PARKLINE RESIDENTIAL ARCHITECTURE

MENLO PARK, CA

RESIDENTIAL ARCHITECTURAL CONTROL PACKAGE

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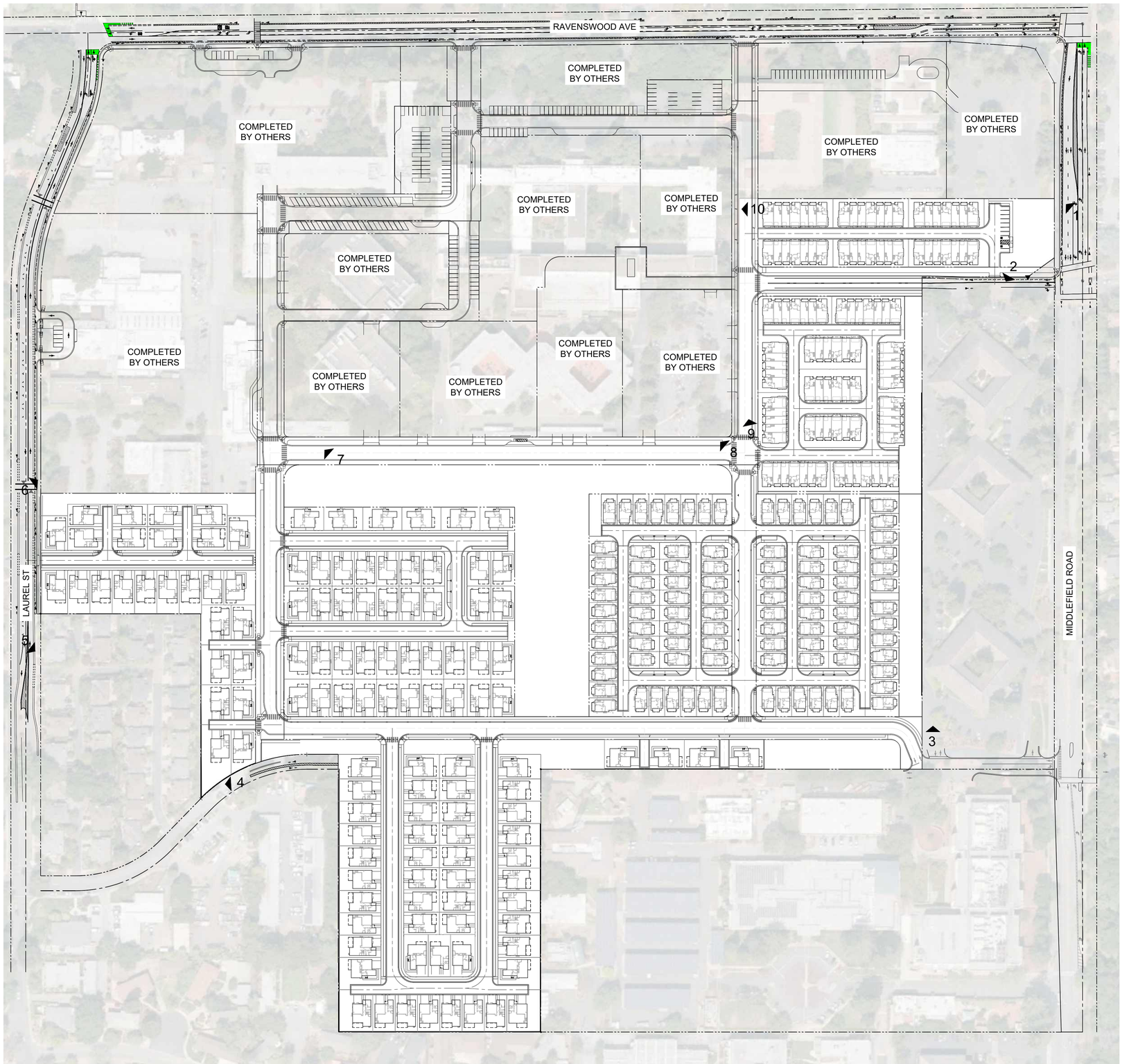

VIEW 10

VIEW 5

VIEW 9

VIEW 4

VIEW 8

VIEW 3

VIEW 7

VIEW 2

VIEW 6

VIEW 1

ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

0 50 100 200

AREA PLAN AND EXISTING PHOTOS **A0-0.2**

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

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LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

STREET PERSPECTIVE
2 STORY SFD

A0-1.0

LANE PARTNERS

ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

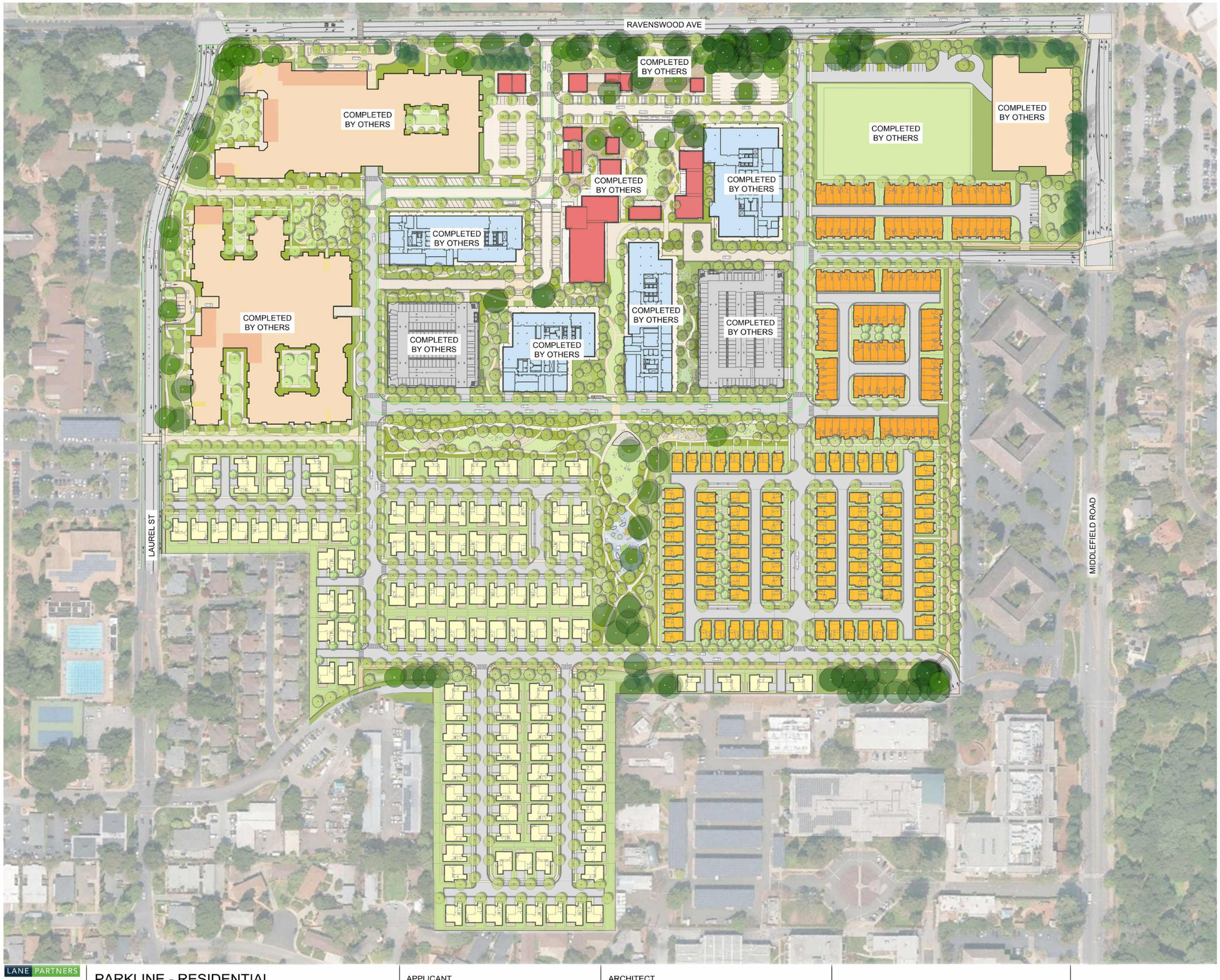
APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

STREET PERSPECTIVE
3 STORY SFD

A0-1.1

101



NOTES:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.

2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way.

3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

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MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

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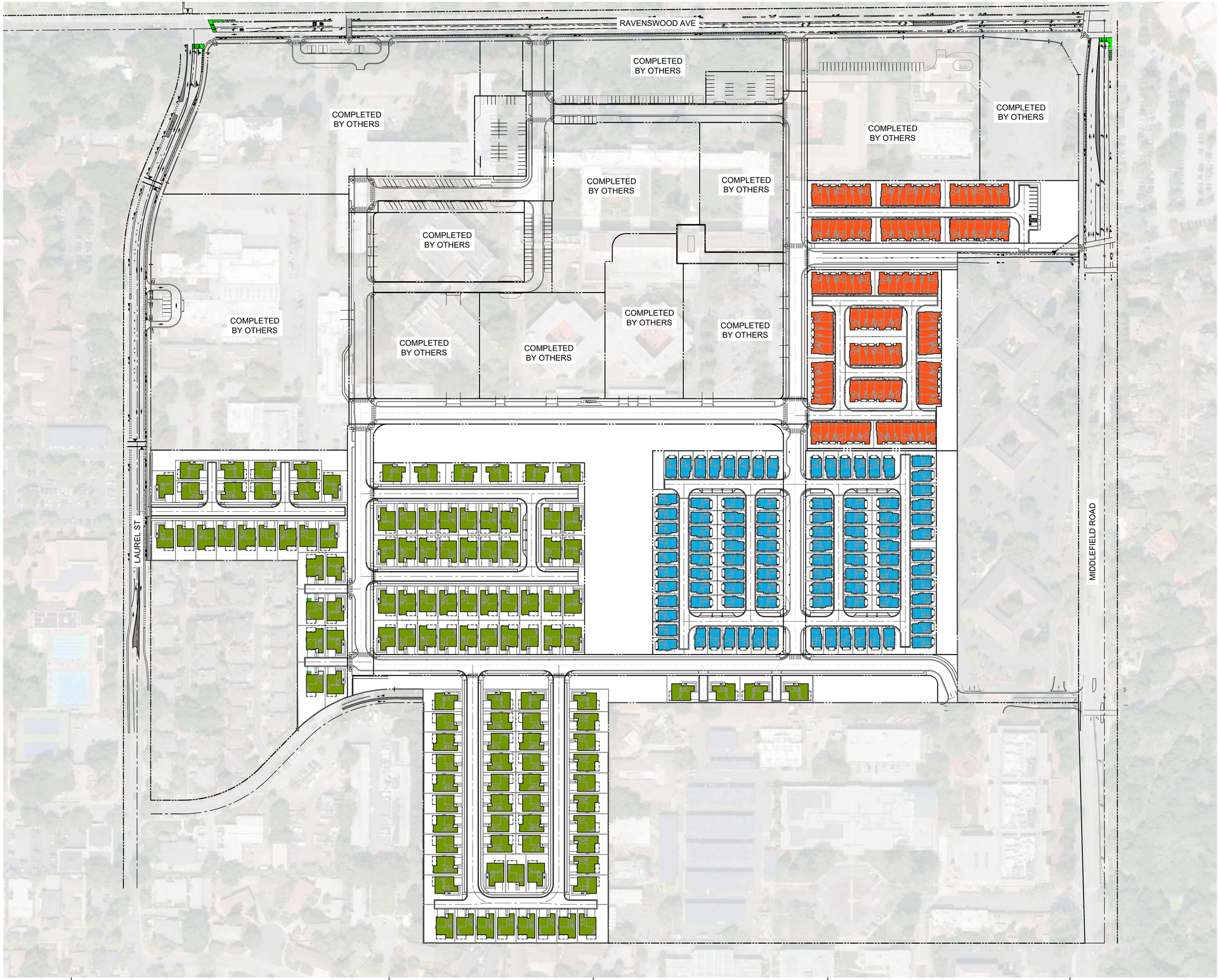
ILLUSTRATIVE SITE PLAN **A1-0.0**



LEGEND

- SINGLE FAMILY HOMES_2 STORY
  (see sheets A2-1.0 - A2-6.0)
- SMALL LOT SINGLE FAMILY HOMES_3 STORY
  (see sheets A3-1.0 - A3-6.0)
- TOWNHOMES_3 STORY
  (see sheets A4-1.0 - A4-6.0)

NOTES:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.

2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way.

3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

KEY PLAN

Not To Scale

NTS

2. MIDDLEFIELD ROAD STREETSCAPE

0 8 16 32

1. LAUREL ST STREETSCAPE

0 8 16 32

LANE PARTNERS

ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
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MENLO PARK, CA

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1814 FRANKLIN ST, OAKLAND, CA

STREETSCAPE **A1-0.2**

PROJECT SUMMARY

PROJECT INFORMATION

PARKLINE
Menlo Park, CA

SITE AREA **2,797,797.0 SF** **(64.23 ACRES)**

BUILDING SUMMARY_SINGLE FAMILY HOMES_2 STORY. See A1.20- A1.22

Typology	Building Type	# Buildings	Building Gross Floor area per floor*			Building Gross Floor Area* per Bldgs	Total Building Gross Floor Area*
			Level 1	Level 2	Roof		
SINGLE FAMILY HOMES_2 STORY	Plan 1	43	1,530.3 SF	1,373.5 SF	631.7 SF	3,535.6 SF	152,029.7 SF
(Bldg. HT.: +/- 34' to the top of roof)	Plan 2	37	1,584.2 SF	1,655.1 SF	572.7 SF	3,811.9 SF	141,041.3 SF
TYPE VB	Plan 3	42	1,615.4 SF	1,634.3 SF	513.4 SF	3,763.0 SF	158,046.8 SF
R3 SINGLE FAMILY DWELLINGS	**Total**	**122 DU**					**451,118 SF**

BUILDING SUMMARY_SMALL LOT SINGLE FAMILY HOMES. See A1-2.3& A1.2-4

Typology	Building Type	# Buildings	Building Gross Floor area per floor*			Building Gross Floor Area* per Bldgs	Total Building Gross Floor Area*
			Level 1	Level 2	Level 3	Roof	
SMALL LOT SINGLE FAMILY HOMES_3 STORY	Plan 1	49	968.5 SF	1,005.9 SF	1,062.3 SF	409.5 SF	3,446.2 SF	168,861.6 SF
(Bldg. HT.: +/- 42' to the top of roof)	Plan 2	49	992.0 SF	1,245.3 SF	1,106.8 SF	444.3 SF	3,788.4 SF	185,633.4 SF
TYPE VB								
R3 SINGLE FAMILY DWELLINGS	**Total**	**98 DU**						**354,495 SF**

BUILDING SUMMARY_TOWNHOMES. See A1-2.5& A1.2.10

Typology	Building Type	# Buildings	# Total DU	Building Gross Floor area per floor**				Total Building Gross Floor Area**
				Level 1	Level 2	Level 3	Roof	
TOWNHOMES_3 STORY	5 - Plex	4	20 DU	1,734.2 SF	4,008.5 SF	4,454.6 SF	742.1 SF	43,757.3 SF
(Bldg. HT.: +/- 40' to the top of roof)	6 - Plex	3	18 DU	2,245.2 SF	4,893.2 SF	5,511.9 SF	920.3 SF	40,711.7 SF
TYPE VB	7 - Plex	10	70 DU	2,488.8 SF	5,595.5 SF	6,283.2 SF	1,056.3 SF	154,237.3 SF
R2 TOWNHOUSE CONDOMINIUM	**Total**	17	**108 DU**					**238,706 SF**

TOTAL	# of units	Total Gross Floor Area
	328 DU	**1,044,319 SF**

*Floor Area: Per 16.04.313 Menlo Park Municipal Code
**Gross Floor Area: Per 16.04.322 Menlo Park Municipal Code

***Floor Area Ratio	**Total Gross Floor Area / Site Area**	(1,044,319 s.f/ 2,797,797 s.f.)	**0.37**

*** Floor Area Ratio: Per 16.04.315 Menlo Park Municipal Code, applies to all zoning districts except the single-family residential and R-2 zoning districts and means the maximum permitted ratio of the total square footage of the gross floor area of all buildings on a lot to the square footage of the lot.

Detailed Unit Summary

SINGLE FAMILY HOMES_2 STORY (Type VB)

	Description	Garage	# du	%	GSF*	Total GSF*
Plan 1	4 bed/ 3 bath	Side x Side	43 DU	35%	2,404 SF	103,372 SF
Plan 2	4 bed (Opt. 5 bed)/3 bath	Side x Side	37 DU	30%	2,704 SF	100,048 SF
Plan 3	4 bed (Opt. 5 bed)/3 bath	Side x Side	42 DU	34%	2,740 SF	115,080 SF
Total			**122 DU**	**100%**		**318,500 SF**
Average GSF*/du					**2610.7 sf/du**	

SMALL LOT SINGLE FAMILY HOMES_3 STORY (Type VB)

	Description	Garage	# du	%	GSF*	Total GSF*
Plan 1	4 bed/ 3.5 bath	Side x Side	49 DU	50%	2,445 SF	119,805 SF
Plan 2	4 bed/ 3.5 bath	Side x Side	49 DU	50%	2,549 SF	124,901 SF
Total			**98 DU**	**100%**		**244,706 SF**
Average GSF*/du					**2497.0 sf/du**	

* Gross Area is calculated to the exterior wall. Unconditioned spaces like porches, garages, decks, outdoor patios, and exterior fur-outs are excluded.

TOWNHOMES_3 STORY (Type VB)

	Description	Garage	# du	%	NSF**	Total NSF**
Plan 1	3 bed/ 3 bath	Tandem	61 DU	56%	1,446 SF	88,206 SF
Plan 2	4 bed/3.5 bath	Side x Side	13 DU	12%	2,180 SF	28,340 SF
Plan 3	4 bed/3.5 bath	Side x Side	34 DU	31%	2,243 SF	76,262 SF
Total			**108 DU**	**100%**		**192,808 SF**
Average NSF/du**					**1785.3 sf/du**	

**Measured to interior stud of wall

****BUILDING COVERAGE

SINGLE FAMILY HOMES_2 STORY (Type VB)

Building Type	# Buildings	Building Coverage Area per Bldg.	Building Coverage Area per bldg. type
Plan 1	43	1,749.3 SF	75,219.9 SF
Plan 2	37	1,747.8 SF	64,672.3 SF
Plan 3	42	1,873.8 SF	78,699.6 SF
	122		**218,592 SF**

SMALL LOT SINGLE FAMILY HOMES_3 STORY (Type VB)

Building Type	# Buildings	Building Coverage Area per Bldg.	Building Coverage Area per bldg. type
Plan 1	49	1,088.2 SF	53,321.8 SF
Plan 2	49	1,108.4 SF	54,311.6 SF
	98		**107,633 SF**

TOWNHOMES_3 STORY (Type VB)

Building Type	# Buildings	Building Coverage Area per Bldg.	Building Coverage Area per bldg. type
5 - Plex	4	4,418.9 SF	17,675.6 SF
6 - Plex	3	5,423.0 SF	16,269.0 SF
7 - Plex	10	6,199.3 SF	61,993.0 SF
	17		**95,938 SF**

TOTAL	TOTAL BUILDING COVERAGE AREA
	422,163 SF

****Building Coverage:	Total Building Coverage Area / Site Area	
	422,163 s.f. / 2,797,797 s.f	**15%**

****Building coverage: Per 16.04.322 Menlo Park Municipal Code,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.

REQUIRED EV CHARGING per City of Menlo Park Municipal Code 12.18.040 Section 5.106.4.1
SINGLE FAMILY HOMES_2 STORY

	%	# of Parking Space		Quantity	
	of Units	# Units	# of stall in garage		
One Level 2 EV Ready space + One Level 1 EV Ready space if two spaces	100%	122	244 spaces	**244**	
TOTAL PROVIDED				**244**	Spaces

REQUIRED EV CHARGING per City of Menlo Park Municipal Code 12.18.040 Section 5.106.4.1
SMALL LOT SINGLE FAMILY HOMES_3 STORY

	%	# of Parking Space		Quantity	
	of Units	# Units	# of stall in garage		
One Level 2 EV Ready space + One Level 1 EV Ready space if two spaces	100%	98	196 spaces	**196**	
TOTAL PROVIDED				**196**	Spaces

REQUIRED EV CHARGING per City of Menlo Park Municipal Code 12.18.040 Section 5.106.4.1
3 STORY TOWNHOUSE CONDOMINIUMS A (R2- TOWNHOUSE CONDOMINIUMS)

	%	# of Parking Space		Quantity	
	of Units	# Units	# of stall in garage		
One Level 2 EV Ready space + One Level 1 EV Ready space if two spaces	100%	108	216 spaces	**216**	
TOTAL PROVIDED				**216**	Spaces

R3: SINGLE FAMILY DETACHED
2 STORY SINGLE FAMILY HOMES &
3 STORY SMALL LOT SINGLE FAMILY HOMES

APPLICABLE CODES:

[BASED ON 2024 INTERNATIONAL BUILDING CODE]

2025 CALIFORNIA RESIDENTIAL CODE (CRC)

2025 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2023 NATIONAL ELECTRICAL CODE]

2025 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2024 UNIFORM MECHANICAL CODE]

2025 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2024 UNIFORM PLUMBING CODE]

2025 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2025 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2024 INTERNATIONAL FIRE CODE]

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

MENLO PARK MUNICIPAL CODE

TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3
GARAGE: U
FIRE SPRINKLERS: NFPA 13-D

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13-D IN ONE- AND TWO- FAMILY DWELLINGS.

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

ADDRESS IDENTIFICATION: NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

R2: TOWNHOUSE CONDOMINIUMS (PER CRC)
3-STORY TOWNHOMES

APPLICABLE CODES:

[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2025 CALIFORNIA RESIDENTIAL CODE (CRC)

2025 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2025 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2025 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2025 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2025 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

MENLO PARK MUNICIPAL CODE

DEFINITIONS: [PER CRC R202]	TOWNHOUSE CONDOMINIUMS: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC R 1.1.3.1)	TOWNHOUSE CONDOMINIUMS U (PRIVATE GARAGES)
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLERS: (CRC R 313)	REQUIRED : NFPA 13-D
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.13)	3 STORIES
ALLOWABLE FLOOR AREA	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS
TOWNHOUSE UNIT SEPARATION (CRC R 302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
UTILITIES / THROUGH PENETRATIONS (CRC R302.4.1)	ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102A.3.1

LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name:
Date:

Y	?	N			
2			Credit	Integrative Process	2

9	6	15	**Location and Transportation**		15
Y			Prereq	Floodplain Avoidance	Required
			PERFORMANCE PATH		
		15	Credit	LEED for Neighborhood Development Location	15
			PRESCRIPTIVE PATH		
4	4		Credit	Site Selection	8
1	2		Credit	Compact Development	3
2			Credit	Community Resources	2
2			Credit	Access to Transit	2

5	2	0	**Sustainable Sites**		7
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
2			Credit	Heat Island Reduction	2
1	2		Credit	Rainwater Management	3
2			Credit	Non-Toxic Pest Control	2

4	18	0	**Water Efficiency**		12
Y			Prereq	Water Metering	Required
			PERFORMANCE PATH		
	12		Credit	Total Water Use	12
			PRESCRIPTIVE PATH		
	6		Credit	Indoor Water Use	6
4			Credit	Outdoor Water Use	4

17	46	4	**Energy and Atmosphere**		38
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
			PERFORMANCE PATH		
	29		Credit	Annual Energy Use	29
			BOTH PATHS		
	5		Credit	Efficient Hot Water Distribution System	5
2			Credit	Advanced Utility Tracking	2
1			Credit	Active Solar Ready Design	1
1			Credit	HVAC Start-Up Credentialing	1
			PRESCRIPTIVE PATH		
Y			Prereq	Home Size	Required
		3	Credit	Building Orientation for Passive Solar	3
	2		Credit	Air Infiltration	2
	2		Credit	Envelope Insulation	2
1.5	1.5		Credit	Windows	3
	4		Credit	Space Heating & Cooling Equipment	4

			EA PRESCRIPTIVE PATH (continued)		
2		1	Credit	Heating & Cooling Distribution Systems	3
1	2		Credit	Efficient Domestic Hot Water Equipment	3
2			Credit	Lighting	2
2			Credit	High Efficiency Appliances	2
4			Credit	Renewable Energy	4

3	5	2	**Materials and Resources**		10
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
1.5	2.5		Credit	Environmentally Preferable Products	4
0.5	2.5		Credit	Construction Waste Management	3
		2	Credit	Material Efficient Framing	2

10	4	2	**Indoor Environmental Quality**		16
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air FIltering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
3			Credit	Enhanced Ventilation	3
1	1	0.5	Credit	Contaminant Control	2
2	1		Credit	Balancing of Heating and Cooling Distribution Systems	3
	1		Credit	Enhanced Compartmentalization	1
2			Credit	Enhanced Combustion Venting	2
		1	Credit	Enhanced Garage Pollutant Protection	2
2	1		Credit	Low Emitting Products	3

6	0	0	**Innovation**		6
Y			Prereq	Preliminary Rating	Required
5			Credit	Innovation	5
1			Credit	LEED AP Homes	1

4	0	0	**Regional Priority**		4
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1

58	81	23	**TOTALS**	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

BUILDING COVERAGE			
SINGLE FAMILY HOMES - PLAN 3			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
32	20.5	10.0	205.4
33	4.6	5.2	24.1
34	5.5	5.0	27.7
35	16.5	7.4	122.1
36	37.0	36.0	1332.0
37	11.2	10.2	114.5
38	0.2	4.9	1.2
39	1.0	3.3	3.1
40	21.3	2.0	42.5
41	0.5	2.6	1.2
TOTAL			1873.8

BUILDING COVERAGE			
SINGLE FAMILY HOMES - PLAN 2			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
15	21.0	6.0	126.0
16	5.1	7.0	35.9
17	37.0	17.1	634.0
18	37.7	4.7	177.2
19	5.1	4.1	21.2
20	12.0	28.2	338.5
21	20.5	20.2	415.2
TOTAL			1747.9

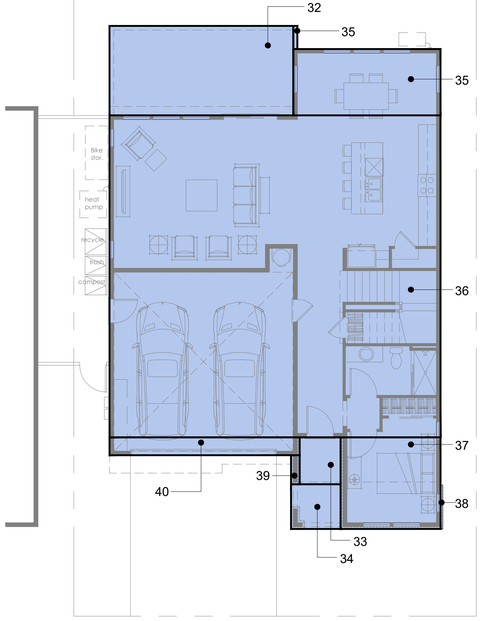
BUILDING COVERAGE			
SINGLE FAMILY HOMES - PLAN 1			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
1	21.0	9.0	189.0
2	5.5	5.4	29.9
3	37.0	39.0	1443.0
4	10.9	8.0	87.3
TOTAL			1749.3

****BUILDING COVERAGE**

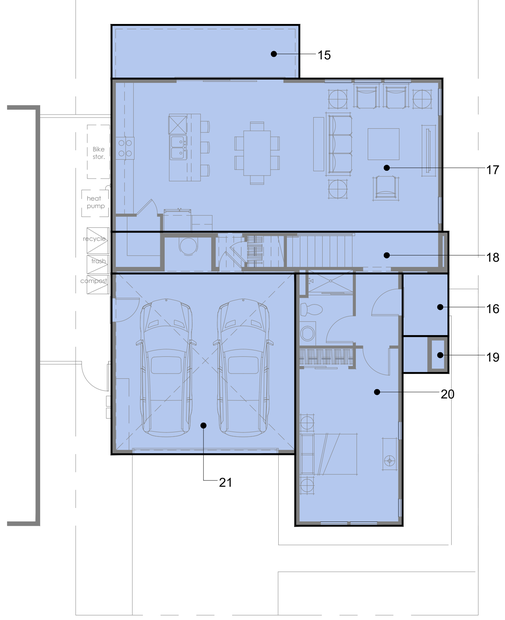
Single Family Homes_ 2 Story (Type VB)

Building Type	# Buildings	Building Coverage Area per Bldg.	Total Building Coverage Area
Plan 1	43	1,749.3 SF	75,219.9 SF
Plan 2	37	1,747.9 SF	64,672.3 SF
Plan 3	42	1,873.8 SF	78,699.6 SF
	122		**218,592 SF**

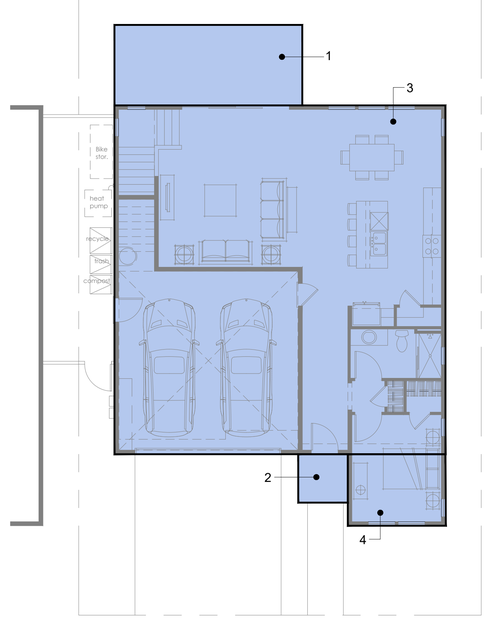
**Building coverage: Per 16.04.322 Menlo Park Municipal Code,means that percentage of the building site permitted to be covered by buildings, as measured from the ground upward, exclusive of any eave not in excess of six (6) feet and electric equipment enclosures (as defined in Section 16.04.296) for 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.



PLAN 3



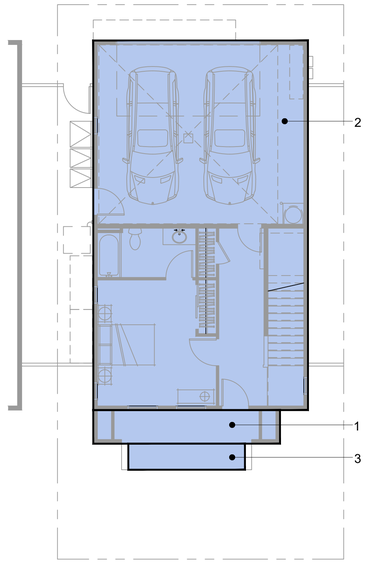
PLAN 2



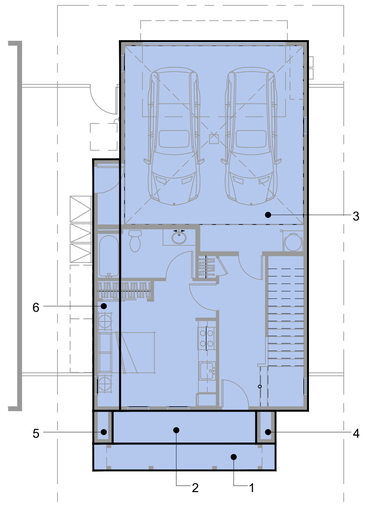
PLAN 1

BUILDING COVERAGE			
SMALL LOT SINGLE FAMILY HOMES - PLAN 1			
NAME	**LENGTH (ft)**	**WIDTH (ft)**	**AREA (sq ft)**
1	20.4	3.0	61.1
2	16.0	3.7	58.8
3	21.0	41.3	868.0
4	2.2	3.7	7.9
5	2.2	3.7	7.9
6	3.0	28.1	84.4
TOTAL			**1088.2**

BUILDING COVERAGE			
SMALL LOT SINGLE FAMILY HOMES - PLAN 2			
NAME	**LENGTH (ft)**	**WIDTH (ft)**	**AREA (sq ft)**
1	20.9	3.8	78.3
2	24.0	41.3	992.0
3	13.0	2.9	38.1
TOTAL			**1108.4**



PLAN 2



PLAN 1

****BUILDING COVERAGE**

Small Lot Single Family Homes (Type VB)

Building Type	# Buildings	Building Coverage Area per Bldg.	Total Building Coverage Area
Plan 1	49	1,088.2 SF	53,321.8 SF
Plan 2	49	1,108.4 SF	54,311.6 SF
	98		**107,633 SF**

**Building coverage: Per 16.04.322 Menlo Park Municipal Code,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.

LANE PARTNERS

ktgy

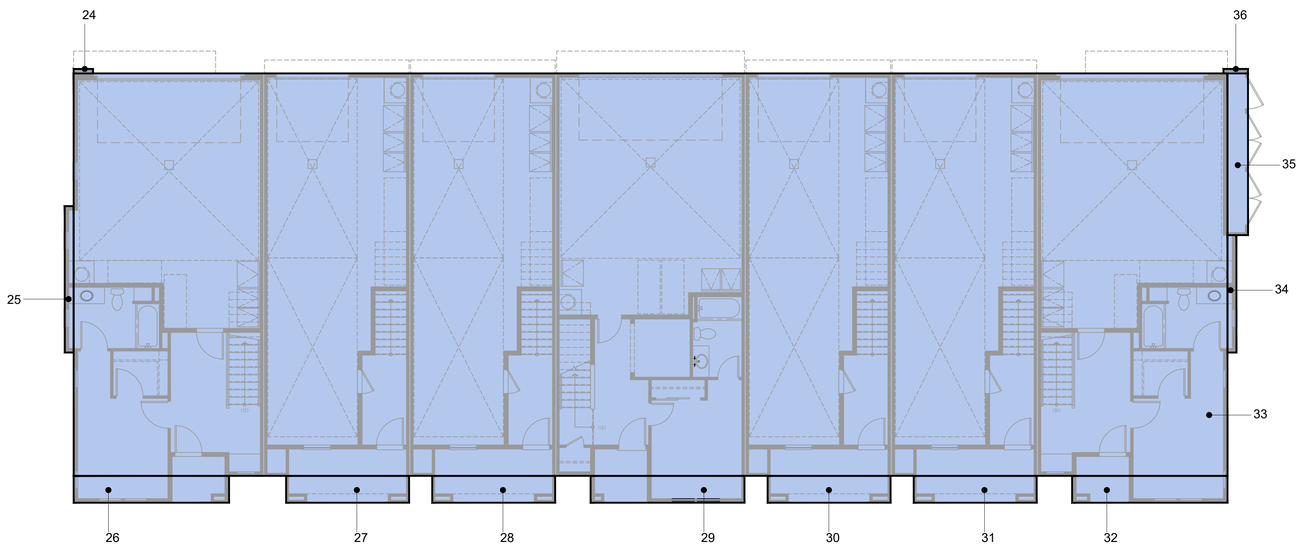
PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

0 4 8 16

BUILDING COVERAGE CALCULATION **A1-1.1**
SMALL LOT SINGLE FAMILY HOMES



7 PLEX_LEVEL 1

BUILDING COVERAGE			
TOWN HOMES- 5 PLEX			
NAME	**LENGTH (ft)**	**WIDTH (ft)**	**AREA (sq ft)**
1	2.2	0.5	1.1
2	1.0	16.4	16.4
3	17.4	3.0	52.1
4	13.8	3.0	41.3
5	13.8	3.0	41.3
6	13.8	3.0	41.3
7	17.4	3.0	52.1
8	91.5	45.0	4117.5
9	1.0	13.1	13.1
10	2.3	18.1	41.4
11	2.8	0.5	1.3
TOTAL			**4418.9**

BUILDING COVERAGE			
TOWN HOMES- 6PLEX			
NAME	**LENGTH (ft)**	**WIDTH (ft)**	**AREA (sq ft)**
12	2.2	0.5	1.1
13	1.0	16.4	16.4
14	17.4	3.0	52.1
15	13.8	3.0	41.4
16	13.8	3.0	41.4
17	17.2	3.0	51.5
18	13.8	3.0	41.3
19	17.4	3.0	52.1
20	112.7	45.0	5069.9
21	1.0	13.1	13.1
22	2.3	18.1	41.4
23	2.8	0.5	1.3
TOTAL			**5423.0**

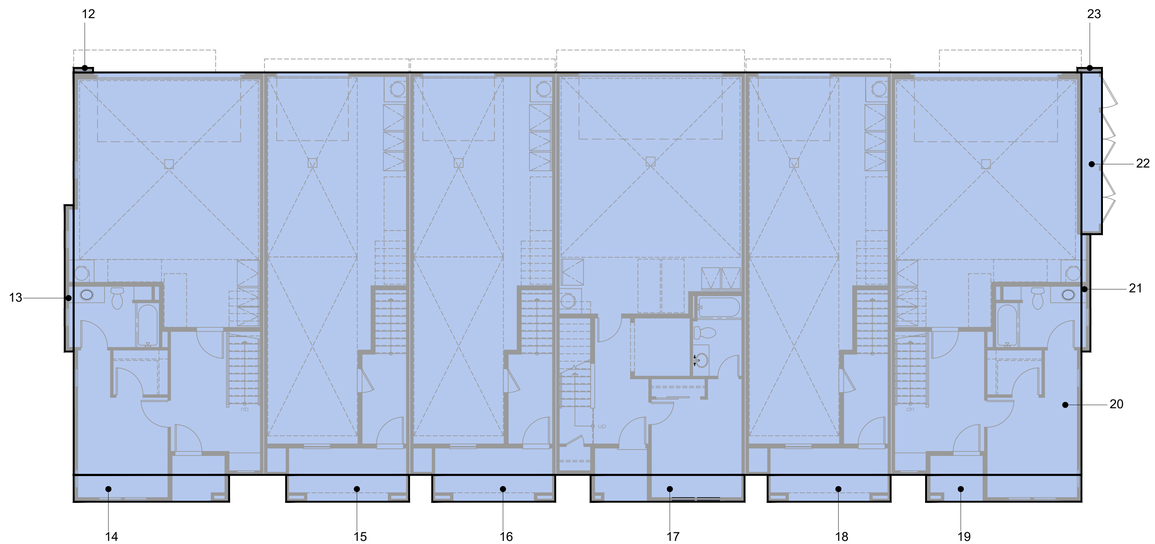
BUILDING COVERAGE			
TOWN HOMES- 7 PLEX			
NAME	**LENGTH (ft)**	**WIDTH (ft)**	**AREA (sq ft)**
24	2.2	0.5	1.1
25	1.0	16.4	16.4
26	17.4	3.0	52.1
27	13.8	3.0	41.3
28	13.8	3.0	41.3
29	17.2	3.0	51.5
30	13.8	3.0	41.4
31	13.8	3.0	41.4
32	17.4	3.0	52.1
33	129.0	45.0	5805.0
34	1.0	13.1	13.1
35	2.3	18.1	41.4
36	2.8	0.5	1.3
TOTAL			**6199.3**

**BUILDING COVERAGE

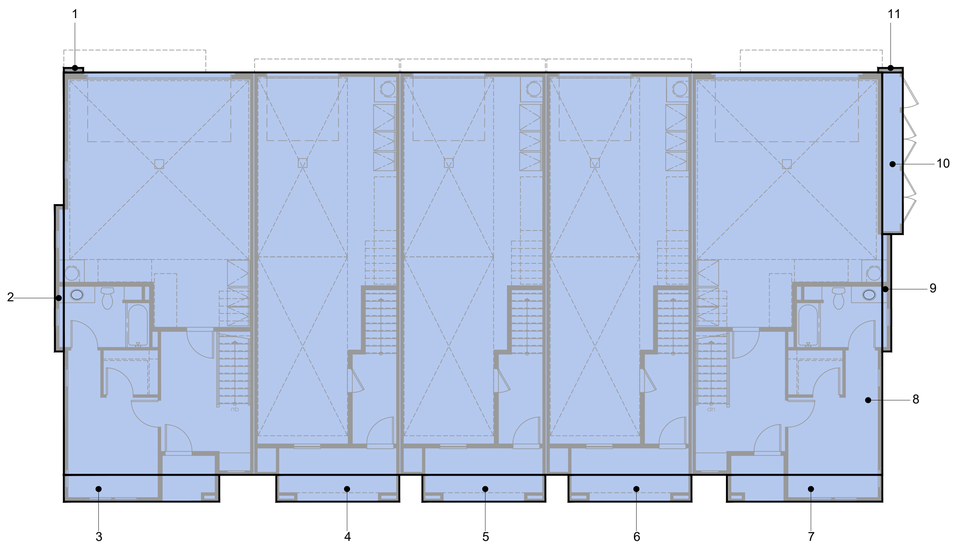
Townhomes (Type VB)

Building Type	# Buildings	Building Coverage Area per Bldg.	Total Building Coverage Area
5 - Plex	4	4,418.9 SF	17,675.6 SF
6 - Plex	3	5,423.0 SF	16,269.0 SF
7 - Plex	10	6,199.3 SF	61,993.0 SF
	17		**95,938 SF**

**Building coverage: Per 16.04.322 Menlo Park Municipal Code,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.



6 PLEX_LEVEL 1



5 PLEX_LEVEL 1

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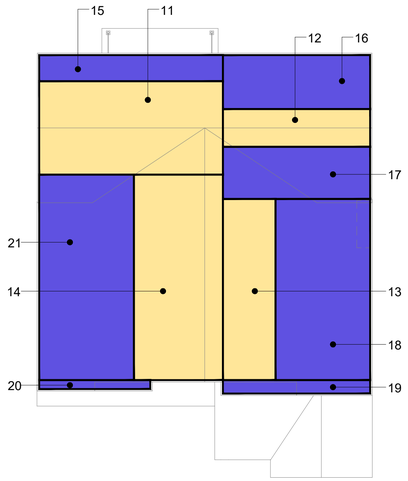
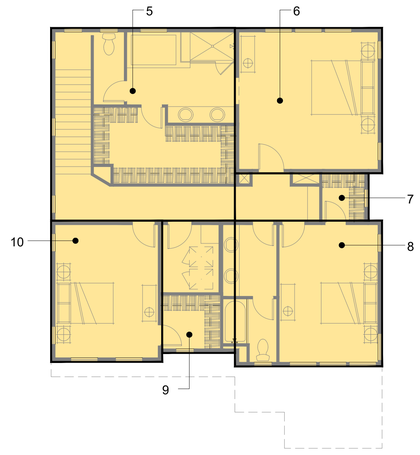
BUILDING COVERAGE CALCULATION **A1-1.2**
TOWNHOMES



ROOF PLAN

NOTE: Roof Plan Style B is shown with maximum INCLUDED roof gross floor area. Roof Style A and C have less than or equal amount of INCLUDED area.



SECOND FLOOR

LEVEL 1 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
3	37.0	39.0	1443.0
4	10.9	8.0	87.3
TOTAL			1530.3

LEVEL 2 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
5	20.5	21.5	442.5
6	16.5	16.3	267.4
7	15.0	5.3	79.2
8	16.5	16.3	268.1
9	8.1	14.8	120.2
10	12.4	15.8	196.1
TOTAL			1373.5

ROOF - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
11	20.5	10.4	214.6
12	16.5	4.2	69.4
13	5.9	20.3	119.0
14	10.0	23.0	228.7
TOTAL			631.7

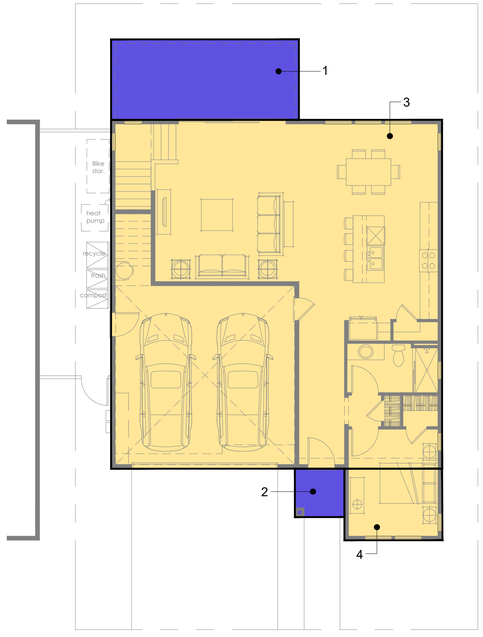
LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
1	21.0	9.0	189.0
2	5.5	5.4	30.0
TOTAL			219.0

ROOF - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
15	20.5	2.9	59.9
16	16.5	6.0	99.3
17	16.5	5.8	96.0
18	10.6	20.3	214.3
19	16.5	1.5	24.7
20	12.4	1.0	12.4
21	10.6	23.0	243.1
TOTAL			749.7

PLAN 1 SUMMARY

PLAN 1 TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	**1530.3 sq.ft.**
LEVEL 2	1373.5 sq.ft.
ROOF	631.7 sq.ft.
TOTAL	**3535.6 sq.ft.**

PLAN 1 TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	**219.0 sq.ft.**
LEVEL 2	
ROOF	749.7 sq.ft.
TOTAL	**968.7 sq.ft.**



FIRST FLOOR

Included in Gross Floor Area

Per MPMC section 16.04.313 (a), floor area includes all covered parking, including garages and carports, and below grade parking.

Per MPMC section 16.04.313 (b) (2) for two story development in single-family residential and R-2 zoning districts, except R-1-U (LM): attic space where the distance between the top of the ceiling joist and the bottom of the roof sheathing measures five feet (5') or more, shall be included at one hundred percent (100%) floor area, but shall not be included as part of the second floor calculation of floor area.

Excluded from Gross Floor Area

Per MPMC section 16.04.313 (c) (3), floor area shall exclude covered porches and patios structurally attached to the exterior of the main residences or detached accessory buildings; provided, that one (1) end is open and faces out from the structure

0 4 8 16

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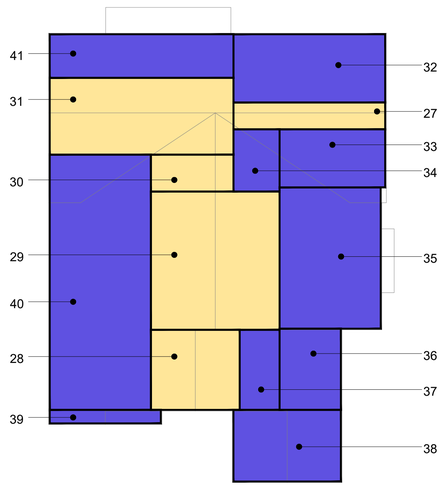
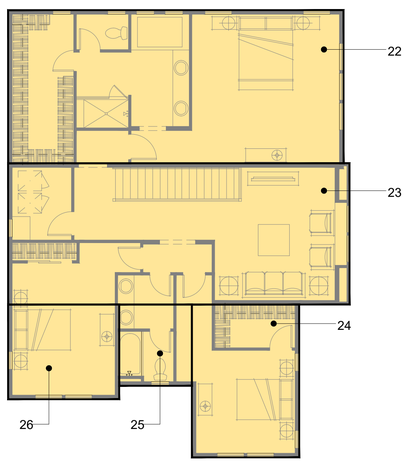
BUILDING AREA CALCULATION
SINGLE FAMILY HOMES - PLAN 1

A1-2.0



ROOF PLAN

NOTE: Roof Plan Style B is shown with maximum INCLUDED roof gross floor area. Roof Style A and C have less than or equal amount of INCLUDED area.



SECOND FLOOR

LEVEL 1 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
17	37.0	17.1	633.6
18	37.7	4.7	175.8
19	5.125	4.125	21.1
20	12.0	28.2	338.5
21	20.5	20.2	415.1
TOTAL			1584.2

LEVEL 2 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
22	37.5	17.1	642.2
23	38.2	15.8	602.7
24	12.0	17.1	205.0
25	8.1	9.1	73.8
26	12.4	10.6	131.4
TOTAL			1655.1

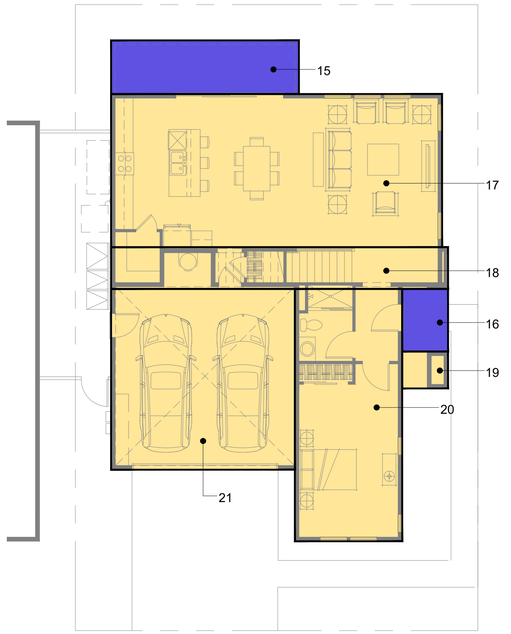
ROOF - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
27	17.0	3.0	50.9
28	9.9	9.0	88.9
29	14.4	15.5	222.4
30	9.2	4.1	38.0
31	20.5	8.4	172.6
TOTAL			572.7

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
15	21.0	6.0	126.0
16	5.1	7.0	35.9
TOTAL			161.9

ROOF - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
32	17.0	7.7	130.6
33	11.8	6.5	76.7
34	5.2	7.0	35.8
35	11.3	15.9	180.0
36	6.8	9.1	62.2
37	4.5	9.0	39.9
38	12.0	8.0	96.0
39	12.4	1.5	18.6
40	28.5	11.3	322.7
41	20.5	5.0	102.7
TOTAL			1065.4

PLAN 2 SUMMARY

PLAN 2 TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	1584.2 sq.ft.
LEVEL 2	1655.1 sq.ft.
ROOF	572.7 sq.ft.
TOTAL	**3811.9 sq.ft.**



FIRST FLOOR

PLAN 2 TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	161.9 sq.ft.
LEVEL 2	
ROOF	1065.4 sq.ft.
TOTAL	**1227.2 sq.ft.**

Included in Gross Floor Area

Per MPMC section 16.04.313 (a), floor area includes all covered parking, including garages and carports, and below grade parking.

Per MPMC section 16.04.313 (b) (2) for two story development in single-family residential and R-2 zoning districts, except R-1-U (LM): attic space where the distance between the top of the ceiling joist and the bottom of the roof sheathing measures five feet (5') or more, shall be included at one hundred percent (100%) floor area, but shall not be included as part of the second floor calculation of floor area.

Excluded from Gross Floor Area

Per MPMC section 16.04.313 (c) (3), floor area shall exclude covered porches and patios structurally attached to the exterior of the main residences or detached accessory buildings; provided, that one (1) end is open and faces out from the structure

0 4 8 16

LANE PARTNERS ktgy

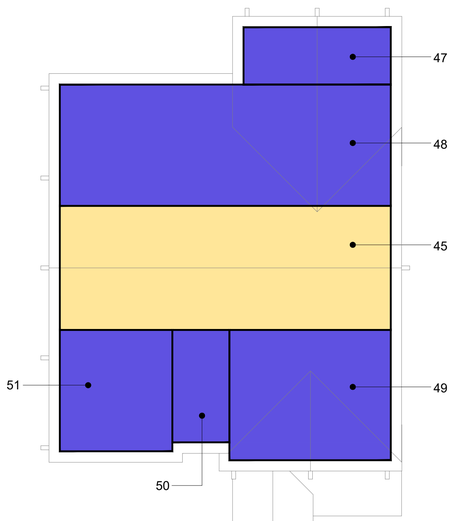
PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING AREA CALCULATION
SINGLE FAMILY HOMES - PLAN 2

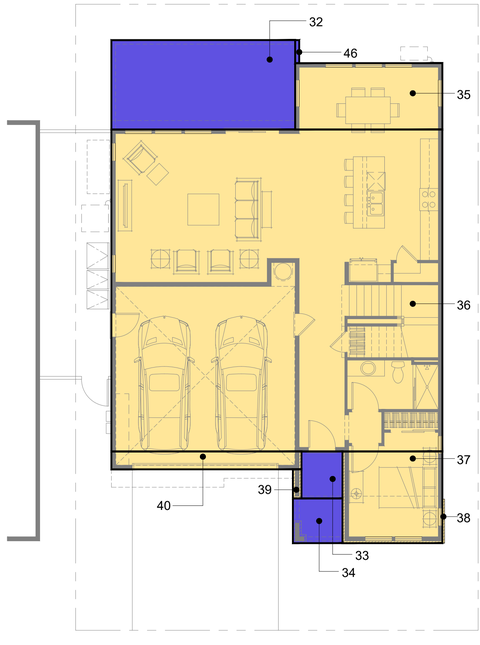
A1-2.1



ROOF PLAN

NOTE: Roof Plan Style A is shown with maximum INCLUDED roof gross floor area. Roof Style B and C have less than or equal amount of INCLUDED area.

SECOND FLOOR



FIRST FLOOR

LEVEL 1 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
35	16.5	7.4	122.1
36	37.0	36.0	1332.0
37	11.2	10.2	114.5
38	0.2	4.9	1.2
39	1.0	3.3	3.1
40	21.3	2.0	42.5
TOTAL			1615.4

LEVEL 2 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
41	16.5	6.4	105.6
42	18.0	42.0	757.8
43	6.4	40.0	255.0
44	12.6	41.0	515.9
TOTAL			1634.3

ROOF - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
45	37.0	13.9	513.4
TOTAL			513.4

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
32	20.5	10.0	205.4
33	4.6	5.2	24.1
34	5.5	5.0	27.7
46	0.5	2.6	1.2
TOTAL			258.4

ROOF - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
47	16.5	6.4	105.6
48	37.0	13.6	501.8
49	18.0	14.6	262.7
50	6.4	12.6	80.1
51	12.6	13.6	170.7
TOTAL			1120.9

PLAN 3 SUMMARY

PLAN 3 TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	1615.4 sq.ft.
LEVEL 2	1634.3 sq.ft.
ROOF	513.4 sq.ft.
TOTAL	3763.0 sq.ft.

PLAN 3 TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	258.4 sq.ft.
LEVEL 2	
ROOF	1120.9 sq.ft.
TOTAL	1379.3 sq.ft.

Included in Gross Floor Area

Per MPMC section 16.04.313 (a), floor area includes all covered parking, including garages and carports, and below grade parking.

Per MPMC section 16.04.313 (b) (2) for two story development in single-family residential and R-2 zoning districts, except R-1-U (LM): attic space where the distance between the top of the ceiling joist and the bottom of the roof sheathing measures five feet (5') or more, shall be included at one hundred percent (100%) floor area, but shall not be included as part of the second floor calculation of floor area.

Excluded from Gross Floor Area

Per MPMC section 16.04.313 (c) (3), floor area shall exclude covered porches and patios structurally attached to the exterior of the main residences or detached accessory buildings; provided, that one (1) end is open and faces out from the structure

0 4 8 16

LANE PARTNERS
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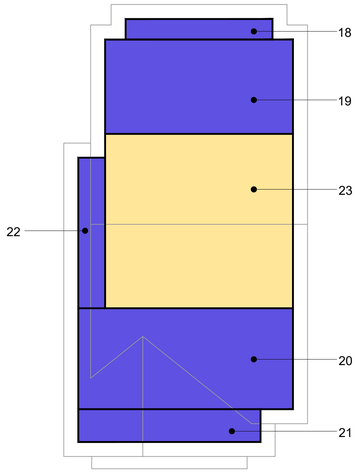
PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

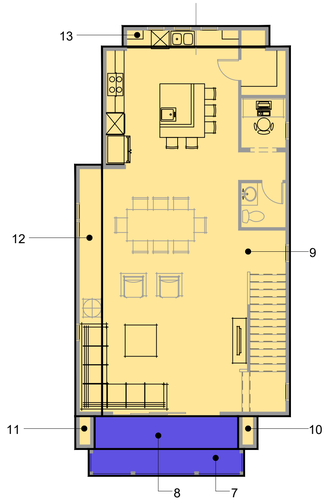
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING AREA CALCULATION
SINGLE FAMILY HOMES - PLAN 3



ROOF PLAN

NOTE: Roof Plan Style A is shown with maximum INCLUDED roof gross floor area. Roof Style B and C have less than or equal amount of INCLUDED area.



SECOND FLOOR

LEVEL 1 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
3	21.0	41.3	868.0
4	2.2	3.7	8.1
5	2.2	3.7	8.1
6	3.0	28.1	84.4
TOTAL			968.5

LEVEL 2 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
9	21.0	41.3	868.0
10	2.2	3.7	7.9
11	2.2	3.7	7.9
12	3.0	28.1	84.4
13	16.4	2.3	37.6
TOTAL			1005.9

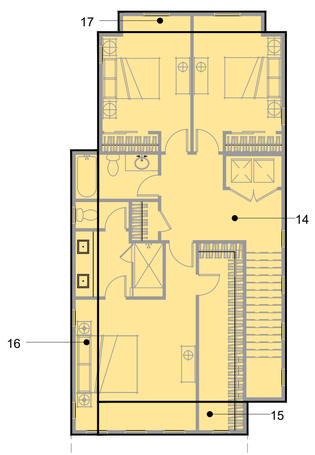
LEVEL 3 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
14	21.0	41.3	868.0
15	16.7	3.7	61.3
16	3.0	31.8	95.4
17	16.4	2.3	37.6
TOTAL			1062.3

ROOF - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
23	21.0	19.5	409.5
TOTAL			409.5

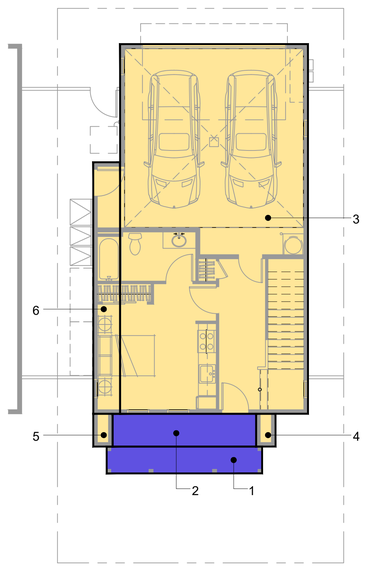
LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
1	17.4	3.0	52.1
2	16.0	3.7	58.8
TOTAL			110.9

LEVEL 2 - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
7	17.4	3.0	52.1
8	16.0	3.7	58.8
TOTAL			110.9

ROOF - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
18	16.4	2.3	37.6
19	21.0	11.3	236.9
20	24.0	11.3	270.7
21	20.4	3.7	74.7
22	3.0	16.1	48.3
TOTAL			668.3



THIRD FLOOR



FIRST FLOOR

PLAN 1 SUMMARY

PLAN 1 TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	968.5 sq.ft.
LEVEL 2	1005.9 sq.ft.
LEVEL 3	1062.3 sq.ft.
ROOF	409.5 sq.ft.
TOTAL	3446.2 sq.ft.

PLAN 1 TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	110.9 sq.ft.
LEVEL 2	110.9 sq.ft.
LEVEL 3	
ROOF	668.3 sq.ft.
TOTAL	890.2 sq.ft.

Included in Gross Floor Area

Per MPMC section 16.04.313 (a), floor area includes all covered parking, including garages and carports, and below grade parking.

Per MPMC section 16.04.313 (b) (2) for two story development in single-family residential and R-2 zoning districts, except R-1-U (LM): attic space where the distance between the top of the ceiling joist and the bottom of the roof sheathing measures five feet (5') or more, shall be included at one hundred percent (100%) floor area, but shall not be included as part of the second floor calculation of floor area.

Excluded from Gross Floor Area

Per MPMC section 16.04.313 (c) (3), floor area shall exclude covered porches and patios structurally attached to the exterior of the main residences or detached accessory buildings; provided, that one (1) end is open and faces out from the structure

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LANE PARTNERS
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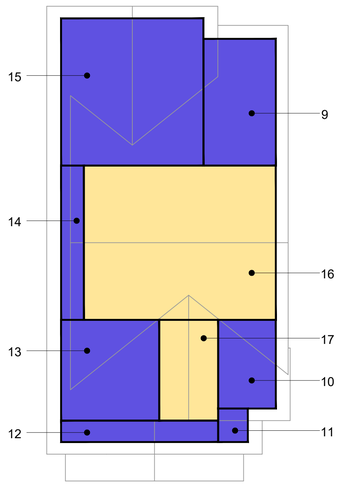
PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

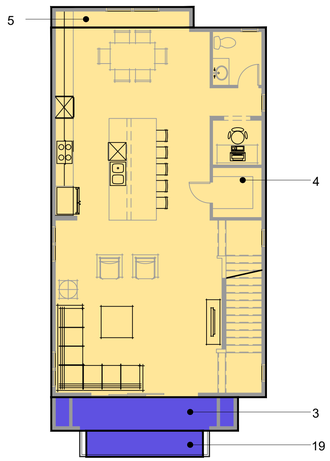
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING AREA CALCULATION **A1-2.3**
SMALL LOT SINGLE FAMILY HOMES - PLAN 1



ROOF PLAN

NOTE: Roof Plan Style A is shown with maximum INCLUDED roof gross floor area. Roof Style B and C have less than or equal amount of INCLUDED area.



SECOND FLOOR

LEVEL 1 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
2	24.0	41.3	992.0
TOTAL			992.0

LEVEL 2 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
4	24.0	41.3	992.0
5	15.9	15.9	253.3
TOTAL			1245.3

LEVEL 3 - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
6	24.0	41.3	992.0
7	20.9	3.8	78.3
8	15.9	2.3	36.5
TOTAL			1106.8

ROOF - INCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
16	21.5	17.3	370.2
17	6.6	11.3	74.2
TOTAL			444.3

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
1	20.9	3.8	78.3
18	13.0	2.9	38.0
TOTAL			116.3

LEVEL 2 - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
3	20.9	3.8	78.3
19	13.0	2.9	38.0
TOTAL			116.3

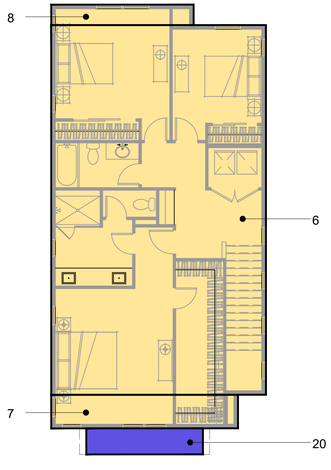
LEVEL 3 - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
20	13.0	2.9	38.0
TOTAL			38.0

ROOF - EXCLUDED			
PER MPMC SECTION 16.04.313			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
9	8.1	14.2	114.6
10	6.4	9.9	63.9
11	3.3	3.8	12.5
12	17.6	2.4	42.1
13	11.0	11.3	123.6
14	2.5	17.3	43.8
15	15.9	16.5	262.0
TOTAL			662.4

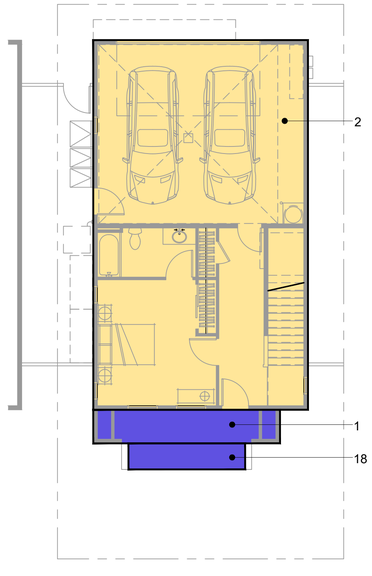
PLAN 2 SUMMARY

PLAN 2 TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	**992.0 sq.ft.**
LEVEL 2	1245.3 sq.ft.
LEVEL 3	1106.8 sq.ft.
ROOF	444.3 sq.ft.
TOTAL	**3788.4 sq.ft.**

PLAN 2 TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	116.3 sq.ft.
LEVEL 2	116.3 sq.ft.
LEVEL 3	38.0 sq.ft.
ROOF	662.4 sq.ft.
TOTAL	**933.1 sq.ft.**



THIRD FLOOR



FIRST FLOOR

Included in Gross Floor Area

Per MPMC section 16.04.313 (a), floor area includes all covered parking, including garages and carports, and below grade parking.

Per MPMC section 16.04.313 (b) (2) for two story development in single-family residential and R-2 zoning districts, except R-1-U (LM): attic space where the distance between the top of the ceiling joist and the bottom of the roof sheathing measures five feet (5') or more, shall be included at one hundred percent (100%) floor area, but shall not be included as part of the second floor calculation of floor area.

Excluded from Gross Floor Area

Per MPMC section 16.04.313 (c) (3), floor area shall exclude covered porches and patios structurally attached to the exterior of the main residences or detached accessory buildings; provided, that one (1) end is open and faces out from the structure

0 4 8 16

LANE PARTNERS

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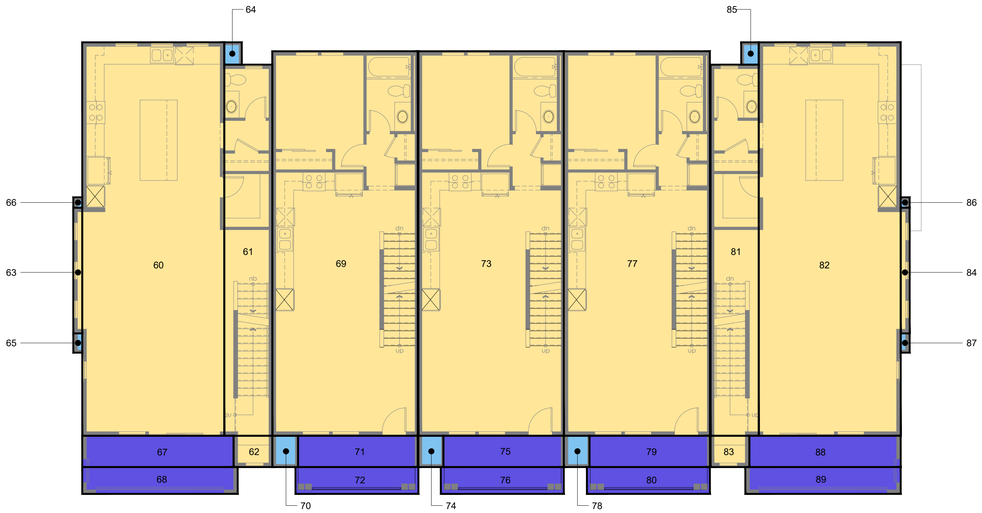
PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

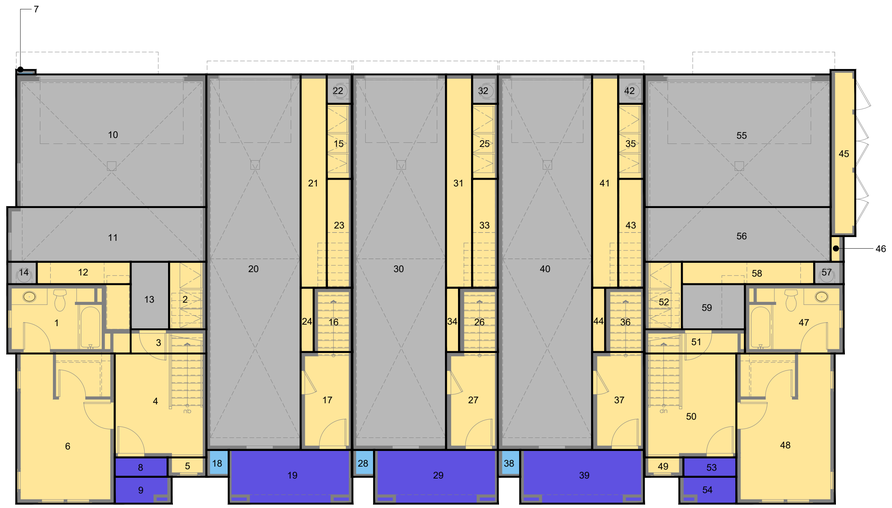
APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING AREA CALCULATION **A1-2.4**
SMALL LOT SINGLE FAMILY HOMES - PLAN 2



SECOND FLOOR



FIRST FLOOR

LEVEL 1 - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
1	13.8	7.8	106.9
2	4.2	7.5	31.4
3	8.5	2.7	22.9
4	10.2	11.6	119.2
5	4.3	2.2	9.4
6	11.0	16.8	184.7
12	10.5	2.5	26.3
15	2.8	8.4	23.4
16	4.3	7.2	30.5
17	5.7	11.0	62.6
21	2.9	23.9	69.6
23	2.8	12.2	34.0
24	1.5	7.2	10.5
25	2.8	8.4	23.4
26	4.3	7.2	30.5
27	5.7	11.0	62.6
31	2.9	23.9	69.6
33	2.8	12.2	34.0
34	1.5	7.2	10.5
35	2.8	8.4	23.4
36	4.3	7.2	30.5
37	5.7	11.0	62.6
41	2.9	23.9	69.6
43	2.8	12.2	34.0
44	1.5	7.2	10.5
45	2.8	18.6	51.1
46	1.5	2.9	4.2
47	11.0	7.8	85.6
48	11.0	16.8	184.7
49	4.3	2.2	9.4
50	10.2	11.6	119.2
51	11.2	2.7	30.4
52	4.2	7.5	31.4
58	10.3	2.5	25.8
TOTAL			1734.2

LEVEL 2 - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
60	15.9	44.0	698.4
61	5.4	41.5	223.1
62	4.3	3.5	15.2
63	1.0	14.1	14.1
69	16.3	43.0	702.3
73	16.3	43.0	702.3
77	16.3	43.0	702.3
81	5.4	41.5	223.1
82	15.9	44.0	698.4
83	4.3	3.5	15.2
84	1.0	14.1	14.1
TOTAL			4008.5

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
7	2.2	0.5	1.1
18	2.5	3.0	7.5
28	2.5	3.0	7.5
38	2.5	3.0	7.5
TOTAL			23.6

LEVEL 2 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
64	2.0	2.5	4.9
65	1.0	2.2	2.2
66	1.0	1.2	1.2
70	2.9	3.5	10.1
74	2.9	3.5	10.1
78	2.9	3.5	10.1
85	2.0	2.5	4.9
86	1.0	1.2	1.2
87	1.0	2.2	2.2
TOTAL			46.6

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
8	5.9	2.2	12.8
9	6.4	3.0	19.1
19	13.8	6.0	83.0
29	13.8	6.0	83.0
39	13.8	6.0	83.0
53	5.9	2.2	12.8
54	6.4	3.0	19.1
TOTAL			312.9

LEVEL 2 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
67	16.9	3.5	59.2
68	17.4	3.0	52.1
71	13.4	3.5	46.8
72	13.7	3.0	41.2
75	13.4	3.5	46.8
76	13.7	3.0	41.2
79	13.4	3.5	46.8
80	13.7	3.0	41.2
88	16.9	3.5	59.2
89	17.4	3.0	52.1
TOTAL			486.9

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
10	21.3	14.8	315.3
11	22.3	6.1	136.2
13	4.3	7.5	32.4
14	3.3	2.5	8.2
20	10.5	42.0	442.8
22	2.8	3.3	9.2
30	10.5	42.0	442.8
32	2.8	3.3	9.2
40	22.3	6.1	136.2
42	4.3	7.5	32.4
55	20.8	14.8	308.5
56	20.8	6.1	127.3
57	3.3	2.5	8.2
59	4.5	7.5	33.6
TOTAL			2042.1

5 PLEX SUMMARY

5 PLEX TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	1734.2 sq.ft.
LEVEL 2	4008.5 sq.ft.
LEVEL 3	4454.6 sq.ft.
ROOF	742.1 sq.ft.
TOTAL	10939.3 sq.ft.

5 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	23.6 sq.ft.
LEVEL 2	46.6 sq.ft.
LEVEL 3	5.8 sq.ft.
ROOF	3728.1 sq.ft.
TOTAL	3804.1 sq.ft.

5 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	312.9 sq.ft.
LEVEL 2	486.9 sq.ft.
LEVEL 3	
ROOF	
TOTAL	799.8 sq.ft.

5 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	2042.1 sq.ft.
LEVEL 2	
LEVEL 3	
ROOF	
TOTAL	2042.1 sq.ft.

Included in Gross Floor Area

Per MPMC section 16.04.325 (A), gross floor area 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 clarifications in subsections (B), (C) and (D).

Per MPMC section 16.04.325 (B) gross floor area includes:
(3) areas of an attic with floor height of six feet, six inches (6'6") or greater
(5) storage areas
(6) bay windows and similar projections or cantilevered areas.

Excluded from Gross Floor Area

Per MPMC section 16.04.325 (C), gross floor area excludes:
(1) areas of a building that are designed as nonusable or nonoccupiable space with unfinished walls, floors and ceilings, not to exceed three percent (3%) of the maximum allowed gross floor area of the lot. Such spaces must will meet two (2) required characteristics: limited access and unconditioned air.

(3) all areas devoted to covered parking and related circulation for automobiles and bicycles, including garages, carports, below-grade parkign structures, and above-grade parking structures.

(4) covered porches and covered balconies; provided that at least one (1) end is open and unobstructed to the exterior except for columns or posts not more than twelve (12) inches in width and walls or railings not more than forty-four (44) inches in height.

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LANE PARTNERS
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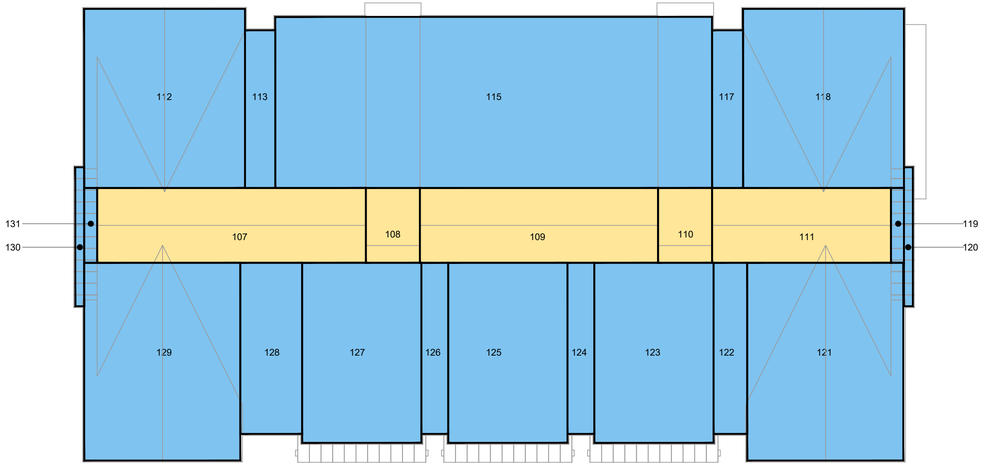
PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING AREA CALCULATION **A1-2.5**
TOWNHOMES - 5 PLEX



ROOF

THIRD FLOOR

LEVEL 3 - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
90	17.8	2.5	44.6
91	21.3	45.0	956.3
92	17.4	3.0	52.1
93	1.0	17.4	17.4
94	16.3	46.5	759.5
95	11.8	1.0	11.8
97	16.3	46.5	759.5
98	11.8	1.0	11.8
100	16.3	46.5	759.5
101	11.8	1.0	11.8
103	17.8	2.5	44.6
104	21.3	45.0	956.3
105	1.0	17.4	17.4
106	17.4	3.0	52.1
TOTAL			4454.6

ROOF - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
107	30.0	8.4	251.2
108	6.0	8.4	50.5
109	26.6	8.4	222.6
110	6.0	8.4	50.5
111	20.0	8.4	167.2
TOTAL			742.1

LEVEL 3 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
96	1.9	1.0	1.9
99	1.9	1.0	1.9
102	1.9	1.0	1.9
TOTAL			5.8

ROOF - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
112	18.0	20.0	360.1
113	3.4	17.6	59.7
115	48.8	19.1	934.3
117	3.5	17.6	61.1
118	18.0	20.0	360.1
119	1.4	8.4	12.1
120	1.0	15.5	15.5
121	17.5	22.1	387.4
122	3.8	19.1	71.9
123	13.3	20.1	268.4
124	3.0	19.1	57.4
125	13.3	20.1	268.4
126	3.0	19.1	57.4
127	13.3	20.1	268.4
128	6.9	19.1	132.3
129	17.4	22.1	385.8
130	1.0	15.5	15.5
131	1.4	8.4	12.1
TOTAL			3728.1

5 PLEX SUMMARY

5 PLEX TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	**1734.2 sq.ft.**
LEVEL 2	4008.5 sq.ft.
LEVEL 3	4454.6 sq.ft.
ROOF	742.1 sq.ft.
TOTAL	**10939.3 sq.ft.**

5 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	23.6 sq.ft.
LEVEL 2	46.6 sq.ft.
LEVEL 3	5.8 sq.ft.
ROOF	3728.1 sq.ft.
TOTAL	**3804.1 sq.ft.**

5 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	**312.9 sq.ft.**
LEVEL 2	486.9 sq.ft.
LEVEL 3	
ROOF	
TOTAL	**799.8 sq.ft.**

5 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	2042.1 sq.ft.
LEVEL 2	
LEVEL 3	
ROOF	
TOTAL	**2042.1 sq.ft.**

Included in Gross Floor Area

Per MPMC section 16.04.325 (A), gross floor area 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 clarifications in subsections (B), (C) and (D).

Per MPMC section 16.04.325 (B) gross floor area includes:
(3) areas of an attic with floor height of six feet, six inches (6'6") or greater
(5) storage areas
(6) bay windows and similar projections or cantilevered areas.

Excluded from Gross Floor Area

Per MPMC section 16.04.325 (C), gross floor area excludes:
(1) areas of a building that are designed as nonusable or nonoccupiable space with unfinished walls, floors and ceilings, not to exceed three percent (3%) of the maximum allowed gross floor area of the lot. Such spaces must will meet two (2) required characteristics: limited access and unconditioned air.

(3) all areas devoted to covered parking and related circulation for automobiles and bicycles, including garages, carports, below-grade parkign structures, and above-grade parking structures.

(4) covered porches and covered balconies; provided that at least one (1) end is open and unobstructed to the exterior except for columns or posts not more than twelve (12) inches in width and walls or railings not more than forty-four (44) inches in height.

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LANE PARTNERS
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PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
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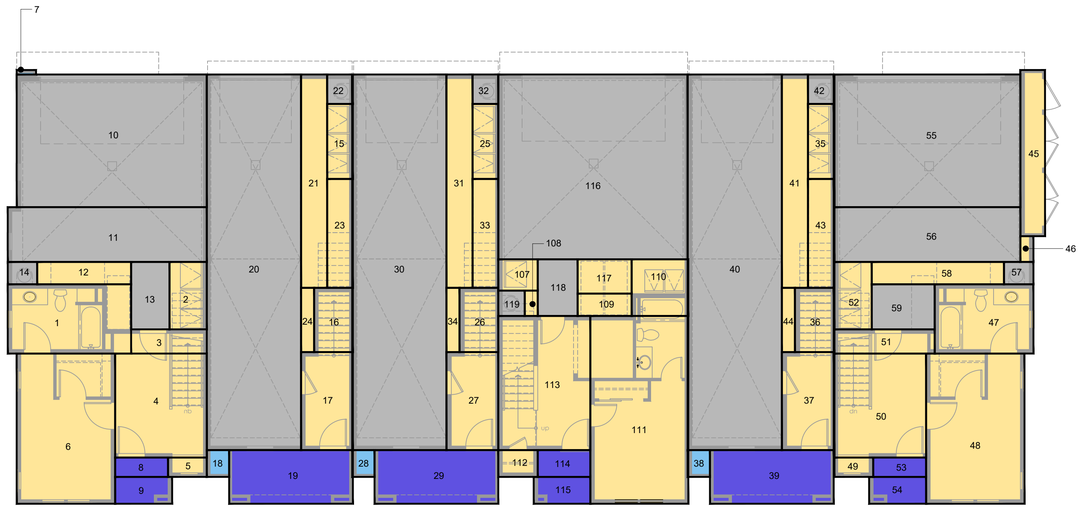
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING AREA CALCULATION **A1-2.6**
TOWNHOMES - 5 PLEX

SECOND FLOOR



FIRST FLOOR

LEVEL 1 - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
1	13.8	7.8	106.9
2	4.2	7.5	31.4
3	8.5	2.7	22.9
4	10.2	11.6	119.2
5	4.3	2.2	9.4
6	11.0	16.8	184.7
12	10.5	2.5	26.3
15	2.8	8.4	23.4
16	4.3	7.2	30.5
17	5.7	11.0	62.6
21	2.9	23.9	69.6
23	2.8	12.2	34.0
24	1.5	7.2	10.5
25	2.8	8.4	23.4
26	4.3	7.2	30.5
27	5.7	11.0	62.6
31	2.9	23.9	69.6
33	2.8	12.2	34.0
34	1.5	7.2	10.5
107	4.4	3.5	15.5
108	1.5	2.8	4.1
109	6.0	2.5	15.1
110	6.3	6.3	40.1
111	10.9	21.0	228.4
112	4.4	3.0	13.3
113	10.3	15.0	154.4
117	10.5	3.8	40.2
35	2.8	8.4	23.4
36	4.3	7.2	30.5
37	5.7	11.0	62.6
41	2.9	23.9	69.6
43	2.8	12.2	34.0
44	1.5	7.2	10.5
45	2.8	18.6	51.1
46	1.5	2.9	4.2
47	11.0	7.8	85.6
48	11.0	16.8	184.7
49	4.3	2.2	9.4
50	10.2	11.6	119.2
51	11.2	2.7	30.4
52	4.2	7.5	31.4
58	10.3	2.5	25.8
TOTAL			2245.2

LEVEL 2 - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
60	15.9	44.0	698.4
61	5.4	41.5	223.1
62	4.3	3.5	15.2
63	1.0	14.1	14.1
69	16.3	43.0	702.3
73	16.3	43.0	702.3
120	21.1	39.5	832.8
121	17.3	3.0	51.9
77	16.3	43.0	702.3
81	5.4	41.5	223.1
82	15.9	44.0	698.4
83	4.3	3.5	15.2
84	1.0	14.1	14.1
TOTAL			4893.2

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
7	2.2	0.5	1.1
18	2.5	3.0	7.5
28	2.5	3.0	7.5
38	2.5	3.0	7.5
TOTAL			23.6

LEVEL 2 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
64	2.0	2.5	4.9
65	1.0	2.2	2.2
66	1.0	1.2	1.2
70	2.9	3.5	10.1
74	2.9	3.5	10.1
78	2.9	3.5	10.1
85	2.0	2.5	4.9
86	1.0	1.2	1.2
87	1.0	2.2	2.2
TOTAL			46.6

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
8	5.9	2.2	12.8
9	6.4	3.0	19.1
19	13.8	6.0	83.0
114	5.9	3.0	17.6
115	6.3	3.0	19.0
29	13.8	6.0	83.0
39	13.8	6.0	83.0
53	5.9	2.2	12.8
54	6.4	3.0	19.1
TOTAL			349.5

LEVEL 2 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
67	16.9	3.5	59.2
68	17.4	3.0	52.1
71	13.4	3.5	46.8
72	13.7	3.0	41.2
75	13.4	3.5	46.8
76	13.7	3.0	41.2
122	21.2	8.0	169.3
79	13.4	3.5	46.8
80	13.7	3.0	41.2
88	16.9	3.5	59.2
89	17.4	3.0	52.1
TOTAL			656.2

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
10	21.3	14.8	315.3
11	22.3	6.1	136.2
12	14.8	2.5	37.0
13	4.3	5.0	21.6
14	3.3	2.5	8.2
20	10.5	42.0	442.8
21	2.9	23.9	69.6
22	2.8	3.3	9.2
23	2.8	12.2	34.0
24	1.5	7.2	10.5
30	10.5	42.0	442.8
31	2.9	23.9	69.6
32	2.8	3.3	9.2
33	2.8	12.2	34.0
34	1.5	7.2	10.5
116	21.2	20.7	437.4
117	10.5	3.8	40.2
118	4.5	2.5	11.1
119	3.0	2.8	8.4
40	10.5	42.0	442.8
41	2.9	23.9	69.6
42	2.8	3.3	9.2
43	2.8	12.2	34.0
44	1.5	7.2	10.5
55	20.8	14.8	308.5
56	20.8	6.1	127.3
57	3.3	2.5	8.2
58	14.8	2.5	37.0
59	7.0	5.0	35.5
TOTAL			3229.9

6 PLEX SUMMARY

6 PLEX TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	2245.2 sq.ft.
LEVEL 2	4893.2 sq.ft.
LEVEL 3	5511.9 sq.ft.
ROOF	920.3 sq.ft.
TOTAL	13570.6 sq.ft.

6 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	23.6 sq.ft.
LEVEL 2	46.6 sq.ft.
LEVEL 3	5.8 sq.ft.
ROOF	4592.8 sq.ft.
TOTAL	4668.8 sq.ft.

6 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	349.5 sq.ft.
LEVEL 2	656.2 sq.ft.
LEVEL 3	
ROOF	
TOTAL	1005.7 sq.ft.

6 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	2782.5 sq.ft.
LEVEL 2	
LEVEL 3	
ROOF	
TOTAL	2782.5 sq.ft.

Included in Gross Floor Area

Per MPMC section 16.04.325 (A), gross floor area 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 clarifications in subsections (B), (C) and (D).

Per MPMC section 16.04.325 (B) gross floor area includes:
(3) areas of an attic with floor height of six feet, six inches (6'6") or greater
(5) storage areas
(6) bay windows and similar projections or cantilevered areas.

Excluded from Gross Floor Area

Per MPMC section 16.04.325 (C), gross floor area excludes:
(1) areas of a building that are designed as nonusable or nonoccupiable space with unfinished walls, floors and ceilings, not to exceed three percent (3%) of the maximum allowed gross floor area of the lot. Such spaces must will meet two (2) required characteristics: limited access and unconditioned air.

(3) all areas devoted to covered parking and related circulation for automobiles and bicycles, including garages, carports, below-grade parkign structures, and above-grade parking structures.

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ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
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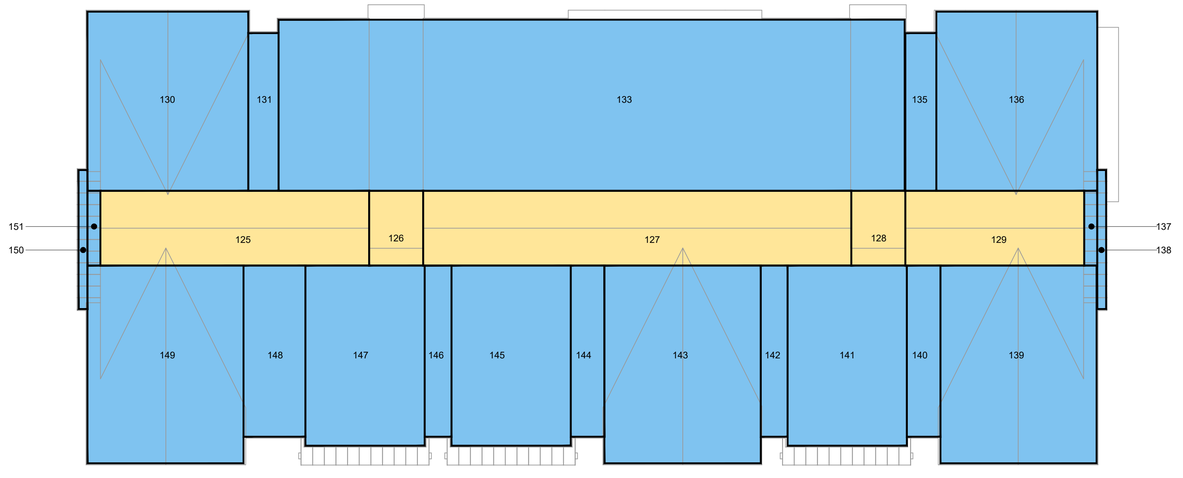
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING AREA CALCULATION **A1-2.7**
TOWNHOMES - 6 PLEX



ROOF

THIRD FLOOR

LEVEL 3 - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
90	17.8	2.5	44.6
91	21.3	45.0	956.3
92	17.4	3.0	52.1
93	1.0	17.4	17.4
94	16.3	46.5	759.5
95	11.8	1.0	11.8
97	16.3	46.5	759.5
98	11.8	1.0	11.8
123	21.2	47.5	1005.4
124	17.3	3.0	51.9
100	16.3	46.5	759.5
101	11.8	1.0	11.8
103	17.8	2.5	44.6
104	21.3	45.0	956.3
105	1.0	17.4	17.4
106	17.4	3.0	52.1
TOTAL			5511.9

ROOF - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
125	30.0	8.4	251.2
126	6.0	8.4	50.5
127	47.9	8.4	400.2
128	6.0	8.4	50.5
129	20.1	8.4	167.9
TOTAL			920.3

LEVEL 3 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
96	1.9	1.0	1.9
99	1.9	1.0	1.9
102	1.9	1.0	1.9
TOTAL			5.8

ROOF - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
130	18.0	20.0	360.1
131	3.4	17.6	59.7
133	70.0	19.1	1339.3
135	3.5	17.6	62.5
136	18.0	20.0	360.1
137	1.4	8.4	12.1
138	1.0	15.5	15.5
139	17.5	22.1	387.4
140	3.8	19.1	71.9
141	13.3	20.1	268.4
142	3.0	19.1	57.4
143	17.5	22.1	386.5
144	3.8	19.1	71.9
145	13.3	20.1	268.4
146	3.0	19.1	57.4
147	13.3	20.1	268.4
148	6.9	19.1	132.3
149	17.4	22.1	385.8
150	1.0	15.5	15.5
151	1.4	8.4	12.1
TOTAL			4592.8

6 PLEX SUMMARY

6 PLEX TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	2245.2 sq.ft.
LEVEL 2	4893.2 sq.ft.
LEVEL 3	5511.9 sq.ft.
ROOF	920.3 sq.ft.
TOTAL	13570.6 sq.ft.

6 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	23.6 sq.ft.
LEVEL 2	46.6 sq.ft.
LEVEL 3	5.8 sq.ft.
ROOF	4592.8 sq.ft.
TOTAL	4668.8 sq.ft.

6 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	349.5 sq.ft.
LEVEL 2	656.2 sq.ft.
LEVEL 3	
ROOF	
TOTAL	1005.7 sq.ft.

6 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	2782.5 sq.ft.
LEVEL 2	
LEVEL 3	
ROOF	
TOTAL	2782.5 sq.ft.

Included in Gross Floor Area

Per MPMC section 16.04.325 (A), gross floor area 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 clarifications in subsections (B), (C) and (D).

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Excluded from Gross Floor Area

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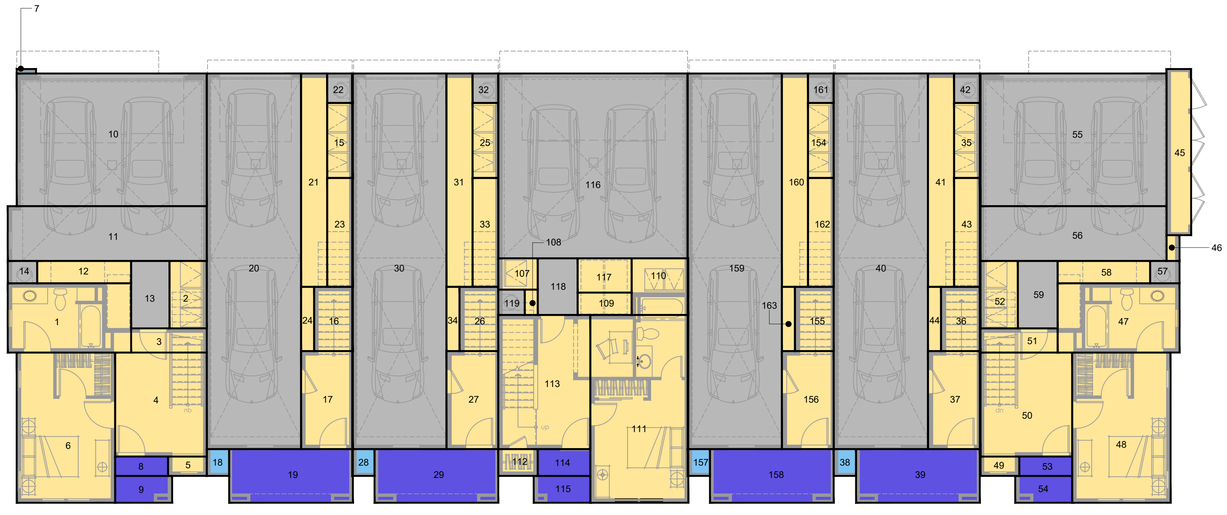
BUILDING AREA CALCULATION **A1-2.8**
TOWNHOMES - 6 PLEX

SECOND FLOOR



FIRST FLOOR

LEVEL 1 - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
1	13.8	7.8	106.9
2	4.2	7.5	31.4
3	8.5	2.7	22.9
4	10.2	11.6	119.2
5	4.3	2.2	9.4
6	11.0	16.8	184.7
12	10.5	2.5	26.3
21	2.9	23.9	69.6
23	2.8	12.2	34.0
24	1.5	7.2	10.5
15	2.8	8.4	23.4
16	4.3	7.2	30.5
17	5.7	11.0	62.6
31	2.9	23.9	69.6
33	2.8	12.2	34.0
34	1.5	7.2	10.5
25	2.8	8.4	23.4
26	4.3	7.2	30.5
27	5.7	11.0	62.6
107	4.4	3.5	15.5
108	1.5	2.8	4.1
109	6.0	2.5	15.1
110	6.3	6.3	40.1
111	10.9	21.0	228.4
112	4.4	3.0	13.3
113	10.3	15.0	154.4
117	10.5	3.8	40.2
154	2.8	8.4	23.4
155	4.3	7.2	30.5
156	5.7	11.0	62.6
160	2.9	23.9	69.6
162	2.8	12.2	34.0
163	1.5	7.2	10.5
35	2.8	8.4	23.4
36	4.3	7.2	30.5
37	5.7	11.0	62.6
41	2.9	23.9	69.6
43	2.8	12.2	34.0
44	1.5	7.2	10.5
45	2.8	18.6	51.1
46	1.5	2.9	4.2
47	13.6	7.8	105.6
48	11.0	16.8	184.7
49	4.3	2.2	9.4
50	10.2	11.6	119.2
51	8.6	2.7	23.4
52	4.2	7.5	31.4
58	10.3	2.5	25.8
TOTAL			2488.8

LEVEL 2 - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
60	15.9	44.0	698.4
61	5.4	41.5	223.1
62	4.3	3.5	15.2
63	1.0	14.1	14.1
69	16.3	43.0	702.3
73	16.3	43.0	702.3
120	21.1	39.5	832.8
121	17.3	3.0	51.9
164	16.3	43.0	702.3
77	16.3	43.0	702.3
81	5.4	41.5	223.1
82	15.9	44.0	698.4
83	4.3	3.5	15.2
84	1.0	14.1	14.1
TOTAL			5595.5

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
7	2.2	0.5	1.1
18	2.5	3.0	7.5
28	2.5	3.0	7.5
157	2.5	3.0	7.5
38	2.5	3.0	7.5
TOTAL			31.1

LEVEL 2 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
64	2.0	2.5	4.9
65	1.0	2.2	2.2
66	1.0	1.2	1.2
70	2.9	3.5	10.1
74	2.9	3.5	10.1
165	2.9	3.5	10.1
78	2.9	3.5	10.1
85	2.0	2.5	4.9
86	1.0	1.2	1.2
87	1.0	2.2	2.2
TOTAL			56.7

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
8	5.9	2.2	12.8
9	6.4	3.0	19.1
19	13.8	6.0	83.0
114	5.9	3.0	17.6
115	6.3	3.0	19.0
29	13.8	6.0	83.0
158	13.8	6.0	83.0
39	13.8	6.0	83.0
53	5.9	2.2	12.8
54	6.4	3.0	19.1
TOTAL			432.5

LEVEL 2 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
67	16.9	3.5	59.2
68	17.4	3.0	52.1
71	13.4	3.5	46.8
72	13.7	3.0	41.2
75	13.4	3.5	46.8
76	13.7	3.0	41.2
122	21.2	8.0	169.3
166	13.4	3.5	46.8
167	13.7	3.0	41.2
79	13.4	3.5	46.8
80	13.7	3.0	41.2
88	16.9	3.5	59.2
89	17.4	3.0	52.1
TOTAL			744.3

LEVEL 1 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
10	21.3	14.8	315.3
11	22.3	6.1	136.2
13	4.3	7.5	32.4
14	3.3	2.5	8.2
20	10.5	42.0	442.8
22	2.8	3.3	9.2
30	10.5	42.0	442.8
32	2.8	3.3	9.2
116	21.2	20.7	437.4
118	4.5	2.5	11.1
119	3.0	2.8	8.4
159	10.5	42.0	442.8
161	2.8	3.3	9.2
40	10.5	42.0	442.8
42	2.8	3.3	9.2
55	20.8	14.8	308.5
56	20.8	6.1	127.3
57	3.3	2.5	8.2
59	4.5	7.5	33.6
TOTAL			3234.4

7 PLEX SUMMARY

7 PLEX TOTAL INCLUDED IN FLOOR AREA	
LEVEL 1	2488.8 sq.ft.
LEVEL 2	5595.5 sq.ft.
LEVEL 3	6283.2 sq.ft.
ROOF	1056.3 sq.ft.
TOTAL	15423.7 sq.ft.

7 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	31.1 sq.ft.
LEVEL 2	56.7 sq.ft.
LEVEL 3	7.7 sq.ft.
ROOF	5231.2 sq.ft.
TOTAL	5326.6 sq.ft.

7 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	432.5 sq.ft.
LEVEL 2	744.3 sq.ft.
LEVEL 3	
ROOF	
TOTAL	1176.8 sq.ft.

7 PLEX TOTAL EXCLUDED IN FLOOR AREA	
LEVEL 1	3234.4 sq.ft.
LEVEL 2	
LEVEL 3	
ROOF	
TOTAL	3234.4 sq.ft.

Included in Gross Floor Area

Per MPMC section 16.04.325 (A), gross floor area 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 clarifications in subsections (B), (C) and (D).

Per MPMC section 16.04.325 (B) gross floor area includes:
(3) areas of an attic with floor height of six feet, six inches (6'6") or greater
(5) storage areas
(6) bay windows and similar projections or cantilevered areas.

Excluded from Gross Floor Area

Per MPMC section 16.04.325 (C), gross floor area excludes:
(1) areas of a building that are designed as nonusable or nonoccupiable space with unfinished walls, floors and ceilings, not to exceed three percent (3%) of the maximum allowed gross floor area of the lot. Such spaces must will meet two (2) required characteristics: limited access and unconditioned air.

(3) all areas devoted to covered parking and related circulation for automobiles and bicycles, including garages, carports, below-grade parkign structures, and above-grade parking structures.

(4) covered porches and covered balconies; provided that at least one (1) end is open and unobstructed to the exterior except for columns or posts not more than twelve (12) inches in width and walls or railings not more than forty-four (44) inches in height.

0 4 8 16

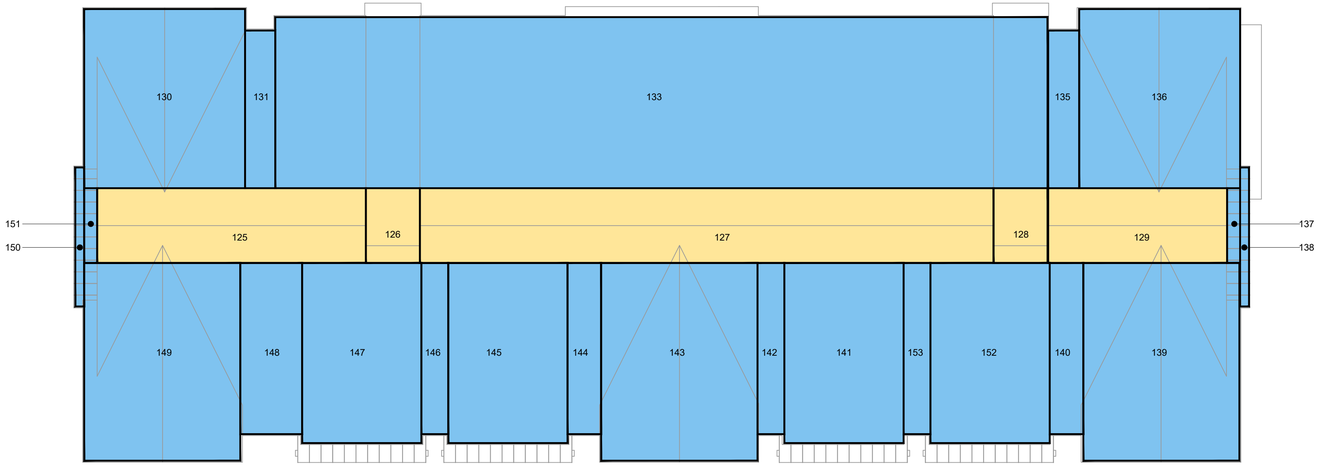
LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING AREA CALCULATION **A1-2.9**
TOWNHOUSES - 7 PLEX



ROOF

THIRD FLOOR

LEVEL 3 - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
90	17.8	2.5	44.6
91	21.3	45.0	956.3
92	17.4	3.0	52.1
93	1.0	17.4	17.4
94	16.3	46.5	759.5
95	11.8	1.0	11.8
97	16.3	46.5	759.5
98	11.8	1.0	11.8
123	21.2	47.5	1005.4
124	17.3	3.0	51.9
168	16.3	46.5	759.5
169	11.8	1.0	11.8
100	16.3	46.5	759.5
101	11.8	1.0	11.8
103	17.8	2.5	44.6
104	21.3	45.0	956.3
105	1.0	17.4	17.4
106	17.4	3.0	52.1
TOTAL			6283.2

ROOF - INCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
125	30.0	8.4	251.2
126	6.0	8.4	50.5
127	64.1	8.4	536.2
128	6.0	8.4	50.5
129	20.1	8.4	167.9
TOTAL			1056.3

LEVEL 3 - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
96	1.9	1.0	1.9
99	1.9	1.0	1.9
170	1.9	1.0	1.9
102	1.9	1.0	1.9
TOTAL			7.7

ROOF - EXCLUDED			
PER MPMC SECTION 16.04.325			
NAME	LENGTH (ft)	WIDTH (ft)	AREA (sq ft)
130	18.0	20.0	360.1
131	3.4	17.6	59.7
133	86.3	19.1	1651.8
135	3.5	17.6	62.5
136	18.0	20.0	360.1
137	1.4	8.4	12.1
138	1.0	15.5	15.5
139	17.5	22.1	387.4
140	3.8	19.1	71.9
141	13.3	20.1	268.4
142	3.0	19.1	57.4
143	17.5	22.1	386.5
144	3.8	19.1	71.9
145	13.3	20.1	268.4
146	3.0	19.1	57.4
147	13.3	20.1	268.4
148	6.9	19.1	132.3
149	17.4	22.1	385.8
150	1.0	15.5	15.5
151	1.4	8.4	12.1
152	13.3	20.1	268.4
153	3.0	19.1	57.4
TOTAL			5231.2

7 PLEX SUMMARY

7 PLEX TOTAL INCLUDED IN FLOOR AREA	
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LEVEL 1	3234.4 sq.ft.
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LEVEL 3	
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TOTAL	3234.4 sq.ft.

Included in Gross Floor Area

Per MPMC section 16.04.325 (A), gross floor area 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 clarifications in subsections (B), (C) and (D).

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ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING AREA CALCULATION **A1-2.10**
TOWNHOUSES - 7 PLEX

*BUILDING AREA

2 Story Single Family Dwelling

Building Type	# Buildings	Building Coverage Area per Bldg.	Total Building Coverage Area
Plan 1	43	3,535.6 SF	152,029.7 SF
Plan 2	37	3,811.9 SF	141,041.3 SF
Plan 3	42	3,763.0 SF	158,046.8 SF
	122		**451,118 SF**

*Per MPMC section 16.04.313 (a), floor area includes all covered parking, including garages and carports, and below grade parking.

Per MPMC section 16.04.313 (b) (2) for two story development in single-family residential and R-2 zoning districts, except R-1-U (LM): attic space where the distance between the top of the ceiling joist and the bottom of the roof sheathing measures five feet (5') or more, shall be included at one hundred percent (100%) floor area, but shall not be included as part of the second floor calculation of floor area.

*BUILDING AREA

3 Story Single Family Dwelling

Building Type	# Buildings	Building Coverage Area per Bldg.	Total Building Coverage Area
Plan 1	49	3,446.2 SF	168,861.6 SF
Plan 2	49	3,788.4 SF	185,633.4 SF
	98		**354,495 SF**

*Per MPMC section 16.04.313 (a), floor area includes all covered parking, including garages and carports, and below grade parking.

Per MPMC section 16.04.313 (b) (2) for two story development in single-family residential and R-2 zoning districts, except R-1-U (LM): attic space where the distance between the top of the ceiling joist and the bottom of the roof sheathing measures five feet (5') or more, shall be included at one hundred percent (100%) floor area, but shall not be included as part of the second floor calculation of floor area.

BUILDING AREA**

3 Story Townhouse

Building Type	# Buildings	Gross Floor Area per Bldg.	Total Gross Floor Area
5 - Plex	4	10,939.3 SF	43,757.3 SF
6 - Plex	3	13,570.6 SF	40,711.7 SF
7 - Plex	10	15,423.7 SF	154,237.3 SF
	17		**238,706 SF**

** Per MPMC section 16.04.325 (A), gross floor area 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 clarifications in subsections (B), (C) and (D).

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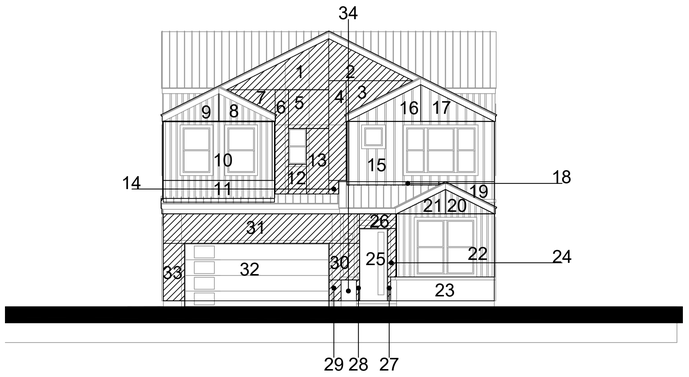
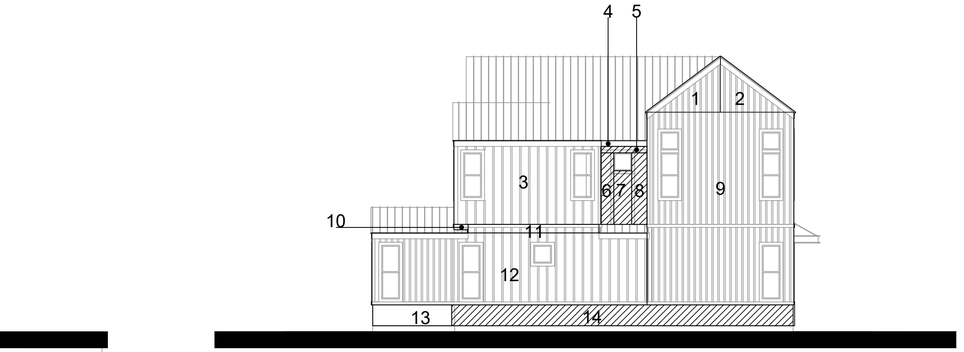
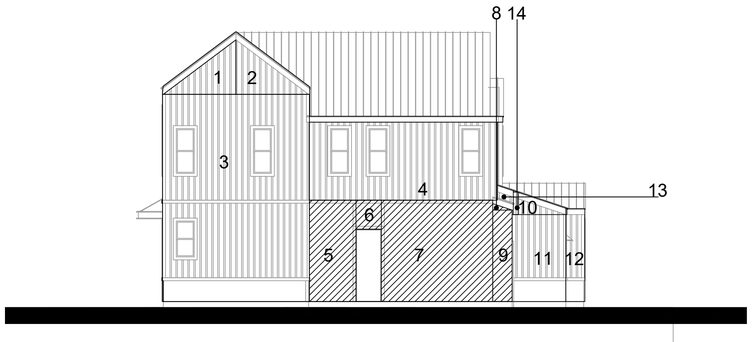


1. FRONT



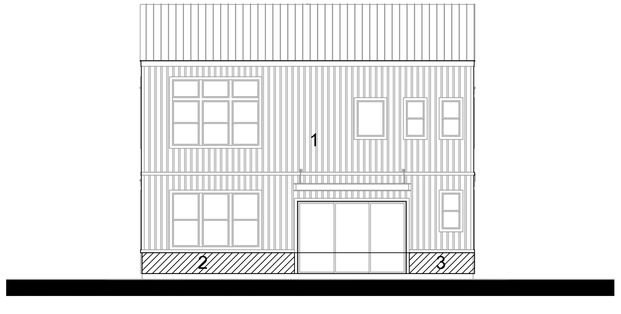
1-4, 9-12: BOARD AND BATTEN
13: STONE

2. RIGHT



1-4, 10-14: BOARD AND BATTEN

3. LEFT



1: BOARD AND BATTEN

3. REAR

STEEL TROWEL SMOOTH
FINISH STUCCO

Plan 1B Elevations Front - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	11.2	1.9	21.5
5	4.3	4.5	19.4
6	11.7	1.5	17.5
12	3.3	2.0	6.6
13	7.3	2.5	18.2
14	1.5	1.1	1.7
24	5.4	0.9	4.9
26	1.6	4.1	6.7
27	2.7	0.3	0.9
28	2.3	0.3	0.8
29	2.3	1.3	3.1
30	4.1	3.4	13.7
31	3.3	21.9	72.3
33	6.41	2.37	15.2
		Total	202.5

Plan 1B Elevations Front - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
10	6.6	12.4	81.9
11	2.0	12.4	24.8
15	7.1	16.5	116.8
18	0.4	10.3	3.8
22	7.1	10.9	76.9
23	2.7	11.6	30.8
25	8.1	3.2	25.5
32	6.4	16.2	103.6
34	2.3	1.7	4.0
		Total	468.1

Plan 1B Triangle Areas Front (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
8	3.9	6.2	12.2
9	3.9	6.2	12.2
16	5.0	8.2	20.4
17	5.0	8.2	20.4
19	2.7	5.5	7.4
20	3.6	5.5	9.8
21	3.58	5.45	9.8
		Total	92.0

Plan 1B Elevations Front - Triangle Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	5.7	11.41	32.5
2	4.7	9.4	22.0
3	3.7	7.5	13.9
7	2.8	5.6	7.8
		Total	76.2

Plan 1B Elevations Right - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	0.7	5.1	3.7
6	8.0	1.4	11.3
7	6.0	2.0	12.0
8	8.0	1.7	13.6
14	2.3	38.2	88.9
		Total	129.4

Plan 1B Elevations Right - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	9.4	16.5	154.3
4	0.7	5.1	3.4
9	21.5	16.4	353.5
10	0.6	1.6	0.9
11	0.9	14.6	13.8
12	8.1	30.8	247.5
13	2.3	8.8	20.6
		Total	794.0

Plan 1B Triangle Areas Right (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	3.1	6.2	9.6
2	3.1	6.2	9.6
		Total	19.2

Plan 1B Elevations Left - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	0.7	5.1	3.7
6	8.0	1.4	11.3
7	6.0	2.0	12.0
8	8.0	1.7	13.6
14	2.3	38.2	88.9
		Total	129.4

Plan 1B Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	23.2	16.5	381.0
4	9.4	21.0	197.0
11	9.7	6.1	58.9
12	10.4	2.1	22.0
13	2.2	1.9	4.2
14	2.5	0.6	1.5
		Total	664.6

Plan 1B Triangle Areas Left (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	7.0	8.3	28.8
2	7.0	8.3	28.9
10	2.5	5.6	7.0
		Total	64.7

Plan 1B Elevations Left - Triangle Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
8	0.72	2.16	0.8
		Total	0.8

Plan 1B Elevations Rear - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	2.3	17.0	39.7
3	2.3	7.3	17.0
		Total	56.7

Plan 1B Elevations Rear - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	21.5	37.2	797.8
		Total	664.6

Front facade total area: 838.8 sq. ft.
Front facade Stucco area: 278.7 sq. ft. (33% of total Front facade)

Right facade total area: 942.6 sq. ft.
Right facade Stucco area: 129.4 sq. ft. (13% of total Front facade)

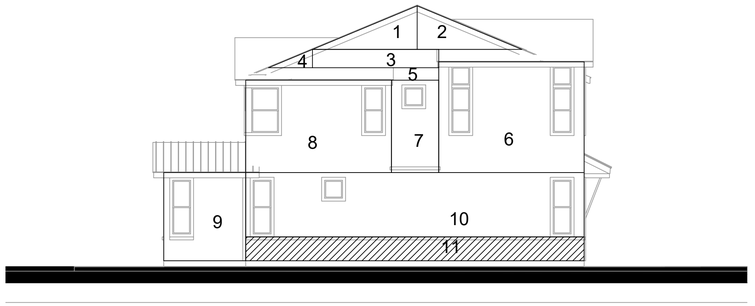
Left facade total area: 859.5 sq. ft.
Left facade Stucco area: 130.2 sq. ft. (27% of total Front facade)

Rear facade total area: 721.3 sq. ft.
Rear facade Stucco area: 56.7 sq. ft. (7% of total Front facade)

*NO STUCCO ON THIS ELEVATION

1. FRONT

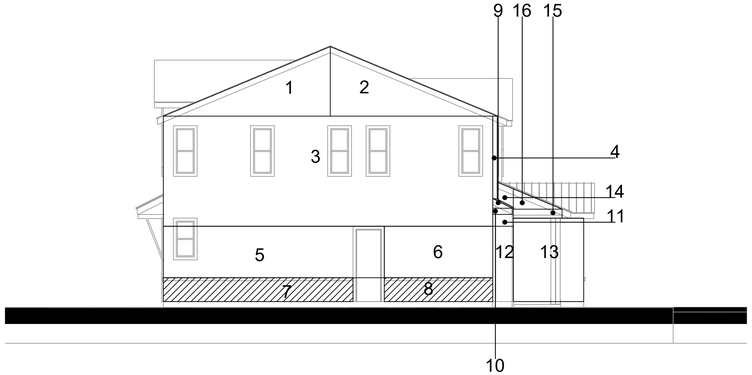
0 4 8 16



1-10: LAP SIDING

2. RIGHT

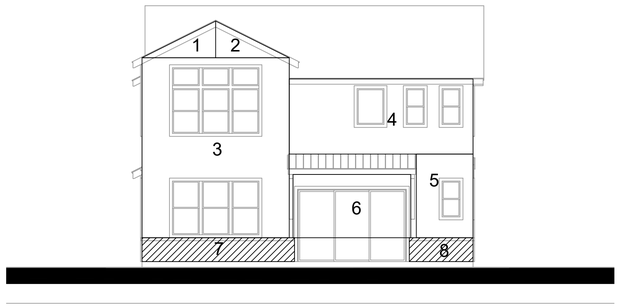
0 4 8 16



1-6, 9-14: LAP SIDING

3. LEFT

0 4 8 16



1-6: LAP SIDING

3. REAR

0 4 8 16

STEEL TROWEL SMOOTH FINISH STUCCO

Plan 1C Elevations Right - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
11	2.66	37.83	100.6
		Total	100.6

Plan 1C Elevations Right - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	2.0	14.1	28.8
5	1.4	5.1	7.1
6	12.4	16.3	201.2
7	10.3	5.3	54.6
8	10.3	16.3	168.3
9	9.9	9.2	90.3
10	7.2	37.8	272.0
		Total	822.3

Plan 1C Triangle Areas Right (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	4.9	11.7	28.5
2	4.9	11.7	28.5
4	2.0	2.9	3.0
		Total	59.9

Plan 1C Elevations Left - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
7	2.7	21.2	56.4
8	2.7	12.1	32.2
		Total	88.6

Plan 1C Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	12.3	36.8	453.4
4	9.2	0.5	4.6
5	5.8	24.7	142.0
6	5.8	12.1	70.3
10	0.7	2.2	1.5
11	1.3	2.3	3.0
12	8.4	2.3	19.3
13	9.3	7.9	73.4
14	1.9	2.0	4.0
15	1.0	5.5	5.4
		Total	776.8

Plan 1C Triangle Areas Left (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	7.7	18.6	71.6
2	7.7	18.6	71.6
9	1.12	2.16	1.2
16	2.27	4.45	5.1
		Total	149.5

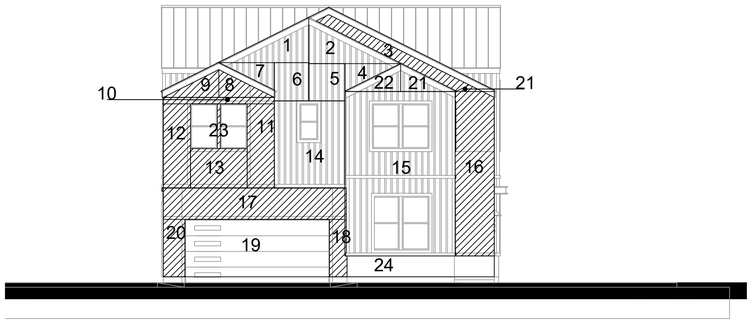
Plan 1C Elevations Rear - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
7	2.66	17.04	45.3
8	2.7	7.1	18.9
		Total	64.3

Plan 1C Elevations Rear - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	20.1	16.5	331.0
4	8.4	20.4	171.7
5	9.4	6.3	59.2
6	7.1	13.2	92.9
		Total	654.8

Right facade total area: 982.8 sq. ft.
Right facade Stucco area: 100.6 sq. ft. (11% of total Front facade)

Left facade total area: 1014.9 sq. ft.
Left facade Stucco area: 88.6 sq. ft. (8% of total Front facade)

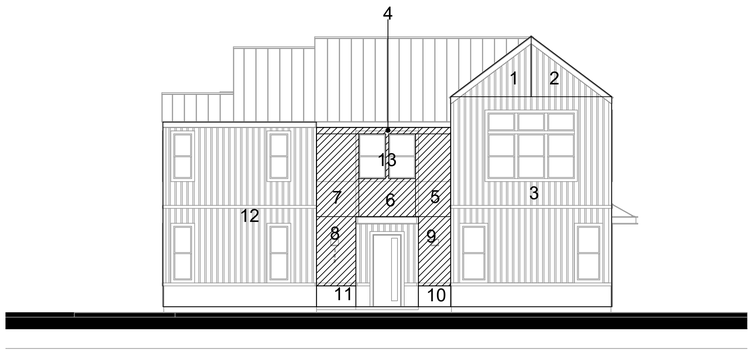
Rear facade total area: 719.1 sq. ft.
Rear facade Stucco area: 64.3 sq. ft. (8% of total Front facade)



1,2, 4-7, 14,15, 21,22: BOARD AND BATTEN
24: STONE

1. FRONT

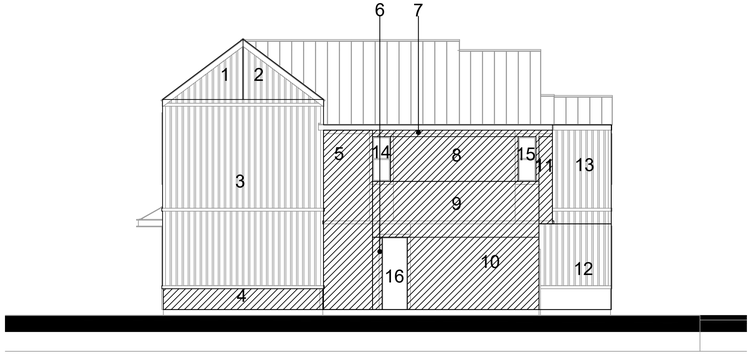
0 4 8 16



1-3,12: BOARD AND BATTEN

2. RIGHT

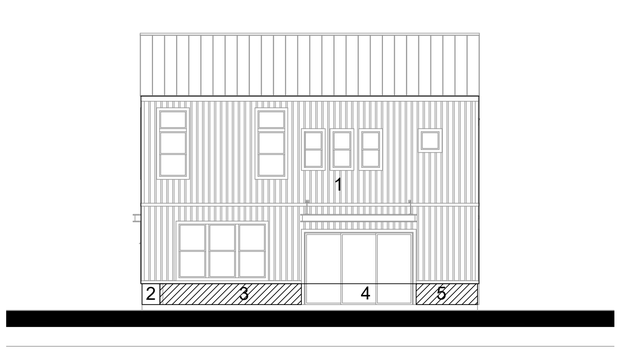
0 4 8 16



1-3,13-14: BOARD AND BATTEN

3. LEFT

0 4 8 16



1: BOARD AND BATTEN
2: STONE

3. REAR

0 4 8 16

STEEL TROWEL SMOOTH
FINISH STUCCO

Plan 2B Elevations Front - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	1.6	17.6	27.4
10	0.7	12.4	8.9
11	9.4	3.0	28.6
12	9.4	3.0	28.6
13	4.4	6.3	27.9
16	18.4	4.8	87.3
17	3.5	20.5	71.6
18	6.4	1.9	12.0
20	6.41	2.41	15.4
		Total	307.8

Plan 2B Elevations Front - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	4.2	4.0	16.8
6	4.3	3.9	16.4
14	9.7	7.9	76.8
15	18.4	12.3	226.1
19	6.4	16.2	103.6
23	5.0	6.3	31.7
24	2.3	16.5	38.3
		Total	509.6

Plan 2B Triangle Areas Front (Non- Stucco)

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	5.0	10.1	25.3
2	5.1	10.3	26.3
4	3.1	6.2	9.5
7	3.1	6.2	9.5
21	3.11	6.2	9.6
22	3.11	6.2	9.6
		Total	89.9

Plan 2B Elevations Front - Triangle Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
21	0.73	1.4	1.0
		Total	1.0

Plan 2B Elevations Right - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	0.7	15.0	10.8
5	2.3	38.2	88.9
6	4.2	6.3	26.8
7	9.2	4.7	43.6
8	7.8	4.4	34.0
9	7.8	3.6	27.9
		Total	232.1

Plan 2B Elevations Right - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	23.5	18.0	422.6
12	20.6	17.2	354.2
13	5.0	6.3	31.7
		Total	808.5

Plan 2B Triangle Areas Right (Non- Stucco)

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	6.8	9.0	30.4
2	6.8	9.0	30.4
		Total	60.8

Plan 2B Elevations Left - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	2.33	17.99	41.9
5	20.1	5.5	109.7
6	8.08	1.06	8.6
7	0.72	20.1	14.5
8	5	14.39	72.0
9	6.25	18.6	116.3
10	8.08	14.7	118.8
11	9.75	1.5	14.625
		Total	496.2

Plan 2B Elevations Left - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	21.2	18.0	380.7
12	9.5	8.1	76.8
13	11.1	6.7	73.6
14	5.0	2.0	10.0
15	5.0	2.0	10.0
16	8.1	2.8	22.9
		Total	573.9

Plan 2B Triangle Areas Left (Non- Stucco)

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	6.8	9.0	30.4
2	6.8	9.0	30.4
		Total	60.8

Plan 2B Elevations Rear - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	2.33	15.8	36.8
5	2.3	6.9	16.0
		Total	52.8

Plan 2B Elevations Rear - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	20.1	37.8	758.4
2	2.3	2.0	4.7
4	2.3	12.8	29.9
		Total	330.0

Front facade total area: 908.3 sq. ft.
Front facade Stucco area: 308.8 sq. ft. (33% of total Front facade)

Right facade total area: 1101.4 sq. ft.
Right facade Stucco area: 232.1 sq. ft. (21% of total Front facade)

Left facade total area: 1130.9 sq. ft.
Left facade Stucco area: 496.2 sq. ft. (43% of total Front facade)

Rear facade total area: 382.8 sq. ft.
Rear facade Stucco area: 52.8 sq. ft. (13% of total Front facade)

*NO STUCCO ON THIS ELEVATION

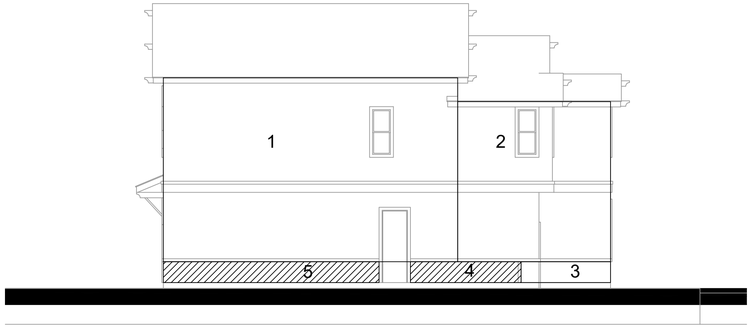
1. FRONT

0 4 8 16

*NO STUCCO ON THIS ELEVATION

2. RIGHT

0 4 8 16

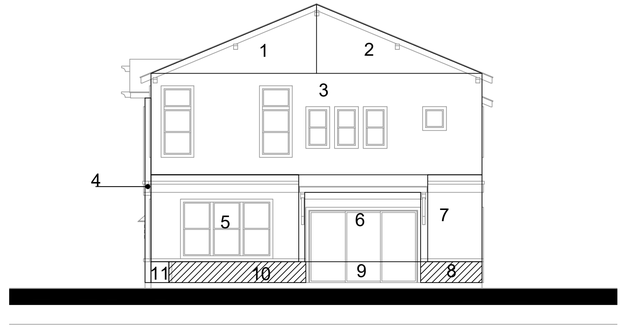


1-2: FIBER CEMENT SHINGLE SIDING
3: STONE

3. LEFT

0 4 8 16

STEEL TROWEL SMOOTH FINISH STUCCO



1-7: FIBER CEMENT SHINGLE SIDING
11: STONE

3. REAR

0 4 8 16

Plan 2A Elevations Left - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	2.3	24.1	56.2
5	2.3	12.4	28.8
		Total	85.0

Plan 2A Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	20.6	32.9	676.3
2	17.9	17.1	305.6
3	2.3	10.0	23.3
		Total	1005.2

Plan 2A Elevations Rear - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
8	2.3	6.9	16.0
10	2.3	15.3	35.6
		Total	51.6

Plan 2A Elevations Rear - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	11.3	37.0	419.6
4	0.7	20.6	13.6
5	9.7	16.5	160.3
6	7.8	13.0	100.4
7	9.7	6.1	58.8
9	2.3	12.8	29.9
11	2.3	2.0	4.7
		Total	787.3

Plan 2A Triangle Areas Rear (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	7.7	18.5	71.2
2	7.7	18.5	71.2
		Total	142.5

Left facade total area: 1090.2 sq. ft.
Left facade Stucco area: 85 sq. ft. (7% of total Front facade)

Rear facade total area: 981.4 sq. ft.
Rear facade Stucco area: 51.6 sq. ft. (5% of total Front facade)

*NO STUCCO ON THIS ELEVATION

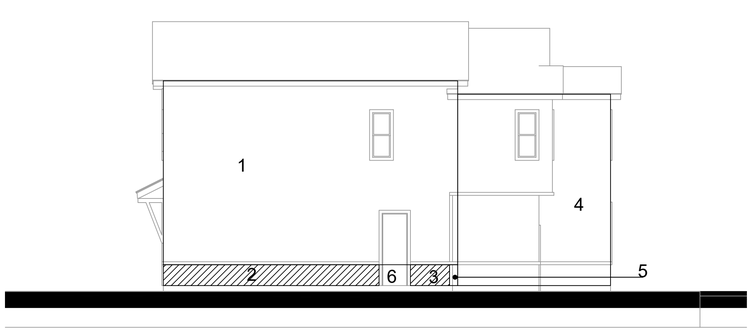
1. FRONT

0 4 8 16

*NO STUCCO ON THIS ELEVATION

2. RIGHT

0 4 8 16

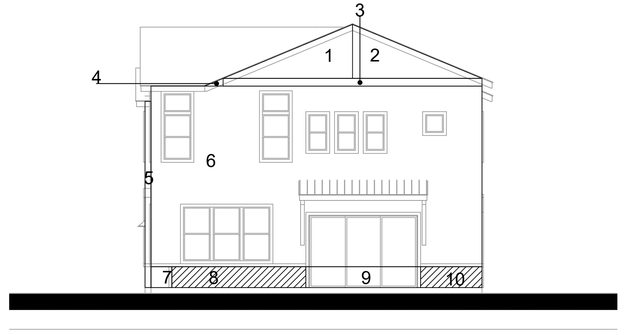


1,4 (LEFT): LAP SIDING

3. LEFT

0 4 8 16

STEEL TROWEL SMOOTH FINISH STUCCO



1-7: LAP SIDING
7:STONE

3. REAR

0 4 8 16

Plan 2C Elevations Left - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	2.3	24.1	56.2
3	2.3	4.4	10.2
		Total	36.3

Plan 2C Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	20.6	32.9	676.3
4	21.4	17.1	365.2
5	2.3	0.9	2.1
6	2.3	3.5	8.2
		Total	509.6

Plan 2C Elevations Rear - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
8	2.33	14.97	34.9
10	2.3	6.9	16.0
		Total	50.8

Plan 2C Elevations Rear - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	0.9	28.9	24.9
5	20.8	0.7	13.7
6	20.2	37.0	747.0
7	2.3	2.3	5.4
9	2.3	12.8	29.5
		Total	573.9

Plan 2C Triangle Areas Rear (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	6.0	14.5	43.6
2	6.0	14.5	43.6
4	0.9	2.0	0.9
		Total	87.1

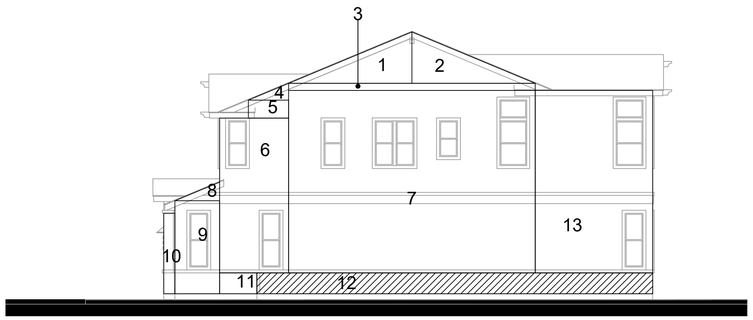
Left facade total area: 545.9 sq. ft.
Left facade Stucco area: 36.3 sq. ft. (6% of total Front facade)

Rear facade total area: 711.8 sq. ft.
Rear facade Stucco area: 50.8 sq. ft. (7% of total Front facade)

*NO STUCCO ON THIS ELEVATION

1. FRONT

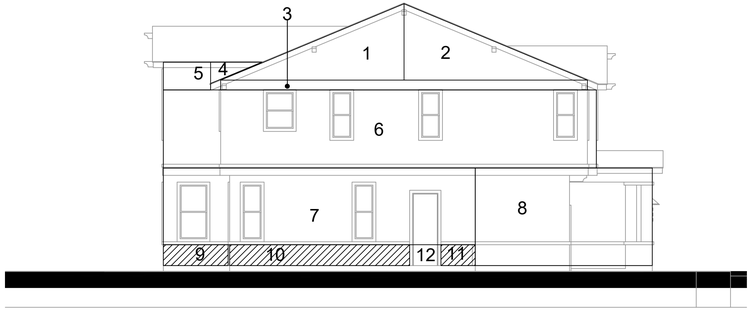
0 4 8 16



1-10: FIBER CEMENT SHINGLE SIDING
11: STONE

2. RIGHT

0 4 8 16

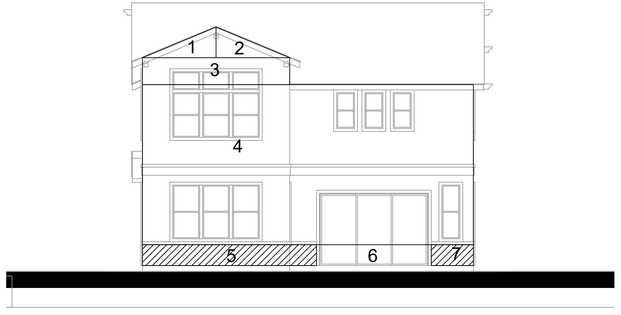


1-7: FIBER CEMENT SHINGLE SIDING

3. LEFT

0 4 8 16

STEEL TROWEL SMOOTH FINISH STUCCO
1-10 (RIGHT): LAP SIDING
11: STONE



1-4: FIBER CEMENT SHINGLE SIDING

3. REAR

0 4 8 16

Plan 3A Elevations Right - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
12	2.33	44.25	103.1
		Total	103.1

Plan 3A Elevations Right - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	0.9	27.6	23.7
5	2.0	4.5	9.0
6	17.3	7.7	133.2
7	20.4	27.6	562.2
9	10.4	5.0	51.8
10	9	1.25	11.3
11	2.33	4.16	9.7
13	20.39	13.13	267.7
		Total	1068.6

Plan 3A Triangle Areas Right (Non- Stucco)

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	5.7	14.9	42.8
2	5.7	14.9	42.6
4	1.9	4.5	4.2
8	2.1	4.99	5.2
		Total	94.8

Plan 3A Elevations Left - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
9	2.33	7.25	16.9
10	2.33	20.12	46.9
11	2.33	3.83	8.9
		Total	72.7

Plan 3A Elevations Left - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	1.1	41.0	44.7
5	3.1	5.3	16.3
6	8.7	48.4	423.1
7	8.6	34.6	295.9
8	10.9	10.8	117.5
12	2.33	3.5	8.2
		Total	905.7

Plan 3A Triangle Areas Left (Non- Stucco)

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	5.7	14.9	42.8
2	5.7	14.9	42.6
4	2.4	5.7	6.8
		Total	92.2

Plan 3A Elevations Rear - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	2.3	19.5	45.3
7	2.3	4.7	11.0
		Total	56.3

Plan 3A Elevations Rear - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	3.0	16.5	49.4
4	17.9	37.0	661.8
6	2.3	12.8	29.9
		Total	741.0

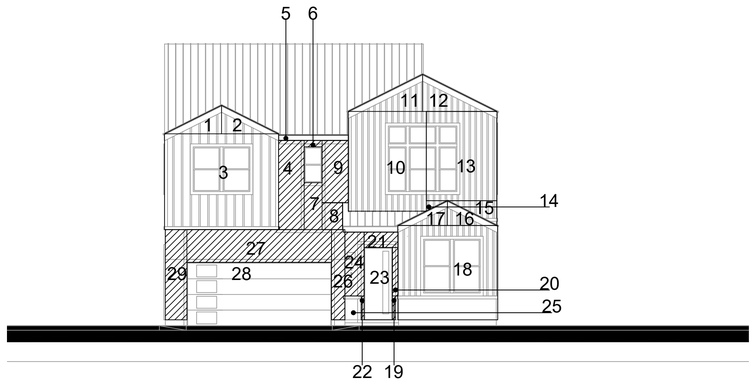
Plan 3A Triangle Areas Rear (Non- Stucco)

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	3.4	8.2	14.1
2	3.4	8.2	14.0
		Total	28.0

Right facade total area: 1266.5 sq. ft.
Right facade Stucco area: 103.1 sq. ft. (8% of total Front facade)

Left facade total area: 1070.6 sq. ft.
Left facade Stucco area: 72.7 sq. ft. (6% of total Front facade)

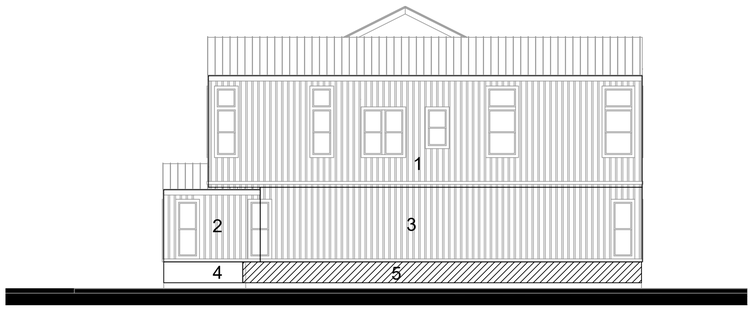
Rear facade total area: 825.3 sq. ft.
Rear facade Stucco area: 56.3 sq. ft. (6% of total Front facade)



1-3, 10-18: BOARD AND BATTEN

1. FRONT

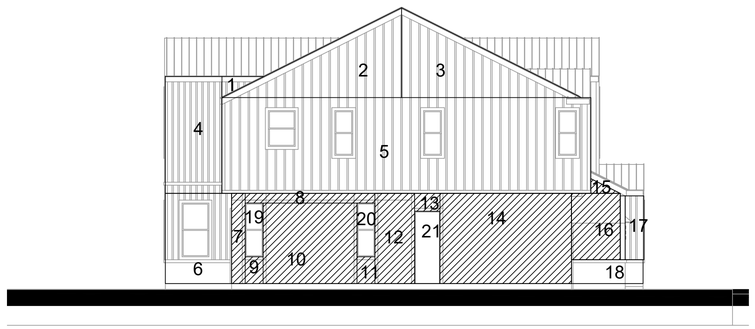
0 4 8 16



1-3: BOARD AND BATTEN
4: STONE

2. RIGHT

0 4 8 16

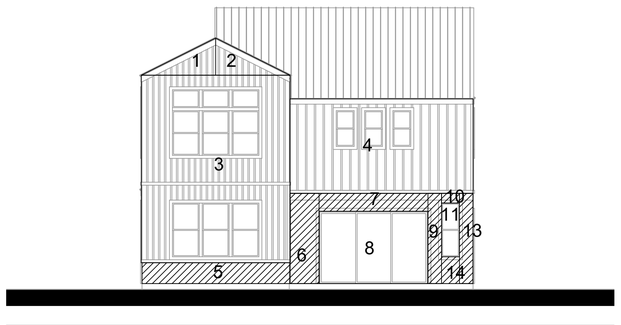


1-6: BOARD AND BATTEN
6: STONE

3. LEFT

0 4 8 16

STEEL TROWEL SMOOTH
FINISH STUCCO



1-4: BOARD AND BATTEN

3. REAR

0 4 8 16

Plan 3B Elevations Front - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	10.0	2.9	28.5
6	0.7	2.0	1.4
7	5.3	2.0	10.5
8	3.0	2.3	6.8
9	7.0	2.9	20.3
19	2.7	0.3	0.9
20	5.4	0.7	3.7
21	1.7	3.8	6.5
22	2.7	0.3	0.9
24	7.1	2.1	15.2
26	10.1	1.5	15.0
27	3.7	16.2	59.1
29	10.1	2.4	24.3
		Total	193.2

Plan 3B Elevations Front - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	10.7	12.7	136.4
5	0.6	7.8	4.5
10	8.7	11.2	97.2
13	7.9	10.0	78.8
18	10.5	11.2	117.6
23	8.1	3.2	25.5
25	2.7	1.8	4.8
28	6.4	16.2	103.6
		Total	568.5

Plan 3B Triangle Areas Front (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	3.2	6.4	10.1
2	3.2	6.4	10.1
11	4.2	8.3	17.4
12	4.2	8.31	17.4
14	1.2	2.4	1.4
15	2.8	5.5	7.7
16	2.8	5.5	7.7
17	2.8	5.5	7.7
		Total	79.5

Plan 3B Elevations Right - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	2.3	44.6	103.9
		Total	103.9

Plan 3B Elevations Right - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	12.5	48.5	604.3
2	8.1	10.8	86.9
3	8.3	42.8	357.2
4	2.3	8.8	20.6
		Total	1068.9

Plan 3B Elevations Left - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
7	10.1	1.5	15.3
8	1.1	14.5	15.7
9	3.0	2.0	6.0
10	9.0	10.5	94.5
11	3.0	2.0	6.0
12	10.1	4.4	44.7
13	2.0	2.8	5.7
14	10.1	14.7	148.2
16	7.4	5.4	40.3
		Total	376.3

Plan 3B Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	13.1	6.3	82.6
5	10.7	41.3	441.8
6	7.1	6.3	45.1
17	7.1	2.6	18.8
18	2.7	8.0	21.3
19	6.0	2.0	12.0
20	6.0	2.0	12.0
21	8.1	2.8	22.9
		Total	656.4

Plan 3B Triangle Areas Left (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	2.3	4.7	5.5
2	10.1	20.1	101.1
3	10.1	20.1	101.5
		Total	208.1

Plan 3B Elevations Rear - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	2.3	16.5	38.5
6	3.3	10.1	32.8
7	2.0	12.2	24.2
9	10.1	1.5	15.3
10	1.1	2.0	2.2
13	1.5	10.1	15.3
14	3.0	2.0	6.0
		Total	134.3

Plan 3B Elevations Rear - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	21.0	16.6	348.4
4	10.6	20.5	215.7
8	8.1	12.2	98.3
11	6.0	2.0	12.0
		Total	674.4

Plan 3B Triangle Areas Left (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	4.1	8.3	17.0
2	4.1	8.3	17.0
		Total	34.1

Front facade total area: 841.2 sq. ft.
Front facade Stucco area: 193.2 sq. ft. (22% of total Front facade)

Right facade total area: 1172.8 sq. ft.
Right facade Stucco area: 103.9 sq. ft. (8% of total Front facade)

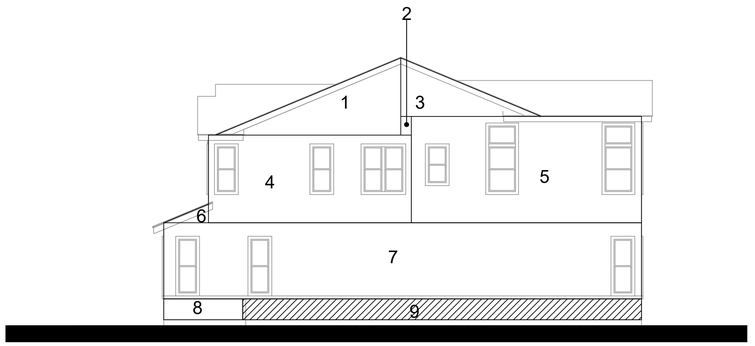
Left facade total area: 1240.8 sq. ft.
Left facade Stucco area: 376.3 sq. ft. (30% of total Front facade)

Rear facade total area: 843.8 sq. ft.
Rear facade Stucco area: 134.3 sq. ft. (15% of total Front facade)

*NO STUCCO ON THIS ELEVATION

1. FRONT

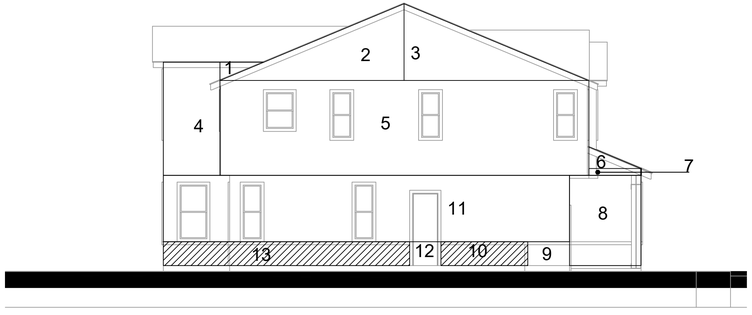
0 4 8 16



1-7: LAP SIDING
8: STONE

2. RIGHT

0 4 8 16

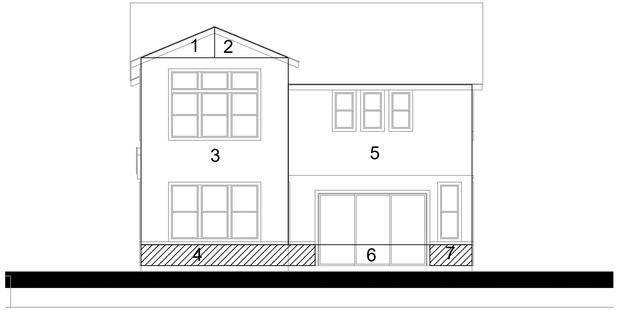


1-8: LAP SIDING
9: STONE

STEEL TROWEL SMOOTH FINISH STUCCO

3. LEFT

0 4 8 16



1-5: LAP SIDING

3. REAR

0 4 8 16

Plan 3C Elevations Right - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
9	2.3	44.6	103.9
		Total	103.9

Plan 3C Elevations Right - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	2.1	1.2	2.5
4	9.8	22.7	222.0
5	11.9	22.7	270.0
7	8.5	53.4	454.0
8	2.3	8.8	20.6
		Total	969.1

Plan 3C Triangle Areas Right (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	8.6	20.7	89.2
3	6.5	15.7	51.3
6	2.1	5.0	5.2
		Total	145.7

Plan 3C Elevations Left - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
10	2.7	9.7	25.8
13	2.66	27.54	73.3
		Total	99.1

Plan 3C Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	12.6	6.3	80.0
5	10.6	41.3	437.3
7	0.8	5.8	4.4
8	10.1	8.0	80.6
9	2.7	4.7	12.4
11	7.4	45.4	336.5
12	2.66	3.5	9.3
		Total	960.5

Plan 3C Triangle Areas Left (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	2.0	4.9	5.0
2	8.6	20.6	88.2
3	8.6	20.6	88.2
6	2.43	5.83	7.1
		Total	181.3

Plan 3C Elevations Rear - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	2.3	19.5	45.3
7	2.3	4.7	11.0
		Total	56.3

Plan 3C Elevations Rear - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	20.9	16.5	343.6
5	17.9	20.5	367.5
6	2.3	12.8	29.9
		Total	741.0

Plan 3C Triangle Areas Rear (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	3.4	8.2	14.1
2	3.4	8.2	14.1
		Total	28.1

Right facade total area: 1218.7 sq. ft.
Right facade Stucco area: 103.9 sq. ft. (8% of total Front facade)

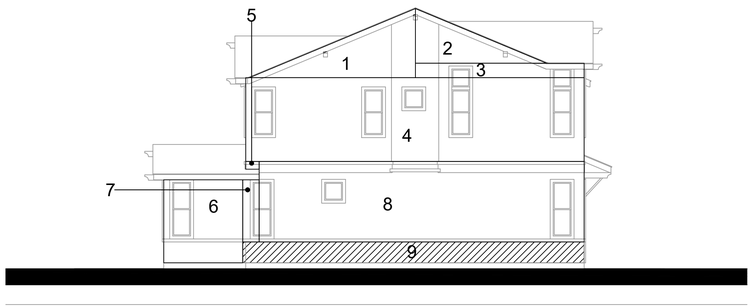
Left facade total area: 1240.9 sq. ft.
Left facade Stucco area: 99.1 sq. ft. (7% of total Front facade)

Rear facade total area: 825.4 sq. ft.
Rear facade Stucco area: 56.3 sq. ft. (6% of total Front facade)

*NO STUCCO ON THIS ELEVATION

1. FRONT

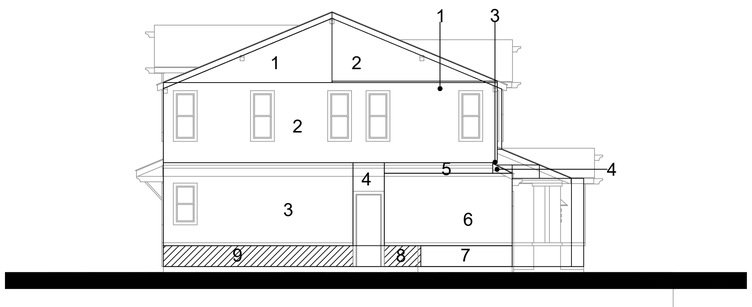
0 4 8 16



1-8: FIBER CEMENT SHINGLE SIDING

2. RIGHT

0 4 8 16

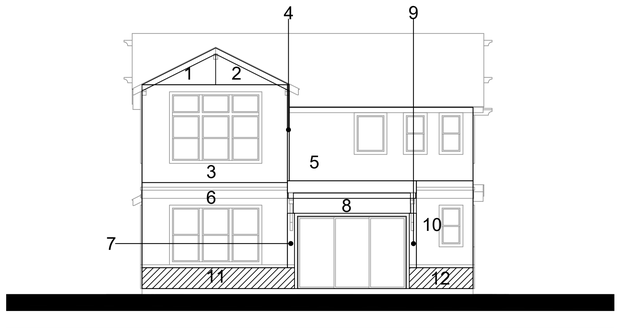


1-7: FIBER CEMENT SHINGLE SIDING
7: STONE

3. LEFT

0 4 8 16

STEEL TROWEL SMOOTH FINISH STUCCO



1-10: FIBER CEMENT SHINGLE SIDING

3. REAR

0 4 8 16

Plan 1A Elevations Right - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
9	2.3	38.2	88.9
		Total	88.9

Plan 1A Elevations Right - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	1.6	18.9	30.9
4	9.4	37.8	354.1
5	0.9	1.5	1.3
6	9.3	8.8	81.9
7	6.9	1.8	12.7
8	9.0	36.5	328.1
		Total	808.9

Plan 1A Triangle Areas Right (Non- Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	7.7	18.6	71.7
2	6.1	14.6	44.5
		Total	116.1

Plan 1A Elevations Left - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
8	2.3	21.2	49.4
9	2.3	4.1	9.4
		Total	58.8

Plan 1A Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	0.2	18.5	3.0
2	8.3	37.3	309.5
3	9.3	21.2	196.6
4	3.2	3.5	11.2
5	1.9	12.1	22.5
6	7.4	14.3	105.9
7	2.3	10.2	23.8
		Total	672.4

Plan 1A Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	18.9	7.9	74.1
2	18.5	7.7	71.1
3	0.5	0.3	0.1
4	2.2	1.1	1.2
		Total	146.5

Plan 1A Elevations Rear - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
11	2.3	17.0	39.7
12	2.3	7.12	16.4
		Total	56.1

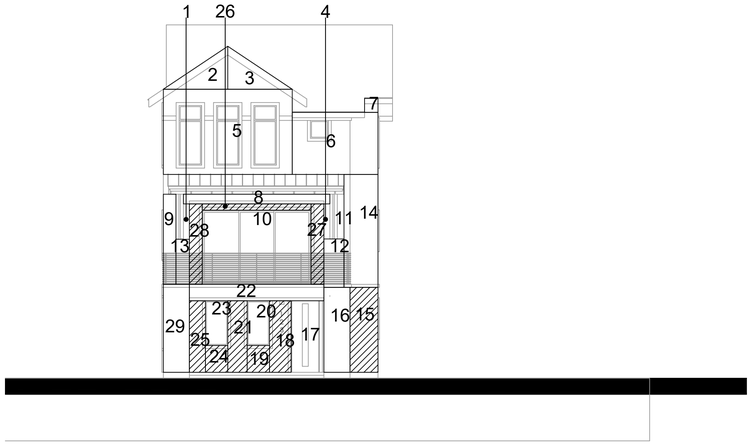
Plan 1A Elevations Rear - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	10.9	16.3	177.6
4	10.7	0.2	2.3
5	7.6	20.5	156.5
6	9.5	16.3	154.7
7	6.1	0.8	4.8
8	1.7	13.1	21.8
9	6.1	0.8	4.8
10	9.72	6.31	61.3
		Total	583.9

Plan 1A Elevations Rear - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	8.2	4.1	16.9
2	8.23	4.11	16.9
		Total	33.8

Right facade total area: 925 sq. ft.
Right facade Stucco area: 88.9 sq. ft. (9% of total Front facade)

Left facade total area: 818.9 sq. ft.
Left facade Stucco area: 58.8 sq. ft. (7% of total Front facade)

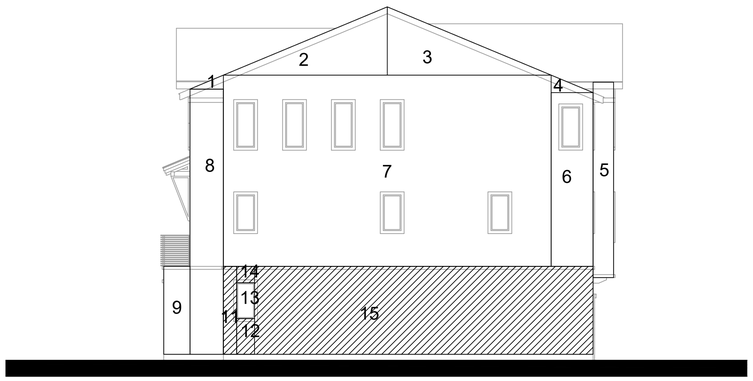
Rear facade total area: 617.7 sq. ft.
Rear facade Stucco area: 56.1 sq. ft. (9% of total Front facade)



1-9: LAP SIDING
16-29: STONE

1. FRONT

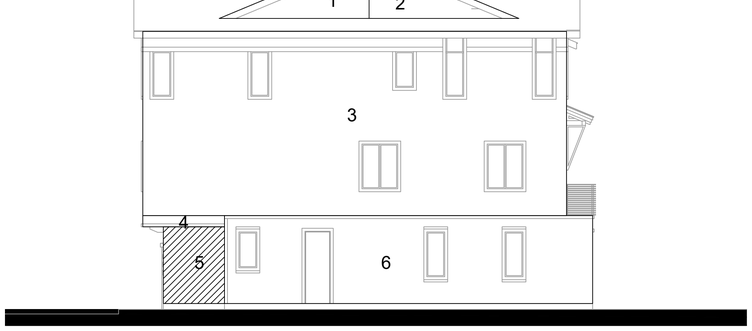
0 4 8 16



1-8: LAP SIDING
9: STONE

2. RIGHT

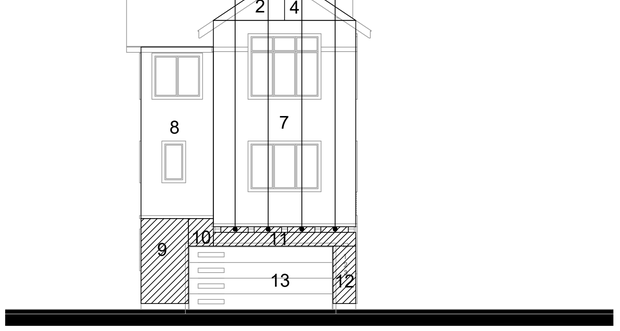
0 4 8 16



1-4: LAP SIDING
6: STONE

3. LEFT

0 4 8 16



2,4,7,8: LAP SIDING

3. REAR

0 4 8 16

STEEL TROWEL SMOOTH
FINISH STUCCO

Plan 2C Elevations Front - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
15	9.5	3.1	29.5
18	8.0	2.4	19.2
19	3.0	2.5	7.5
21	8.0	2.2	17.6
24	3.0	2.5	7.5
25	8.0	1.8	14.4
26	0.7	12.2	8.5
27	9.0	1.4	12.6
28	9.0	1.4	12.6
		Total	129.4

Plan 2C Elevations Front - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	3.9	0.7	2.7
4	3.9	0.7	2.7
5	9.5	14.4	136.8
6	6.9	9.5	65.6
7	1.6	1.5	2.4
8	1.1	16.4	18.0
9	10.1	1.4	14.1
11	5.0	0.7	3.5
12	5.4	2.2	11.9
13	5.00	1.5	7.5
14	12.6	3.8	47.9
16	9.5	2.9	27.6
17	8.0	3.6	28.8
20	5.0	2.5	12.5
22	1.8	15	27
23	5.0	2.5	12.5
29	9.8	2.9	28.42
		Total	449.9

Plan 2C Triangle Areas Front (Non- Stucco)

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	4.8	7.2	17.3
3	4.8	7.2	17.3
		Total	34.6

Plan 2C Elevations Right - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
11	9.8	1.5	14.7
12	4.0	2.0	8.0
14	1.8	2.0	3.6
15	9.8	37.8	370.4
		Total	396.7

Plan 2C Elevations Right - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	21.8	2.3	50.1
6	3.9	0.7	2.7
7	21.4	36.6	783.2
8	29.7	3.7	109.9
9	9.8	2.9	28.4
13	4.0	2.0	8.0
		Total	982.4

Plan 2C Triangle Areas Right (Non- Stucco)

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	1.6	3.7	3.0
2	19.4	4.7	45.6
3	7.6	18.3	69.5
4	2	4.7	4.7
		Total	122.8

Plan 2C Elevations Left - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	8.6	6.8	58.5
		Total	58.5

Plan 2C Elevations Left - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	20.6	47.4	976.4
4	1.3	9.1	11.8
6	9.8	41.1	402.8
		Total	1391.1

Plan 2C Triangle Areas Left (Non- Stucco)

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	7.0	16.7	58.5
2	7.0	16.7	58.5
		Total	116.9

Plan 2C Elevations Rear - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	0.6	3.0	1.8
3	0.6	3.0	1.8
5	0.6	3.0	1.8
6	0.6	3.0	1.8
9	9.5	5.3	50.4
10	3.08	2.8	8.62
11	1.5	15.9	23.9
12	6.4	2.5	16
		Total	106.0

Plan 2C Elevations Rear - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
8	19.7	8.1	159.2
7	23.1	15.9	367.3
13	6.4	16.2	103.7
		Total	630.1

Plan 2C Triangle Areas Rear (Non- Stucco)

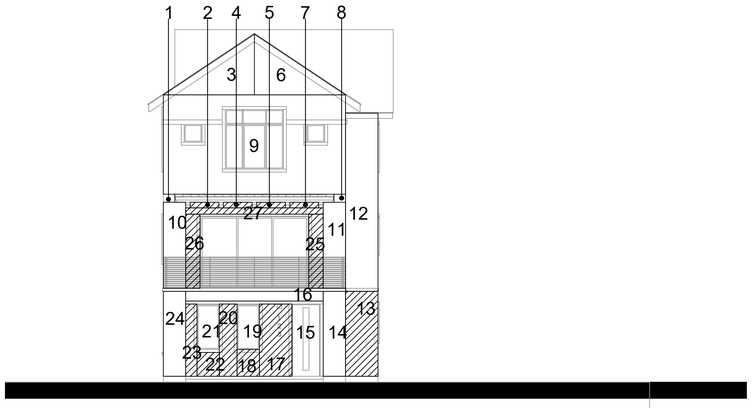
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	1.6	3.7	3.0
2	19.4	4.7	45.6
3	7.6	18.3	69.5
4	2	4.7	4.7
		Total	122.8

Front facade total area: 613.9 sq. ft.
Front facade Stucco area: 129.4 sq. ft. (21% of total Front facade)

Right facade total area: 1501.9 sq. ft.
Right facade Stucco area: 396.7 sq. ft. (26% of total Front facade)

Left facade total area: 1566.5 sq. ft.
Left facade Stucco area: 58.5 sq. ft. (3% of total Front facade)

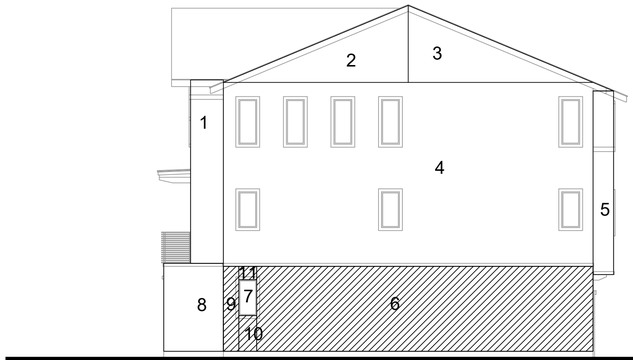
Rear facade total area: 858.9 sq. ft.
Rear facade Stucco area: 106.0 sq. ft. (12% of total Front facade)



1,3,6,9,10,11,12: LAP SIDING
14,24:STONE

1. FRONT

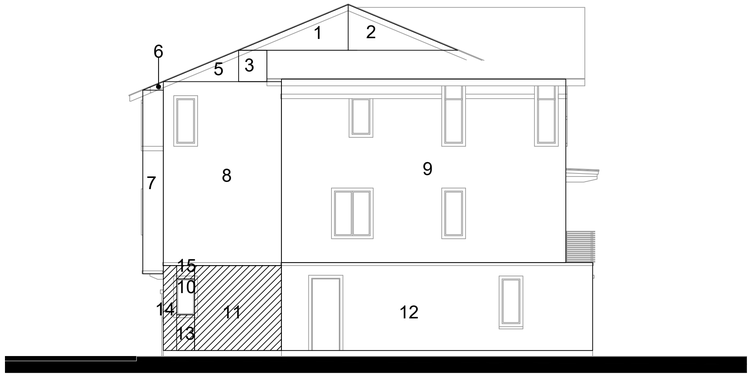
0 4 8 16



1-5: LAP SIDING
8: STONE

2. RIGHT

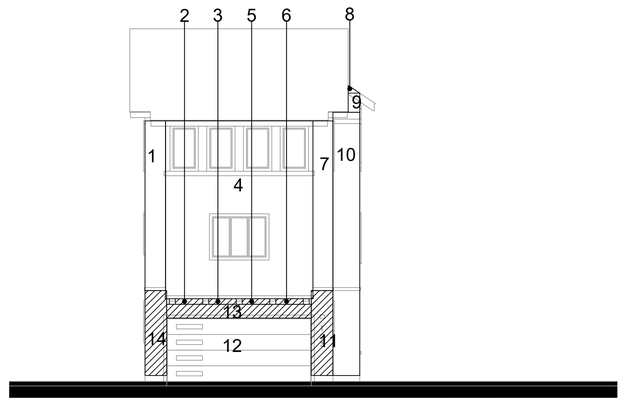
0 4 8 16



1-9: LAP SIDING
12: STONE

3. LEFT

0 4 8 16



1,4,7,10: LAP SIDING

3. REAR

0 4 8 16

STEEL TROWEL SMOOTH
FINISH STUCCO

Plan 1C Elevations Front - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	0.6	3.2	2.0
4	0.6	3.2	2.0
5	0.6	3.2	2.0
7	0.6	3.2	2.0
13	9.5	3.62	34.4
17	8.1	3.6	29.2
18	3.0	2.5	7.5
20	8.1	1.9	15.4
22	3.0	2.5	7.5
23	8.1	1.27	10.3
25	8.3	1.6	13.3
26	8.3	1.6	13.3
27	0.7	15.4	10.8
		Total	149.5

Plan 1C Elevations Front - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	0.9	1.3	1.2
8	0.9	1.3	1.2
11	9.6	2.5	24.0
12	19.9	3.6	71.6
14	9.5	2.5	23.8
15	8.4	3.5	29.4
16	1.1	15.4	16.9
19	5	2.5	12.5
21	5	2.5	12.5
24	9.5	2.5	23.8
		Total	216.8

Plan 1C Triangle Areas Front (Non-Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	6.8	10.2	34.6
6	6.8	10.2	34.6
		Total	69.3

Plan 1C Elevations Right - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
6	9.5	37.6	357.2
9	9.5	1.7	
10	4	2	
11	1.5	2	
		Total	357.2

Plan 1C Elevations Right - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	20.5	3.6	73.8
4	20.5	41.3	846.7
5	20.5	2.3	47.2
7	2	4	8.0
8	9.8	6.6	64.7
		Total	1040.3

Plan 1C Triangle Areas Right (Non-Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	8.6	20.6	88.6
3	8.6	20.6	88.6
		Total	177.2

Plan 1C Elevations Left - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
11	9.5	9.7	92.2
13	4	2	8.0
14	9.5	1.5	14.3
15	1.5	2	3.0
		Total	117.4

Plan 1C Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	3.5	3.2	11.2
7	20.5	2.3	47.2
8	20.6	13.2	271.9
9	20.5	31.8	651.9
10	4.0	2.0	8.0
12	9.8	24.8	243.0
		Total	1233.2

Plan 1C Triangle Areas Left (Non-Stucco)			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	5.1	12.2	31.1
2	5.1	12.2	31.1
5	3.5	8.4	14.7
6	1.0	2.3	1.2
		Total	78.1

Plan 1C Elevations Rear -			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	0.6	3.0	1.8
3	0.6	3.0	1.8
5	0.6	3.0	1.8
6	0.6	3.0	1.8
11	9.5	2.4	22.8
13	1.5	16.2	24.3
14	9.5	2.4	22.8
		Total	77.1

Plan 1C Elevations Rear -			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	19.0	2.3	43.7
4	19.9	16.5	328.4
7	19.0	2.2	41.8
9	2.1	1.3	2.7
10	29.4	3.0	88.2
		Total	504.8

Plan 1C Triangle Areas Rear			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
8	0.9	1.3	0.6
		Total	0.6

Front facade total area: 435.6 sq. ft.
Front facade Stucco area: 149.5 sq. ft. (34% of total Front facade)

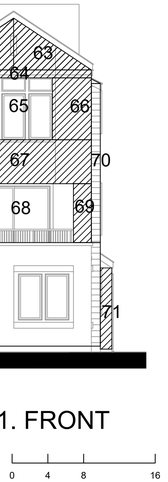
Right facade total area: 1574.7 sq. ft.
Right facade Stucco area: 357.2 sq. ft. (22% of total Front facade)

Left facade total area: 1428.7 sq. ft.
Left facade Stucco area: 117.4 sq. ft. (8% of total Front facade)

Rear facade total area: 582.5 sq. ft.
Rear facade Stucco area: 77.1 sq. ft. (13% of total Front facade)

10-12, 18,19: LAP SIDING
72: STONE

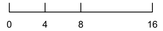
1. FRONT



0 4 8 16

2-4: LAP SIDING
20: STONE

2. RIGHT



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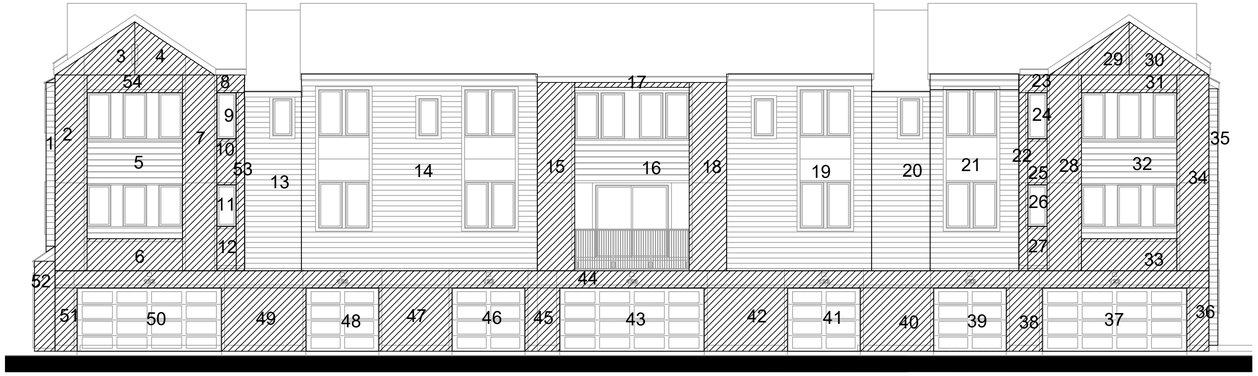
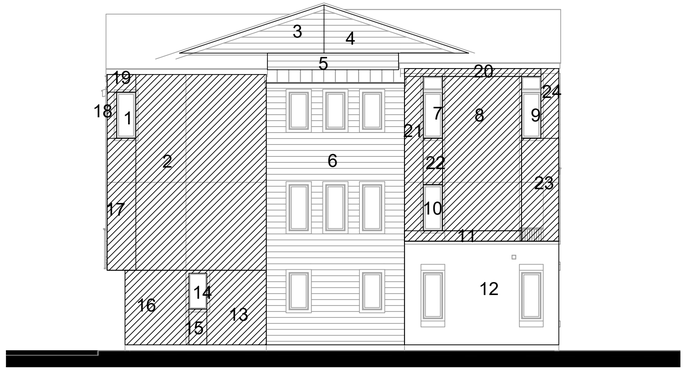


3. REAR

0 4 8 16



4. LEFT

0 4 8 16

STEEL TROWEL SMOOTH
FINISH STUCCO

Front facade total area: 435.6 sq. ft.
Front facade Stucco area: 149.5 sq. ft. (34% of total Front facade)

Right facade total area: 1574.7 sq. ft.
Right facade Stucco area: 357.2 sq. ft. (22% of total Front facade)

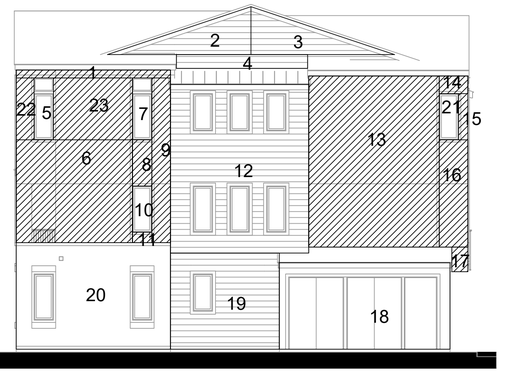
Left facade total area: 1428.7 sq. ft.
Left facade Stucco area: 117.4 sq. ft. (8% of total Front facade)

Rear facade total area: 582.5 sq. ft.
Rear facade Stucco area: 77.1 sq. ft. (13% of total Front facade)

1,12,13,14: LAP SIDING
90: STONE

1. FRONT

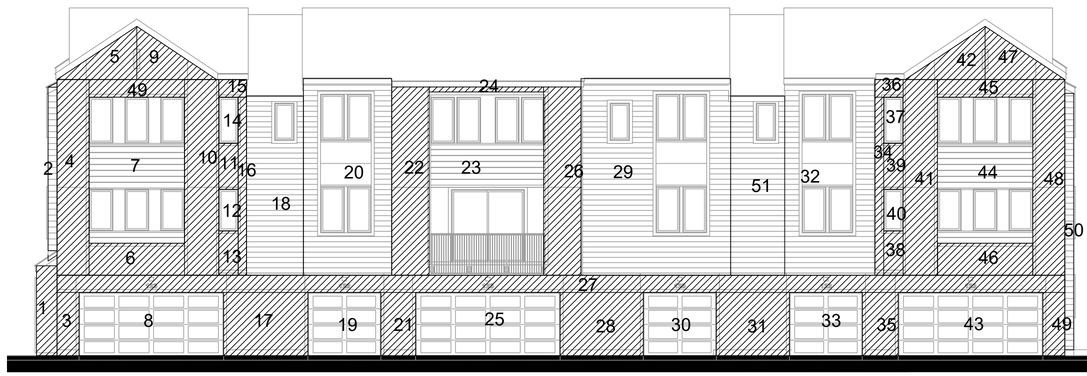
0 4 8 16



2-4, 12, 19: LAP SIDING
20: STONE

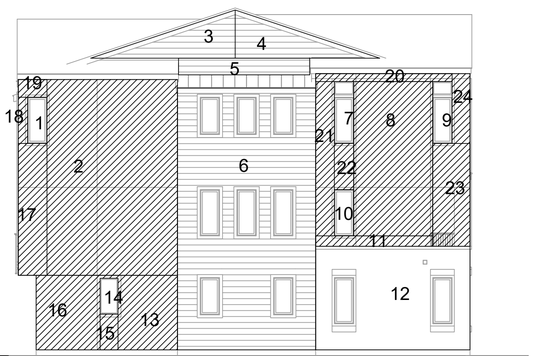
2. RIGHT

0 4 8 16



3. REAR

0 4 8 16



4. LEFT

0 4 8 16

STEEL TROWEL SMOOTH
FINISH STUCCO

6Plex Elevations Front - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	4.8	4.4	21.1
4	4.9	17.4	85.3
7	4.8	4.4	21.1
8	6.6	2.1	13.9
9	6.6	2.1	13.9
11	6.6	2.1	13.9
15	6.3	3.8	23.9
16	1.2	13.25	15.9
18	2.0	13.3	26.6
19	5.16	3.8	19.6
22	6.3	3.8	23.9
23	1.2	13.25	15.9
24	2.0	13.3	26.6
25	5.16	3.8	19.6
28	0.9	17.3	15.6
31	0.9	17.3	15.6
33	5.2	3.8	19.8
37	6.3	3.8	23.9
38	1.2	13.25	15.9
40	2.0	13.3	26.6
42	5.16	3.8	19.6
45	4.8	4.4	21.1
49	4.9	17.4	85.3
51	4.8	4.4	21.1
55	6.6	2.1	13.9
46	6.6	2.1	13.9
		Total	633.3

6Plex Elevations Front - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	29.4	1.0	29.4
6	6.8	8.7	58.9
10	6.6	13.4	88.4
12	8.9	7.0	62.3
13	1.7	6.4	10.9
14	8.1	40.4	327.2
17	5.2	5.7	29.4
20	9.0	3.1	27.9
21	1.7	2.0	3.4
26	9.0	3.9	35.1
27	1.7	3.4	5.8
32	18.4	8.7	160.1
34	9.0	3.1	27.9
35	1.7	2.0	3.4
36	8.1	36.5	295.7
39	5.2	5.7	29.4
41	8.1	20.2	162.6
43	9.0	3.9	35.1
44	1.7	3.4	5.8
50	1.7	3.3	5.6
56	7.0	8.6	60.2
57	6.6	13.4	88.4
60	11.6	112.6	1306.2
61	5.2	5.7	29.4
		Total	2888.5

6Plex Triangle Areas Front Stucco Areas

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	5.8	8.7	25.2
9	5.8	8.7	25.2
42	5.8	8.7	25.2
47	5.8	8.7	25.2
		Total	100.9

6Plex Elevations Right - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	0.9	17.24	15.5
6	11.5	13.1	150.7
8	5.24	2.16	11.3
9	18.4	2.08	38.3
11	1.16	2.16	2.5
13	19.16	14.28	273.6
14	2.0	3.2	6.304
15	5.16	1.04	5.4
16	12	3.2	38.4
17	2.75	1.79	4.9
22	6.9	2	13.8
23	6.9	8.8	60.7
		Total	1280.5

6Plex Elevations Right - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	1.5	15	22.6
5	6.9	2	14.9
7	6.9	2	14.9
10	5.2	2	11.1
12	18.9	15	292.0
20	5.2	5.7	29.4
18	9.7	19.1	184.3
19	10.7	12.2	205.2
20	11.9	17.2	205.2
21	5.16	2.16	11.1
		Total	915.9

6Plex Elevations Right - Triangle Non-Stucco Areas

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	5.4	16.1	42.9
3	5.4	16.1	42.9
		Total	85.9

6Plex Elevations Left - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	21.9	14.2	310.1
8	17.2	8.8	151.7
11	1.2	13.1	15.2
13	8.3	6.6	55.3
15	4.0	2.0	8.0
16	8.3	7.1	59.5
17	14.8	2.0	29.5
18	5.2	1.0	5.4
19	2.0	2.0	3.9
20	0.9	17.2	15.2
21	17.2	2.1	35.9
22	5.2	2.2	11.1
23	11.5	4.2	47.8
24	7.8	2.0	15.6
		Total	764.2

6Plex Elevations Left - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	1.5	15	22.6
5	6.9	2	14.9
6	6.9	2	14.9
7	5.2	2	11.1
9	18.9	15	292.0
10	5.2	5.7	29.4
12	9.7	19.1	184.3
14	10.7	12.2	130.4
		Total	699.6

6Plex Elevations Left - Triangle Non-Stucco Areas

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	5.4	16.2	43.2
4	5.4	16.2	43.2
		Total	86.5

6Plex Elevations Rear - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	10.0	2.3	23.0
3	7.1	2.5	17.8
4	4.8	4.4	21.1
6	3.6	10.6	38.2
10	4.8	4.4	21.1
11	5.1	2.2	11.1
13	4.9	2.2	10.6
15	2.0	3.1	6.2
16	19.9	0.9	17.9
17	7.1	9.4	66.6
21	7.1	3.9	27.6
22	21.1	4.2	88.2
24	0.6	12.8	7.0
26	21.1	4.2	88.2
27	2.0	112.6	225.2
28	7.1	9.3	65.8
31	7.1	8.2	57.8
34	19.9	0.9	17.9
35	7.1	4.1	28.9
36	2.0	3.1	6.2
38	4.9	2.2	10.6
39	5.1	2.2	11.1
41	4.8	4.4	21.1
45	2.0	10.7	21.3
46	7.1	9.4	66.6
48	4.8	4.4	21.1
49	7.1	2.5	17.3
		Total	1015.5

6Plex Elevations Rear - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	18.3	1.0	18.3
7	16.3	10.7	173.8
8	7.1	16.2	114.4
12	5.2	2.2	11.1
14	5.2	2.2	11.1
18	20.0	6.4	127.1
19	7.1	8.2	57.8
20	22.0	10.0	220.0
23	20.5	12.8	262.4
25	7.1	16.2	114.4
27	1.9	112.6	213.9
29	22	16.7	367.4
30	7.1	8.16	57.8
32	22.02	10.06	221.5
33	7.1	8.16	57.8
37	5.2	2.2	11.1
40	5.2	2.2	11.1
43	7.1	16.16	114.4
44	16.3	10.7	173.8
50	28.67	1.0	28.7
51	20.02	6.07	121.5
		Total	2489.5

6Plex Elevations Rear - Triangle Stucco Areas

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	5.9	8.9	26.3
4	5.9	8.9	26.3
29	5.9	8.9	26.3
30	5.9	8.9	26.3
		Total	105.0

Front facade total area: 3622.7 sq. ft.
Front facade Stucco area: 743.2 sq. ft. (20% of total Front facade)

Right facade total area: 1623.2 sq. ft.
Right facade Stucco area: 621.4 sq. ft. (38% of total Front facade)

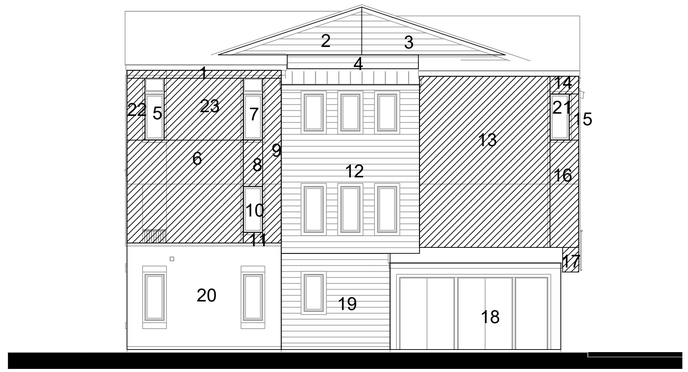
Left facade total area: 1550.3 sq. ft.
Left facade Stucco area: 764.2 sq. ft. (49% of total Front facade)

Rear facade total area: 3609.5 sq. ft.
Rear facade Stucco area: 1120.5 sq. ft. (31% of total Front facade)

1,12,13,20: LAP SIDING
26: STONE

1. FRONT

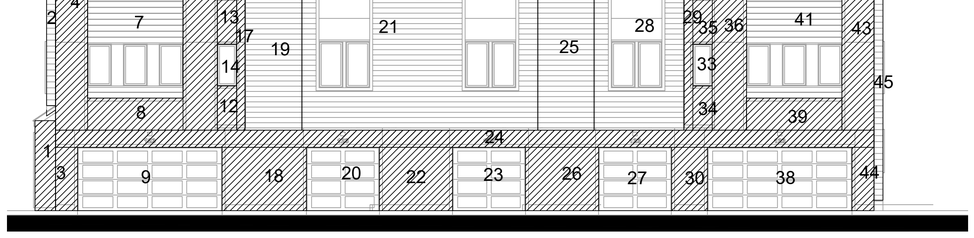
0 4 8 16



2,3,4,12: LAP SIDING
20: STONE

2. RIGHT

0 4 8 16



3. REAR

0 4 8 16

4. LEFT

0 4 8 16

STEEL TROWEL SMOOTH
FINISH STUCCO

5Plex Elevations Front - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	6.6	2	13.2
3	6.9	4.4	30.4
7	1	17.4	17.4
8	4.9	17.4	85.3
10	6.9	4.4	30.4
11	6.6	2	13.2
14	5.16	3.8	19.6
15	1.15	13.25	15.2
16	2	13.25	26.5
18	5.16	3.8	19.6
22	5.16	3.8	19.6
23	2	13.25	26.5
24	1.15	13.25	15.2
27	5.16	3.8	19.6
30	5.16	3.8	19.6
31	2	13.25	26.5
32	1.15	13.25	15.2
34	5.16	3.8	19.6
37	6.6	2	13.2
38	6.9	4.4	30.4
40	4.9	17.4	85.3
43	1	17.4	17.4
45	6.9	4.4	30.4
46	6.6	2	13.2
48	9.08	1.4	12.7
		Total	635.1

5Plex Elevations Front - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	29.4	1.0	29.4
5	6.6	13.4	88.1
6	6.9	8.6	59.3
12	1.7	6.3	10.7
13	9.0	7.0	63.0
17	5.2	5.7	29.2
19	9.0	3.1	27.7
20	8.1	56.8	457.2
21	1.7	2.0	3.4
25	5.2	5.7	29.2
26	1.7	3.4	5.8
28	1.7	2.0	3.4
29	9.0	3.1	27.7
33	5.2	5.7	29.2
35	1.7	3.3	5.6
36	9.0	3.9	35.1
41	6.6	13.4	88.1
42	6.9	8.6	59.3
47	29.4	1.0	29.4
		Total	1081.0

5Plex Triangle Areas Front Stucco Areas

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	5.8	8.7	25.2
9	5.8	8.7	25.2
39	5.8	8.7	25.2
44	5.8	8.7	25.2
		Total	100.9

5Plex Elevations Right - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	0.9	17.24	15.5
6	11.5	13.1	150.7
8	5.24	2.16	11.3
9	18.4	2.08	38.3
11	1.16	2.16	2.5
13	19.16	14.28	273.6
14	2.0	3.2	6.304
15	5.16	1.04	5.4
16	12	3.2	38.4
17	2.75	1.79	4.9
22	6.9	2	13.8
23	6.9	8.8	60.7
		Total	1280.5

6Plex Elevations Right - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	1.5	15	22.6
5	6.9	2	14.9
7	6.9	2	14.9
10	5.2	2	11.1
12	18.9	15	292.0
20	5.2	5.7	29.4
18	9.7	19.1	184.3
19	10.7	12.2	130.4
20	11.9	17.2	205.2
21	5.16	2.16	11.1
		Total	915.9

5Plex Elevations Right - Triangle Non-Stucco Areas

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	5.4	16.1	42.9
3	5.4	16.1	42.9
		Total	85.9

5Plex Elevations Left - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	21.9	14.2	310.1
8	17.2	8.8	151.7
11	1.2	13.1	15.2
13	8.3	6.6	55.3
15	4.0	2.0	8.0
16	8.3	7.1	59.5
17	14.8	2.0	29.5
18	5.2	1.0	5.4
19	2.0	2.0	3.9
20	0.9	17.2	15.2
21	17.2	2.1	35.9
22	5.2	2.2	11.1
23	11.5	4.2	47.8
24	7.8	2.0	15.6
		Total	764.2

5Plex Elevations Left - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	1.5	15	22.6
5	6.9	2	14.9
6	6.9	2	14.9
7	5.2	2	11.1
9	18.9	15	292.0
10	5.2	5.7	29.4
12	9.7	19.1	184.3
14	10.7	12.2	130.4
		Total	699.6

5Plex Elevations Left - Triangle Non-Stucco Areas

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	5.4	16.2	43.2
4	5.4	16.2	43.2
		Total	86.5

5Plex Elevations Rear - Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	10.1	2.3	23.1
3	7.1	2.5	17.8
4	21.9	3.6	78.8
6	2	10.6	21.2
8	3.6	10.6	38.2
11	21.9	3.6	78.8
12	5	2.16	10.8
13	5.1	2.2	11.1
16	2.0	3.1	6.2
17	2.0	3.1	6.2
18	7.1	9.4	66.7
22	7.1	8.3	58.6
24	1.9	91.5	173.9
26	7.1	8.3	58.6
29	21.1	4.2	88.2
30	7.1	4.0	28.4
31	2.0	3.1	6.2
34	5	2.16	10.8
35	5.1	2.2	11.1
36	7.1	8.2	57.8
39	3.6	10.6	38.2
40	2	10.6	21.2
43	2.0	3.1	6.2
44	7.1	2.5	17.4
		Total	935.4

5Plex Elevations Rear - Non-Stucco Areas

Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	18.3	1.0	18.3
7	16.3	10.7	173.8
9	7.1	16.2	114.4
14	5.2	2.2	11.1
15	5.2	2.2	11.1
19	20.0	6.4	127.1
20	7.1	8.2	57.8
21	21.1	26.4	557.0
23	7.1	8.2	57.8
25	20.0	6.3	126.0
27	7.1	8.2	57.8
28	22.0	1.4	30.8
32	5.2	2.2	11.1
33	5.2	2.2	11.1
38	7.1	16.2	114.4
41	16.3	10.7	173.8
45	28.4	1.0	28.4
		Total	1681.9

5Plex Elevations Rear - Triangle Stucco Areas

Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
5	5.9	8.9	26.3
10	5.9	8.9	26.3
37	5.9	8.9	26.3
42	5.9	8.9	26.3
		Total	105.0

Front facade total area: 1817 sq. ft.
Front facade Stucco area: 736 sq. ft. (40% of total Front facade)
Right facade total area: 1623.2 sq. ft.
Right facade Stucco area: 621.4 sq. ft. (38% of total Front facade)
Left facade total area: 1550.3 sq. ft.
Left facade Stucco area: 764.2 sq. ft. (49% of total Front facade)
Rear facade total area: 2722.3 sq. ft.
Rear facade Stucco area: 1040.4 sq. ft. (38% of total Front facade)

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

STUCCO CALCULATIONS
TOWNHOMES - 5PLEX

A1-3.11

7Plex Elevations Front - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	4.8	4.4	21.1
5	4.9	17.4	85.3
6	4.8	4.4	21.1
7	6.6	2.1	13.9
9	6.6	2.1	13.9
13	6.3	3.8	23.9
14	1.2	13.25	15.9
16	2.0	13.3	26.6
17	5.16	3.8	19.6
20	5.16	3.8	19.6
21	1.1	13.25	14.6
23	5.16	3.8	19.6
24	2	13.25	26.5
27	18.4	4.4	81.0
30	0.9	17.3	15.6
41	18.41	2.3	42.3
45	5.2	3.8	19.8
46	1.15	13.25	15.2
48	5.2	3.8	19.8
49	2	13.25	26.5
52	5.2	3.8	19.8
53	1.15	13.25	15.2
55	5.2	3.8	19.8
56	2	13.25	26.5
61	4.8	4.4	21.1
64	4.9	17.4	85.3
66	4.8	4.4	21.1
67	6.6	2.1	13.9
69	6.6	2.1	13.9
		Total	778.2

7Plex Elevations Front - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	29.4	1.0	29.4
8	6.6	13.4	88.4
10	8.9	7.0	62.3
11	1.7	6.4	10.9
12	8.1	40.4	327.2
15	5.2	5.7	29.4
18	9.0	3.1	27.9
19	1.7	2.0	3.4
22	5.2	5.7	29.4
25	9.0	3.9	35.1
26	1.7	3.4	5.8
40	18.4	8.7	160.1
42	9.0	3.1	27.9
43	1.7	2.6	4.4
44	8.1	36.5	295.7
50	9.0	3.1	27.9
51	1.7	2.0	3.4
58	9.0	3.9	34.8
59	1.7	3.3	5.6
65	7.0	8.6	60.2
68	6.6	13.4	88.4
70	29.4	1.0	29.4
72	11.6	129.0	1496.4
73	6.8	8.7	58.9
		Total	2942.3

7Plex Triangle Areas Front Stucco Areas			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	5.8	8.7	25.2
3	5.8	8.7	25.2
28	5.8	8.7	25.2
29	5.8	8.7	25.2
62	5.8	8.7	25.23
63	5.8	8.7	25.23
		Total	151.4

7Plex Elevations Rear - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	21.9	3.6	78.8
6	3.6	10.6	38.2
7	21.9	3.8	83.2
8	2.0	3.1	6.2
10	5.1	2.2	11.1
12	4.9	2.2	10.6
15	21.1	4.2	88.2
17	0.6	12.8	7.0
18	21.1	4.2	88.2
22	19.9	0.9	17.9
23	2.0	3.1	6.2
25	5.1	2.2	11.1
27	4.9	2.2	10.6
28	18.4	4.4	81.0
31	2.0	10.7	21.3
33	18.4	4.4	81.0
34	21.9	3.6	78.8
36	7.1	2.5	17.3
38	7.1	4.0	28.3
40	7.1	8.2	57.8
42	7.1	9.3	65.8
44	1.9	129.0	249.0
45	7.1	3.9	27.4
47	7.1	8.2	57.8
49	7.1	9.4	66.6
51	7.1	2.5	17.3
52	10.1	10.3	103.5
53	19.9	0.9	17.9
54	2.0	10.7	21.3
		Total	1449.4

7Plex Elevations Rear - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	18.3	1.0	18.3
5	16.3	10.7	173.8
13	20.0	6.4	128.0
14	22.0	26.4	580.8
16	24.9	12.8	318.7
19	20.0	16.2	324.3
20	20.0	6.5	130.0
21	22.0	10.0	220.0
32	16.3	10.7	173.8
35	28.7	1.0	28.7
37	7.08	16.16	114.4
39	7.08	8.16	57.8
41	7.08	8.16	57.8
43	7.08	16.16	114.4
46	7.08	8.16	57.8
48	7.08	8.16	57.8
50	7.08	16.16	114.4
		Total	2670.7

7Plex Elevations Rear - Triangle Stucco Areas			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	5.9	8.9	26.3
4	5.9	8.9	26.3
29	5.9	8.9	26.3
30	5.9	8.9	26.3
		Total	105.0

7Plex Elevations Right - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	0.9	17.24	15.5
6	11.5	13.1	150.7
8	5.24	2.16	11.3
9	18.4	2.08	38.3
11	1.16	2.16	2.5
13	19.16	14.28	273.6
14	2.0	3.2	6.304
15	5.16	1.04	5.4
16	12	3.2	38.4
17	2.75	1.79	4.9
22	6.9	2	13.8
23	6.9	8.8	60.7
		Total	621.4

7Plex Elevations Right - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
4	1.5	15	22.6
5	6.9	2	14.9
7	6.9	2	14.9
10	5.2	2	11.1
12	18.9	15	292.0
20	5.2	5.7	29.4
18	9.7	19.1	184.3
19	10.7	12.2	130.4
20	11.9	17.2	205.2
21	5.16	2.16	11.1
		Total	915.9

7Plex Elevations Right - Triangle Non-Stucco Areas			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	5.4	16.1	42.9
3	5.4	16.1	42.9
		Total	85.9

7Plex Elevations Left - Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
2	21.9	14.2	310.1
8	17.2	8.8	151.7
11	1.2	13.1	15.2
13	8.3	6.6	55.3
15	4.0	2.0	8.0
16	8.3	7.1	59.5
17	14.8	2.0	29.5
18	5.2	1.0	5.4
19	2.0	2.0	3.9
20	0.9	17.2	15.2
21	17.2	2.1	35.9
22	5.2	2.2	11.1
23	11.5	4.2	47.8
24	7.8	2.0	15.6
		Total	764.2

7Plex Elevations Left - Non-Stucco Areas			
Name	Width (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
1	1.5	15	22.6
5	6.9	2	14.9
6	6.9	2	14.9
7	5.2	2	11.1
9	18.9	15	292.0
10	5.2	5.7	29.4
12	9.7	19.1	184.3
14	10.7	12.2	130.4
		Total	699.6

7Plex Elevations Left - Triangle Non-Stucco Areas			
Name	Height (sq. ft.)	Length (sq. ft.)	Area (sq. ft.)
3	5.4	16.2	43.2
4	5.4	16.2	43.2
		Total	86.5

Front facade total area: 3871.9 sq. ft.
Front facade Stucco area: 929.6 sq. ft. (24% of total Front facade)

Right facade total area: 1623.2 sq. ft.
Right facade Stucco area: 621.4 sq. ft. (38% of total Front facade)

Left facade total area: 1550.3 sq. ft.
Left facade Stucco area: 764.2 sq. ft. (49% of total Front facade)

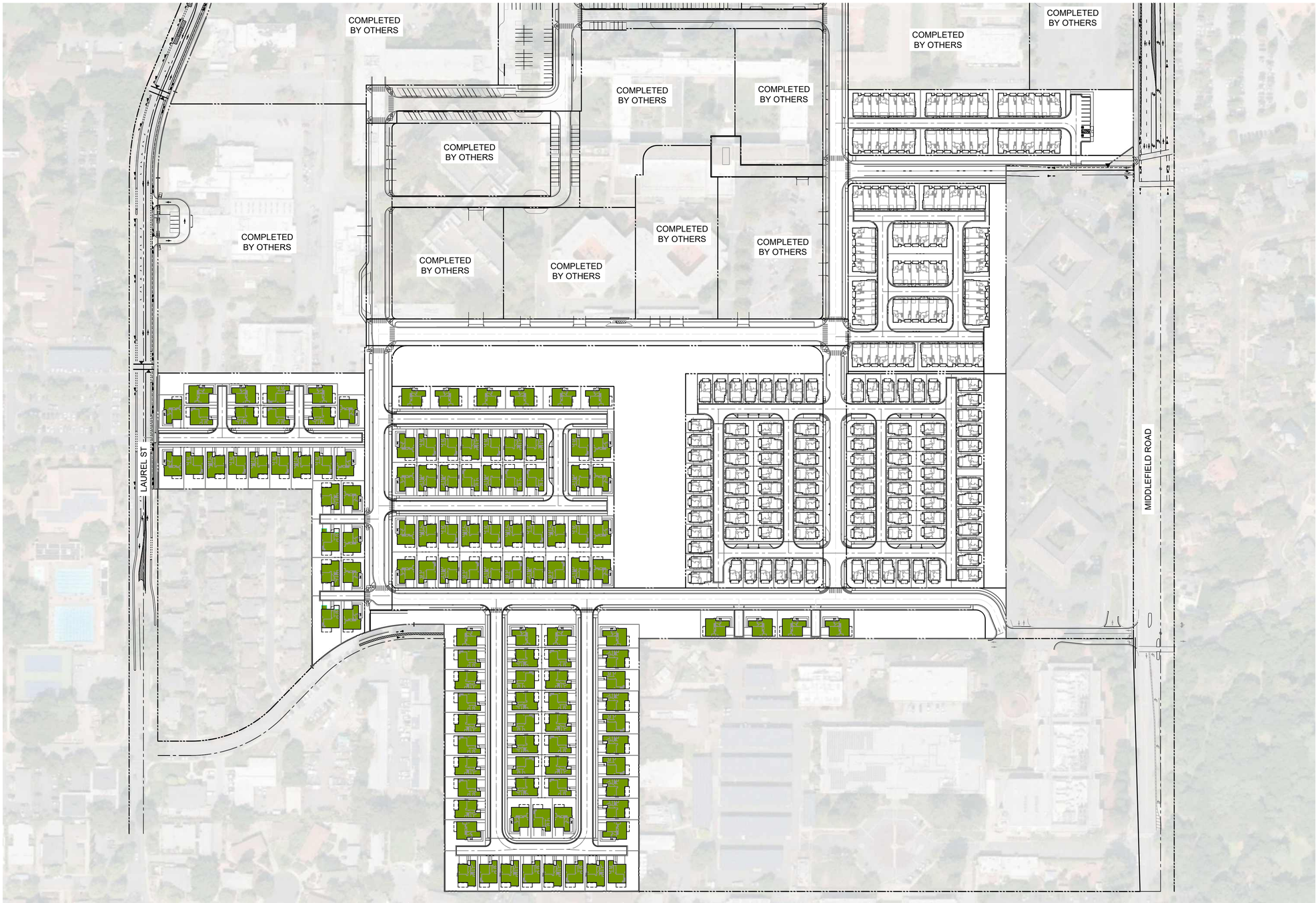
Rear facade total area: 4224.7 sq. ft.
Rear facade Stucco area: 1554.4 sq. ft. (36% of total Front facade)

PARKLINE
SINGLE FAMILY HOMES

SINGLE FAMILY HOMES_2 STORY (Type VB)

	Description	Garage	# du	%	GSF*	Total GSF*
Plan 1	4 bed/ 3 bath	Side x Side	43 DU	35%	2,404 SF	103,372 SF
Plan 2	4 bed (Opt. 5 bed)/3 bath	Side x Side	37 DU	30%	2,704 SF	100,048 SF
Plan 3	4 bed (Opt. 5 bed)/3 bath	Side x Side	42 DU	34%	2,740 SF	115,080 SF
Total			**122 DU**	**100%**		**318,500 SF**
Average GSF*/du					**2610.7 sf/du**	

* Gross Area is calculated to the exterior wall. Unconditioned spaces like porches, garages, decks, outdoor patios, and exterior fur-outs are excluded.



NOTES:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.

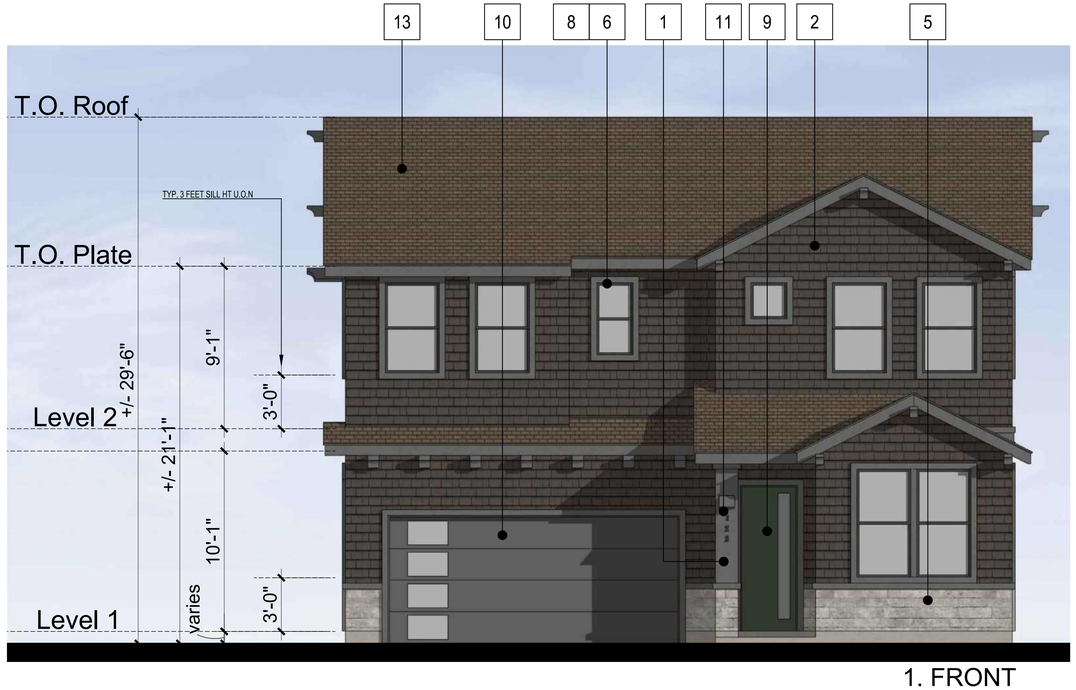
2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way.

3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

5. FRONT RIGHT PERSPECTIVE

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM



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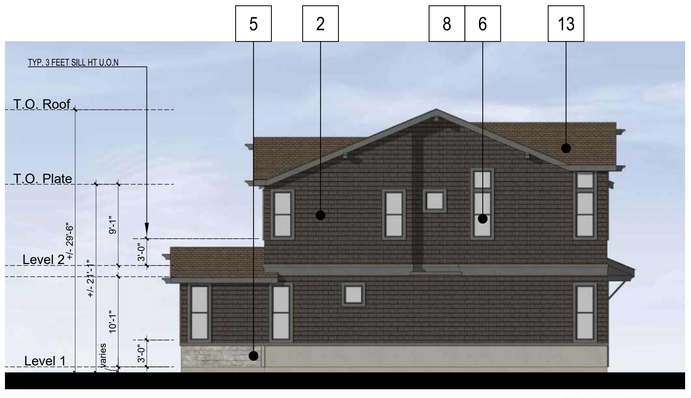

4. RIGHT

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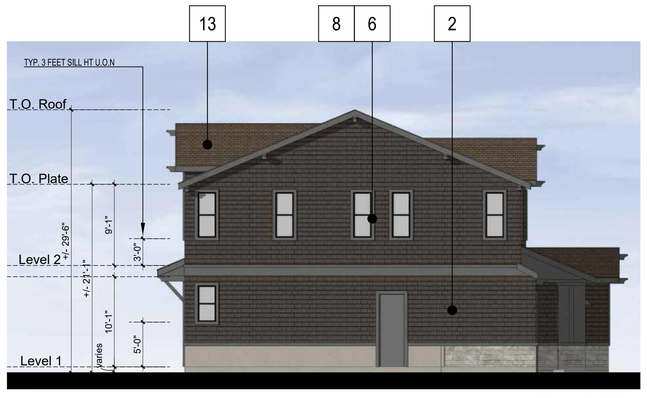
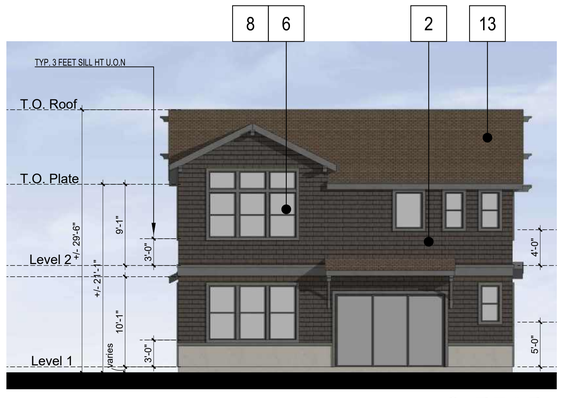


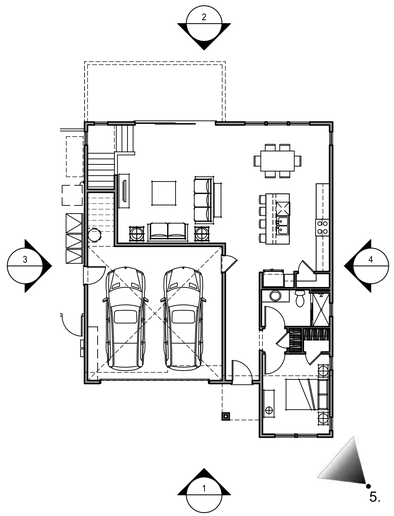
3. LEFT

0 4 8 16



2. REAR

0 4 8 16



KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

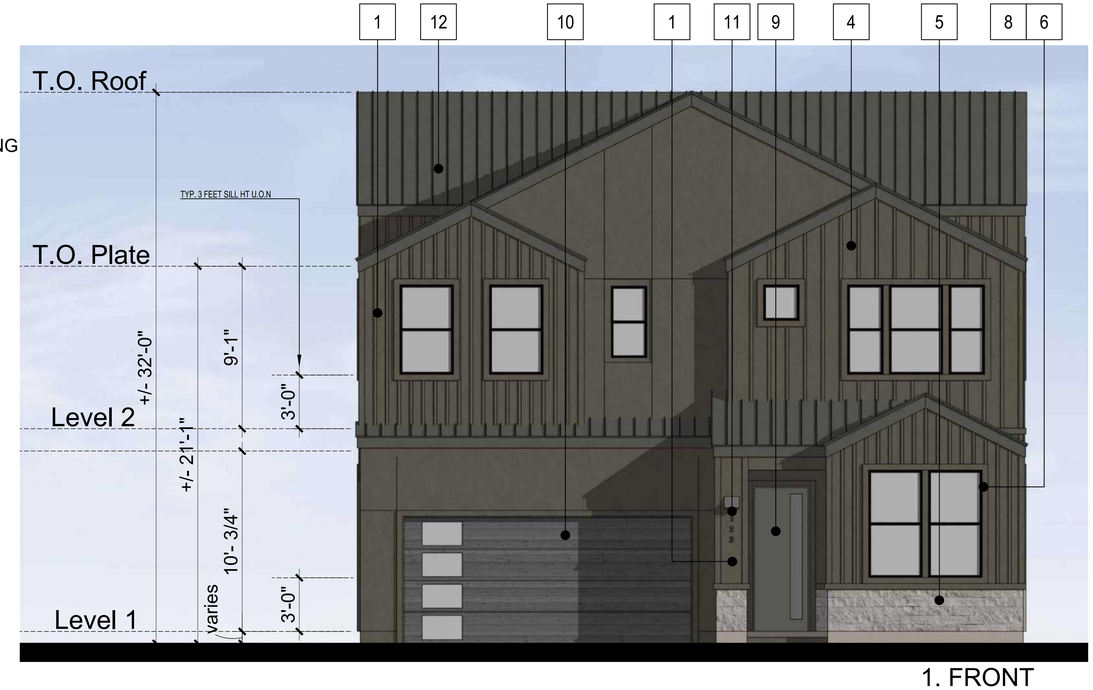
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS A2-2.0
SINGLE FAMILY HOMES - PLAN 1 - STYLE A

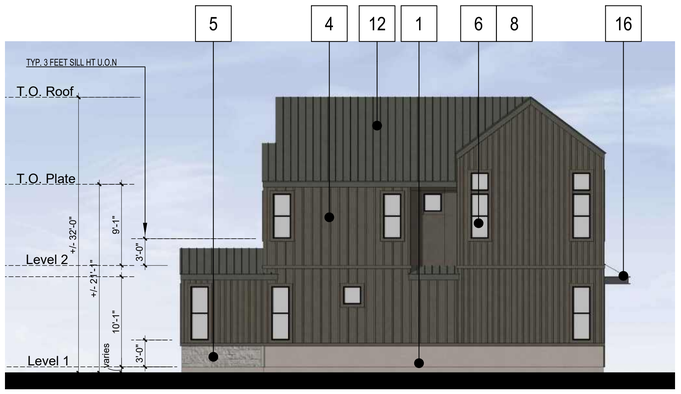
5. FRONT RIGHT PERSPECTIVE

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

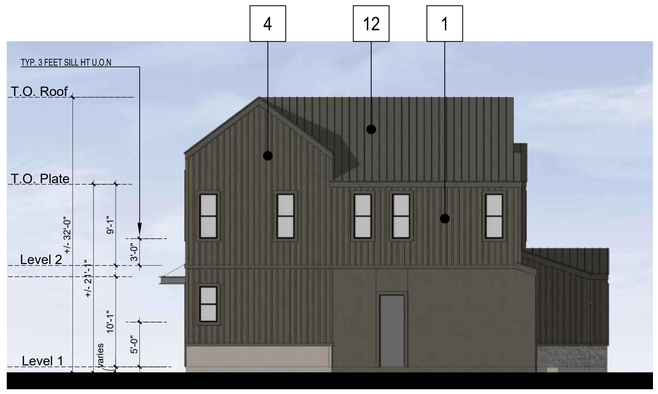


1. FRONT



4. RIGHT

0 4 8 16



3. LEFT

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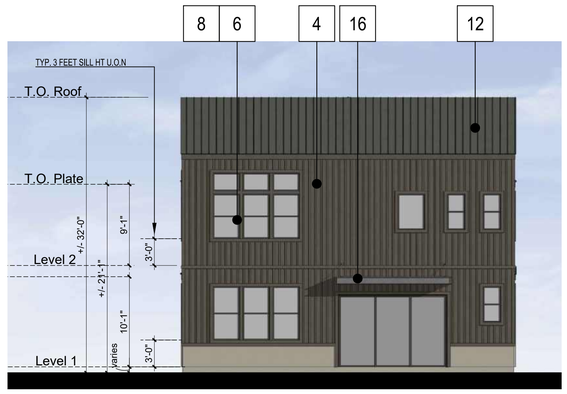
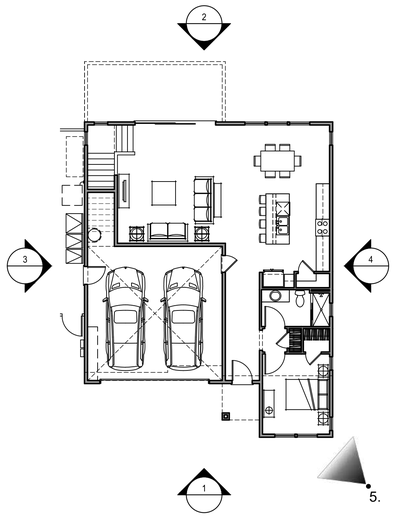


2. REAR

0 4 8 16

RIGHT



KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

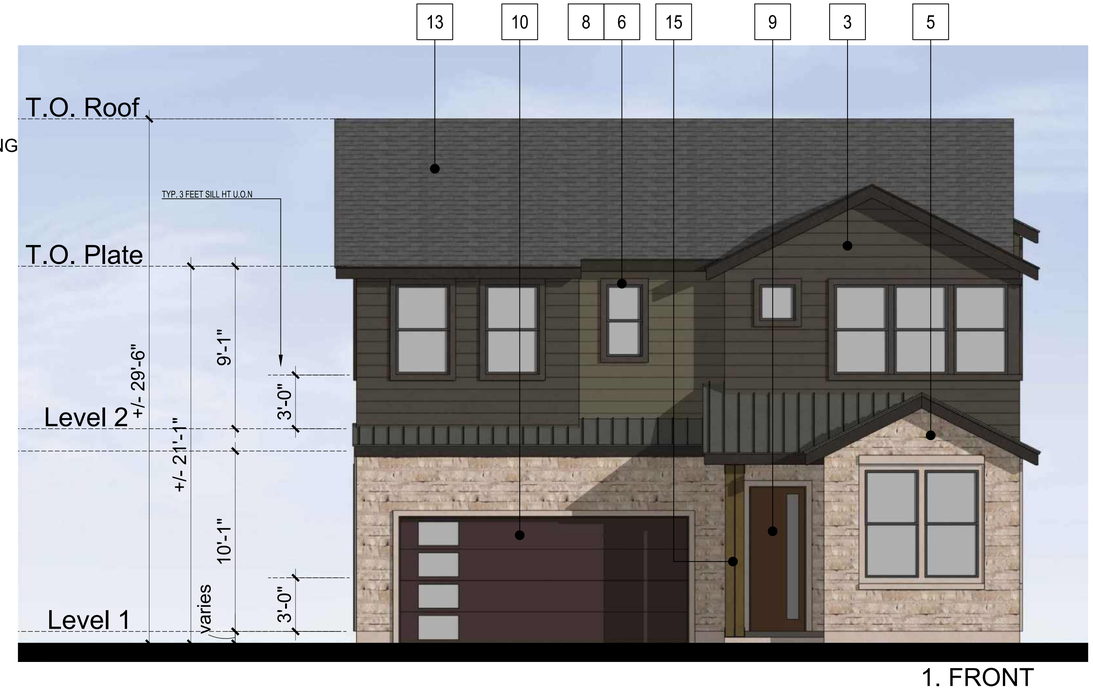
BUILDING ELEVATIONS
SINGLE FAMILY HOMES - PLAN 1 - STYLE B

A2-2.1

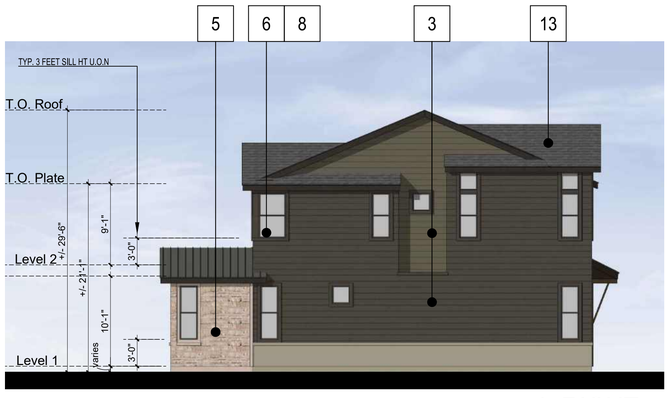
5. FRONT RIGHT PERSPECTIVE

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM



1. FRONT



4. RIGHT

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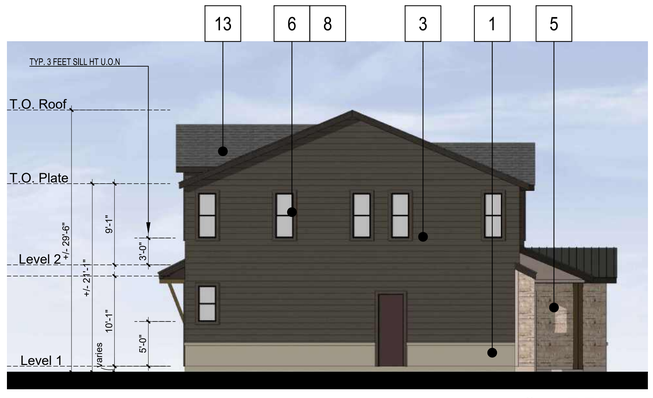

3. LEFT

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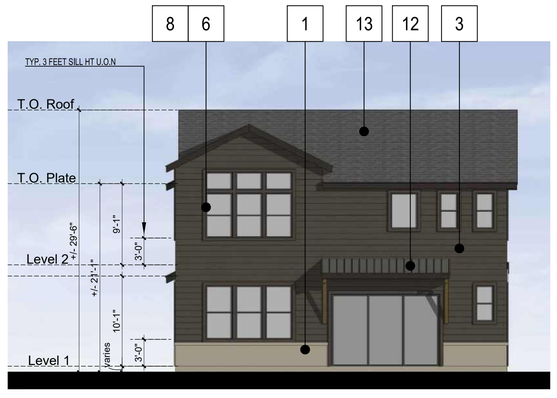
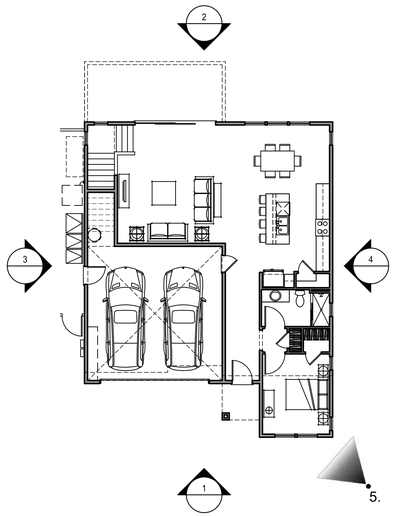


2. REAR

0 4 8 16

RIGHT



KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

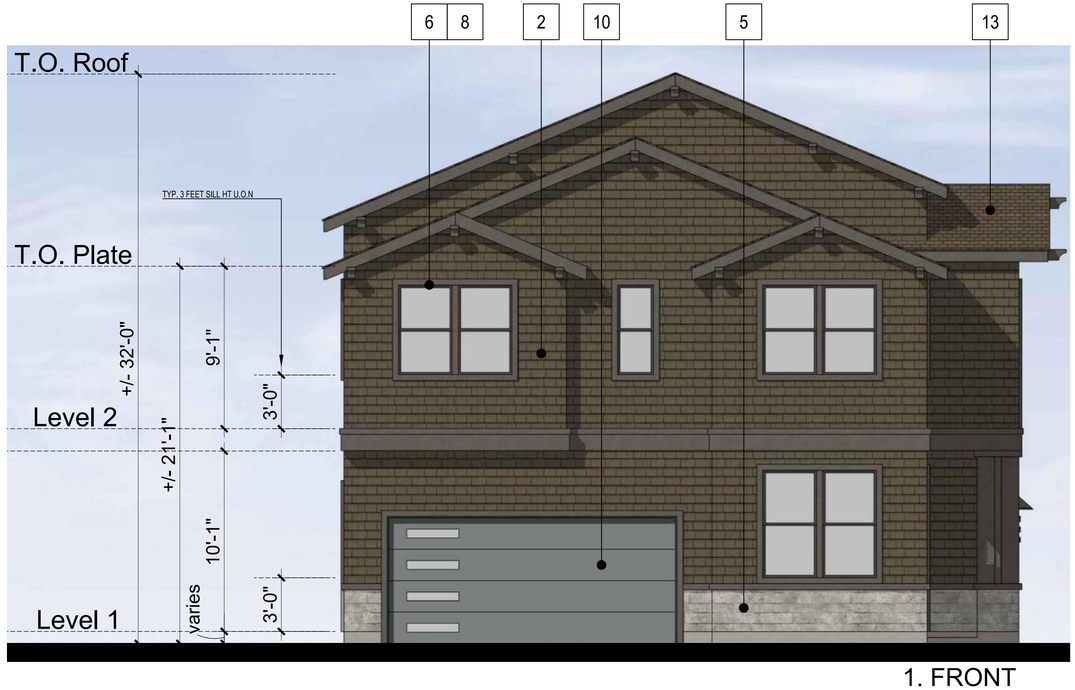
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS A2-2.2
SINGLE FAMILY HOMES - PLAN 1 - STYLE C

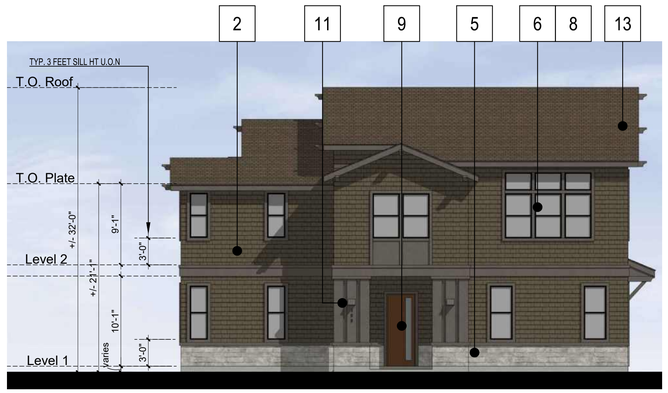
5. FRONT RIGHT PERSPECTIVE

MATERIAL LEGEND

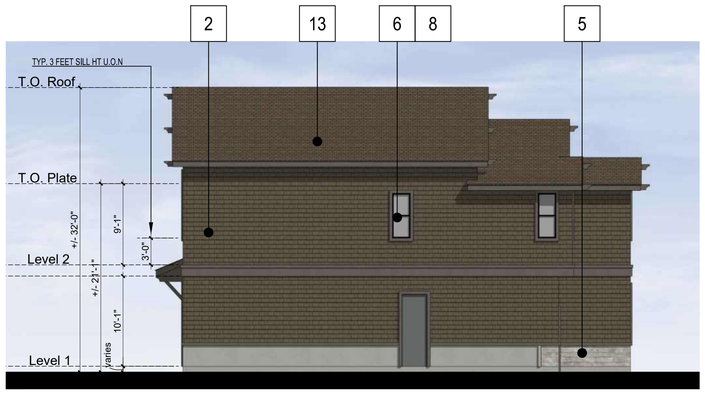
1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM



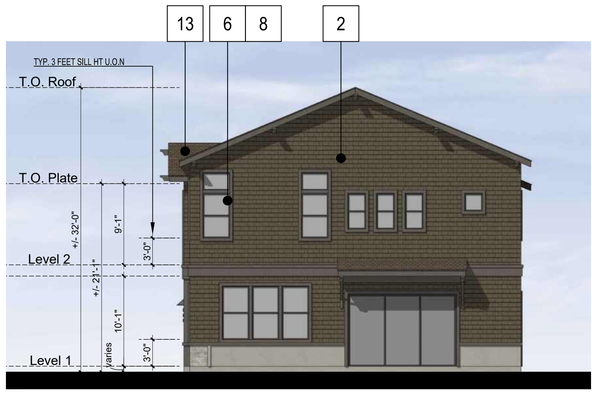
1. FRONT



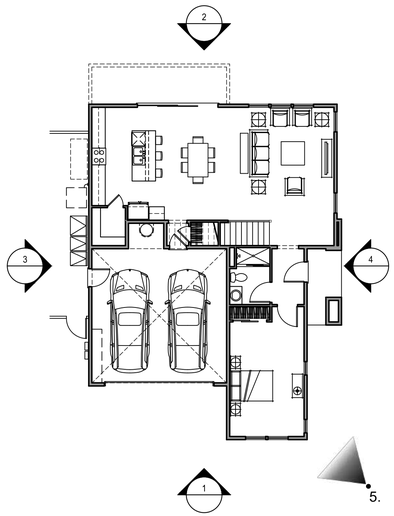
4.RIGHT



3. LEFT



2. REAR



KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS
SINGLE FAMILY HOMES - PLAN 2 - STYLE A

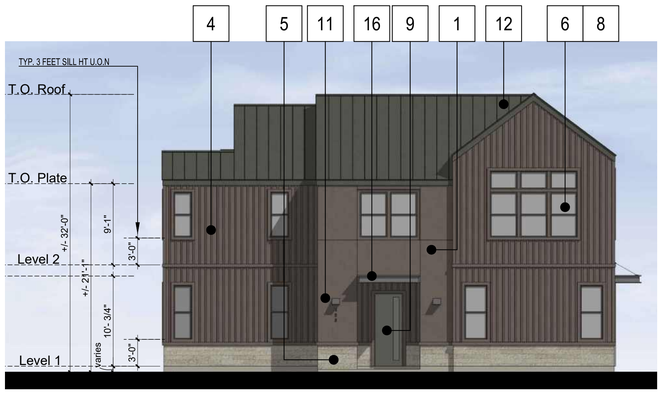
A2-2.3

5. FRONT RIGHT PERSPECTIVE

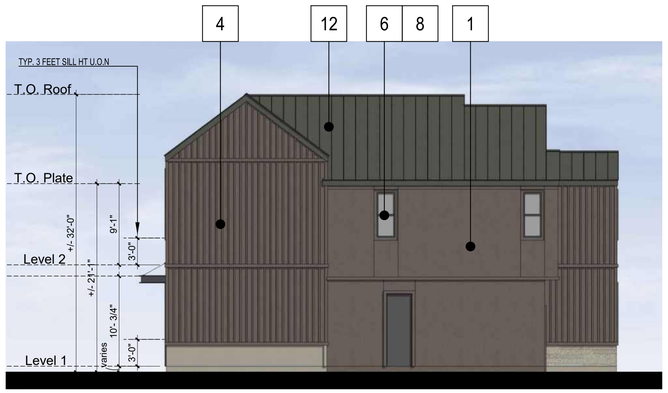
MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

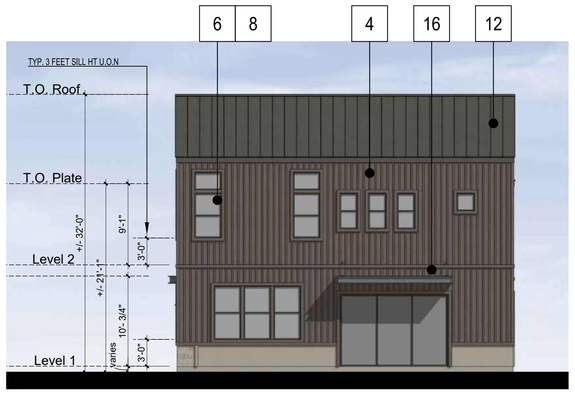
1. FRONT



4.RIGHT

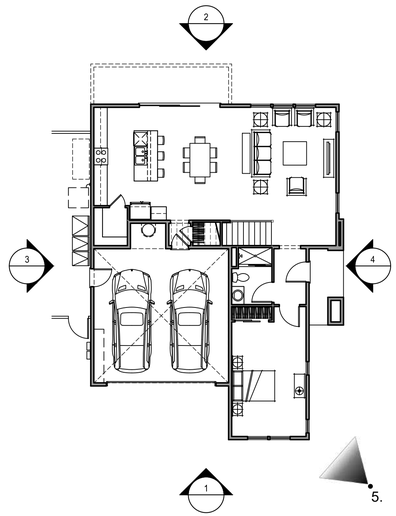


3. LEFT



2. REAR

RIGHT



KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

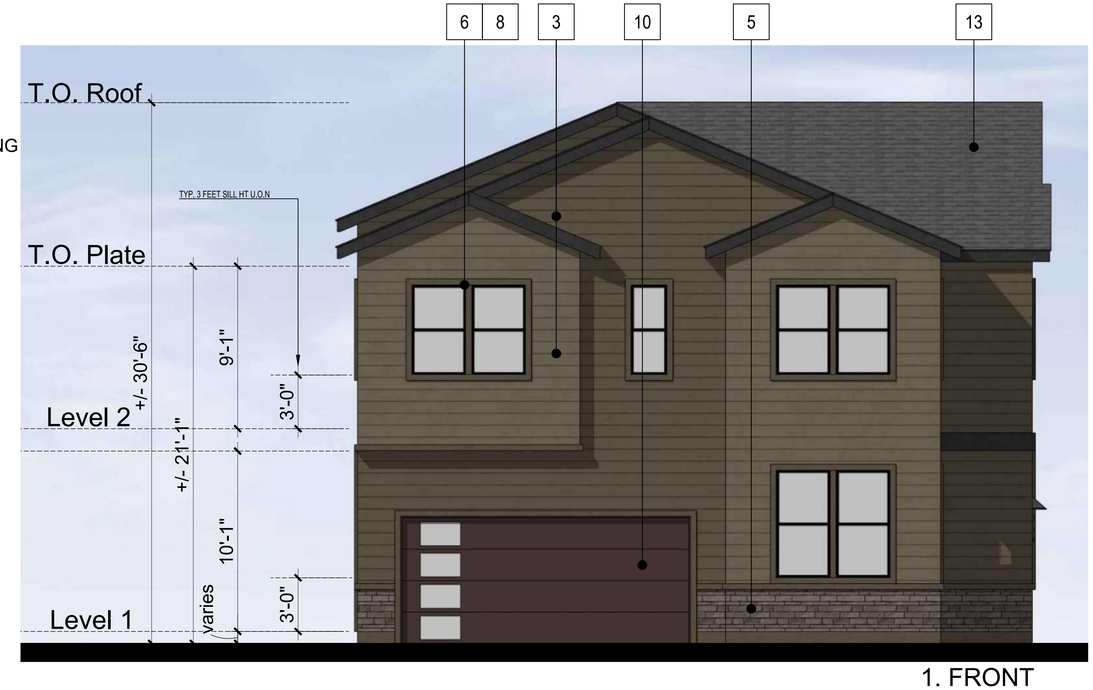
BUILDING ELEVATIONS
SINGLE FAMILY HOMES - PLAN 2 - STYLE B

A2-2.4

5. FRONT RIGHT PERSPECTIVE

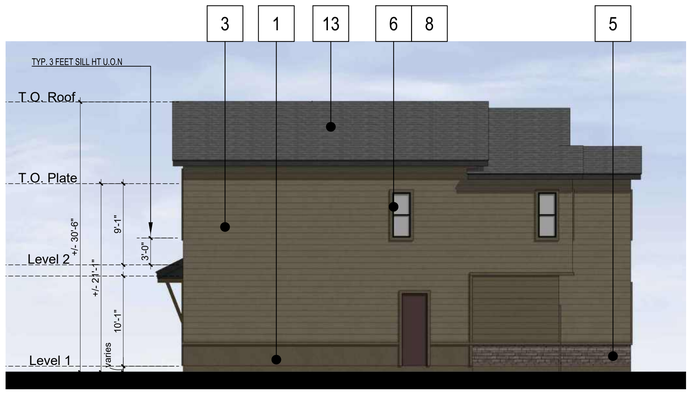
MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

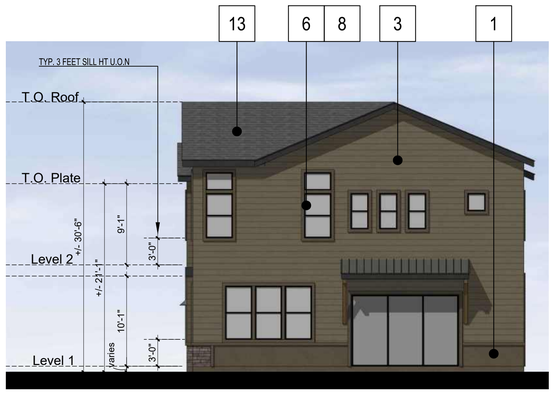


1. FRONT

4.RIGHT



3. LEFT



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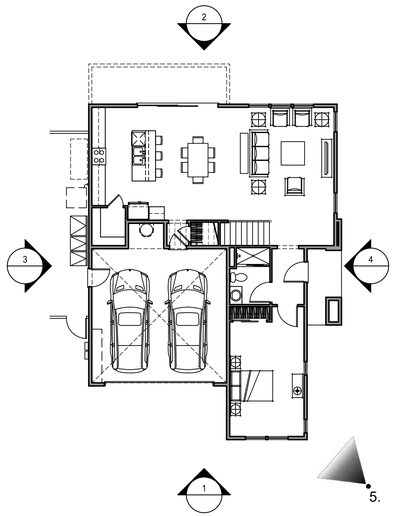


KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

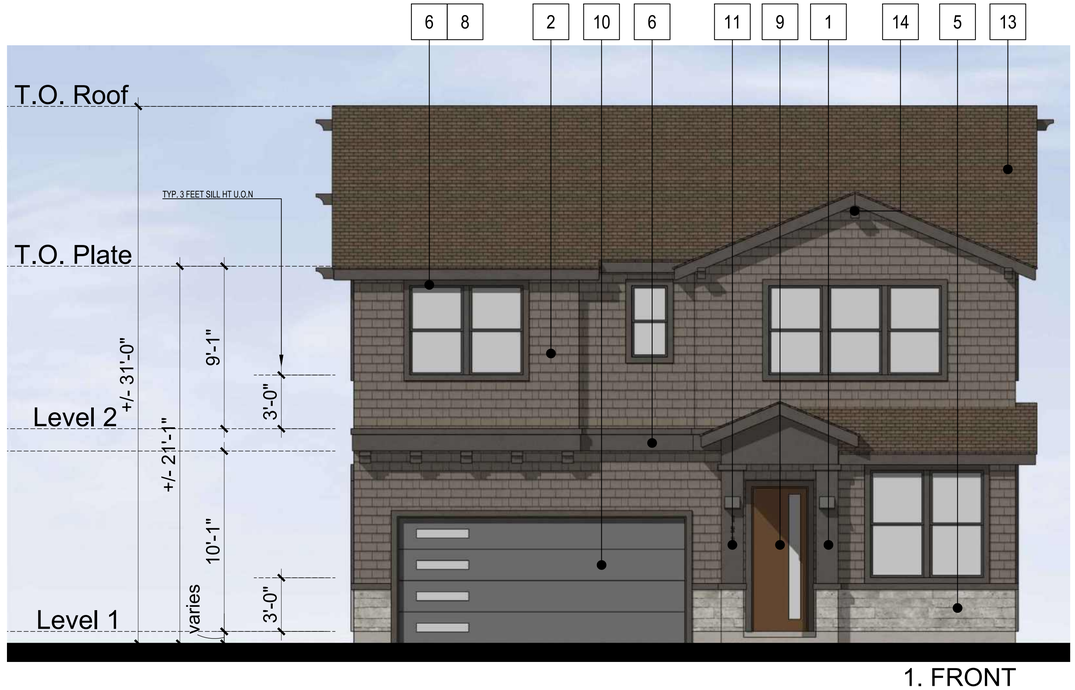
BUILDING ELEVATIONS
SINGLE FAMILY HOMES - PLAN 2 - STYLE C

A2-2.5

5. FRONT RIGHT PERSPECTIVE

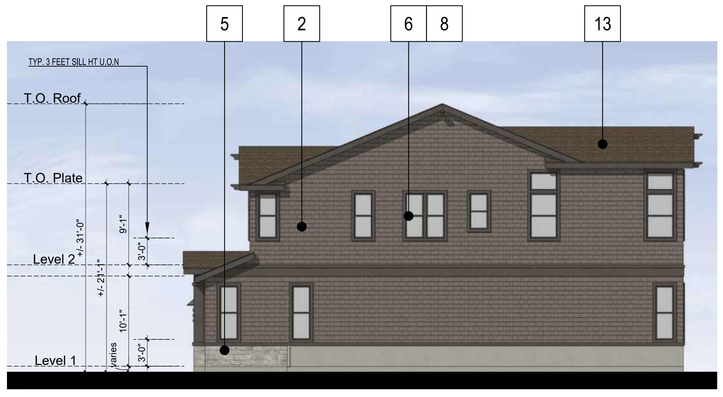
MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM



1. FRONT

0 2 4 8



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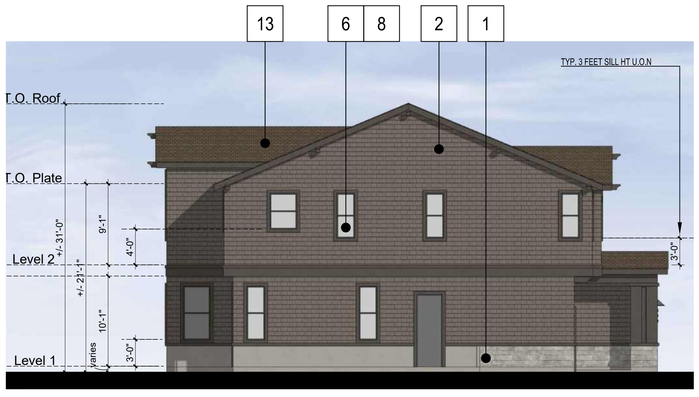
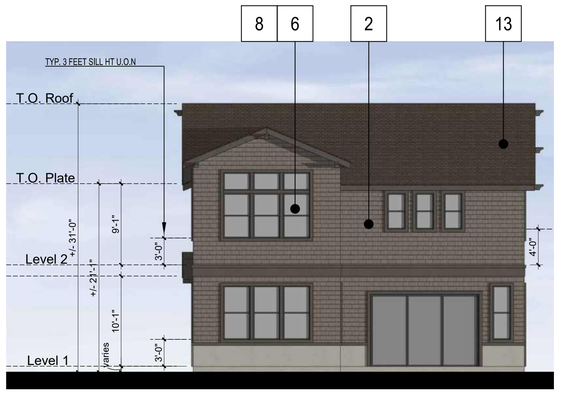
0 4 8 16



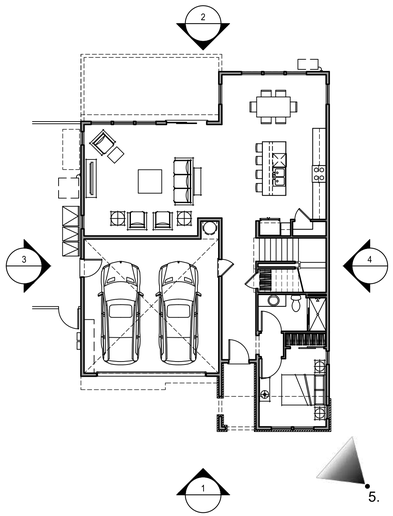
3. LEFT

0 4 8 16



2. REAR

0 4 8 16



KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS
SINGLE FAMILY HOMES - PLAN 3 - STYLE A

A2-2.6

5. FRONT RIGHT PERSPECTIVE

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
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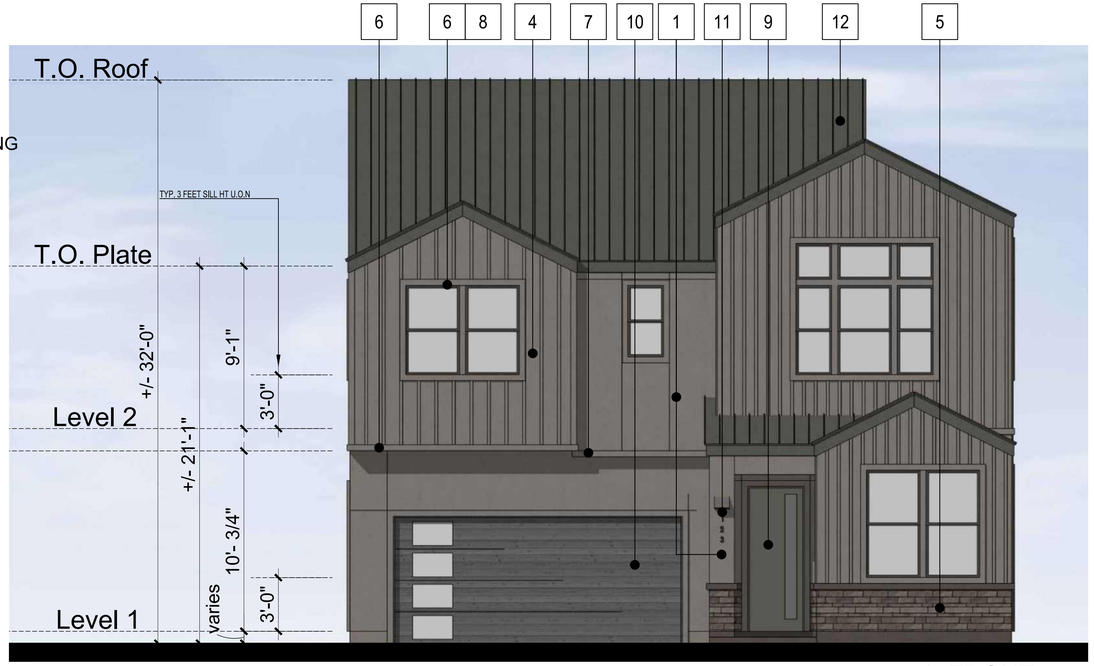
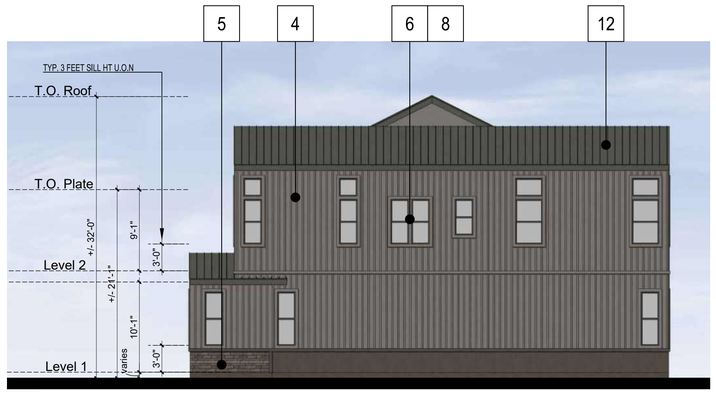
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

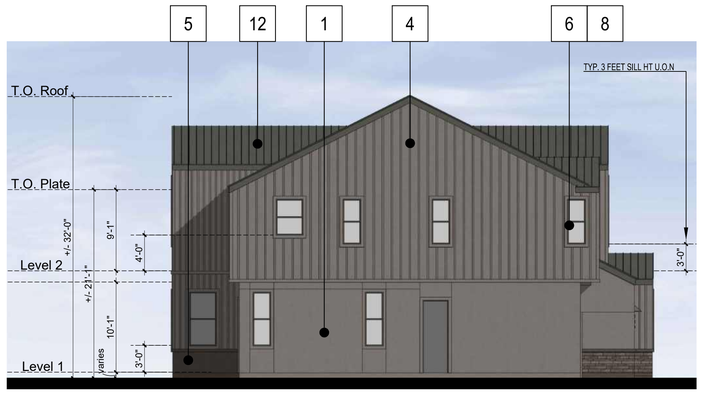


1. FRONT



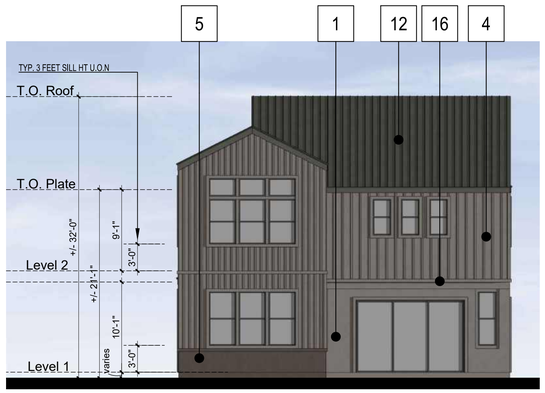
4.RIGHT

0 4 8 16



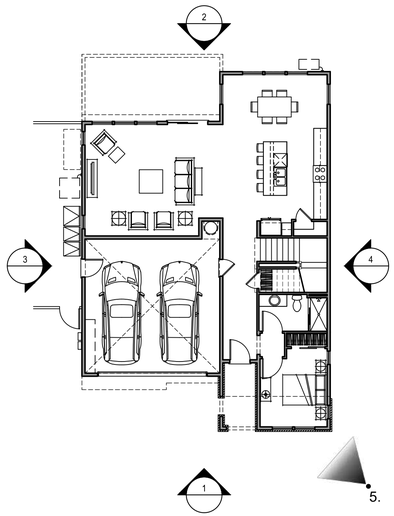
3. LEFT

0 4 8 16



2. REAR

0 4 8 16



KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS
SINGLE FAMILY HOMES - PLAN 3 - STYLE B

A2-2.7

5. FRONT RIGHT PERSPECTIVE

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
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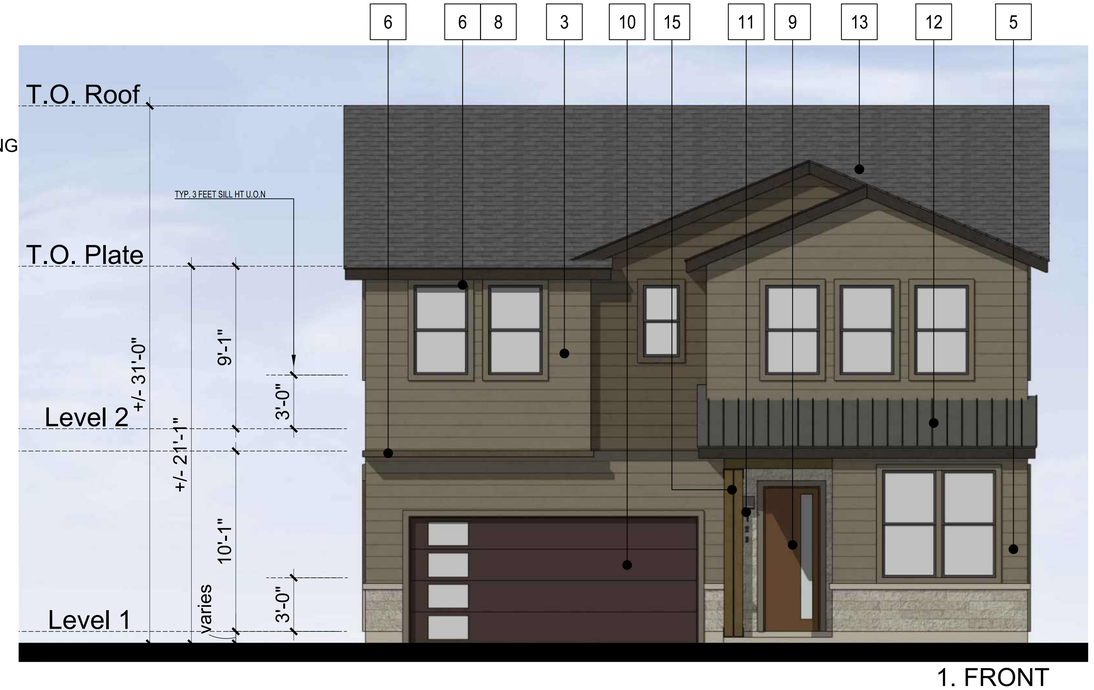
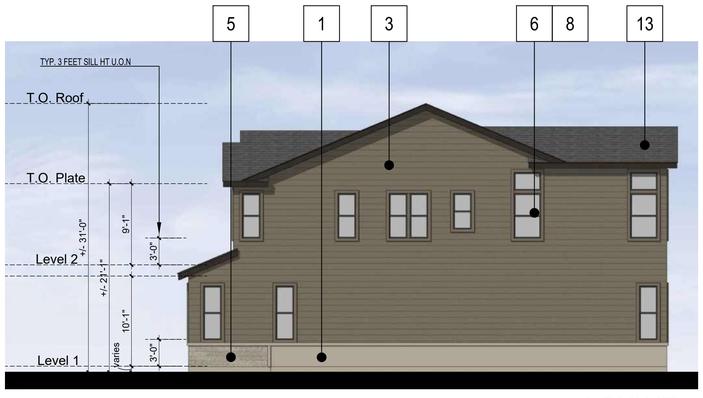
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

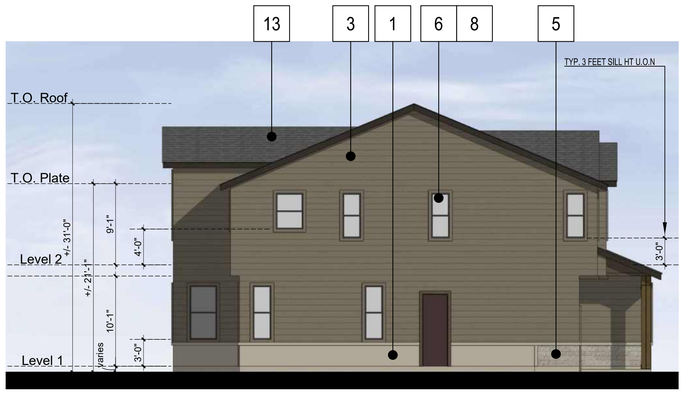


1. FRONT



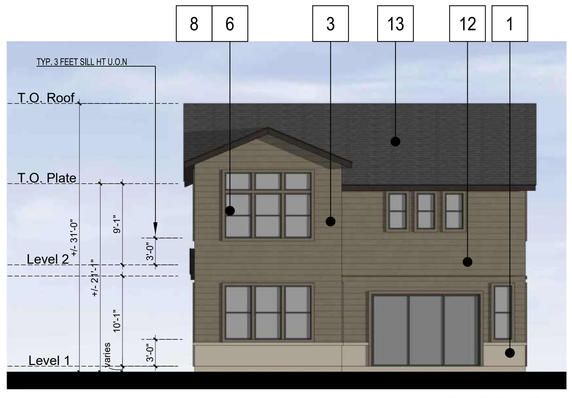
4.RIGHT

0 4 8 16



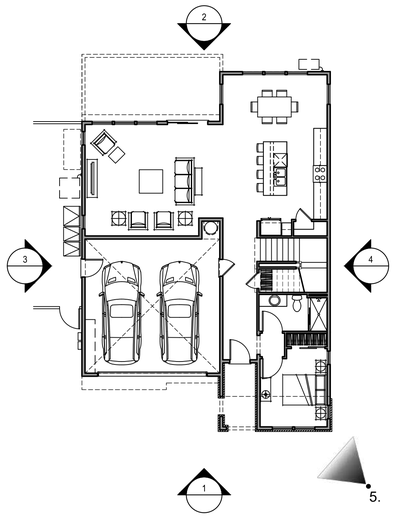
3. LEFT

0 4 8 16



2. REAR

0 4 8 16



KEY PLAN

LANE PARTNERS
ktgy

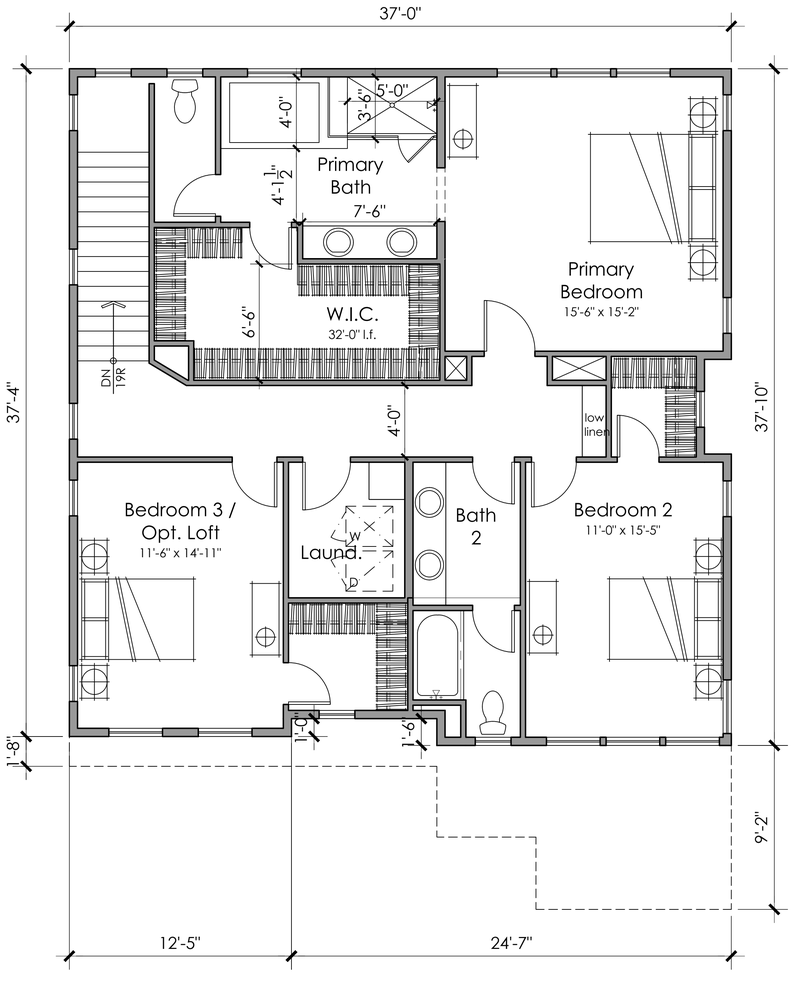
PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

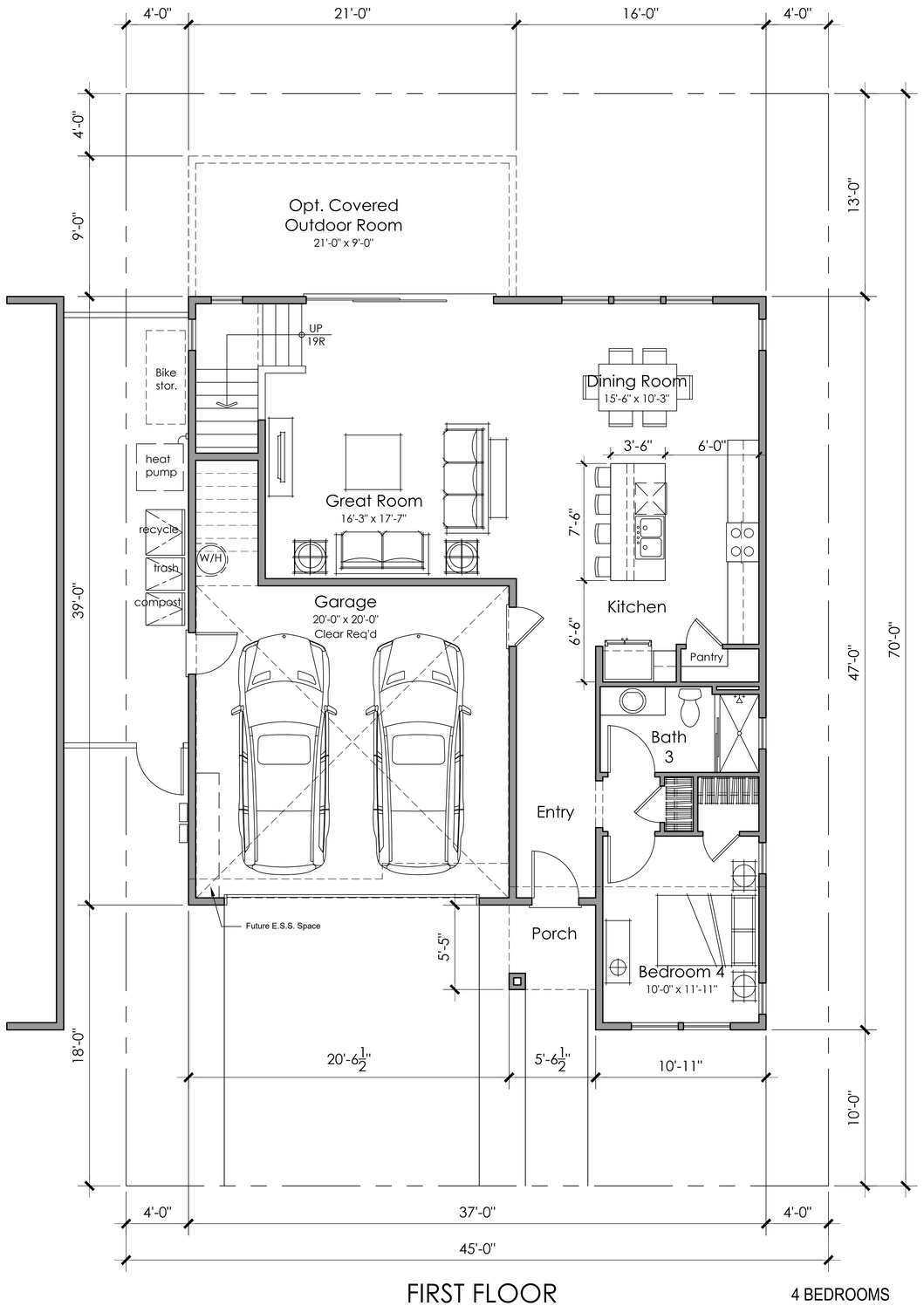
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS
SINGLE FAMILY HOMES - PLAN 3 - STYLE C

A2-2.8



SECOND FLOOR



FIRST FLOOR

4 BEDROOMS
3 BATHS
2,404 S.F.

LANE PARTNERS
ktgy

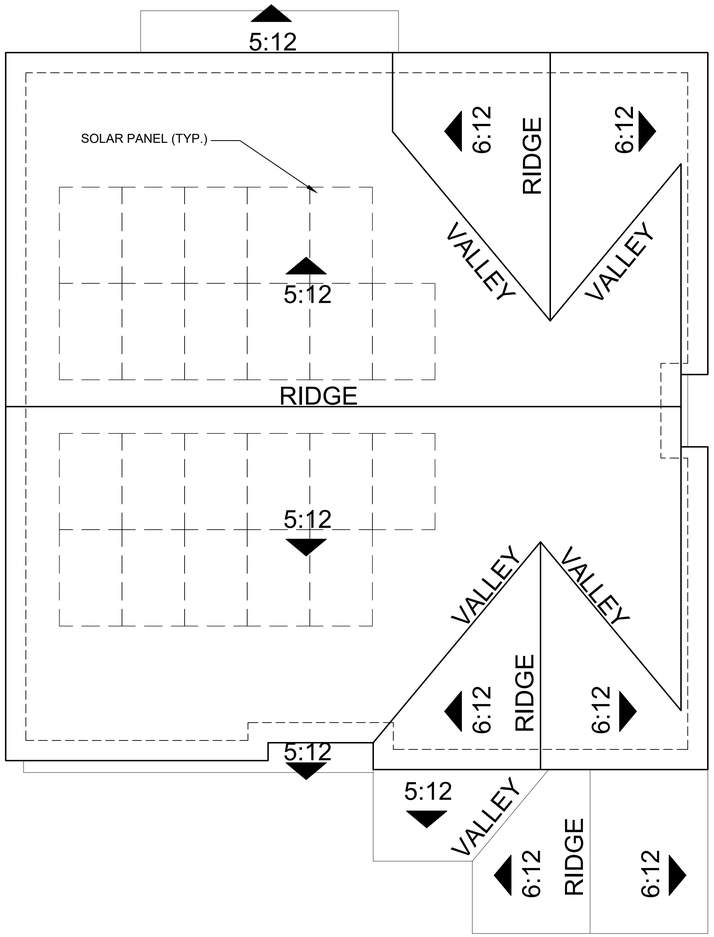
PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

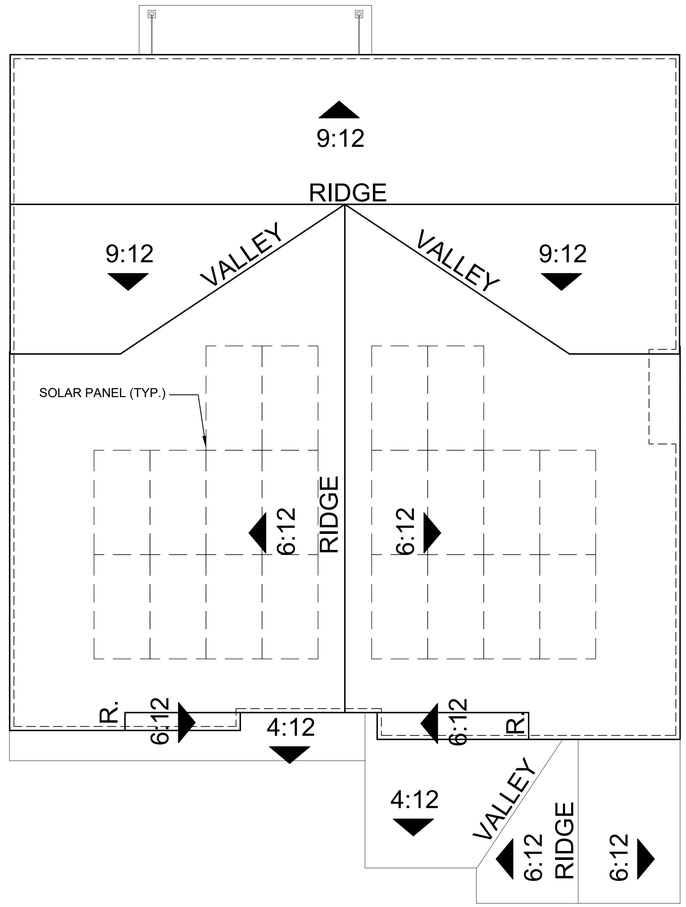
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

0 2 4 8

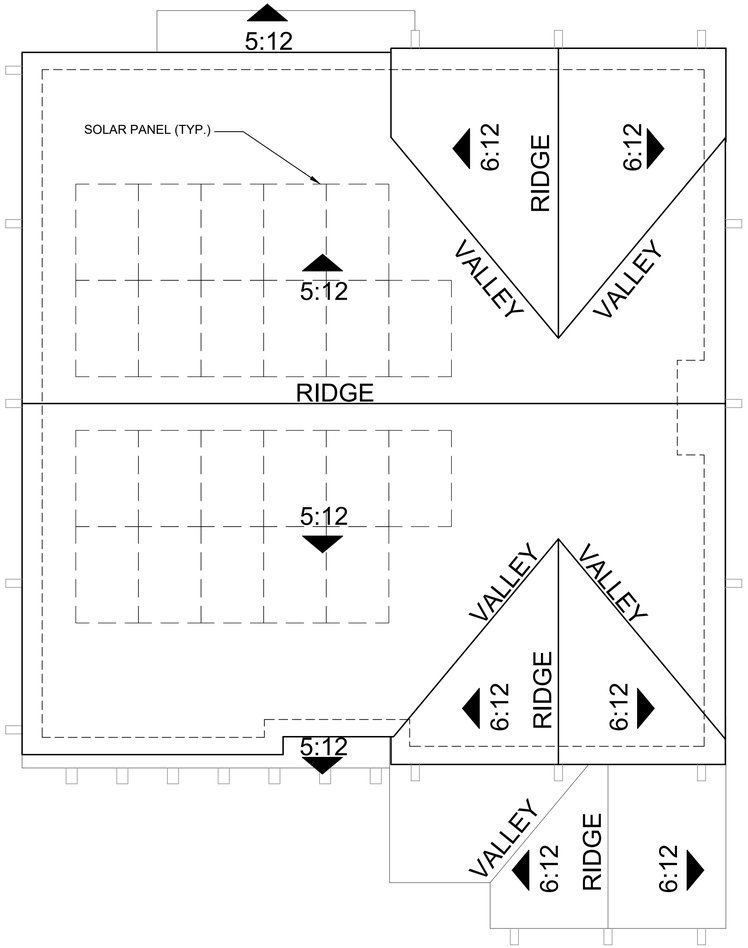
SINGLE FAMILY HOMES
PLAN 1



C- STYLE ROOF PLAN

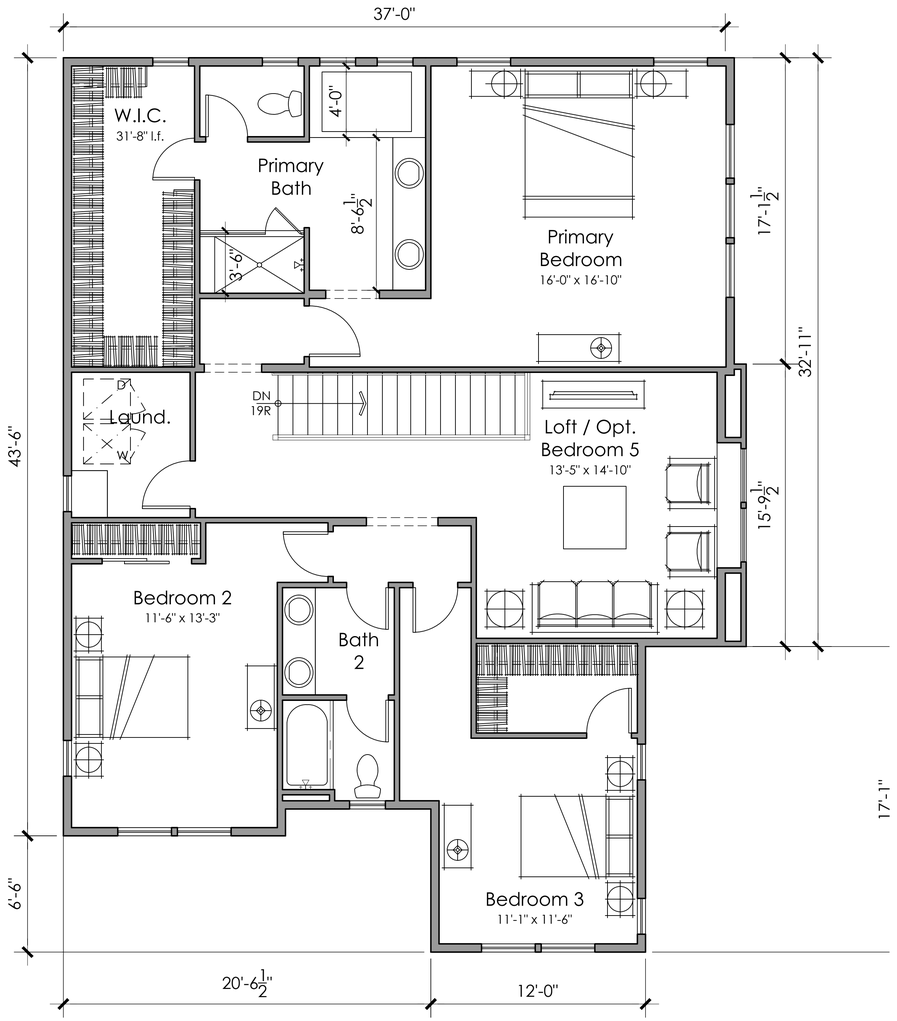


B- STYLE ROOF PLAN

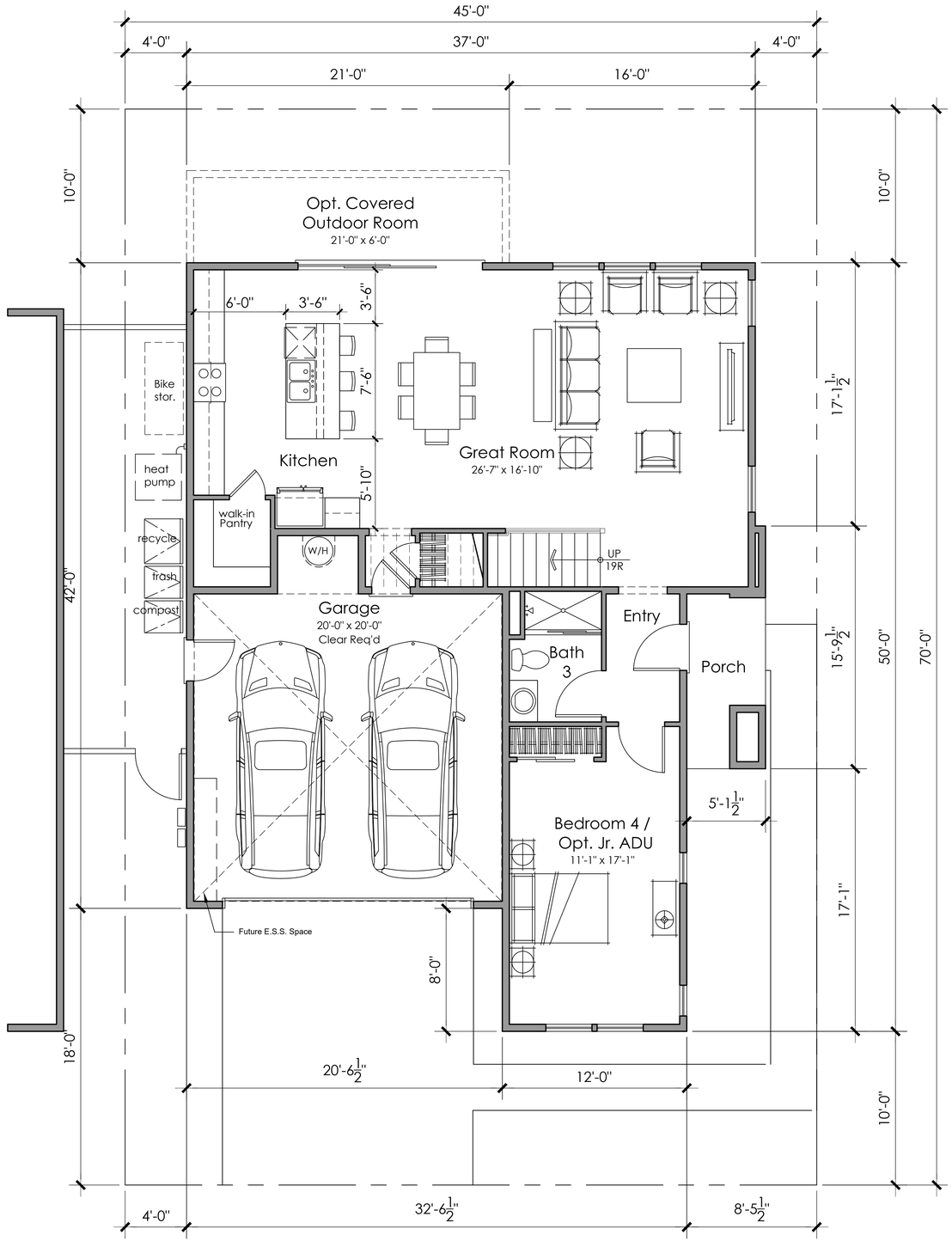


A- STYLE ROOF PLAN

NOTE: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



SECOND FLOOR



FIRST FLOOR

4 BEDROOMS
OPT. BEDROOM 5
3 BATHS
2,756 S.F.

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

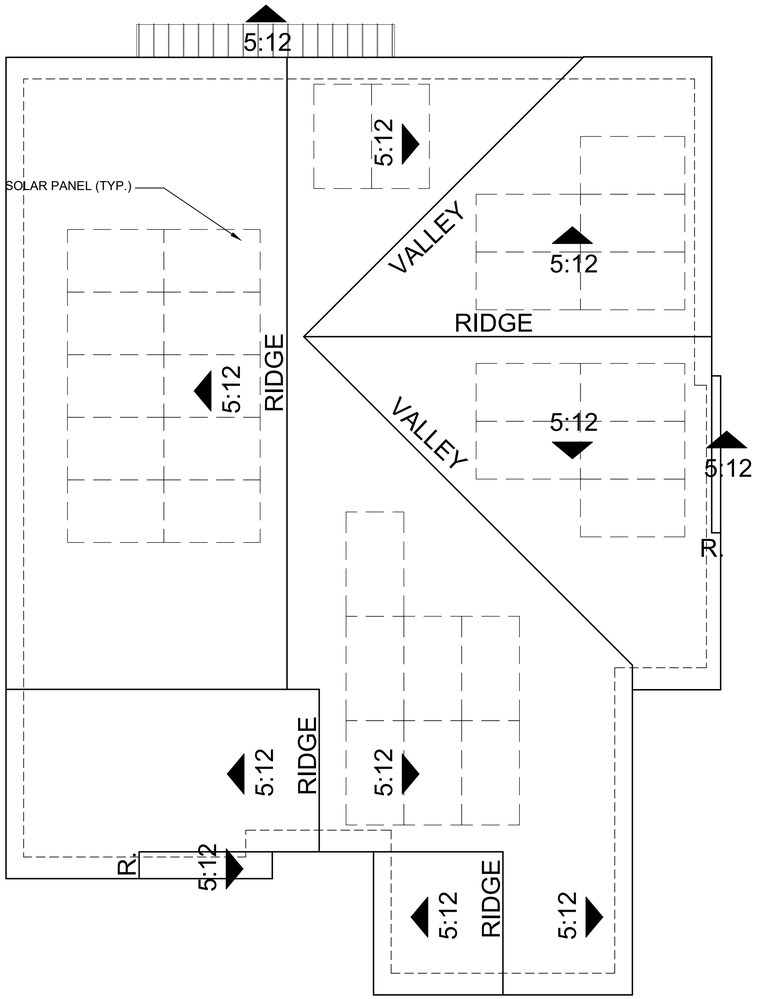
APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

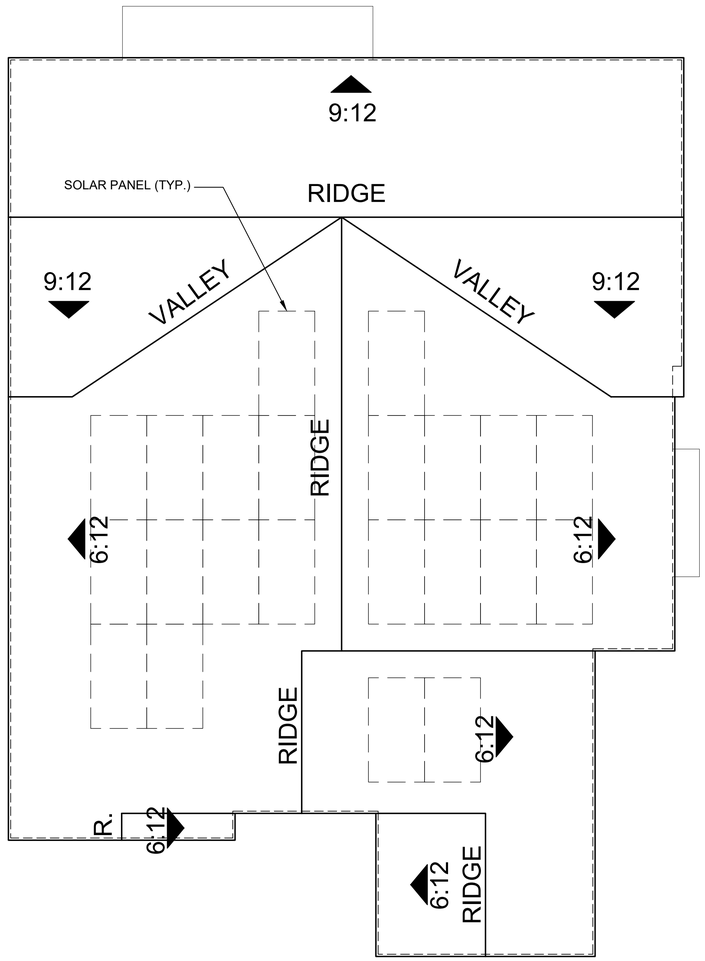
0 2 4 8

SINGLE FAMILY HOMES
PLAN 2

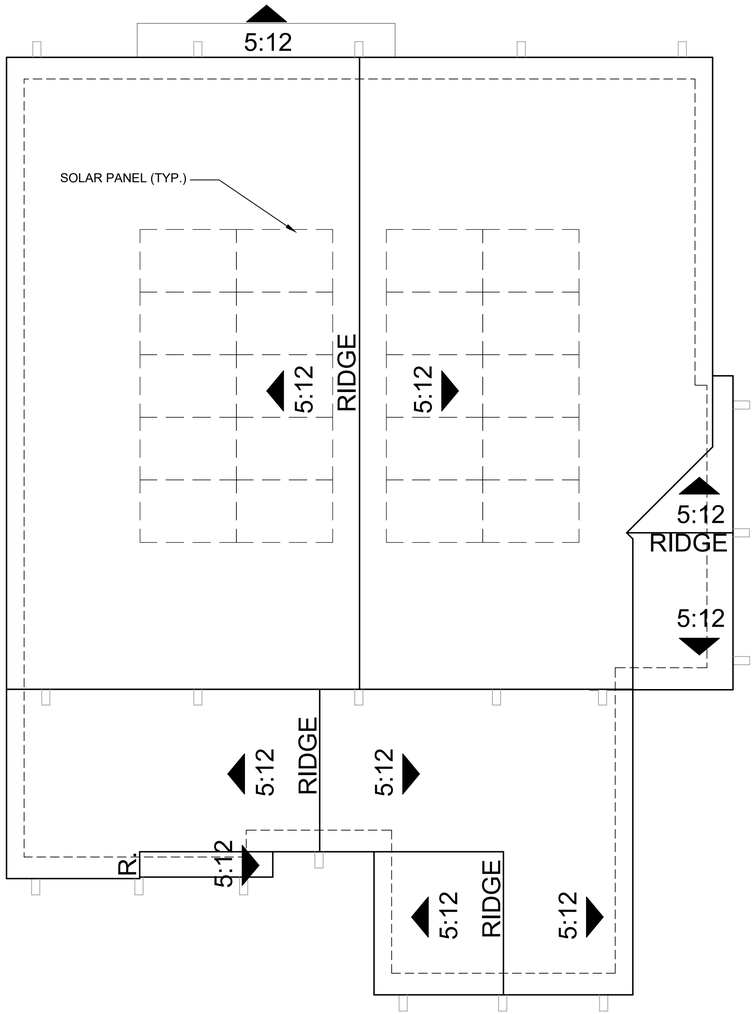
A2-3.2



C- STYLE ROOF PLAN



B- STYLE ROOF PLAN



A- STYLE ROOF PLAN

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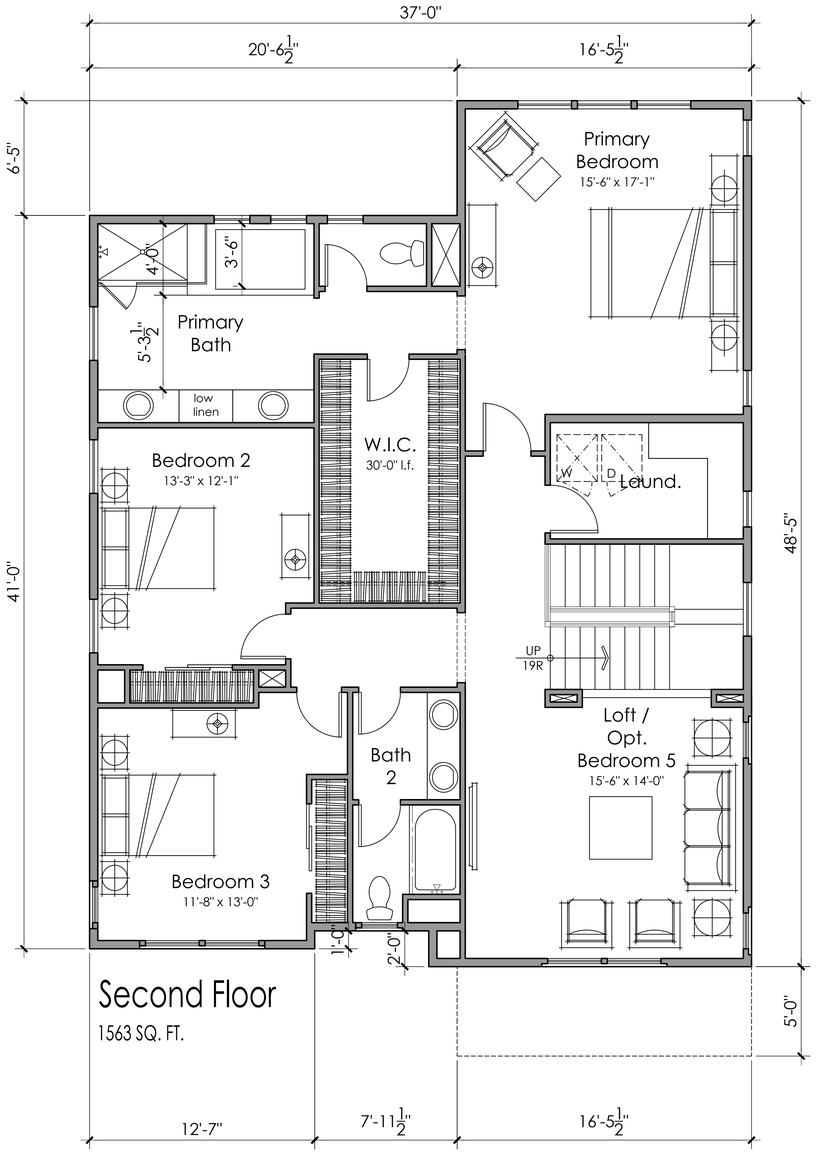
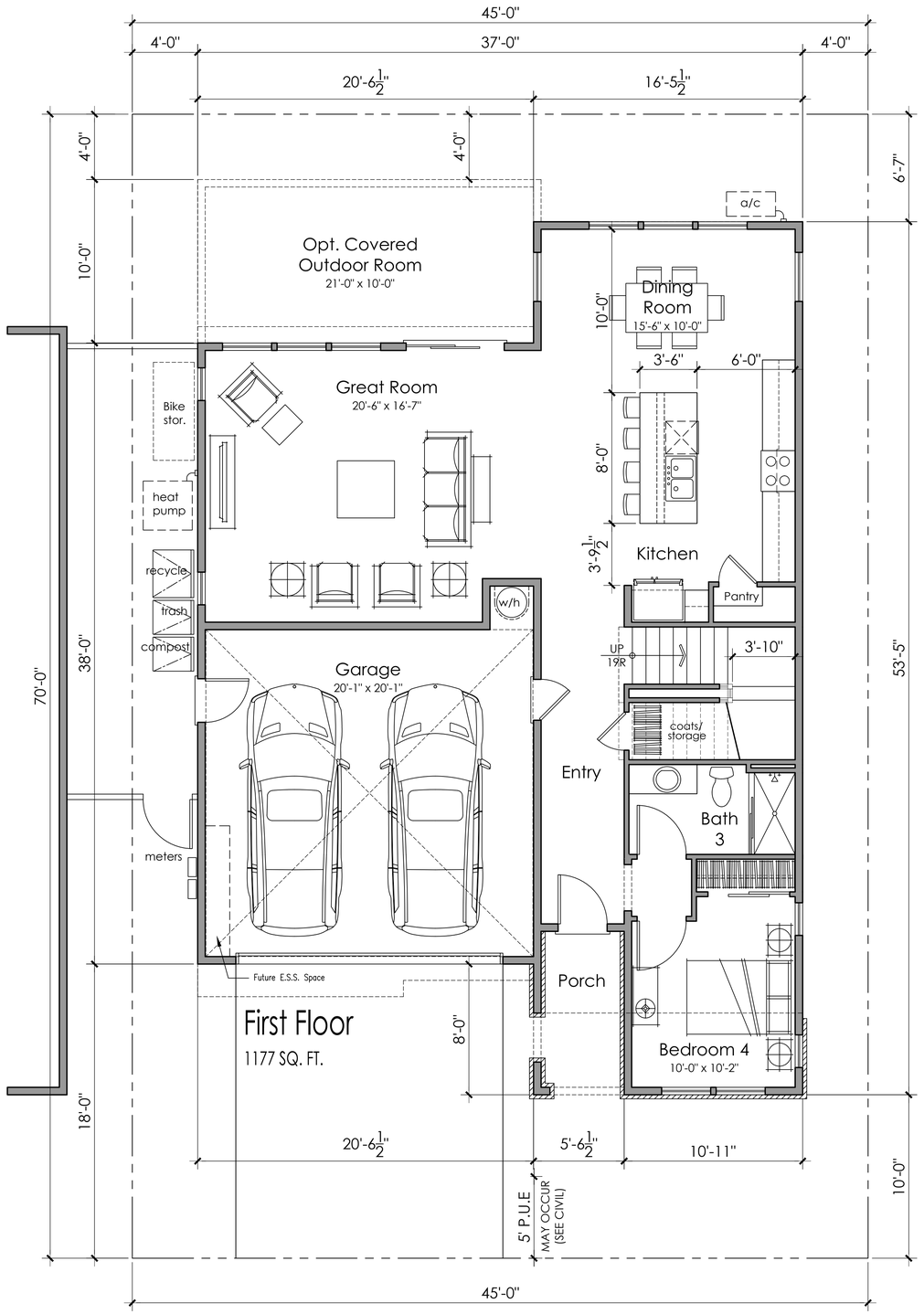




SECOND FLOOR

FIRST FLOOR

4 BEDROOMS
OPT. BEDROOM 5
3 BATHS
2,740 S.F.

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

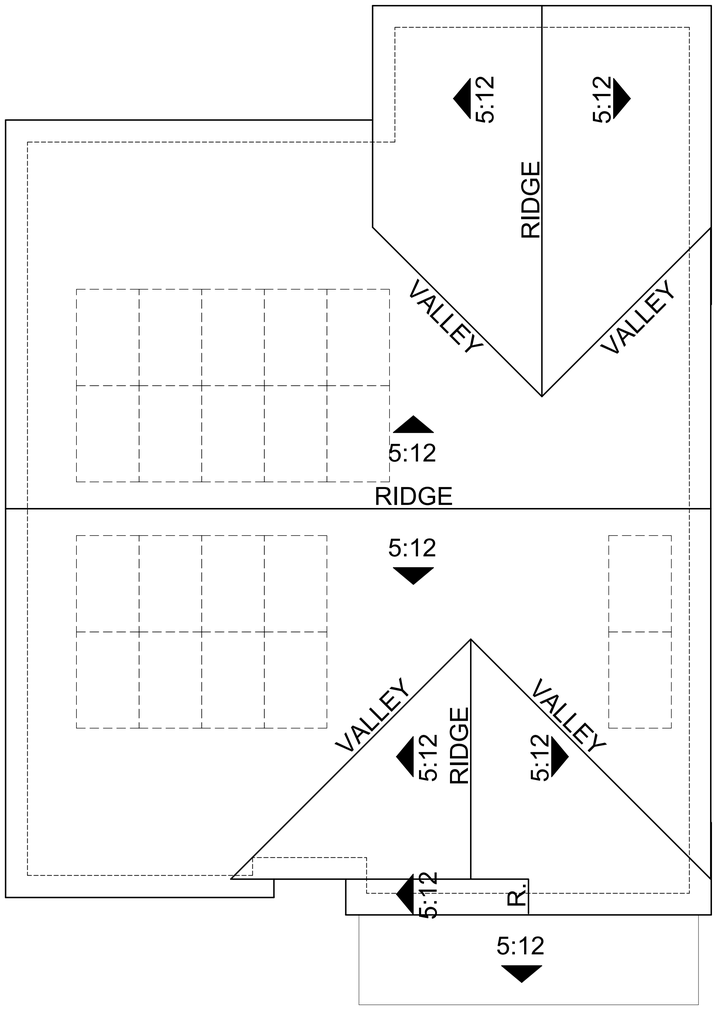
APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

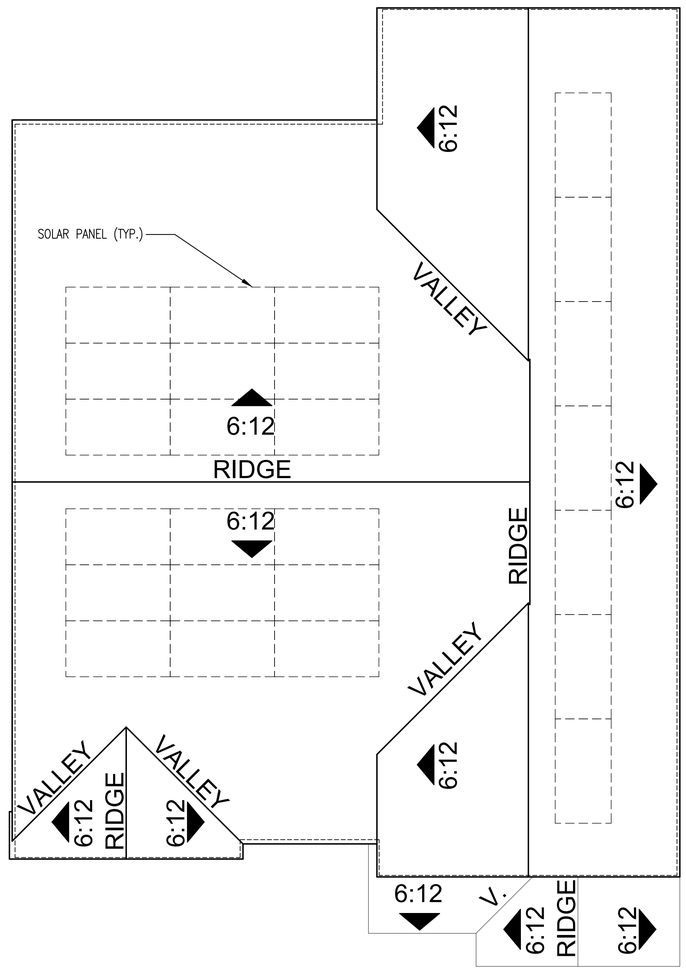
0 2 4 8

SINGLE FAMILY HOMES
PLAN 3

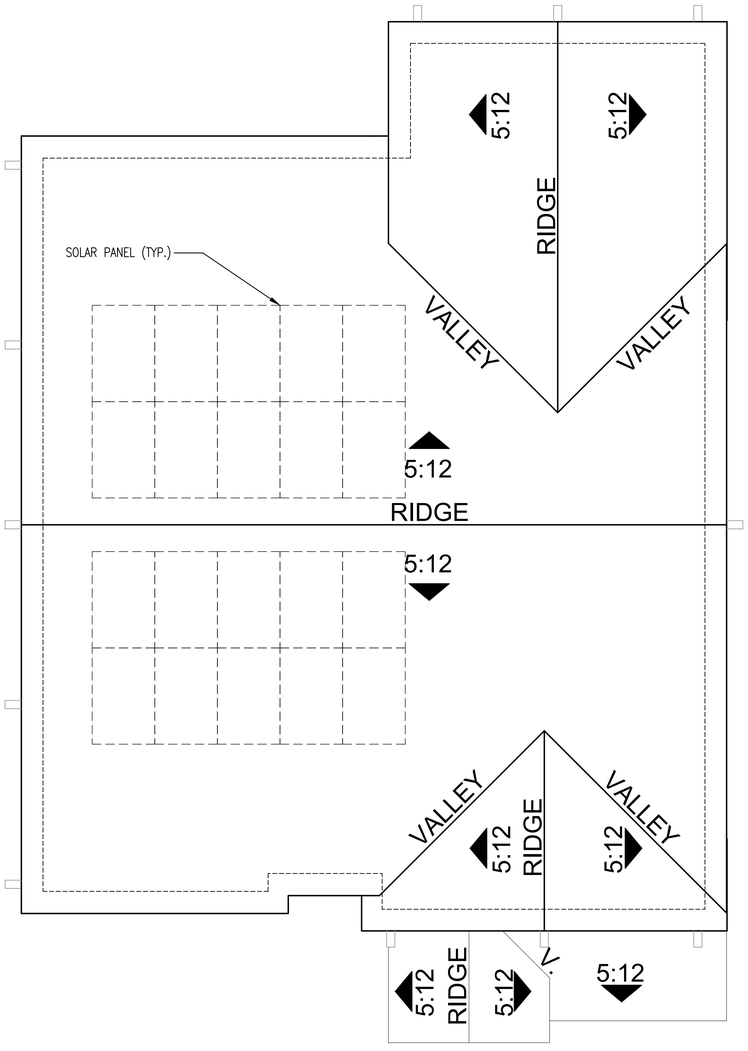
A2-3.4



C- STYLE ROOF PLAN

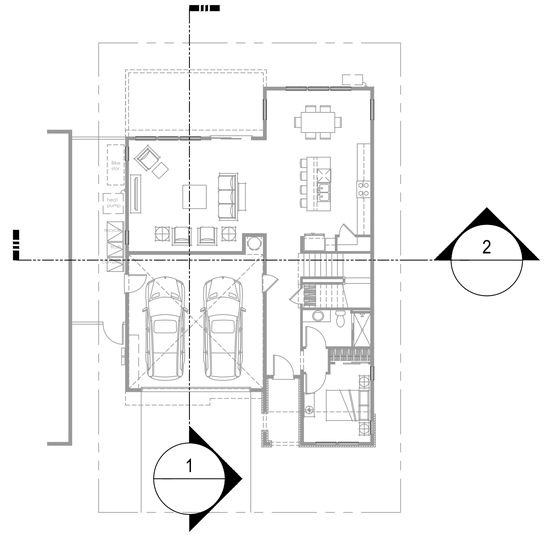


B- STYLE ROOF PLAN

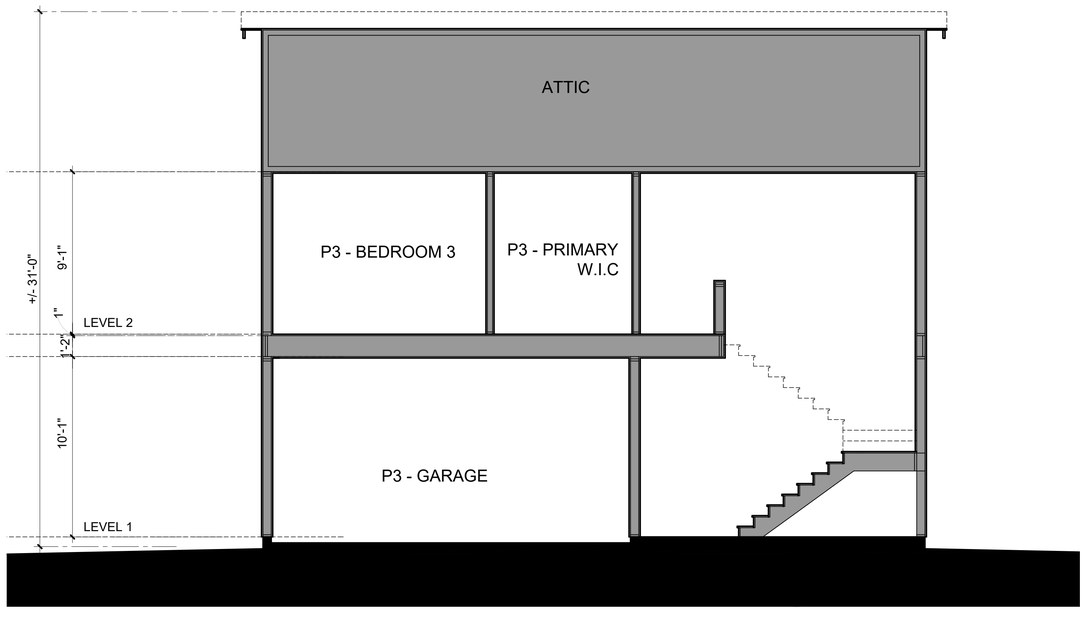


A- STYLE ROOF PLAN

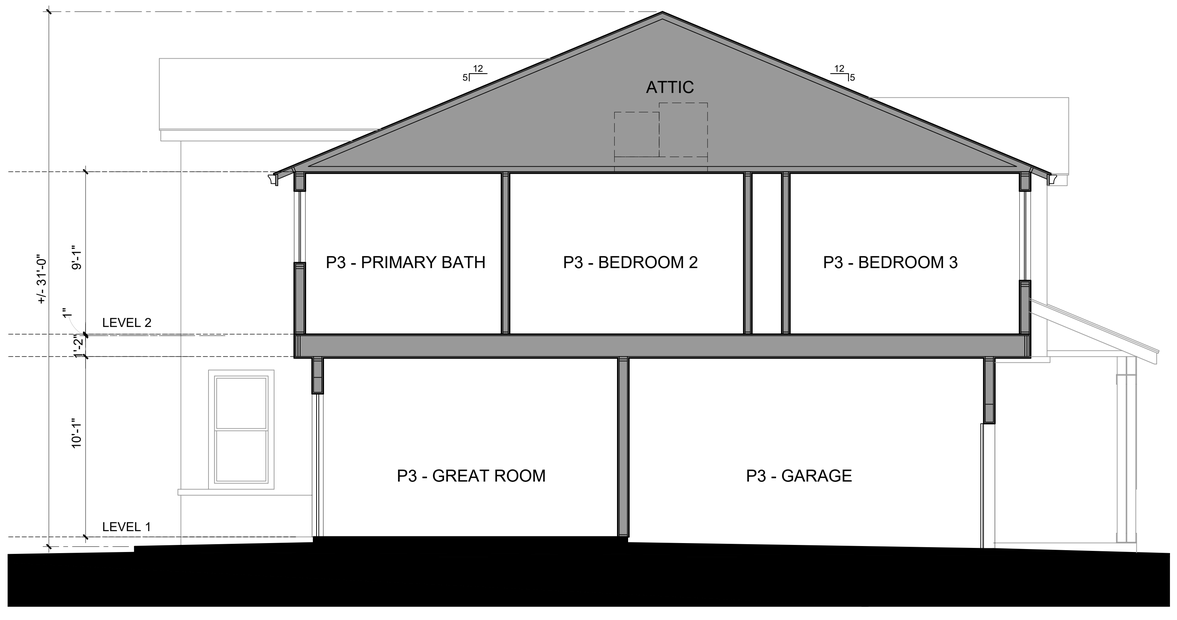
NOTE: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



KEY PLAN. n.t.s.



SINGLE FAMILY HOMES_TYPICAL BUILDING SECTION-2



SINGLE FAMILY HOMES_TYPICAL BUILDING SECTION-1

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

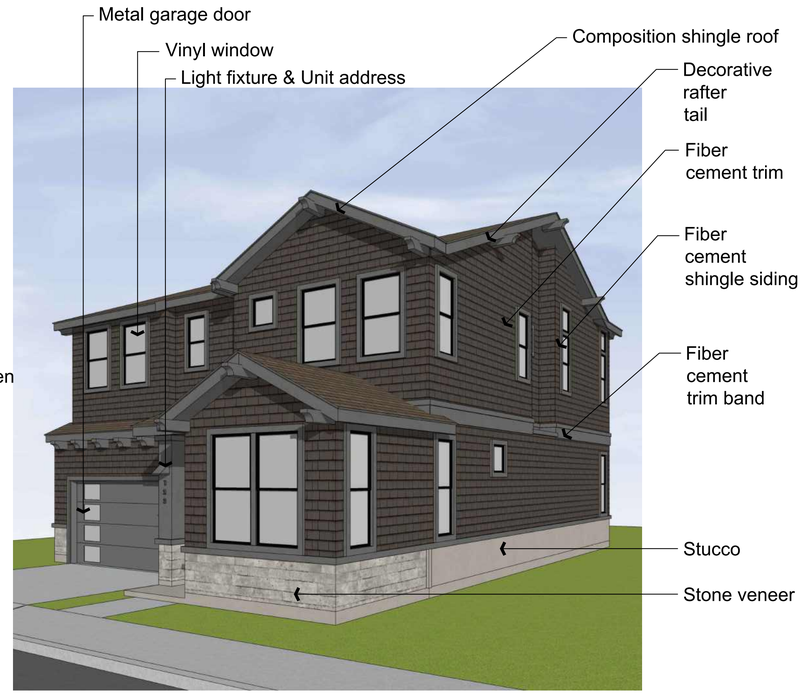
0 2 4 8

BUILDING SECTION
SINGLE FAMILY HOMES

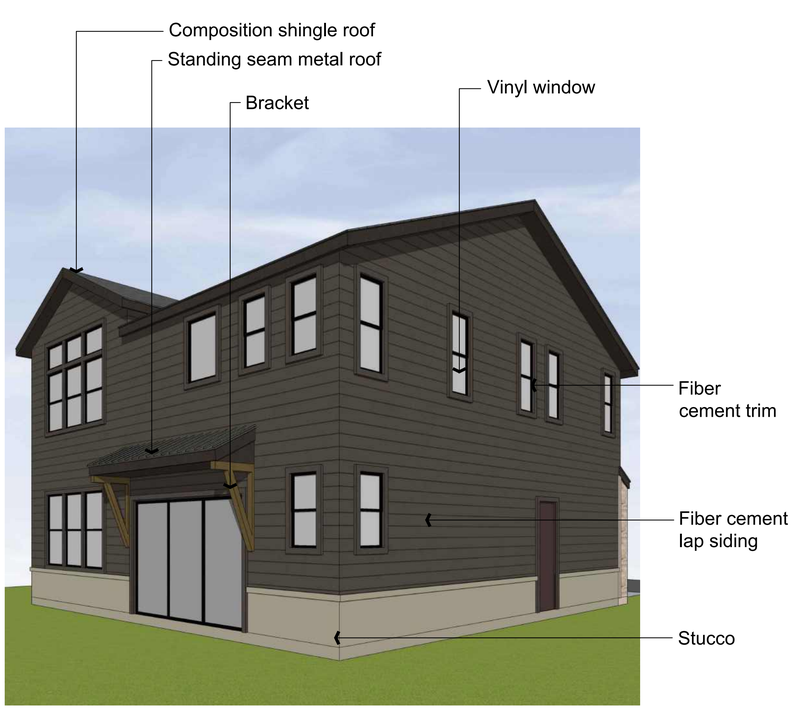
A2-4.0

6. PLAN 1 - C STYLE _ FRONT CORNER VIEW

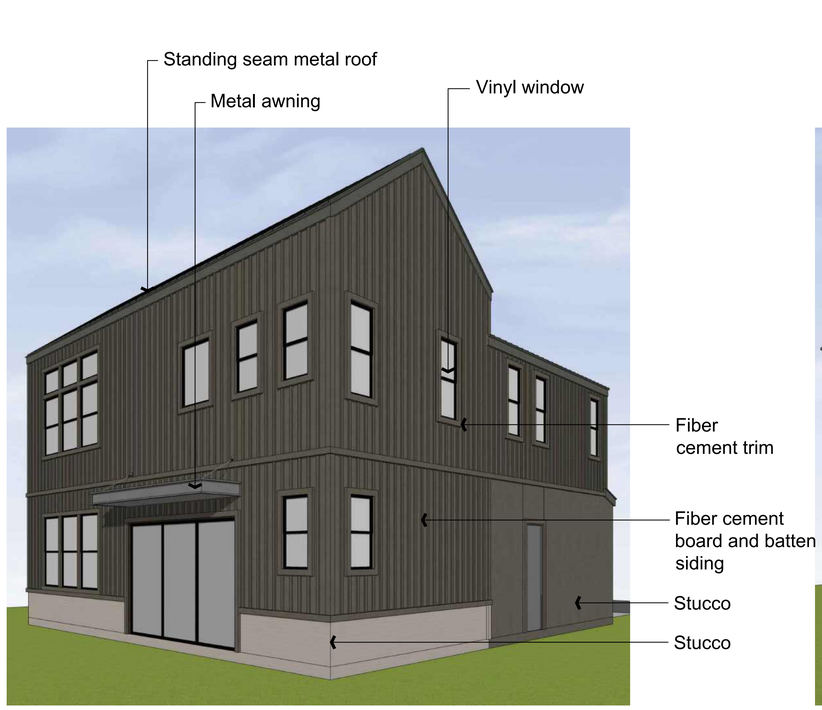
4. PLAN 1 - B STYLE _ FRONT CORNER VIEW



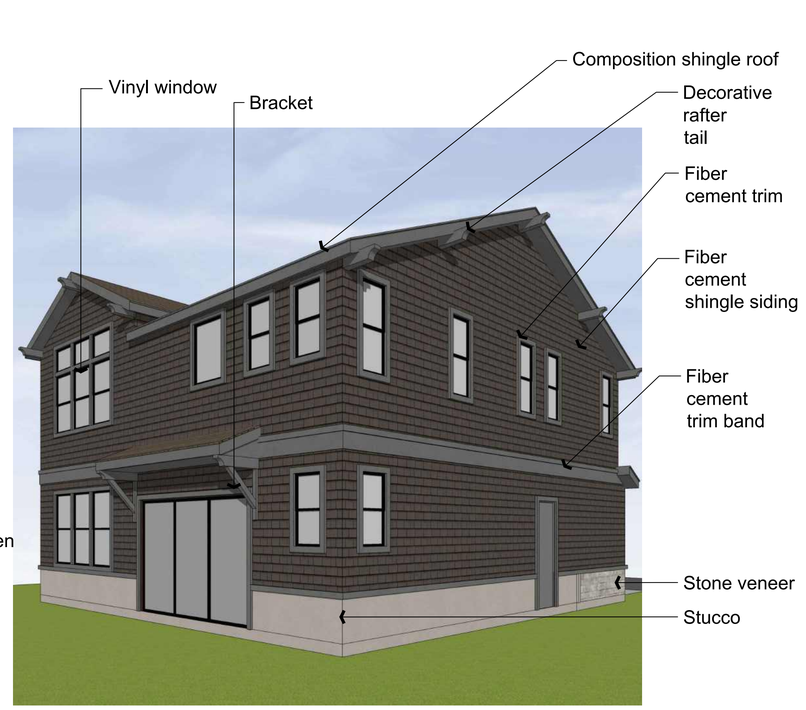
2. PLAN 1 - A STYLE _ FRONT CORNER VIEW



5. PLAN 1 - C STYLE_ REAR CORNER VIEW

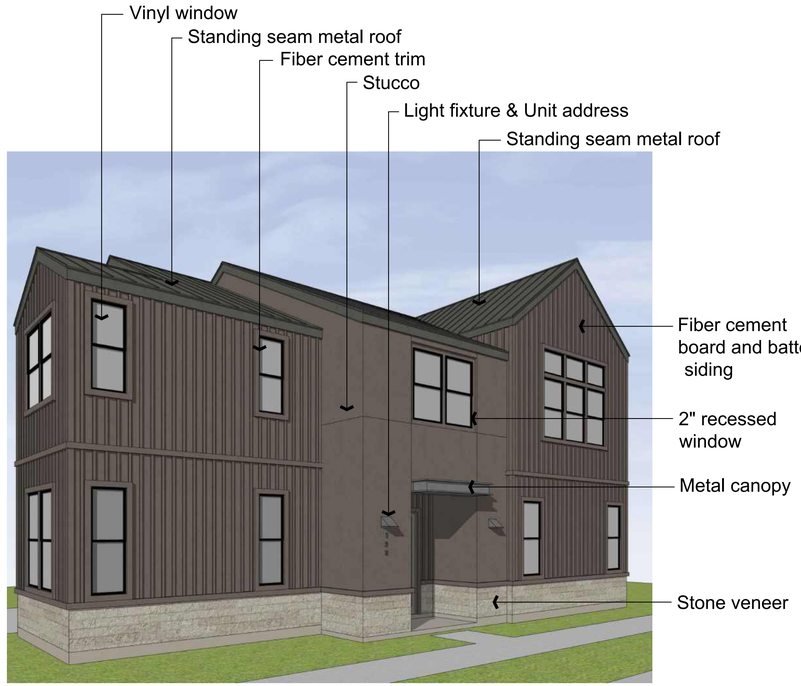


3. PLAN 1 - B STYLE_ REAR CORNER VIEW



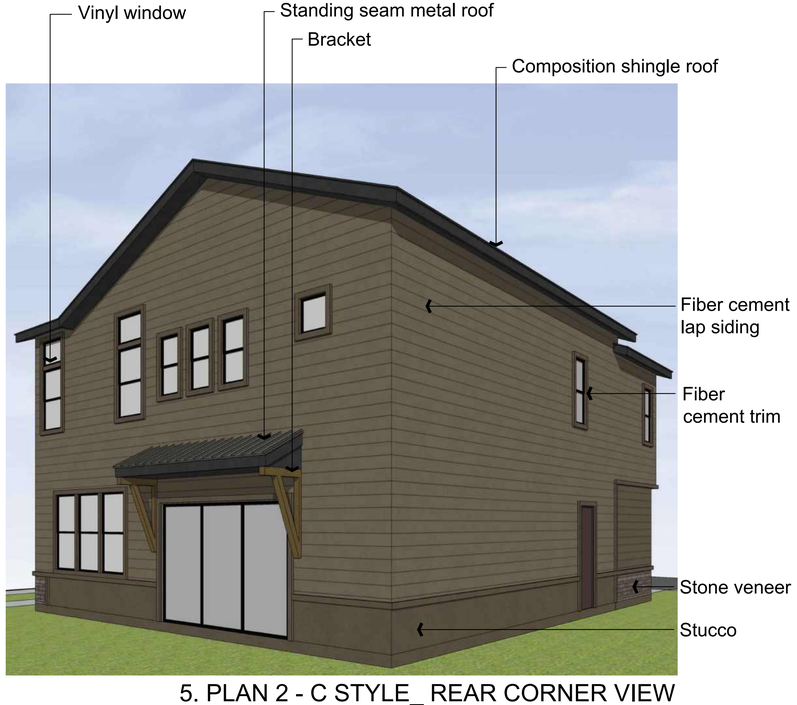
1. PLAN 1 - A STYLE_ REAR CORNER VIEW

6. PLAN 2 - C STYLE _ FRONT CORNER VIEW

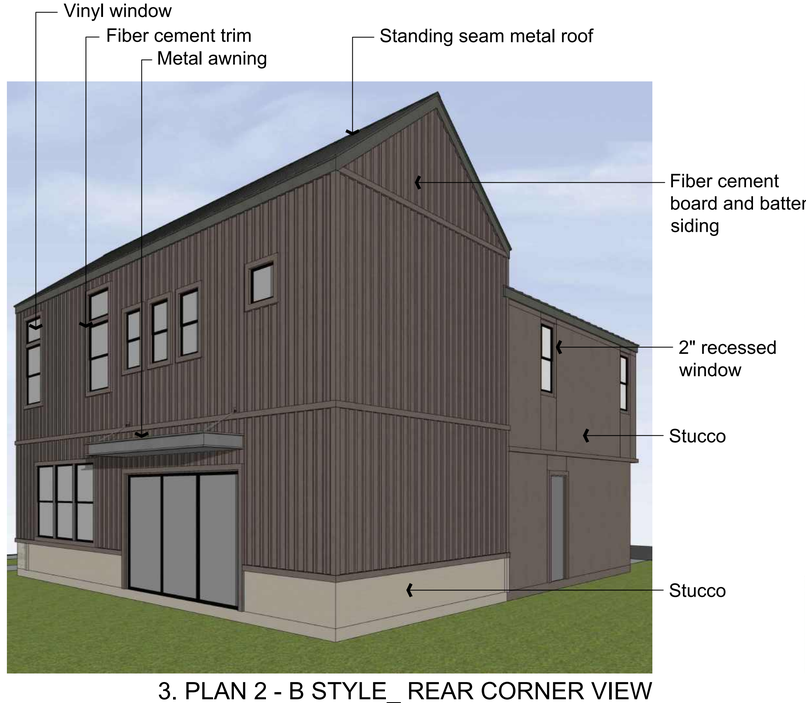


4. PLAN 2 - B STYLE _ FRONT CORNER VIEW

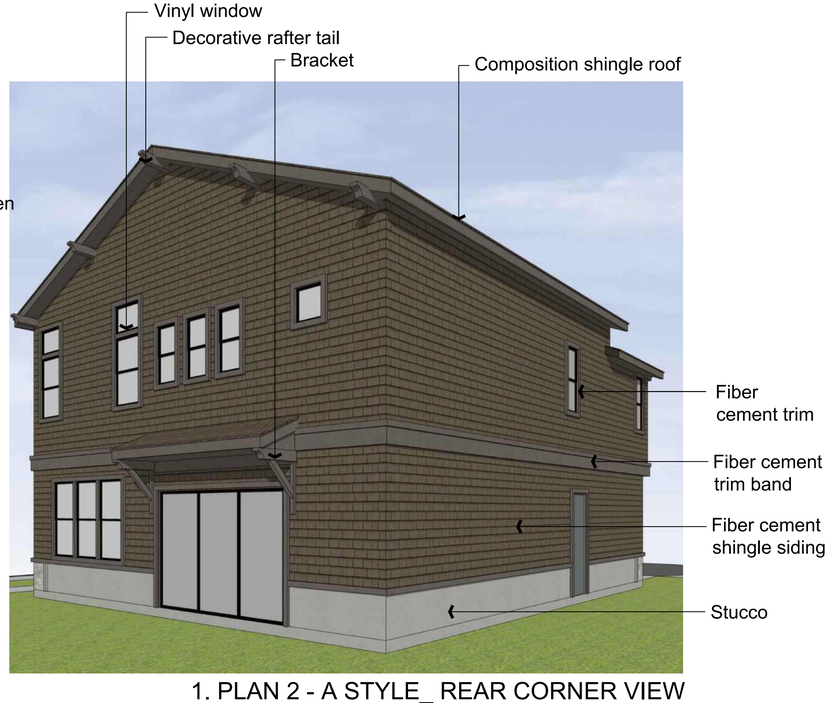
2. PLAN 2 - A STYLE _ FRONT CORNER VIEW



5. PLAN 2 - C STYLE_ REAR CORNER VIEW

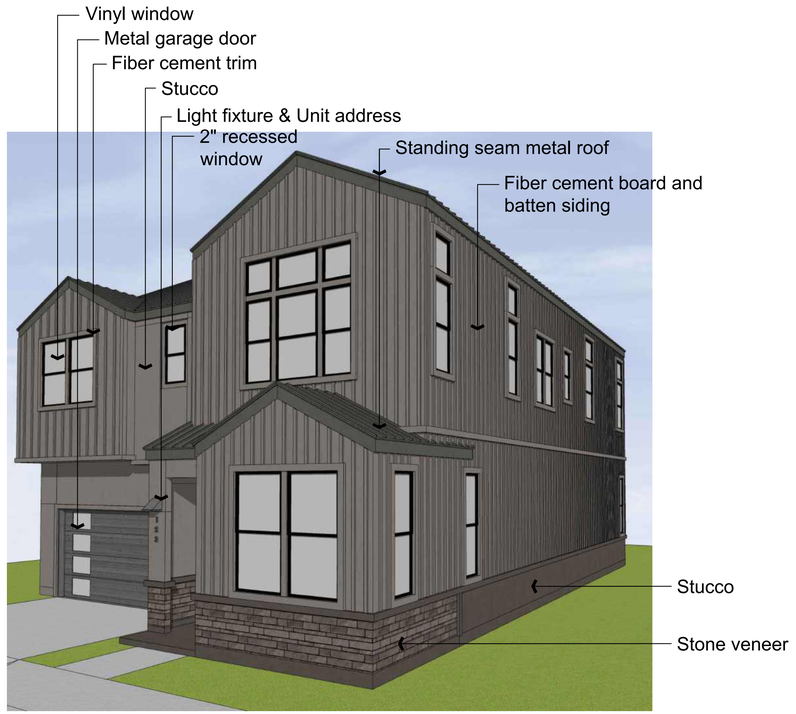


3. PLAN 2 - B STYLE_ REAR CORNER VIEW



1. PLAN 2 - A STYLE_ REAR CORNER VIEW

6. PLAN 3 - C STYLE _ FRONT CORNER VIEW



4. PLAN 3 - B STYLE _ FRONT CORNER VIEW

2. PLAN 3 - A STYLE _ FRONT CORNER VIEW

5. PLAN 3 - C STYLE_ REAR CORNER VIEW

3. PLAN 3 - B STYLE_ REAR CORNER VIEW

1. PLAN 3 - A STYLE_ REAR CORNER VIEW

STYLE - A

FIBER CEMENT SHINGLE SIDING
SW 9605
CLOVE

STUCCO 1/ TRIM 1/ WOODEN JOIST
SW 7068
GRIZZLE GRAY

STUCCO 2/ TRIM 2
SW 9568
SMOOTH STONE

ENTRY DOOR
SW 6440
COURTYARD

GARAGE DOOR
SW 9565
FORGED STEEL

STONE VENEER
REALCAST USA
BOARD-FORM PANELS

COMPOSITION SHINGLE ROOF
CERTAINTEED
HEATHER BLEND

STYLE - B

FIBER CEMENT BOARD AND BATTEN SIDING/ STUCCO 1/ TRIM 1
SW 2846
ROYCROFT BRONZE GREEN

STUCCO 2/ TRIM 2
SW 7642
PAVESTONE

ENTRY DOOR
SW 9649
WILLOWLEAF

GARAGE DOOR
SW 7674
PEPPERCORN

STONE VENEER
CORONADO STONE
6IN SPLIT LIMESTONE - SUMMIT GRAY

STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
DARK BRONZE

STYLE - C

FIBER CEMENT SHIP-LAP SIDING/ TRIM 1
SW 7675
SEALSKIN

FIBER CEMENT SHIP-LAP SIDING
SW 6167
GARDEN GATE

STUCCO/ TRIM 3
SW 9127
AT EASE SOLDIER

TRIM 4
SW 9086
COOL BEIGE

COLUMN/ WOODEN JOIST
SW 9530
MOMENTUM

ENTRY DOOR
SW 6097
STURDY BROWN

GARAGE DOOR
SW 6006
BLACK BEAN

STONE VENEER
CORONADO STONE
PLAYA VISTA LIMESTONE-CREAM

COMPOSITION SHINGLE ROOF
CERTAINTEED
PEWTER

STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
DARK BRONZE

Board Formed Concrete Panel

Fiber Cement Siding with Square Channels

Stone Veneer

Standing Seam Metal Roof

Fiber Cement Shingle Siding

Stone Veneer

Board and Batten Siding

MANUFACTURER

1. PAINT - SHERWIN WILLIAMS OR EQUAL
2. ROOF - CERTAINTEED OR EQUAL
3. ENTRY DOOR - THERMA-TRU OR EQUAL
4. GARAGE DOOR - CLOPAY OR EQUAL
5. STONE VENEER - CORONADO STONE OR EQUAL

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

MATERIAL AND COLOR BOARD
SINGLE FAMILY HOMES - PLAN 1

A2.6.0

STYLE - A

FIBER CEMENT SHINGLE SIDING
SW 7055
ENDURING BRONZE

STUCCO 1/ TRIM 1/ WOODEN JOIST/ FIBER CEMENT PANEL
SW 9570
IRONCLAD

STUCCO 2/ TRIM 2
SW 7655
STAMPED CONCRETE

ENTRY DOOR
SW 6097
STURDY BROWN

GARAGE DOOR
SW 2848
ROYCROFT PEWTER

STONE VENEER
REALCAST USA
BOARD-FORM PANELS

COMPOSITION SHINGLE ROOF
CERTAINTEED
HEATHER BLEND

STYLE - B

FIBER CEMENT BOARD AND BATTEN SIDING/ STUCCO 1/ TRIM 1
SW 7505
MANOR HOUSE

STUCCO 2/ TRIM 2
SW 0023
PEWTER TANKARD

ENTRY DOOR
SW 9649
WILLOWLEAF

GARAGE DOOR
SW 7674
PEPPERCORN

STONE VENEER
CORONADO STONE
6IN SPLIT LIMESTONE - SUMMIT GRAY

STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
DARK BRONZE

STYLE - C

FIBER CEMENT SHIP-LAP SIDING/ FIBER CEMENT PANEL/ STUCCO/ TRIM 1
SW 7055
ENDURING BRONZE

FIBER CEMENT SHIP-LAP SIDING
SW 7054
OAK LEAF BROWN

TRIM 2
SW 6990
CAVIAR

WOODEN JOIST
SW 9530
MOMENTUM

ENTRY DOOR
SW 6097
STURDY BROWN

GARAGE DOOR
SW 6006
BLACK BEAN

STONE VENEER
CORONADO STONE
PRARIE STONE - SMOKE

COMPOSITION SHINGLE ROOF
CERTAINTEED
PEWTER

STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
DARK BRONZE

Board Formed Concrete Panel

Fiber Cement Siding with Square Channels

Stone Veneer

Standing Seam Metal Roof

Fiber Cement Shingle Siding

Stone Veneer

Board and Batten Siding

MANUFACTURER

1. PAINT - SHERWIN WILLIAMS OR EQUAL
2. ROOF - CERTAINTEED OR EQUAL
3. ENTRY DOOR - THERMA-TRU OR EQUAL
4. GARAGE DOOR - CLOPAY OR EQUAL
5. STONE VENEER - CORONADO STONE OR EQUAL

STYLE - A

FIBER CEMENT SHINGLE SIDING
SW 7047
PORPOISE

STUCCO 1/ TRIM 1/ WOODEN CORBEL
SW 7048
URBANE BRONZE

STUCCO 2/ TRIM 2
SW 7655
STAMPED CONCRETE

ENTRY DOOR
SW 6097
STURDY BROWN

GARAGE DOOR
SW 9565
FORGED STEEL

STONE VENEER
REALCAST USA
BOARD-FORM PANELS

COMPOSITION SHINGLE ROOF
CERTAINTEED
HEATHER BLEND

STYLE - B

FIBER CEMENT BOARD AND BATTEN SIDING/ STUCCO 1/ TRIM 1
SW 7019
GAUNTLET GRAY

STUCCO 2/ TRIM 2
SW 7020
BLACK FOX

ENTRY DOOR
SW 9649
WILLOWLEAF

GARAGE DOOR
SW 7674
PEPPERCORN

STONE VENEER
CORONADO STONE
PRARIE STONE - SMOKE

STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
DARK BRONZE

STYLE - C

FIBER CEMENT SHIP-LAP SIDING/ TRIM 1
SW 7054
OAK LEAF BROWN

FIBER CEMENT SHIP-LAP SIDING/ TRIM 2/ STUCCO
SW 7055
ENDURING BRONZE

STUCCO/ TRIM 3
SW 7031
MEGA GREIGE

COLUMN/ BEAM
SW 9530
MOMENTUM

ENTRY DOOR
SW 6097
STURDY BROWN

GARAGE DOOR
SW 6006
BLACK BEAN

STONE VENEER
REALCAST USA
BOARD-FORM PANELS

COMPOSITION SHINGLE ROOF
CERTAINTEED
PEWTER

STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
DARK BRONZE

Board Formed Concrete Panel

Fiber Cement Siding with Square Channels

Stone Veneer

Standing Seam Metal Roof

Fiber Cement Shingle Siding

Stone Veneer

Board and Batten Siding

MANUFACTURER

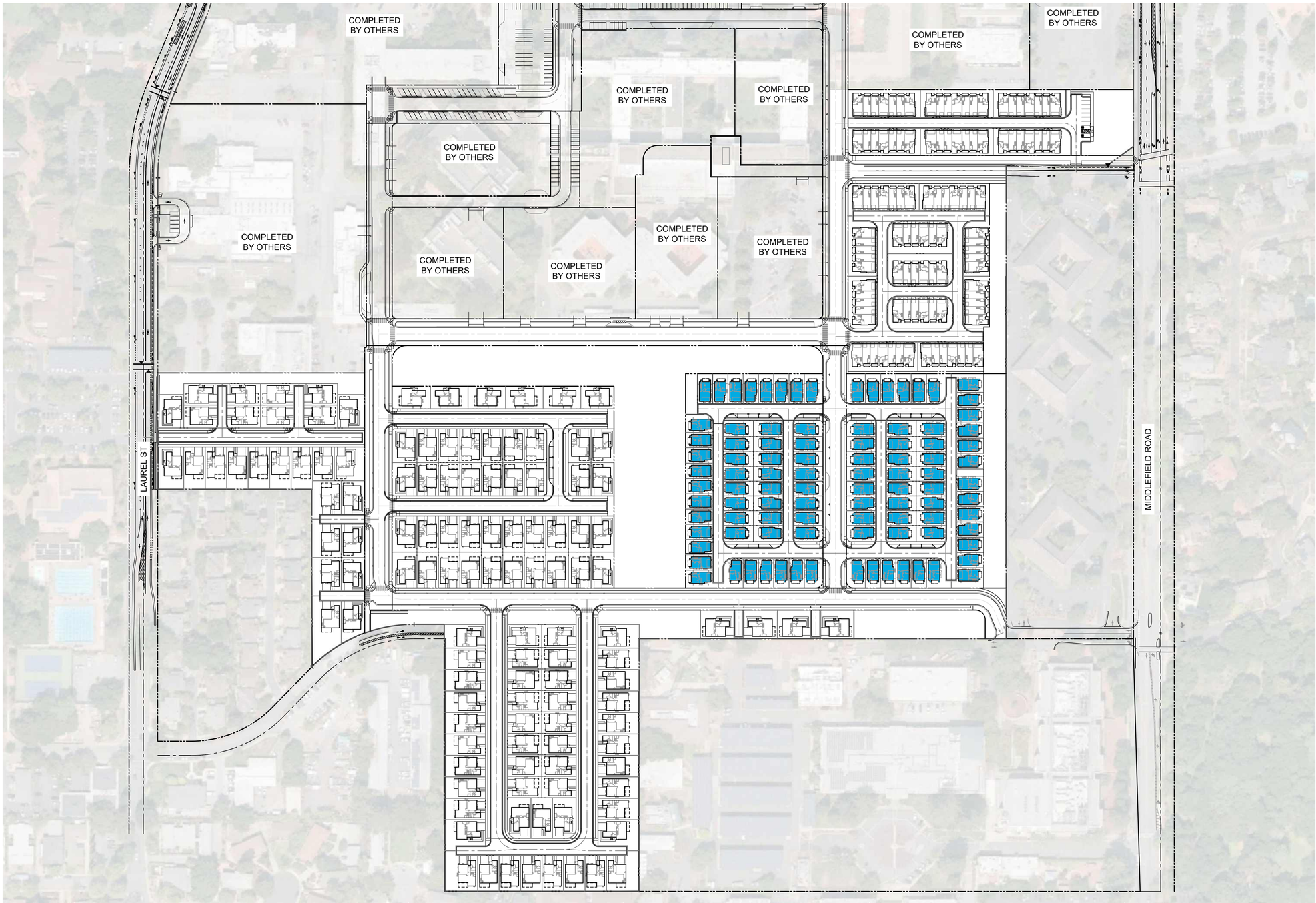
1. PAINT - SHERWIN WILLIAMS OR EQUAL
2. ROOF - CERTAINTEED OR EQUAL
3. ENTRY DOOR - THERMA-TRU OR EQUAL
4. GARAGE DOOR - CLOPAY OR EQUAL
5. STONE VENEER - CORONADO STONE OR EQUAL

PARKLINE
SMALL LOT SINGLE FAMILY HOMES

SMALL LOT SINGLE FAMILY HOMES_3 STORY (Type VB)

	Description	Garage	# du	%	GSF*	Total GSF*
Plan 1	4 bed/ 3.5 bath	Side x Side	49 DU	50%	2,445 SF	119,805 SF
Plan 2	4 bed/ 3.5 bath	Side x Side	49 DU	50%	2,549 SF	124,901 SF
Total			**98 DU**	**100%**		**244,706 SF**
Average GSF*/du					**2497.0 sf/du**	

* Gross Area is calculated to the exterior wall. Unconditioned spaces like porches, garages, decks, outdoor patios, and exterior fur-outs are excluded.



NOTES:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.

2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way.

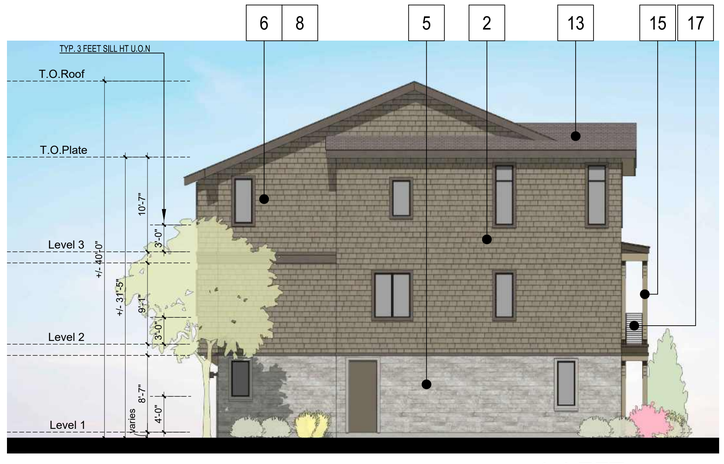
3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

5. FRONT LEFT PERSPECTIVE

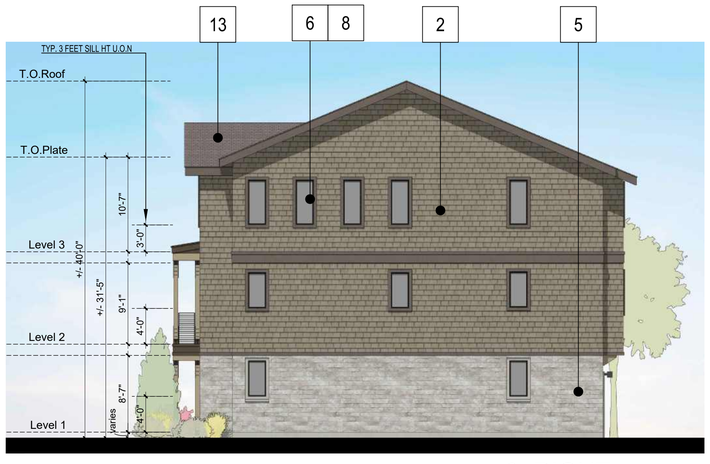
MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

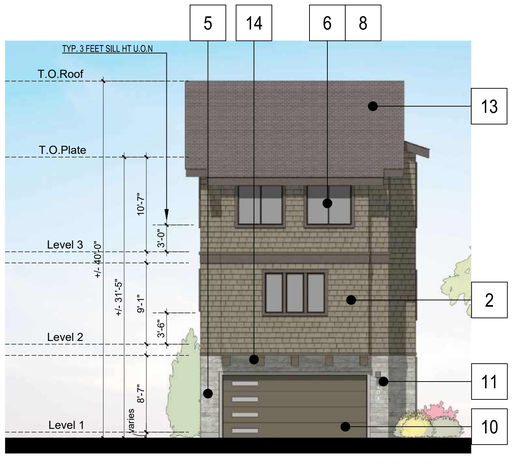
1. FRONT



4. LEFT



3. RIGHT



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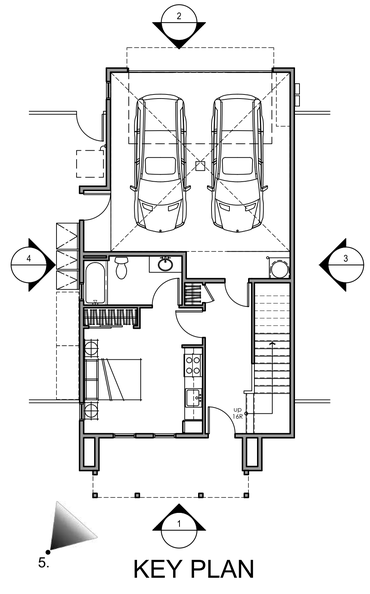


KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS **A3-2.0**
SMALL LOT SINGLE FAMILY HOMES - PLAN 1 STYLE A

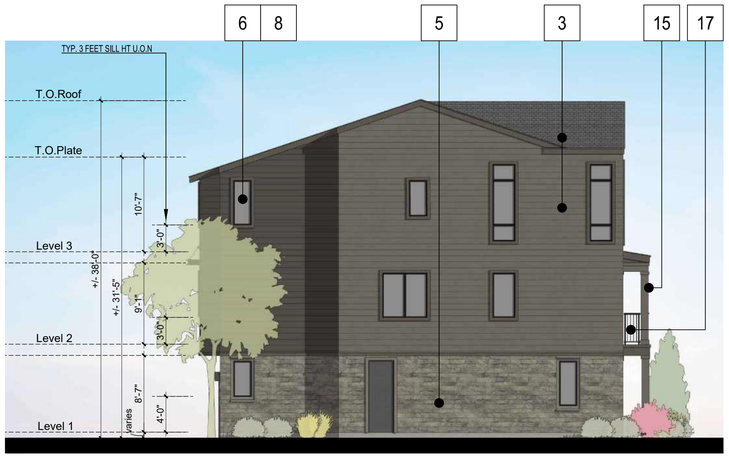
FRONT LEFT PERSPECTIVE

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

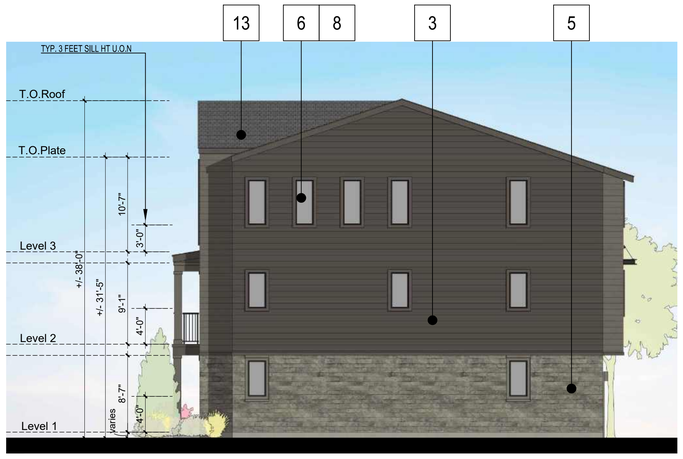
FRONT

0 2 4 8



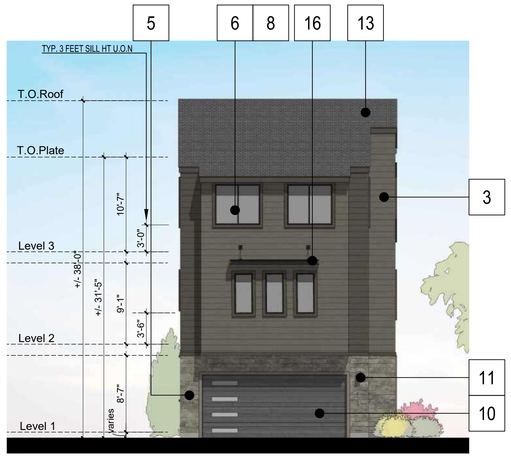
4. LEFT

0 4 8 16



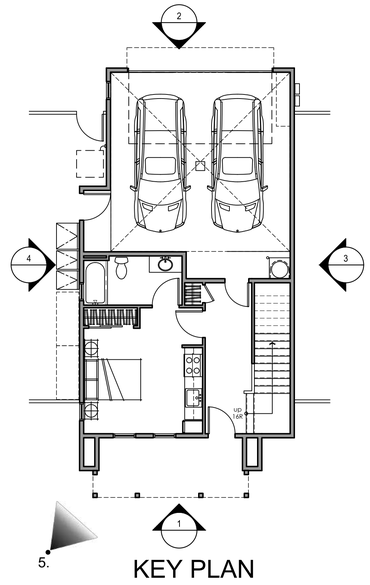
3. RIGHT

0 LEFT 8 16



2. REAR

0 4 8 16



KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS A3-2.1
SMALL LOT SINGLE FAMILY HOMES - PLAN 1 STYLE B

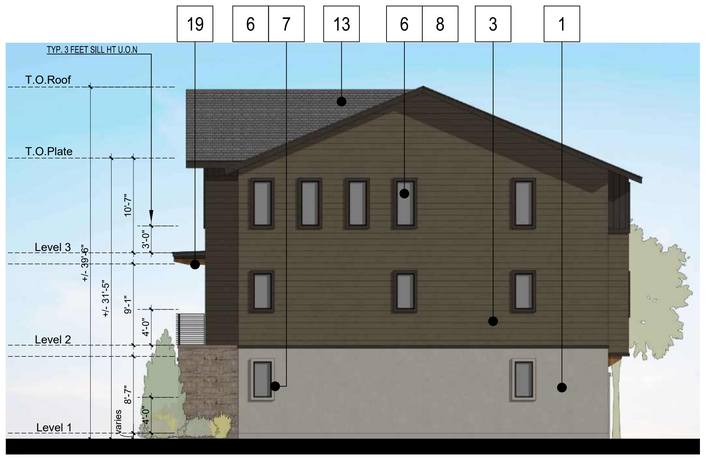
5. FRONT LEFT PERSPECTIVE

MATERIAL LEGEND

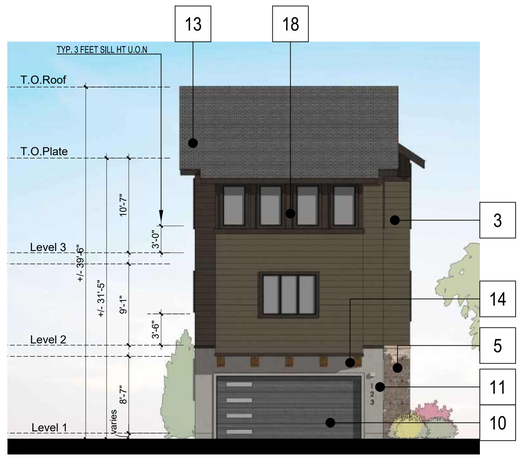
1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

1. FRONT

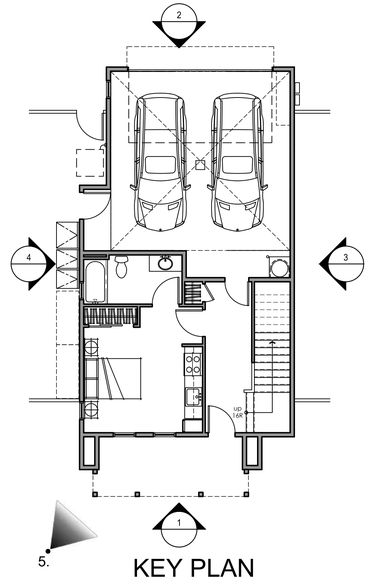
4. LEFT



3. RIGHT



2. REAR



KEY PLAN

0 2 4 8

0 4 8 16

0 4 8 16

0 4 8 16

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS **A3-2.2**
SMALL LOT SINGLE FAMILY HOMES - PLAN 1 STYLE C

FRONT LEFT PERSPECTIVE

MATERIAL LEGEND

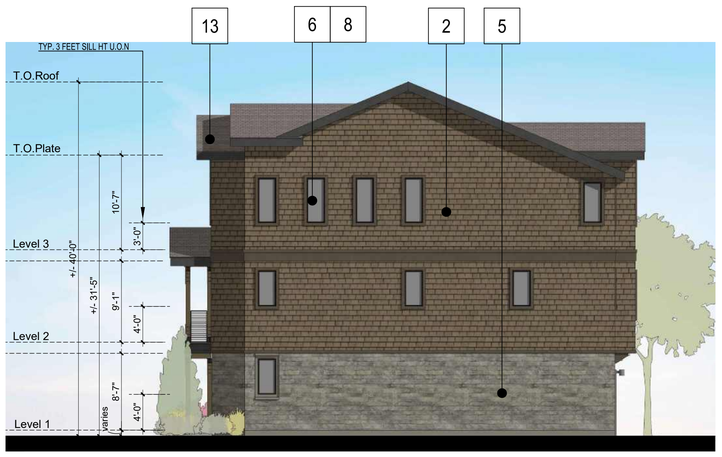
1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

1. FRONT

0 2 4 8

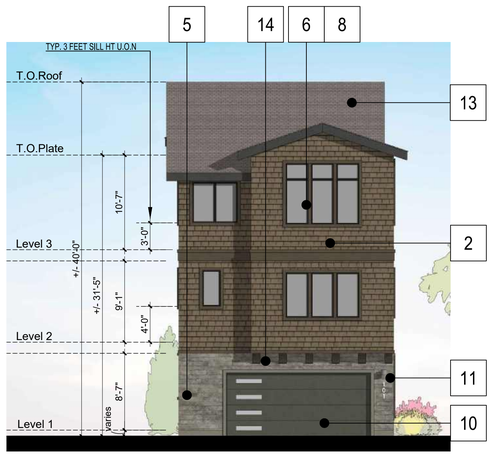
4. LEFT

0 4 8 16



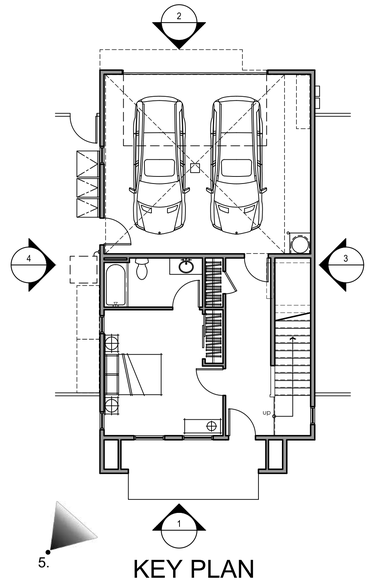
3. RIGHT

0 4 8 16



2. REAR

0 4 8 16



KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS **A3-2.3**
SMALL LOT SINGLE FAMILY HOMES - PLAN 2 STYLE A

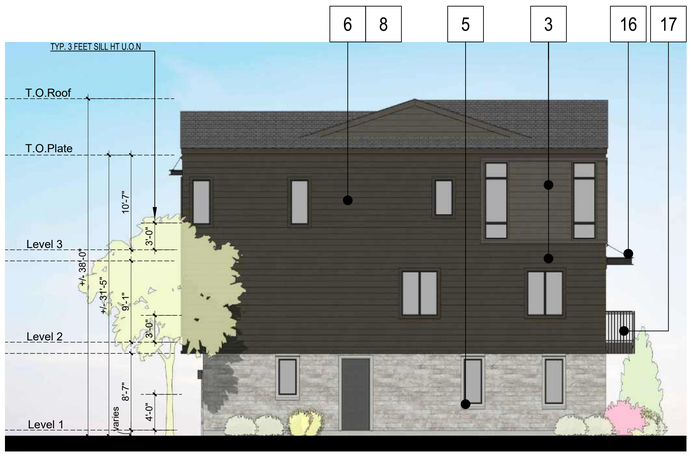
FRONT LEFT PERSPECTIVE

MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

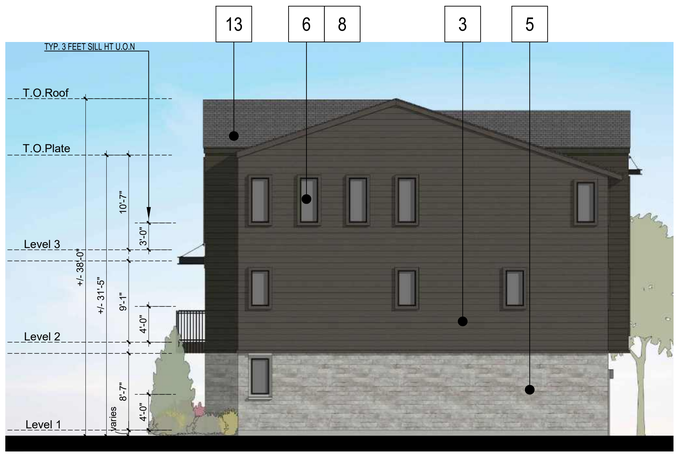
1. FRONT

0 2 4 8



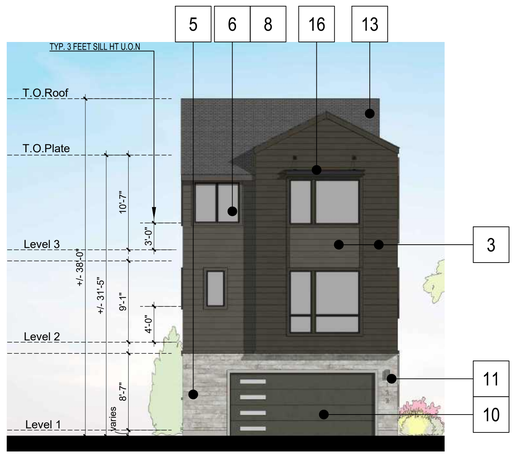
4. LEFT

0 4 8 16



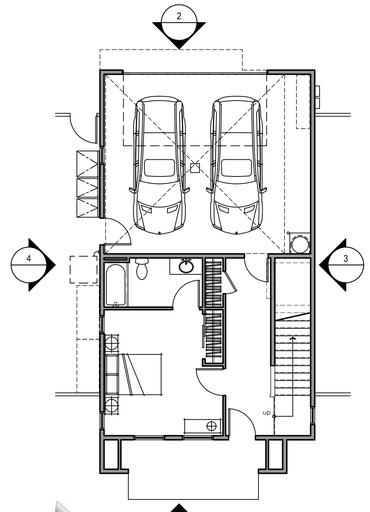
3. RIGHT

0 4 8 16



2. REAR

0 4 8 16



5.

KEY PLAN

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS **A3-2.4**
SMALL LOT SINGLE FAMILY HOMES - PLAN 2 STYLE B

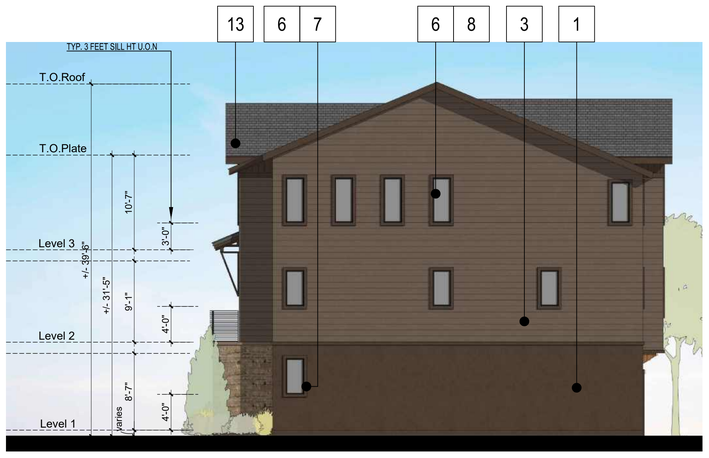
FRONT LEFT PERSPECTIVE

MATERIAL LEGEND

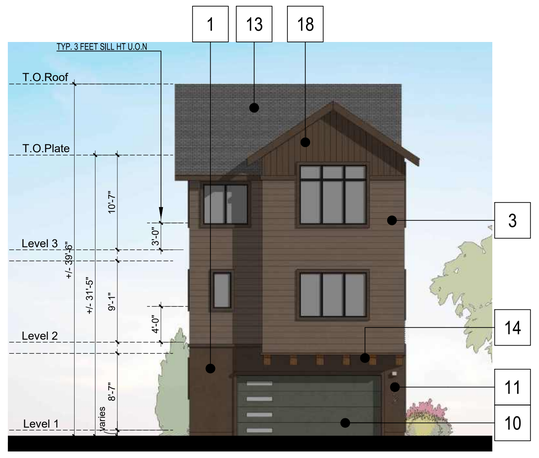
1. STUCCO
2. FIBER CEMENT SHINGLE SIDING
3. FIBER CEMENT LAP SIDING
4. FIBER CEMENT BOARD & BATTEN SIDING
5. STONE VENEER
6. FIBER CEMENT TRIM
7. 2" DEEP HIGH DENSITY FOAM TRIM
8. VINYL WINDOW
9. ENTRY DOOR
10. METAL GARAGE DOOR
11. LIGHT FIXTURE & UNIT ADDRESS
12. STANDING SEAM METAL ROOF
13. COMPOSITION SHINGLE ROOF
14. CORBEL
15. WOOD COLUMN
16. METAL AWNING
17. METAL BALCONY RAILING
18. FIBER CEMENT TONGUE & GROOVE SIDING
19. WOOD BEAM

1. FRONT

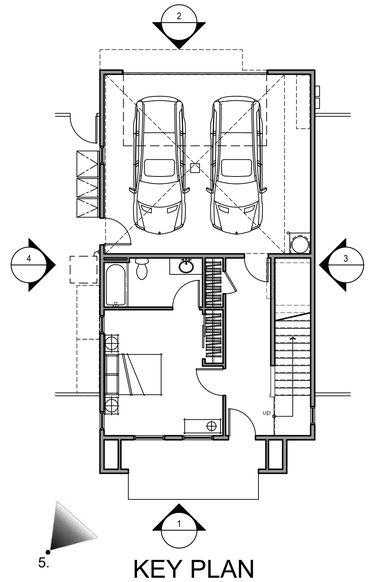
4. LEFT



3. RIGHT



2. REAR



KEY PLAN

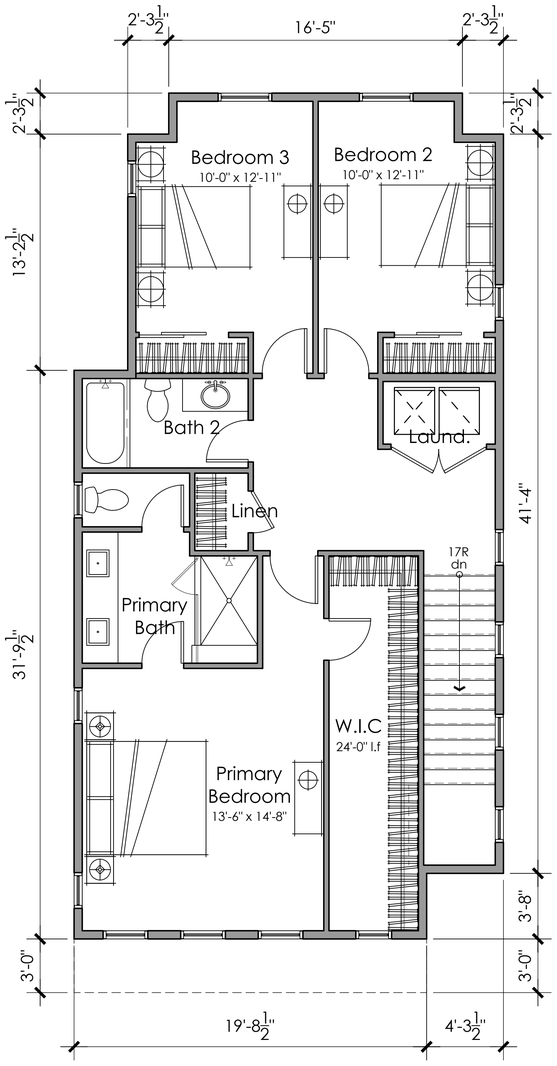
LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

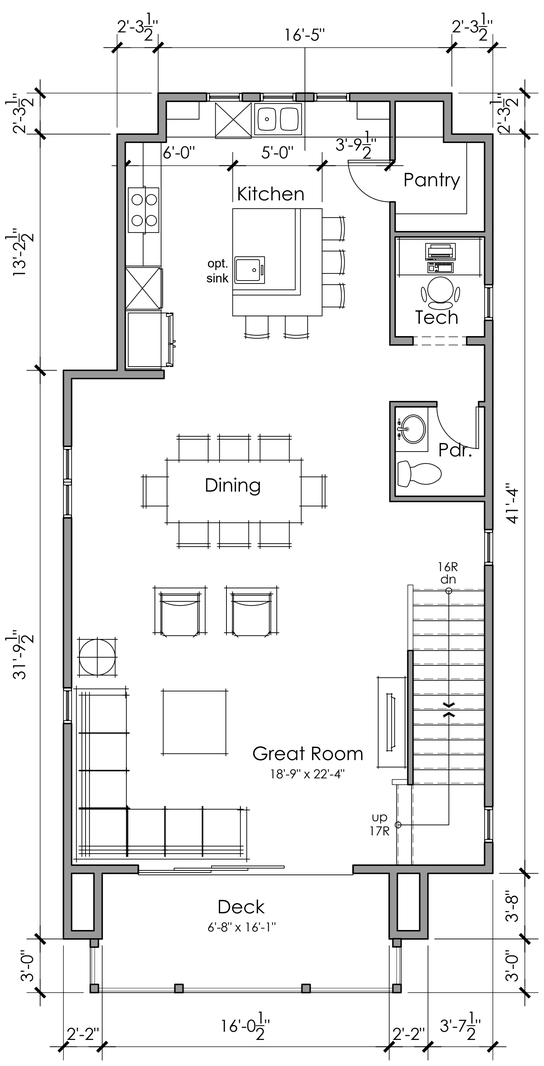
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS **A3-2.5**
SMALL LOT SINGLE FAMILY HOMES - PLAN 2 STYLE C



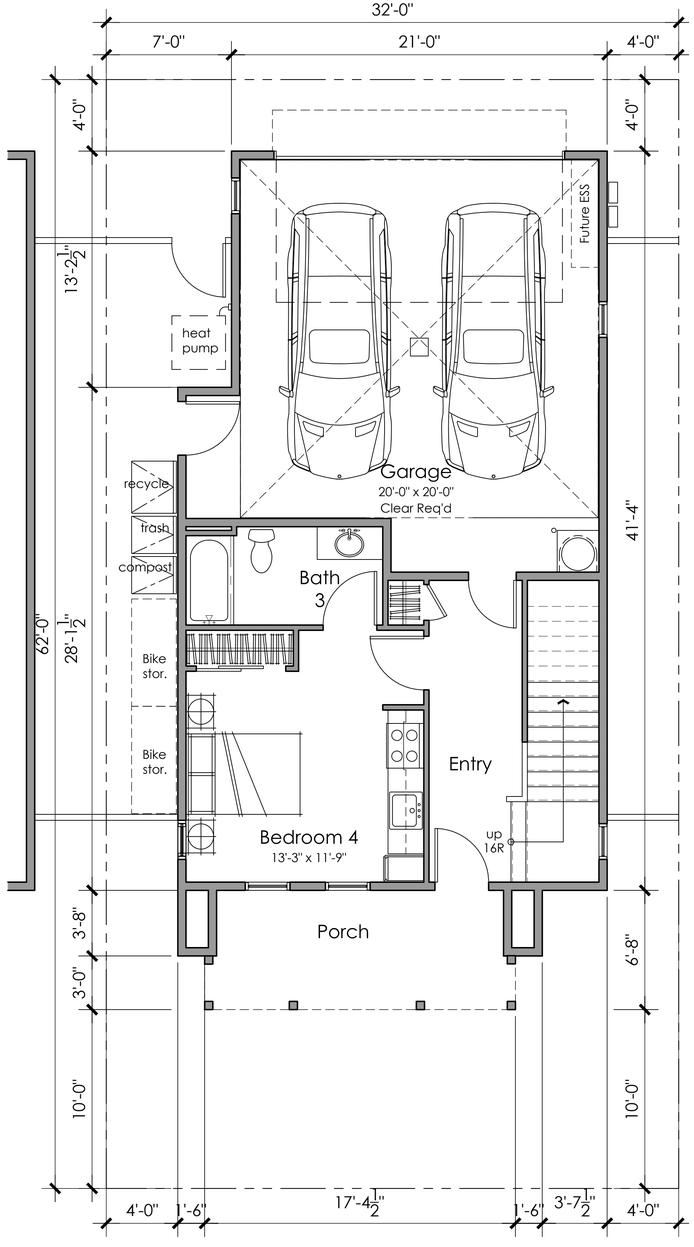
Third Floor

992 SQ. FT.



Second Floor

990 SQ. FT.



First Floor

463 SQ. FT.

4 BEDROOMS
3.5 BATHS
2,445 S.F.

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

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MENLO PARK, CA

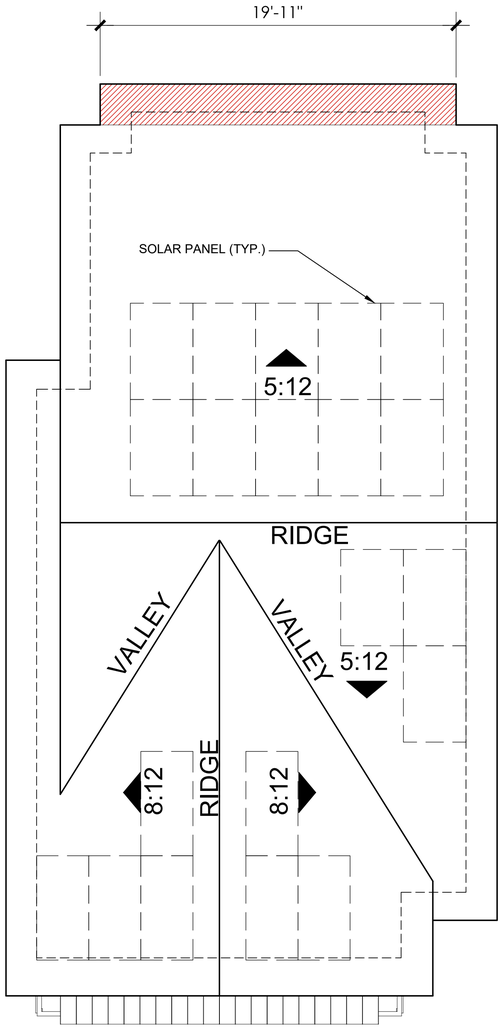
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

0 2 4 8

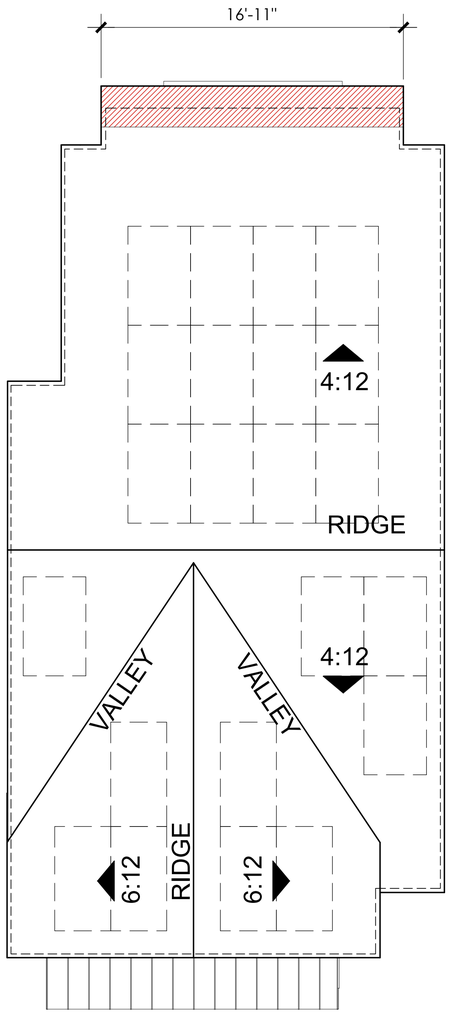
PLAN 1 FLOOR PLANS
SMALL LOT SINGLE FAMILY HOMES

A3-3.0

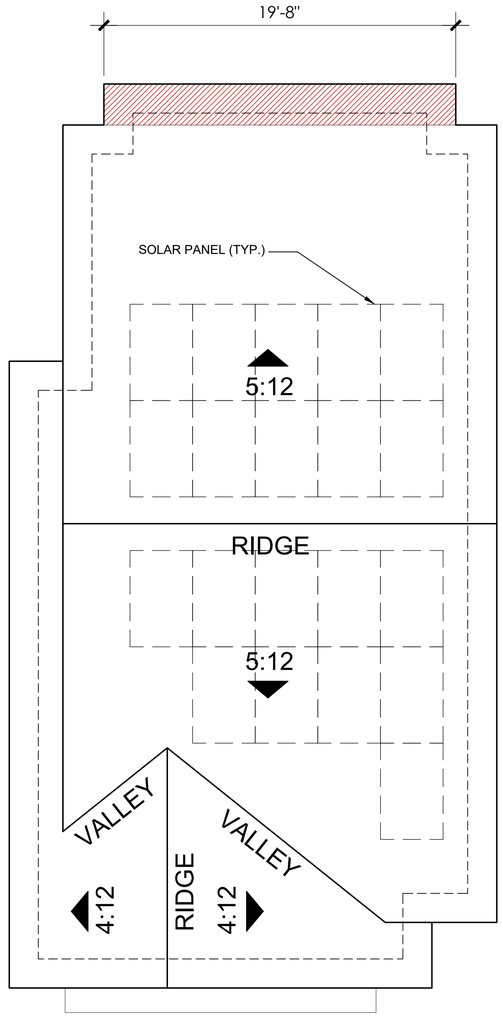
Eave Height Less than 30' to allow for fire department ground ladder roof access
Please see section sheet A3-4.0 for more details



C STYLE_ ROOF PLAN

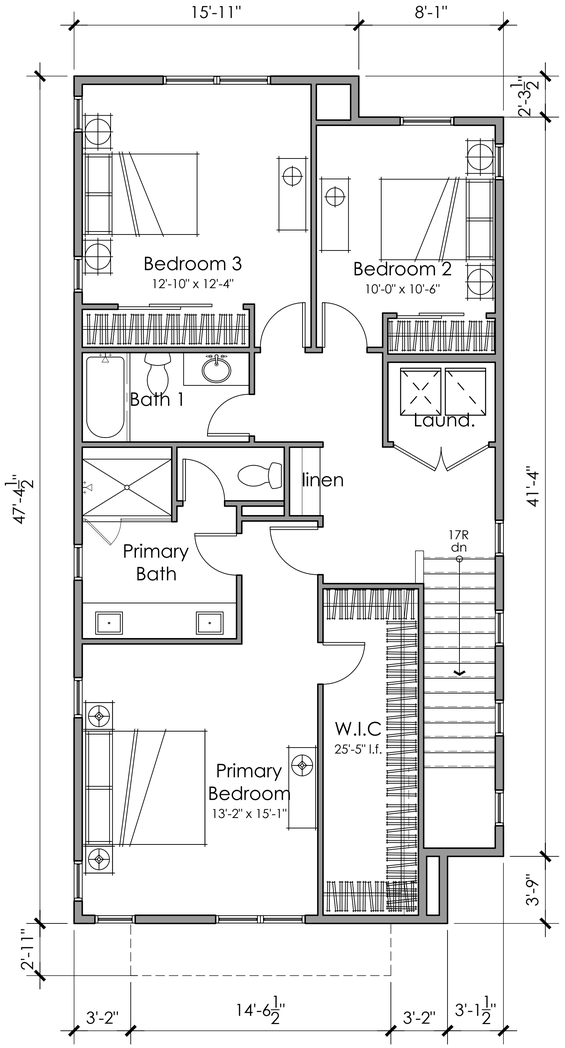


B STYLE_ ROOF PLAN



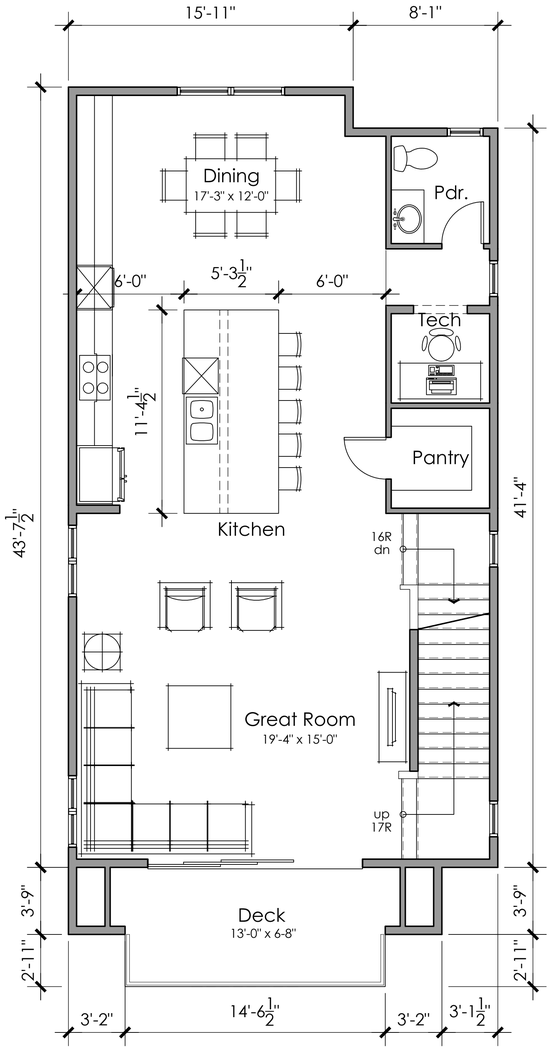
A STYLE_ ROOF PLAN

NOTE: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



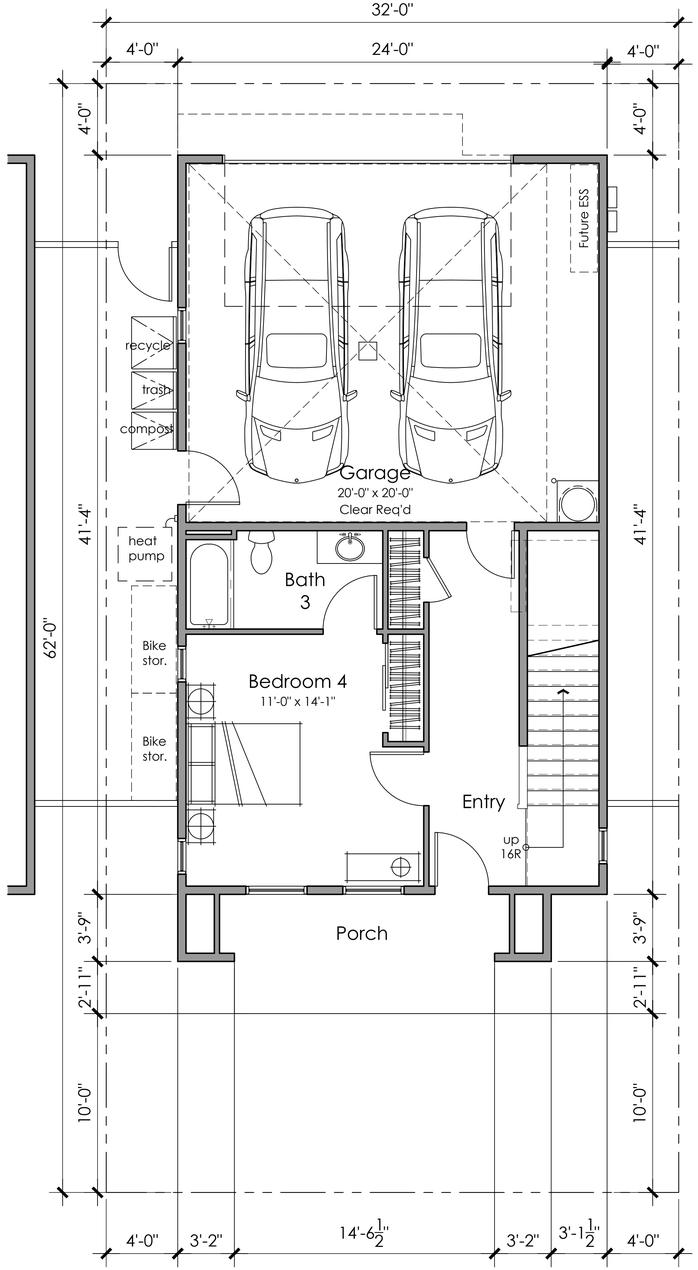
Third Floor

1022 SQ. FT.



Second Floor

1028 SQ. FT.



First Floor

499 SQ. FT.

4 BEDROOMS
3.5 BATHS
2,549 S.F.

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

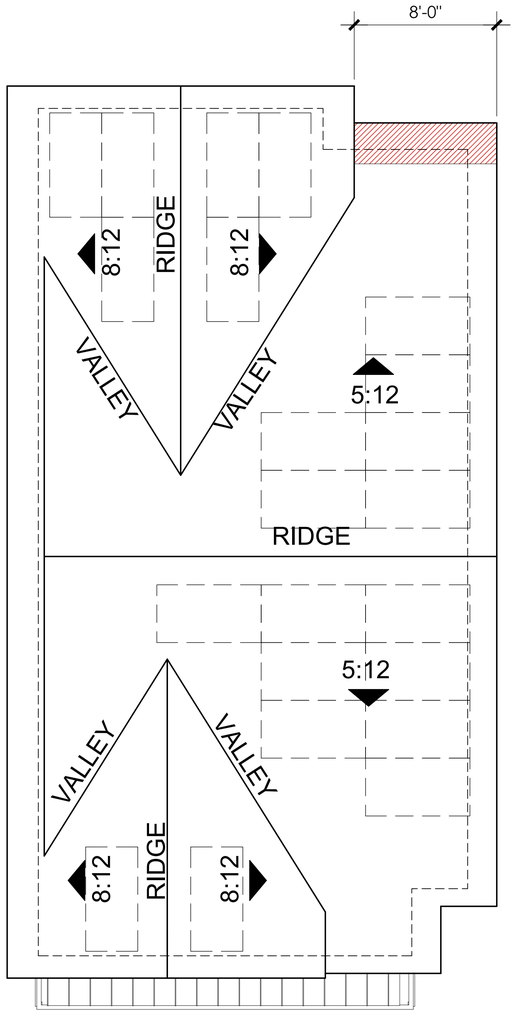
APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

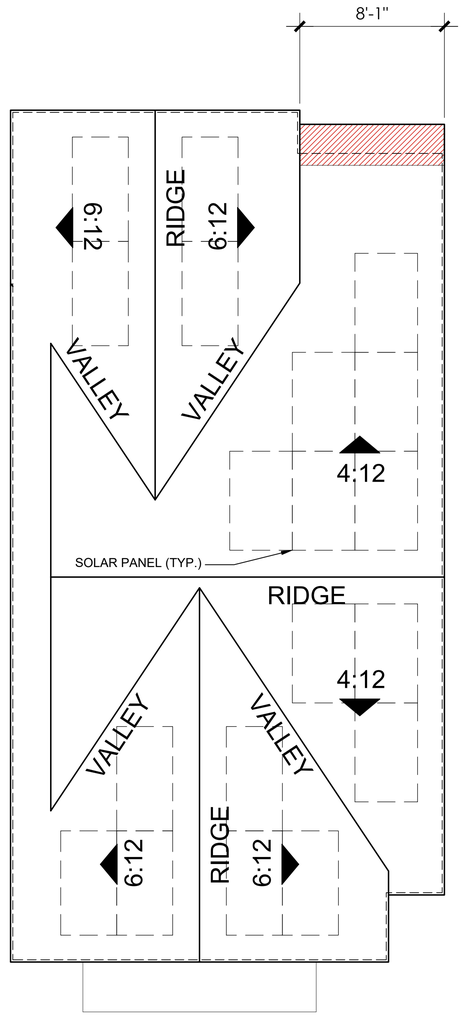
0 2 4 8

PLAN 2 FLOOR PLANS A3-3.2
SMALL LOT SINGLE FAMILY HOMES

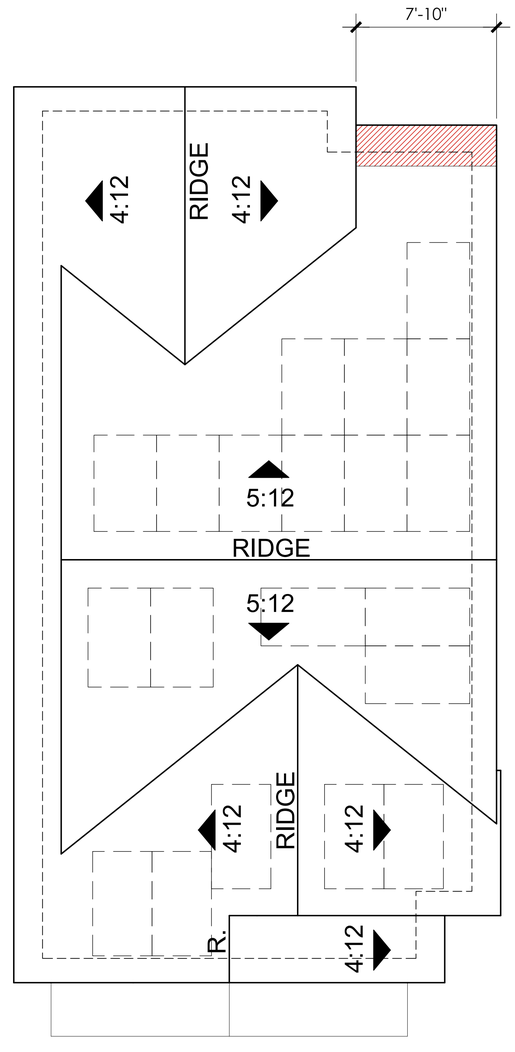
Eave Height Less than 30' to allow for fire department ground ladder roof access
Please see section sheet A3-4.0 for more details



C STYLE_ ROOF PLAN

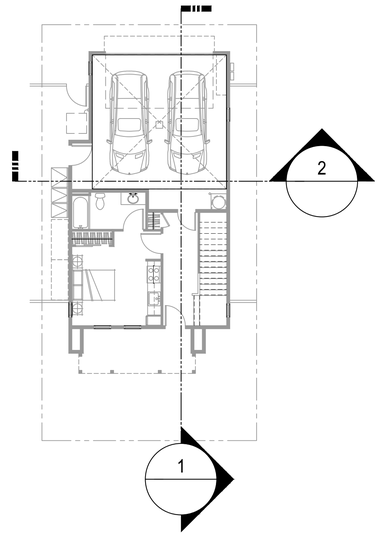


B STYLE_ ROOF PLAN

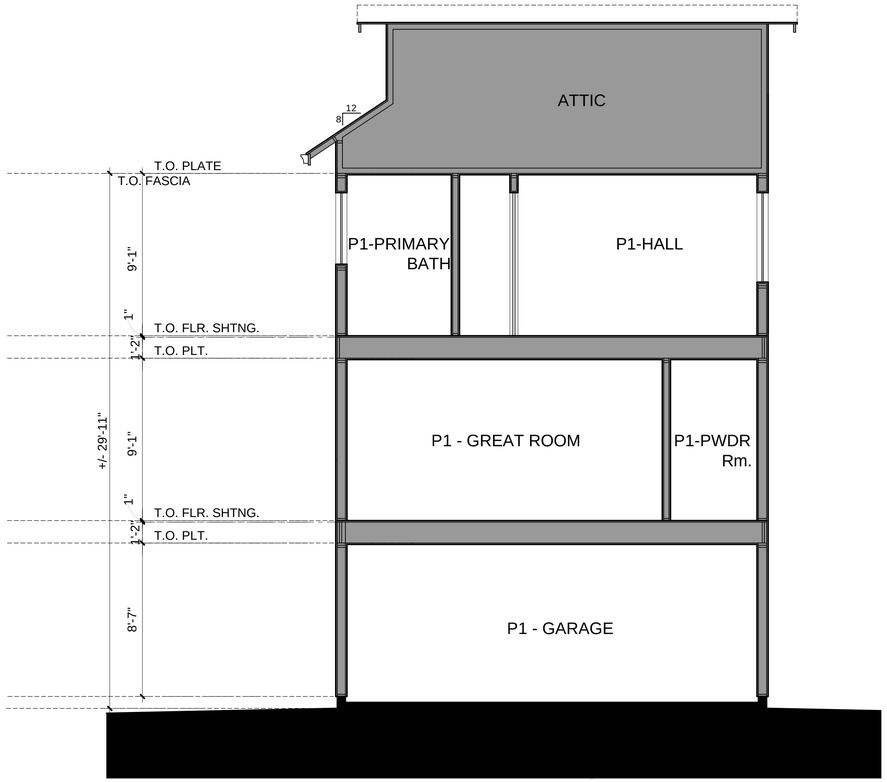


A STYLE_ ROOF PLAN

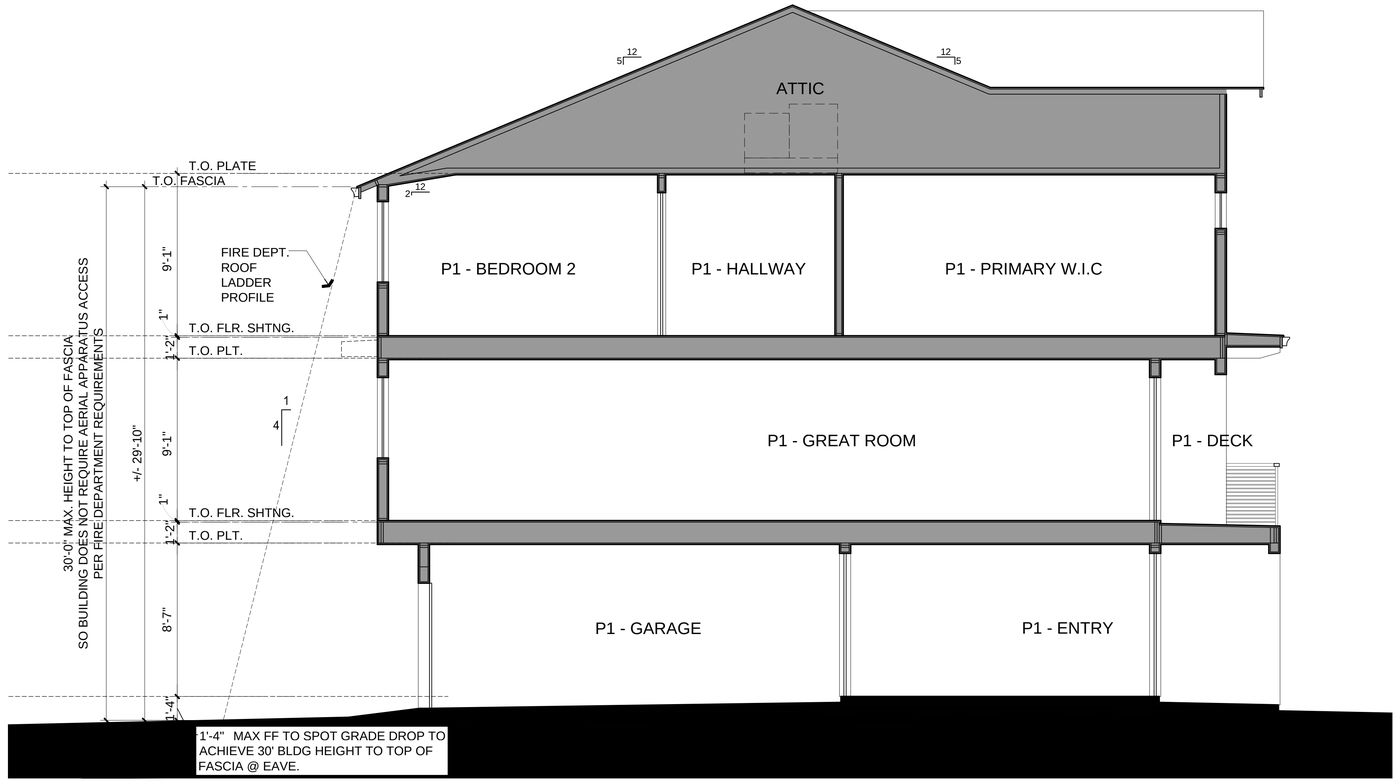
NOTE: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



KEY PLAN. n.t.s.



TYPICAL BUILDING SECTION-2



TYPICAL BUILDING SECTION-1

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

0 2 4 8

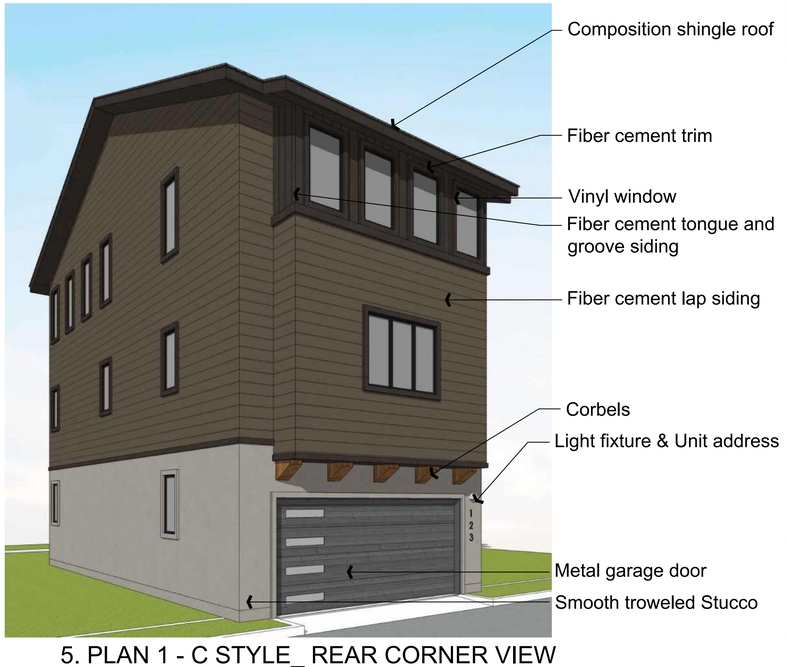
BUILDING SECTION
SMALL LOT SINGLE FAMILY HOMES

A3-4.0

6. PLAN 1 - C STYLE _ FRONT CORNER VIEW

4. PLAN 1 - B STYLE _ FRONT CORNER VIEW

2. PLAN 1 - A STYLE _ FRONT CORNER VIEW



5. PLAN 1 - C STYLE_ REAR CORNER VIEW

3. PLAN 1 - B STYLE_ REAR CORNER VIEW

1. PLAN 1 - A STYLE_ REAR CORNER VIEW

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

ARCHITECTURAL DETAILS
3 STORY S.F.D

A3-5.0

6. PLAN 2 - C STYLE _ FRONT CORNER VIEW

4. PLAN 2 - B STYLE _ FRONT CORNER VIEW

2. PLAN 2 - A STYLE _ FRONT CORNER VIEW

5. PLAN 2 - C STYLE_ REAR CORNER VIEW

3. PLAN 2 - B STYLE_ REAR CORNER VIEW

1. PLAN 2 - A STYLE_ REAR CORNER VIEW

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

ARCHITECTURAL DETAILS
3 STORY S.F.D

A3-5.1

STYLE - A

FIBER CEMENT SHINGLE SIDING
SW 7053
ADAPTIVE SHADE

TRIM/EAVE
SW 7047
PORPOISE

COLUMN/ CORBELS
SW 9527
WORN KHAKI

METAL RAILING
SW 9595
BRAINTREE

ENTRY DOOR
SW 7018
DOVETAIL

GARAGE DOOR
SW 6173
COCOON

STONE VENEER
REALCAST USA
BOARD-FORM PANELS

COMPOSITION SHINGLE ROOF
CERTAINTEED
DRIFTWOOD

STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
MEDIUM BRONZE

STYLE - B

FIBER CEMENT SHIP-LAP SIDING1 / TRIM1 / COLUMN
SW 9599
LIMESTONE

FIBER CEMENT SHIP-LAP SIDING 2 / TRIM2 / EAVE
SW 9620
PRELUDE

METAL RAILING/ AWNING
SW 6991
BLACK MAGIC

ENTRY DOOR
SW 6209
RIPE OLIVE

GARAGE DOOR
SW 7674
PEPPERCORN

STONE VENEER
REALCAST USA
BOARD-FORM PANELS

COMPOSITION SHINGLE ROOF
CERTAINTEED
PEWTER

STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
MEDIUM BRONZE

STYLE - C

FIBER CEMENT TONGUE & GROOVE SIDING / TRIM1 / EAVE
SW 2926
IRON GATE

FIBER CEMENT SHIP-LAP SIDING
SW 9515
TUNGSTEN

STUCCO 1/ TRIM 2
SW 9587
MUSHROOM

STUCCO 2/ TRIM 3
SW 9170
ACIER

TRIM 4
SW 9087
SMOKY BEIGE

WOODEN JOIST/ CORBEL
SW 6118
LEATHER BOUND

METAL RAILING
SW 6991
BLACK MAGIC

ENTRY DOOR
SW 2739
CHARCOAL BLUE

GARAGE DOOR
SW 7674
PEPPERCORN

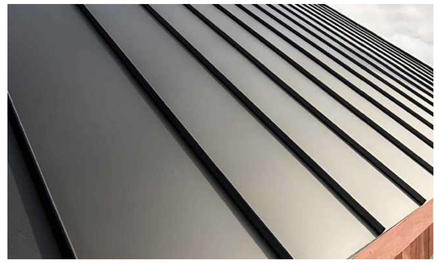
STONE VENEER
CORONADO STONE
PLAYA VISTA LIMESTONE-CREAM

COMPOSITION SHINGLE ROOF
CERTAINTEED
PEWTER

STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
DARK BRONZE

Fiber Cement Shingle Siding

Board Formed Concrete Panel


Standing Seam Metal Roof

Wood Porch Columns with Steel Connections

Metal Canopy

Fiber Cement Siding with Square Channels

Tongue & Groove Fiber Cement Siding

Stone Veneer

MANUFACTURER

1. PAINT - SHERWIN WILLIAMS OR EQUAL
2. ROOF - CERTAINTEED OR EQUAL
3. ENTRY DOOR - THERMA-TRU OR EQUAL
4. GARAGE DOOR - CLOPAY OR EQUAL
5. STONE VENEER - CORONADO STONE OR EQUAL

STYLE - A

FIBER CEMENT SHINGLE SIDING
SW 7054
OAK LEAF BROWN

TRIM 1/ CORBELS
SW 7055
ENDURING BRONZE

COLUMN
SW 9527
WORN KHAKI

EAVE
SW 7069
IRON ORE

TRIM 2
SW 9170
ACIER

METAL RAILING
SW 9595
BRAINTREE

ENTRY DOOR
SW 7019
GAUNTLET GRAY

GARAGE DOOR
SW 6188
SHADE-GROWN

STONE VENEER
REALCAST USA
BOARD-FORM PANELS

COMPOSITION SHINGLE ROOF
CERTAINTEED
DRIFTWOOD

STYLE - B

FIBER CEMENT SHIP-LAP SIDING1 / TRIM1/ EAVE
SW 6174 ANDIRON

FIBER CEMENT SHIP-LAP SIDING 2 / TRIM2 / EAVE
SW 7645
THUNDER GRAY

TRIM 3
SW 7065
ARGOS

METAL RAILING/ AWNING
SW 6991
BLACK MAGIC

ENTRY DOOR
SW 6209
RIPE OLIVE

GARAGE DOOR
SW 6188
SHADE-GROWN

STONE VENEER
REALCAST USA
BOARD-FORM PANELS

COMPOSITION SHINGLE ROOF
CERTAINTEED
PEWTER

STYLE - C

FIBER CEMENT TONGUE & GROOVE SIDING / TRIM1 / EAVE/ WOODEN JOIST
SW 7020
BLACK FOX

FIBER CEMENT SHIP-LAP SIDING
SW 7019
GAUNTLET GRAY

STUCCO 1/ TRIM 2
SW 9183
DARK CLOVE

STUCCO 2/ TRIM 3
SW 9591
WHISPER

TRIM 4
SW 7509
TIKI HUT

CORBEL
SW 6118
LEATHER BOUND

METAL RAILING
SW 6991
BLACK MAGIC

ENTRY DOOR
SW 2739
CHARCOAL BLUE

GARAGE DOOR
SW 6188
SHADE-GROWN

STONE VENEER
CORONADO STONE
PLAYA VISTA LIMESTONE-WALNUT

COMPOSITION SHINGLE ROOF
CERTAINTEED
PEWTER

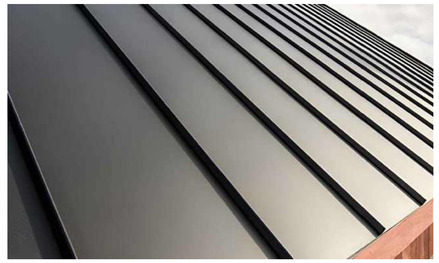
STANDING SEAM ALUMINUM ROOF
WESTERN STATE METAL ROOF
DARK BRONZE

MANUFACTURER

1. PAINT - SHERWIN WILLIAMS OR EQUAL
2. ROOF - CERTAINTEED OR EQUAL
3. ENTRY DOOR - THERMA-TRU OR EQUAL
4. GARAGE DOOR - CLOPAY OR EQUAL
5. STONE VENEER - CORONADO STONE OR EQUAL

Fiber Cement Shingle Siding

Board Formed Concrete Panel

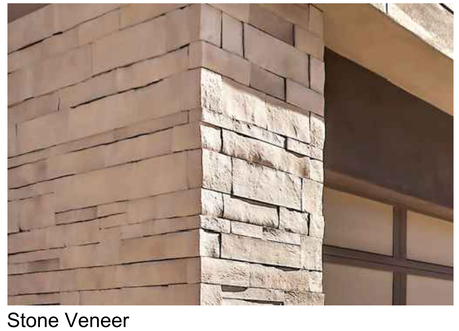

Standing Seam Metal Roof

Wood Porch Columns with Steel Connections

Metal Canopy

Fiber Cement Siding with Square Channels

Tongue & Groove Fiber Cement Siding

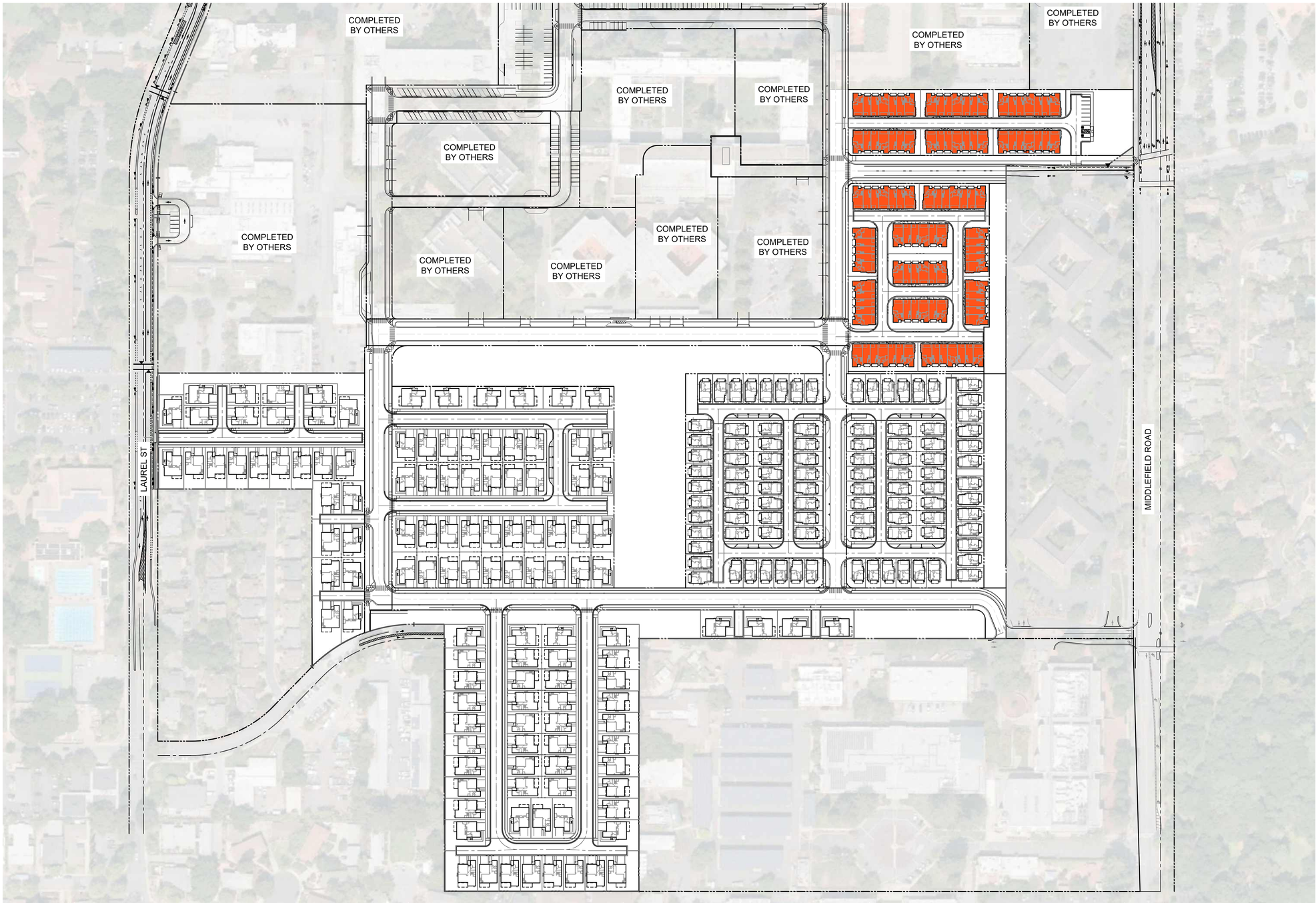

Stone Veneer

PARKLINE
TOWNHOMES

TOWNHOMES_3 STORY (Type VB)

	Description	Garage	# du	%	NSF**	Total NSF**
Plan 1	3 bed/ 3 bath	Tandem	61 DU	56%	1,446 SF	88,206 SF
Plan 2	4 bed/3.5 bath	Side x Side	13 DU	12%	2,180 SF	28,340 SF
Plan 3	4 bed/3.5 bath	Side x Side	34 DU	31%	2,243 SF	76,262 SF
Total			**108 DU**	**100%**		**192,808 SF**
Average NSF/du**					**1785.3 sf/du**	

**Measured to interior stud of wall



NOTES:

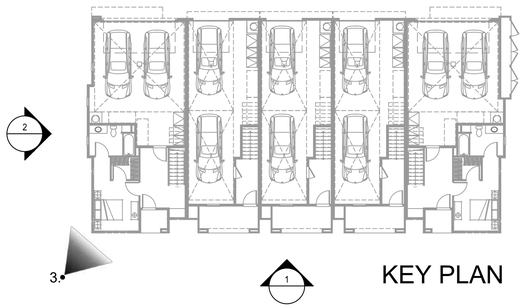
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.

2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way.

3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

MATERIAL LEGEND

1. Stucco
2. Fiber cement square channel siding
3. Fiber cement lap siding
4. Fiber cement panel
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture & Unit address
10. Entry door
11. Standing seam metal roof
12. Composition shingle roof



KEY PLAN

3. FRONT LEFT PERSPECTIVE

2. LEFT

0 4 8 16

1. FRONT

0 4 8 16

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS
TOWNHOMES - 5 PLEX

A4-2.0

MATERIAL LEGEND

1. Stucco
2. Fiber cement square channel siding
3. Fiber cement lap siding
4. Fiber cement panel
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture & Unit address
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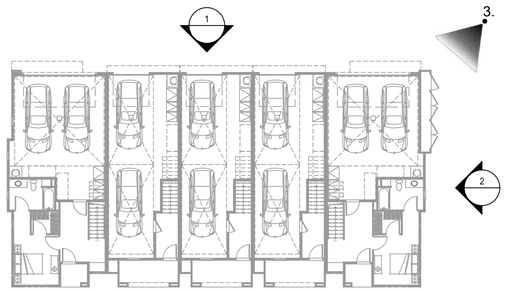


KEY PLAN

3. REAR RIGHT PERSPECTIVE

2. RIGHT

0 4 8 16

1. REAR

0 4 8 16

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

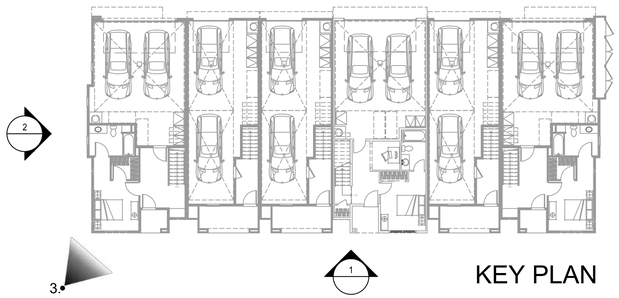
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

BUILDING ELEVATIONS
TOWNHOMES - 5 PLEX

A4-2.1

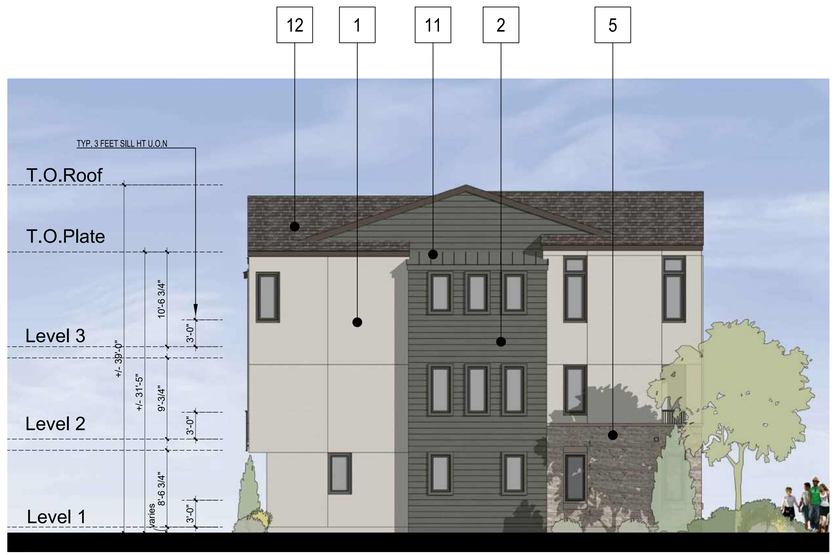
MATERIAL LEGEND

1. Stucco
2. Fiber cement square channel siding
3. Fiber cement lap siding
4. Fiber cement panel
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture & Unit address
10. Entry door
11. Standing seam metal roof
12. Composition shingle roof



KEY PLAN

3. FRONT LEFT PERSPECTIVE



2. LEFT

0 4 8 16

1. FRONT

0 4 8 16

LANE PARTNERS
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BUILDING ELEVATIONS
TOWNHOMES - 6 PLEX

A4-2.2

MATERIAL LEGEND

1. Stucco
2. Fiber cement square channel siding
3. Fiber cement lap siding
4. Fiber cement panel
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture & Unit address
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11. Standing seam metal roof
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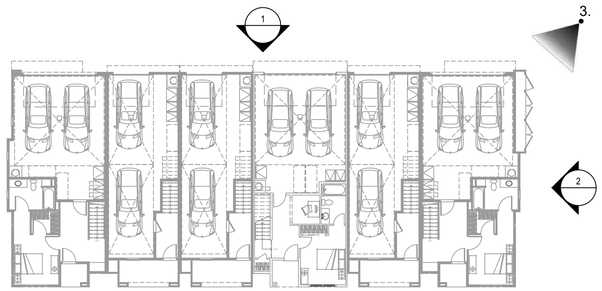

KEY PLAN

3. REAR RIGHT PERSPECTIVE

2. RIGHT

0 4 8 16

1. REAR

0 4 8 16

LANE PARTNERS
ktgy

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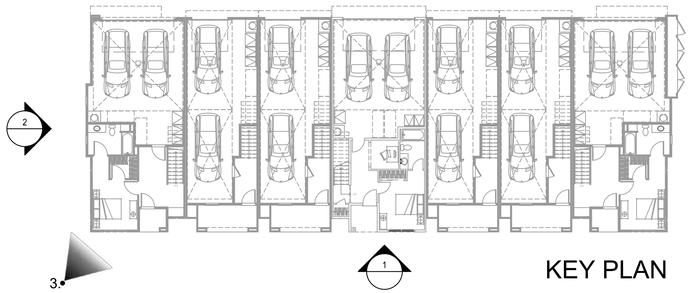
BUILDING ELEVATIONS
TOWNHOMES - 6 PLEX

A4-2.3

MATERIAL LEGEND

1. Stucco
2. Fiber cement square channel siding
3. Fiber cement lap siding
4. Fiber cement panel
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture & Unit address
10. Entry door
11. Standing seam metal roof
12. Composition shingle roof



KEY PLAN

3. FRONT LEFT PERSPECTIVE

2. LEFT

0 4 8 16

1. FRONT

0 4 8 16

LANE PARTNERS
ktgy

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BUILDING ELEVATIONS
TOWNHOMES - 7 PLEX

A4-2.4

MATERIAL LEGEND

1. Stucco
2. Fiber cement square channel siding
3. Fiber cement lap siding
4. Fiber cement panel
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture & Unit address
10. Entry door
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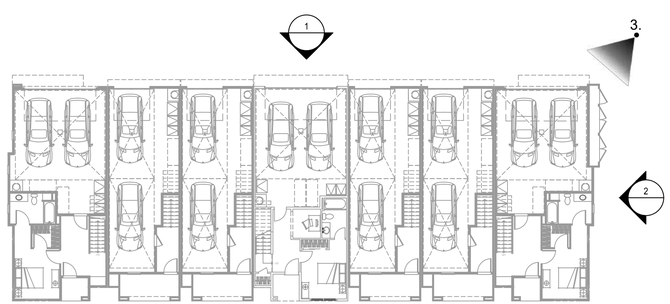
12. Composition shingle roof



KEY PLAN

3. REAR RIGHT PERSPECTIVE

2. RIGHT

1. REAR

0 4 8 16

0 4 8 16

LANE PARTNERS
ktgy

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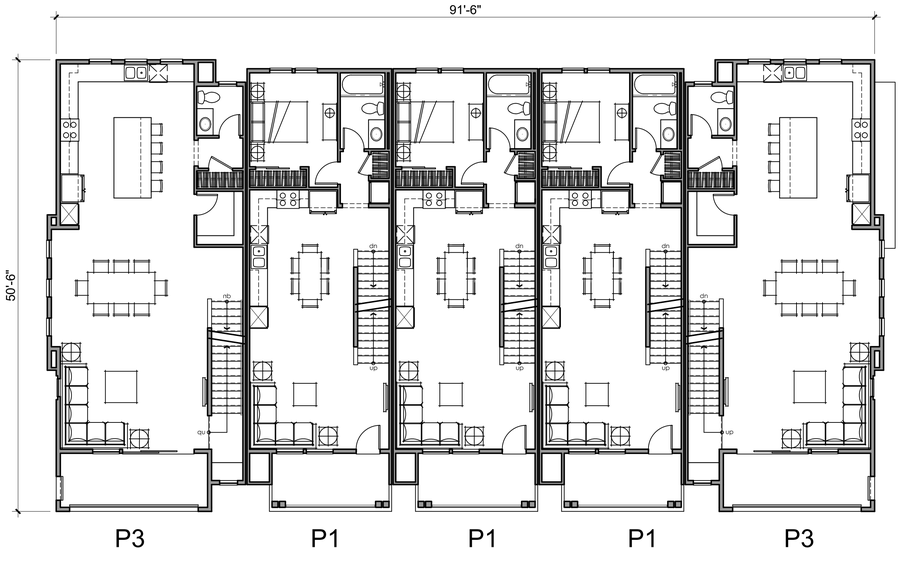
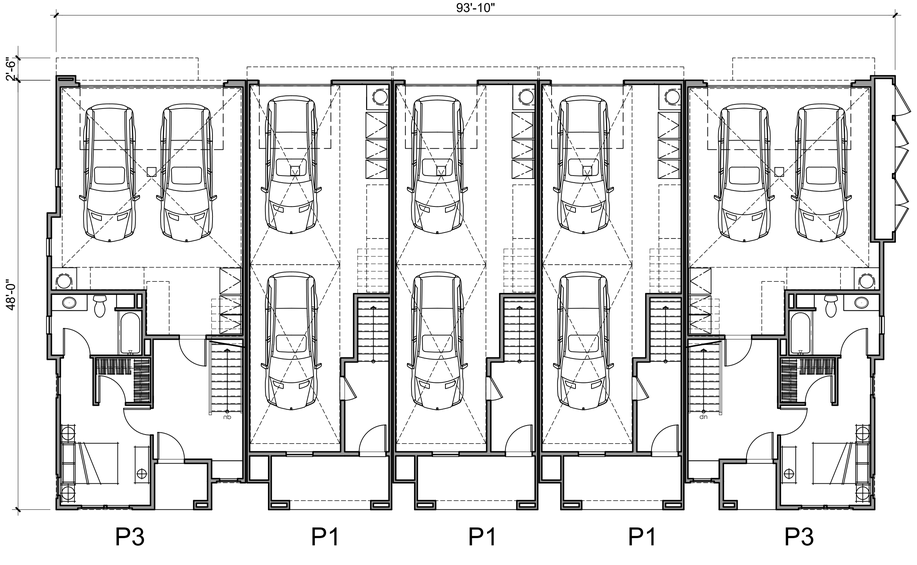
BUILDING ELEVATIONS
TOWNHOMES - 7 PLEX

A4-2.5



LEVEL 2



LEVEL 1

LANE PARTNERS

ktgy

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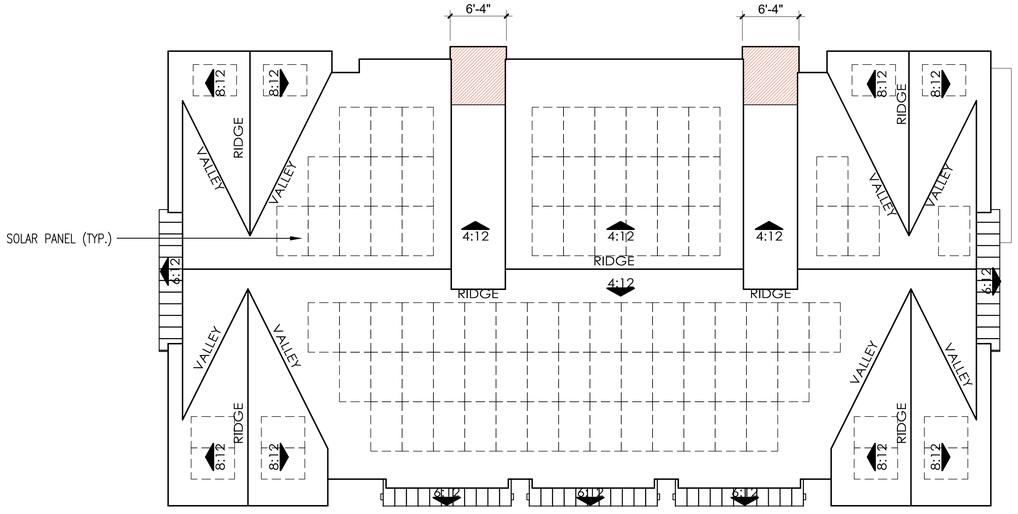
0 4 8 16

BUILDING PLANS
TOWNHOMES - 5 PLEX

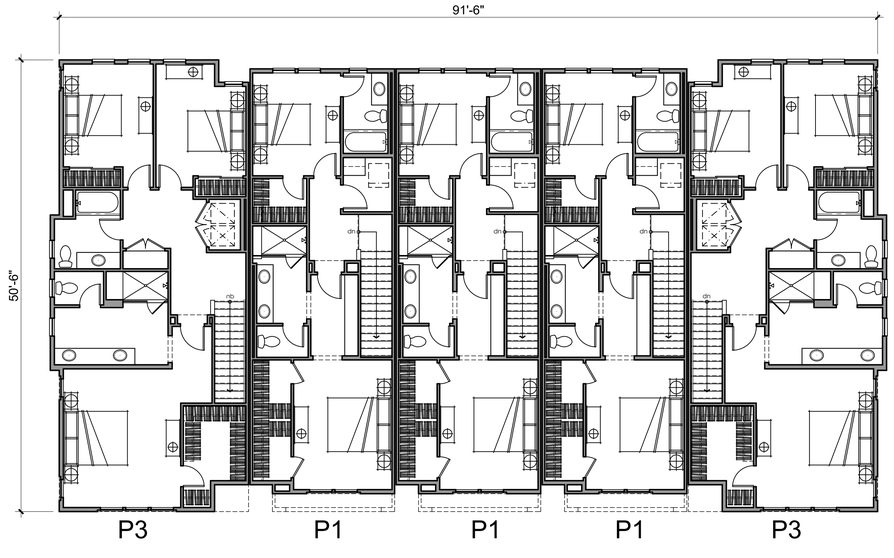
A4-3.0



ROOF

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access
Please see the section sheet A4-4.0

NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



LEVEL 3

LANE PARTNERS
ktgy

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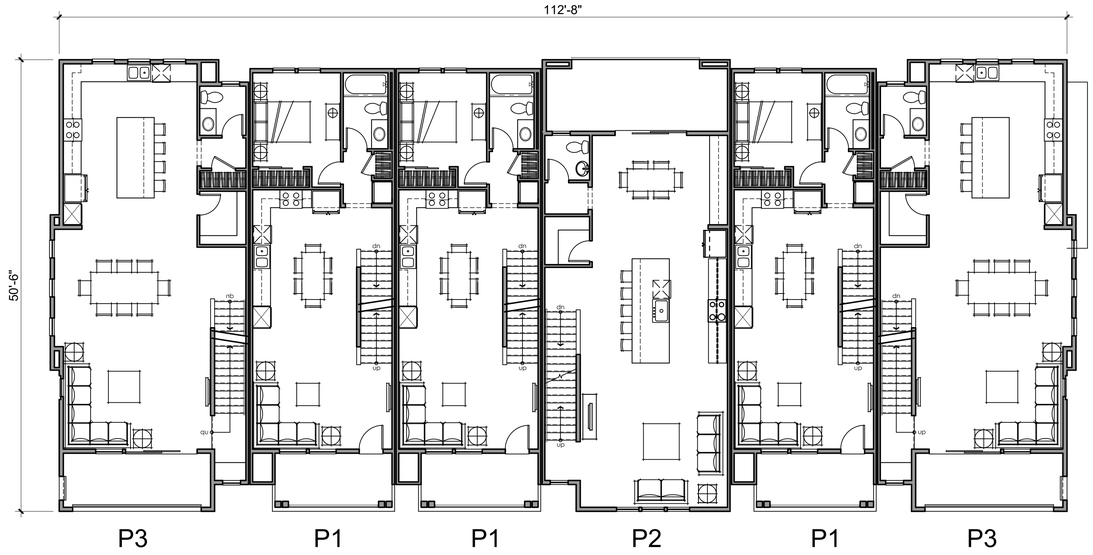
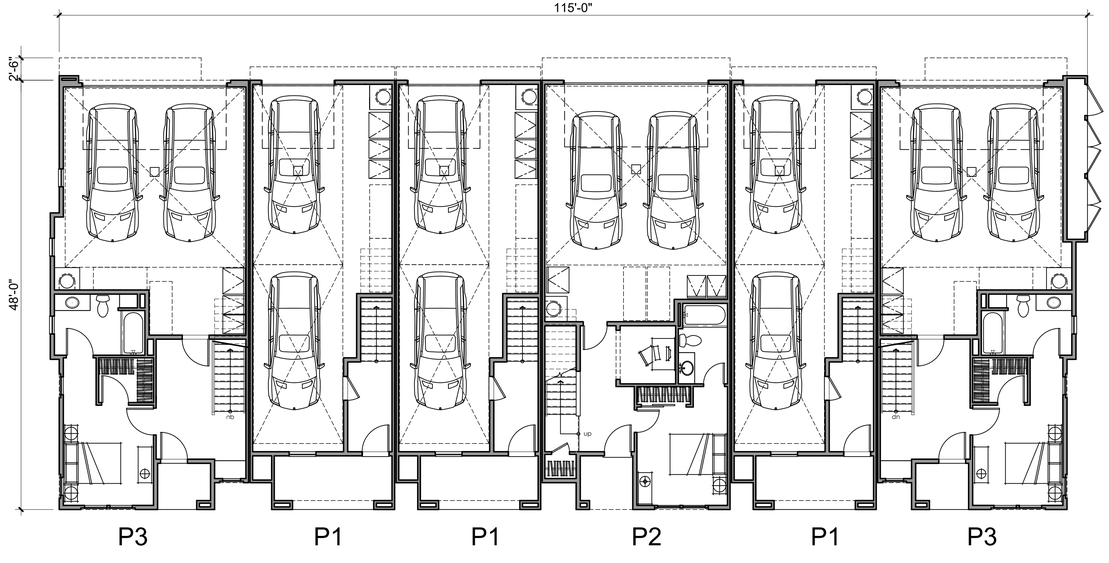
0 4 8 16

BUILDING PLANS
TOWNHOMES - 5 PLEX

A4-3.1



LEVEL 2



LEVEL 1

LANE PARTNERS
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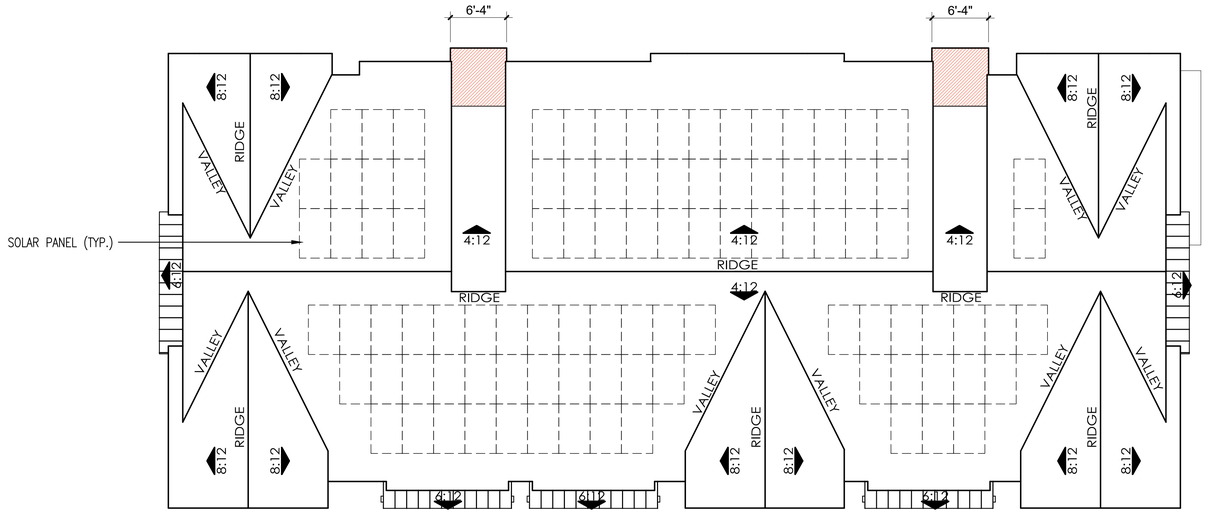
0 4 8 16

BUILDING PLANS
TOWNHOMES - 6 PLEX

A4-3.2



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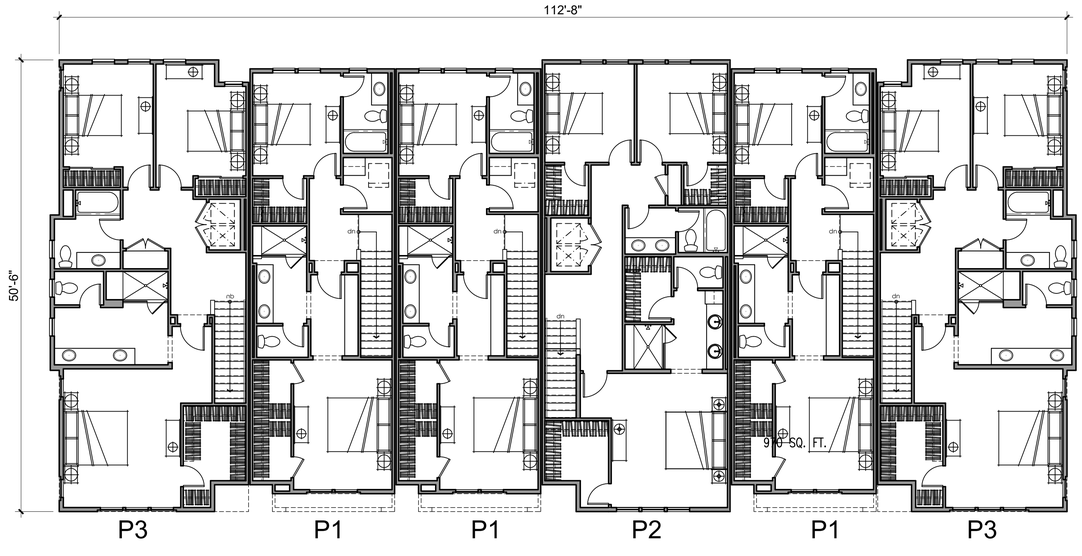

LEVEL 3

LANE PARTNERS
ktgy

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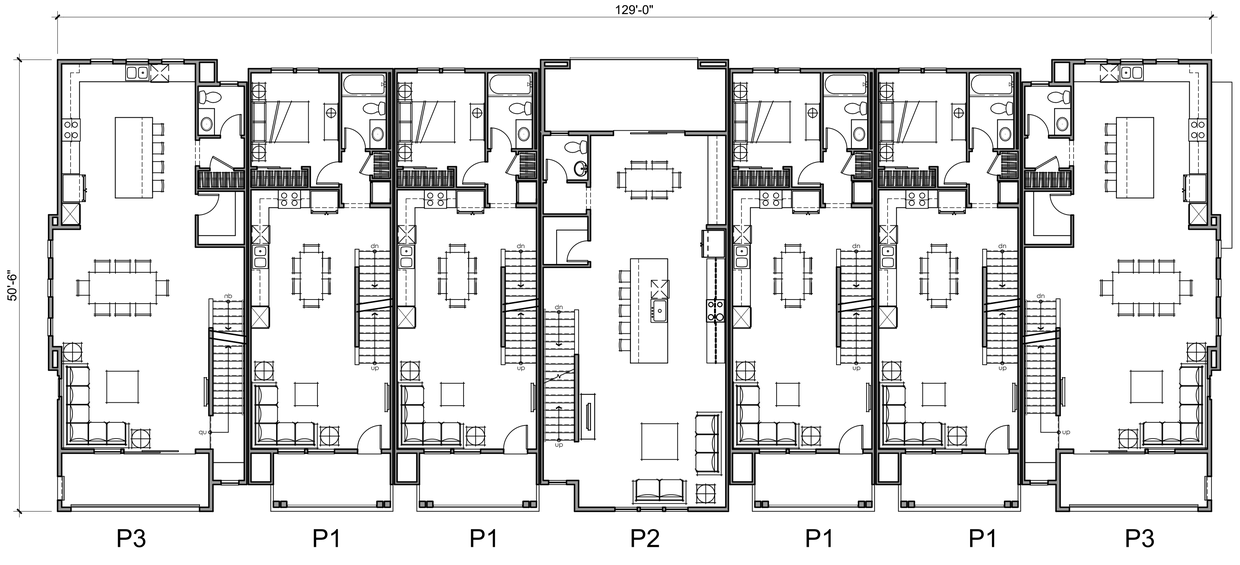
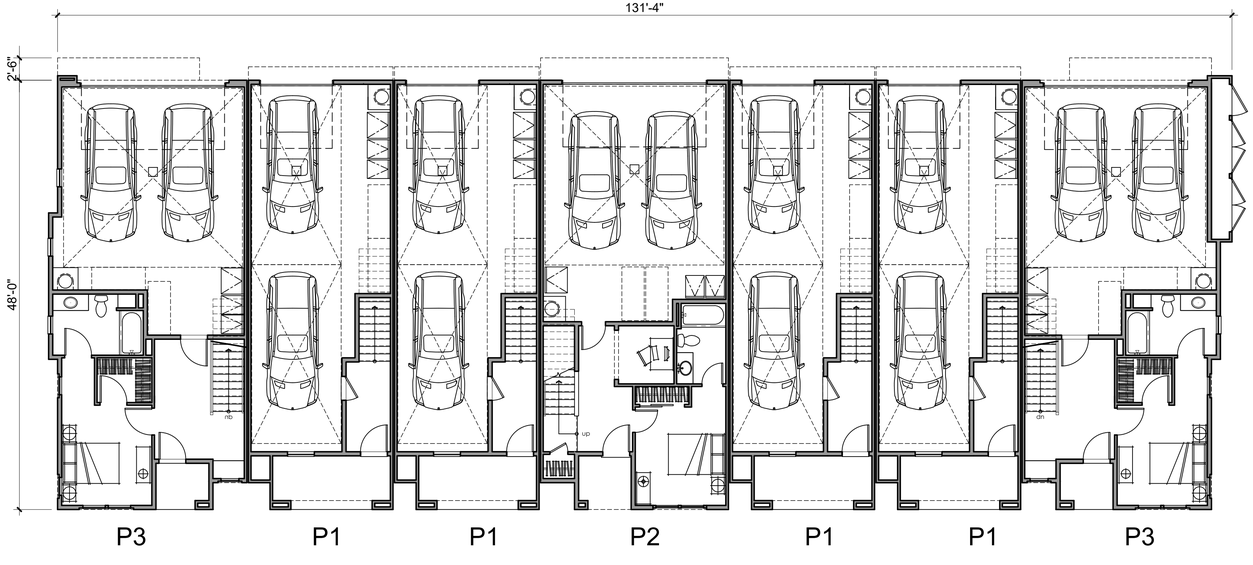
BUILDING PLANS
TOWNHOMES - 6 PLEX

A4-3.3



LEVEL 2



LEVEL 1

LANE PARTNERS
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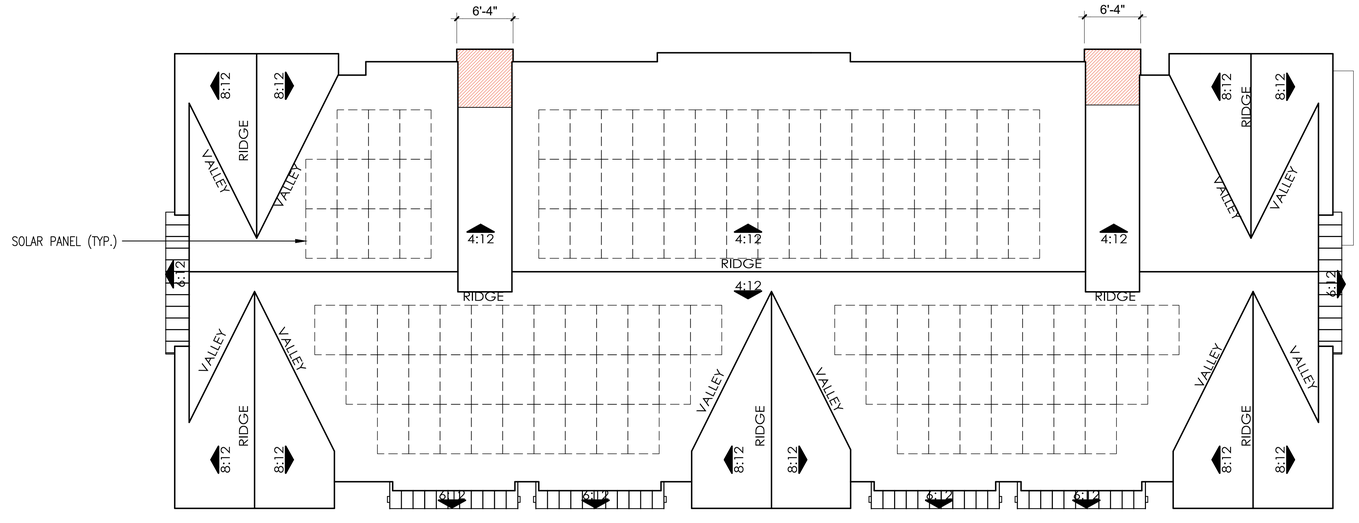
BUILDING PLANS
TOWNHOMES - 7 PLEX

A4-3.4



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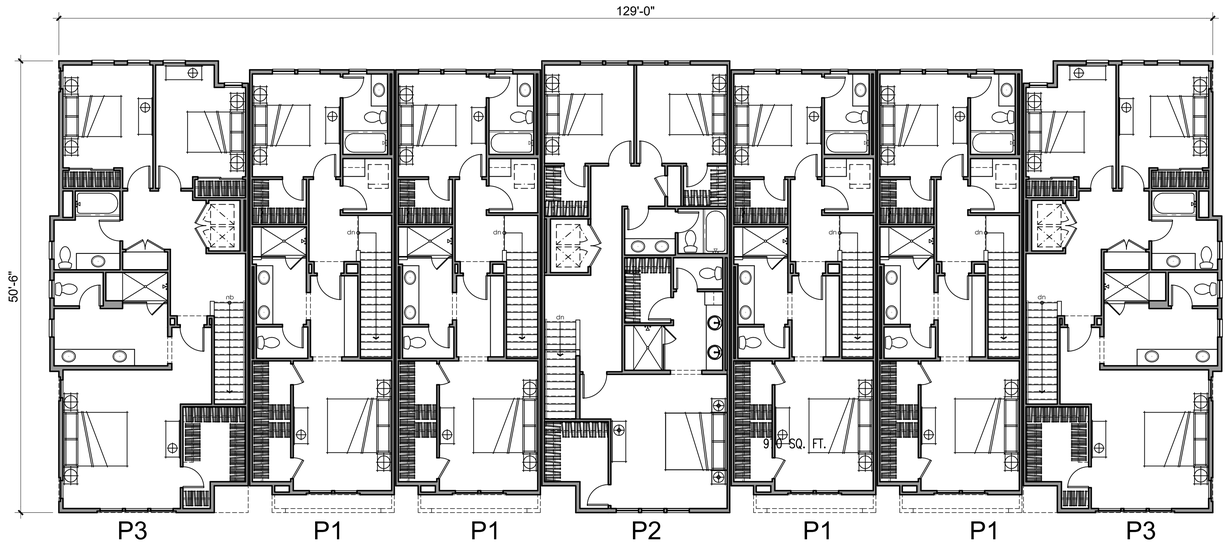

LEVEL 3

LANE PARTNERS
ktgy

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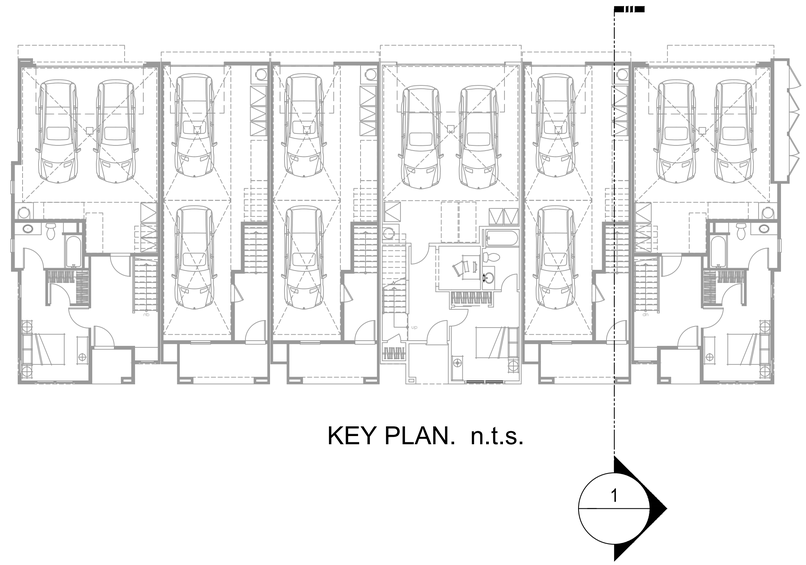
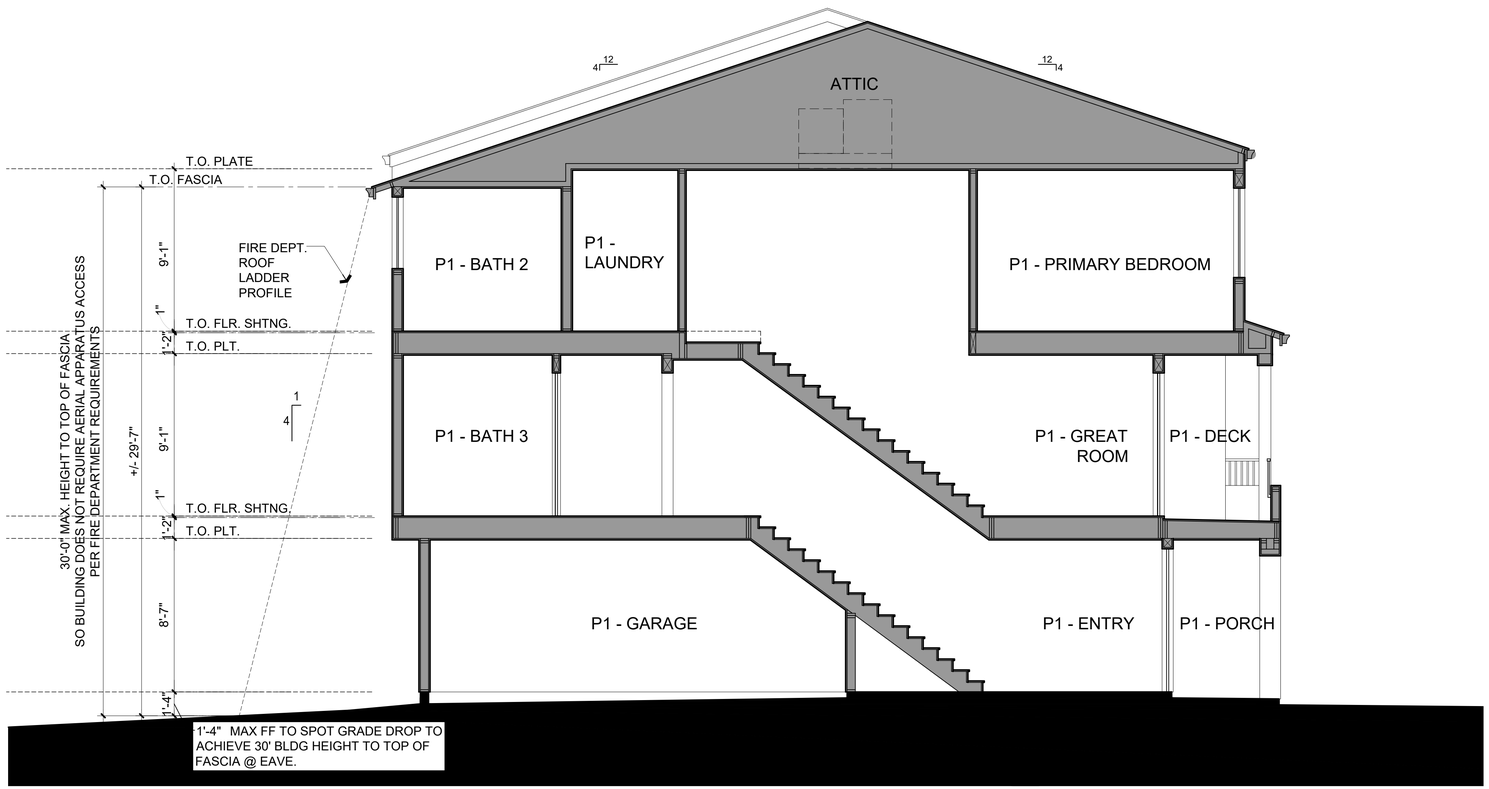
0 4 8 16

BUILDING PLANS
TOWNHOMES - 7 PLEX

A4-3.5



KEY PLAN. n.t.s.



TYPICAL BUILDING SECTION-1

LANE PARTNERS
ktgy

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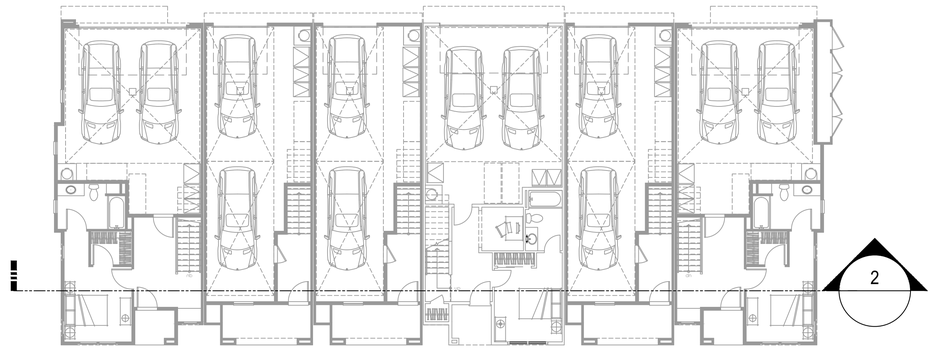
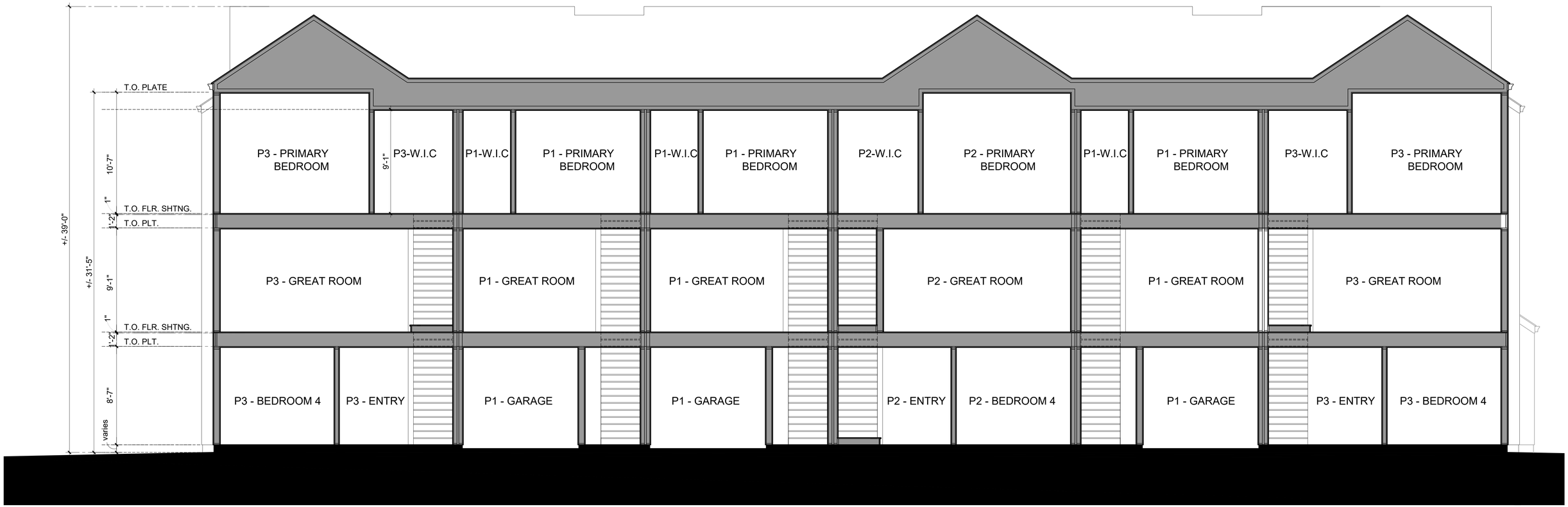
0 2 4 8

BUILDING SECTION
TOWNHOMES

A4-4.0



KEY PLAN. n.t.s.



TYPICAL BUILDING SECTION-2

LANE PARTNERS
ktgy

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MENLO PARK, CA

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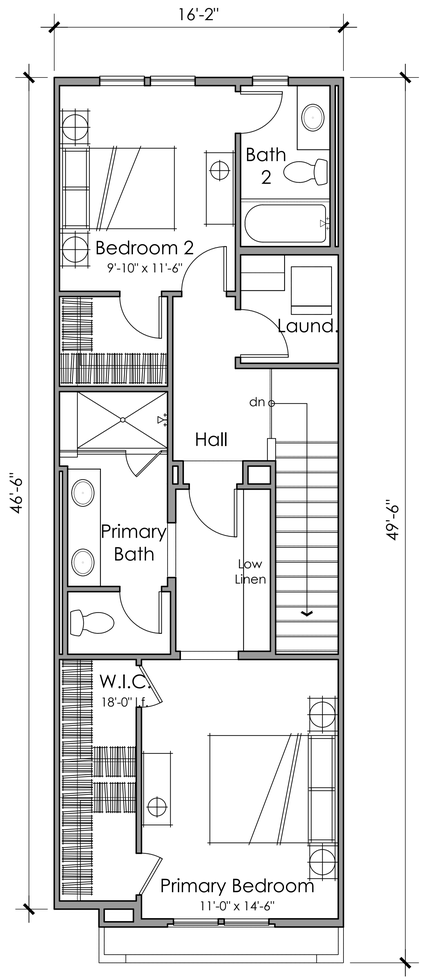
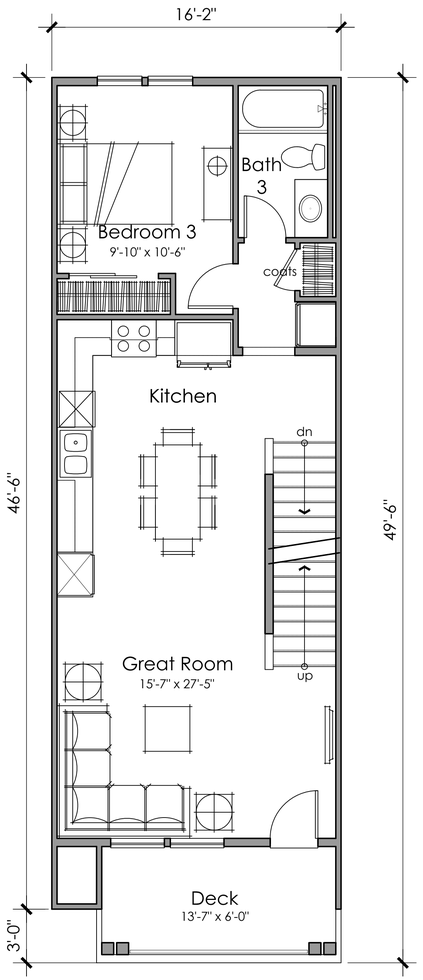
0 2 4 8

BUILDING SECTION
TOWNHOMES

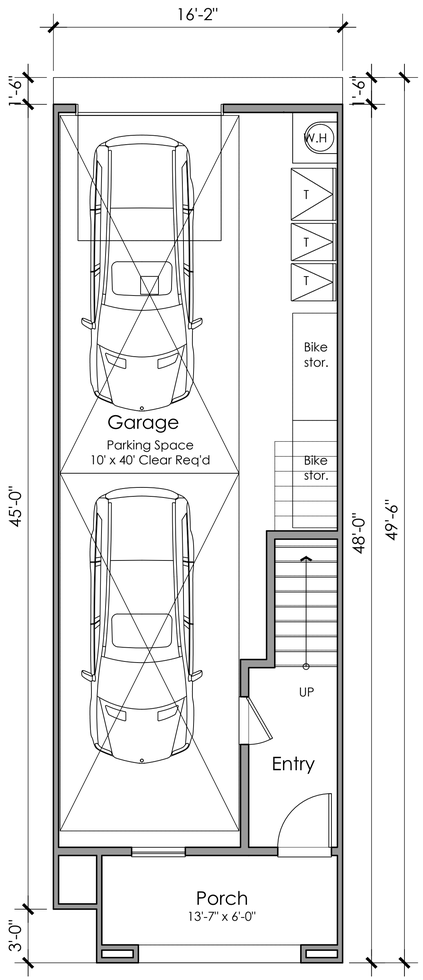
A4-4.1



Third Floor

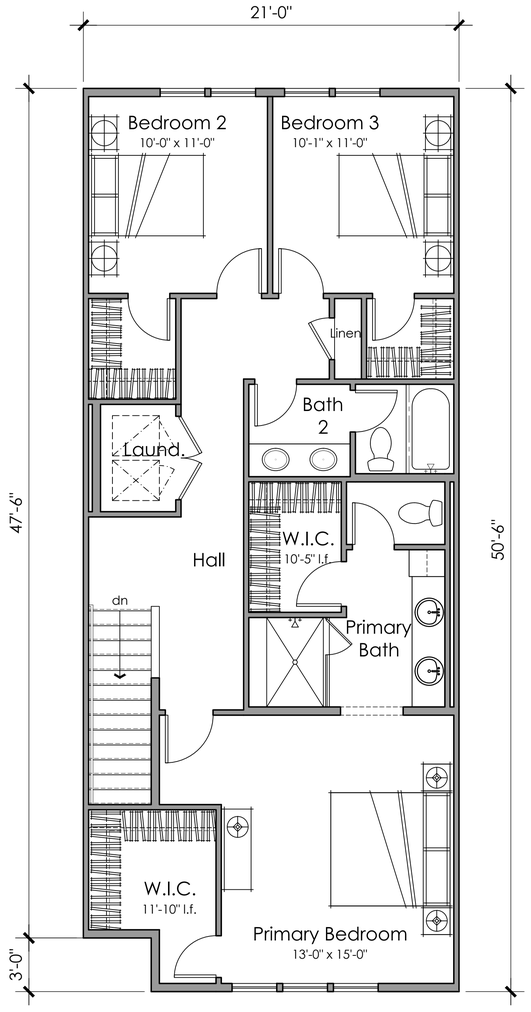


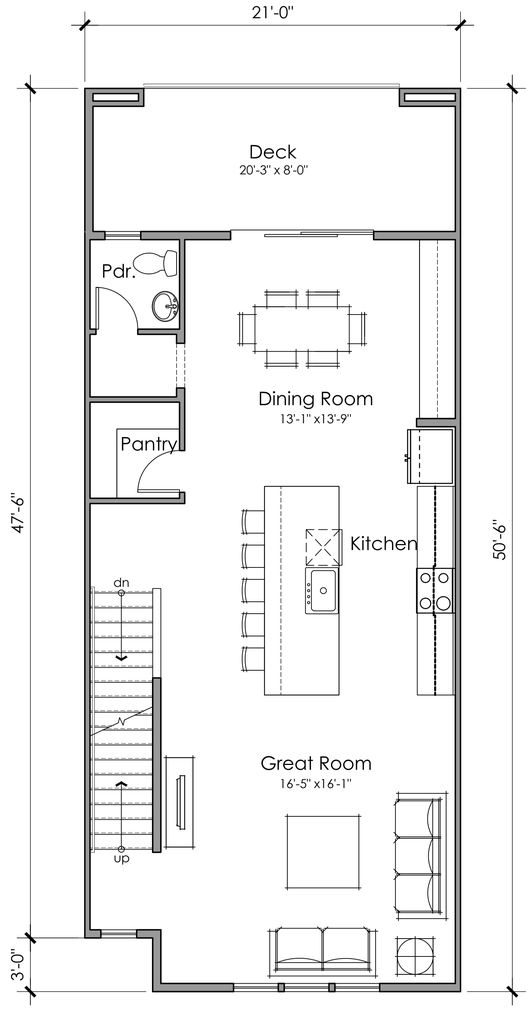
Second Floor

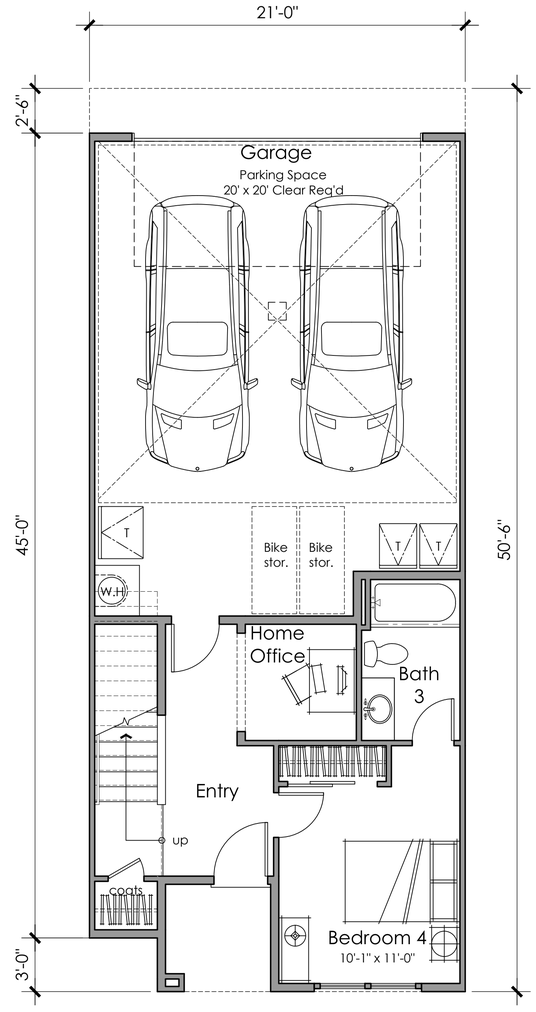


First Floor

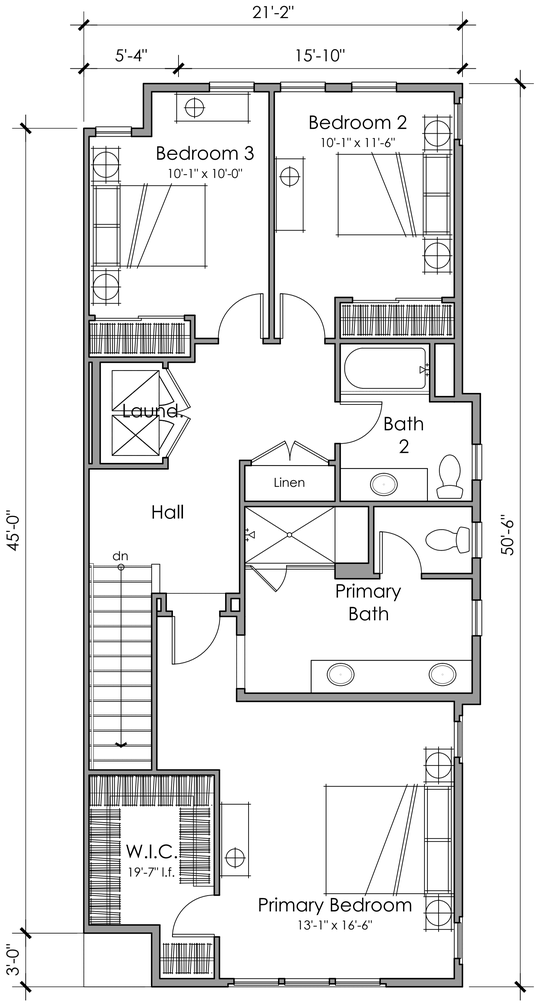
Floor Plan - PLAN 1
3 Bedrooms / 3 Baths
1,446 N.S.F.



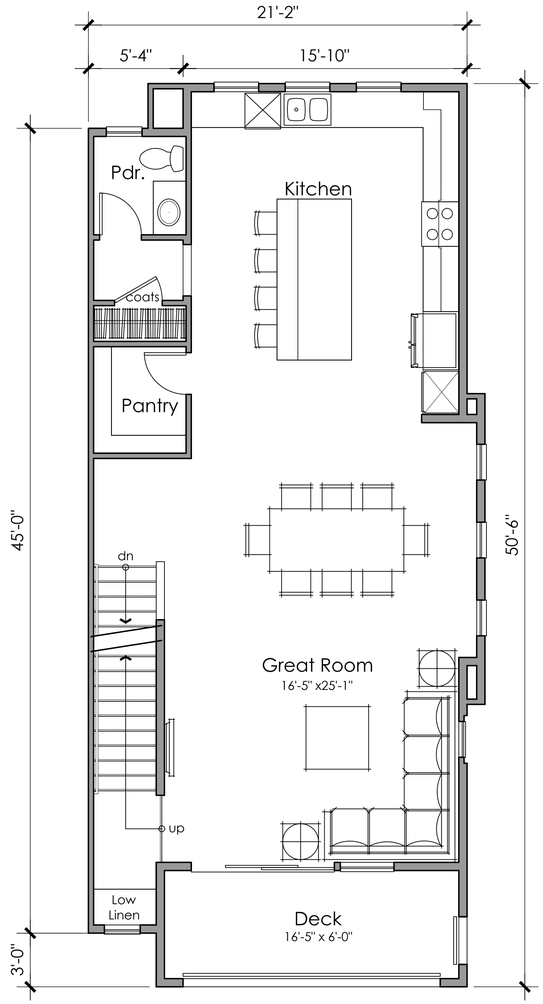




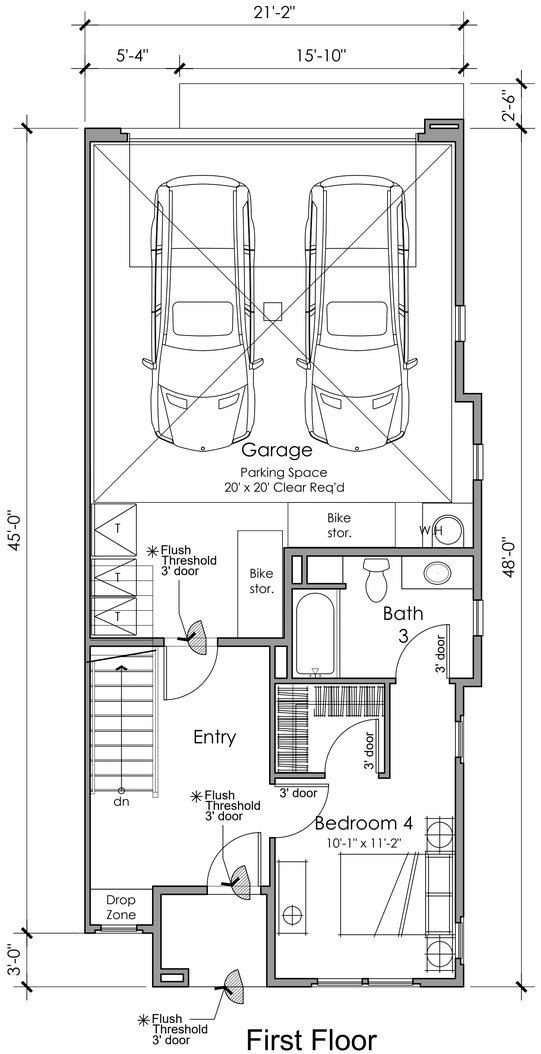
Floor Plan - PLAN 2
4 Bedrooms / 3.5 Baths
2,180 N.S.F.



Third Floor



Second Floor



First Floor

Floor Plan - PLAN 3
4 Bedrooms / 3.5 Baths
2,243 N.S.F.

Accessible 1st Floor where occurs per CBC 1102 A.3. Step at front door and garage man door occurs at non-accessible conditions.

LANE PARTNERS
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0 2 4 8

UINIT PLANS
TOWNHOMES - PLAN 3

A4-5.2

6. PLAN 1 _ FRONT VIEW

4. PLAN 2 _ FRONT VIEW

2. PLAN 3 _ FRONT CORNER VIEW

5. PLAN 1 _ REAR VIEW

3. PLAN 2 _ REAR VIEW

1. PLAN 3 _ REAR CORNER VIEW

LANE PARTNERS
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ARCHITECTURAL DETAILS
TOWNHOMES

A4-5.0

5 Plex - Front Perspective

5 Plex - Rear Perspective

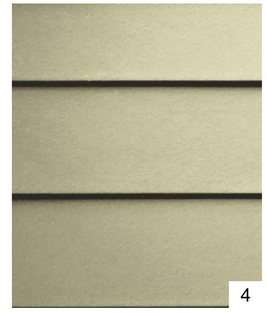
STYLE - A

STUCCO BODY 1		SW 7015 REPOSE GRAY
STUCCO BODY 2		SW 9578 RESTORATION
FIBER CEMENT LAP SIDING / TRIM 1		SW 9164 ILLUSIVE GREEN
FIBER CEMENT SQUARE CHANNEL SIDING / FIBER CEMENT PANEL / TRIM 2		SW 9555 STORM WARNING
STONE VENEER		VANTAGE 30 SOUTHERN PEAK
VINYL WINDOW		SW 7674 PEPPERCORN
COLUMN / METAIL RAILING		SW 9565 FORGED STEEL
ENTRY DOOR		SW 6426 BASQUE GREEN
METAL GARAGE DOOR		SW 6994 GREEN BLACK
COMPOSITION SHINGLE ROOF		PATRIOT - SLATE
STANDING SEAM METAL ROOF		SLATE GRAY

1

2

3


4

1. STONE VENEER: ELDORADO STONE VANTAGE 30_SOUTHERN PEAK OR EQUAL
2. HARDIE SQUARE CHANNEL SIDING
3. STANDING SEAM METAL ROOF:WESTERN METAL ROOFING GALVALUME FINISH
4. HARDIE LAP SIDING

MANUFACTURER

1. PAINT - SHERWIN WILLIAMS OR EQUAL
2. ROOF - CERTAINTEED OR EQUAL
3. ENTRY DOOR - THERMA-TRU OR EQUAL
4. GARAGE DOOR - CLOPAY OR EQUAL
5. STONE VENEER - ELDORADO STONE OR EQUAL
6. STANDING SEAM METAL ROOF- WESTERN STATE METAL ROOFING OR EQUAL

LANE PARTNERS
ktgy

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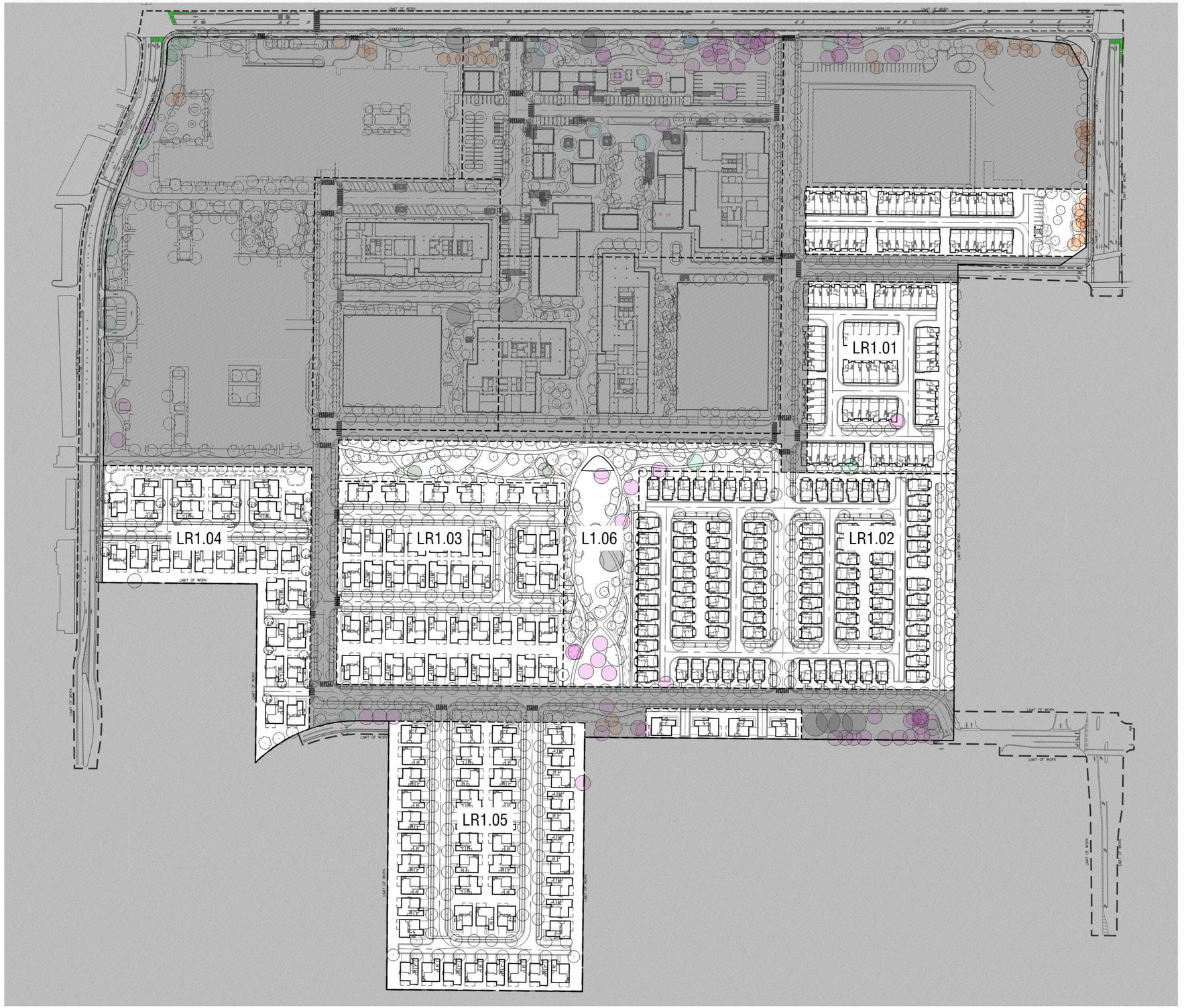
MATERIAL AND COLOR BOARD **A4-6.0**
3 STORY SFD



ACP - RESIDENTIAL

LR0.00 SITE PLAN
LR0.01 HERITAGE TREE DISPOSITION PLAN
LR0.02 PRELIMINARY TREE PALETTE
LR0.03 PRELIMINARY PLANTING PALETTE
LR1.01 LANDSCAPE PLANS
LR1.02 LANDSCAPE PLANS
LR1.03 LANDSCAPE PLANS
LR1.04 LANDSCAPE PLANS
LR1.05 LANDSCAPE PLANS
LR1.06 LANDSCAPE PLANS
LR1.07 FENCE PLANS
LR2.01 IRRIGATION PLAN

LANE PARTNERS
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PARKLINE - RESIDENTIAL
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OJB

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

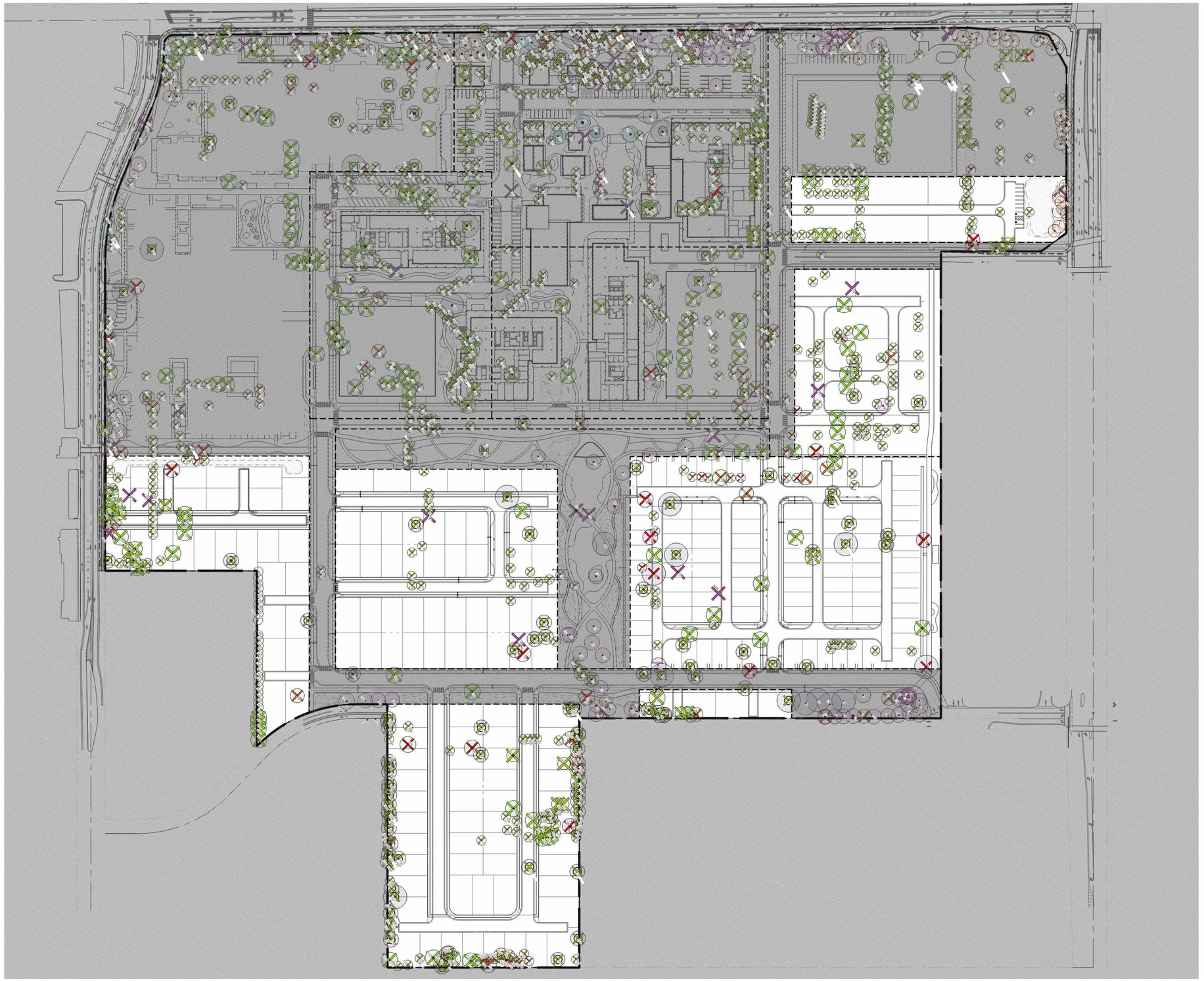
ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

0 50 100 200 N
1” = 100’

SITE PLAN

LR0.00



TREE PROTECTION LEGEND

TREE SPECIES

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE PLATANUS RACEMOSA
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

- HERITAGE INVASIVE/LOW DESIRABLE SPECIES - REMOVE
- NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES - REMOVE
- HERITAGE POOR HEALTH - REMOVE
- NON-HERITAGE POOR HEALTH - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE
- TREE REMOVED FROM 2021 TO 2024 SURVEY

LANE PARTNERS
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PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

OJB

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

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HERITAGE TREE DISPOSITION PLAN

LR0.01

LARGE TREES: 50’+

Virginia Live Oak
Quercus virginiana

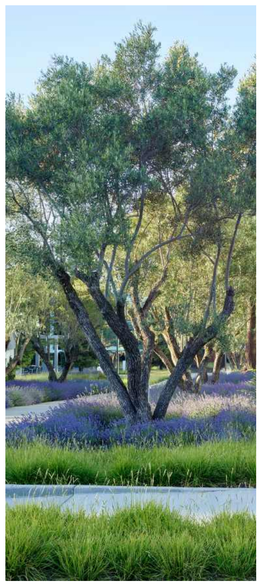
Exclamation Planetree
Platanus ‘Exclamation’

Silver Linden
Tilia tomentosa

Monterey Cypress
Cupressus macrocarpa

Tipu Tree
Tipuana

SMALL AND MEDIUM TREES: 35’ - 50’



Olive Tree
Olea Europaea

Forest Green Oak
Quercus frainetto ‘Forest Green’

Street Spire Oak
Quercus ‘Street Spire’ (fastigate)

Netleaf Oak
Quercus rugosa

Red Plush Pistache
Pistacia atlantica x integerrima

Strawberry Tree
Arbutus x marina

Natchez Crape Myrtle
Lagerstroemia indica ‘Natchez’

Brisbane Box
Lophostemon confertus

Emerald Sunshine Elm
Ulmus propinqua ‘Emerald Sunshine’

ORNAMENTAL/FLOWERING PALETTE

Common Yarrow
Achillea millefolium

Water Usage: LOW

Grey Musk Sage
Salvia clevelandii 'Pozo Blue'

Water Usage: LOW

California Poppy
Eschscholzia californica

Water Usage: VERY LOW

Butterfly Milkweed
Asclepias tuberosa

Water Usage: MODERATE

SCREENING/HEDGING PALETTE

Wynyabbie Coast Rosemary
Westringia fruticosa 'Wynyabbie Gem'

Water Usage: LOW

Little Sur Coffeeberry
Rhamnus californica 'Little Sur'

Water Usage: LOW

PLANTING CONCEPT

GRASSES

John Greenlee's Moor Grass
SesIEria 'Greenlee'

Water Usage: MODERATE

Clarity Blue Dianella
Dianella hybrid 'Clarity Blue'

Water Usage: MODERATE

Dwarf Mat Rush
Lomandra longifolia 'Breeze'

Water Usage: LOW

GROUNDCOVER

Fragrant Sumac
Rhus aromatica

Water Usage: LOW

Pacific Mist Manzanita
Arctostaphylos 'Pacific Mist'

Water Usage: LOW

SHADE

Lady Fern
Athyrium filix-feminina

Water Usage: MODERATE

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PRELIMINARY
PLANTING PALETTE

LR0.03

LEGEND

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TILIA TOMENTOSA
TIPUANA
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PISTACIA ATLANTICA X INTEGERRIMA
ARBUTUS X MARINA
LAGERSTROEMIA INDICA 'NATCHEZ'
LOPHOSTEMON CONFERTUS
ULMUS PROPINQUA 'EMERALD SUNSHINE'
QUERCUS 'STREET SPIRE'
ARBUTUS MENZIESII / MADRONE TREE
OLEA EUROPAEA

TT4 PROPOSED EVERGREEN TREE
QUERCUS AGRIFOLIA
CUPRESSUS MACROCARPA
QUERCUS FRAINETTO 'FOREST GREEN'
QUERCUS 'STREET SPIRE'
QUERCUS RUGOSA
OLEA EUROPAEA 'MISSION' / MISSION OLIVE
QUERCUS SUBER / CORK OAK

TT5 BIORETENTION TREE
PLATANUS EXCLAMATION

UNDERSTORY PLANTING

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OLEA EUROPAEA 'LITTLE ILIE' TM / LITTLE ILIE OLIVE
PENNISETUM SPATHIOLATUM / SLENDER VELDT GRASS
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA

PA02 - BIORETENTION PLANTING
*ACHILLEA MILLEFOLIUM SPP.
*MYRICA CALIFORNICA
*CORNUS SPP.
CHONDROPETALUM TECTORUM
*BOUTELOUA GRACILIS
*SAMBUCUAS RACEMOSA
*ROSA CALIFORNICA

PA03 - TURF

* DENOTES CALIFORNIA NATIVE
*

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LANDSCAPE PLAN

LR1.01

LEGEND

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LANDSCAPE PLAN

LR1.02

LEGEND

SITE

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TT4 PROPOSED EVERGREEN TREE
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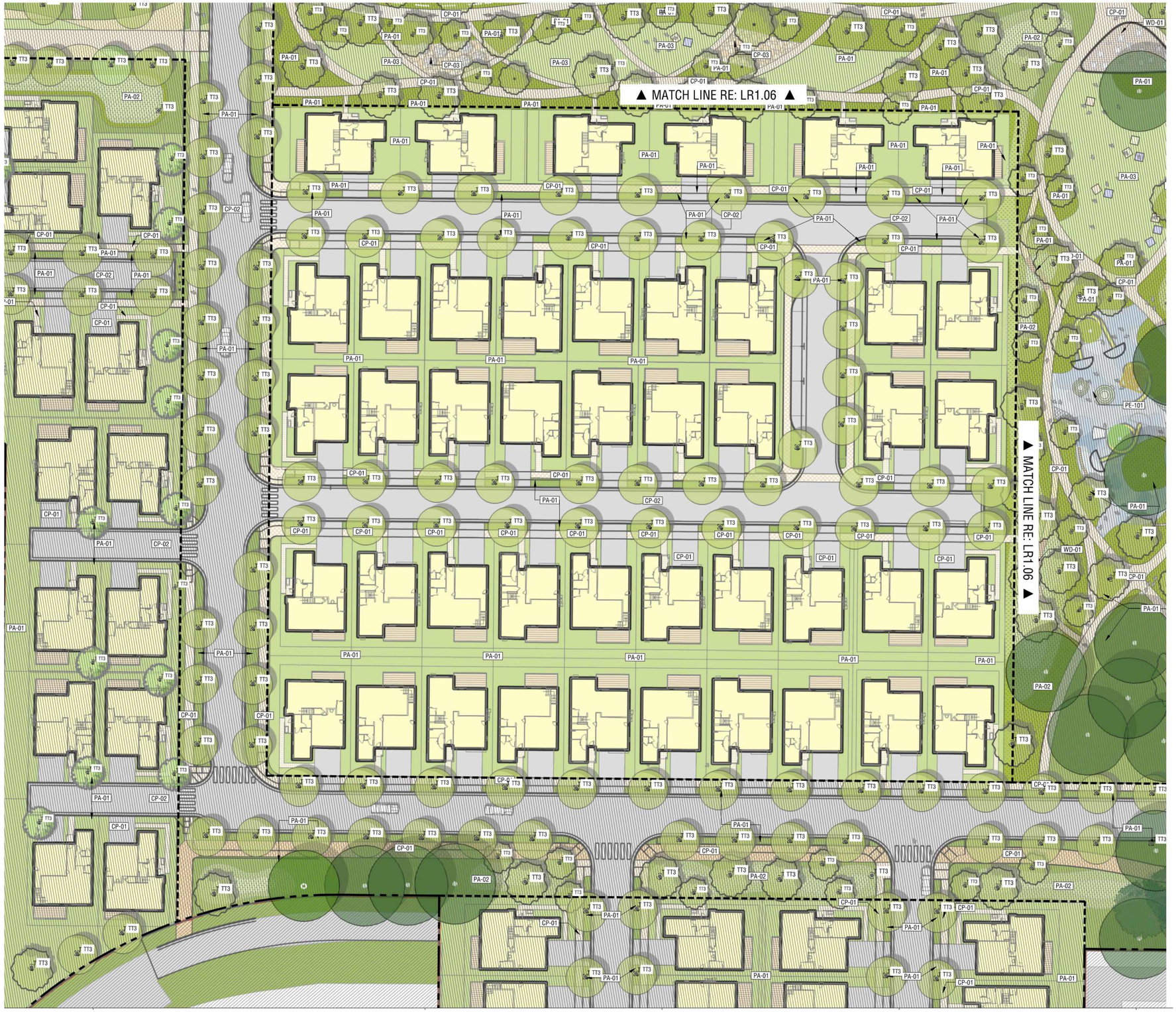

LEGEND

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*

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

OJB

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

0 25 30 60 N
1" = 30'

LANDSCAPE PLAN

LR1.06

LEGEND

6' GOOD NEIGHBOR FENCE, TYPE 1

6' GOOD NEIGHBOR FENCE, TYPE 2

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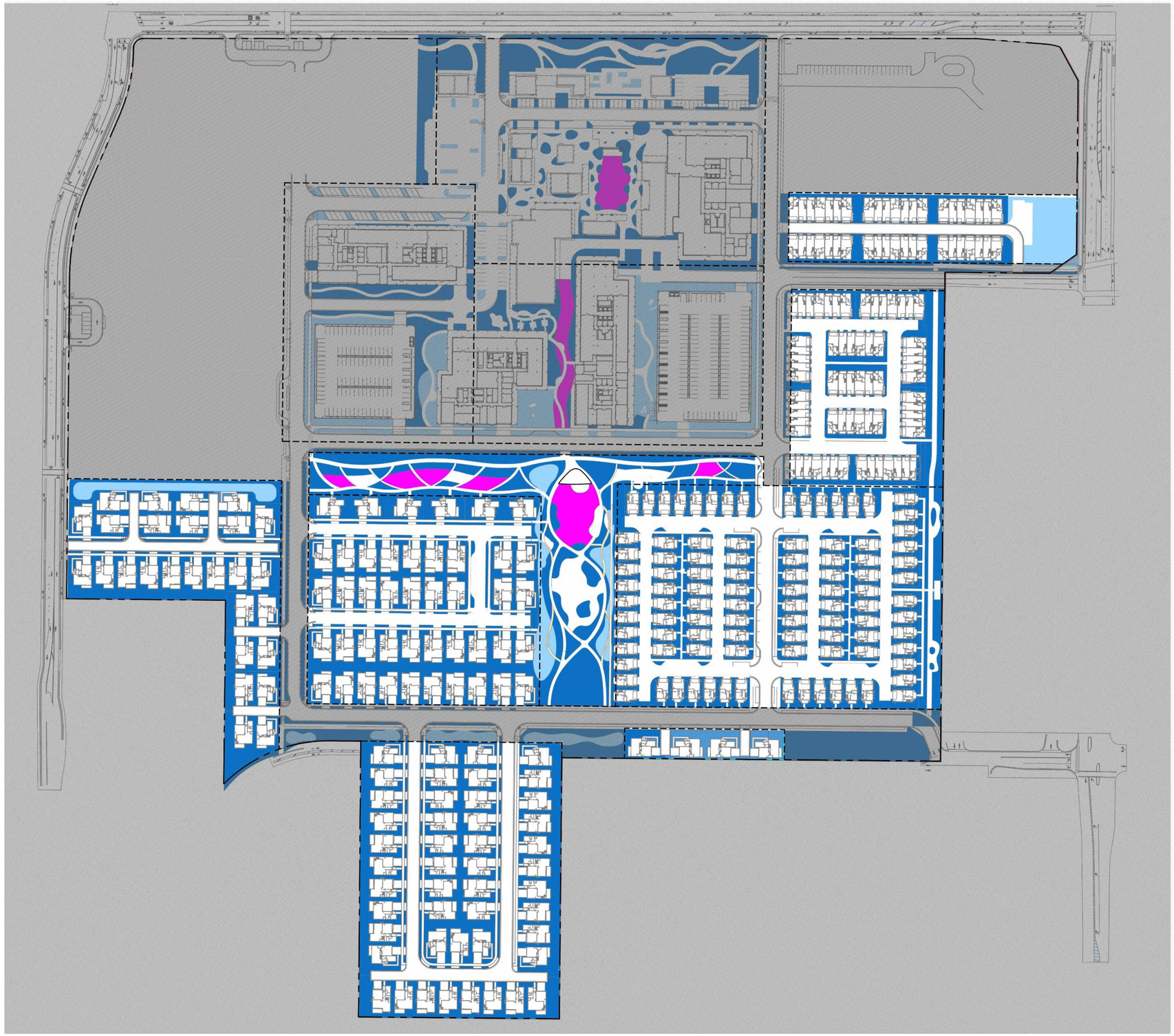
550 LOMAS SANTA FE, SOLANA BEACH, CA

0 25 30 60 N
1" = 30'

FENCE PLAN

LR1.07



WATER USE LEGEND

- Low
- Medium
- High

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)
	16,188	Overhead Landscape Area (ft^2)
	494329	Drip Landscape Area (ft^2)
		SLA (ft^2)
Total Landscape Area	510,517.00	
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	510,517.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
	14	Total annual precipitation (inches/year)
Enter Effective Precipitation	3.50	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = $[(ET_o - Eppt) \times (0.62) \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$	6,876,408.73	Gallons
	919,245.20	Cubic Feet
	9,192.45	HCF
	21.15	Acre-feet
	6.88	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

Tan 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 (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Overhead Spray	High	0.80	16,188	0.75	**19,426**
Zone 2	Drip	Medium	0.40	449,300	0.81	**221,877**
Zone 3	Drip	Very Low	0.10	45,029	0.81	**5,559**
Zone 4						
Zone 5						
Zone 6						
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
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Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
Zone 36						
Zone 37						
Zone 38						
Zone 39						
Zone 40						
						246,861
		SLA		0		**0**
			Sum	510,517		

Results

MAWA =	6,876,409	ETWU=	6,045,633	Gallons
			808,186	Cubic Feet
			8,082	HCF
			19	Acre-feet
			6	Millions of Gallons

ETWU complies with MAWA

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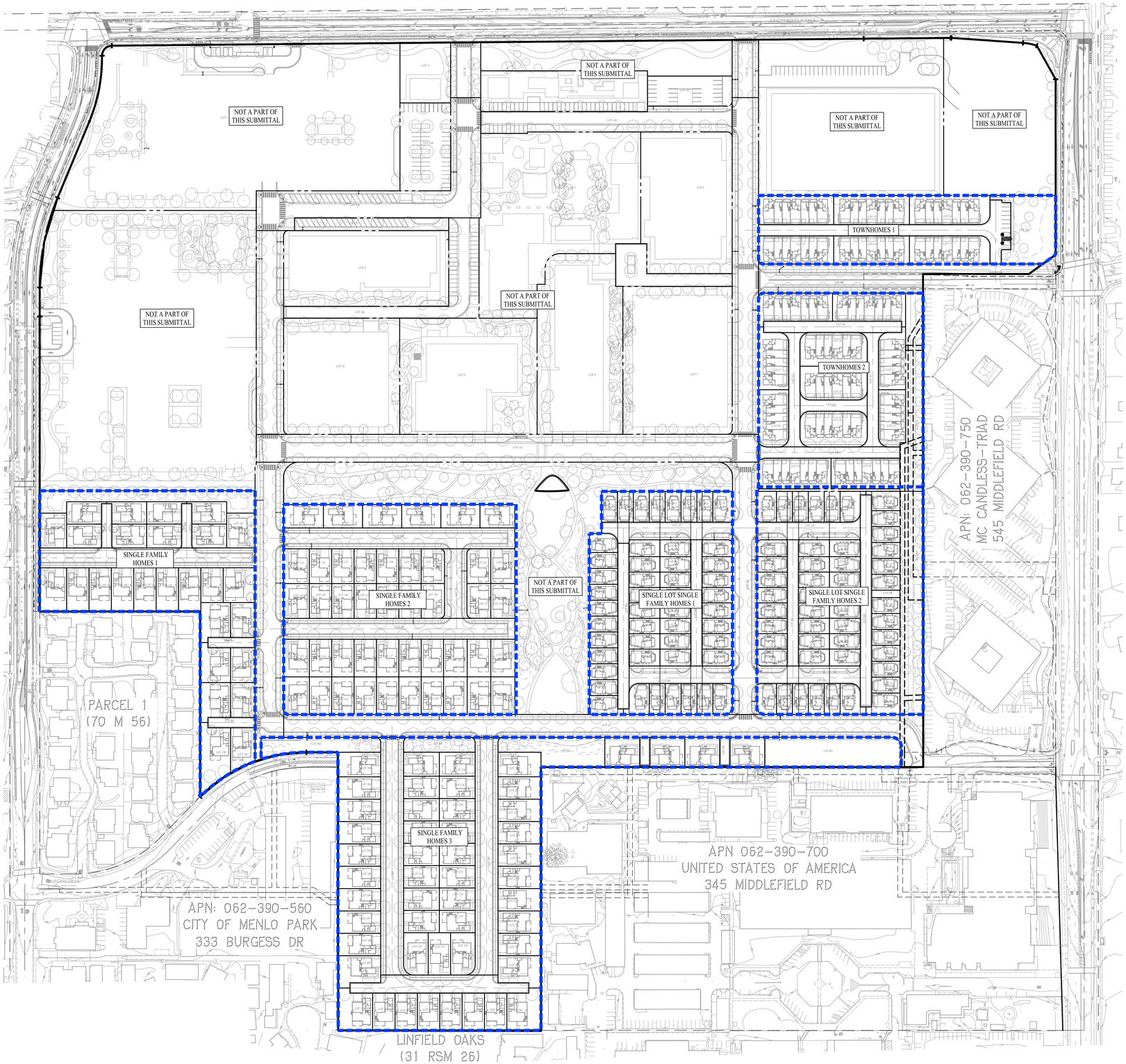
550 LOMAS SANTA FE, SOLANA BEACH, CA

0 50 100 200 N
1” = 100’

PRELIMINARY IRRIGATION PLAN

LR2.01



VICINITY MAP

NOT TO SCALE

LEGEND

- BOUNDARY
- RIGHT OF WAY
- ADJACENT PROPERTY BOUNDARY
- ACP NEIGHBORHOOD LIMITS
- APN — ASSESSORS PARCEL NUMBER

SHEET INDEX

SHEET NO	SHEET TITLE
C1.0	NEIGHBORHOOD COVER SHEET
C2.0	PRELIMINARY SITE PLAN TOWNHOMES 1 & 2
C2.1	PRELIMINARY SITE PLAN SMALL LOT SINGLE FAMILY HOMES 1 & 2
C2.2	PRELIMINARY SITE PLAN SINGLE FAMILY HOMES 2
C2.3	PRELIMINARY SITE PLAN SINGLE FAMILY HOMES 1
C2.4	PRELIMINARY SITE PLAN SINGLE FAMILY HOMES 3
C3.0	PRELIMINARY GRADING PLAN TOWNHOMES 1 & 2
C3.1	PRELIMINARY GRADING PLAN SMALL LOT SINGLE FAMILY HOMES 1 & 2
C3.2	PRELIMINARY GRADING PLAN SINGLE FAMILY HOMES 2
C3.3	PRELIMINARY GRADING PLAN SINGLE FAMILY HOMES 1
C3.4	PRELIMINARY GRADING PLAN SINGLE FAMILY HOMES 3
C4.0	PRELIMINARY UTILITY PLAN TOWNHOMES 1 & 2
C4.1	PRELIMINARY UTILITY PLAN SMALL LOT SINGLE FAMILY HOMES 1 & 2
C4.2	PRELIMINARY UTILITY PLAN SINGLE FAMILY HOMES 2
C4.3	PRELIMINARY UTILITY PLAN SINGLE FAMILY HOMES 1
C4.4	PRELIMINARY UTILITY PLAN SINGLE FAMILY HOMES 3
C5.0	BEST MANAGEMNT PRACTICES

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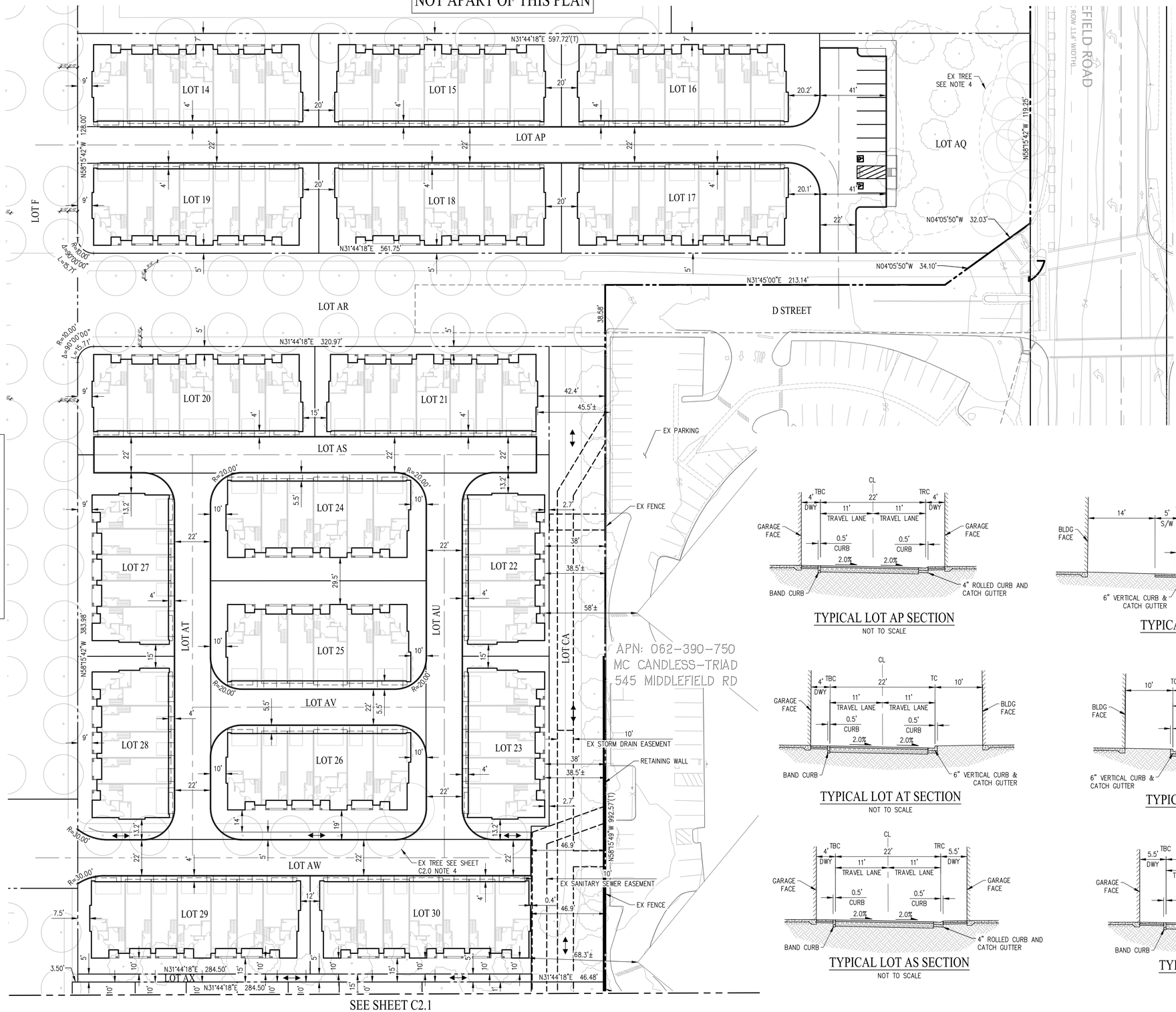
2633 CAMINO RAMON, SAN RAMON, CA

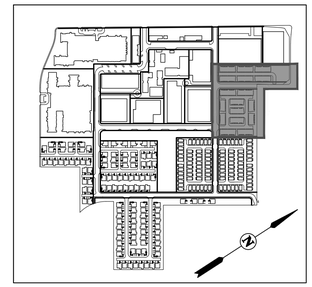
0 100 200 300

NEIGHBORHOOD COVER SHEET **C1.0**

H:\3980-000\ACAD\TM\TM1.0.DWG

NOT APART OF THIS PLAN





KEY MAP

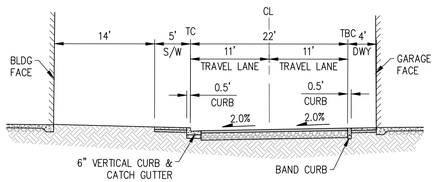
NOT TO SCALE

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT LINE
- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED DEEPENED FOOTING
- PROPOSED RETAINING WALL
- PEDESTRIAN PATH OF TRAVEL
- BIO-RETENTION AREA
- EXISTING TREE, SEE NOTE 4
- PROPOSED TREE, SEE NOTE 4

TYPICAL LOT AP SECTION

NOT TO SCALE

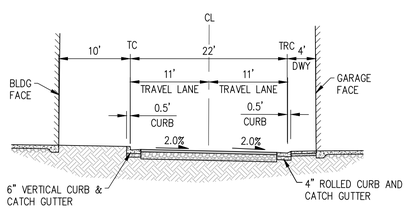


TYPICAL LOT AW SECTION

NOT TO SCALE

TYPICAL LOT AT SECTION

NOT TO SCALE

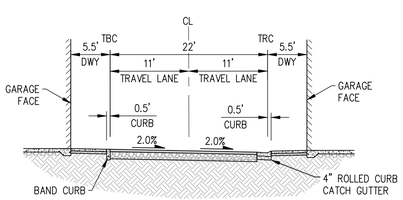


TYPICAL LOT AU SECTION

NOT TO SCALE

TYPICAL LOT AS SECTION

NOT TO SCALE



TYPICAL LOT AV SECTION

NOT TO SCALE

ABBREVIATIONS:

BLDG	BUILDING
CL	CENTERLINE
DWY	DRIVEWAY
EX	EXISTING
LS	LANDSCAPE
PL	PROPERTY LINE
SW	SIDEWALK
TYP.	TYPICAL
TBC	TOP OF BAND CURB
TRC	TOP OF ROLLED CURB
TC	TOP OF CURB

NOTE:

1. SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
2. SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE DETAILS.
3. ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
4. SEE LANDSCAPE PLANS BY OTHERS AND ARBORIST REPORT FOR EXISTING AND PROPOSED TREE LOCATIONS, HERITAGE, NON-HERITAGE, SIZE AND TYPE.

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0 15 30 60

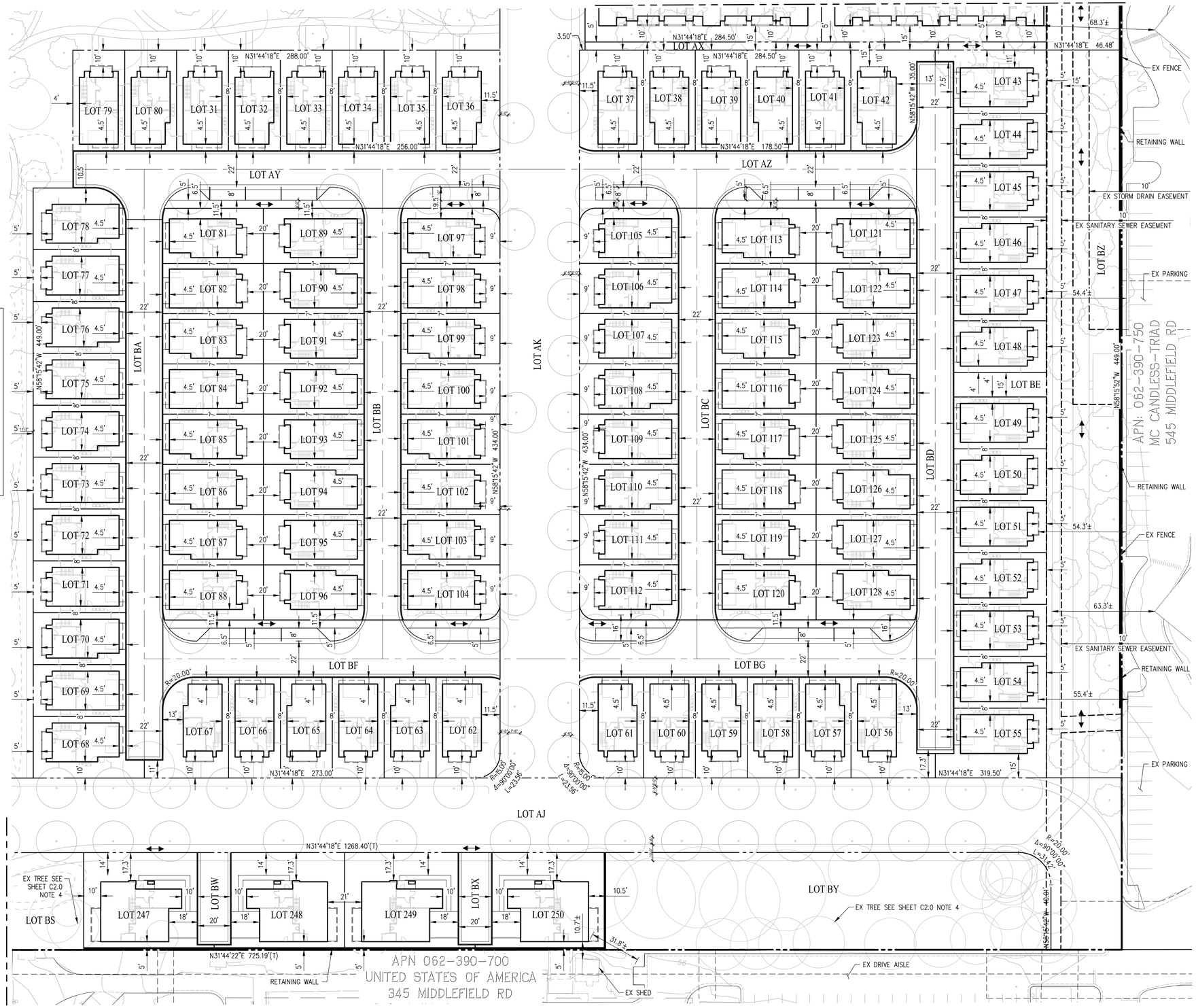
PRELIMINARY SITE PLAN
TOWNHOMES 1 & 2

C2.0

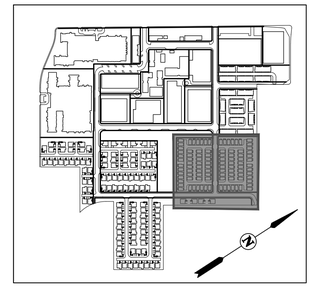
H:\3980-000\ACAD\TM\TM2.0.DWG

SEE SHEET C2.0

NOT APART OF THIS PLAN

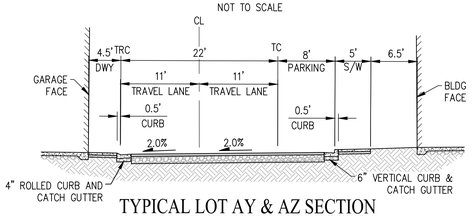


SEE SHEET C2.4



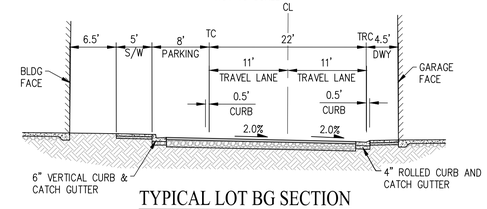
KEY MAP

NOT TO SCALE



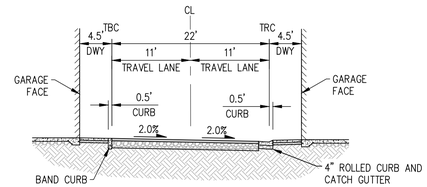
TYPICAL LOT AY & AZ SECTION

NOT TO SCALE



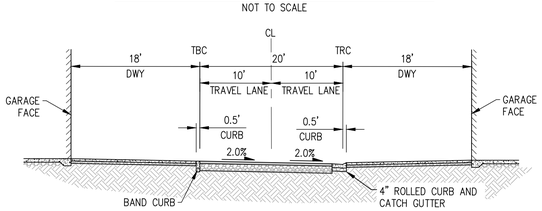
TYPICAL LOT BG SECTION

NOT TO SCALE



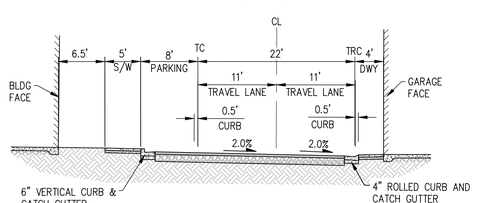
TYPICAL LOT BA, BB, BC & BD SECTION

NOT TO SCALE



TYPICAL LOT BW & BX SECTION

NOT TO SCALE



TYPICAL LOT BF SECTION

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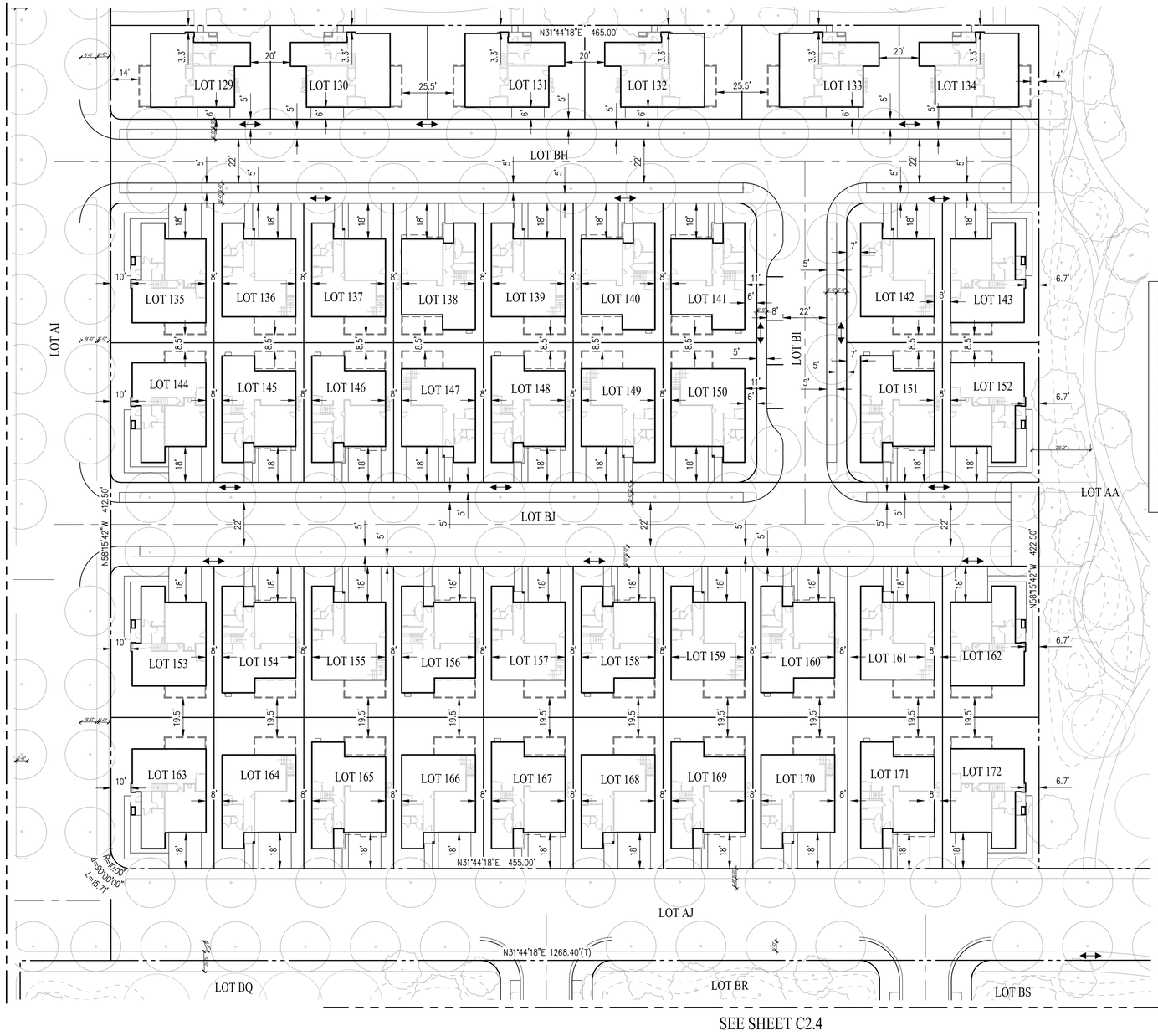
PRELIMINARY SITE PLAN SMALL LOT SINGLE FAMILY HOMES 1 & 2

C2.1

H:\3980-000\ACAD\TM\TM2.0.DWG

NOT APART OF THIS PLAN

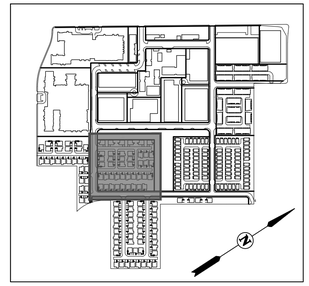


SEE SHEET C2.3

NOT APART OF THIS PLAN

SEE SHEET C2.1

SEE SHEET C2.4



KEY MAP

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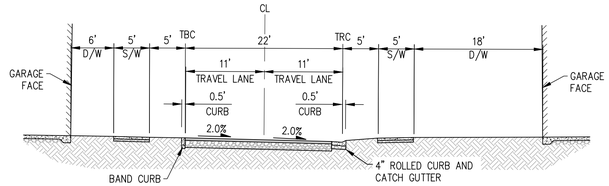

TYPICAL LOT BH SECTION

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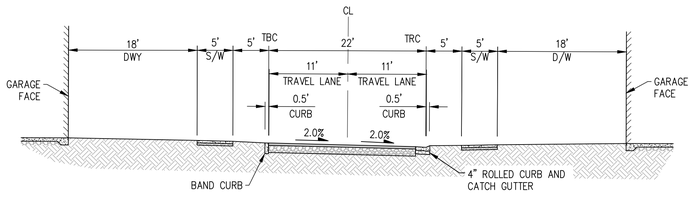

TYPICAL LOT BJ SECTION

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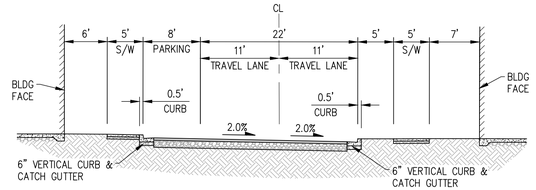

TYPICAL LOT BI SECTION

NOT TO SCALE

LANE PARTNERS

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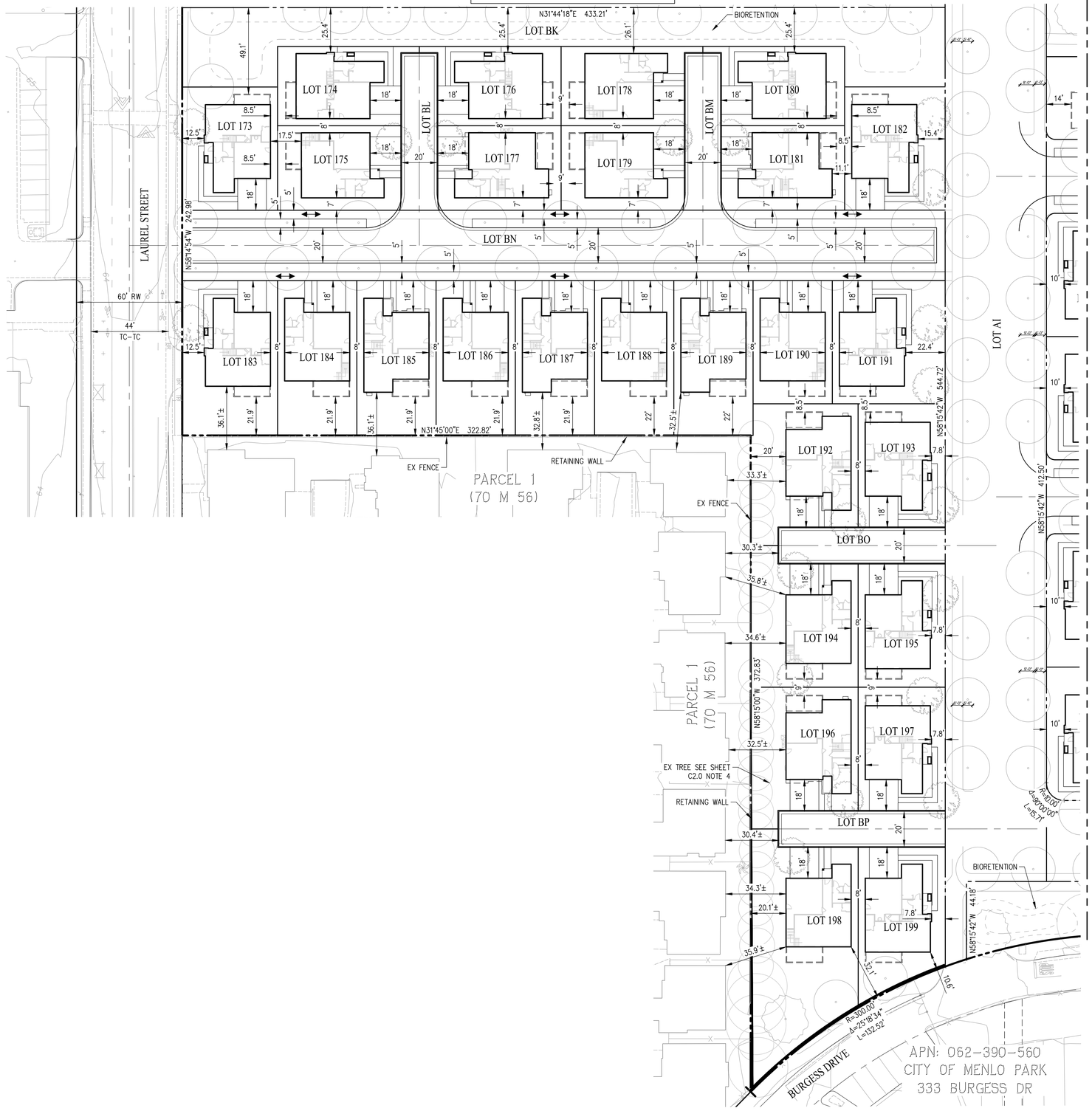
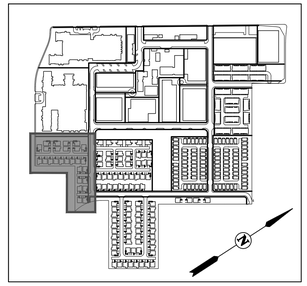
0 15 30 60

PRELIMINARY SITE PLAN
SINGLE FAMILY HOMES 2

C2.2

NOT APART OF THIS PLAN





KEY MAP

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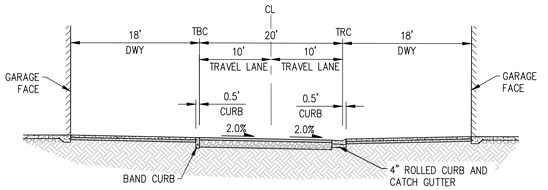

TYPICAL LOT BL, BM, BO & BP SECTION

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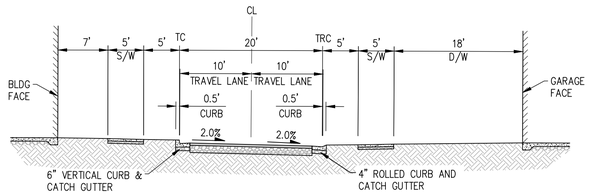

TYPICAL LOT BN SECTION

NOT TO SCALE

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PRELIMINARY SITE PLAN
SINGLE FAMILY HOMES 1

C2.3

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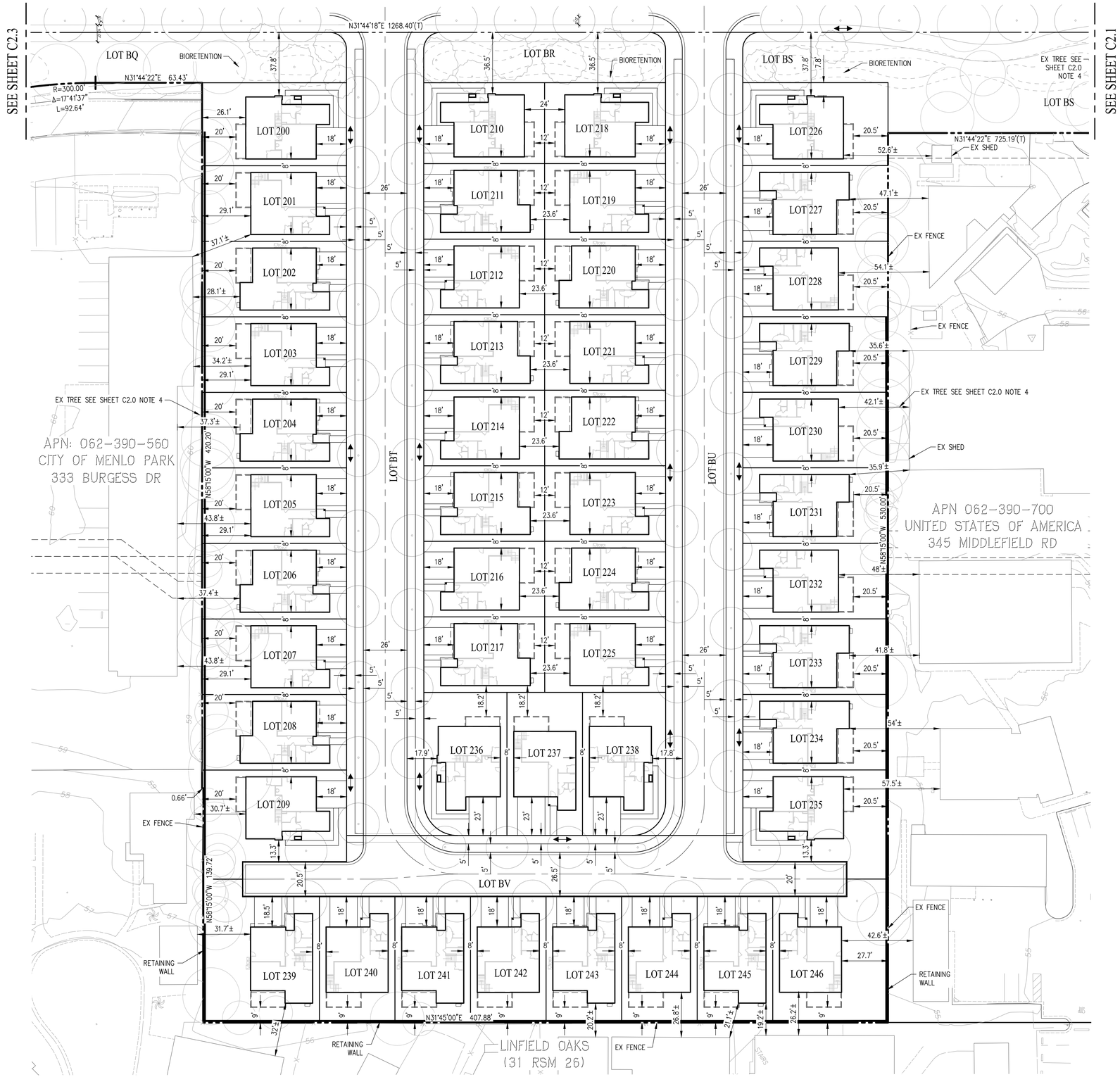

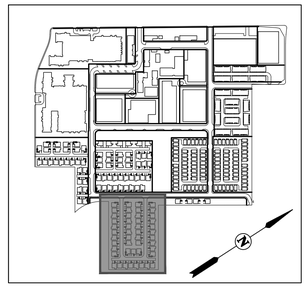

KEY MAP

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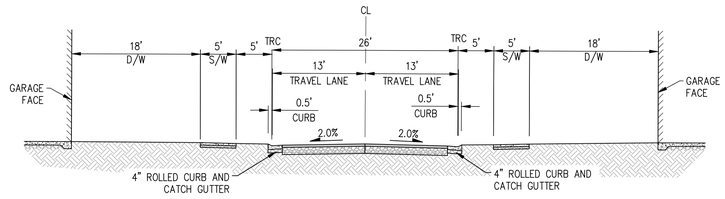
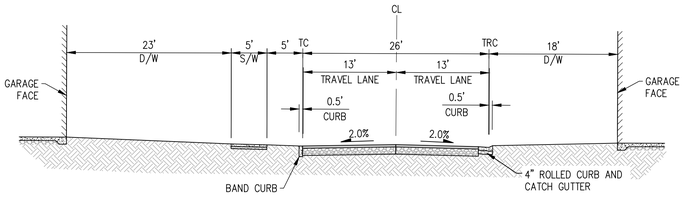


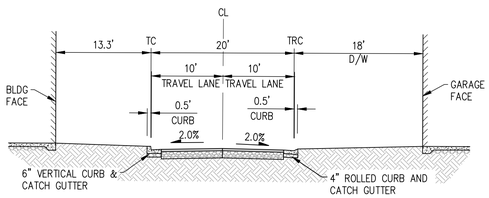
TYPICAL LOT BT & BU SECTION

NOT TO SCALE



TYPICAL 26' LOT BV SECTION

NOT TO SCALE



TYPICAL 20' LOT BV SECTION

NOT TO SCALE

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PRELIMINARY SITE PLAN
SINGLE FAMILY HOMES 3

C2.4

H:\3980-000\ACAD\TM\TM2.0.DWG

NOT APART OF THIS PLAN

NOT APART OF THIS PLAN

LOT 14 FF 59.2 P 58.2
LOT 15 FF 58.4 P 57.4
LOT 16 FF 57.7 P 56.7
LOT 17 FF 57.7 P 56.7
LOT 18 FF 58.4 P 57.4
LOT 19 FF 59.2 P 58.2
LOT 20 FF 58.5 P 57.5
LOT 21 FF 57.9 P 56.9
LOT 22 FF 57.4 P 56.4
LOT 23 FF 58.0 P 57.0
LOT 24 FF 57.9 P 56.9
LOT 25 FF 58.4 P 57.4
LOT 26 FF 58.5 P 57.5
LOT 27 FF 58.7 P 57.7
LOT 28 FF 59.3 P 58.3
LOT 29 FF 59.8 P 58.8
LOT 30 FF 59.0 P 58.0

LOT AP
LOT AQ
LOT AR
LOT AS
LOT AT
LOT AU
LOT AV
LOT AW
LOT AX
LOT AF
LOT CA

D STREET

DEEPENED FOOTING
SD (UT)
SD
EX SD
12" SD
STOP

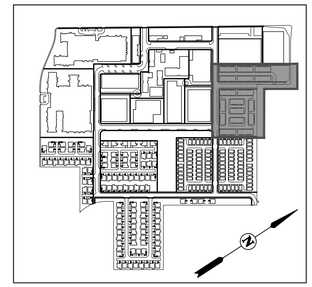
PAV 58.0
PAV 58.1
PAV 59.1
PAV 56.5
PAV 56.8
PAV 56.0
LP PAV 57.7
LP 56.2
LP 56.3

EG 53.0±
EG 56.0±
EG 55.3±
EG 56.8±
EG 56.3±
EG 56.7±
EG 56.1±
EG 56.4±
EG 55.5±
EG 55.2±

APN: 062-390-750
MC CANDLESS-TRIAD
545 MIDDLEFIELD RD

10' EX STORM DRAIN EASEMENT
10' EX SANITARY SEWER EASEMENT
2-3' RETAINING WALL

SEE SHEET C3.1



KEY MAP
NOT TO SCALE

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT OF WAY
EX SD	12" SD	STORM DRAIN
		RETAINING WALL
		DEEPENED FOOTING
		STORM DRAIN (OFFSITE)
		SANITARY SEWER (OFFSITE)
		WATER MAIN (OFFSITE)
		JOINT TRENCH (OFFSITE)
		RECYCLED WATER MAIN (OFFSITE)
		MANHOLE
		STORM DRAIN MANHOLE (OFFSITE)
		SANITARY SEWER MANHOLE (OFFSITE)
		BIORETENTION AREA
		STORM DRAIN CATCH BASIN
		STORM DRAIN FIELD INLET
		STORM DRAIN PUMP
		SPOT GRADE

BLDG FACE
5' LL 5' 6' S/W 6' L/S TC 0.5'
LOT 18 FF 58.4 P 57.4
LOT AR
TC 57.0±
BW 57.4±
2-6" RISERS
EXISTING GROUND

SECTION A
NOT TO SCALE

BLDG FACE
LL 2.7' 10.2' 10' WALK 15'± L/S PL
LOT 22 FF 57.4 P 56.4
BW 57.1
EG 56.5±
APN: 062-390-750
MC CANDLESS-TRIAD
545 MIDDLEFIELD RD
EXISTING GROUND

SECTION B
NOT TO SCALE

BLDG FACE
BLDG FACE
13.6'± L/S 5' S/W 14.2'± L/S
LOT 24 FF 57.9 P 56.9
LOT 25 FF 58.4 P 57.4
EXISTING GROUND

SECTION C
NOT TO SCALE

BLDG FACE
LL
0.5' TC 5' L/S 6' S/W 9'
LOT AF
TC 58.4±
BW 58.6±
LOT 27 FF 58.7 P 57.7
EXISTING GROUND

SECTION D
NOT TO SCALE

ABBREVIATIONS

BLDG	BUILDING
BD	BOUNDARY
BR	BIORETENTION
BW	BACK OF WALK
CB	CATCH BASIN
EG	EXISTING GRADE
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LS	LANDSCAPE
P	PAD ELEVATION
PR	PROPOSED
PV	PAVEMENT
RET	RETAINING
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY GRADING PLAN
TOWNHOMES 1 & 2

C3.0

H:\3980-000\ACAD\TM\TM3.0.DWG

NOT APART OF THIS PLAN

NOT APART OF THIS PLAN

SEE SHEET C3.0

LOT AX

LOT 79 FF 62.9 P 61.9 | LOT 80 FF 63.1 P 62.1 | LOT 31 FF 62.3 P 61.3 | LOT 32 FF 62.0 P 61.0 | LOT 33 FF 61.8 P 60.8 | LOT 34 FF 61.6 P 60.6 | LOT 35 FF 61.4 P 60.4 | LOT 36 FF 61.5 P 60.5

LOT 37 FF 61.5 P 60.5 | LOT 38 FF 61.2 P 60.2 | LOT 39 FF 60.9 P 59.9 | LOT 40 FF 60.6 P 59.6 | LOT 41 FF 60.3 P 59.3 | LOT 42 FF 60.0 P 59.0

LOT 43 FF 60.2 P 59.2 | LOT 44 FF 60.0 P 59.0 | LOT 45 FF 60.0 P 59.0 | LOT 46 FF 60.2 P 59.2 | LOT 47 FF 60.4 P 59.4 | LOT 48 FF 60.6 P 59.6

LOT 49 FF 60.8 P 59.8 | LOT 50 FF 60.5 P 59.5 | LOT 51 FF 60.2 P 59.2 | LOT 52 FF 59.9 P 58.9 | LOT 53 FF 59.6 P 58.6 | LOT 54 FF 59.2 P 58.2 | LOT 55 FF 59.5 P 58.5

LOT 56 FF 59.4 P 58.4 | LOT 57 FF 59.7 P 58.7 | LOT 58 FF 60.0 P 59.0 | LOT 59 FF 60.3 P 59.3 | LOT 60 FF 60.6 P 59.6 | LOT 61 FF 60.9 P 59.9

LOT 62 FF 60.6 P 59.6 | LOT 63 FF 60.4 P 59.4 | LOT 64 FF 60.2 P 59.2 | LOT 65 FF 60.4 P 59.4 | LOT 66 FF 60.6 P 59.6 | LOT 67 FF 60.8 P 59.8 | LOT 68 FF 61.4 P 60.4 | LOT 69 FF 61.2 P 60.2 | LOT 70 FF 61.1 P 60.1 | LOT 71 FF 61.3 P 60.3 | LOT 72 FF 61.5 P 60.5 | LOT 73 FF 61.7 P 60.7 | LOT 74 FF 61.9 P 60.9 | LOT 75 FF 62.1 P 61.1 | LOT 76 FF 62.3 P 61.3 | LOT 77 FF 62.5 P 61.5 | LOT 78 FF 62.7 P 61.7

LOT 81 FF 62.3 P 61.3 | LOT 82 FF 62.1 P 61.1 | LOT 83 FF 61.9 P 60.0 | LOT 84 FF 61.7 P 60.7 | LOT 85 FF 61.5 P 60.5 | LOT 86 FF 61.3 P 60.3 | LOT 87 FF 61.2 P 60.2 | LOT 88 FF 61.0 P 60.0

LOT 89 FF 62.1 P 61.1 | LOT 90 FF 62.3 P 61.3 | LOT 91 FF 62.5 P 61.5 | LOT 92 FF 62.7 P 61.7 | LOT 93 FF 62.7 P 61.7 | LOT 94 FF 62.3 P 61.3 | LOT 95 FF 61.9 P 60.9 | LOT 96 FF 61.5 P 60.5

LOT 97 FF 61.6 P 60.6 | LOT 98 FF 61.8 P 60.8 | LOT 99 FF 62.0 P 61.0 | LOT 100 FF 62.2 P 61.2 | LOT 101 FF 62.2 P 61.2 | LOT 102 FF 61.8 P 60.8 | LOT 103 FF 61.4 P 60.4 | LOT 104 FF 61.0 P 60.0

LOT 105 FF 61.7 P 60.7 | LOT 106 FF 61.9 P 60.9 | LOT 107 FF 62.1 P 61.1 | LOT 108 FF 62.3 P 61.3 | LOT 109 FF 62.3 P 61.3 | LOT 110 FF 62.0 P 61.0 | LOT 111 FF 61.7 P 60.7 | LOT 112 FF 61.4 P 60.4

LOT 113 FF 61.2 P 60.2 | LOT 114 FF 61.4 P 60.4 | LOT 115 FF 61.6 P 60.6 | LOT 116 FF 61.8 P 60.8 | LOT 117 FF 61.8 P 60.8 | LOT 118 FF 61.5 P 60.5 | LOT 119 FF 61.2 P 60.2 | LOT 120 FF 60.9 P 59.9

LOT 121 FF 59.7 P 58.7 | LOT 122 FF 59.9 P 58.9 | LOT 123 FF 60.1 P 59.1 | LOT 124 FF 60.3 P 59.3 | LOT 125 FF 60.3 P 59.3 | LOT 126 FF 60.0 P 59.0 | LOT 127 FF 59.7 P 58.7 | LOT 128 FF 59.4 P 58.4

LOT AA | LOT BA | LOT BB | LOT AK | LOT BC | LOT BD | LOT BE | LOT AY | LOT AZ | LOT BZ | LOT BF | LOT BG | LOT AJ | LOT BY

LOT 247 FF 62.8 P 61.8 | LOT BW | LOT 248 FF 62.4 P 61.4 | LOT 249 FF 62.1 P 61.1 | LOT BX | LOT 250 FF 61.7 P 60.7

P | H | E | F | G

61.4 | 61.1 | 60.35 | 59.6 | 59.7 | 58.9 | 59.5 | 60.6 | 61.3 | 59.6 | 59.0 | 58.2 | 57.5 | 57.7 | 57.4 | 60.9 | 60.5 | 59.0

LP 60.1 | LP 58.9 | LP 59.5 | LP 58.2 | LP 57.4

PAV 60.6 | PAV 61.3 | PAV 59.5 | PAV 57.5 | PAV 59.6 | PAV 59.4 | PAV 58.8 | PAV 58.6

0.7% | 0.5% | 1.0% | 0.8% | 0.6% | 1.2% | 0.4%

SD (UT)

4–5' RETAINING WALL

EG 56.0±

10' EX STORM DRAIN EASEMENT

10' EX SANITARY SEWER EASEMENT

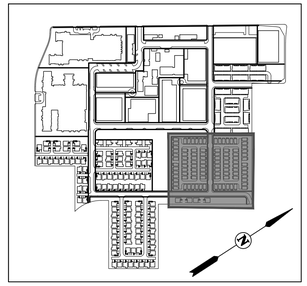
EG 55.4± | EG 55.7± | EG XX.X± | EG 56.0± | EG 57.0± | EG 57.2± | EG 56.7±

4–5' RETAINING WALL

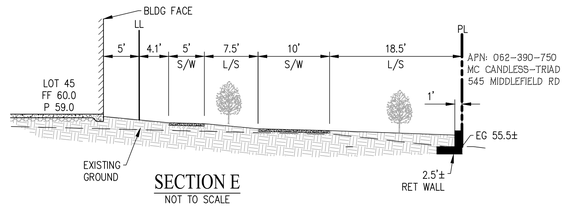
APN: 062-390-750
MC CANDLESS-TRIAD
545 MIDDLEFIELD RD

APN: 062-390-700
UNITED STATES OF AMERICA
345 MIDDLEFIELD RD

EG 60.0± | EG 58.0± | EG 57.0± | 3–4' RETAINING WALL | EG 56.0±



KEY MAP
NOT TO SCALE



SECTION E
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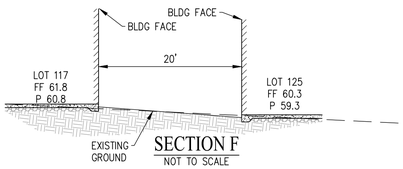

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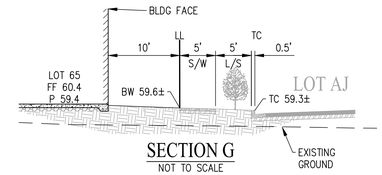

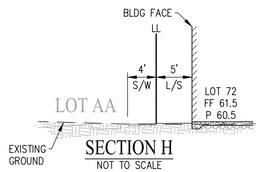

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY GRADING PLAN SMALL LOT SINGLE FAMILY HOMES 1 & 2

C3.1

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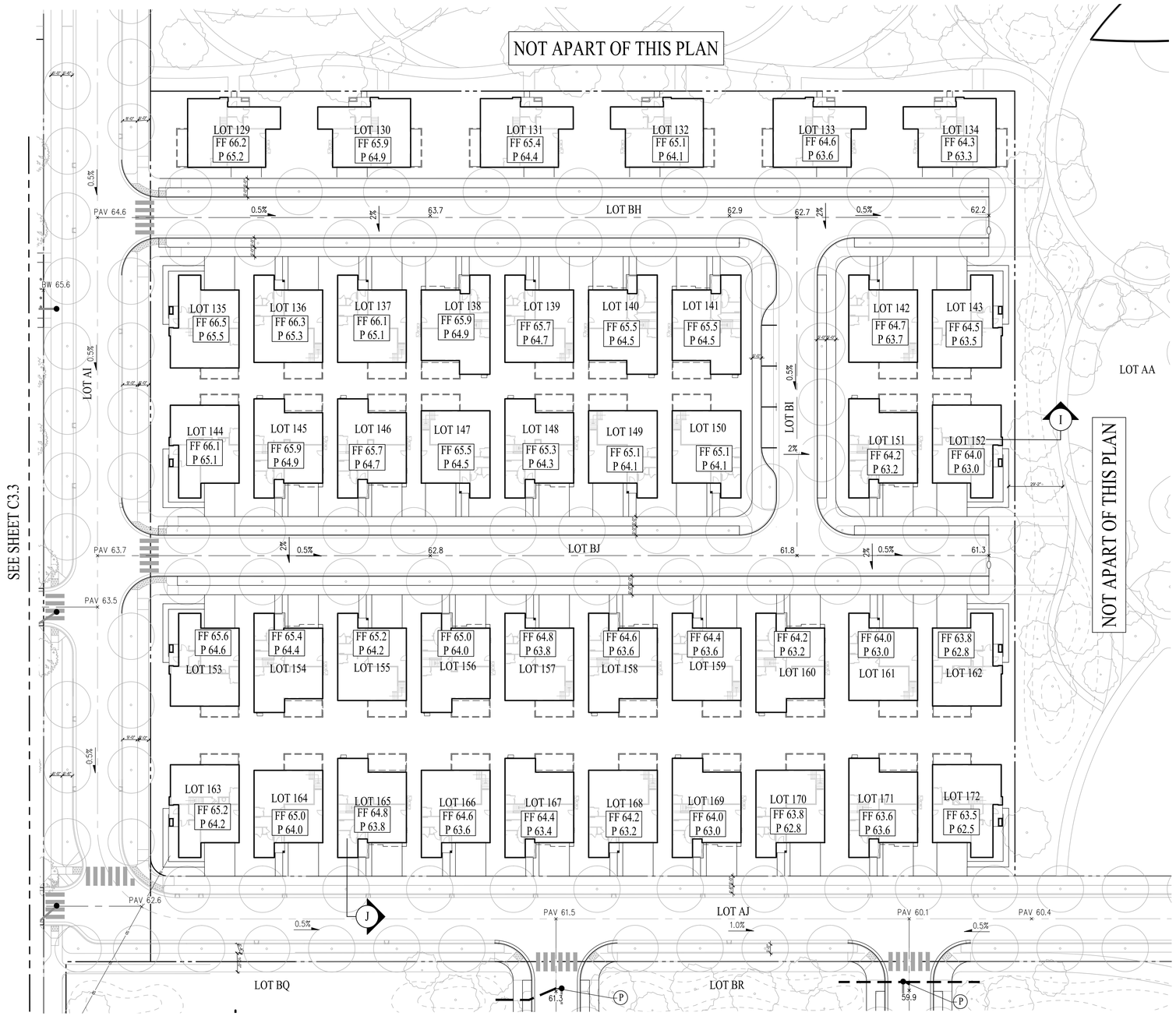
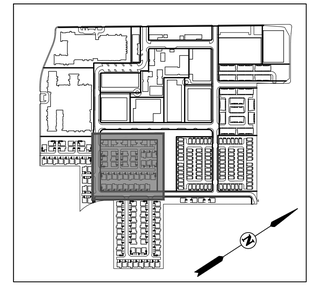
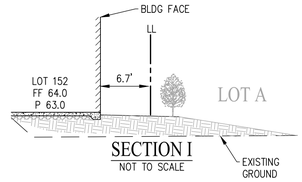




KEY MAP
NOT TO SCALE



SECTION I
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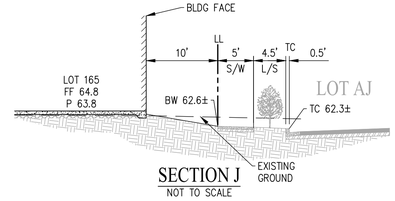

SECTION J
NOT TO SCALE

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY GRADING PLAN
SINGLE FAMILY HOMES 2

C3.2

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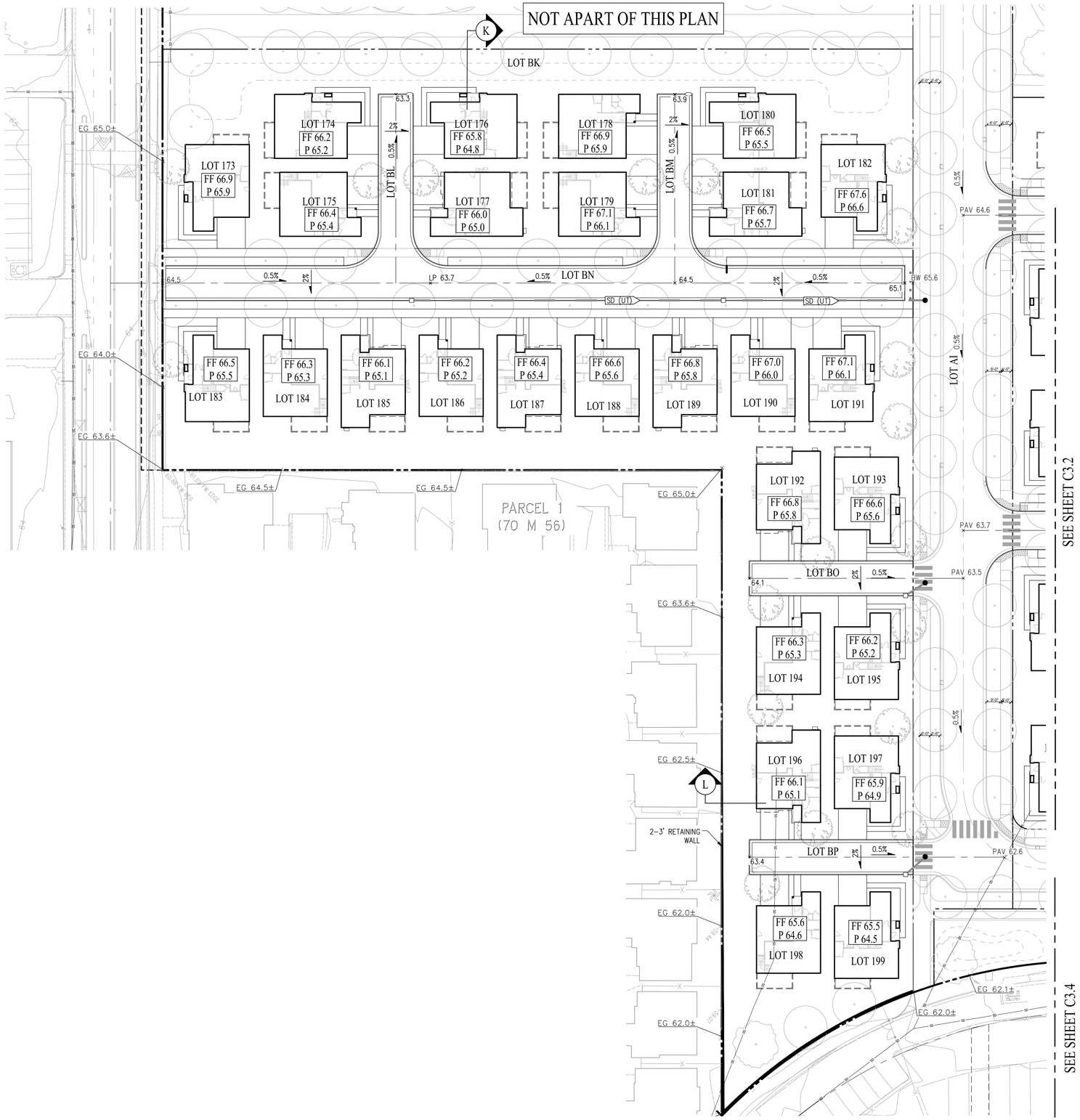

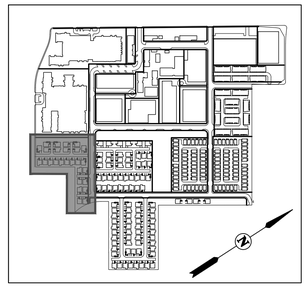

KEY MAP
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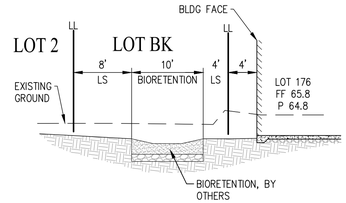

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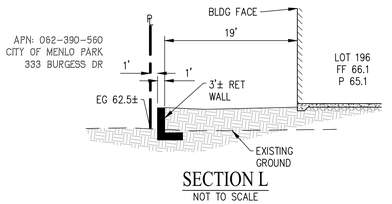

SECTION L
NOT TO SCALE

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY GRADING PLAN
SINGLE FAMILY HOMES 1

C3.3

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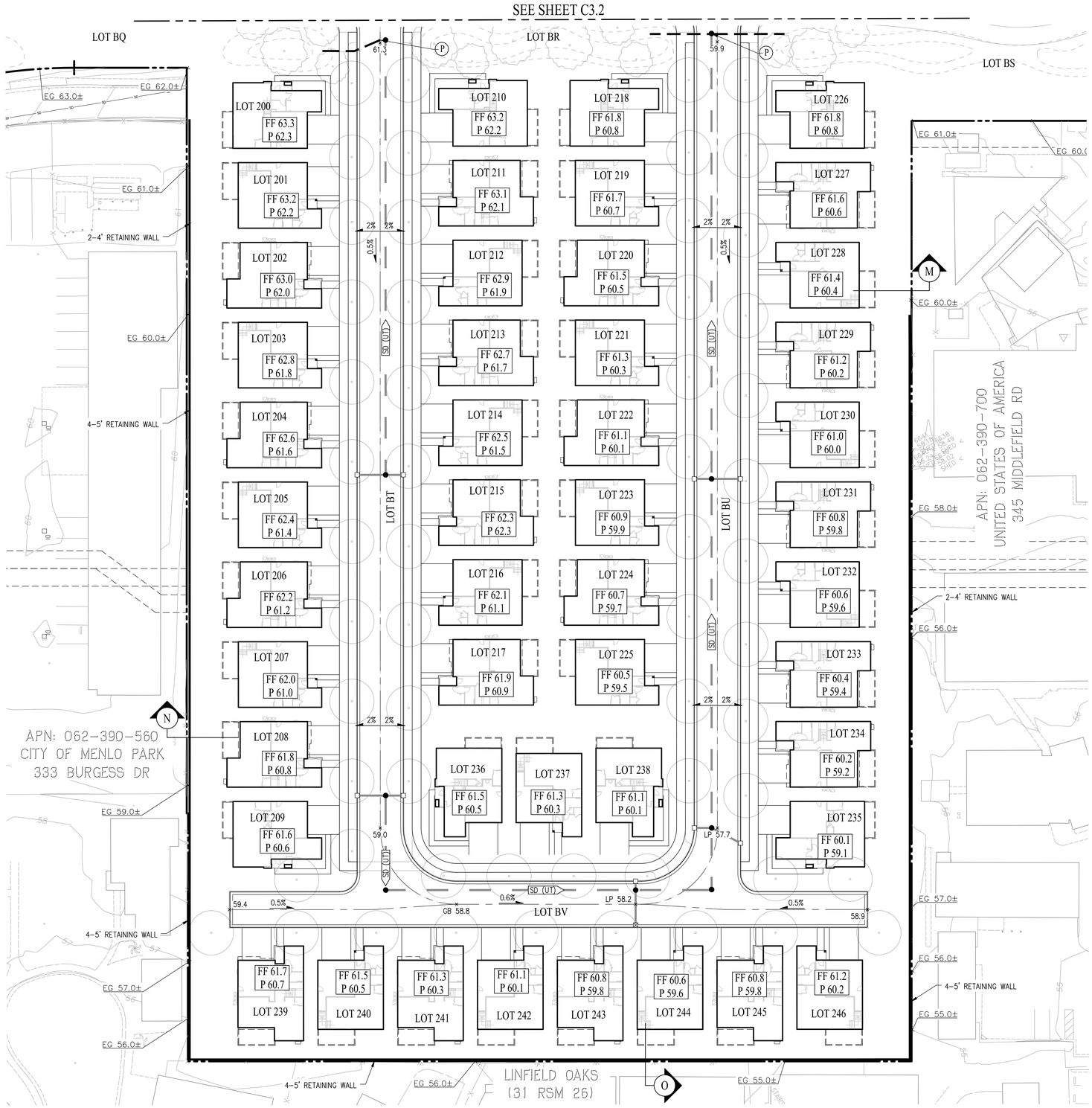
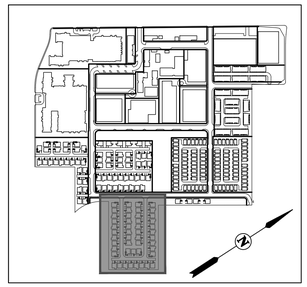
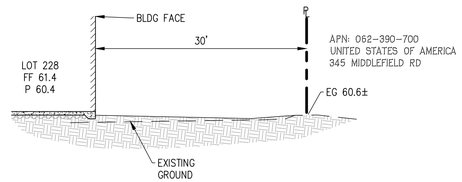




KEY MAP
NOT TO SCALE



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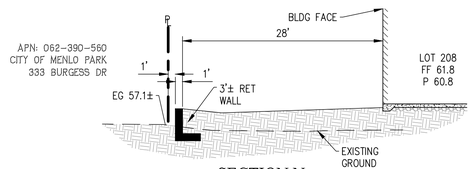

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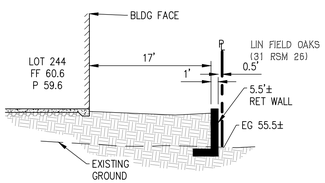

SECTION O
NOT TO SCALE

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY GRADING PLAN
SINGLE FAMILY HOMES 3

C3.4

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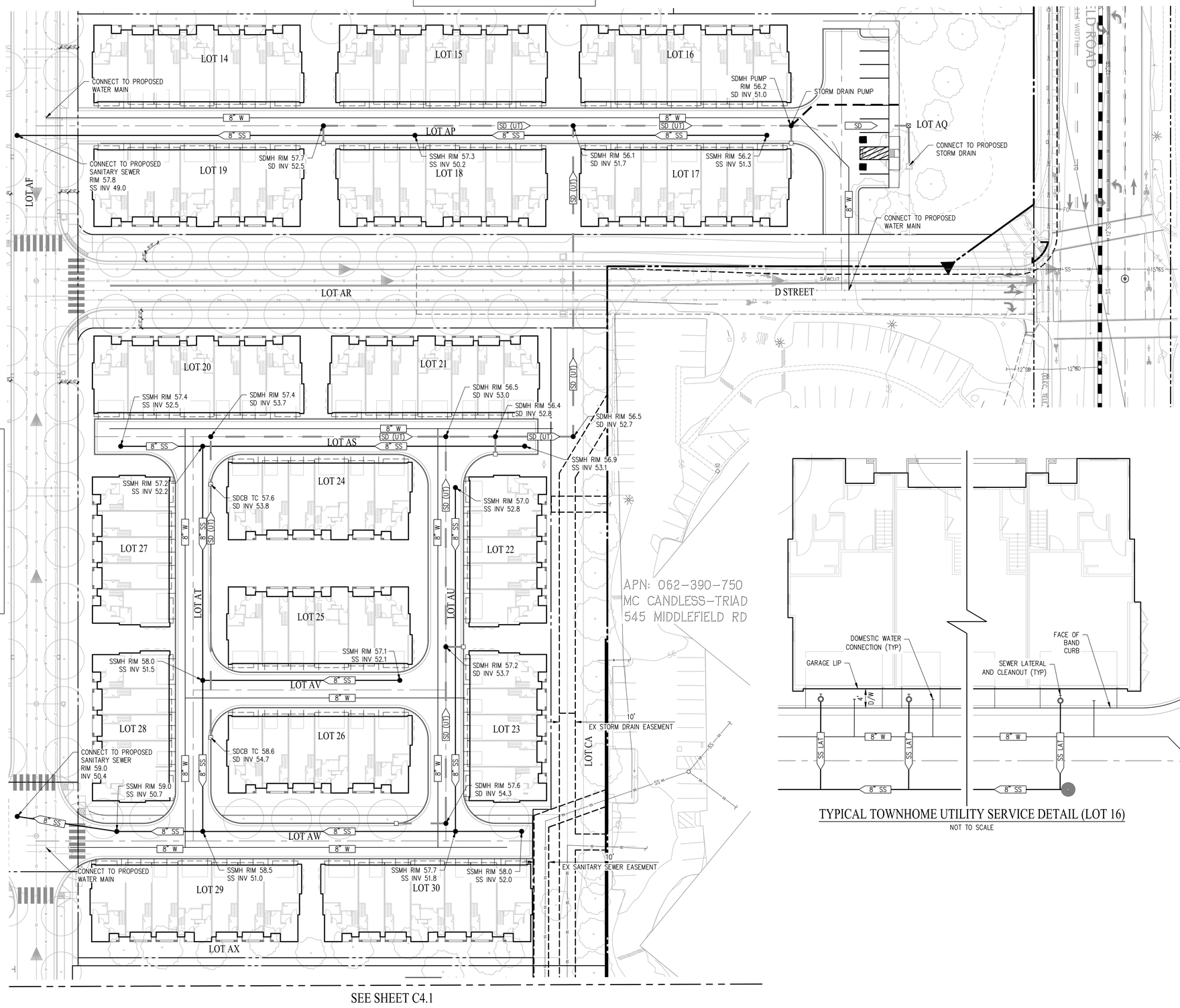
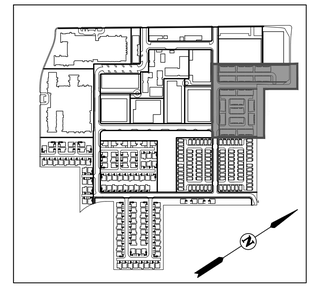
NOT APART OF THIS PLAN



SEE SHEET C4.1



KEY MAP

NOT TO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		EXISTING BOUNDARY
		RIGHT OF WAY
OH	OH	OVERHEAD WIRE (OFFSITE)
	SD (UT)	STORM DRAIN PIPE UNTREATED (PRIVATE)
	8" SS	SANITARY SEWER (PRIVATE)
	8" W	WATER MAIN (PRIVATE)
SD	SD	STORM DRAIN (OFFSITE)
SS	SS	SANITARY SEWER (OFFSITE)
W	W	WATER MAIN (OFFSITE)
JT	JT	JOINT TRENCH (OFFSITE)
RW	RW	RECYCLED WATER MAIN (OFFSITE)
		MANHOLE
		STORM DRAIN CATCH BASIN
		STORM DRAIN FIELD INLET
		SANITARY SEWER CLEAN OUT
		DOMESTIC WATER METER
		STORM DRAIN MANHOLE (OFFSITE)
		SANITARY SEWER MANHOLE (OFFSITE)
		BIORETENTION AREA (BY OTHERS)

TYPICAL TOWNHOME UTILITY SERVICE DETAIL (LOT 16)

NOT TO SCALE

NOTES:

1. SIZE OF PROPOSED SEWER AND WATER LATERALS SUBJECT TO FINAL DESIGN,
2. SEPARATE SEWER LATERAL WILL BE PROVIDED TO EACH UNIT.
3. SEPARATE DOMESTIC WATER METER FOR EACH SFD & TOWNHOMES.
5. REMOVAL AND/OR RELOCATION OF DRY UTILITIES SUBJECT TO JOINT TRENCH CONSULTANT DESIGN.

LANE PARTNERS ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
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ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY UTILITY PLAN
TOWNHOMES 1 & 2

C4.0

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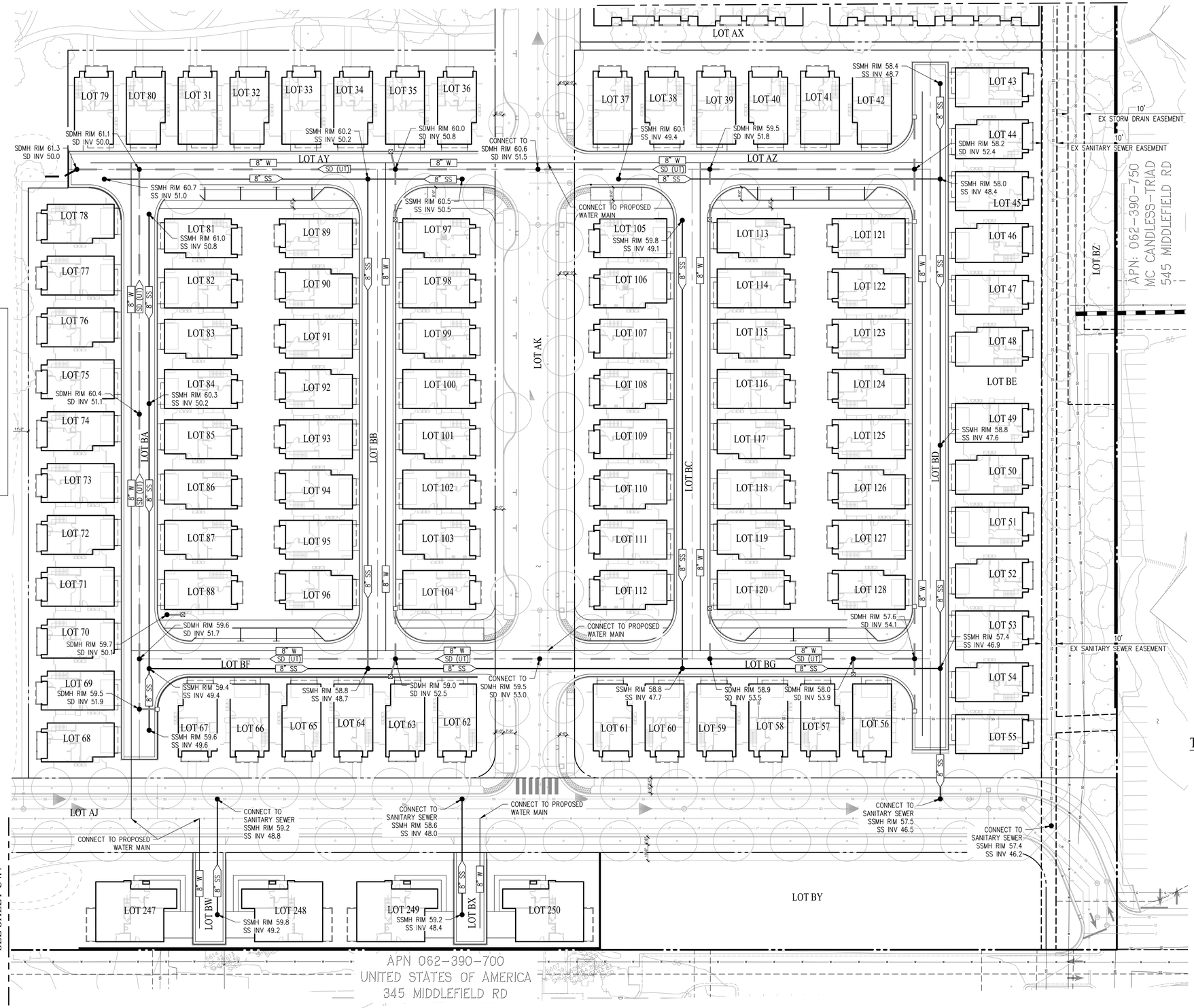
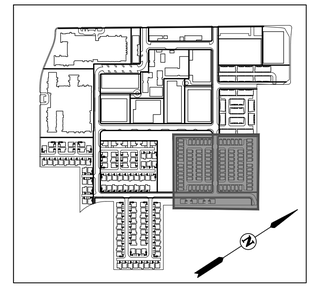
NOT APART OF THIS PLAN

SEE SHEET C4.0



SEE SHEET C4.4



KEY MAP

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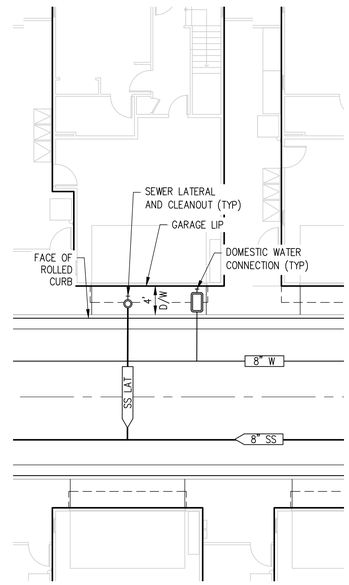

TYPICAL SINGLE LOT SINGLE FAMILY UTILITY SERVICE DETAIL (LOT 72)

NOT TO SCALE

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY UTILITY PLAN SMALL LOT SINGLE FAMILY HOMES 1 & 2

C4.1

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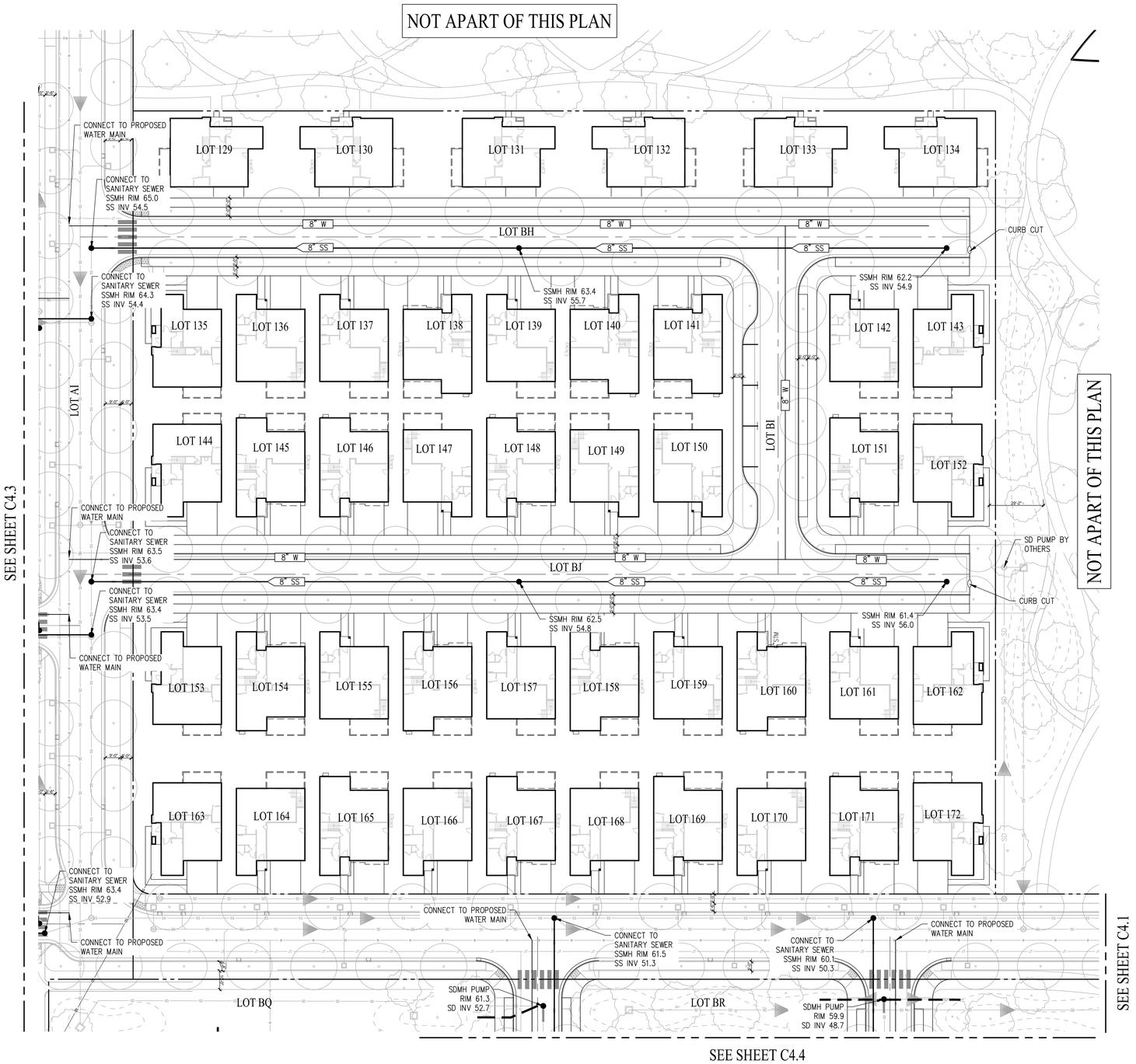

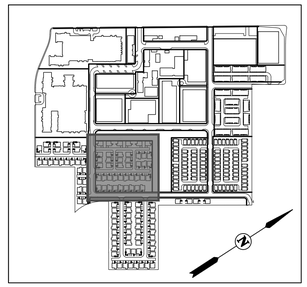

KEY MAP

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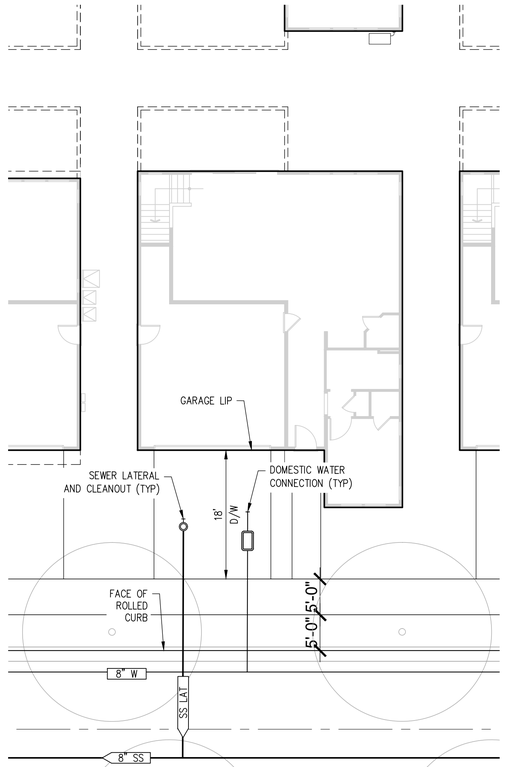

TYPICAL SINGLE FAMILY UTILITY SERVICE DETAIL (LOT 149)

NOT TO SCALE

LANE PARTNERS

ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY UTILITY PLAN
SINGLE FAMILY HOMES 2

C4.2

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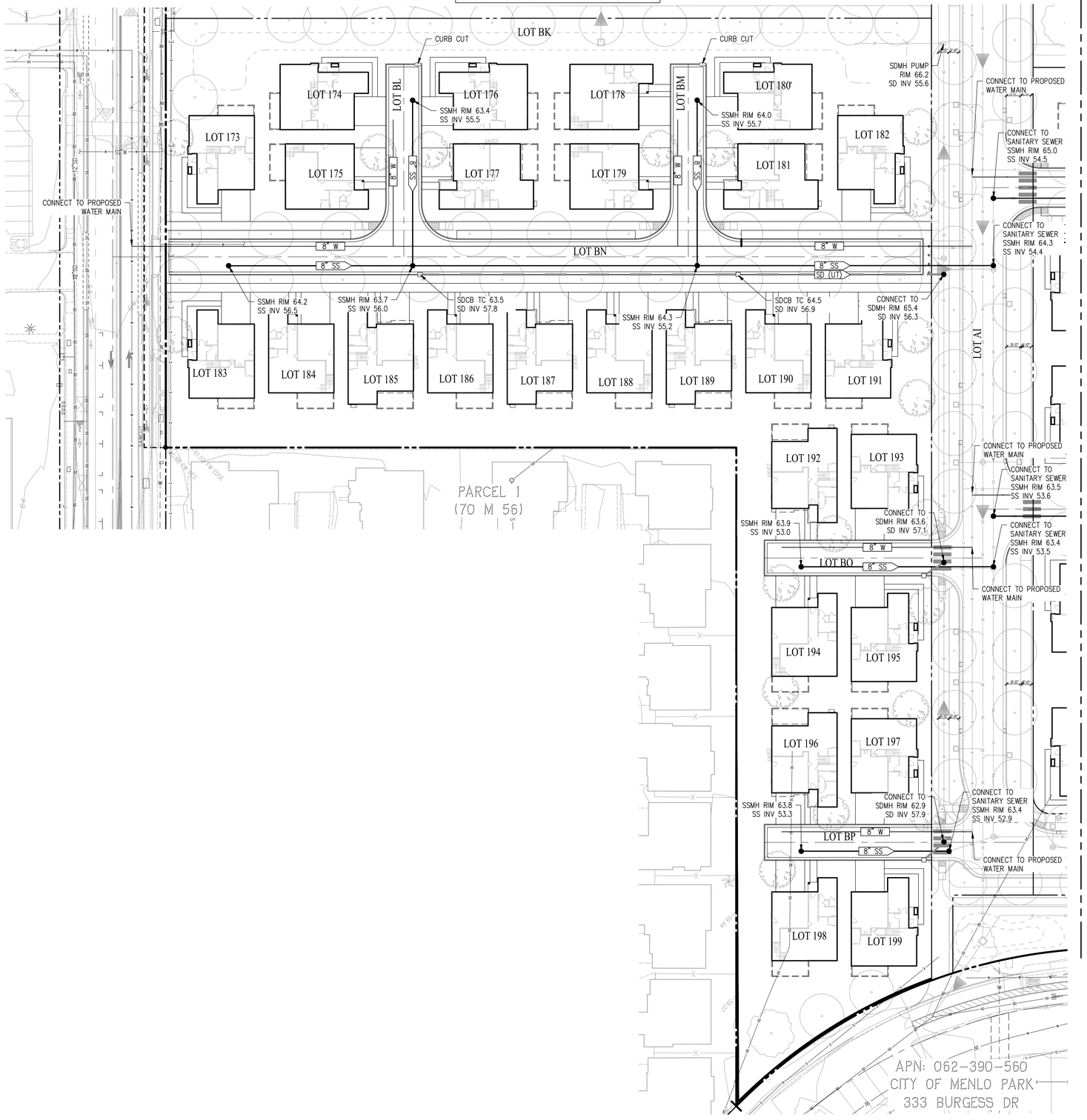
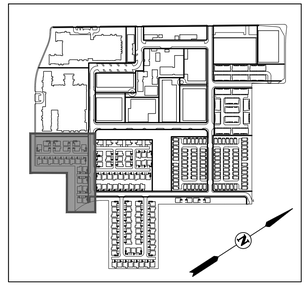
NOT APART OF THIS PLAN



SEE SHEET C4.2



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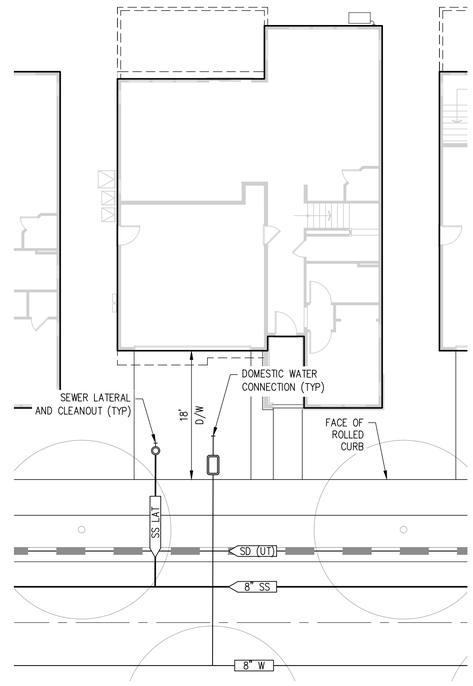

TYPICAL SINGLE FAMILY UTILITY SERVICE DETAIL (LOT 187)

NOT TO SCALE

LANE PARTNERS

ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY UTILITY PLAN
SINGLE FAMILY HOMES 1

C4.3

H:\3980-000\ACAD\TM\TM4.0.DWG

NOT APART OF THIS PLAN

SEE SHEET C4.3

SEE SHEET C4.1

LOT BQ

LOT BR

LOT BS

LOT BT

LOT BU

LOT BV

SDMH PUMP
RIM 61.3
SD INV 52.7

SDMH PUMP
RIM 59.9
SD INV 48.7

LOT 200
LOT 201
LOT 202
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LOT 244
LOT 245
LOT 246

8" W
8" SS
SD (UT)

SSMH RIM 60.2
SS INV 52.5

SDMH RIM 60.1
SD INV 53.9

SSMH RIM 58.7
SS INV 51.6

SDMH RIM 58.7
SD INV 50.0

SDMH RIM 59.1
SD INV 53.1

SSMH RIM 59.0
SS INV 53.7

SDMH RIM 57.7
SD INV 51.0

SDMH RIM 58.4
SD INV 51.2

SSMH RIM 58.7
SS INV 53.3

SSMH RIM 59.3
SS INV 54.2

SDMH RIM 58.9
SD INV 52.8

SDMH RIM 58.0
SD INV 52.1

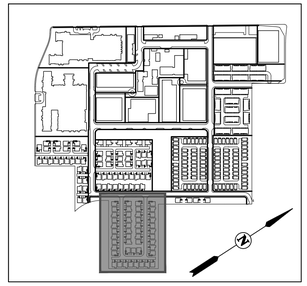
SSMH RIM 58.4
SS INV 52.9

APN: 062-390-560
CITY OF MENLO PARK
333 BURGESS DR

APN 062-390-700
UNITED STATES OF AMERICA
345 MIDDLEFIELD RD

LINFIELD OAKS
(31 RSM 26)

OH
(ELEC)
DW



KEY MAP
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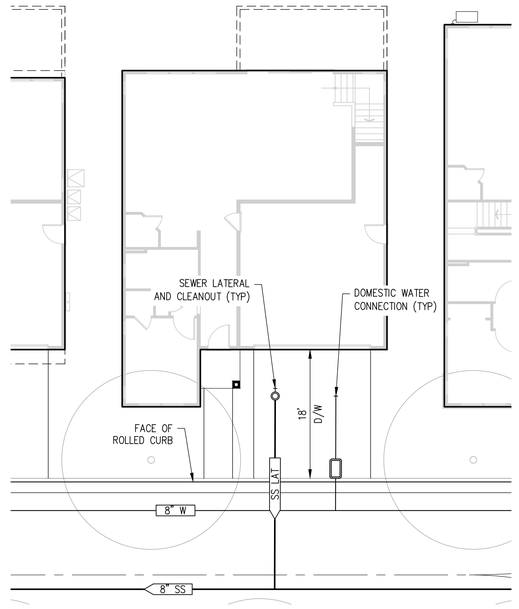


TYPICAL SINGLE FAMILY UTILITY SERVICE DETAIL (LOT 242)
NOT TO SCALE

LANE PARTNERS
ktgy

PARKLINE - RESIDENTIAL
ARCHITECTURAL CONTROL PACKAGE
MAY 21, 2026
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
KTGY
1814 FRANKLIN ST, OAKLAND, CA

CONSULTANT
CARLSON, BARBEE, & GIBSON INC.
2633 CAMINO RAMON, SAN RAMON, CA

0 15 30 60

PRELIMINARY UTILITY PLAN
SINGLE FAMILY HOMES 3

C4.4

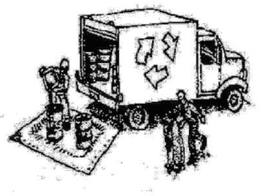
H:\3980-000\ACAD\TM\TM4.0.DWG

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

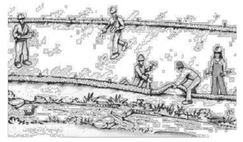
Maintenance and Parking

- ❑ 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.

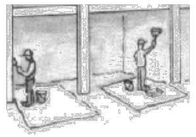
Concrete, Grout & Mortar Application

- ❑ 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.

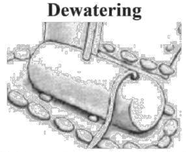
Painting & Paint Removal



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!