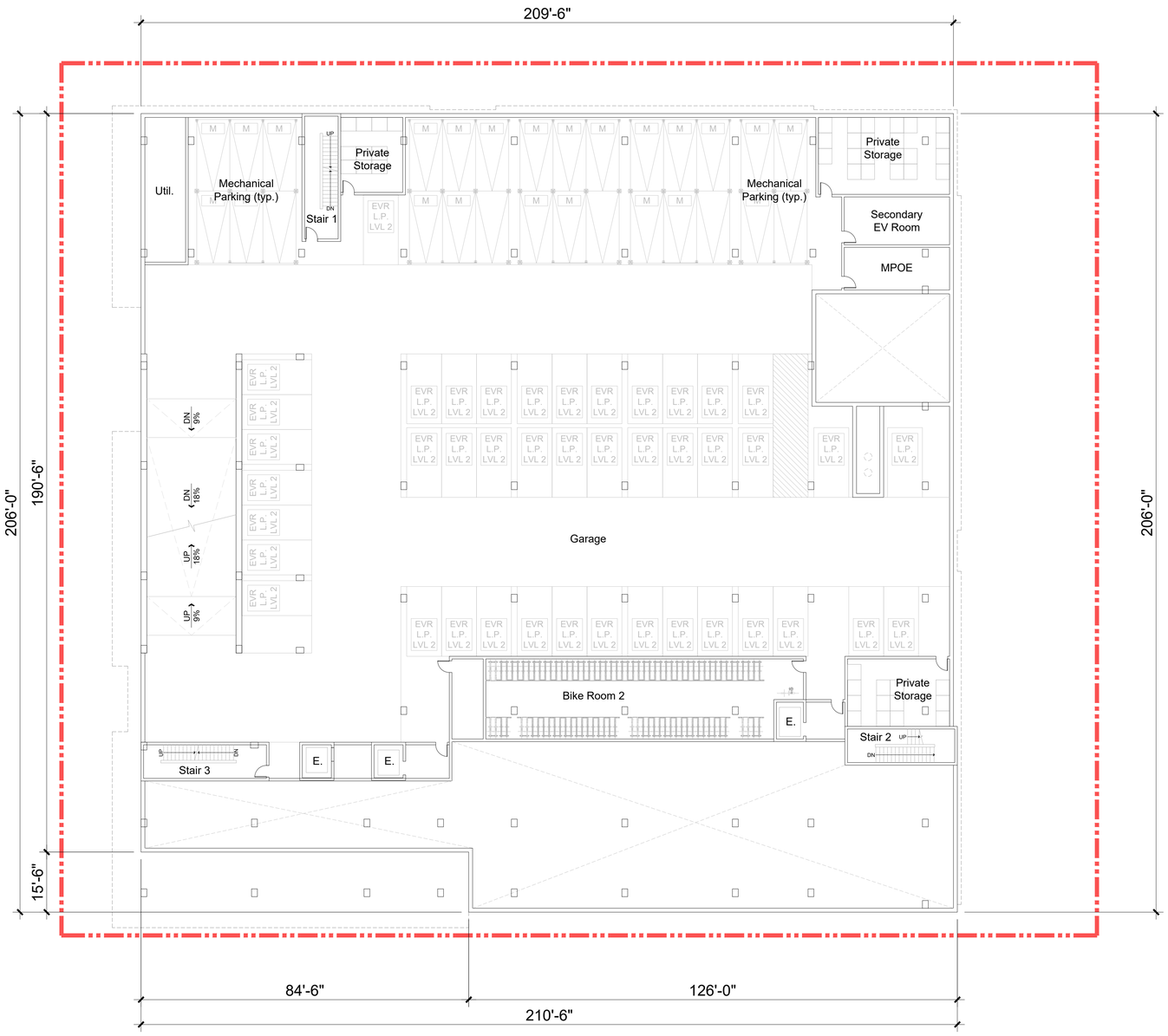


Note:

1. For landscape materials, planting schedule and additional information, refer to Landscape sheet L1.00.
2. For all site related utilities and site conditions, refer to Civil sheets C1.0-C5.0.
3. All parking-related dimensions are on Sheets A1.7–A1.9.



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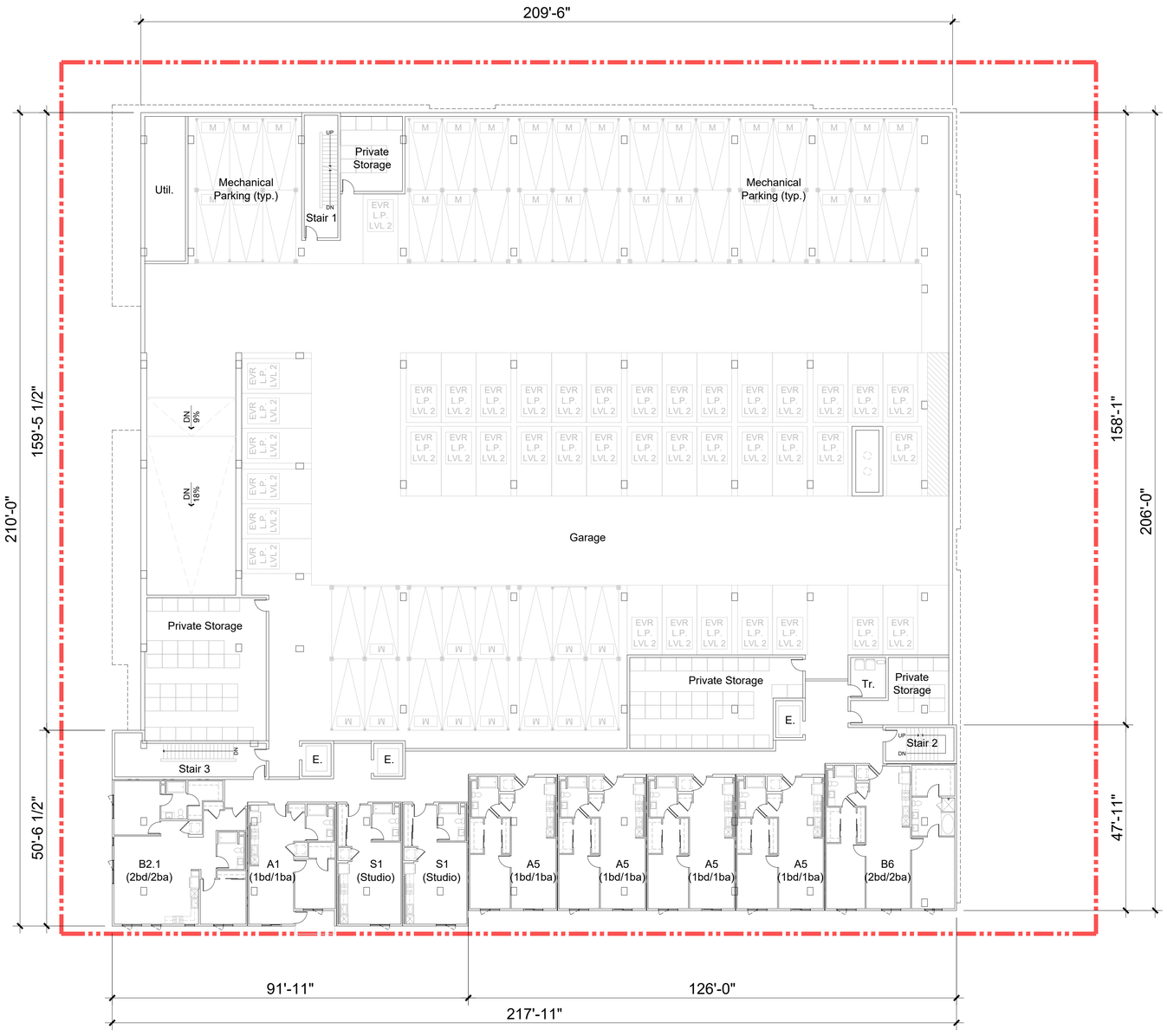

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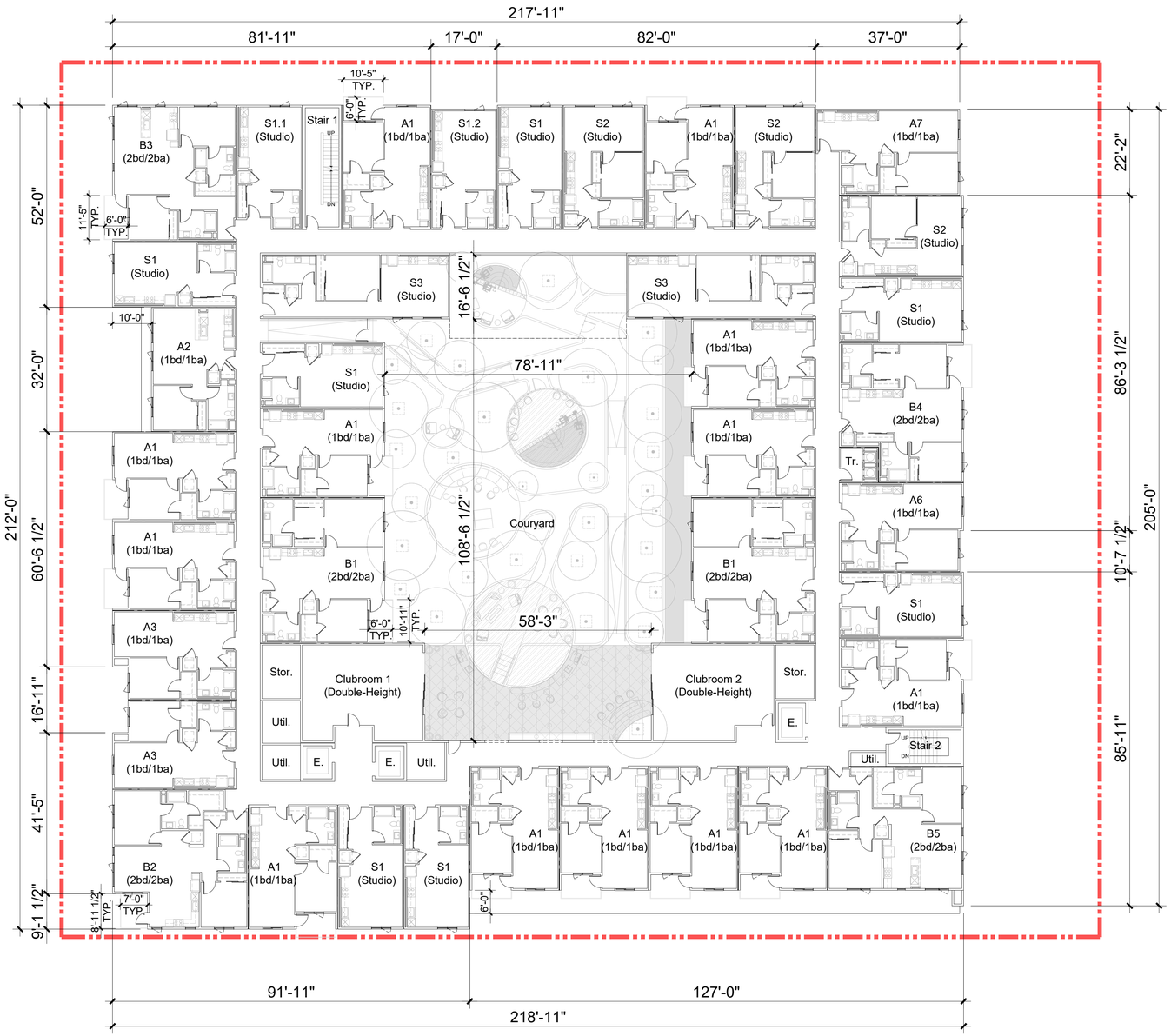

Note:

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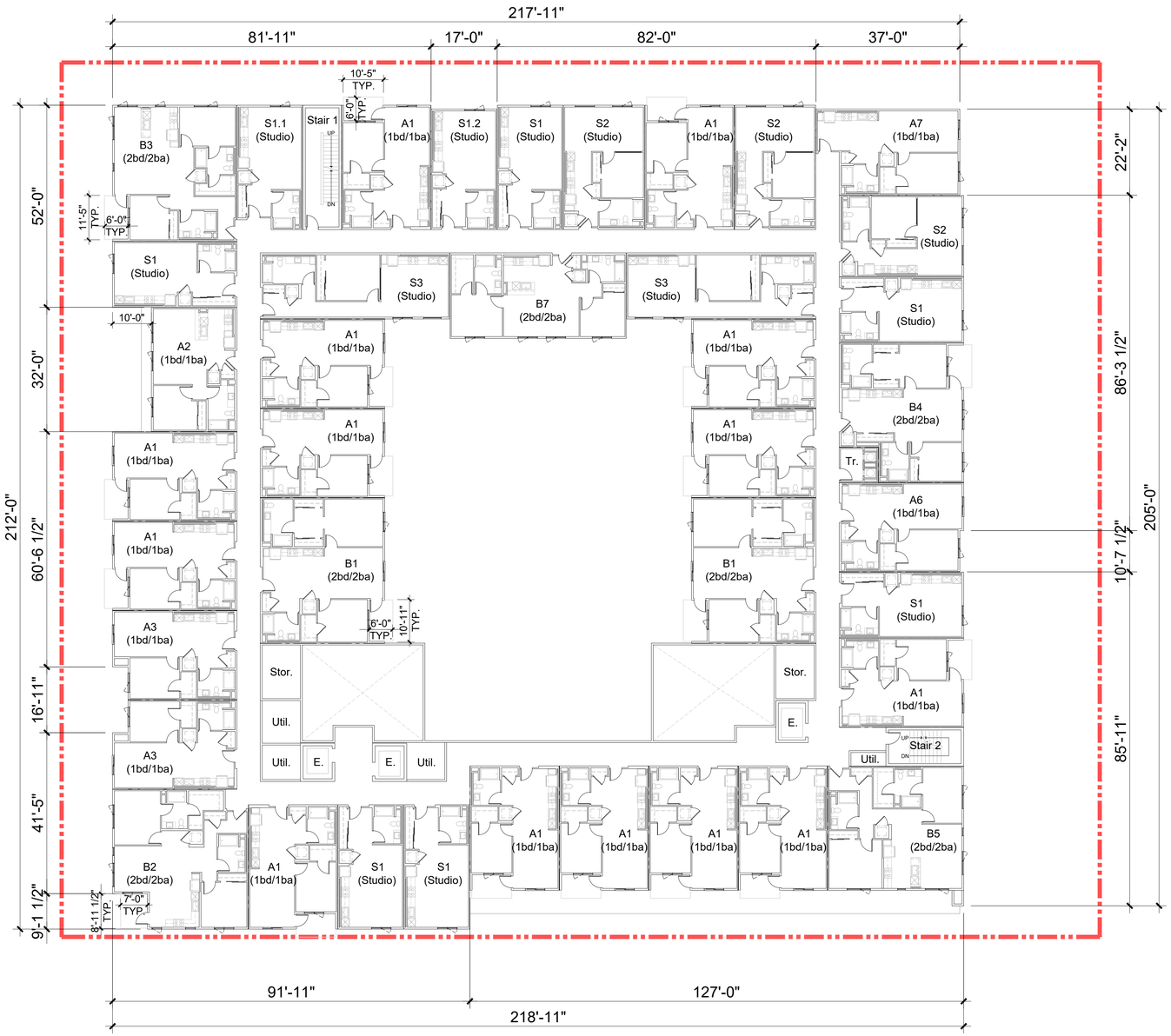
217'-11"
81'-11"
17'-0"
82'-0"
37'-0"
212'-0"
52'-0"
32'-0"
60'-6 1/2"
16'-11"
41'-5"
9'-1 1/2"
22'-2"
86'-3 1/2"
10'-7 1/2"
205'-0"
85'-11"
91'-11"
127'-0"
218'-11"
10'-5" TYP.
6'-0" TYP.
11'-5" TYP.
6'-0" TYP.
10'-0"
6'-0" TYP.
10'-11" TYP.
7'-0" TYP.
5'-11 1/2" TYP.
B3 (2bd/2ba)
S1.1 (Studio)
Stair 1
UP
DN
A1 (1bd/1ba)
S1.2 (Studio)
S1 (Studio)
S2 (Studio)
A1 (1bd/1ba)
S2 (Studio)
A7 (1bd/1ba)
S1 (Studio)
S2 (Studio)
S3 (Studio)
B7 (2bd/2ba)
S3 (Studio)
S1 (Studio)
A2 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
B4 (2bd/2ba)
Tr.
A1 (1bd/1ba)
A1 (1bd/1ba)
A6 (1bd/1ba)
B1 (2bd/2ba)
B1 (2bd/2ba)
A3 (1bd/1ba)
S1 (Studio)
Stor.
Util.
Util.
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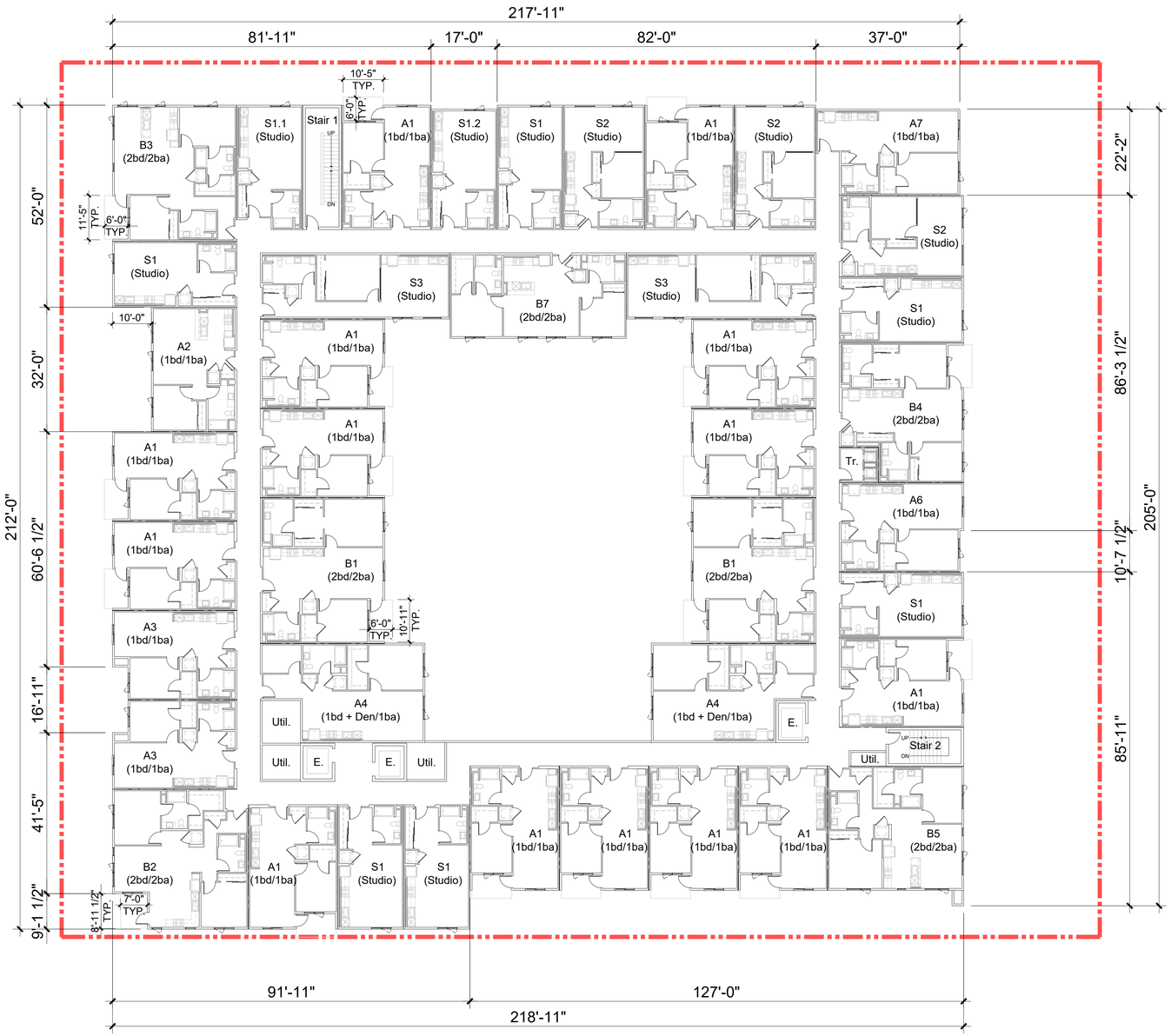
E.
Util.
Stor.
E.
A1 (1bd/1ba)
A3 (1bd/1ba)
Util.
Stair 2
UP
DN
B2 (2bd/2ba)
A1 (1bd/1ba)
S1 (Studio)
S1 (Studio)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
B5 (2bd/2ba)


217'-11"
81'-11"
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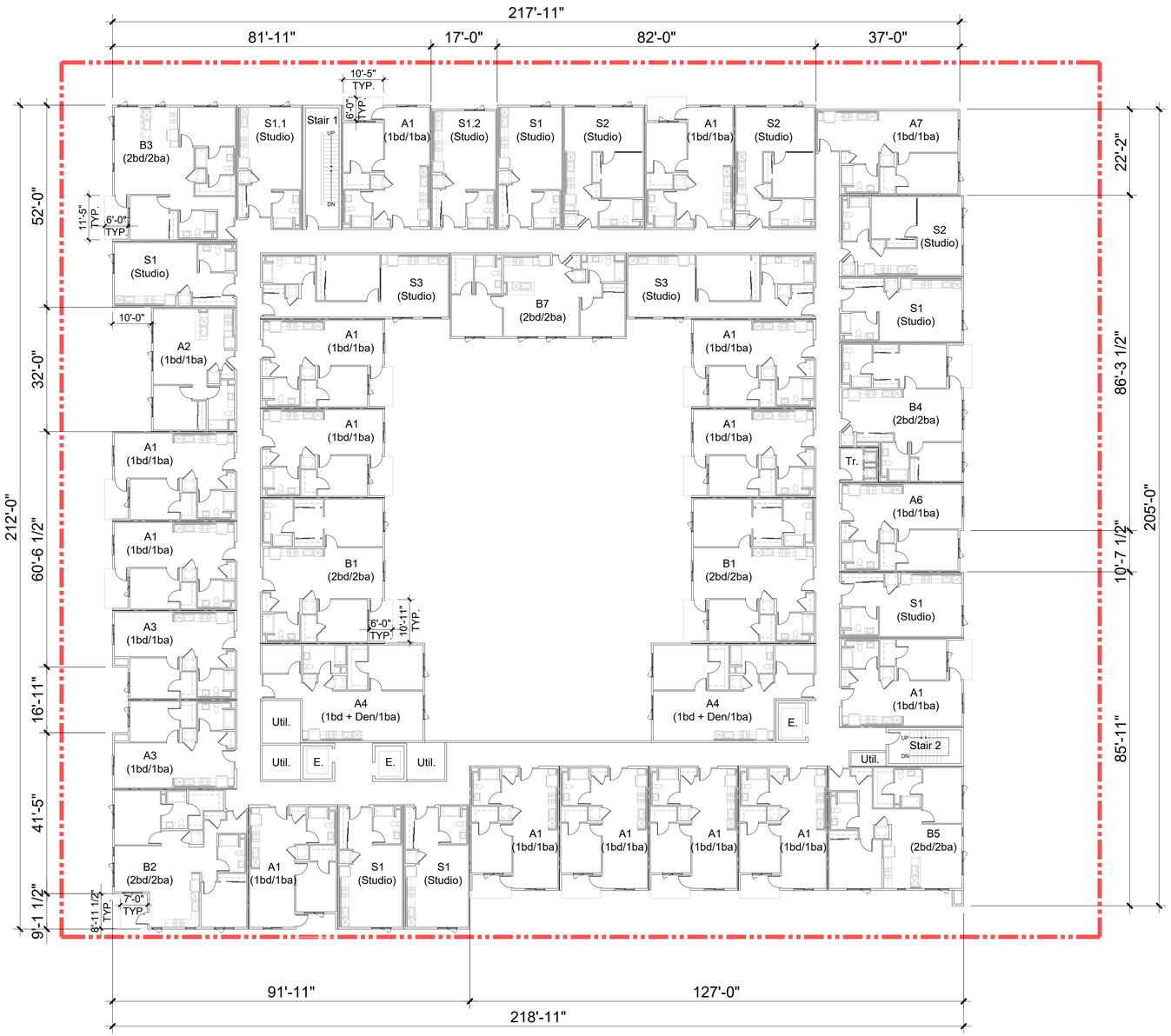
91'-11"
127'-0"
218'-11"
10'-5" TYP.
6'-0" TYP.
11'-5" TYP.
6'-0" TYP.
10'-0"
7'-0" TYP.
9'-11 1/2" TYP.
6'-0" TYP.
10'-11" TYP.
B3 (2bd/2ba)
S1.1 (Studio)
Stair 1
UP
DN
A1 (1bd/1ba)
S1.2 (Studio)
S1 (Studio)
S2 (Studio)
A1 (1bd/1ba)
S2 (Studio)
A7 (1bd/1ba)
S2 (Studio)
S1 (Studio)
S1 (Studio)
A2 (1bd/1ba)
S3 (Studio)
B7 (2bd/2ba)
S3 (Studio)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
B4 (2bd/2ba)
Tr.
A6 (1bd/1ba)
A1 (1bd/1ba)
B1 (2bd/2ba)
B1 (2bd/2ba)
S1 (Studio)
A3 (1bd/1ba)
A1 (1bd/1ba)
A4 (1bd + Den/1ba)
A4 (1bd + Den/1ba)
E.
Util.
Util.
E.
E.
Util.
Util.
Stair 2
UP
DN
A3 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
A1 (1bd/1ba)
B5 (2bd/2ba)
B2 (2bd/2ba)
A1 (1bd/1ba)
S1 (Studio)
S1 (Studio)



ktgy 888.456.5849 | ktgy.com
No. 2024-1080
BeamReach

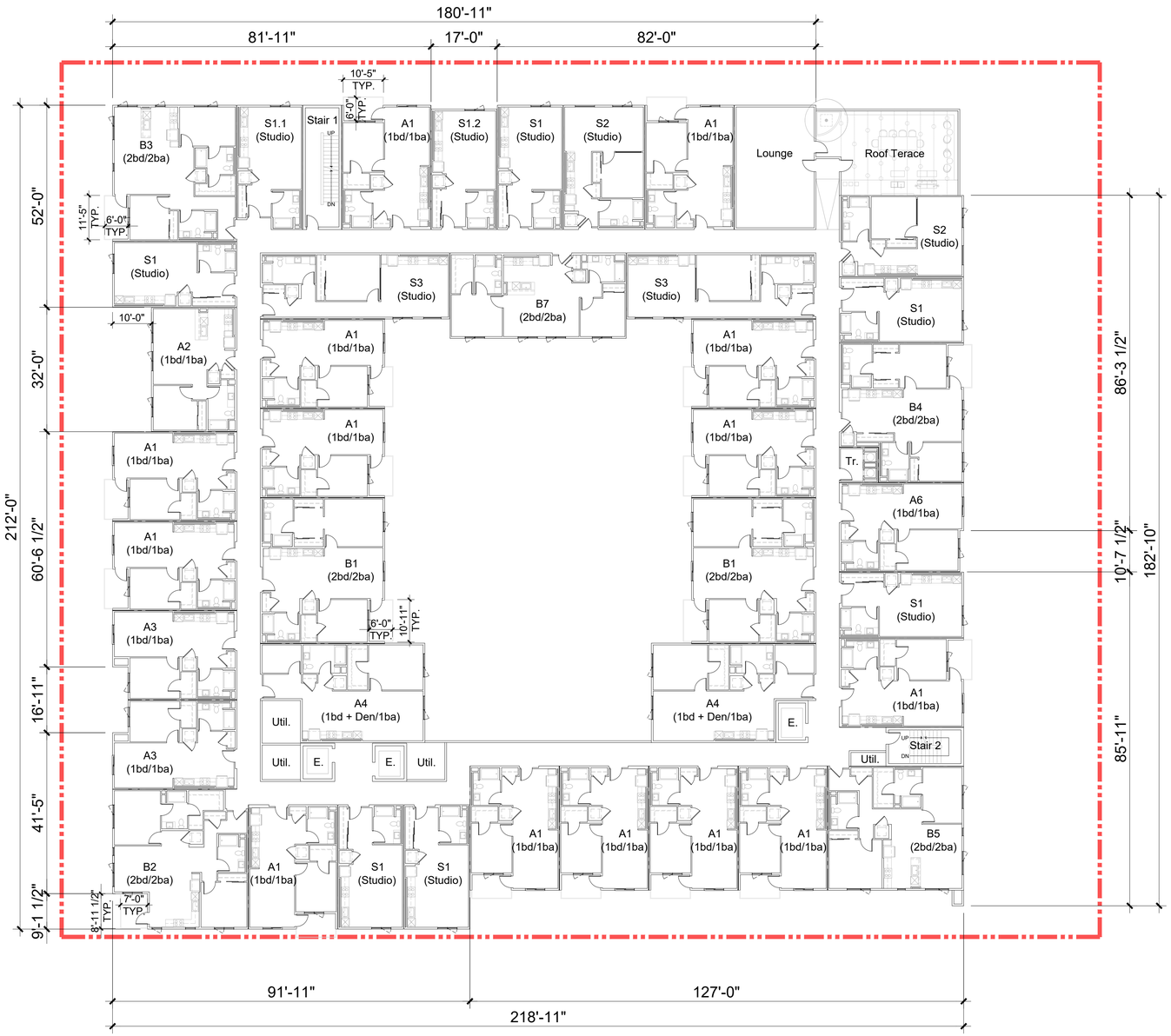
155 JEFFERSON DR
MENLO PARK, CA

0 8 16 32 Scale 1" = 16'

SB330 HOUSING PROJECT APP. RESUBMITTAL #1
MAY 13, 2026

FLOOR PLAN
LEVEL 7

A2.6



Note:

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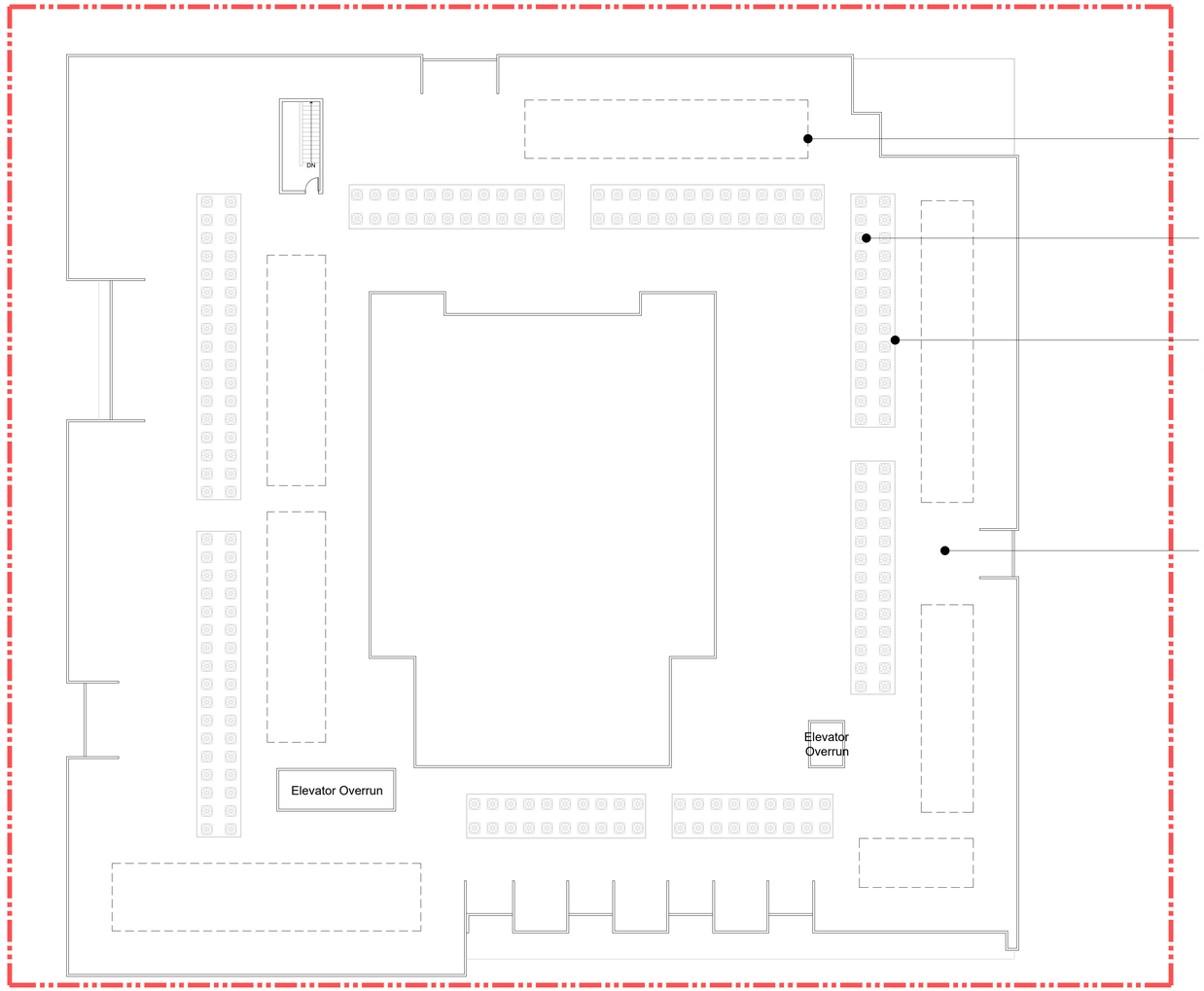
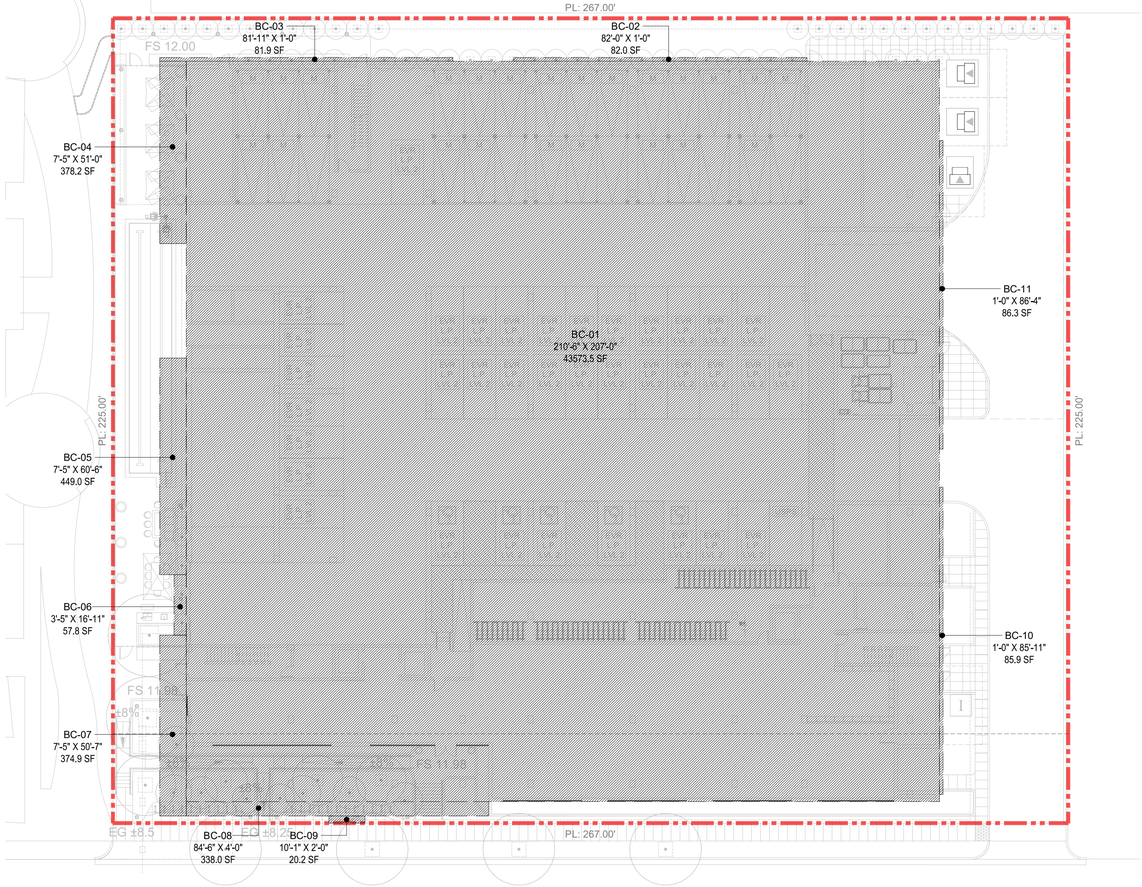

DN
Elevator Overrun
Elevator Overrun
Potential Solar Zone, Typ.
Rooftop Mechanical Equipment, Typ.
Decorative Metal Screening for Rooftop Mechanical Equipment, Typ. (BOK Modern or similar)
(Screening shall comply with MPMC Sec. 16.08.095)
White TPO Roofing System
Membrane Adhered, Typ.



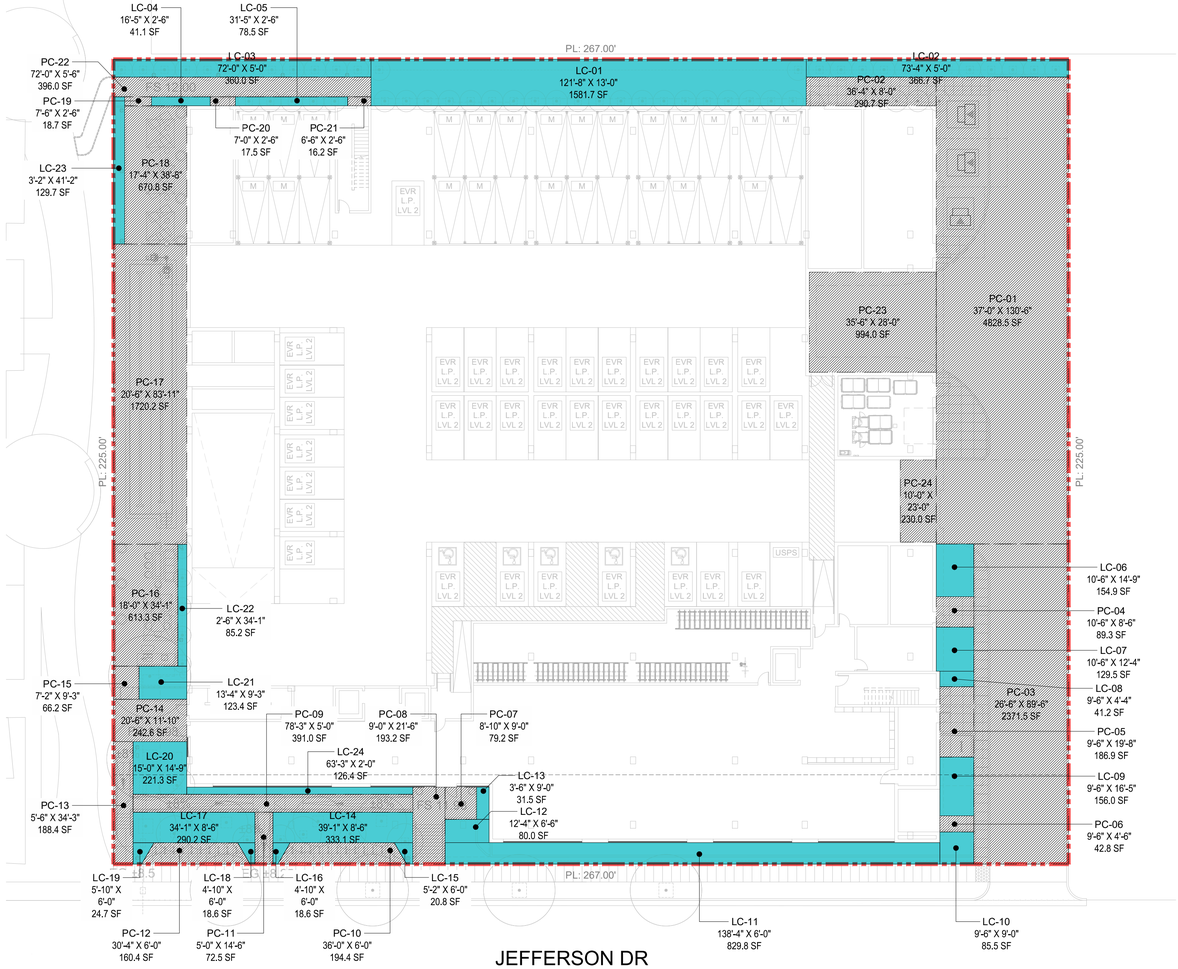
JEFFERSON DR

1. Building Coverage Diagram

Building Coverage Area Calculations	
Label	**Areas**
BC-01	43,573.5 gsf
BC-02	82.0 gsf
BC-03	81.9 gsf
BC-04	378.2 gsf
BC-05	449.0 gsf
BC-06	57.8 gsf
BC-07	374.9 gsf
BC-08	338.0 gsf
BC-09	20.2 gsf
BC-10	85.9 gsf
BC-11	86.3 gsf
Total	**45,527.7 gsf**
% of Site	**± 76%**

Note:

As per Menlo Park Municipal Code (MPMC) Ch. 16.04.120, Building Coverage means that percentage of the building site permitted to be covered by buildings, as measured from the ground upward, exclusive of any eave not in excess of six (6) feet and electric equipment enclosures (as defined in Section 16.04.296) for existing dwellings provided the enclosure is limited to one (1) enclosure per dwelling unit and does not exceed a footprint of sixteen (16) square feet and a maximum height of nine (9) feet, six (6) inches.



JEFFERSON DR

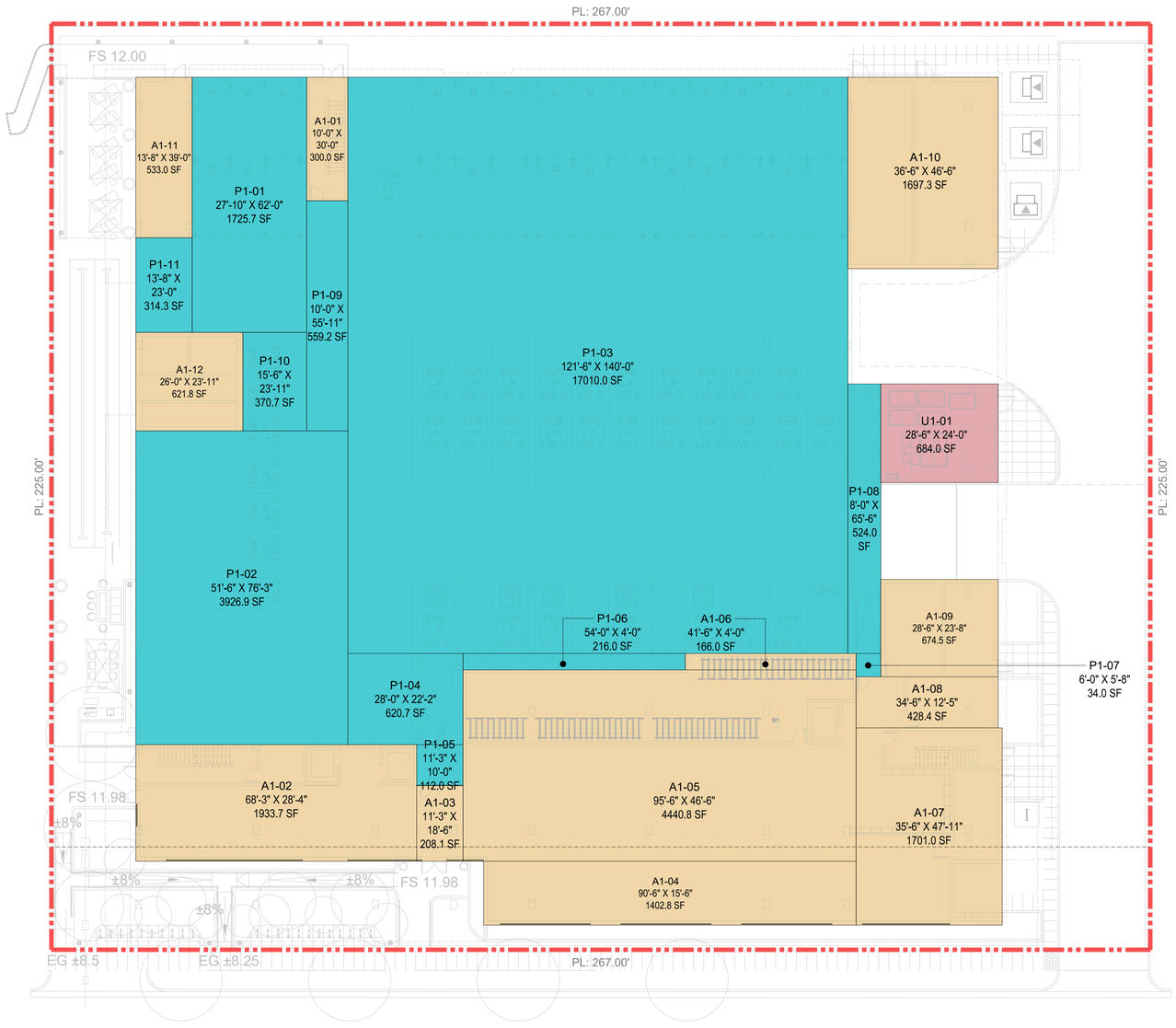
2. Paved and Landscaped Areas Diagram

Paved Area Calculations	
Label	**Areas**
PC-01	4,828.5 gsf
PC-02	290.7 gsf
PC-03	2,371.5 gsf
PC-04	89.3 gsf
PC-05	186.9 gsf
PC-06	42.8 gsf
PC-07	79.2 gsf
PC-08	193.2 gsf
PC-09	391.0 gsf
PC-10	194.4 gsf
PC-11	72.5 gsf
PC-12	160.4 gsf
PC-13	188.4 gsf
PC-14	242.6 gsf
PC-15	66.2 gsf
PC-16	613.3 gsf
PC-17	1,720.2 gsf
PC-18	670.8 gsf
PC-19	18.7 gsf
PC-20	17.5 gsf
PC-21	16.2 gsf
PC-22	396.0 gsf
PC-23	994.0 gsf
PC-24	230.0 gsf
Total	**14,074.5 gsf**
% of Site	**± 23%**

Landscaped Area Calculations	
Label	**Areas**
LC-01	1,581.7 gsf
LC-02	366.7 gsf
LC-03	360.0 gsf
LC-04	41.1 gsf
LC-05	78.5 gsf
LC-06	154.9 gsf
LC-07	129.5 gsf
LC-08	41.2 gsf
LC-09	156.0 gsf
LC-10	85.5 gsf
LC-11	829.8 gsf
LC-12	80.0 gsf
LC-13	31.5 gsf
LC-14	333.1 gsf
LC-15	20.8 gsf
LC-16	18.6 gsf
LC-17	290.2 gsf
LC-18	18.6 gsf
LC-19	24.7 gsf
LC-20	221.3 gsf
LC-21	123.4 gsf
LC-22	85.2 gsf
LC-23	129.7 gsf
LC-24	126.4 gsf
Total	**5,328.4 gsf**
% of Site	**± 9%**

Note:

Paved Area includes driveways, hardscape, non-planting areas on the ground floor, concrete paving, decorative paving, furnishing areas, pool and pool deck.



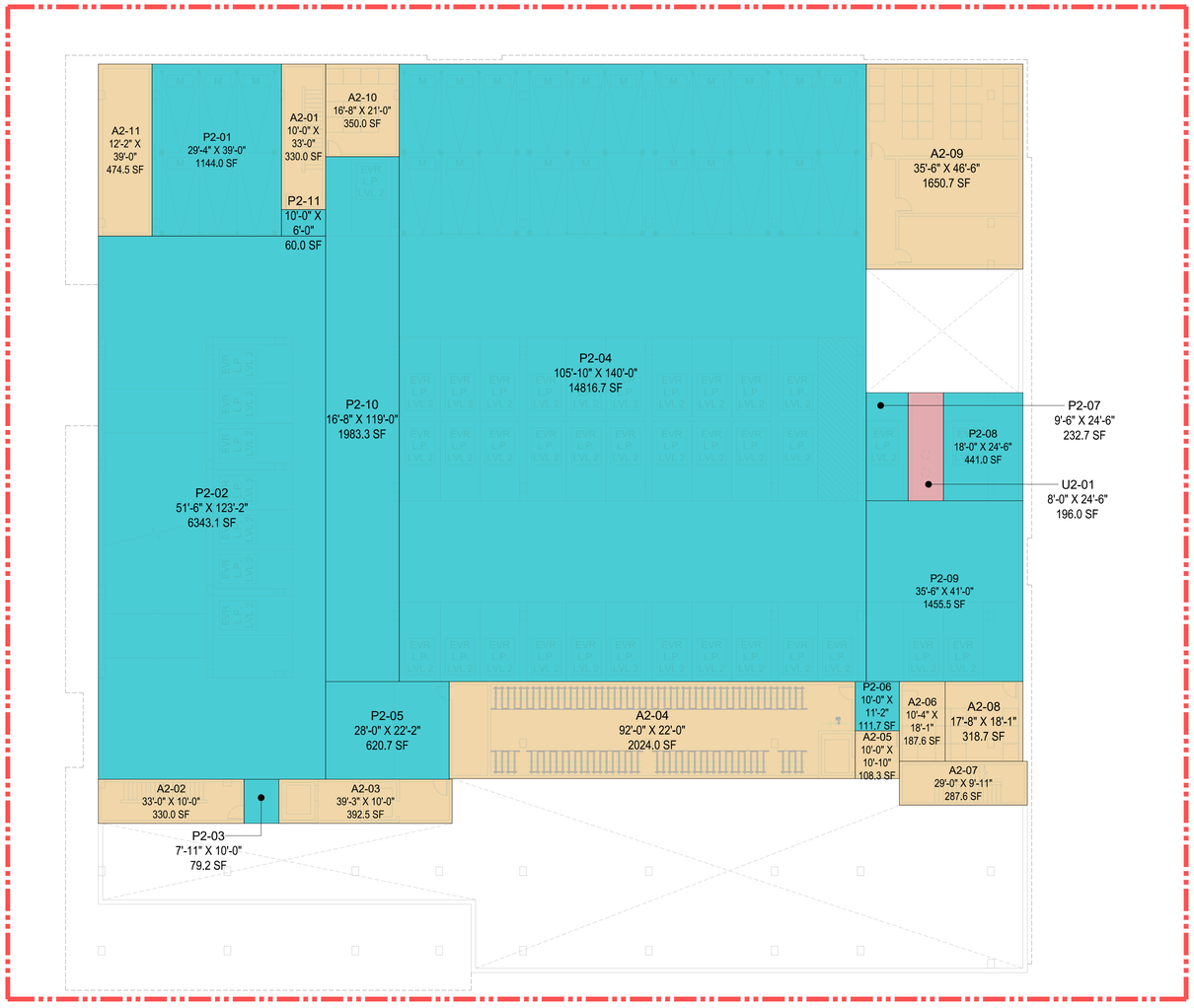
JEFFERSON DR

Level 1 - FAR Area Calculations	
Label	**Areas**
A1-01	300.0 gsf
A1-02	1,933.7 gsf
A1-03	208.1 gsf
A1-04	1,402.8 gsf
A1-05	4,440.8 gsf
A1-06	166.0 gsf
A1-07	1,701.0 gsf
A1-08	428.4 gsf
A1-09	674.5 gsf
A1-10	1,697.3 gsf
A1-11	533.0 gsf
A1-12	621.8 gsf
Total	**14,107.3 gsf**

Level 1 - Non-FAR Area Calculations	
Label	**Areas**
P1-01	1,725.7 gsf
P1-02	3,926.9 gsf
P1-03	17,010.0 gsf
P1-04	620.7 gsf
P1-05	112.0 gsf
P1-06	216.0 gsf
P1-07	34.0 gsf
P1-08	524.0 gsf
P1-09	559.2 gsf
P1-10	370.7 gsf
P1-11	314.3 gsf
U1-01	684.0 gsf
Total	**26,097.5 gsf**

Note:

1. Areas P1-01 to P1-11 are excluded from Gross floor area and FAR calculations as they correspond with MPMC Ch. 16.04.325 (C) (3), "All areas devoted to covered parking and related circulation for automobiles and bicycles, including garages, carports, below-grade parking structures, and above-grade parking structures."
2. Area U1-01 is excluded from Gross floor area and FAR calculations as it corresponds with MPMC Ch. 16.04.325 (C) (6), "Enclosures solely for trash and recycling."

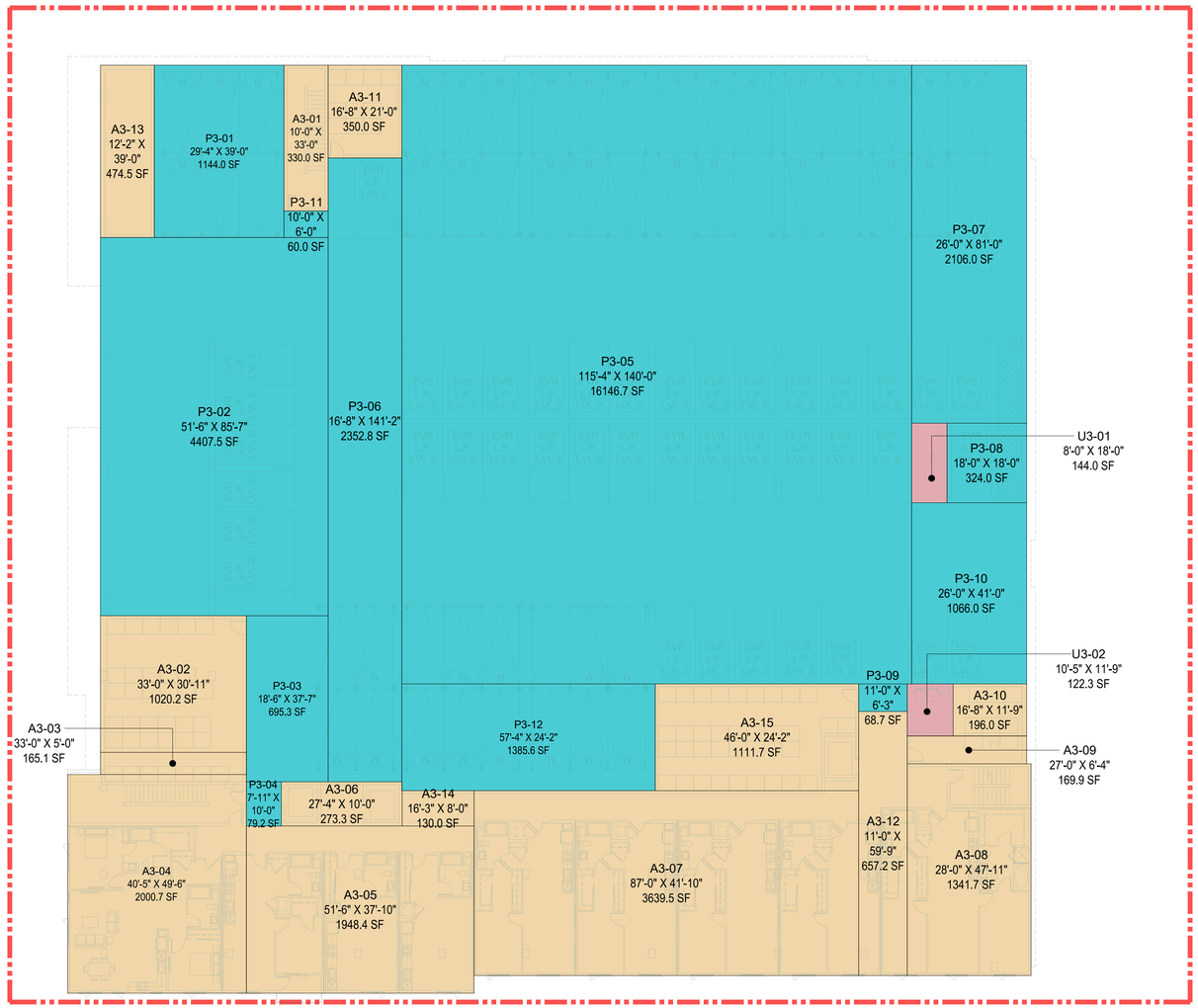


Level 2 - FAR Area Calculations	
Label	**Areas**
A2-01	330.0 gsf
A2-02	330.0 gsf
A2-03	392.5 gsf
A2-04	2,024.0 gsf
A2-05	108.3 gsf
A2-06	187.6 gsf
A2-07	287.6 gsf
A2-08	318.7 gsf
A2-09	1,650.7 gsf
A2-10	350.0 gsf
A2-11	474.5 gsf
Total	**6,454.0 gsf**

Level 2 - Non-FAR Area Calculations	
Label	**Areas**
P2-01	1,144.0 gsf
P2-02	6,343.1 gsf
P2-03	79.2 gsf
P2-04	14,816.7 gsf
P2-05	620.7 gsf
P2-06	111.7 gsf
P2-07	232.7 gsf
P2-08	441.0 gsf
P2-09	1,455.5 gsf
P2-10	1,983.3 gsf
P2-11	60.0 gsf
U2-01	196.0 gsf
Total	**27,483.9 gsf**

Note:

1. Areas P2-01 to P2-11 are excluded from Gross floor area and FAR calculations as they correspond with MPMC Ch. 16.04.325 (C) (3), "All areas devoted to covered parking and related circulation for automobiles and bicycles, including garages, carports, below-grade parking structures, and above-grade parking structures."
2. Area U2-01 is excluded from Gross floor area and FAR calculations as it corresponds with MPMC Ch. 16.04.325 (C) (6), "Enclosures solely for trash and recycling."

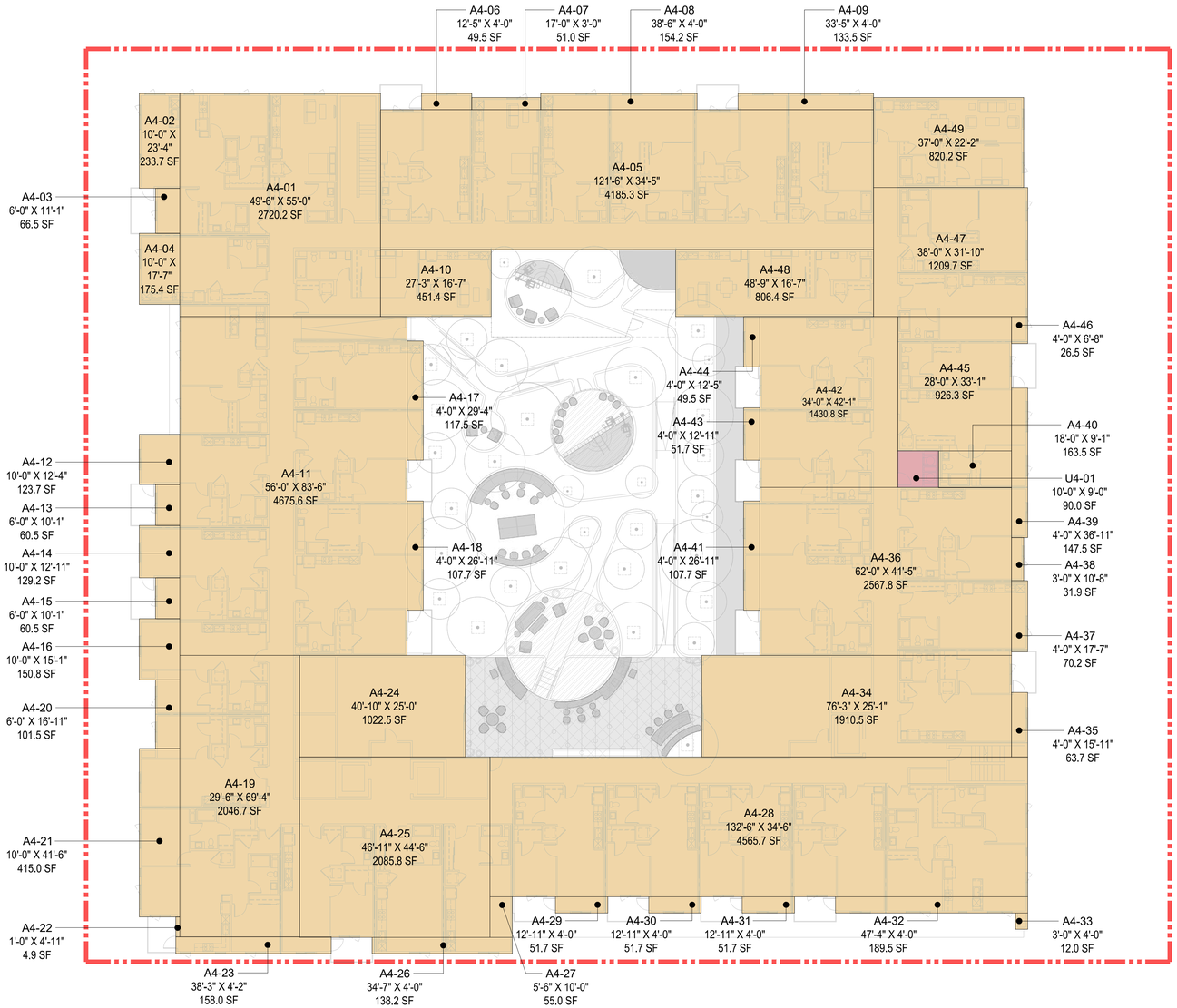


Level 3 - FAR Area Calculations	
Label	**Areas**
A3-01	330.0 gsf
A3-02	1,020.3 gsf
A3-03	165.1 gsf
A3-04	2,000.7 gsf
A3-05	1,948.4 gsf
A3-06	273.3 gsf
A3-07	3,639.5 gsf
A3-08	1,341.7 gsf
A3-09	169.9 gsf
A3-10	196.0 gsf
A3-11	350.0 gsf
A3-12	657.2 gsf
A3-13	350.0 gsf
A3-14	130.0 gsf
A3-15	111.7 gsf
Total	**12,683.7 gsf**

Level 3 - Non-FAR Area Calculations	
Label	**Areas**
P3-01	1,144.0 gsf
P3-02	4,407.5 gsf
P3-03	695.3 gsf
P3-04	79.2 gsf
P3-05	16,146.7 gsf
P3-06	2,352.8 gsf
P3-07	2,106.0 gsf
P3-08	324.0 gsf
P3-09	68.7 gsf
P3-10	1,066.0 gsf
P3-11	60.0 gsf
P3-12	1,385.6 gsf
U3-01	144.0 gsf
U3-02	122.3 gsf
Total	**30,102.1 gsf**

Note:

1. Areas P3-01 to P3-12 are excluded from Gross floor area and FAR calculations as they correspond with MPMC Ch. 16.04.325 (C) (3), "All areas devoted to covered parking and related circulation for automobiles and bicycles, including garages, carports, below-grade parking structures, and above-grade parking structures."
2. Areas U3-01 and U3-02 are excluded from Gross floor area and FAR calculations as they correspond with MPMC Ch. 16.04.325 (C) (6), "Enclosures solely for trash and recycling."

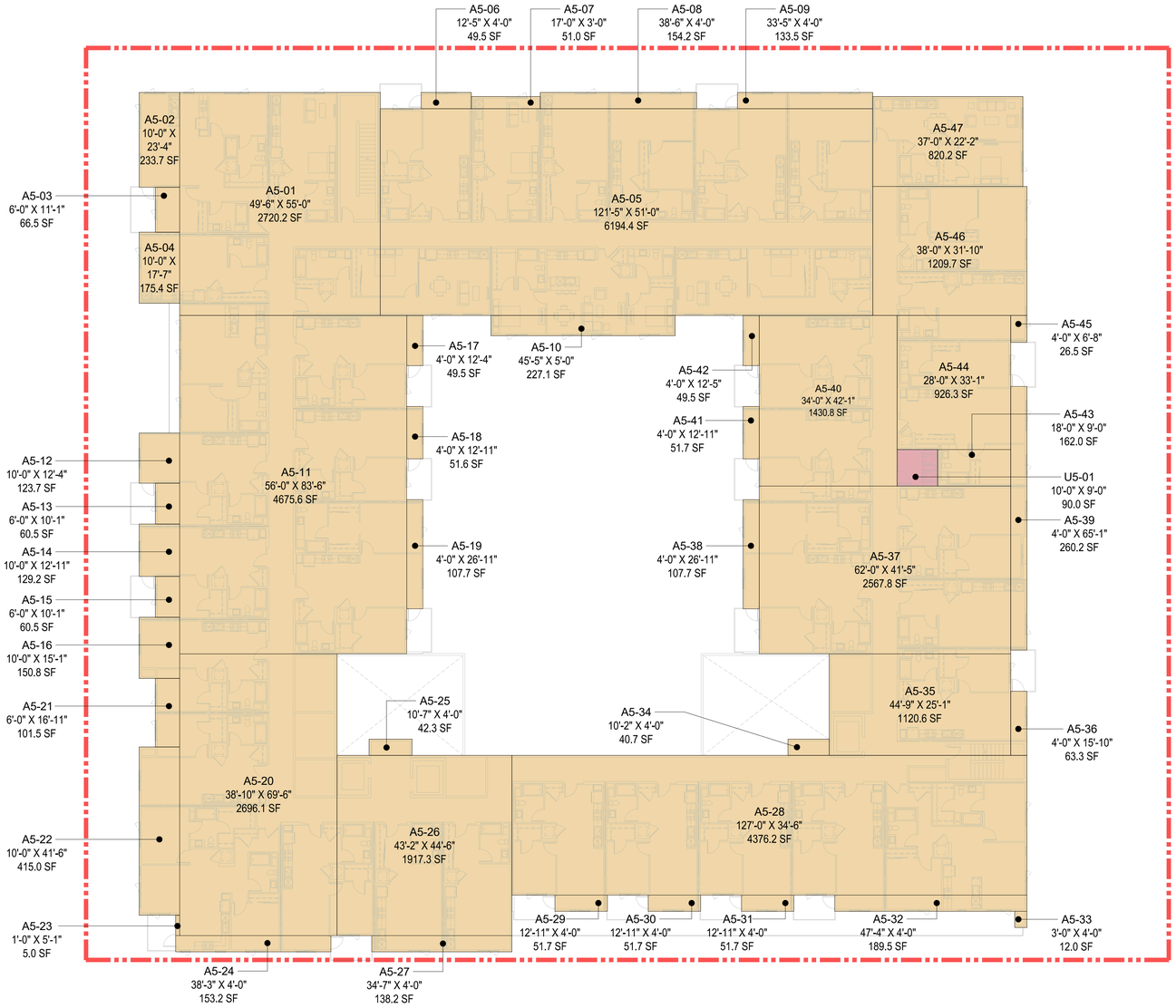


Level 4 - FAR Area Calculations	
Label	**Areas**
A4-01	2,720.2 gsf
A4-02	233.7 gsf
A4-03	66.5 gsf
A4-04	175.4 gsf
A4-05	4,185.3 gsf
A4-06	49.5 gsf
A4-07	51.0 gsf
A4-08	154.2 gsf
A4-09	133.5 gsf
A4-10	451.4 gsf
A4-11	4,675.6 gsf
A4-12	123.7 gsf
A4-13	60.5 gsf
A4-14	129.2 gsf
A4-15	60.5 gsf
A4-16	150.8 gsf
A4-17	117.5 gsf
A4-18	107.7 gsf
A4-19	2,046.7 gsf
A4-20	101.5 gsf
A4-21	415.0 gsf
A4-22	4.9 gsf
A4-23	158.0 gsf
A4-24	1,022.5 gsf
A4-25	2,085.8 gsf
A4-26	138.2 gsf
A4-27	55.0 gsf
A4-28	4,565.7 gsf
A4-29	51.7 gsf
A4-30	51.7 gsf
A4-31	51.7 gsf
A4-32	189.5 gsf
A4-33	12.0 gsf
A4-34	1,910.5 gsf
A4-35	63.7 gsf
A4-36	2,567.8 gsf
A4-37	70.2 gsf
A4-38	31.9 gsf
A4-39	147.5 gsf
A4-40	163.5 gsf
A4-41	107.7 gsf
A4-42	1,430.8 gsf
A4-43	51.7 gsf
A4-44	49.5 gsf
A4-45	926.3 gsf
A4-46	26.5 gsf
A4-47	1,209.7 gsf
A4-48	806.4 gsf
A4-49	820.2 gsf
Total	**34,979.6 gsf**

Level 4 - Non-FAR Area Calculations	
Label	**Areas**
U4-01	90.0
Total	**90.0 gsf**

Note:

1. Area U4-01 is excluded from Gross floor area and FAR calculations as they correspond with MPMC Ch. 16.04.325 (C) (6), "Enclosures solely for trash and recycling."
2. As per MPMC Ch. 16.04.325 (C) (4), covered porches and covered balconies are excluded from Gross floor area and FAR calculations.

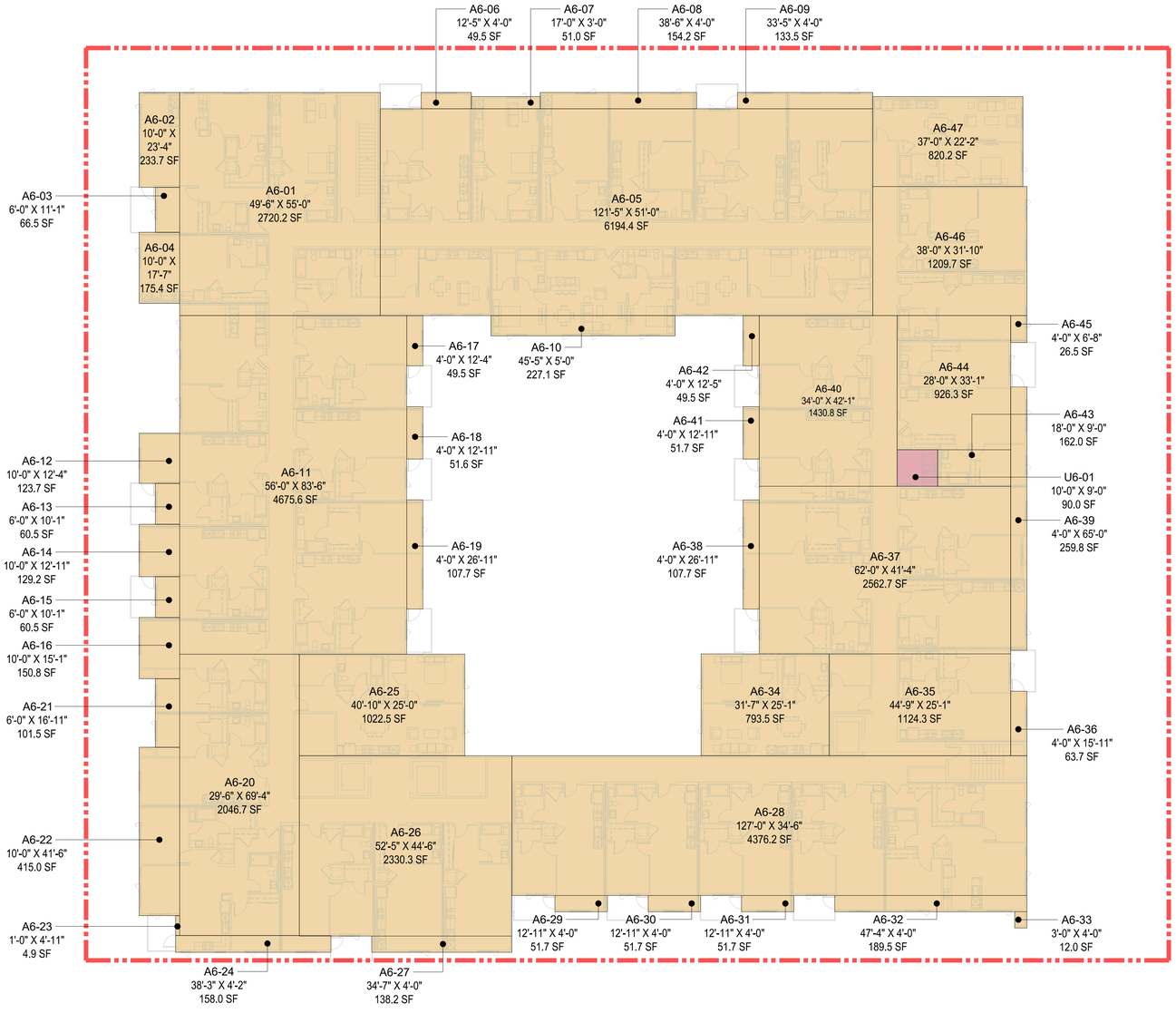


Level 5 - FAR Area Calculations	
Label	**Areas**
A5-01	2720.22
A5-02	233.74
A5-03	66.50
A5-04	175.42
A5-05	6194.37
A5-06	49.50
A5-07	51.00
A5-08	154.17
A5-09	133.50
A5-10	227.11
A5-11	4675.57
A5-12	123.74
A5-13	60.49
A5-14	129.15
A5-15	60.49
A5-16	150.82
A5-17	49.50
A5-18	51.64
A5-19	107.67
A5-20	2696.10
A5-21	101.48
A5-22	414.96
A5-23	5.00
A5-24	153.20
A5-25	42.30
A5-26	1917.30
A5-27	138.17
A5-28	4376.23
A5-29	51.67
A5-30	51.67
A5-31	51.67
A5-32	189.50
A5-33	12.00
A5-34	40.67
A5-35	1120.61
A5-36	63.67
A5-37	2567.83
A5-38	107.67
A5-39	260.17
A5-40	1430.83
A5-41	51.67
A5-42	49.50
A5-43	162.00
A5-44	926.33
A5-45	26.50
A5-46	1209.67
A5-47	820.17
Total	**34,453.1 gsf**

Level 5 - Non-FAR Area Calculations	
Label	**Areas**
U5-01	90.0 gsf
Total	**90.0 gsf**

Note:

1. Area U5-01 is excluded from Gross floor area and FAR calculations as they correspond with MPMC Ch. 16.04.325 (C) (6), "Enclosures solely for trash and recycling."
2. As per MPMC Ch. 16.04.325 (C) (4), covered porches and covered balconies are excluded from Gross floor area and FAR calculations.

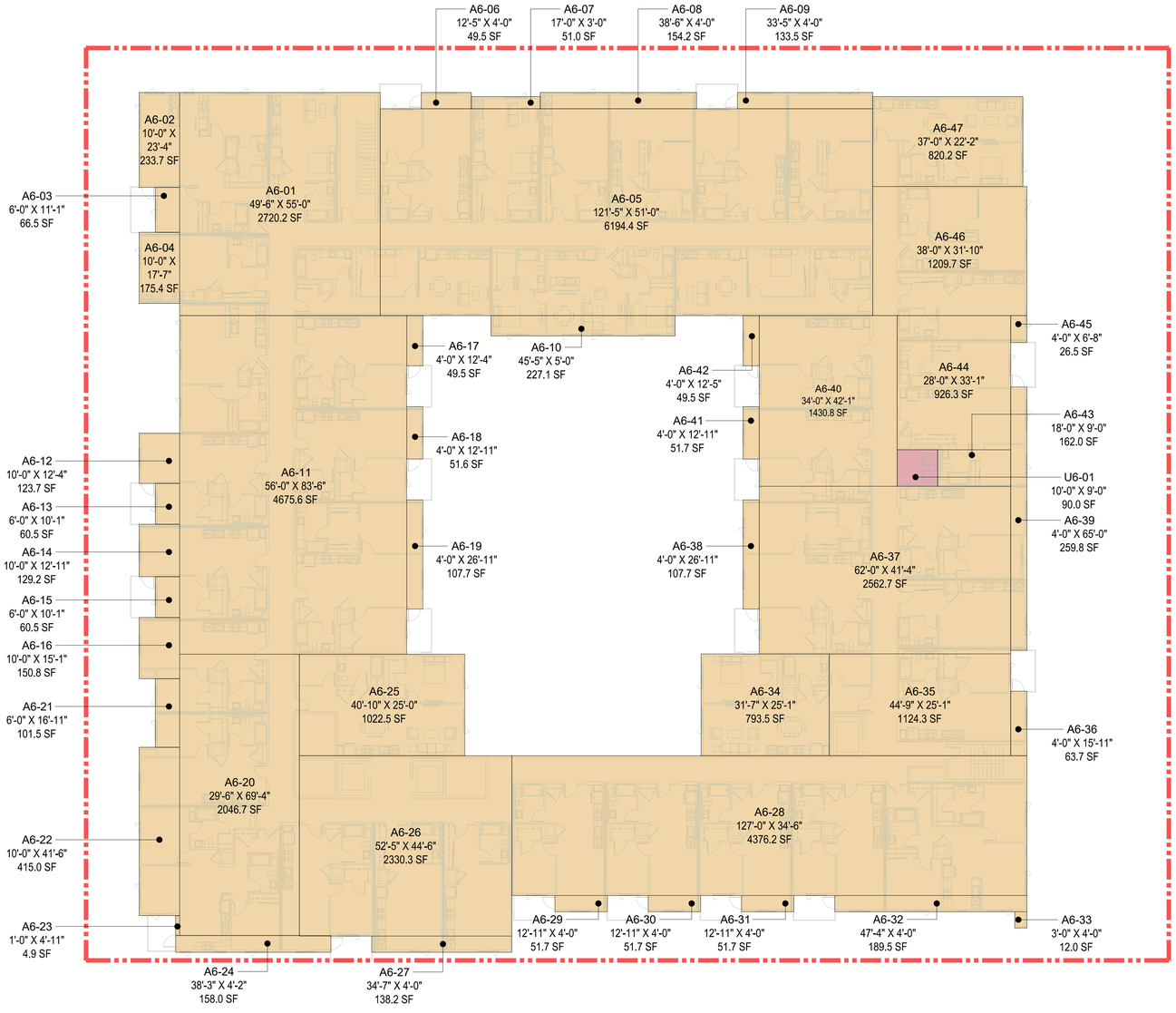


Level 6 - FAR Area Calculations	
Label	**Areas**
A6-01	2,720.2 gsf
A6-02	233.7 gsf
A6-03	66.5 gsf
A6-04	175.4 gsf
A6-05	6,194.4 gsf
A6-06	49.5 gsf
A6-07	51.0 gsf
A6-08	154.2 gsf
A6-09	133.5 gsf
A6-10	227.1 gsf
A6-11	4,675.6 gsf
A6-12	123.7 gsf
A6-13	60.5 gsf
A6-14	129.2 gsf
A6-15	60.5 gsf
A6-16	150.8 gsf
A6-17	49.5 gsf
A6-18	51.6 gsf
A6-19	107.7 gsf
A6-20	2,046.7 gsf
A6-21	101.5 gsf
A6-22	415.0 gsf
A6-23	4.9 gsf
A6-24	158.0 gsf
A6-25	1,022.5 gsf
A6-26	2,330.3 gsf
A6-27	138.2 gsf
A6-28	4,376.2 gsf
A6-29	51.7 gsf
A6-30	51.7 gsf
A6-31	51.7 gsf
A6-32	189.5 gsf
A6-33	12.0 gsf
A6-34	793.5 gsf
A6-35	1,124.3 gsf
A6-36	63.7 gsf
A6-37	2,562.7 gsf
A6-38	107.7 gsf
A6-39	260.2 gsf
A6-40	1,430.8 gsf
A6-41	51.7 gsf
A6-42	49.5 gsf
A6-43	162.0 gsf
A6-44	926.3 gsf
A6-45	26.5 gsf
A6-46	1,209.7 gsf
A6-47	820.2 gsf
Total	**35,953.0 gsf**

Level 6 - Non-FAR Area Calculations	
Label	**Areas**
U6-01	90.0 gsf
Total	**90.0 gsf**

Note:

1. Area U6-01 is excluded from Gross floor area and FAR calculations as they correspond with MPMC Ch. 16.04.325 (C) (6), "Enclosures solely for trash and recycling."
2. As per MPMC Ch. 16.04.325 (C) (4), covered porches and covered balconies are excluded from Gross floor area and FAR calculations.

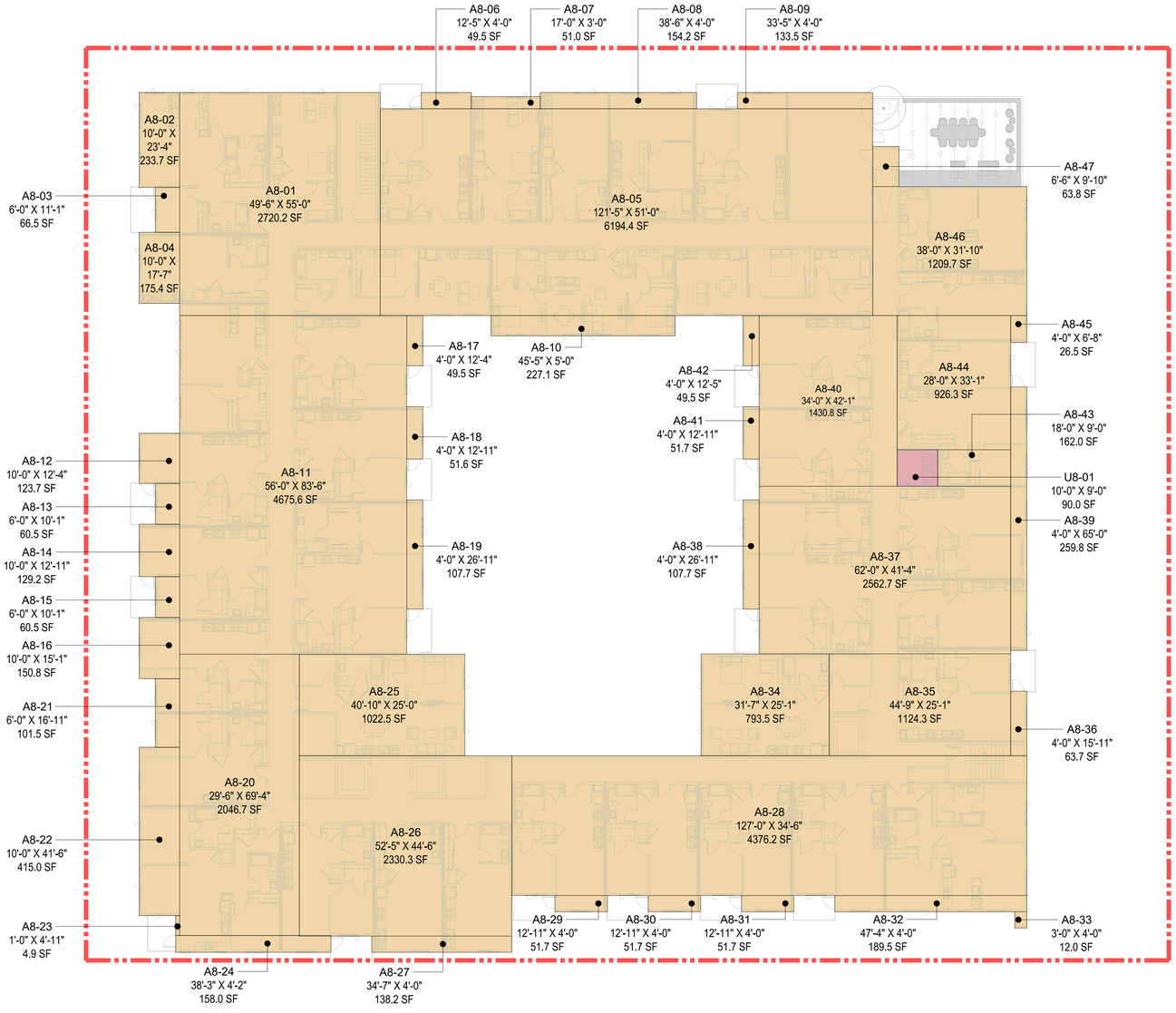


Levels 7 - FAR Area Calculations	
Label	**Areas**
A6-01	2,720.2 gsf
A6-02	233.7 gsf
A6-03	66.5 gsf
A6-04	175.4 gsf
A6-05	6,194.4 gsf
A6-06	49.5 gsf
A6-07	51.0 gsf
A6-08	154.2 gsf
A6-09	133.5 gsf
A6-10	227.1 gsf
A6-11	4,675.6 gsf
A6-12	123.7 gsf
A6-13	60.5 gsf
A6-14	129.2 gsf
A6-15	60.5 gsf
A6-16	150.8 gsf
A6-17	49.5 gsf
A6-18	51.6 gsf
A6-19	107.7 gsf
A6-20	2,046.7 gsf
A6-21	101.5 gsf
A6-22	415.0 gsf
A6-23	4.9 gsf
A6-24	158.0 gsf
A6-25	1,022.5 gsf
A6-26	2,330.3 gsf
A6-27	138.2 gsf
A6-28	4,376.2 gsf
A6-29	51.7 gsf
A6-30	51.7 gsf
A6-31	51.7 gsf
A6-32	189.5 gsf
A6-33	12.0 gsf
A6-34	793.5 gsf
A6-35	1,124.3 gsf
A6-36	63.7 gsf
A6-37	2,562.7 gsf
A6-38	107.7 gsf
A6-39	260.2 gsf
A6-40	1,430.8 gsf
A6-41	51.7 gsf
A6-42	49.5 gsf
A6-43	162.0 gsf
A6-44	926.3 gsf
A6-45	26.5 gsf
A6-46	1,209.7 gsf
A6-47	820.2 gsf
Total	**35,953.0 gsf**

Levels 7 - Non-FAR Area Calculations	
Label	**Areas**
U6-01	90.0 gsf
Total	**90.0 gsf**

Note:

1. Area U6-01 is excluded from Gross floor area and FAR calculations as they correspond with MPMC Ch. 16.04.325 (C) (6), "Enclosures solely for trash and recycling."
2. As per MPMC Ch. 16.04.325 (C) (4), covered porches and covered balconies are excluded from Gross floor area and FAR calculations.



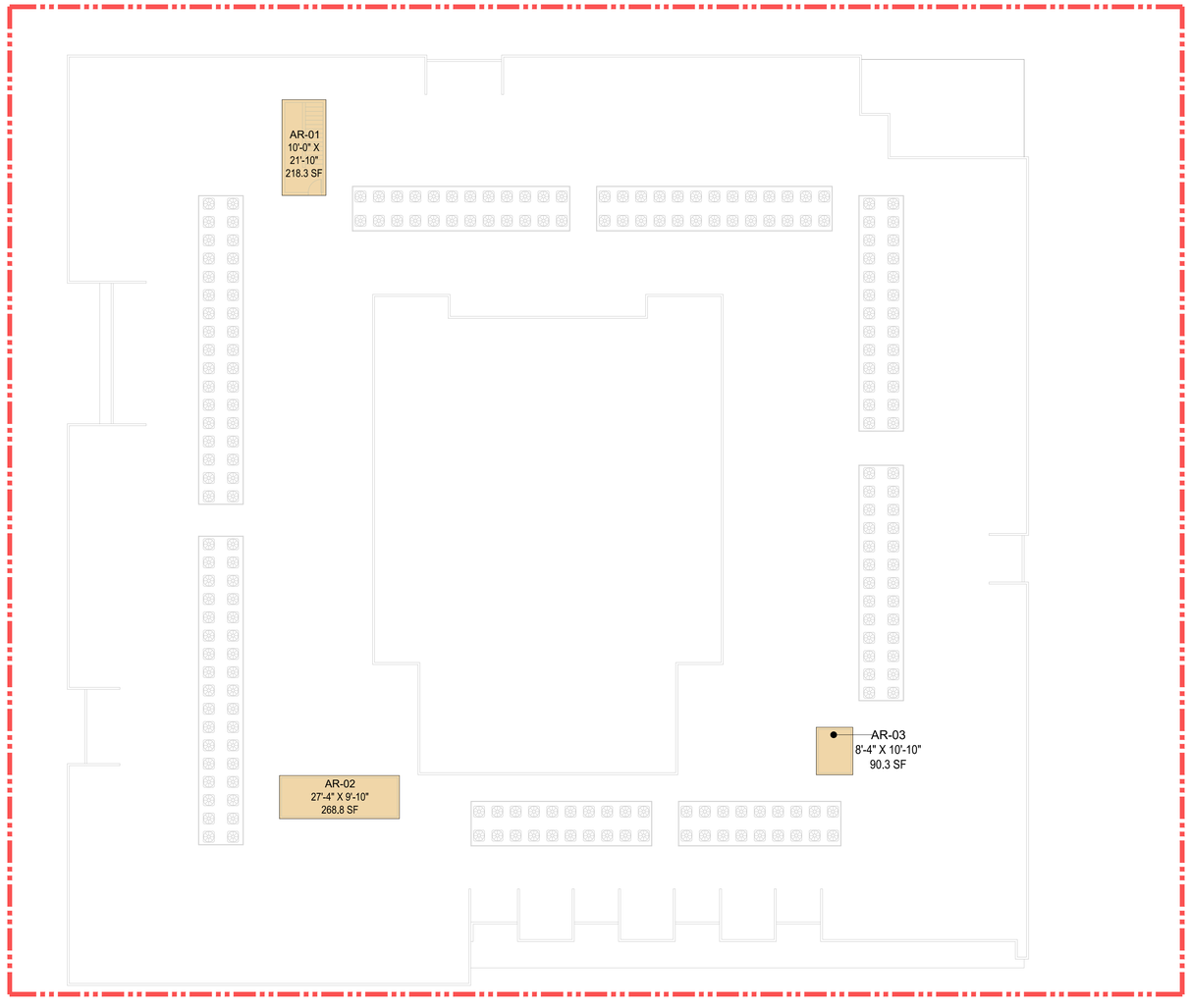
Level 8 - FAR Area Calculations	
Label	**Areas**
A8-01	2,720.2 gsf
A8-02	233.7 gsf
A8-03	66.5 gsf
A8-04	175.4 gsf
A8-05	6,194.4 gsf
A8-06	49.5 gsf
A8-07	51.0 gsf
A8-08	154.2 gsf
A8-09	133.5 gsf
A8-10	227.1 gsf
A8-11	4,675.6 gsf
A8-12	123.7 gsf
A8-13	60.5 gsf
A8-14	129.2 gsf
A8-15	60.5 gsf
A8-16	150.8 gsf
A8-17	49.5 gsf
A8-18	51.6 gsf
A8-19	107.7 gsf
A8-20	2,046.7 gsf
A8-21	101.5 gsf
A8-22	415.0 gsf
A8-23	4.9 gsf
A8-24	158.0 gsf
A8-25	1,022.5 gsf
A8-26	2,330.3 gsf
A8-27	138.2 gsf
A8-28	4,376.2 gsf
A8-29	51.7 gsf
A8-30	51.7 gsf
A8-31	51.7 gsf
A8-32	189.5 gsf
A8-33	12.0 gsf
A8-34	793.5 gsf
A8-35	1,124.3 gsf
A8-36	63.7 gsf
A8-37	2,562.7 gsf
A8-38	107.7 gsf
A8-39	260.2 gsf
A8-40	1,430.8 gsf
A8-41	51.7 gsf
A8-42	49.5 gsf
A8-43	162.0 gsf
A8-44	926.3 gsf
A8-45	26.5 gsf
A8-46	1,209.7 gsf
A8-47	63.8 gsf
Total	**35,196.6 gsf**

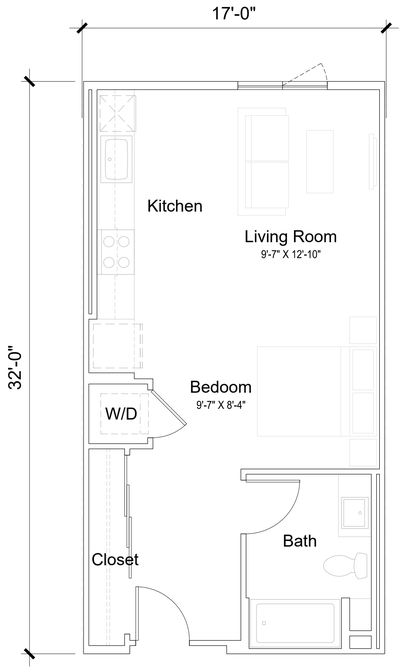
Level 8 - Non-FAR Area Calculations	
Label	**Areas**
U8-01	90.0 gsf
Total	**90.0 gsf**

Note:

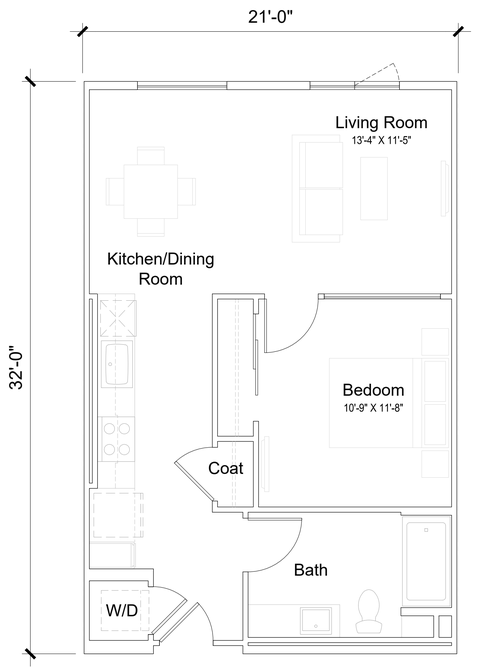
1. Area U8-01 is excluded from Gross floor area and FAR calculations as they correspond with MPMC Ch. 16.04.325 (C) (6), "Enclosures solely for trash and recycling."
2. As per MPMC Ch. 16.04.325 (C) (4), covered porches and covered balconies are excluded from Gross floor area and FAR calculations.

Roof Level - FAR Area Calculations	
Label	**Areas**
AR-01	218.3 gsf
AR-02	268.8 gsf
AR-03	90.3 gsf
Total	**577.4 gsf**

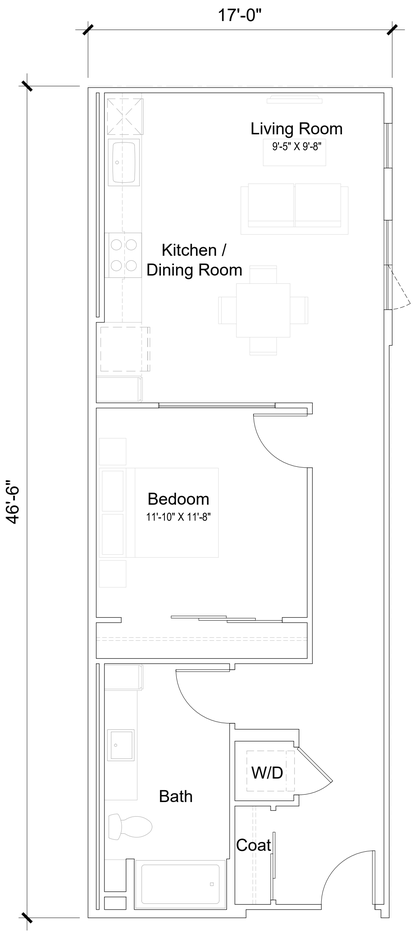




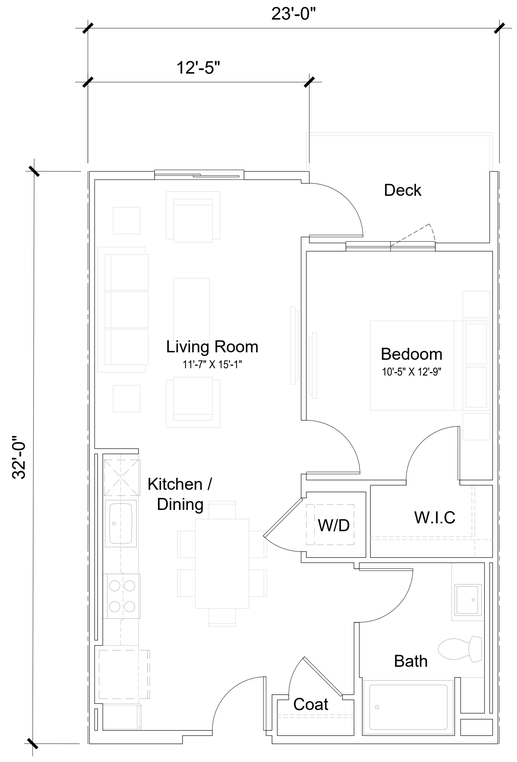
UNIT S1
Studio
542 SF
Total Count : 33



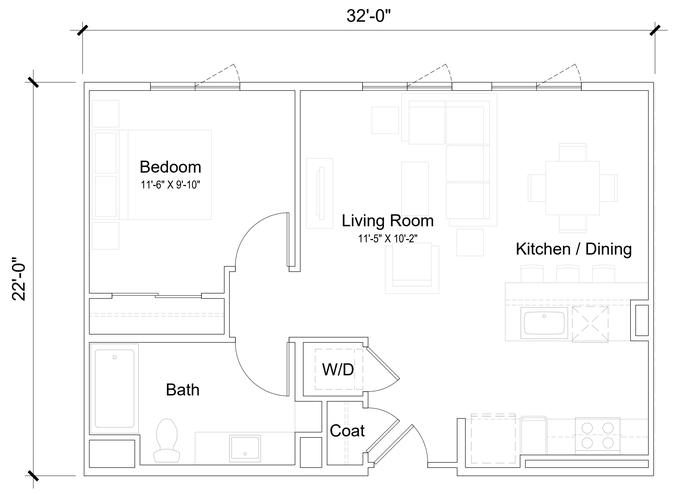
UNIT S2
Studio
670 SF
Total Count : 14



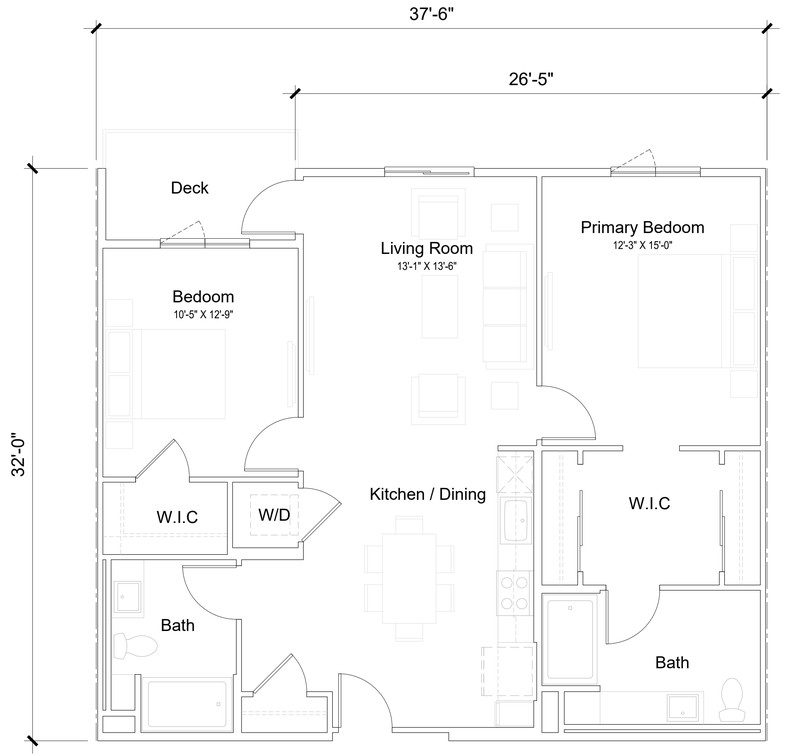
UNIT S3
Studio
784 SF
Total Count : 10



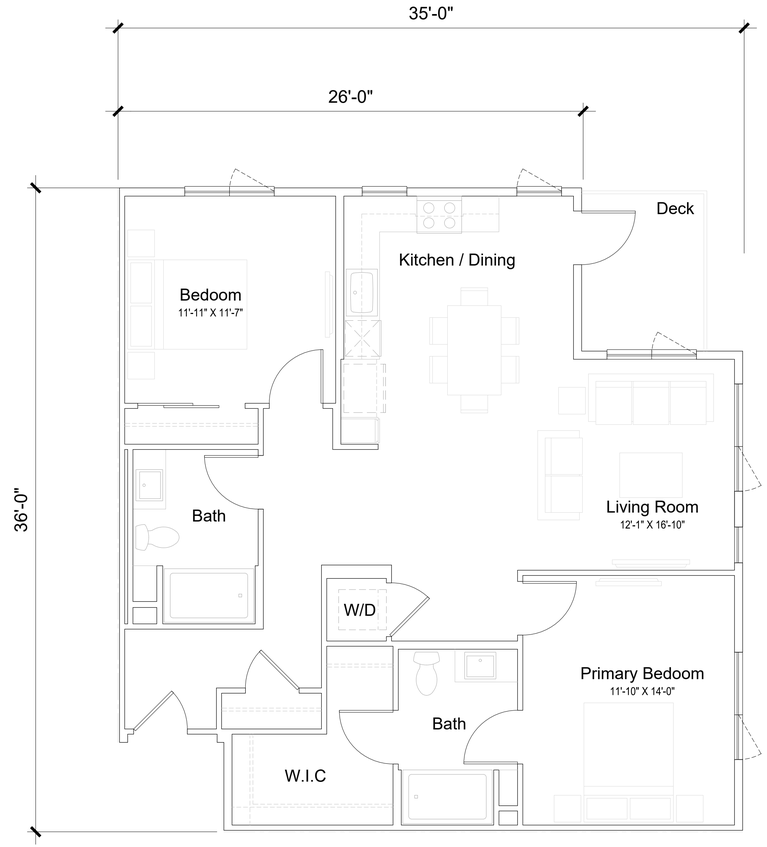
UNIT A1
1 Bd / 1 Ba
693 SF
Total Count : 70



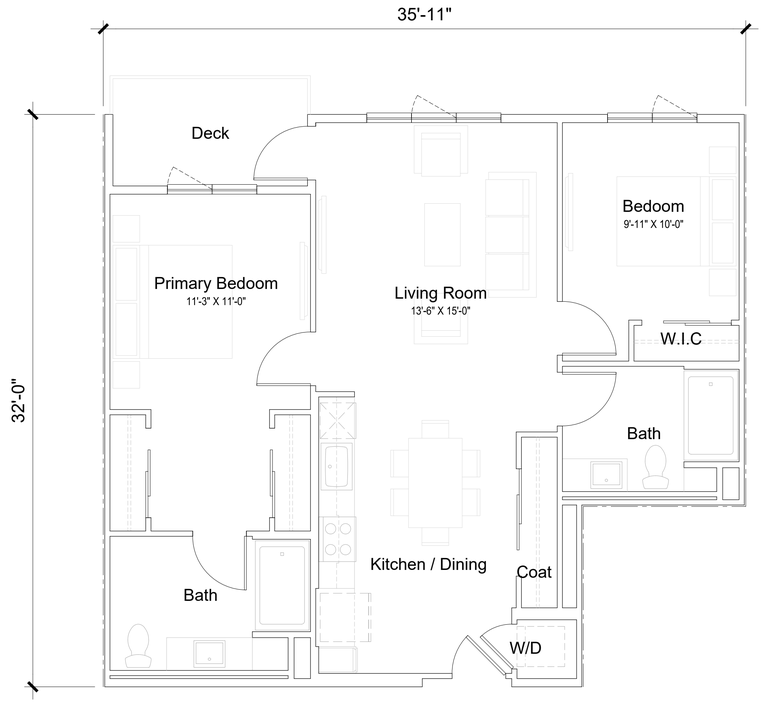
UNIT A2
1 Bd / 1 Ba
702 SF
Total Count : 5



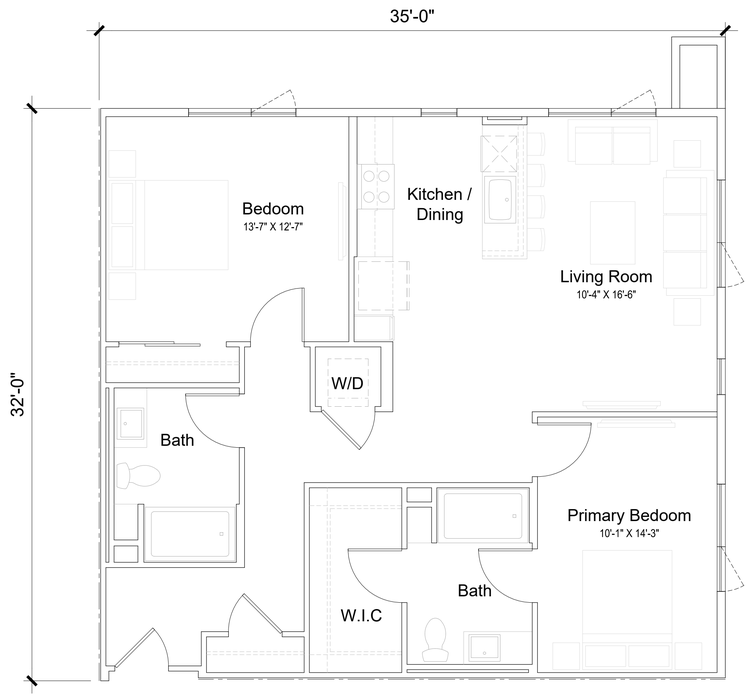
UNIT B1
2 Bd / 2 Ba
1155 SF
Total Count : 10



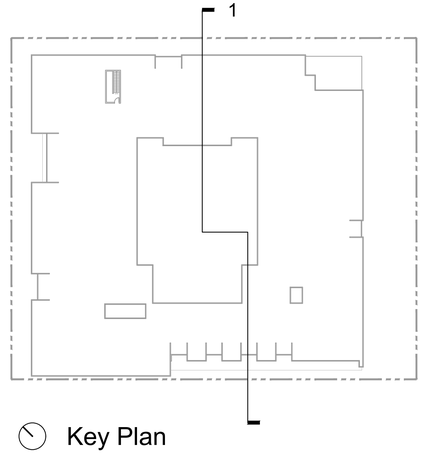
UNIT B2
2 Bd / 2 Ba
1191 SF
Total Count : 5

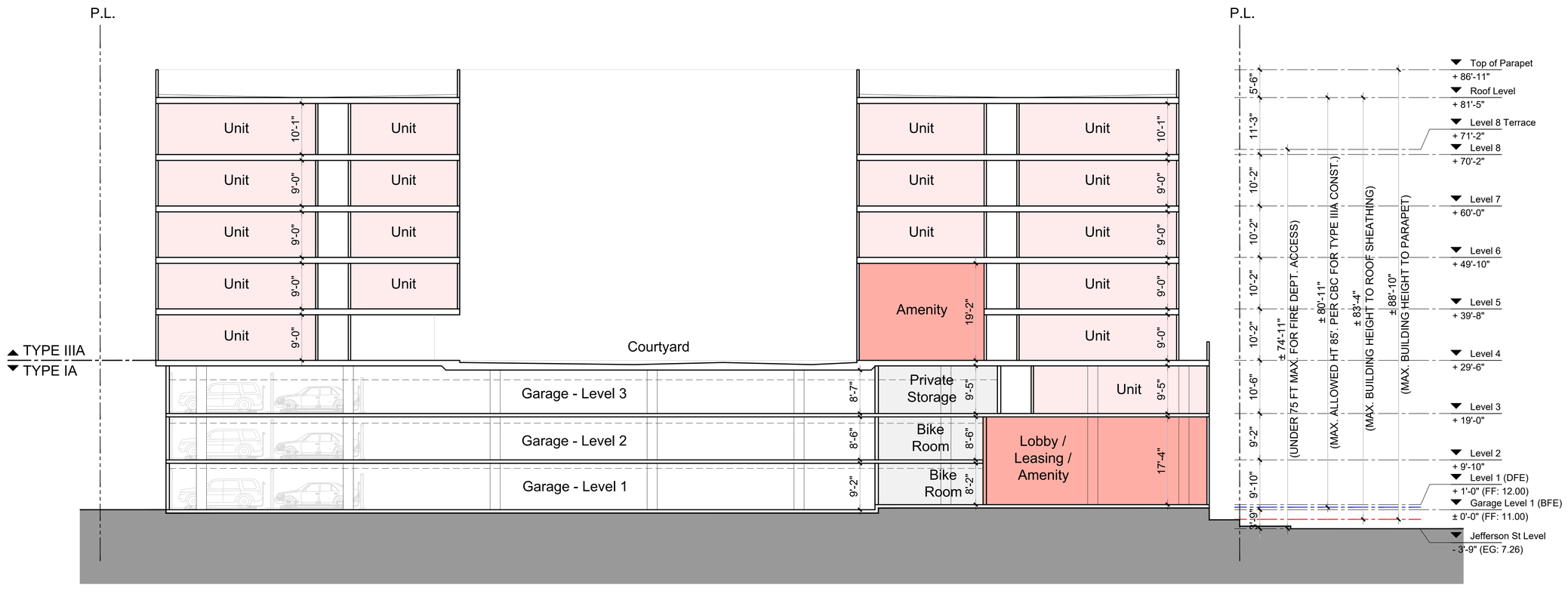


UNIT B4
2 Bd / 2 Ba
1011 SF
Total Count : 5



UNIT B5
2 Bd / 2 Ba
1115 SF
Total Count : 5

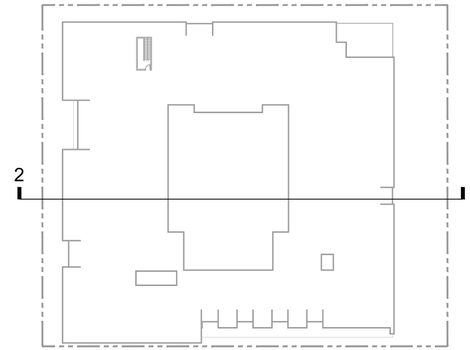




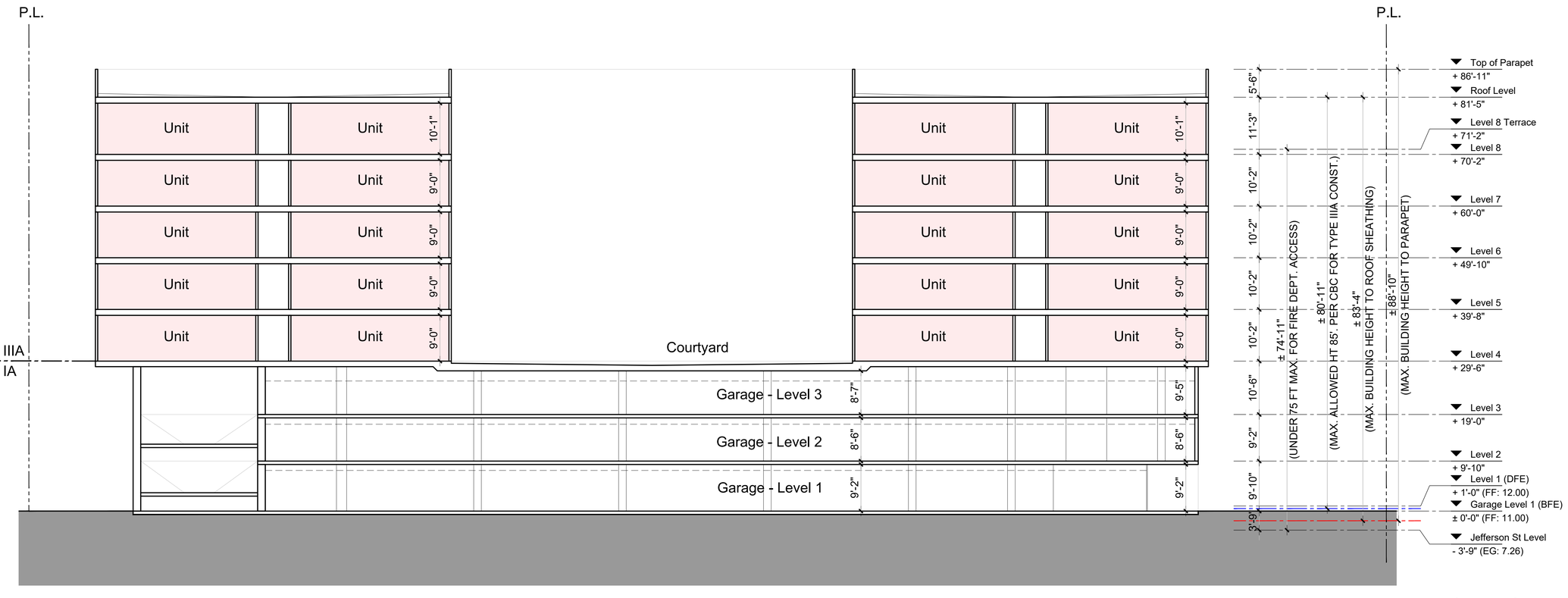
Legend

Average Proposed Grade (FG: 11.50)

Average Natural Grade (EG: 9.10)



Key Plan



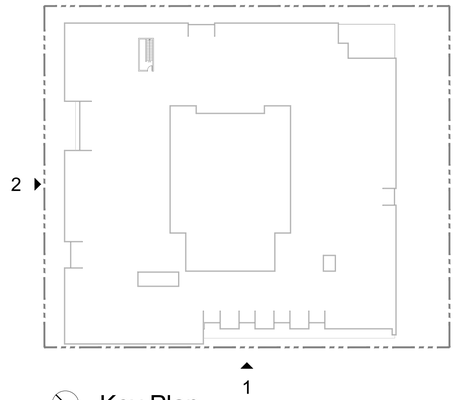
Legend

Average Proposed Grade (FG: 11.50)

Average Natural Grade (EG: 9.10)

1. Front Elevation (South) - Facing Jefferson Dr

2. Left Elevation (West) - Facing the Lume Paseo



Key Plan

Material Legend

S1	Stucco - SW 7073 Network Gray (or sim.)
S2	Stucco - SW 7069 Iron Ore (or sim.)
S3	Stucco - SW 7674 Peppercorn (or sim.)
C1	Cementitious Flat Panel - Arctic White (or sim.)
C2	Cementitious Vertical Siding - Iron Gray (or sim.)
C3	Cementitious Horizontal Siding - Cobble Stone (or sim.)
C4	Cementitious Trim - Cobble Stone
T1	Tile - Basaltine (or sim.)
M1	Flat Metal Panel - Brown Zinc (or sim.)
M2	BOK Modern Metal Railing - To match SW 7069 Iron Ore (or sim.)
M3	BOK Modern Metal Railing - Patina Green (or sim.)
M4	Metal Awning
W1	Vinyl Window - Black (Windows will be double-pane, or sim.)
W2	Storefront - Black
W3	Spandrel Glass Storefront
D1	Fiberglass Door - Black
D2	Roll-up Door
L1	Louver Screening - to match SW 7069 Iron Ore
L2	Decorative Garage Screen - to match Iron Gray

Note

Where windows occur within flat metal panels, sill to be at finished floor line. All other residential window sill heights to be 1'-0".

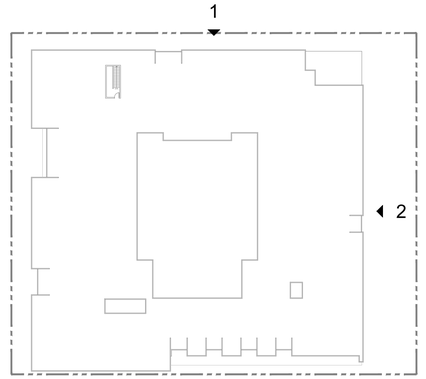
Legend

Average Proposed Grade (FG: 11.50)

Average Natural Grade (EG: 9.10)

1. Rear Elevation (North)

2. Right Elevation (East)



Key Plan

Material Legend

S1	Stucco - SW 7073 Network Gray (or sim.)
S2	Stucco - SW 7069 Iron Ore (or sim.)
S3	Stucco - SW 7674 Peppercorn (or sim.)
C1	Cementitious Flat Panel - Arctic White (or sim.)
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C3	Cementitious Horizontal Siding - Cobble Stone (or sim.)
C4	Cementitious Trim - Cobble Stone
T1	Tile - Basaltine (or sim.)
M1	Flat Metal Panel - Brown Zinc (or sim.)
M2	BOK Modern Metal Railing - To match SW 7069 Iron Ore (or sim.)
M3	BOK Modern Metal Railing - Patina Green (or sim.)
M4	Metal Awning
W1	Vinyl Window - Black (Windows will be double-pane, or sim.)
W2	Storefront - Black
W3	Spandrel Glass Storefront
D1	Fiberglass Door - Black
D2	Roll-up Door
L1	Louver Screening - to match SW 7069 Iron Ore
L2	Decorative Garage Screen - to match Iron Gray

Note

Where windows occur within flat metal panels, sill to be at finished floor line. All other residential window sill heights to be 1'-0".

Legend

Average Proposed Grade (FG: 11.50)

Average Natural Grade (EG: 9.10)

141 JEFFERSON DR

155 JEFFERSON DR
(PROPOSED PROJECT)

165 JEFFERSON DR


155 JEFFERSON


155 JEFFERSON

ktgy 888.456.5849 | ktgy.com
No. 2024-1080

BeamReach

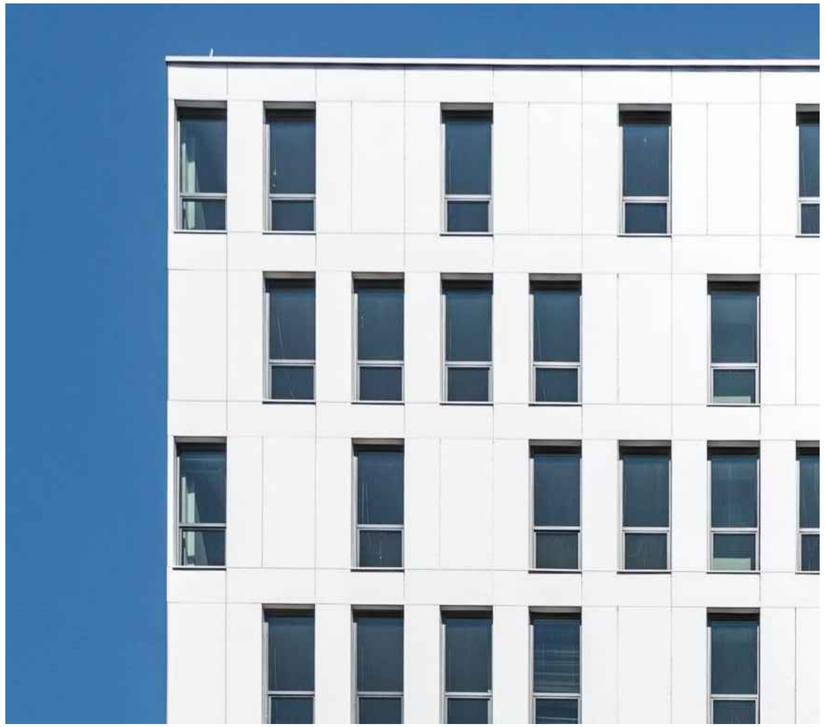
155 JEFFERSON DR
MENLO PARK, CA

SB330 HOUSING PROJECT APP. RESUBMITTAL #1
MAY 13, 2026

PERSPECTIVE RENDERING

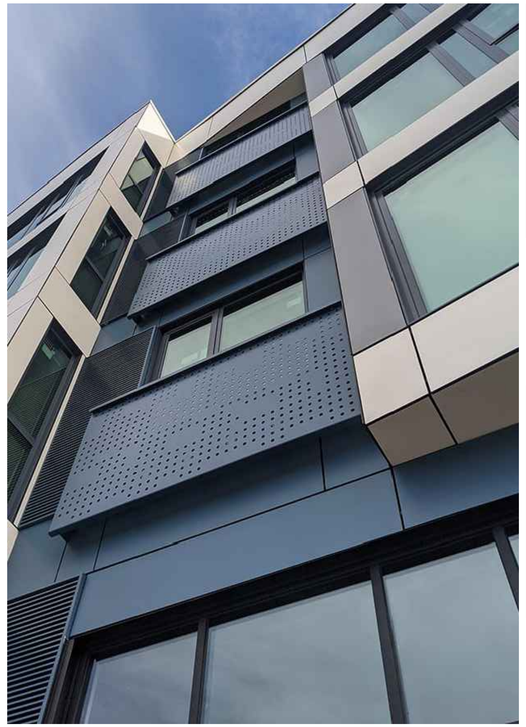
A7.2


LOADING
PARKING



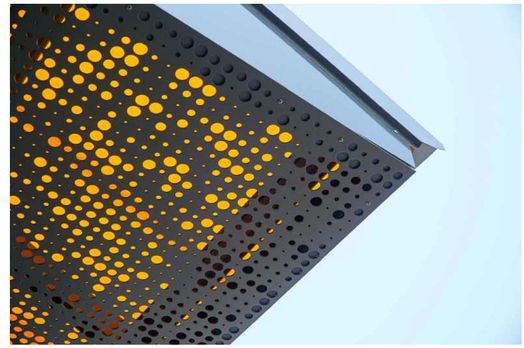
Cementitious Flat Panel, reference image - Color Arctic white (or sim)

Flat Metal Panel - Brown Zinc (or sim.)



BOK Modern Metal Railing Juliette & Balcony, ref. image (Color to match to Swatches)

SW 7069
Iron Ore
(or sim.)

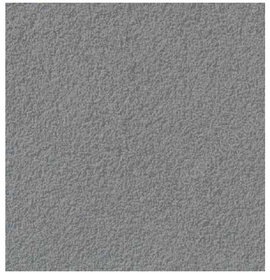


Metal Awning - Black powder coat

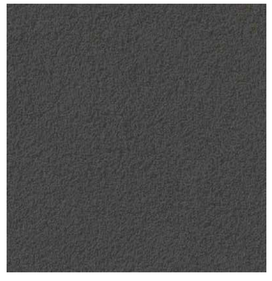
Patina Green
(or sim.)

Vinyl Window - Black
Storefront Frame - Black
Fiberglass Door - Black

Spandrel Glass
Storefront
Frame - Black

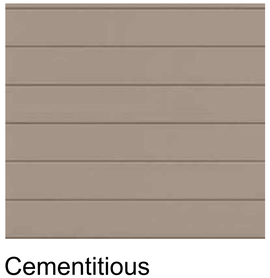


Stucco
SW 7073
Network Gray(or sim.)

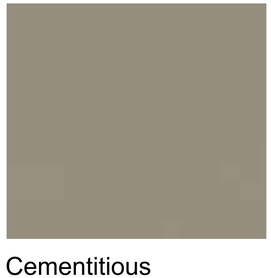


Stucco
SW 7674
Peppercorn(or sim.)

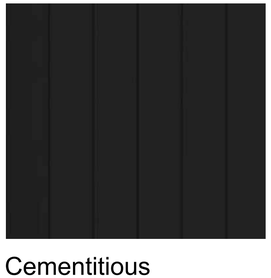
Stucco
SW 7069
Iron Ore(or sim.)



Cementitious
Horizontal Siding
Cobble Stone (or sim.)



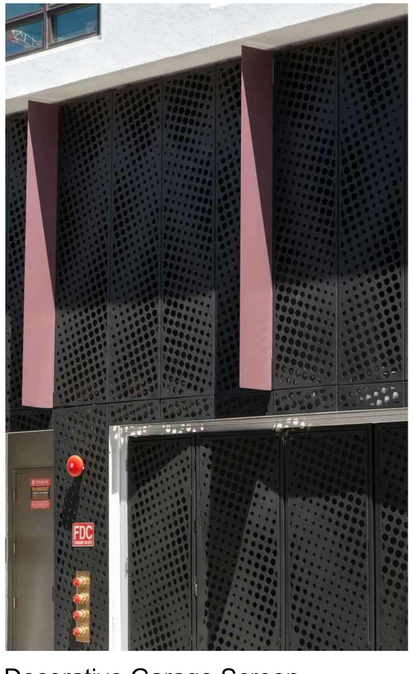
Cementitious
Pre-finished Trim
Cobble Stone (or sim.)



Cementitious
Vertical Siding
to match Iron Gray (or sim.)

Tile - Basaltine (or sim.)

Louver Screen, ref.
image - Color to match
SW 7069 Iron Ore



Decorative Garage Screen,
reference image
Color to match Iron Gray

Roll-up Garage door, ref.
image - Black powder coat

GUARDIAN GLASS
See what's possible™

Guardian CrystalClear™

Guardian CrystalClear

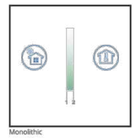
Value You Can See

Guardian CrystalClear delivers clarity and color neutrality beyond standard clear glass at a more affordable price than conventional low-iron glass. Pair with SunGuard™ low-E coatings and apply throughout a wide range of exterior facades. It's a clearer choice everyone can appreciate.

Product Information

Substrate Base Glass/Thickness	Guardian CrystalClear/3.1 mm. - 10 mm.
Applications	Storefronts / Picture frames / Windows / Facades / Transportation / Curtain walls
Manufacturing options	Heat Strengthened / Edgework / Colored Interlayers / Crystal clear PVB / Heat Soaked / Annealed / Silk screen frit / Standard PVB / Paintable / Bent / Laminated / Tempered
Recommended Coating Positions	Not applicable
Maximum Size	<130"x240" (3302x6096mm)
Edge Deletion	No
Glass type	Float glass
Glass functions	Aesthetics / Improved aesthetics / Improved visibility
Fabrication options	Can be Laminated Can be used Monolithic Can be in an Insulating Glass Unit
Appearance	Ultra Clear

GUARDIAN GLASS
See what's possible™



Monolithic

Visible Light				Ultraviolet	Solar Energy						Thermal Properties		Light to Solar Gain (LSG)
Transmittance	Reflectance		General Color Rendering Index (Ra)	Trans UV(tuv %)	Transmittance	Reflectance		Absorptance	Solar Heat Gain Coefficient (SHGC)	Shading Coefficient (sc)	U-Value		
Visible (tv %)	pv % out	pv % in			Solar (te %)	pe % out	pe % in	Solar (ae %)			Winter Night (Btu/hr-ft²-F)	Summer Day (Btu/hr-ft²-F)	
Monolithic 6 Guardian CrystalClear™ ,Guardian CrystalClear™													
90	8	8	99.4	76	87	8	8	5	0.89	1.02	1.025	0.929	1.02

The performance values shown are nominal and subject to variations due to manufacturing tolerances. Spectra-photometric values according to NFRC2010 / US Standard.

www.guardianglass.com

1-855-58-GLASS (45277)
2300 Harmon Road, Auburn Hills, Michigan 48326

Published Date: 10-Apr-2026

2. Transparent Glass Specification - Guardian Crystal Clear

Guardian Bird1st™ Etch

Glass that performs and protects

Achieve a wide array of looks while improving bird safety and meeting energy performance requirements. Guardian Bird1st Etch glass products are available in four translucent patterns – and in large sizes that make Guardian bird-friendly glass bigger and more beautiful than ever. Choose from directional, non-directional and randomized patterns as you design bird-friendly facades and curtain walls.

Bird1st Etch glass has been tested by the American Bird Conservancy and has achieved Threat Factors (TF)[1] that quantify collision-avoidance effectiveness.

Bird1st Etch DX22
THREAT FACTOR: 25
Non-directional 5mm dots spaced 2" x 2" apart

Bird1st Etch DV24
THREAT FACTOR: 25
Directional 6mm dots, vertically oriented and spaced 2" x 4" apart

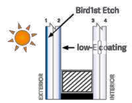
Bird1st Etch SqX22
THREAT FACTOR: 20
Non-directional 6mm squares, randomly spaced no more than 2" x 2" apart

Bird1st Etch SqX24
THREAT FACTOR: 25
Non-directional 6mm squares, randomly spaced no more than 2" x 4" apart

1 Threat Factor indicates the percent of times in which birds will not avoid collision, as tested by the American Bird Conservancy (ABC). ABC defines "bird-friendly" materials as having a Threat Factor ≤ 30.

Advanced technology for optimized protection

Guardian Bird1st™ Etch glass pairs the visual deterrent of acid-etched glass on surface 1 with Guardian SunGuard™ low-E coatings on surface 2. This allows you to expertly achieve energy performance and the bird-friendly standards your project requires – while also contributing to LEED Innovation Credit for Bird Collision Deterrence qualification.



SunGuard low-E Product	Transmittance		Reflectance		U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain
	Visible (tv%)	Solar (te%)	Visible Pv% out	Pv% in	Winter Night (Btu/hr-ft²-F)	Summer Day (Btu/hr-ft²-F)		
							6mm/12.7mm a.s./6mm	
SN 68 on Clear	68	33	11	12	0.29	0.28	0.38	1.80
SNX 62/27 on Clear	**62**	**23**	**11**	**12**	**0.29**	**0.27**	**0.27**	**2.31**
SNX 51/23 on Clear	51	19	14	14	0.29	0.27	0.23	2.18
SN 54 on Clear	**54**	**24**	**14**	**20**	**0.29**	**0.27**	**0.28**	**1.91**
SNX 70+ on Clear	66	25	14	15	0.29	0.26	0.28	2.35

Note: Figures may vary due to manufacturing tolerances. All tabulated data is based on NFRC methodology using Guardian's Performance Calculator. Acid-etched patterns on the first surface have no considerable effect on performance data. When combined with low-E coatings and approved substrates, performance may change. Contact your Guardian Glass sales representative to assist in providing additional performance metrics for each unique combination.

Bird1st Etch product details and availability

- *Four patterns:* Bird1st Etch DX22, Etch DV24, Etch SqX22 and Etch SqX24
- *Five SunGuard low-E coatings:* SN 68, SNX 62/27, SNX 51/23, SN 54 and SNX 70+
- *Four substrates:* Guardian UltraClear™ low-iron glass, CrystalGray™ and gray® tinted glass, and standard clear glass
- *Sizes:* 102" x 130", 102" x 144", 102" x 204" and 64" x 204"
- *Thickness:* 6mm, 8mm and 10mm[1]

For more information on our bird-friendly solutions, visit GuardianGlass.com.
As codes continue to change, please reach out to your Guardian sales representative for product availability.

*SNX 70+ is currently not available on gray tinted glass.

1 Speak with a Guardian Glass sales representative to learn more about substrate options and thickness availability.

www.guardianglass.com

Phone: 1.866.482.7374

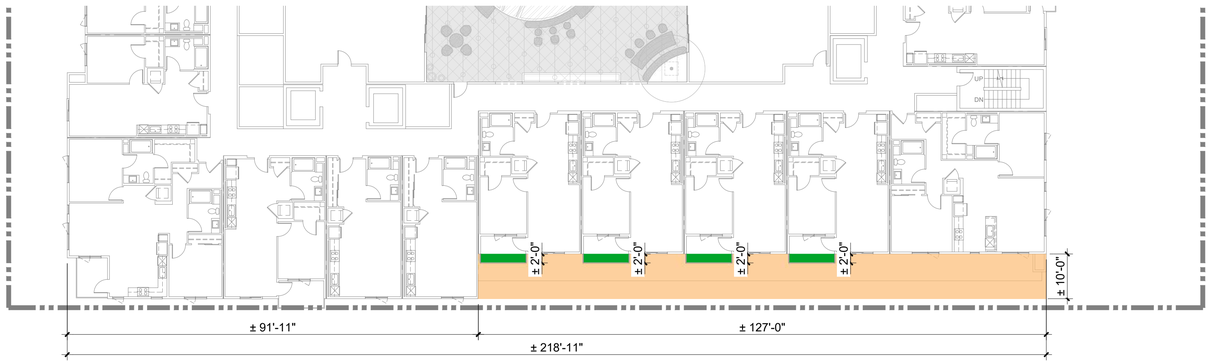
GUARDIAN GLASS
See what's possible™

1. Bird Safety Glass Specification - Guardian Bird1st Etch

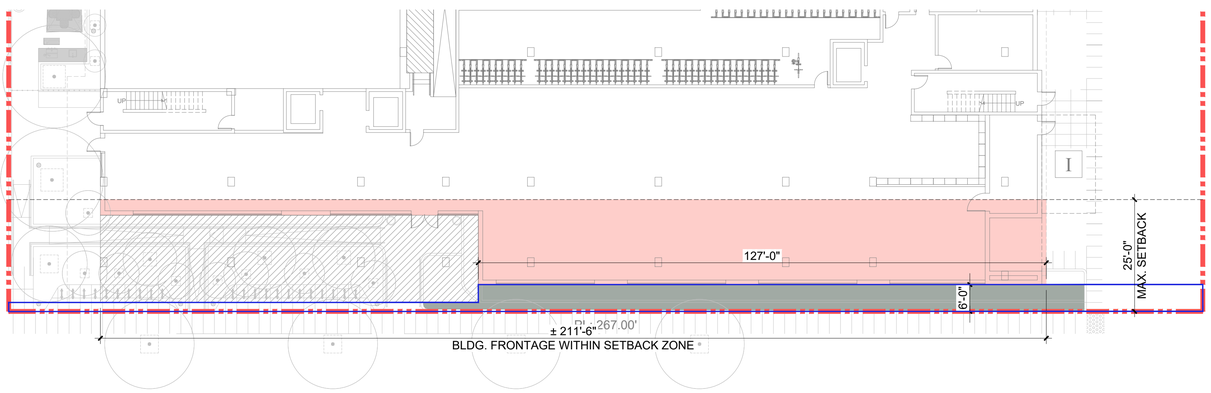
NOTE

Glass Spec for design review purposes only

1. Building Mass and Scale Diagram - Front Elevation (South) - Facing Jefferson Dr



2. Building Mass and Scale Diagram - Level 4 to 8 Plan



3. Relationship to Street Diagram - Level 1 Plan

Municipal Code 16.45.120 (2) - Building Mass and Scale:

Base Height: 45 ft is the maximum height of a building at the minimum setback at street or before the building steps back the minimum horizontal distance required. Properties within the flood zone or subject to flooding and sea level rise are allowed a 10-foot height increase.
Minimum Stepback: 10 ft for a minimum of 75% of the building face along public street for the building's upper stories above the base height. A maximum of 25% of the building face along public street may be excepted from this standard in order to provide architectural variation.
Building Projections: Maximum 6 ft depth of allowable building projections from the required stepback for portions of the building above the ground floor.

Project Compliance:

Base Height:	± 37 ft = **Compliant**
Minimum Stepback:	± 127 ft out of ± 219 ft steps back 10 ft, which is ± 63% of the building face = **Density Bonus Waiver Requested**
Building Projections:	± 2 ft = **Compliant**

Municipal Code 16.45.120 (1) - Relationship to Street:

Build-To Area Requirement: Minimum 60% of building frontage at the ground floor that must be located within the area of the lot between the minimum and maximum setback lines parallel to the street.
Frontage Landscaping: Minimum of 25% of the setback area to be devoted to ground cover and vegetation (50% of which should provide on-site infiltration of stormwater runoff). For this requirement, the setback area is the area between the property line and the face of the building. Setback areas adjacent to active ground floor uses, including lobbies, retail, and eating and drinking establishments are excepted.

Project Compliance:

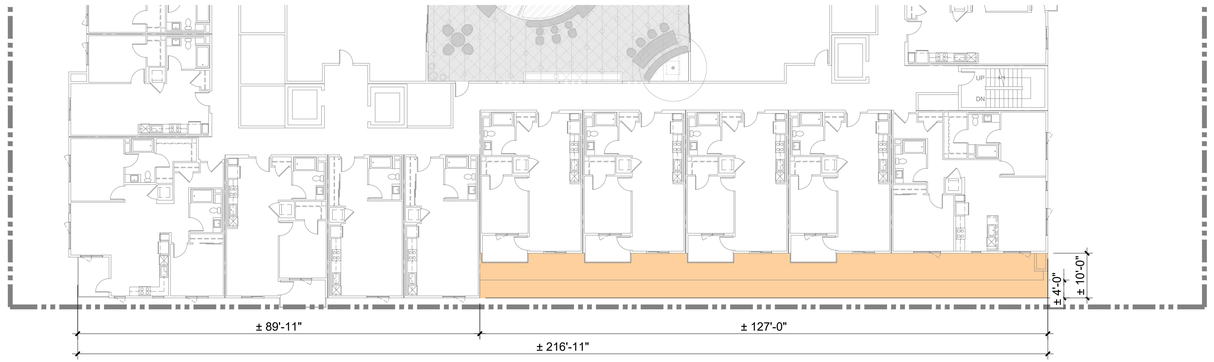
Build-To Area Requirement:	± 211 ft of ± 211 ft of building frontage is within the setback zone, which is 100% = **Compliant**
Frontage Landscaping:	Frontage Landscape = 800 sf (68 % of Setback Area) Setback Area = 1185 sf Frontage Landscaping area will not infiltrate stormwater = **Density Bonus Waiver Requested**

Legend

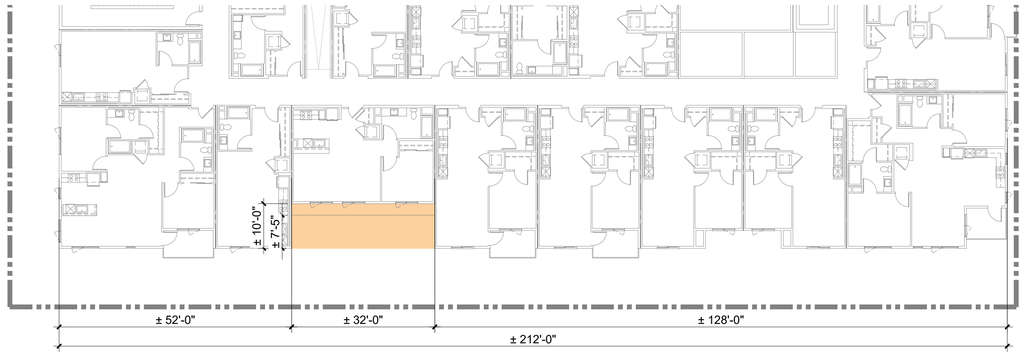
- Stepped back portion of the building above base height
- Building Projections
- Portion of the building frontage located between the min. & max. setback lines
- Frontage Landscaping
- Setback area adjacent to lobby exempt from frontage landscaping requirement
- Setback Area

1. Front Elevation (South) - Facing Jefferson Dr

3. Left Elevation (West) - Facing the Paseo



2. Level 4 to 8 Plan



4. Level 4 Plan

Municipal Code 16.45.120 (2) - Building Mass and Scale:

Major Building Modulations: Minimum of one recess of 15 feet wide by 10 feet deep per 200 feet of facade length facing publicly accessible spaces (streets, open space, and paseos). A major modulation is a break in the building plane from the ground level to the top of the building's base height.

Project Compliance:

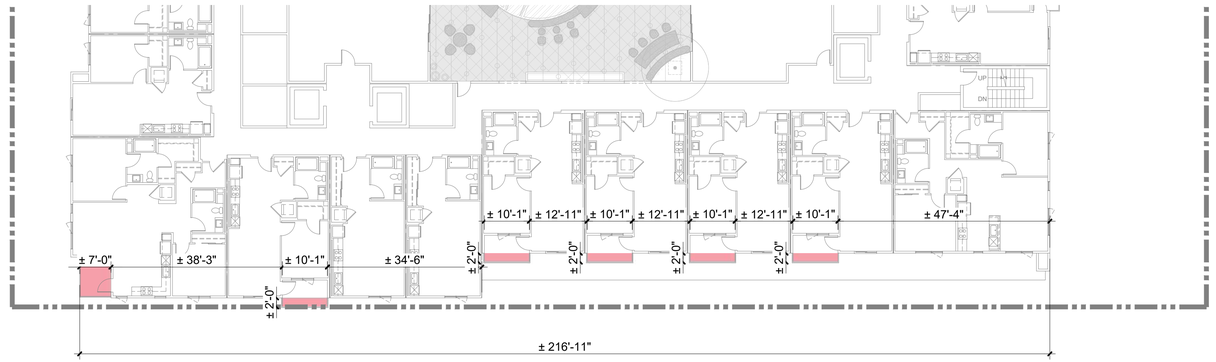
Along Jefferson Dr, one recess of 127 ft out of 217 ft of facade length is provided. The recess depth is 4 ft from Level 1 to Level 4. The recess depth is 10 ft from Level 4 to Roof Level.
Along the elevation facing the Lume Paseo, one recess of 32 ft wide by 10 ft deep is provided from Level 4 to Roof Level.

Major Building Modulations: **Density Bonus Waiver Requested**

Legend

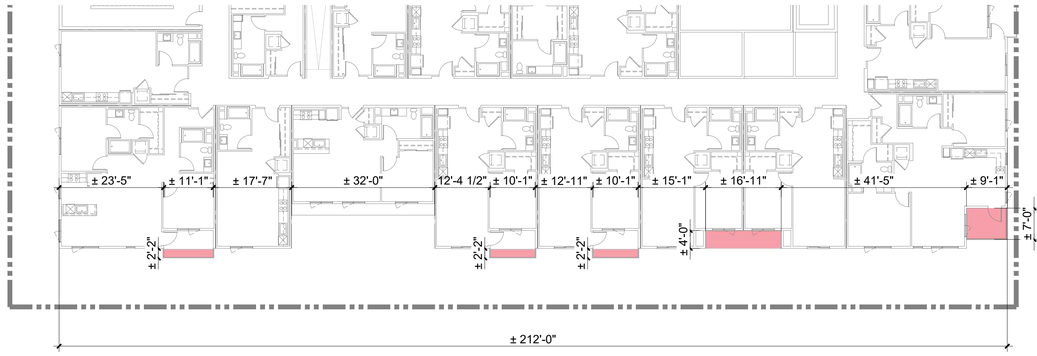
- Major building Recess Level 4 to Roof
- Major Building Recess grade to Level 4

1. Front Elevation (South) - Facing Jefferson Dr



2. Level 4 to 8 Plan

3. Left Elevation (West) - Facing the Paseo



4. Level 4 Plan

Municipal Code 16.45.120 (2) - Building Mass and Scale:

Minor Building Modulations: Minimum recess of 5 feet wide by 5 feet deep per 50 feet of facade length facing publicly accessible spaces (streets, open space, and paseos). Building projections spaced no more than 50 feet apart with a minimum of 3-foot depth and 5-foot width may satisfy this requirement in lieu of a recess.

Project Compliance:

Along Jefferson Dr, balcony projections of 2 ft depth and 9'-6" to 10'-1" width are spaced less than 50 ft apart and provided from Level 3 to Level 8 / Roof Level.
Along the elevation facing the Paseo, balcony projections of 2 ft depth and 10'-1" to 11'-1" width are spaced less than 50 ft apart and provided from Level 3 to Level 8 / Roof Level. One recess of 16'-11" width by 4 ft depth is provided from Level 3 to Roof Level.

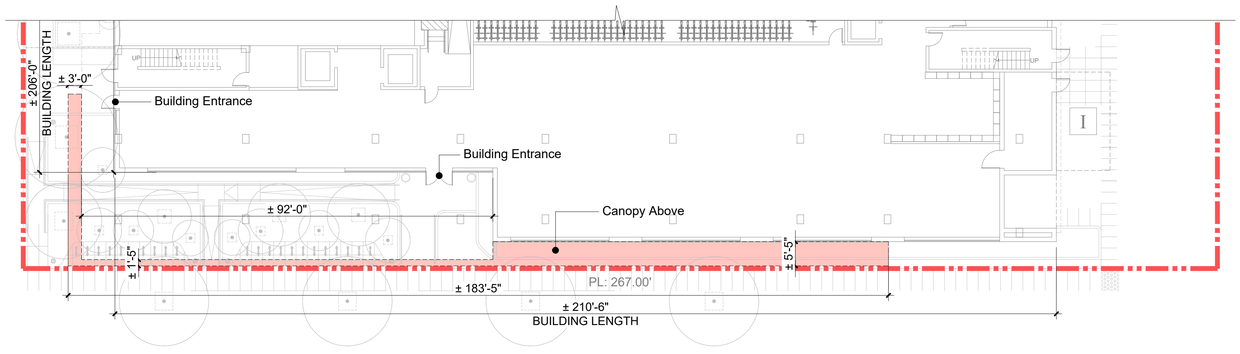
Minor Building Modulations: **Density Bonus Waiver Requested**

Legend

Minor building recess/projection

1. Left Elevation (West) - Facing the Lume Paseo

2. Front Elevation (South) - Facing Jefferson Dr



3. Level 1 Plan

Municipal Code 16.45.120 (3) - Ground Floor Exterior:

Building Entrances: One entrance every 100 feet of building length along a public street or paseo. A minimum of one is required along each length.
Ground Floor Transparency: Minimum 30% for residential uses of the ground floor facade (finished floor to ceiling) that must provide visual transparency, such as clear-glass windows, doors, etc.
Minimum Ground Floor Height Along Street Frontage: Minimum 10 ft for residential uses between the ground-level finished floor to the second-level finished floor along the street.
Awnings, Signs and Canopies: Maximum 7 ft depth of awnings, signs, and canopies that project horizontally from the face of the building.

Project Compliance:

Building Entrances: **Density Bonus Waiver Requested**
Ground Floor Transparency: **Density Bonus Waiver Requested**
(± 1,740 sf out of ± 3,825 sf of ground floor facade along Jefferson Dr has transparent glazing, which is 45%. ± 165 sf out of ± 3,447 sf of ground floor facade facing the Lume Paseo has transparent glazing, which is 5%.)

Minimum Ground Floor Height
Along Street Frontage: 18'-0" = **Compliant**
Awnings, Signs and Canopies: Max 5'-6" = **Compliant**

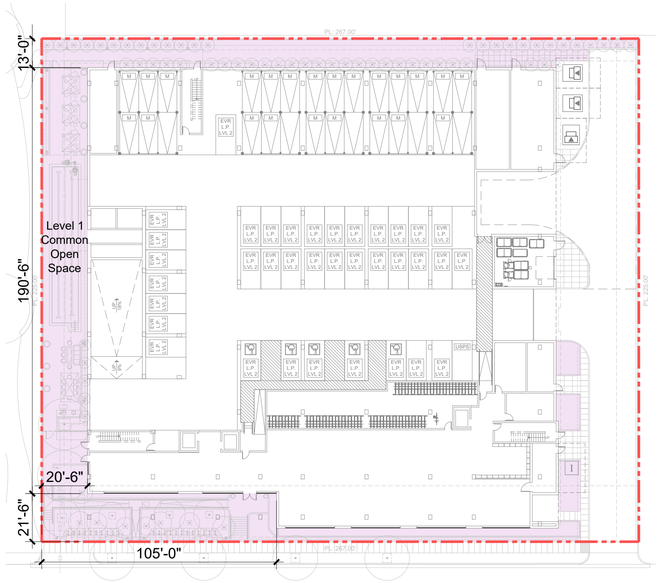
Legend

Ground level transparent glazing surface

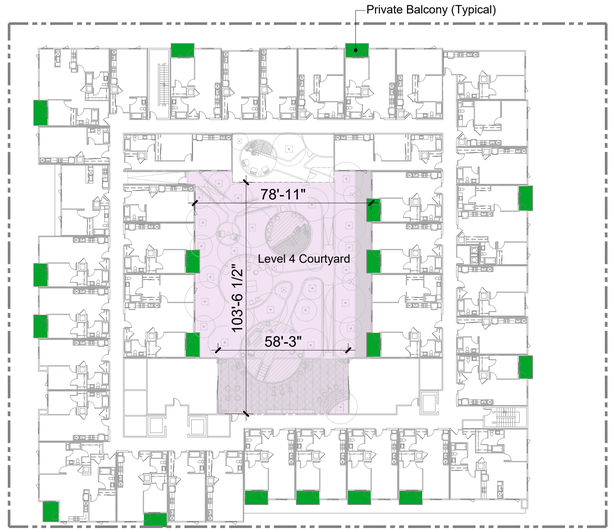
Projecting canopy

Note:

For spec sheets on transparent glazing, see Sheet A8.1



1. Level 1 Plan



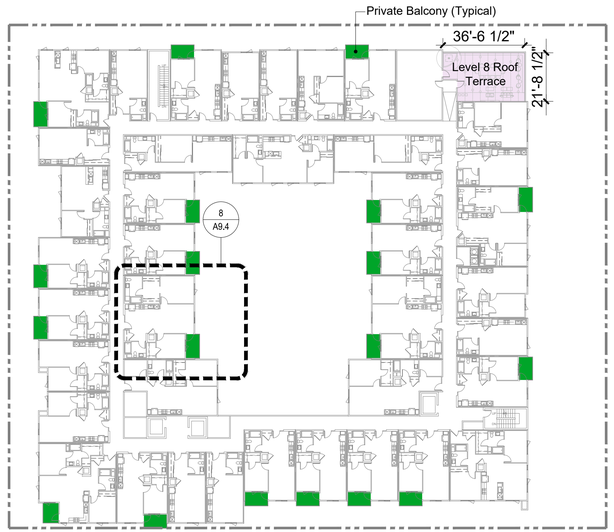
2. Level 4 Plan

3. Level 5 Plan

OPEN SPACE SUMMARY			
	Standard	Required	Provided
Total Open Space	Min. 25% of total lot area	15,019 sf	30,130 sf
			(± 50%)
Publicly Accessible Open Space	Min. 25% of total required open space area	3,755 sf	0 sf
			(± 0%)
Private Open Space	Min. 80 sf/unit	16,560 sf	5,765 sf
			(28 sf/du)
Common Open Space	1.25 sf for each 1 sf of private open space not provided	13,494 sf	24,365 sf

OPEN SPACE CALCULATIONS				
	Private Open Space	Common Open Space	Publicly Accessible Open Space	Total Open Space
Level 1	0 sf	14,760 sf	0 sf	14,760 sf
Level 2	0 sf	0 sf	0 sf	0 sf
Level 3	0 sf	0 sf	0 sf	0 sf
Level 4	1,105 sf	8,875 sf	0 sf	9,980 sf
Level 5	1,165 sf	0 sf	0 sf	1,165 sf
Level 6	1,165 sf	0 sf	0 sf	1,165 sf
Level 7	1,165 sf	0 sf	0 sf	1,165 sf
Level 8	1,165 sf	730 sf	0 sf	1,895 sf
Totals	**5,765 sf**	**24,365 sf**	**0 sf**	**30,130 sf**

4. Level 6-7 Plan



5. Level 8 Plan

Municipal Code 16.45.120 (4) - Open Space:

All development in the residential mixed use district shall provide a minimum amount of open space equal to twenty-five percent (25%) of the total lot area, with a minimum amount of publicly accessible open space equal to twenty-five percent (25%) of the total required open space area.

One hundred (100) square feet of open space per unit shall be created as common open space or a minimum of eighty (80) square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of six (6) feet by six (6) feet. In the case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

Notes, as per MPMC 16.45.120:

1. All open spaces shall interface with adjacent buildings via direct connections through doors, windows and entryways.
2. All open spaces shall be integrated as part of building modulation and articulation to enhance building facade.
3. Landscape design incorporates sustainable stormwater features.
4. Landscape design incorporates native species able to grow to their maximum size without shearing.
5. All exterior landscaping is counted towards open space requirements.

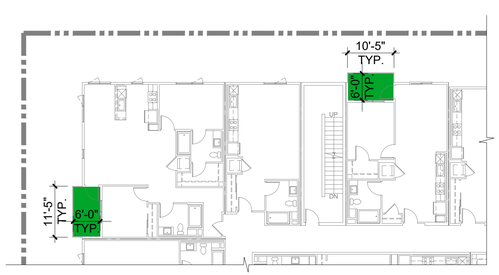
Project Compliance:

Total Open Space:	**Compliant**
Publicly Accessible Open Space:	**Compliant**
Private Open Space:	**Density Bonus Waiver Requested**
Common Open Space:	**Density Bonus Waiver Requested**

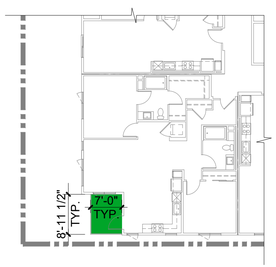
Legend

Private Residential Open Space

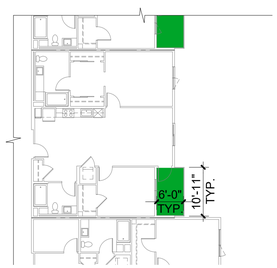
Common Residential Open Space



6. Typical Balcony Dimensions



7. Typical Balcony Dimensions



8. Typical Balcony Dimensions

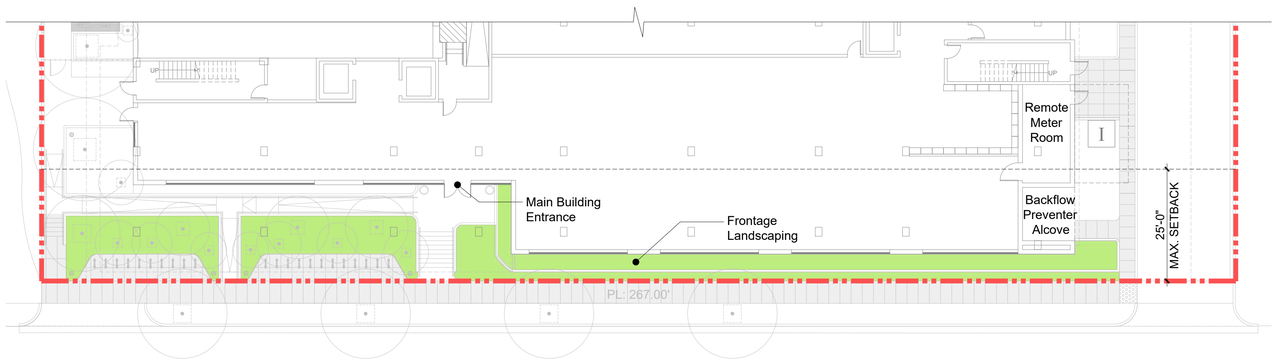
0 8 16 32

1. Front Elevation (South) - Facing Jefferson Dr

2. Left Elevation (West) - Facing the Lume Paseo

3. Rear Elevation (North)

4. Right Elevation (East)



5. Level 1 Plan

Legend

Frontage Landscaping

Stucco Material

Roofline

Municipal Code 16.45.120 (6) - Building Design:

Main Building Entrances: Main building entrances shall face the street. Building and/or frontage landscaping shall bring the human scale to the edges of the street.
Utilities: Utilities, including meters, backflow prevention devices, etc., shall be concealed or integrated into the building design.
Trash: Trash and storage shall be enclosed and attractively screened from public view. Materials and colors of utility, trash, and storage enclosures shall match or be compatible with the primary building.
Building Materials: Stucco shall not be used on more than fifty percent (50%) of the building facade. When stucco is used, it must be smooth troweled.
Rooflines: Rooflines and eaves adjacent to street-facing facades shall vary across a building, including a 4 ft min. ht modulation to break visual monotony and create a visually interesting skyline as seen from public streets.
Rooftop Elements: Rooftop elements, including stair and elevator towers, shall be concealed in a manner that incorporates building color and architectural and structural design. Roof-mounted equipment shall be screened from view as observed at an eye level horizontal to the top of the roof-mounted equipment.

Project Compliance:

Main Bldg. Entrance:	**Compliant**	
Concealed Utilities:	**Compliant**	
Trash Design:	**Compliant**	
Stucco Percentage:	South Facade	= ± 9%
	West Facade	= ± 6%
	North Facade	= ± 46%
	East Facade	= ± 32%
	Overall, ± 23% of the building facade proposes smooth troweled stucco = **Compliant**	
Rooflines:	**Density Bonus Waiver Requested**	
Rooftop Elements:	**Compliant**	

1. Front Elevation (South) - Facing Jefferson Dr

Facade Surface Area : 18,499 SF
Bird safe Glass Area : 6,921 SF

2. Left Elevation (West) - Facing the Lume Paseo

Facade Surface Area : 18,145 SF
Bird safe Glass Area : 4,804 SF

3. Rear Elevation (North)

Facade Surface Area : 17,914 SF
Bird safe Glass Area : 3,415 SF

4. Right Elevation (East)

Facade Surface Area : 17,914 SF
Bird safe Glass Area : 3,558 SF

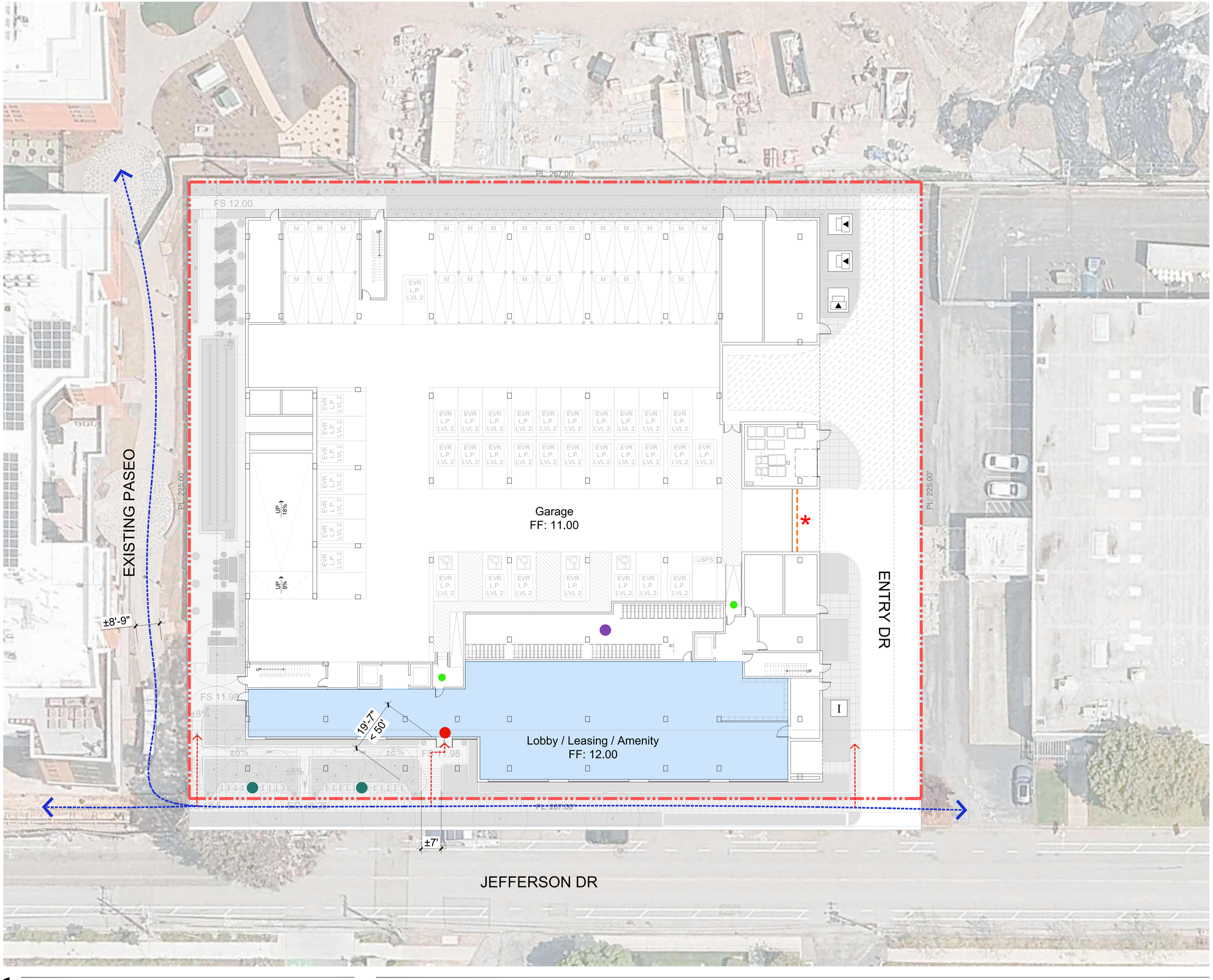
Hatch Legend

Bird Safe Glazing

General Note

Bird-Friendly Design. City of Menro Park Municipal Code 16.45.130 (6)

(A) No more than ten percent (10%) of facade surface area shall have non-bird-friendly glazing.
(B) Bird-friendly glazing includes, but is not limited to, opaque glass, covering the outside surface of clear glass with patterns, paned glass with fenestration, frit or etching patterns, and external screens over nonreflective glass.
(C) Placement of buildings will avoid the potential funneling of flight paths towards a building facade.
(D) Transparent glass shell not be proposed at the rooflines of buildings, including in conjunction with roof decks, patios and green roofs.



Municipal Code 16.45.120 (7) - Access and Parking:

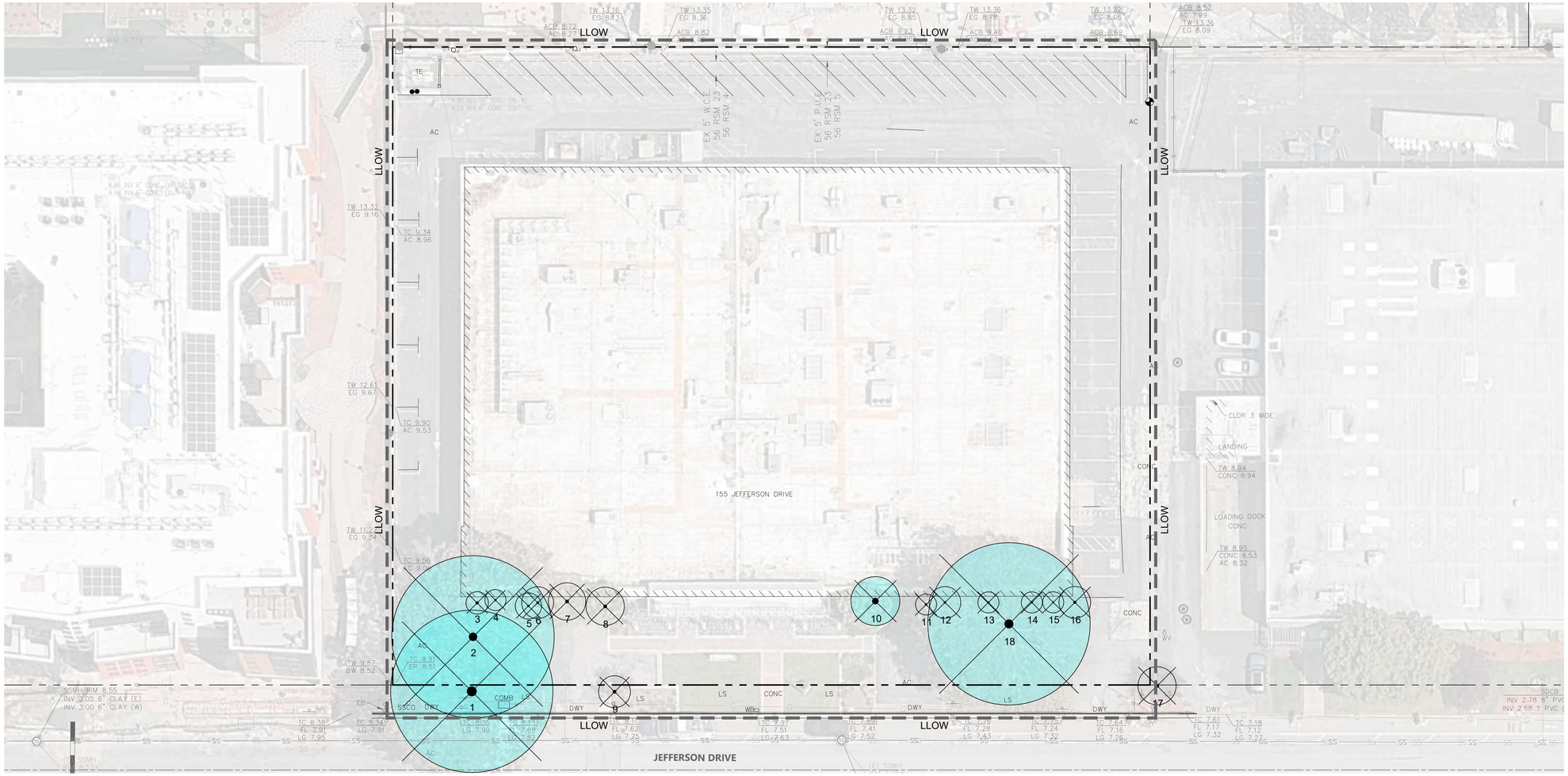
Bicycle Parking: Short-term bicycle parking shall be located within fifty (50) feet of lobby or main entrance. Long-term bicycle parking facilities shall protect against theft and inclement weather.
Pedestrian Access: Pedestrian access shall be provided, with a minimum hardscape width of six (6) feet, from sidewalks to all building entries, parking areas.
Entries to Parking Areas: Entries to parking areas and other important destinations shall be clearly identified for all travel modes.

Project Compliance:

Bicycle Parking:	**Compliant**
Pedestrian Access:	**Compliant**
Entries to Parking Areas:	**Compliant**

CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- RESIDENT ACCESS
- PRIMARY BUILDING ENTRY
- SECONDARY BUILDING ENTRY
- RESIDENT LOBBY/AMENITY
- VEHICULAR ENTRY GATE
- MAIN VEHICULAR ENTRY
- SHORT TERM BIKE PARKING
- LONG TERM BIKE PARKING



GENERAL NOTE

1. EXISTING TREES SHOWN PER SITE SURVEY. AND ARBORIST REPORT. REFER TO ARBORIST REPORT FOR SPECIFIC TREE VALUATIONS AND REPORT OF CONDITIONS AND RECOMMENDATIONS.
2. DEFINITION OF PROTECTED TREE IS PER CITY OF MENLO PARK HERITAGE TREE ORDINANCE UNDER MUNICIPAL CODE CHAPTER 13.24
3. REFER TO CIVIL AND ARCHITECTURE DRAWINGS FOR ALL OTHER EXISTING SITE CONDITIONS AND INFORMATION INCLUDING, PROPERTY LINE, EASEMENTS, BUILDING FOOTPRINTS, CURB AND GUTTER, STRUCTURES, UTILITIES, ETC.

LEGEND

- (PL) PROPERTY LINE
- LLOW — (LLOW) LANDSCAPE LIMIT OF WORK - 24" OFFSET FOR CLARITY
- EASEMENT
- CENTER LINE

SCHEDULE

- ## — EXISTING PROTECTED TREES TO BE REMOVED
- ## — EXISTING NON-PROTECTED TREES TO BE REMOVED

TREE DISPOSITION SCHEDULE

TREE NO.	PROTECTED TREE	PRESERVE/ REMOVE	COMMON NAME	LATIN NAME	DIAMETER AT BREAST HEIGHT (INCHES)	HEALTH	STRUCTURE	REQUIRED REPLACEMENT TREES
STREET TREES								
1	YES	REMOVE	SILVER DOLLAR GUM	EUCALYPTUS POLYANTHEMOS	37	GOOD	FAIR	2 X 60" BOX TREE
9	NO	REMOVE	PURPLE-LEAF PLUM	PRUNUS CERASIFERA	10.5	POOR	POOR	
17	NO	REMOVE	EVERGREEN PEAR	PYRUS KAWAKAMII	10.5	FAIR	FAIR	
ON-PROPERTY TREES								
2	YES	REMOVE	SILVER DOLLAR GUM	EUCALYPTUS POLYANTHEMOS	31	GOOD	FAIR	2 X 48" BOX TREE, 1 X 24" BOX TREE
3	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	8	GOOD	FAIR	
4	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	4	FAIR	GOOD	
5	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	5	GOOD	FAIR	
6	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	6	GOOD	FAIR	
7	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	11	GOOD	FAIR	
8	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	12	GOOD	FAIR	
10	YES	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	15	GOOD	GOOD	2 X 36" BOX TREE, 2 X 24" BOX TREE
11	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	6	GOOD	GOOD	
12	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	6	GOOD	FAIR	
13	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	4	FAIR	POOR	
14	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	4	FAIR	GOOD	
15	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	3	FAIR	GOOD	
16	NO	REMOVE	FERN PINE	PODOCARPUS GRACILIOR	8.5	GOOD	FAIR	
18	YES	REMOVE	SILVER DOLLAR GUM	EUCALYPTUS POLYANTHEMOS	33	GOOD	FAIR	1 X 48" BOX TREE, 3 X 36" BOX TREE

STREET TREE REPLACEMENT SUMMARY

PROTECTED TREES TO BE REMOVED	1
NON-PROTECTED TREES TO BE REMOVED	2
TOTAL DEPRECIATED OPINION OF VALUE	$ 14,800.00
REPLACEMENT TREES REQUIRED	3 X 48" BOX

ON-PROPERTY TREE REPLACEMENT SUMMARY

PROTECTED TREES TO BE REMOVED	3
NON-PROTECTED TREES TO BE REMOVED	12
TOTAL DEPRECIATED OPINION OF VALUE	$ 21,580.00
REPLACEMENT TREES REQUIRED	1 X 24" BOX 2 X 36" BOX 1 X 48" BOX 2 X 60" BOX

EXISTING TREE VALUATIONS PROVIDED BY ARBORIST

SEE L1.01 FOR PROPOSED LANDSCAPE PLAN AND L3.00 FOR PROPOSED TREE SCHEDULE

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0 10' 20' 40'

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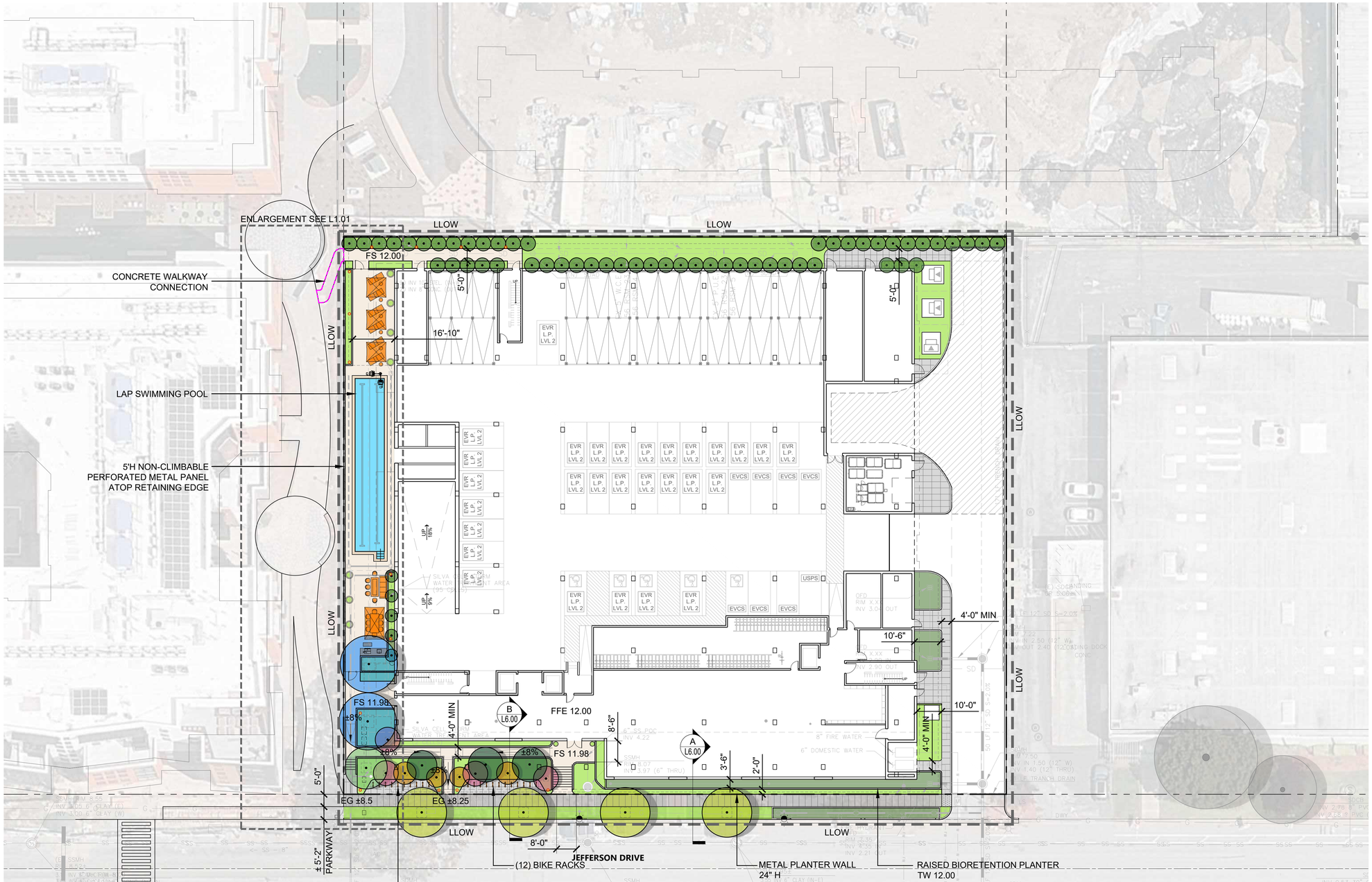
MAY 13, 2026

TREE REMOVAL PLAN **L0.00**



GENERAL NOTE

1. ALL PLANTING AREAS SHALL RECEIVE 3" LAYER OF BARK MULCH. BIORETENTION PLANTERS SHALL RECEIVE 3" LAYER OF NO-FLOAT MULCH.
2. SOIL AMENDMENTS AND STRUCTURED SOIL SHALL BE INCORPORATED BASED ON WHAT IS APPROPRIATE FOR SELECTED PLANTS. COMPOST AND/OR ORGANIC MATERIAL SHALL BE INCORPORATED AT A MINIMUM RATE OF 4 CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 6 INCHES, OR AS APPROPRIATE FOR SELECTED PLANTS.
3. ALL PLANTING AND IRRIGATION SHALL COMPLY WITH REQUIREMENTS IN MENLO PARK WATER-EFFICIENT LANDSCAPE ORDINANCE(WELO) .
4. IRRIGATION CONTROLLER AND ANY REQUIRED BACKFLOW DEVICES SHALL BE SCREENED FROM PUBLIC VIEW.

LEGEND

- (PL) PROPERTY LINE
- (LLOW) LANDSCAPE LIMIT OF WORK - 24" OFFSET FOR CLARITY
- EASEMENT
- EXISTING STREET LIGHT
- DOOR
- EXISTING TREE

SCHEDULE

- BIORETENTION PLANTER
- PLANTING AREA
- SWIMMING POOL 840 sf
- CONCRETE PAVING A
- DECORATIVE CONCRETE OR UNIT PAVING TYPE A
- POOL COPING
- TRUNCATED DOMES
- FURNISHING
- BIKE RACK
- PINE TREE SIZE: 60" BOX QTY: 2
- STREET TREE (SPECIES TO BE APPROVED BY CITY ARBORIST) SIZE: 48" BOX QTY: 4
- BROADLEAF EVERGREEN TREE SIZE: 36" BOX QTY: 3
- BROADLEAF DECIDUOUS TREE SIZE: 48" BOX QTY: 1
- MID-SIZE ACCENT TREE SIZE: 24" BOX QTY: 4
- MID-SIZE FLOWER TREE SIZE: 24" BOX QTY: 4
- SCREENING SHRUB QTY: 59
- ADA POOL LIFT
- BOLLARD LIGHT

STREET TREE REPLACEMENT SUMMARY

PROTECTED TREES TO BE REMOVED	1
NON-PROTECTED TREES TO BE REMOVED	2
REPLACEMENT TREES REQUIRED	3 X 48" BOX
REPLACEMENT TREES PROVIDED	4 X 48" BOX
TOTAL REPLACEMENT TREES VALUE	$ 20,000.00

ON-PROPERTY TREE REPLACEMENT SUMMARY

PROTECTED TREES TO BE REMOVED	3
NON-PROTECTED TREES TO BE REMOVED	12
REPLACEMENT TREES REQUIRED	1 X 24" BOX 2 X 36" BOX 1 X 48" BOX 2 X 60" BOX
REPLACEMENT TREES PROVIDED	8 X 24" BOX 3 X 36" BOX 1 X 48" BOX 2 X 60" BOX
TOTAL REPLACEMENT TREES VALUE	$ 25,800.00

EXISTING TREE VALUATIONS PROVIDED BY ARBORIST, SEE ARBORIST REPORT. REPLACEMENT TREE VALUES ARE CALCULATED PER CITY MUNICIPAL CODE (SECTION 13.24) AND HERITAGE TREE REPLACEMENT REQUIREMENTS.

PROGRAM AREA

SITE PLANTING	± 6,590 sf
BIORETENTION	± 1,110 sf
POOL	± 820 sf
TOTAL LANDSCAPE	± 8,520 sf
TOTAL HARDSCAPE	± 6,300 sf

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0 10' 20' 40'

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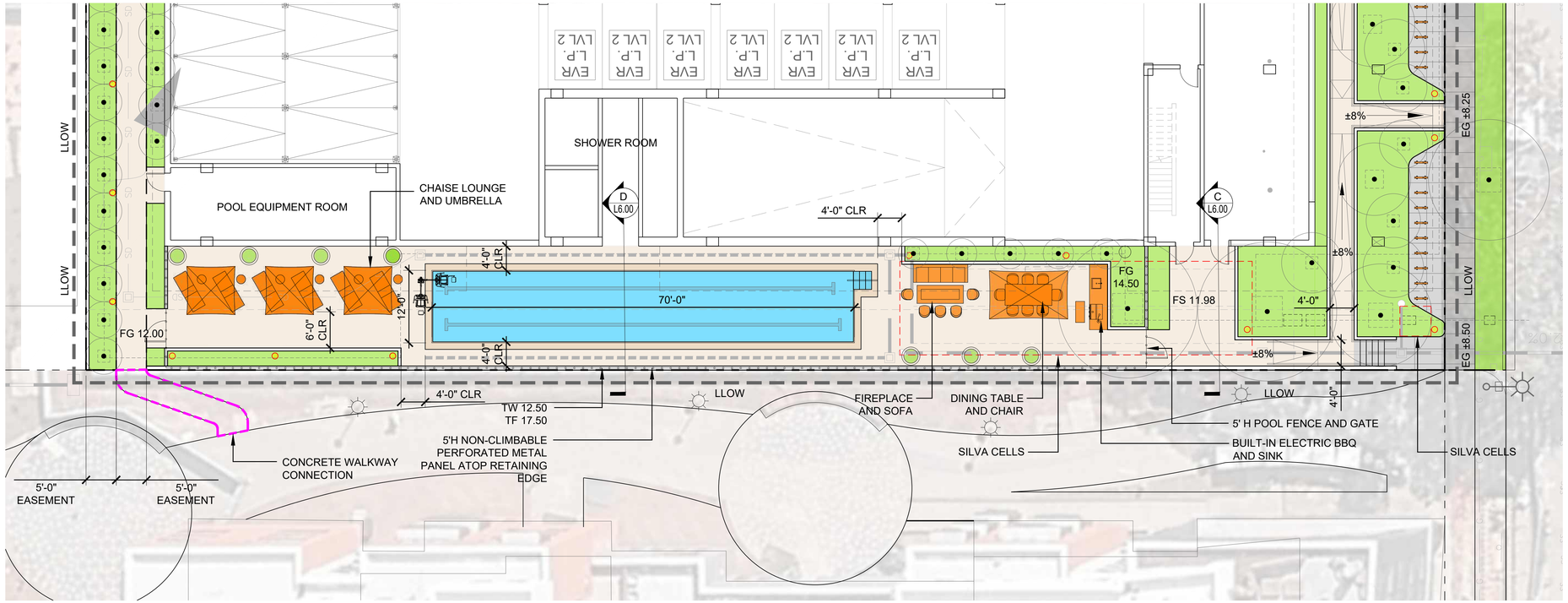
PRELIMINARY LANDSCAPE PLAN LEVEL 1

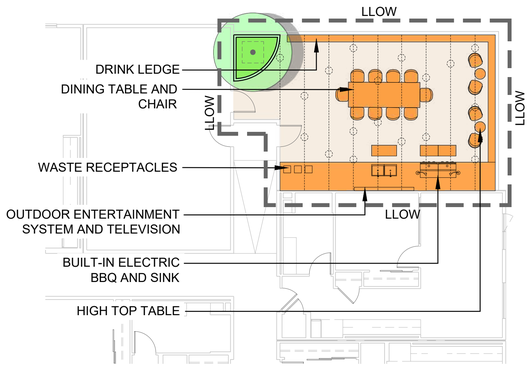
L1.00



SCHEDULE

- PLANTING AREA
- SWIMMING POOL 840 sf
- CONCRETE PAVING A
- UNIT PAVING TYPE A
- POOL COPING
- FURNISHING
- BIKE RACK
- ADA POOL LIFT
- BOLLARD LIGHT
- POTTERY
- SILVA CELL STORMWATER TREATMENT AREA (BELOW GRADE), BY OTHERS, SEE CIVIL DRAWINGS

LEVEL 4 PODIUM PLAN



LEVEL 8 PODIUM PLAN

GENERAL NOTE

1. GRADING AND DRAINAGE SHOWN FOR DESIGN INTENT ONLY.
   - A. GRADING: FINAL GRADES SHALL BE DETERMINED DURING FUTURE DESIGN PHASES BASED ON WATER FEATURE, STRUCTURAL, AND MEP REQUIREMENTS.
   - B. DRAINAGE, GENERAL: ALL IMPERVIOUS PODIUM DRAINAGE ASSUMED TO BE MANAGED A STRUCTURAL SLAB LEVEL AND ROUTED THROUGH BUILDING ENVELOPE TO STORMWATER TREATMENT BASINS GROUND LEVEL, TO BE COORDINATED WITH STRUCTURAL, PLUMBING, AND CIVIL ENGINEERS DURING FUTURE DESIGN PHASES.
   - C. DRAINAGE, UNIT PAVING ON SLAB: ALL UNIT PAVING ON SLAB ASSUMED DRAINED VIA SURFACE AREA OR SLOT DRAINS.
   - D. DRAINAGE, PLANTERS: ALL RAISED PLANTERS ASSUMED DRAINED VIA MULTI-LEVEL PLANTER DRAINS WITH SUPPLEMENTAL MULTIFLOW DRAINS AROUND LOW POINTS AT PLANTER WALLS.
2. SEWER CONNECTION SHALL BE PROVIDED FOR SPA, COLD PLUNGE, SAUNA, AND SINKS TO BE COORDINATED AND PREPARED BY PLUMBING ENGINEER DURING FUTURE DESIGN PHASES.

LEGEND

- (PL) PROPERTY LINE
- (LLOW) LANDSCAPE LIMIT OF WORK - 24" OFFSET FOR CLARITY
- EASEMENT
- CENTER LINE
- SLOPE
- DOOR

SCHEDULE

- PEDESTAL PAVING A
- PEDESTAL PAVING B
- UNIT PAVING
- COPING
- BIORETENTION PLANTER
- PLANTING
- SPA ± 120 sf
- COLD PLUNGE ± 45 sf
- FURNISHING
- POTTERY
- EVERGREEN COLUMNAR TREE SIZE: 24" BOX QTY: 11
- DECIDUOUS TREE SIZE: 36" BOX QTY: 7
- EVERGREEN TREE SIZE: 36" BOX QTY: 14
- ADA SPA LIFT
- CABLE LIGHTING

PODIUM AREA

PLANTING	± 3,925 sf
BIORETENTION	± 500 sf
POOL/SPA	± 165 sf
TOTAL LANDSCAPE	± 4,590 sf
TOTAL HARDSCAPE	± 4,970 sf

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0 5' 10' 20'

SB330 HOUSING PROJECT APP. RESUBMITTAL #1
MAY 13, 2026

PRELIMINARY LANDSCAPE PLAN LEVEL 4 & 8 L1.02

PEDESTAL PAVERS

UNIT PAVING

PERFORTATED METAL POOL FENCE

GLASS SPA FENCE

CHAISE AND UMBRELLA

SPA WALL

METAL PLANTER WALL

CONCRETE PLANTER WALL

PLANTER

SOFA & FIRE

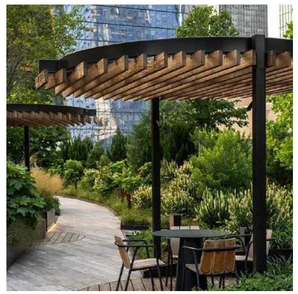
SAUNA

BIKE RACK

WASTE RECEPTACLE

TABLE & CHAIR

LOUNGE



OVERHEAD PRIVACY SCREEN

CABLE LIGHTING

LEVEL 1 PLANTING SCHEDULE

Symbol	Abbreviation	Botanical Name	Common Name	Size	QTY	Trunk	Trunk Size @ Install	Canopy Size @ 10 Yr Maturity in feet		Spacing in inches	WUCOLS	Native or Adaptive	Evergreen / Deciduous
						Std/Multi	DBH in inches	H	W		L - M - H	N/A	E/D
	Trees												
	UM	Ulmus 'Morton'	Accolade elm	48" Box	4	Std	4.5	40	30	Per plan	L	A	D
	PI	Prunus ilicifolia	Holly Leaf Cherry	36" Box	3	Std	4	15	12	Per plan	L	N	E
	AM	Arbutus marina	Strawberry tree	36" Box		Std	4.0	25	20	Per Plan	L	A	E
	PB	Pinus brutia var. eldarica	Eldarica Pine	60" Box	2	Std	2.5	25	15	Per Plan	L	A	E
	PS	Pinus sabiniana	California Foothill Pine	60" Box		Std	2.5	30	20	Per Plan	L	N	E
	AC	Aesculus californica	California Buckeye	48" Box	1	Std	4.5	15	18	Per Plan	VL	N	D
	PC	Pistacia chinensis	Chinese Pistache	48" Box		Std	4.5	30	20	Per Plan	L	A	D
	AU	Arbutus menziesii	Pacific Madrone	24" Box	4	Multi	3.5	20	15	Per Plan	L	N	E
	AP	Acer palmatum	Japanese Maple	24" Box		Multi	3	17	13	Per Plan	M	A	D
	CO	Cercis occidentalis	Western Redbud	24" Box	4	Multi	3	12	12	Per Plan	L	N	D
	CM	Lagerstroemia indica	Crepe myrtle	24" Box		Multi	2.5	8	10	Per Plan	L	N	D
	Shrubs												
	HA	Heteromeles arbutifolia	Toyon	15 Gal	59					48" o.c.	L	N	E
	LN	Laurus nobilis	Bay Laurel	15 Gal						48" o.c.	L	A	E
	RS	Ribes sanguineum	Flowering Currant	5 Gal						36" o.c.	L	N	D
	AC	Artemisia californica	California Sage	1 Gal						24" o.c.	L	N	E
	BP	Baccharis pilularis	Coyote Bush	5 Gal						36" o.c.	L	N	E
	FC	Frangula californica	Coffeeberry	5 Gal						48" o.c.	L	N	E
	LA	Lupinus albifrons	Silver lupine	5 Gal						24" o.c.	VL	N	D
	RC	Rosa californica	California Wild Rose	5 Gal						36" o.c.	L	N	E
	Perennials												
	EC	Eschscholzia californica	California Poppy	1 Gal						24" o.c.	VL	N	D
	AM	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Common Yarrow	1 Gal						12" o.c.	L	N	D
	AF	Asclepias ssp.	Narrow Leaf Milkweed	1 Gal						24" o.c.	L	N	D
	MV	Monardella villosa	Coyote Mint	1 Gal						24" o.c.	VL	N	D
	RAC	Ranunculus californicus	California Buttercup	1 Gal						24" o.c.	VL	N	D
	SY	Symphyotrichum chilense	California Aster	1 Gal						24" o.c.	L	N	D
	SS	Salvia spathacea	Hummingbird Sage	5 Gal						24" o.c.	L	N	E
	Grasses												
	MC	Melica californica	California Melicgrass	1 Gal						24" o.c.	L	N	D
	BC	Bouteloua curtipendula	Sideoats Grama	1 Gal						24" o.c.	VL	N	D
	CB	Carex barbarae	Santa Barbara Sedge	5 Gal						24" o.c.	L	N	E
	FC	Festuca californica ssp.	California fescue	1 Gal						24" o.c.	L	N	E
	SB	Sisyrinchium bellum	Blue-eyed Grass	1 Gal						24" o.c.	L	N	E
	Bioretention												
	JP	Juncus patens	California Gray Rush	5 Gal						36" o.c.	L	N	E
	KM	Koeleria macrantha	Junegrass	1 Gal						24" o.c.	L	N	E
	MR	Muhlenbergia rigens	Deer Grass	5 Gal						24" o.c.	L	N	E
	MA	Mimulus aurantiacus	Sticky Monkeyflower	5 Gal						24" o.c.	VL	N	E
	ID	Iris douglasiana	Douglas Iris	1 Gal						24" o.c.	L	N	E


Ribes sanguineum


Artemisia californica


Baccharis pilularis


Frangula californica


Heteromeles arbutifolia


Laurus nobilis


Lupinus albifrons


Rosa californica


Eschscholzia californica


Achillea millefolium ‘Sonoma Coast’


Asclepias fascicularis


Monardella villosa


Ranumculus californicus


Symphyotrichum chilense


Salvia spathacea


Melica californica


Bouteloua curtipendula


Carex barbarae


Festuca californica


Sisyrinchium bellum


Juncus patens


Koeleria macrantha


Muhlenbergia rigens


Mimulus aurantiacus


Iris douglasiana


Ulmus ‘Morton’


Prunus ilicifolia


Arbutus marina


Pinus brutia var. eldarica


Pinus sabiniana


Aesculus californica


Pistacia chinensis


Arbutus menziesii


Acer palmatum


Cercis occidentalis


Lagerstroemia indica

LEVEL 4 & 8 PLANTING SCHEDULE

				Size	QTY	Trunk	Trunk Size @ Install	Canopy Size @ 10 Yr Maturity in feet		Spacing in inches	WUCOLS	Native or Adaptive	Evergreen / Deciduous
Symbol	Abbreviation	Botanical Name	Common Name			Std/Multi	DBH in inches	H	W		L - M - H	N/A	E/D
	Trees												
	AP	Acer palmatum	Japanese Maple	36" Box	7	Multi	3	17	13	Per Plan	M	A	D
	PC	Prunus × cistena	Purple Leaf Sand Cherry	36" Box		Multi	4	10	8	Per plan	M	A	D
	OF	Osmanthus fragrans	Sweet Olive	36" Box	14	Multi	3	15	10	Per Plan	M	A	E
	CJ	Camellia japonica	Japanese camellia	36" Box		Multi	2.5	10	8	Per Plan	M	A	E
	LC	Lophostemon confertus	Brush Box	36" Box		Multi	3.5	30	20	Per Plan	M	A	E
	PT	Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen Boxwood	24" Box	11	Std	1.5	12	6	Per Plan	L	A	E
	FC	Frangula californica	Coffeeberry	24" Box		Std	1.5	12	10	Per Plan	L	N	E
	Perennials												
	HA	Helleborus argutifolius	Corsican hellebore	1 Gal						24" o.c.	L	A	E
	HM	Heuchera micrantha	Crevice alumroot	1 Gal						24" o.c.	M	N	E
	ID	Iris douglasiana	Douglas iris	1 Gal						24" o.c.	L	N	E
	TG	Tellima grandiflora	Fringe cups	1 Gal						24" o.c.	M	N	E
	SS	Salvia spathacea	Hummingbird Sage	1 Gal						24" o.c.	L	N	E
	Grasses												
	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal						24" o.c.	M	N	E
	HM	Hakonechloa macra	Japanese Forest Grass	1 Gal						24" o.c.	M	A	E
	FC	Festuca californica ssp.	California fescue	1 Gal						24" o.c.	L	N	E
	DC	Deschampsia cespitosa	Tufted Hairgrass	1 Gal						24" o.c.	L	N	D
	Fern												
	PM	Polystichum munitum	Western Sword Fern	1 Gal						24" o.c.	M	N	E
	BS	Blechnum spicant	Deer Fern	1 Gal						24" o.c.	M	N	E


Helleborus argutifolius


Heuchera micrantha


Iris douglasiana


Tellima grandiflora

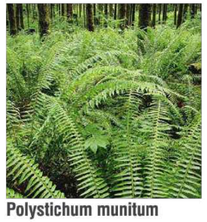

Salvia spathacea


Sesleria autumnalis


Hakonechloa macra


Festuca californica


Deschampsia cespitosa


Polystichum munitum


Blechnum spicant


Acer palmatum


Prunus × cistena

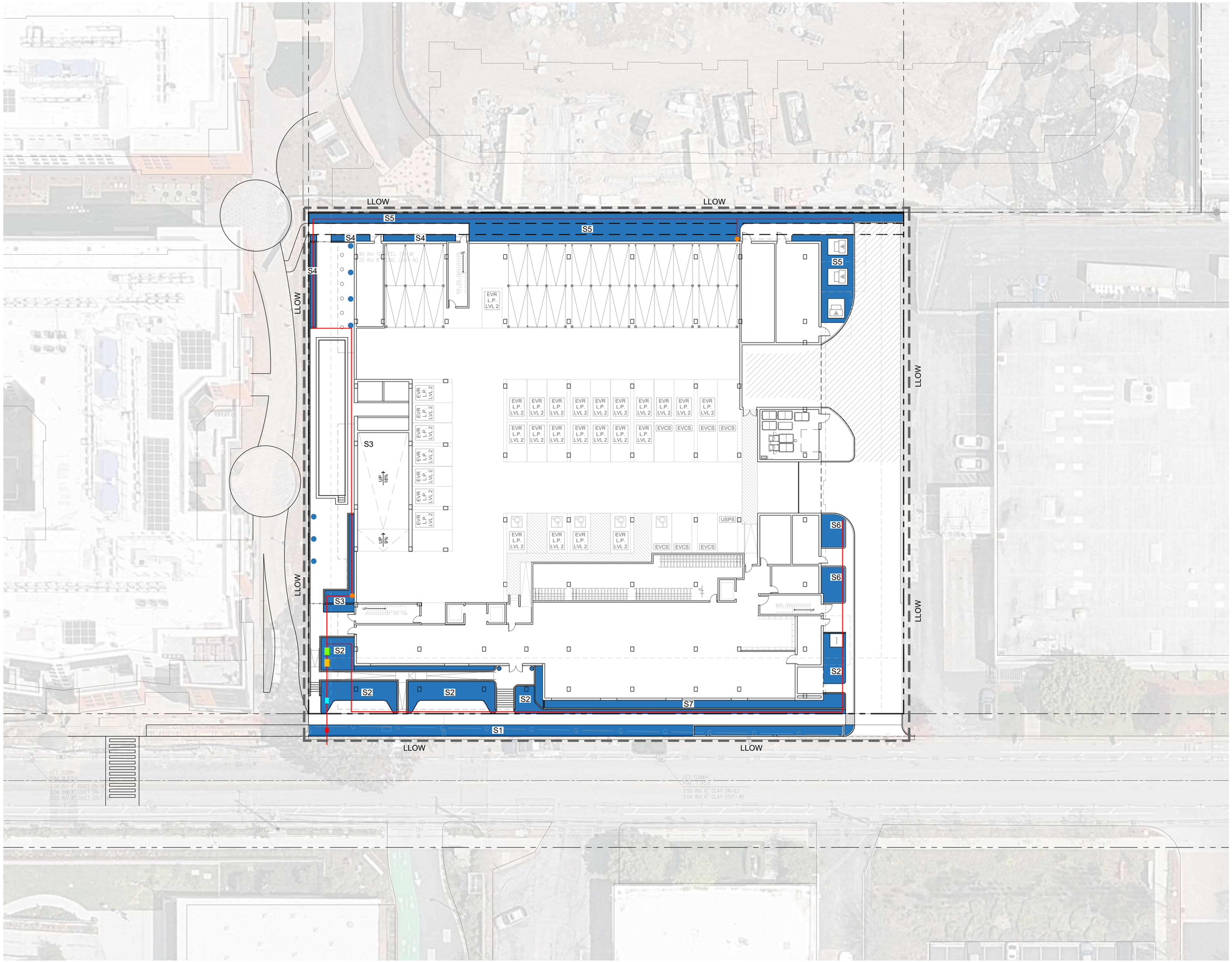

Osmanthus fragrans


Camellia japonica


Lophostemon confertus


pittosporum tenuifolium


Frangula californica



GENERAL NOTE

1. ALL LANDSCAPED AREAS WILL HAVE A PERMANENT IRRIGATION SYSTEM. INCLUDING:

   A. AUTOMATIC WEATHER SENSOR CONTROLLERS UTILIZING EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND CAPABLE OF DUAL OR MULTIPLE PROGRAMMING THAT SUSPEND IRRIGATION DURING UNFAVORABLE WEATHER CONDITIONS OR IF THE SOIL IS STILL MOIST ARE INCORPORATED.

   B. VALVES AND CONTROL CIRCUITS SEPARATED BASED ON WATER NEEDS OF A HYDROZONE AND MASTER AND MANUAL SHUT-OFF VALVES.

2. IRRIGATION CONTROLLERS AND BACKFLOW DEVICES ARE SCREENED FROM PUBLIC VIEW.
3. PRESSURE REGULATORS INCORPORATED IF THE WATER PRESSURE DOES NOT MEET THE RECOMMENDED PRESSURE OF THE DEVICES.
4. A MASTER VALVE AND FLOW SENSOR
5. IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO MEET OR EXCEED 81% IRRIGATION EFFICIENCY FOR DRIP SYSTEMS
6. IRRIGATION SYSTEM SHALL UTILIZE DRIP IRRIGATION (NON-SPRAY) FOR TREES, SHRUBS, MULCHED AREAS, AREAS WITH SLOPE >10% AND AREAS LESS THAN 10 FT. WIDE
7. IRRIGATION MAINLINE AND ZONES SHOWN FOR DESIGN INTENT AND REFERENCE ONLY. FINAL IRRIGATION DESIGN SHALL BE SUBMITTED PRIOR TO BUILDING PERMITS.

LEGEND

- (PL) PROPERTY LINE
- LLOW — (LLOW) LANDSCAPE LIMIT OF WORK - 24" OFFSET FOR CLARITY
- EASEMENT
- CENTER LINE

SCHEDULE

- HYDROZONE 1 - WUCOLS LOW 7,700 sf
- IRRIGATION MAINLINE
- IRRIGATION RISER
- IRRIGATION MASTER VALVE ASSEMBLY
- IRRIGATION FLOW SENSOR
- IRRIGATION BFP
- IRRIGATION METER

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0 10' 20' 40'

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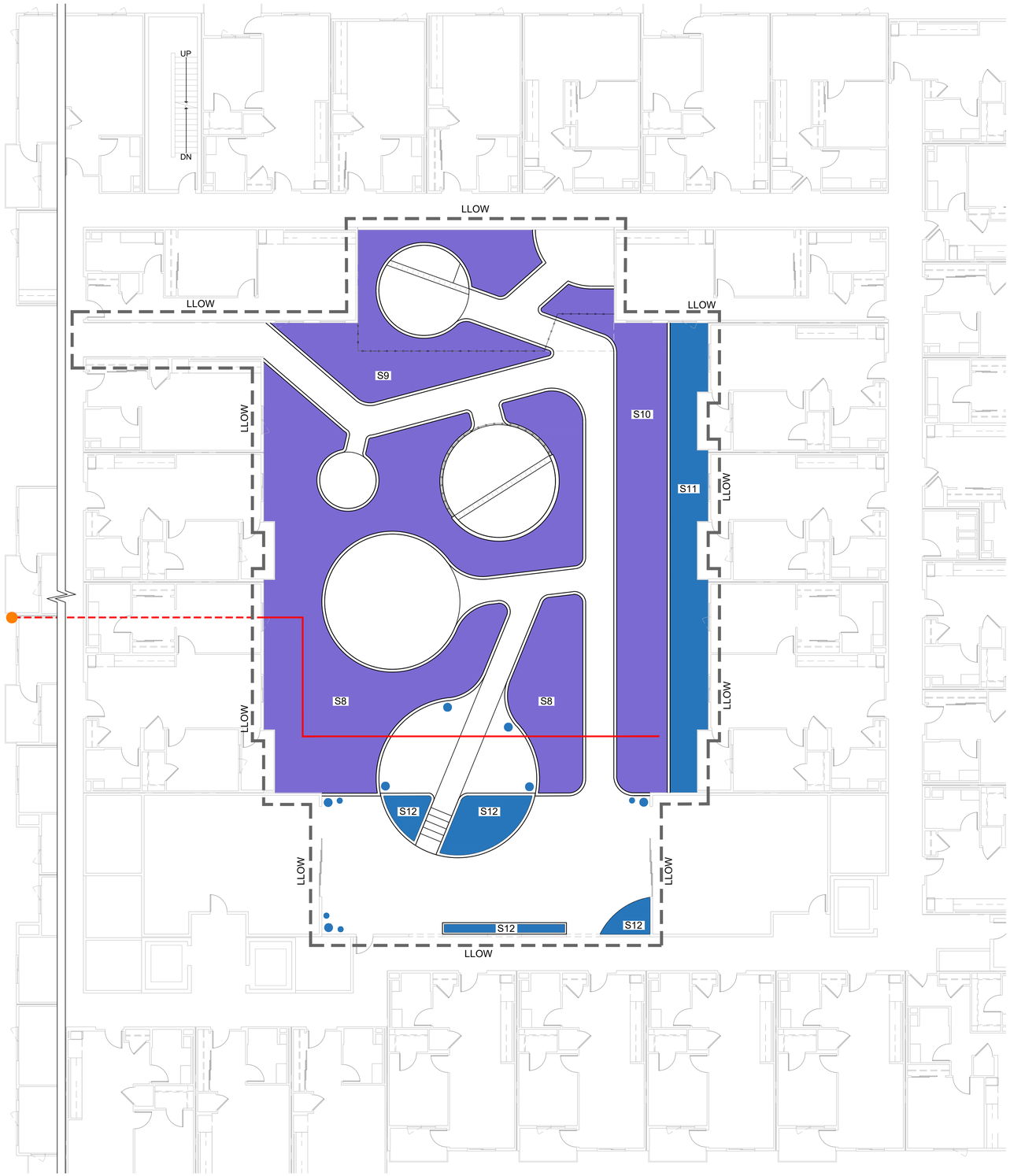
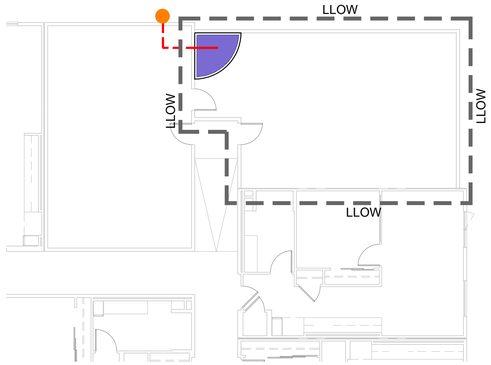
MAY 13, 2026

HYDROZONE PLAN LEVEL 1

L4.00



LEVEL 4 PODIUM PLAN



LEVEL 8 PODIUM PLAN

GENERAL NOTE

1. IRRIGATION MAINLINE ROUTING WITHIN BUILDING PER PLUMBING ENGINEER, FUTURE DRAWINGS.

LEGEND

- (PL) PROPERTY LINE
- LLOW — (LLOW) LANDSCAPE LIMIT OF WORK - 24" OFFSET FOR CLARITY
- EASEMENT
- CENTER LINE
- EXISTING STREET LIGHT
- DOOR
- EXISTING TREE

SCHEDULE

- HYDROZONE 1 - WUCOLS LOW 740 sf
- HYDROZONE 2 - WUCOLS MEDIUM 3,685 sf
- IRRIGATION MAINLINE
- IRRIGATION MAINLINE ROUTING WITHIN BUILDING
- IRRIGATION RISER

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0 5' 10' 20'

SB330 HOUSING PROJECT APP. RESUBMITTAL #1
MAY 13, 2026

HYDROZONE PLAN LEVEL 4 & 8

L4.01

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Palo Alto	Name of City
ET_o of City from Appendix A	43.00	ET_o (inches/year)
	0	Overhead Landscape Area (ft^2)
	12125	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	12,125.00	
Results:		
(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	43.00	ET_o (inches/year)
Total Landscape Area	12,125.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
	15	Total annual precipitation (inches/year)
Enter Effective Precipitation	3.75	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = $[(ET_o - Eppt) \times (0.62)] \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$	162,317.38	Gallons
	21,698.75	Cubic Feet
	216.99	HCF
	0.50	Acre-feet
	0.16	Millions of Gallons

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Ten Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Low	0.30	8,440	0.81	3,126
Zone 2	Drip	Medium	0.60	3,685	0.81	2,730
						5,856
		SLA		0		0
			Sum	12,125		

Results

MAWA =	162,317	ETWU=	142,495	Gallons
			19,049	Cubic Feet
			190	HCF
			0	Acre-feet
			0	Millions of Gallons

ETWU complies with MAWA

City of Menlo Park - Water Efficient Landscape Ordinance (WELO) Landscape Application Checklist

Page 1 of 2

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Signature — Date: 05/13/26

Project Information

☒ New Construction ❑ Rehabilitated ❑ Other:

❑ Single Family ☒ Multi-Family ❑ Commercial ❑ Institutional ❑ Irrigation only ❑ Industrial ❑ Other:

Applicant Name (print): Bionic Landscape — Contact Phone #: (415)-206-0648

Project Site Address: 155 Jefferson Dr

Project Area (sq.ft. or acre): 60,075 sq.ft — # of Units: 118 — # of Meters: 1

For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.

	Agency Review (Pass)	Agency Review (Fail)
Total Landscape Area (sq.ft.): 12,125	❑	❑
Turf Irrigated Area (sq.ft.): 0	❑	❑
Non-Turf Irrigated Area (sq.ft.): 12,125	❑	❑
Irrigated Special Landscape Area (SLA) (sq.ft.): 0	❑	❑
Water Feature Surface Area (sq.ft.): 1,005	❑	❑

Compliance (Choose One)	Requirements	Project Compliance (Must be Yes)
❑ **Prescriptive A (Residential under 2,500 SF)**	Impacted landscape is ≤ 2,500 sf	❑ Yes ❑ No
	Project has 25% max turf	❑ Yes ❑ No
	Project has 75% low WUCOLS (0.3 avg)	❑ Yes ❑ No
❑ **Prescriptive B (Commercial under 2,500 SF)**	Impacted landscape is ≤ 2,500 sf	❑ Yes ❑ No
	Project has 0% turf	❑ Yes ❑ No
	Project has 100% low WUCOLS (0.3 avg)	❑ Yes ❑ No
❑ **Prescriptive C (All Projects over 2,500 SF)**	Impacted landscape is ≥ 2,500 sf	❑ Yes ❑ No
	Project has 0% turf and 0% High WUCOLS	❑ Yes ❑ No
	Project has 80% low WUCOLS	❑ Yes ❑ No
☒ **Waterbudget**	Worksheet is from City's WELO webpage	☒ Yes ❑ No
	ETWU < MAWA	☒ Yes ❑ No

Landscape Parameter	Requirements	Project Compliance		
Turf	There is no turf in parkways < 10 feet wide	☒ Yes ❑ No, if adjacent to a parking strip	❑	❑
	All turf is planted on slopes ≤ 25%	❑ Yes	❑	❑
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	❑	❑
Compost	At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches	☒ Yes ❑ No, See Soil Test	❑	❑
Mulch	At least 3-inches of mulch on exposed soil surfaces	☒ Yes	❑	❑
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☒ Yes	❑	❑
	Irrigation controllers do not lose programming data when power source is interrupted	☒ Yes	❑	❑
	Irrigation system includes pressure regulators	☒ Yes	❑	❑
	Manual shut-off valves are installed near the connection to the water supply	☒ Yes	❑	❑
	All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher	☒ Yes	❑	❑
	Areas < 10 feet shall be irrigated with subsurface irrigation	☒ Yes ❑ No, but there is no runoff or overspray	❑	❑

Metering	Separate irrigation meter (Residential ONLY)	☒ Yes ❑ No, not required if < 5,000 sq ft	❑ ❑	❑ ❑
	Separate irrigation submeters for landscape areas ≥ 1,000 sq ft (Commercial ONLY)	❑ Yes	❑ ❑	❑ ❑
Swimming Pools / Spas	Cover required for new pools and spas	☒ Yes ❑ No, no new pool or spa	❑	❑
Water Features	Recirculating	❑ Yes	❑	❑
Documentation (per section 492.3)	Project Information	☒ Yes	❑	❑
	Water Budget Calculation Worksheet (optional if Prescriptive Option is chosen)	☒ Prepared by professional	❑	❑
	Landscape Design Plan (optional if < 1,000 sq ft of landscape area)	❑ Prepared by professional	❑	❑
	Irrigation Design Plan (optional if < 1,000 sq ft of landscape area)	❑ Prepared by professional	❑	❑
	Grading Design Plan (optional if < 1,000 sq ft of landscape area)	❑ Prepared by professional	❑	❑
Audit	Landscape Audit Report completed	❑ Completed by professional	❑	❑

Auditor:

Materials Received and Reviewed:

❑ Project Information
❑ Water Budget Calculation Worksheet
❑ Landscape Application Checklist
❑ Certificate of Completion
❑ Landscape Audit Report
❑ Landscape Design Plan w/ WUCOLS Listing
❑ Soil Management Report
❑ Irrigation Design Plan
❑ Grading Design Plan

Date Reviewed:

❑ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

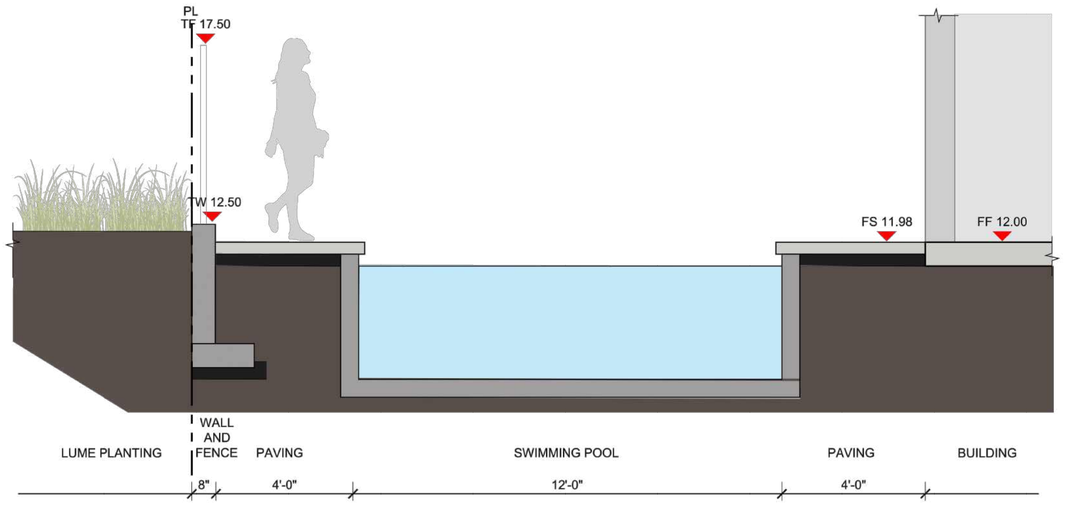
Material Distributed to Applicant

❑ Regional Water Efficient Landscape Ordinance
❑ Landscape Application Checklist
❑ Water Budget Calculation Worksheet
❑ WUCOLS Listing
❑ Other:

Measures Recommended to Applicant

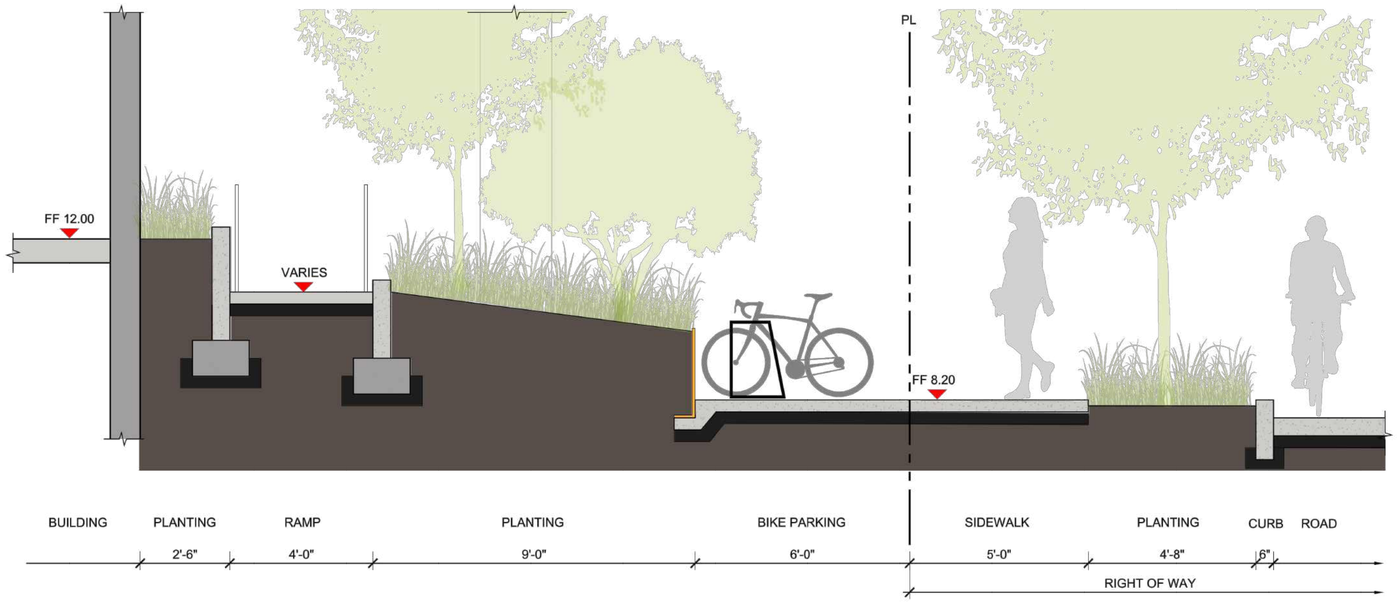
❑ Drip irrigation
❑ Plant palate
❑ Grading
❑ Pool and/or spa cover
❑ Dedicated irrigation meter
❑ Other:

Comments:



SECTION SCALE: 1/2" = 1' D

SECTION SCALE: 1/2" = 1' C



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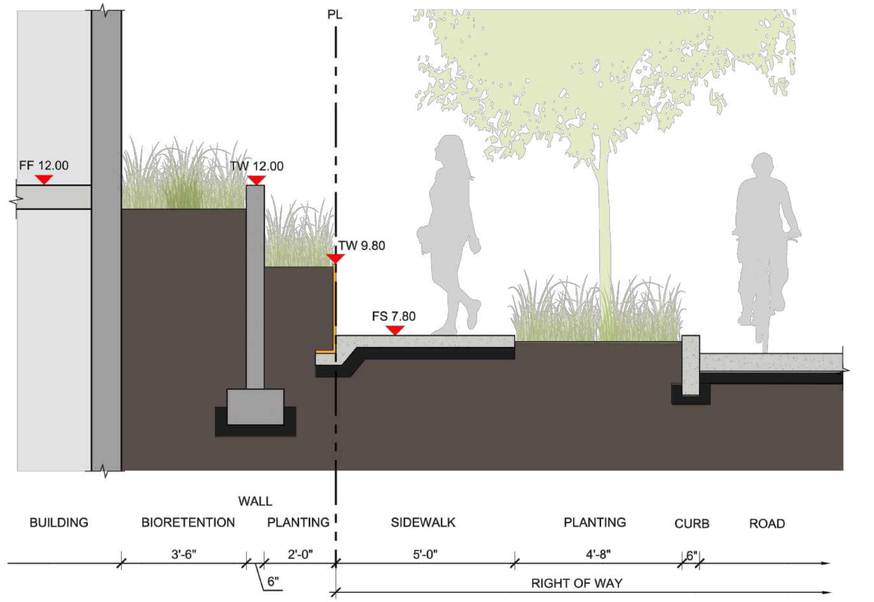

SECTION SCALE: 1/2" = 1' A

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SECTION **L6.00**

NOTES

FIELD DATES OF TOPOGRAPHIC SURVEY WERE JUNE 17, 2025

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

BASIS OF BEARINGS

THE BEARING OF NORTH 67°17' WEST ALONG THE MONUMENT LINE OF JEFFERSON DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO 4" FILED FOR RECORD ON MARCH 2, 1962, IN BOOK 56 OF MAPS AT PAGE 5, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

COORDINATES OF BKF'S SET TEMPORARY CONTROL POINTS ARE SHOWN ON THIS SURVEY FOR RETRACEMENT PURPOSES.

BENCHMARK

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, DERIVED FROM NETWORK RTK METHODS AND PROCEDURES ON THE LEICA SMARTNET NETWORK. DATA COLLECTION OCCURRED ON 06/17/2025.

THE SITE BENCHMARK IS BKF POINT NUMBER 26, A MAG NAIL SHOWN HEREON.

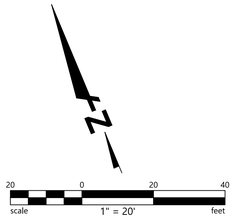
ELEVATION= 8.57 (NAVD88)

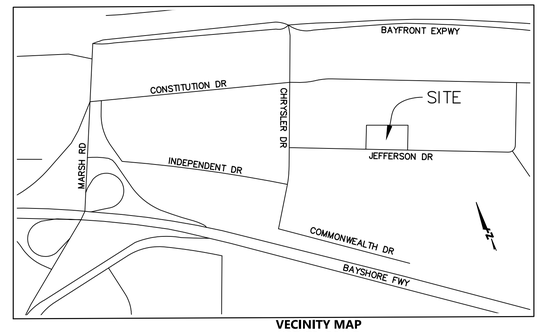
ANNOTATION

ACB	=	ASPHALT BERM
AC	=	ASPHALT CONCRETE
BOL	=	BOLLARD
BW	=	BACK OF WALK
CLDR	=	CENTERLINE OF DOOR
COMB	=	COMMUNICATIONS BOX
CONC	=	CONC
DWY	=	DRIVEWAY
EP	=	EDGE OF PAVEMENT
EB	=	ELECTRICAL BOX
FL	=	FLOWLINE
FF	=	FINISHED FLOOR
FND	=	FOUND
GM	=	GAS METER
GP	=	GAS PIPE
INV	=	INVERT OF PIPE
LG	=	LIP OF GUTTER
LS	=	LANDSCAPE
P.U.E.	=	PUBLIC UTILITY EASEMENT
SDDI	=	STORM DRAIN DROP INLET
SDCB	=	STORM DRAIN CATCH BASIN
SDMH	=	STORM DRAIN MANHOLE
SSCO	=	SANITARY SEWER CLEANOUT
SSMH	=	SANITARY SEWER MANHOLE
TC	=	TOP OF CURB
TE	=	TRASH ENCLOSURE
TG	=	TOP OF GRATE
W.C.E.	=	WIRE CROSSING EASEMENT

LEGEND

●	=	BOLLARD
◈	=	SITE BENCHMARK
◉	=	FND MONUMENT AS NOTED
⟋	=	GUY WIRE
⌀	=	JOINT POLE
Ⓜ	=	MONUMENT WELL
○	=	SANITARY SEWER CLEANOUT
Ⓢ	=	SANITARY SEWER MANHOLE
▭	=	SIGN
☼	=	STREET LIGHT
Ⓢ	=	STORM DRAIN MANHOLE
♁	=	WATER VALVE
	=	BUILDING
	=	HAND RAIL
SS	=	SANITARY SEWER PIPE
	=	STORM DRAIN PIPE





VECINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT

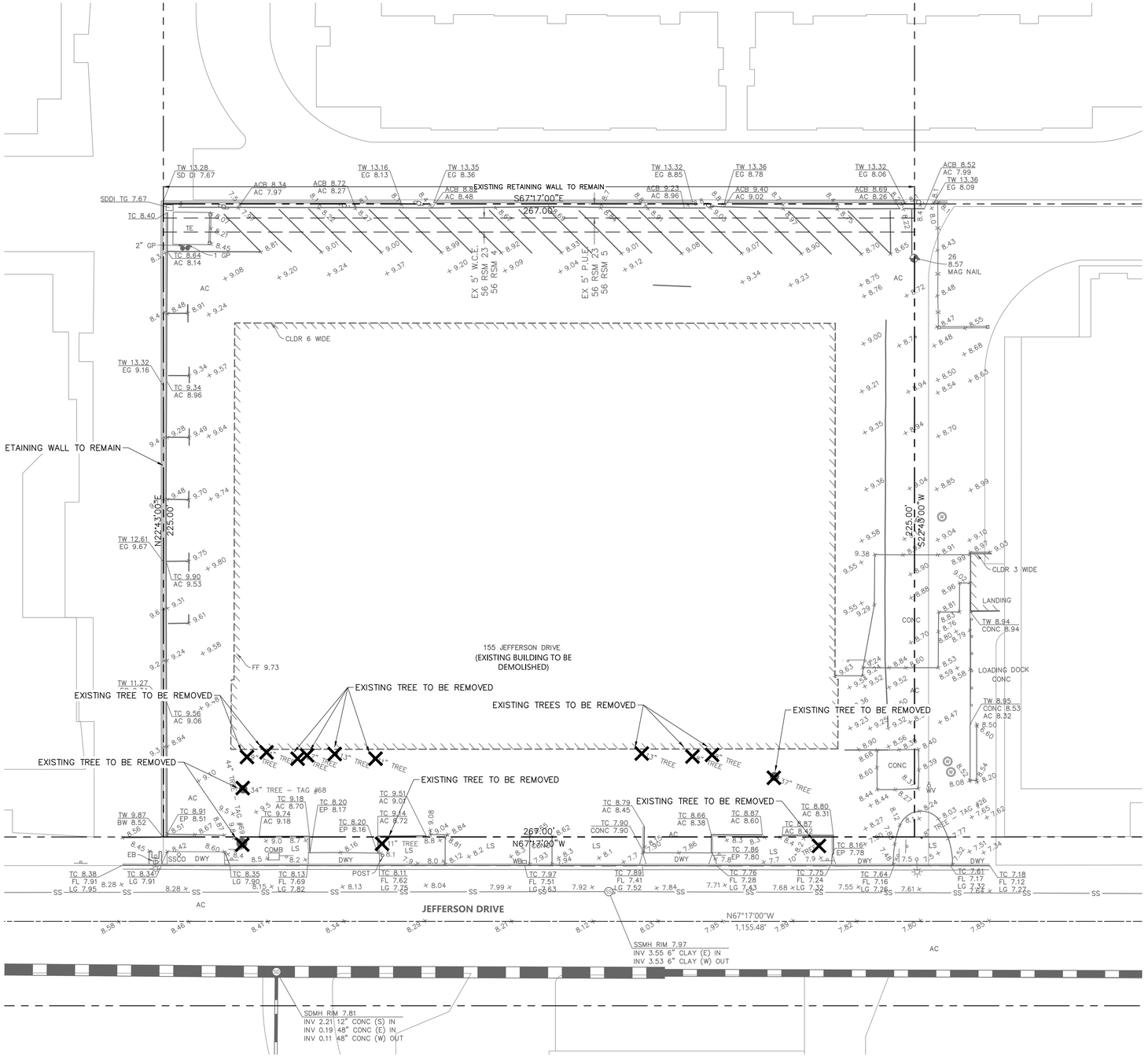
Preliminary

ANDREW P. HENNINGER, PLS 9658 — 07/11/2025 DATE

07/11/2025 4:03:10 PM

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Base Point of Drawing:
Bottom right-hand corner 0,0
Insertion point for Sheet Title and Scale



LEGEND

× EXISTING TREE TO BE REMOVED

N

20 0 20 40
scale 1" = 20' feet

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C 70636
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

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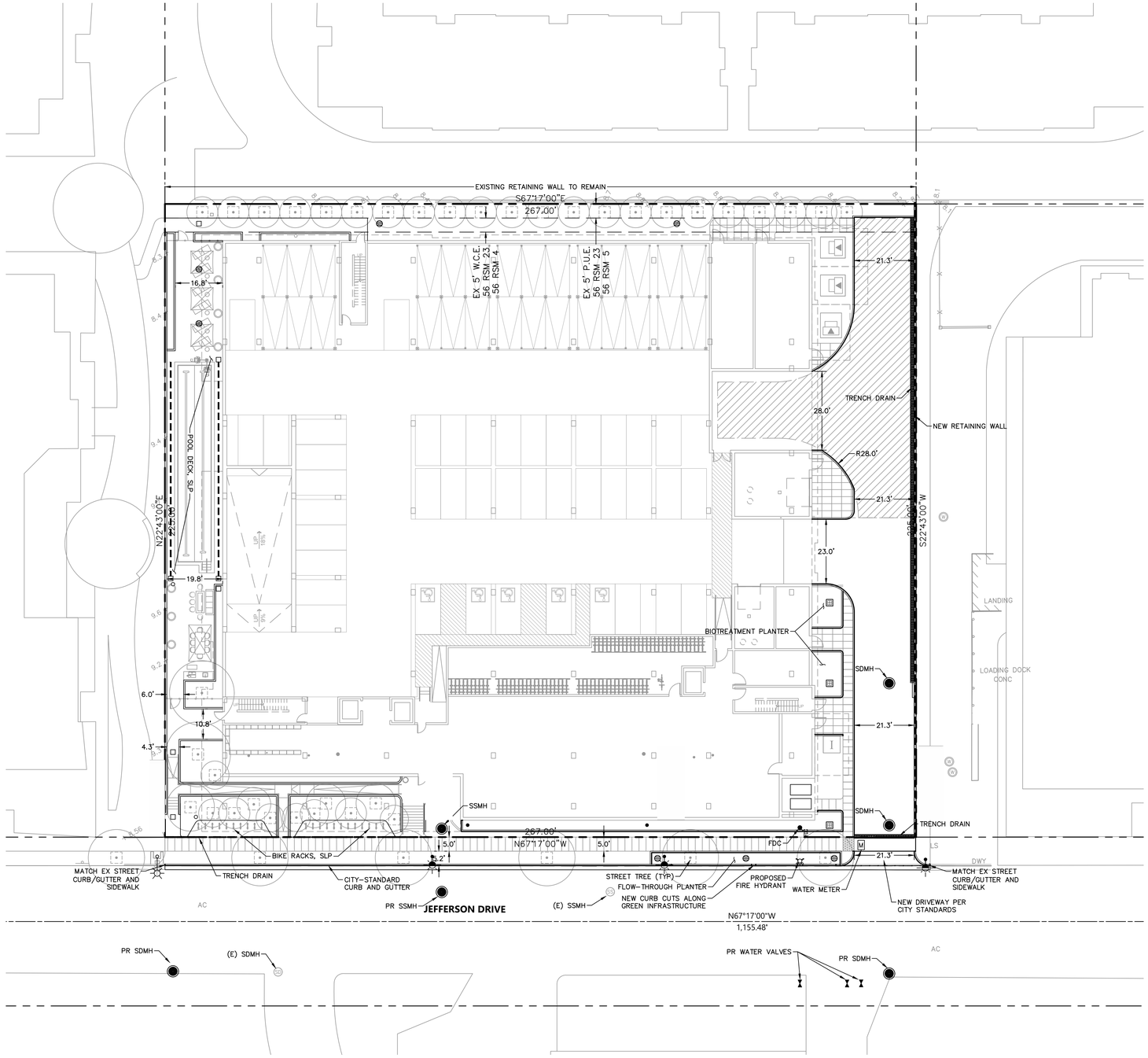
C1.1 DEMOLITION AND TREE REMOVAL PLAN

Base Point of Dra



LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- RETAINING WALL
- TRENCH DRAIN
- STORM DRAIN DROP INLET
- STORM DRAIN AREA DRAIN
- STORM DRAIN MANHOLE

ABBREVIATIONS

BLDG	BUILDING
BW	BACK OF WALK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
PV	PAVEMENT
SLP	SEE LANDSCAPE PLANS
TC	TOP OF CURB
TH	THRESHOLD
TW	TOP OF WALL

GENERAL NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE TBD.
2. FINISHED GRADES AROUND THE PERIMETER OF BUILDING SHOULD BE COMPACTED AND SLOPED AT A MIN. 5% GRADIENT AWAY FROM FOUNDATION FOR LANDSCAPE AND A MIN OF 2% FOR HARDSCAPE.
3. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.
4. ADJUSTMENTS TO BUILDING PAD ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.

N

20 0 20 40
scale 1" = 20' feet

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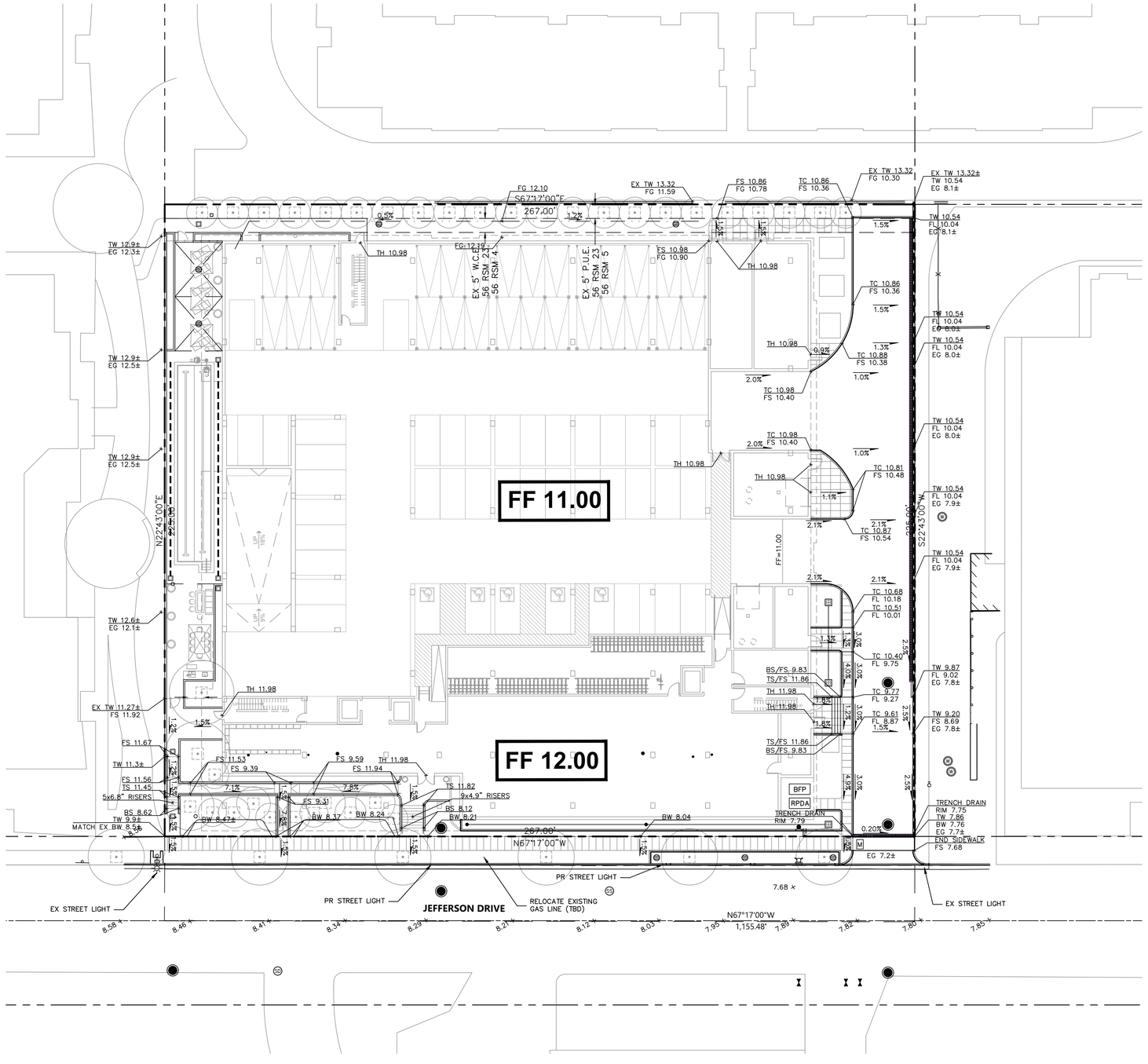

LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- RETAINING WALL
- TRENCH DRAIN
- HARDSCAPE SLOW
- SLOPE TO DRAIN (LANDSCAPE)
- 8.10 TC XXX PV XX — EXISTING ELEVATION
- PROPOSED ELEVATION
- STORM DRAIN DROP INLET
- STORM DRAIN AREA DRAIN
- STORM DRAIN MANHOLE

ABBREVIATIONS

BLDG	BUILDING
BW	BACK OF WALK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
PV	PAVEMENT
TC	TOP OF CURB
TH	THRESHOLD
TW	TOP OF WALL

GENERAL NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE TBD.
2. FINISHED GRADES AROUND THE PERIMETER OF BUILDING SHOULD BE COMPACTED AND SLOPED AT A MIN 5% GRADIENT AWAY FROM FOUNDATION FOR LANDSCAPE AND A MIN OF 2% FOR HARDSCAPE.
3. ALL WORK, ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY, SHALL CONFORM TO THE CITY OF MENLO PARK STANDARDS AND REQUIREMENTS.
4. ADJUSTMENTS TO BUILDING PAD ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.

N

20 0 20 40
scale 1" = 20' feet

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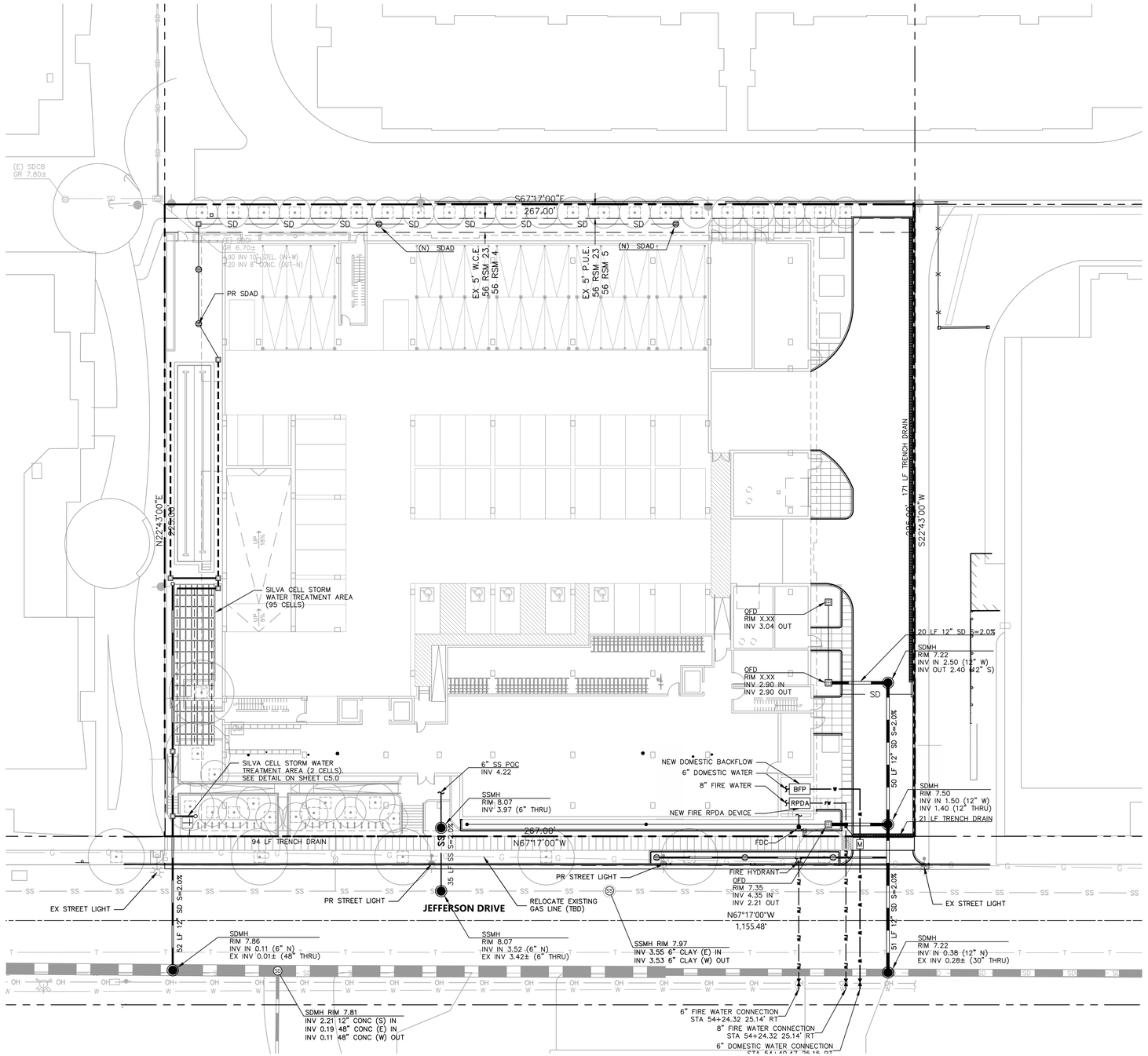

LEGEND

- PROPERTY LINE
- (N) SANITARY SEWER LINE
- (E) SANITARY SEWER LINE
- (N) TREATED STORM DRAIN LINE
- (N) UNTREATED STORM DRAIN LINE
- (E) STORM DRAIN LINE
- (N) DOMESTIC WATER LINE
- (E) DOMESTIC WATER LINE
- (N) FIRE WATER LINE
- (N) SANITARY SEWER MANHOLE
- (E) SANITARY SEWER MANHOLE
- (E) SANITARY SEWER CLEANOUT
- (N) SANITARY SEWER CLEANOUT
- (N) STORM DRAIN CLEANOUT5
- (N) STORM DRAIN MANHOLE
- (E) STORM DRAIN MANHOLE
- (N) STORM DRAIN DROP INLET
- (E) STORM DRAIN DROP INLET
- (N) SILVA CELL UNIT, DETAIL 6/C6.0
- (N) BACKFLOW PREVENTER
- (N) REDUCED PRESSURE DETECTOR ASSEMBLY
- (N) FIRE DEPARTMENT CONNECTION (FDC)
- (E) WATER VALVE
- (E) FIRE HYDRANT
- (N) WATER METER
- (N) STORM DRAIN AREA DRAIN

N

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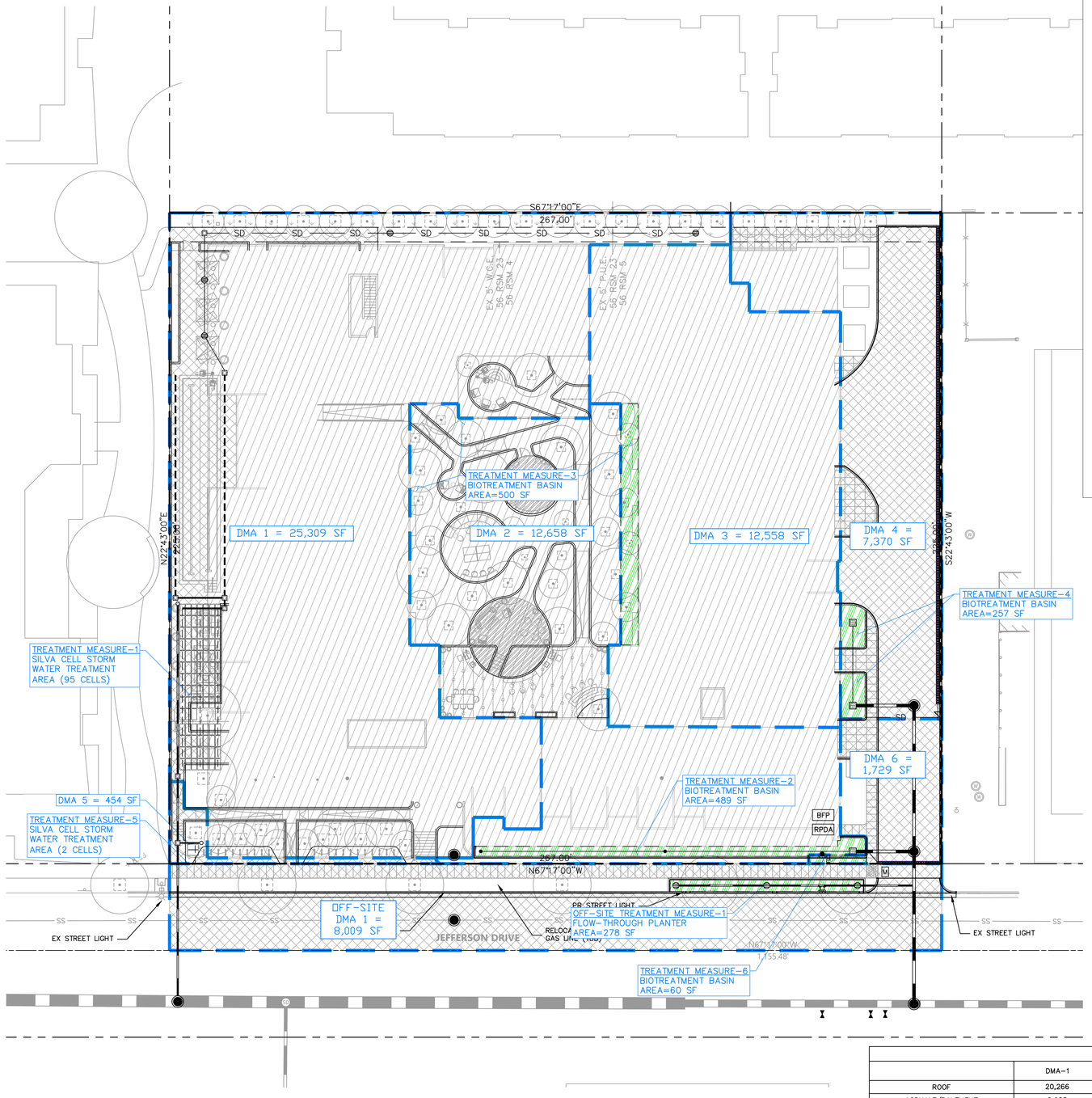
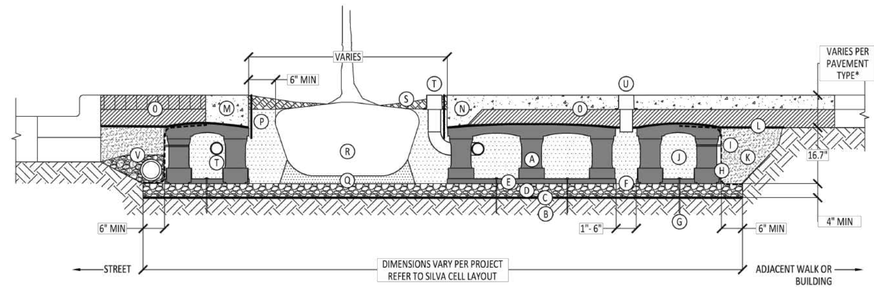




SILVA CELL SYSTEM 1X

NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES

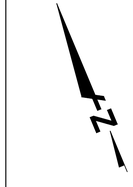
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

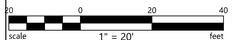
OFF-SITE STORMWATER TREATMENT SUMMARY

	DMA-1
ROOF	0
ASPHALT/PAVEMENT	6,884
LANDSCAPE	1,126
TOTAL	8,009
TREATMENT AREA REQUIRED (4% OF IMPERVIOUS)	275
TREATMENT AREA PROVIDED	278

ON-SITE STORMWATER TREATMENT SUMMARY

	DMA-1	DMA-2	DMA-3	DMA-4	DMA-5	DMA-6
ROOF	20,266	11,841	12,058	734	0	0
ASPHALT/PAVEMENT	2,985	0	0	5,428	350	1,467
LANDSCAPE	2,058	818	500	1,209	104	262
TOTAL	25,309	12,658	12,558	7,370	454	1,729
TREATMENT AREA REQUIRED (4% OF IMPERVIOUS)	930	474	482	246	14	59
TREATMENT AREA PROVIDED	950 SF (95 SILVA CELLS)	489	500	257	20 SF (2 SILVA CELLS)	60





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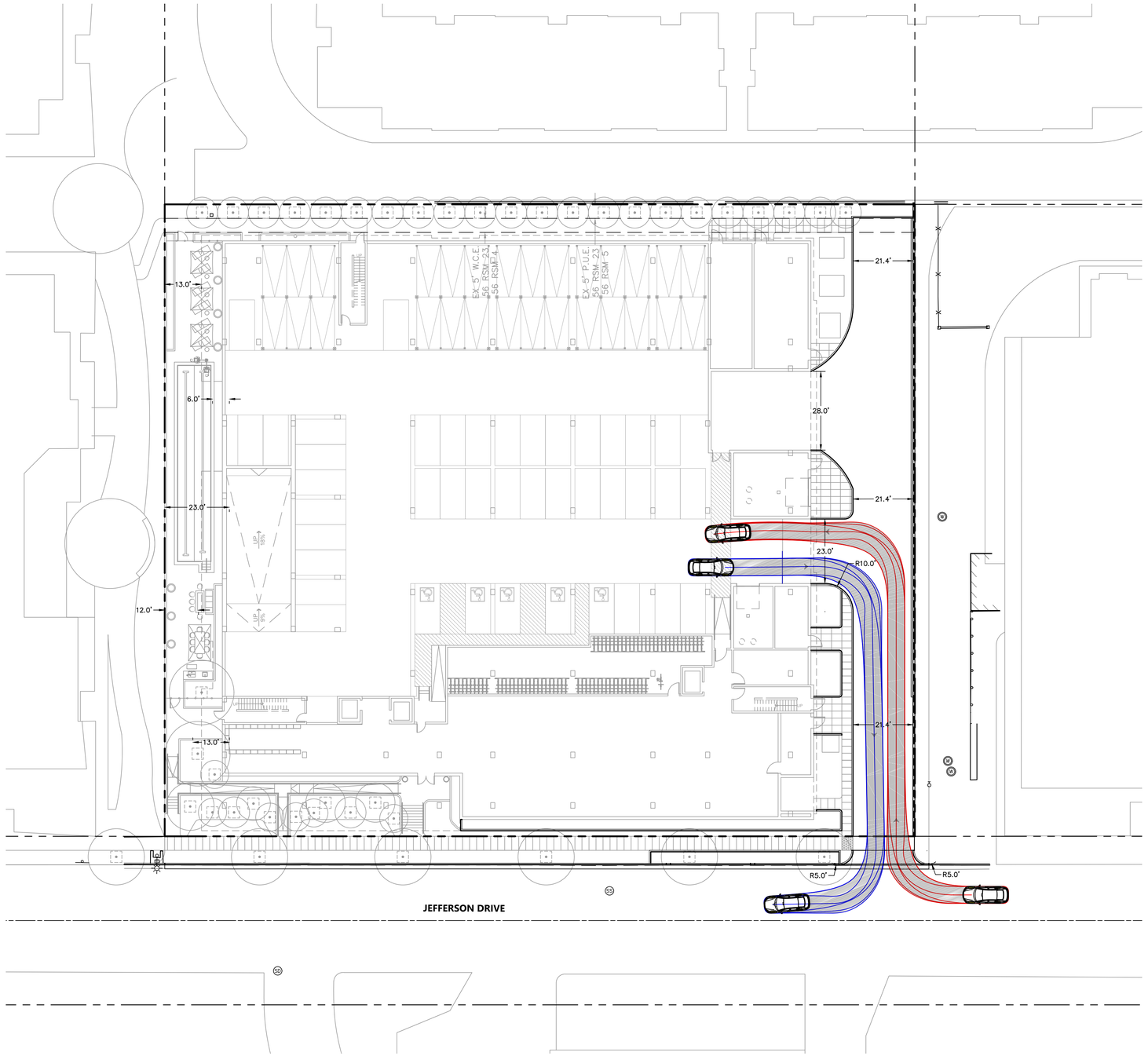

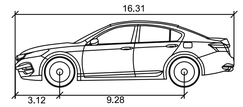

Honda Accord 2023 feet

Width	:	6.11
Track	:	5.99
Lock to Lock Time	:	6.0
Steering Angle		34.0

N

scale 1" = 20' feet (20 0 20 40)

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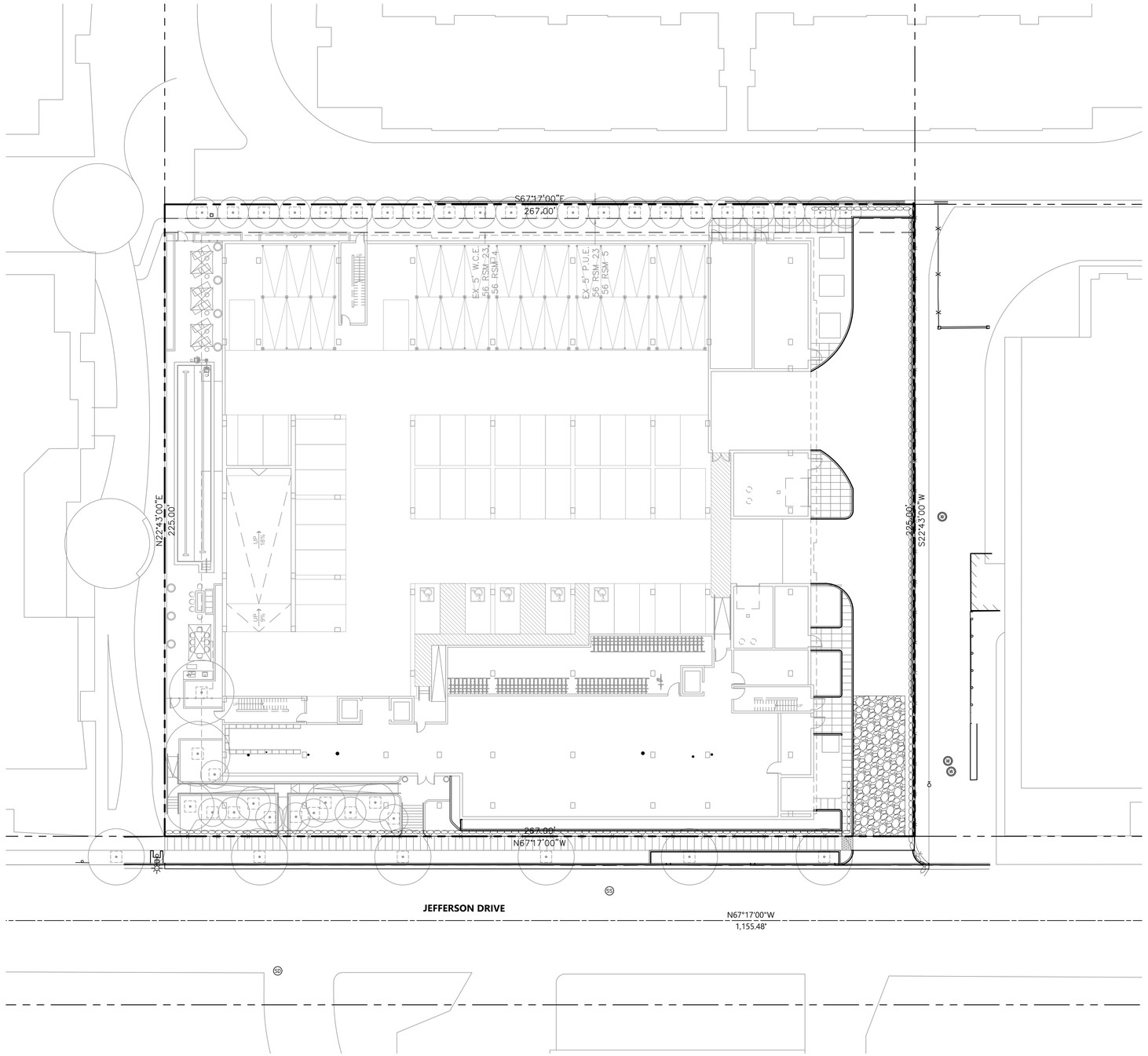
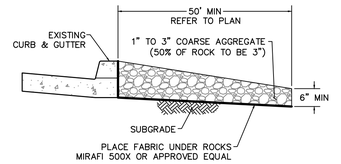
Base Point of Dran

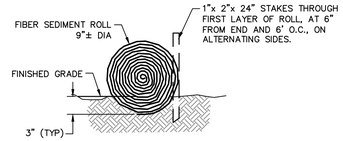




NOTE
REMOVE AGGREGATE, SEPARATE AND DISPOSE OF SEDIMENT
IF CONSTRUCTION ENTRANCE/EXIT IS CLOGGED WITH SEDIMENT.

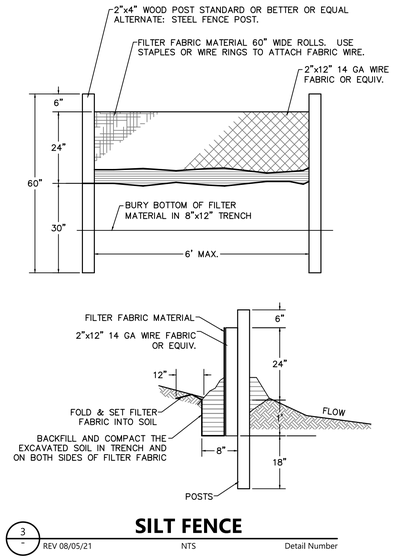
3 CRUSHED ROCK ENTRANCE

REV 08/05/21 NTS Detail Number



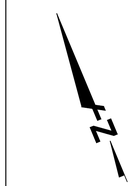
2 FIBER ROLL DETAIL

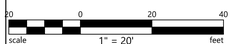
REV 08/05/21 NTS Detail Number



3 SILT FENCE

REV 08/05/21 NTS Detail Number





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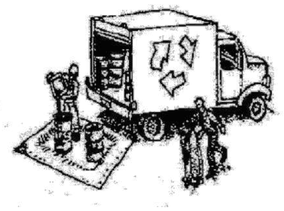
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

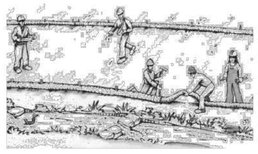
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

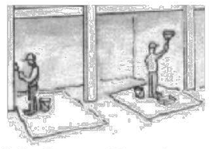
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

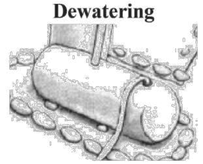
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

N

20 0 20 40
scale 1" = 20' feet

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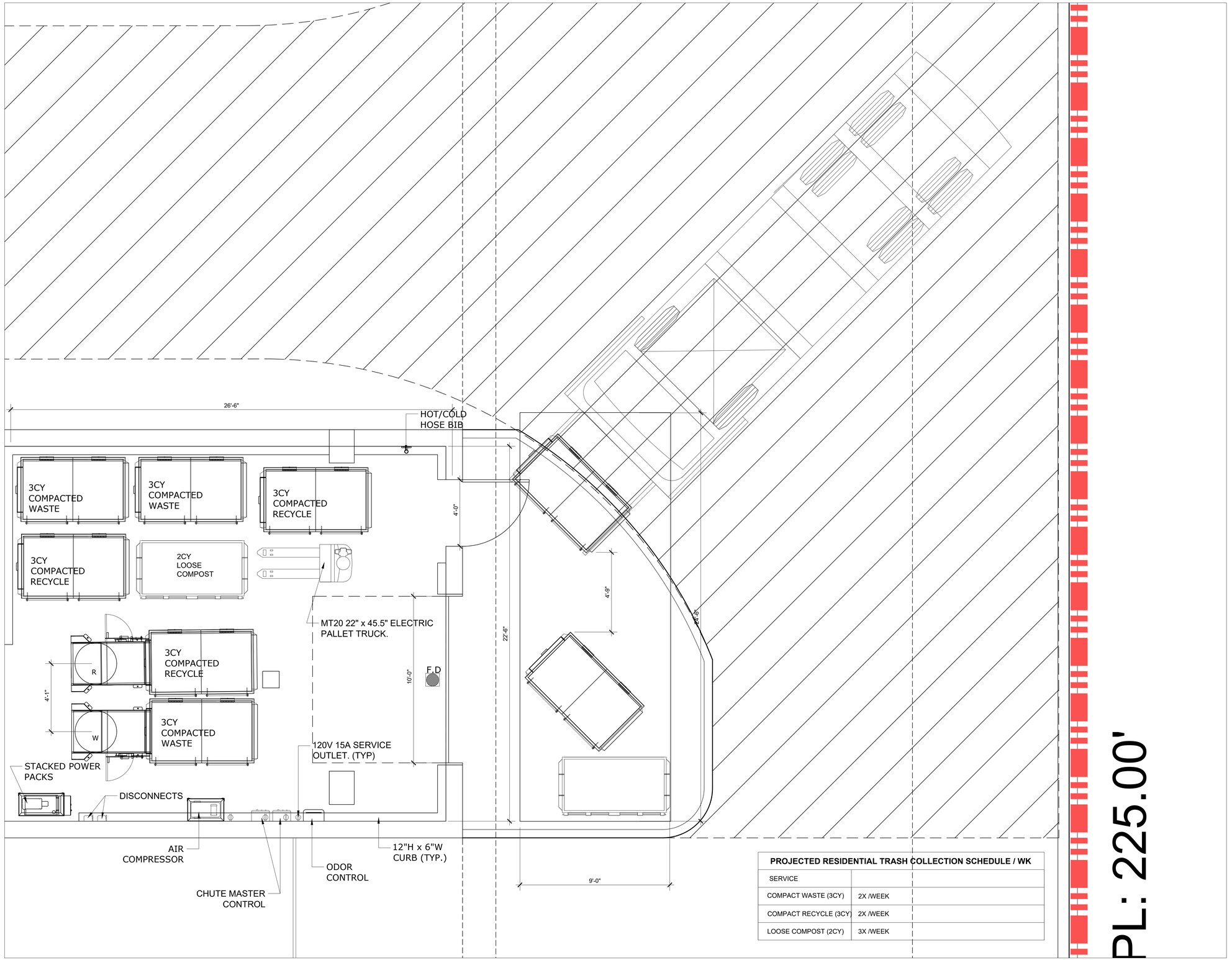
PL: 225.00'

PL: 225.00'

PL: 267.00'

TRASH
TERMINATION ROOM
SEE PAGE TR1.0

JEFFERSON STREET



PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK	
SERVICE	
COMPACT WASTE (3CY)	2X /WEEK
COMPACT RECYCLE (3CY)	2X /WEEK
LOOSE COMPOST (2CY)	3X /WEEK

PL: 225.00'


UP
DN
TRASH
CHUTE
VESTIBULE
SEE PAGE
TR1.0
UP
DN

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK	
SERVICE	
COMPACT WASTE (3CY)	2X /WEEK
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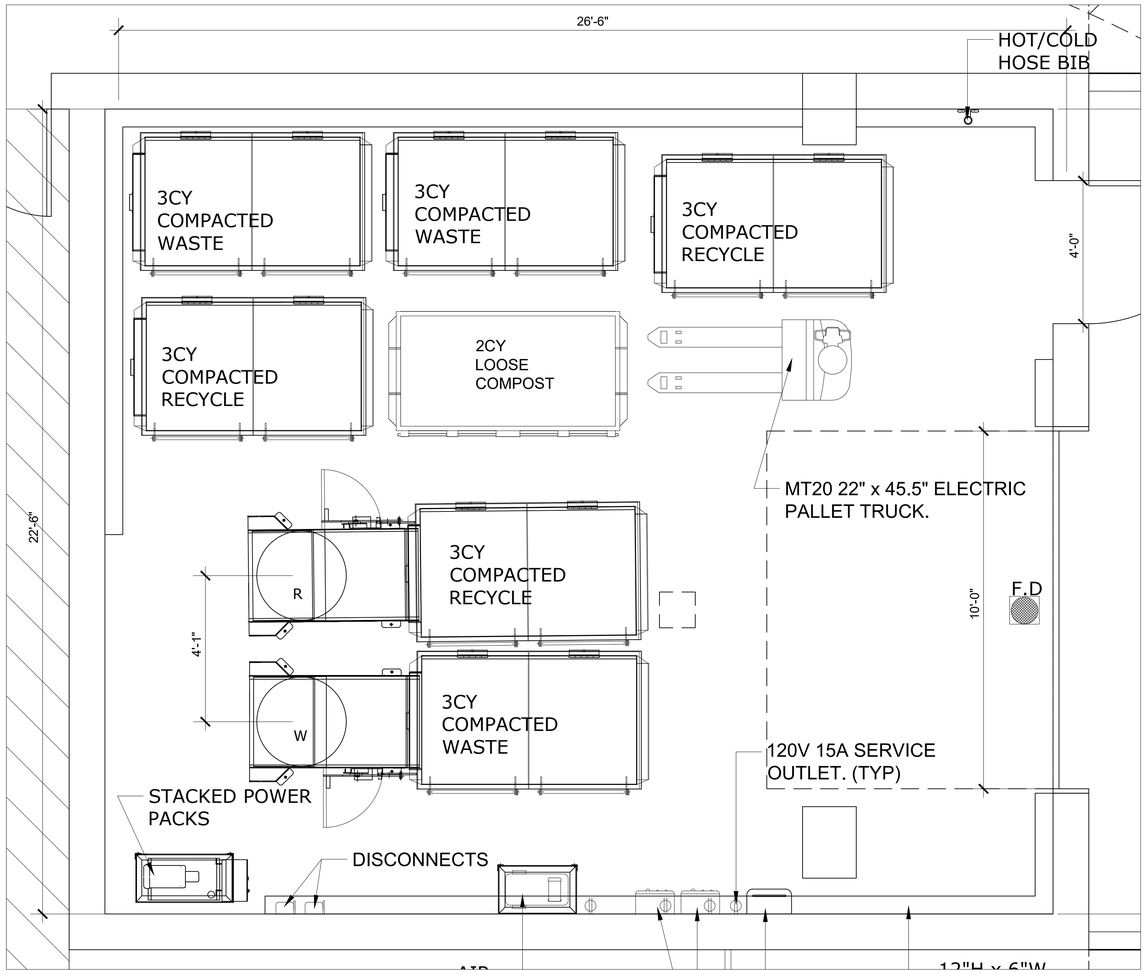
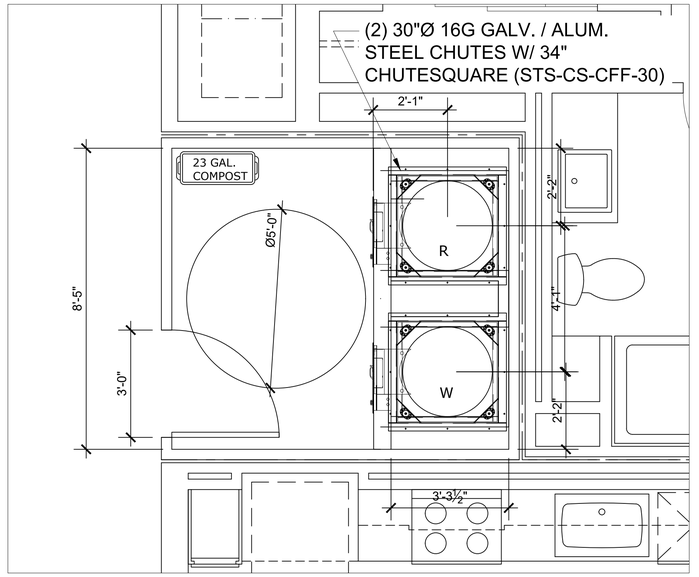
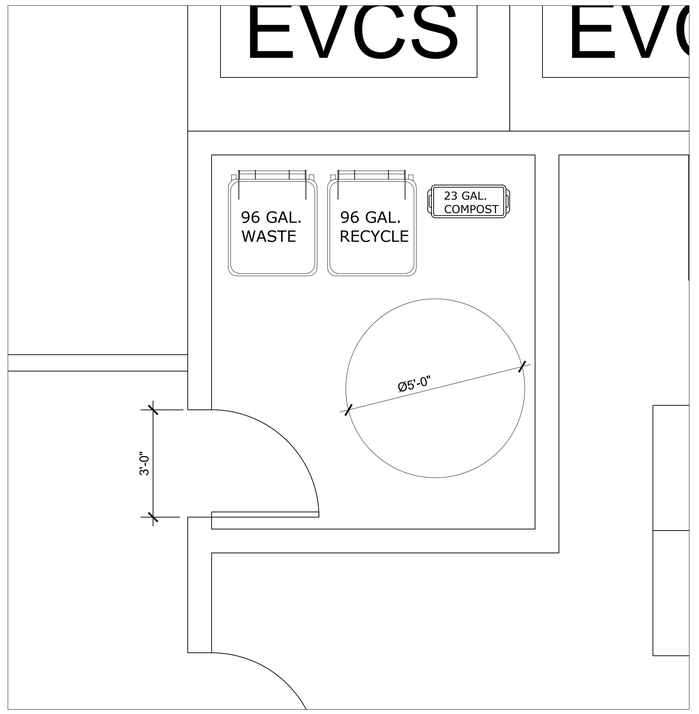


TRASH TERMINATION ROOM



UPPER CHUTE VESTIBULE
LEVEL 4-8



TRASH CLOSET
LEVEL 3

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH HEAVY DUTY TRAFFIC COATING THAT CAN SUPPORT UP TO 4,000 LBS PER LOAD ON CASTERS. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-REINFORCED CONCRETE WALLS. OPTION 2: ¼" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2024 CBC.
6. INSTALL 8'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16-GAUGE GALVANIZED OR ALUMINIZED STEEL CHUTE WITH STS-500 SINGLE-SIDE LATCH COMPACTOR AND 3CY FL COMPACTOR CONTAINER FOR WASTE AND RECYCLING. CHUTES TERMINATE 6'-0" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
10. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE MT20 22" x 45.5" ELECTRIC PALLET TRUCK FOR MOVING BINS. 4500LB CAPACITY WITH 67" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
14. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
15. TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE VESTIBULES, SIMILAR AT LEVELS 4-8.

16. CHUTE VESTIBULES 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS**. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (1) 15x18 BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR FOR RECYCLING AT EACH FLOOR. SEE DETAIL 1/-. PROVIDE (1) 15x18 BOTTOM HINGED, ICD-2000, PNEUMATIC ASSIST CHUTE INTAKE DOOR FOR WASTE AND COMPOST AT EACH FLOOR. SEE DETAIL 2/-. 30" x 48" FRONT APPROACH REQUIRED PER ADA STANDARDS.
17. .MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' CONTAINER OR EQUIVALENT FOR COMPOST DISPOSAL. STAFF TO EMPTY IN CONTAINERS DAILY AT TRASH ROOM.
18. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
19. INSTALL (1) SMARTTRASH CHUTESQUARE FOR EACH CHUTE AT EVERY FLOOR PENETRATION. CHUTESQUARE TYPE WILL VARY BASED ON CONSTRUCTION TYPE. CHUTE FLOOR SUPPORT FRAME INSTALLED IN FIELD AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/- FOR ANCHORING

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.