Willow Village
Architectural Control Package - Parcel 3

SEPTEMBER 1, 2023



Peninsula Innovation Partners

Menlo Park, CA

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0 50 100 200'

ILLUSTRATIVE MASTER CONTEXT PLAN

1" = 100'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 3

Menlo Park, CA

SCALE:

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ILLUSTRATIVE MASTER PLAN
CONTEXT PLAN

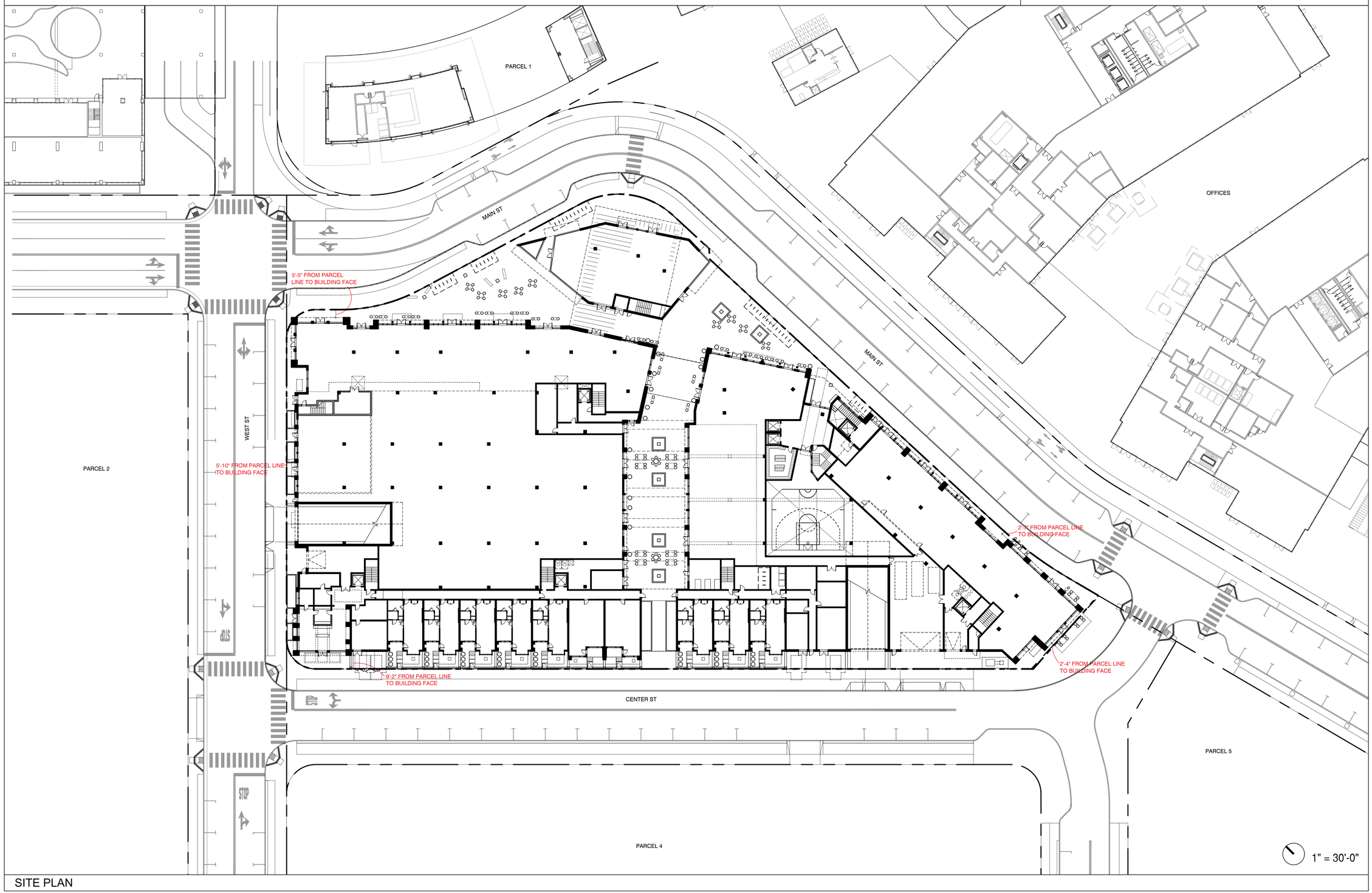
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G1.00

GENERAL NOTES

A. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING SITE WALLS, GRADING, PLANTING, ETC.

KEY



SITE PLAN

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

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SITE PLAN

DRAWING NO:

A1.01

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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

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DRAWING NO: .00

GENERAL NOTES

A. SEE DETAILED UNITS PLANS ON SHEETS A3.01
B. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING SITE WALLS, GRADING, PLANTING, ETC.
C. STATIONARY 3-WASTE STREAM STATIONS (SOLID WASTE, RECYCLING, AND COMPOST) WITH PROPER SIGNAGE TO BE LOCATED AT OUTDOOR DINING, PASSAGE AND THE PATIO DINING AREAS. STATIONARY 3-WASTE STREAM BINS WITH PROPER SIGNAGE TO BE LOCATED AT RESIDENT COMMON AREAS, RETAILS, LOBBY, COMMON TERRACES AND LOUNGES.
D. BOTTLE FILLING STATIONS TO BE INSTALLED AT ALL PLANNED WATER FOUNTAIN LOCATIONS.

KEYNOTES

01 CORRIDOR VENTILATION SHAFT
02 IDF ROOM
03 TRASH ROOM
04 SUB-ELECTRICAL ROOM
05 VENT SHAFT
06 BICYCLE PARKING
07 UTILITY
08 STATIONARY 3-WASTE STREAM STATIONS / BINS WITH PROPER SIGNAGE
09 RECYCLING & BATTERY DISPOSAL CONTAINERS

LEGEND

RESIDENTIAL
RETAIL
CIRCULATION
UTILITY / SERVICE
EXCLUDED FROM GFA
RESIDENT COMMON AREA
OUTDOOR
BMR UNIT LOCATION



0 10 20 40'

FLOOR PLAN - LEVEL 01 — 1" = 20'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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DRAWING TITLE: - FLOOR PLAN - LEVEL 01

DRAWING NO: A2.01

GENERAL NOTES

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B. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING SITE WALLS, GRADING, PLANTING, ETC.
C. STATIONARY 3-WASTE STREAM STATIONS (SOLID WASTE, RECYCLING, AND COMPOST) WITH PROPER SIGNAGE TO BE LOCATED AT OUTDOOR DINING, PASSAGE AND THE PATIO DINING AREAS. STATIONARY 3-WASTE STREAM BINS WITH PROPER SIGNAGE TO BE LOCATED AT RESIDENT COMMON AREAS, RETAILS, LOBBY, COMMON TERRACES AND LOUNGES.
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KEYNOTES

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05 VENT SHAFT
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07 UTILITY
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LEGEND

RESIDENTIAL
RETAIL
CIRCULATION
UTILITY / SERVICE
EXCLUDED FROM GFA
RESIDENT COMMON AREA
OUTDOOR
BMR UNIT LOCATION



FLOOR PLAN - LEVEL 02

1" = 20'-0"

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

PENINSULA INNOVATION PARTNERS

SCALE:

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LEGEND

RESIDENTIAL
RETAIL
CIRCULATION
UTILITY / SERVICE
EXCLUDED FROM GFA
RESIDENT COMMON AREA
OUTDOOR
BMR UNIT LOCATION



FLOOR PLAN - LEVEL 03

1" = 20'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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CIRCULATION
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FLOOR PLAN - LEVEL 04

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FLOOR PLAN - LEVEL 04

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RESIDENTIAL
RETAIL
CIRCULATION
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RESIDENT COMMON AREA
OUTDOOR
BMR UNIT LOCATION



FLOOR PLAN - LEVEL 05 — 1" = 20'-0"

0 10 20 40'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
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LEGEND

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RETAIL
CIRCULATION
UTILITY / SERVICE
EXCLUDED FROM GFA
RESIDENT COMMON AREA
OUTDOOR
BMR UNIT LOCATION



FLOOR PLAN - LEVEL 06

1" = 20'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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RESIDENT COMMON AREA
OUTDOOR
BMR UNIT LOCATION



FLOOR PLAN - LEVEL 07

1" = 20'-0"

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DRAWING TITLE: FLOOR PLAN - LEVEL 07

DRAWING NO: A2.07

GENERAL NOTES

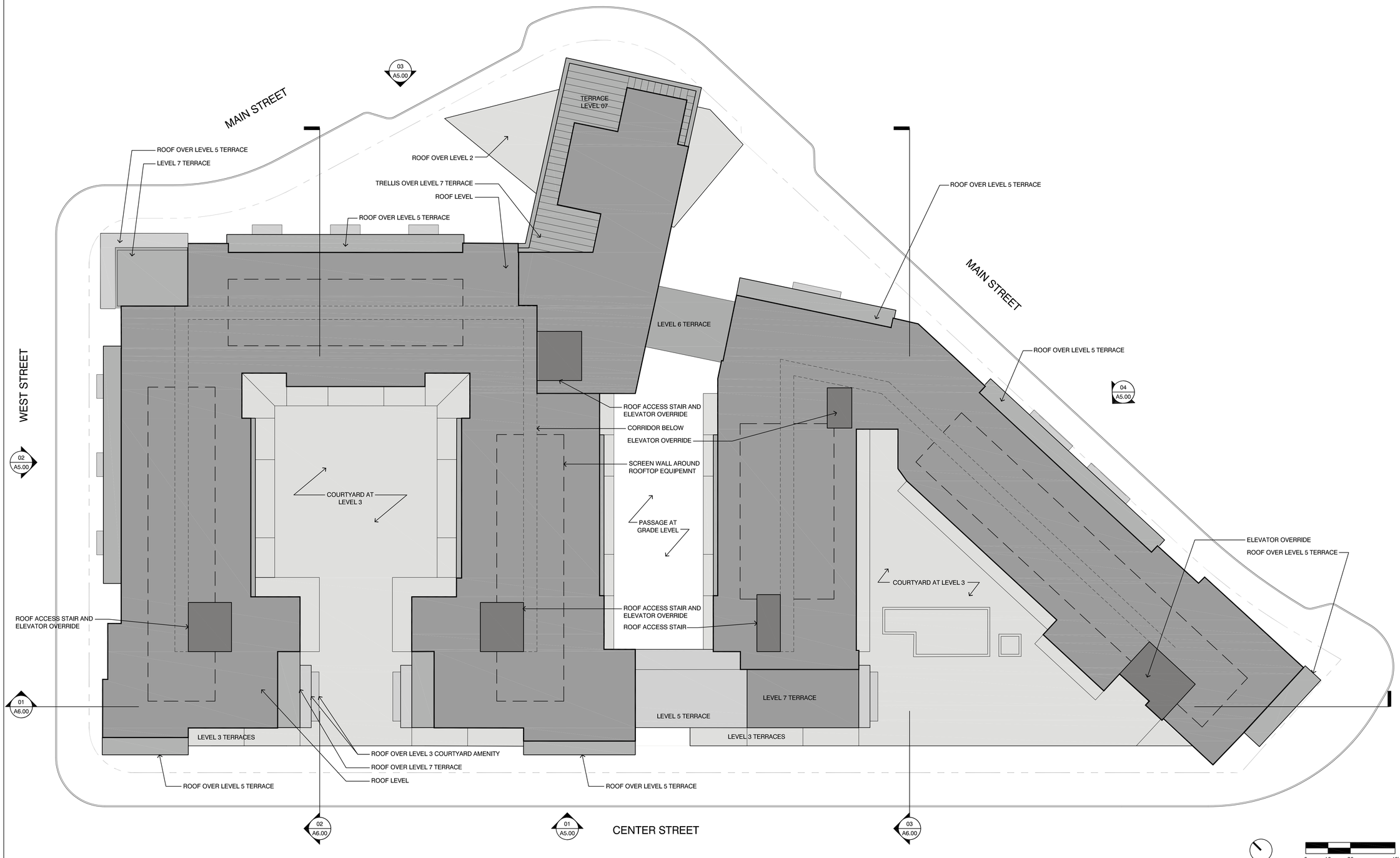
A. SEE DETAILED UNITS PLANS ON SHEETS A3.01
B. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING SITE WALLS, GRADING, PLANTING, ETC.
C. STATIONARY 3-WASTE STREAM STATIONS (SOLID WASTE, RECYCLING, AND COMPOST) WITH PROPER SIGNAGE TO BE LOCATED AT OUTDOOR DINING, PASSAGE AND THE PATIO DINING AREAS. STATIONARY 3-WASTE STREAM BINS WITH PROPER SIGNAGE TO BE LOCATED AT RESIDENT COMMON AREAS, RETAILS, LOBBY, COMMON TERRACES AND LOUNGES.
D. BOTTLE FILLING STATIONS TO BE INSTALLED AT ALL PLANNED WATER FOUNTAIN LOCATIONS.

KEYNOTES

01 CORRIDOR VENTILATION SHAFT
02 IDF ROOM
03 TRASH ROOM
04 SUB-ELECTRICAL ROOM
05 VENT SHAFT
06 BICYCLE PARKING
07 UTILITY
08 STATIONARY 3-WASTE STREAM STATIONS / BINS WITH PROPER SIGNAGE
09 RECYCLING & BATTERY DISPOSAL CONTAINERS

LEGEND

PODIUM LEVEL / TOP OF LEVEL 2
TOP OF LEVEL 3 & 4 & 5
TOP OF LEVEL 6
ROOF LEVEL / TOP OF LEVEL 7
TOP OF ROOF ACCESS STAIRS / ELEVATOR OVERRIDES



ROOF PLAN

1" = 20'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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MILESTONES

DATE	ISSUE
09/01/2023	ACP

REVISIONS

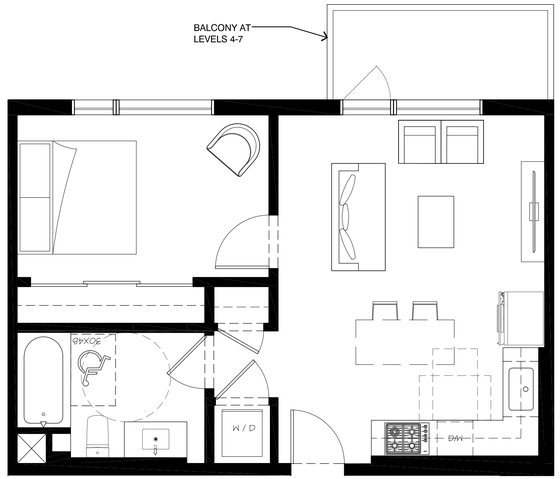
NO.	DATE	ISSUE

DRAWING TITLE:
- ROOF PLAN

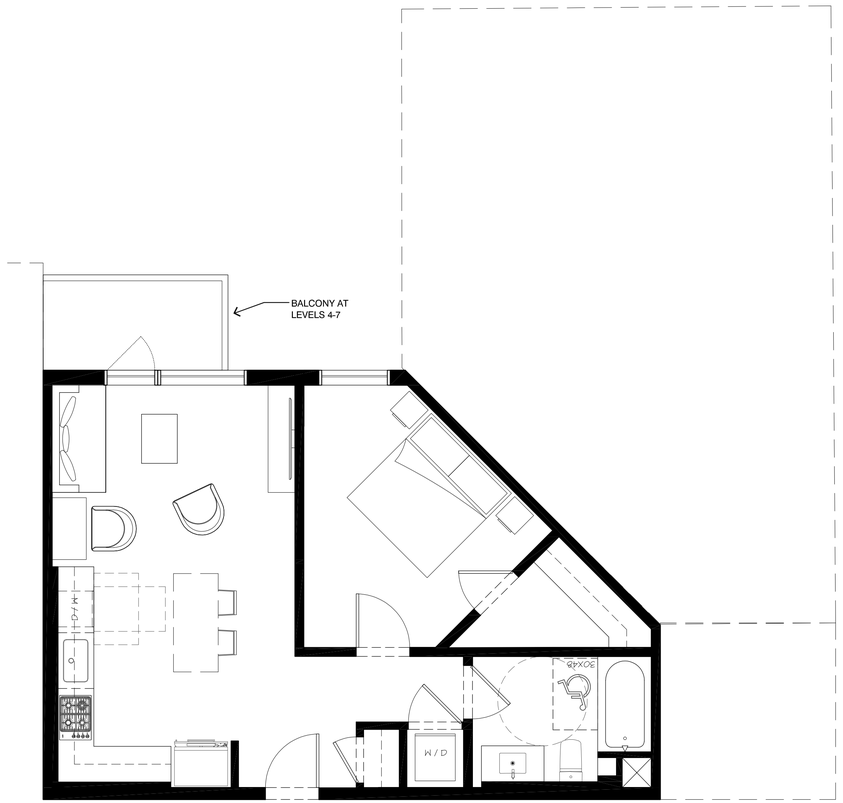
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GENERAL NOTES

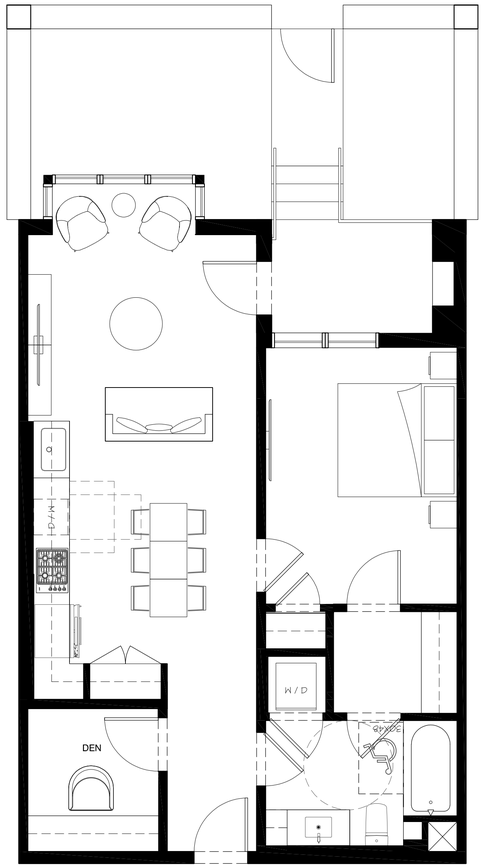
ALL UNITS SHOULD HAVE SPACE UNDER THE KITCHEN SINK FOR A 3-WASTE BIN OR INSTALL A 3-WASTE BIN PULL OUT DRAWER.



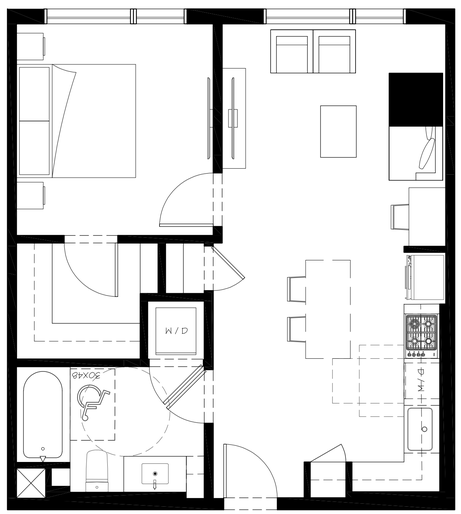
5 | 1 BEDROOM - 1C



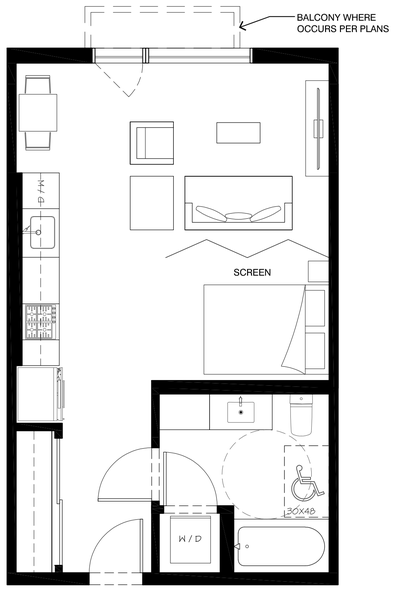
4 | 1 BEDROOM - 1B



3 | 1 BEDROOM B - FP01



2 | 1 BEDROOM - 1A



1 | STUDIO - S1

0 2 4 8'

1/4" = 1'-0"

UNIT MIX

UNIT TYPE	F.L. COUNT	UNIT GROSS FLOOR AREA (SF) RANGE
STUDIO	107	443-576
JUNIOR 1-BEDROOM	10	500
1-BEDROOM	138	641-750
1-BEDROOM + DEN	29	863-1000
2-BEDROOM	135	832-1251
TOTAL UNIT	419	

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MILESTONES

DATE	ISSUE
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REVISIONS

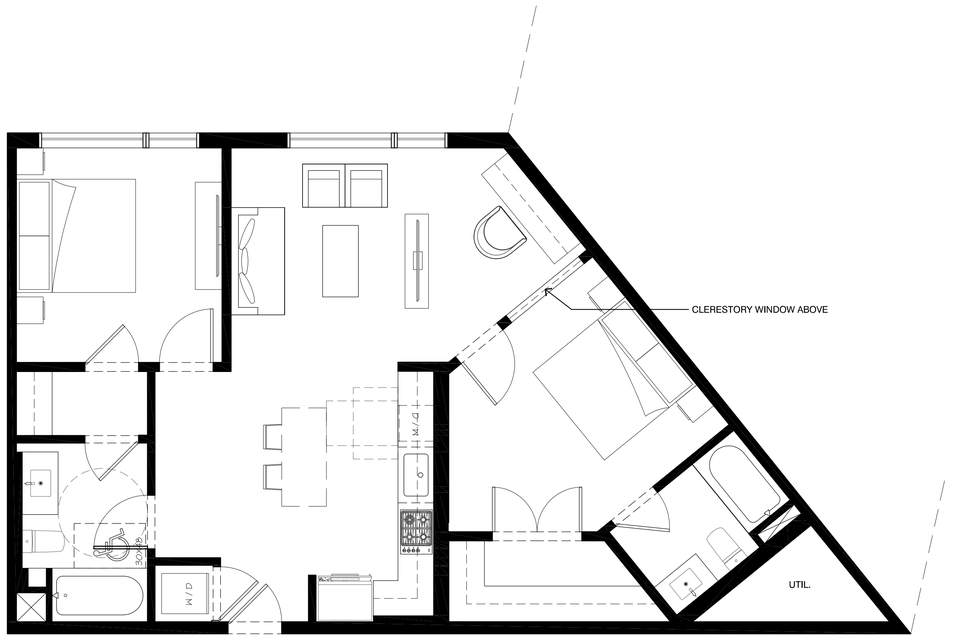
NO.	DATE	ISSUE

DRAWING TITLE: TYPICAL UNIT PLANS

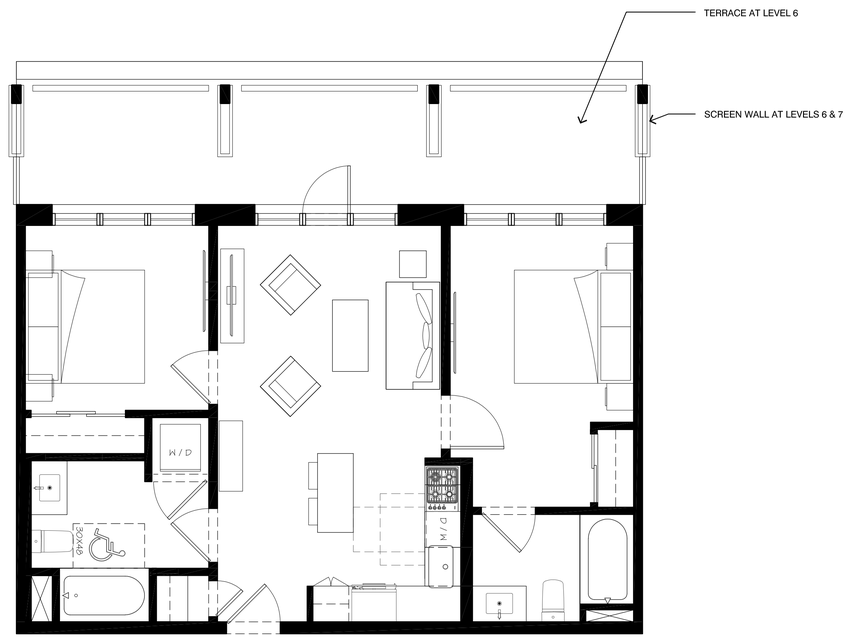
DRAWING NO: A3.01

GENERAL NOTES

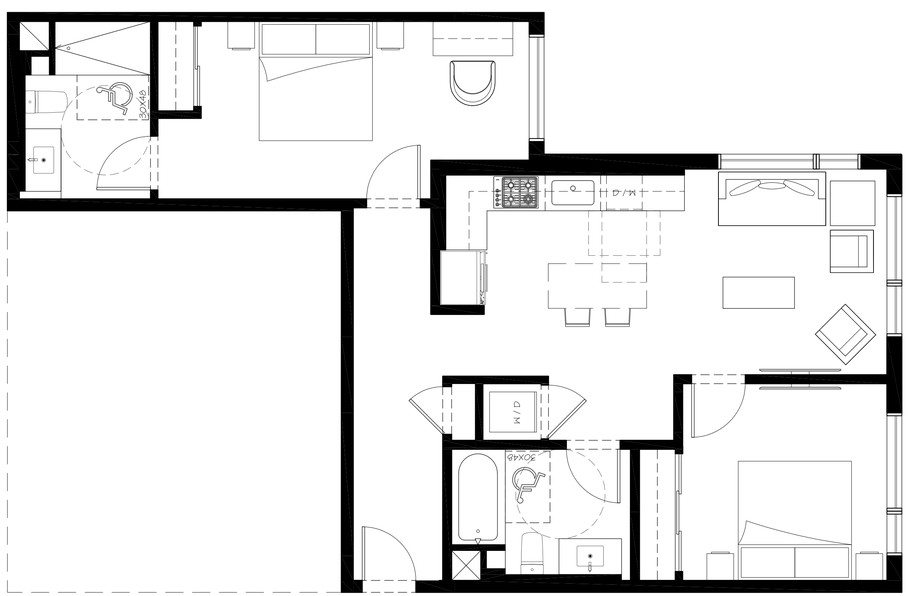
ALL UNITS SHOULD HAVE SPACE UNDER THE KITCHEN SINK FOR A 3-WASTE BIN OR INSTALL A 3-WASTE BIN PULL OUT DRAWER.



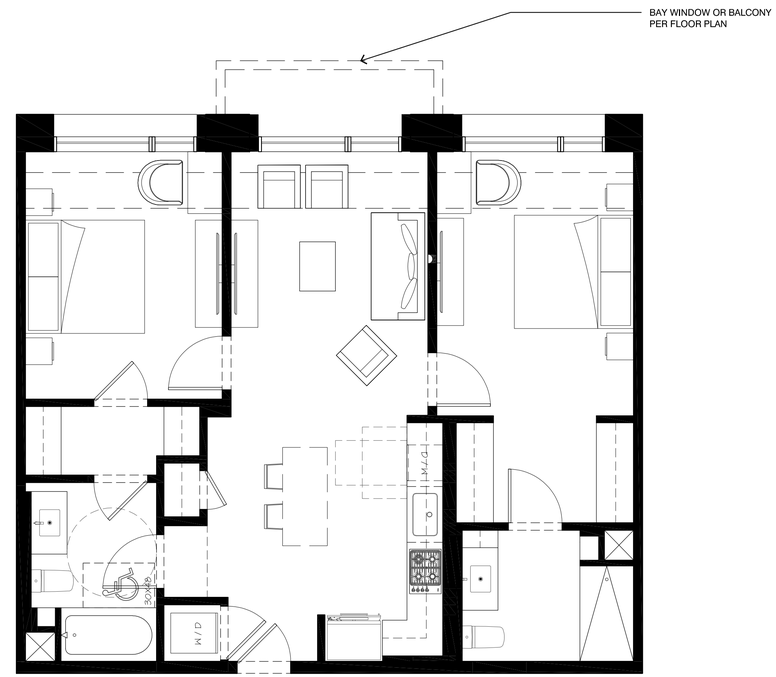
4 | 1+DEN OR 2 BEDROOM - 2E



3 | 2 BEDROOM - 2B.6



2 | 2 BEDROOM - 2D



0 2 4 8'

1/4" = 1'-0"

1 | 2 BEDROOM - 2B

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

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Menlo Park, CA

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REVISIONS

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DRAWING TITLE: TYPICAL UNIT PLANS

DRAWING NO: A3.02



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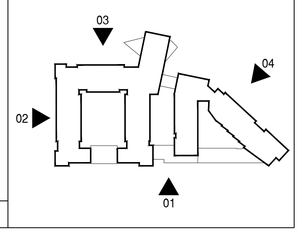
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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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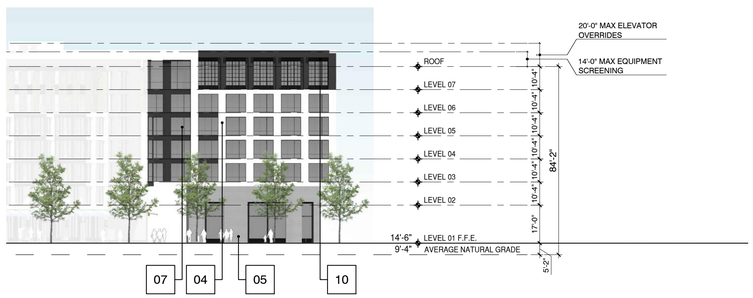
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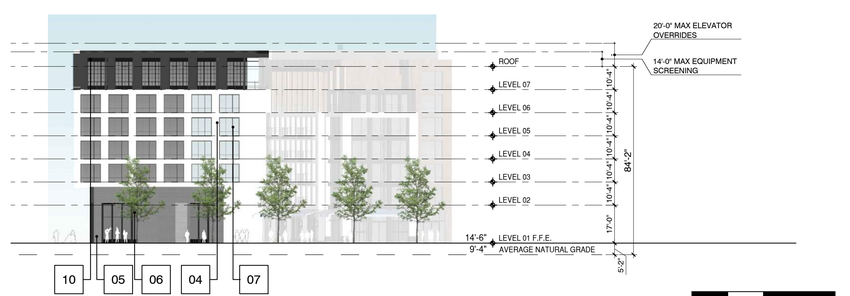
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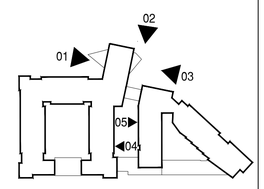
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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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Menlo Park, CA

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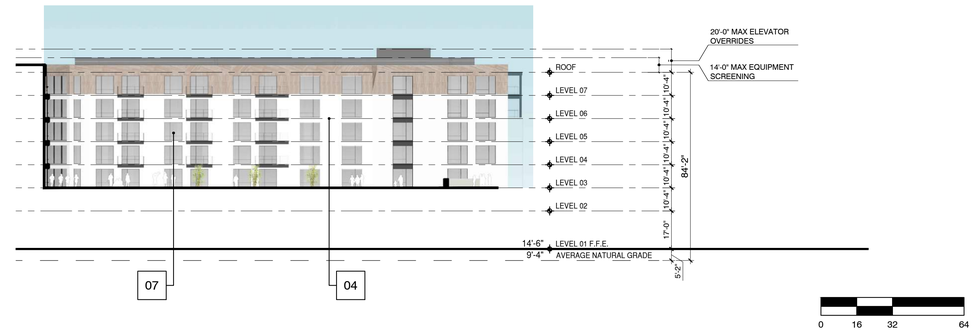
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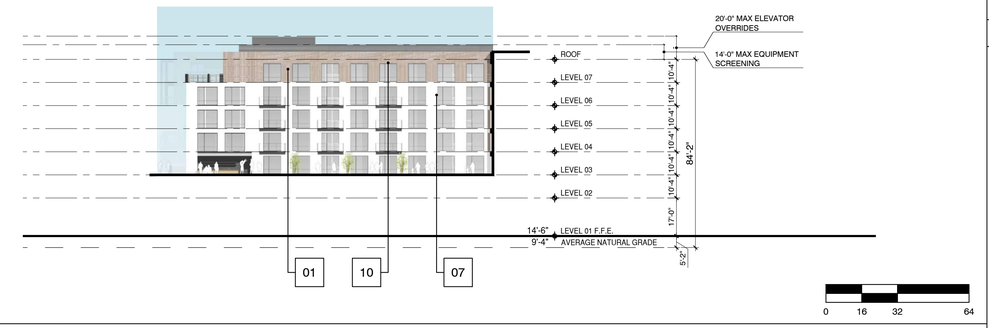
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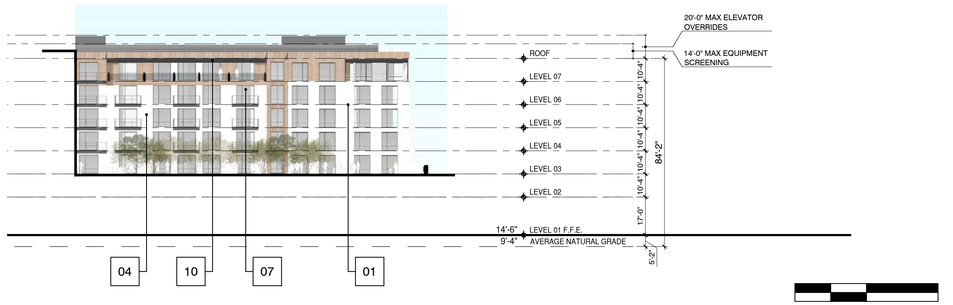
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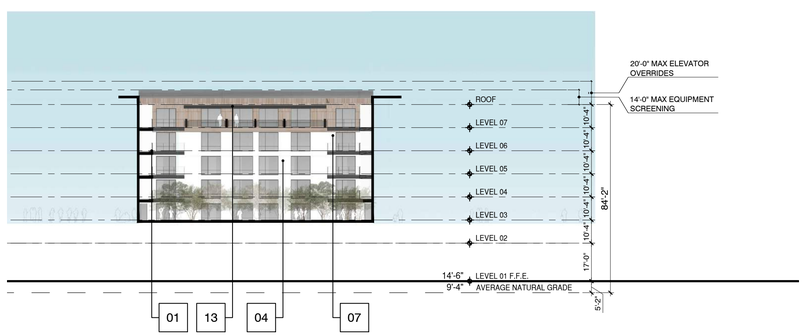
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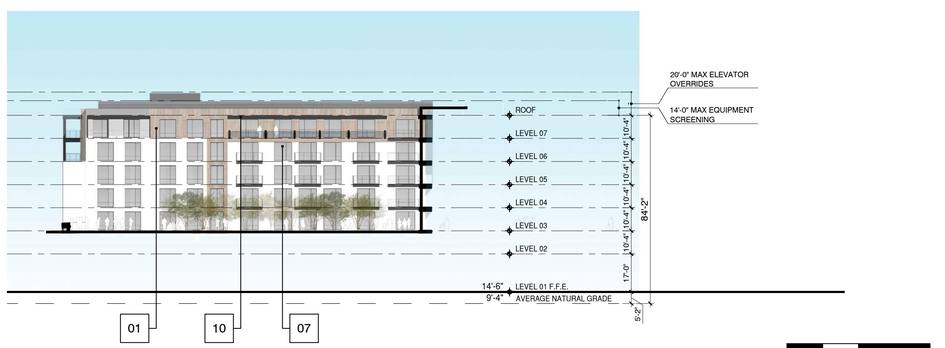
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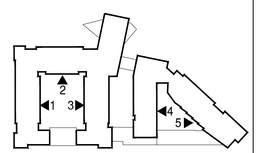
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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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MILESTONES

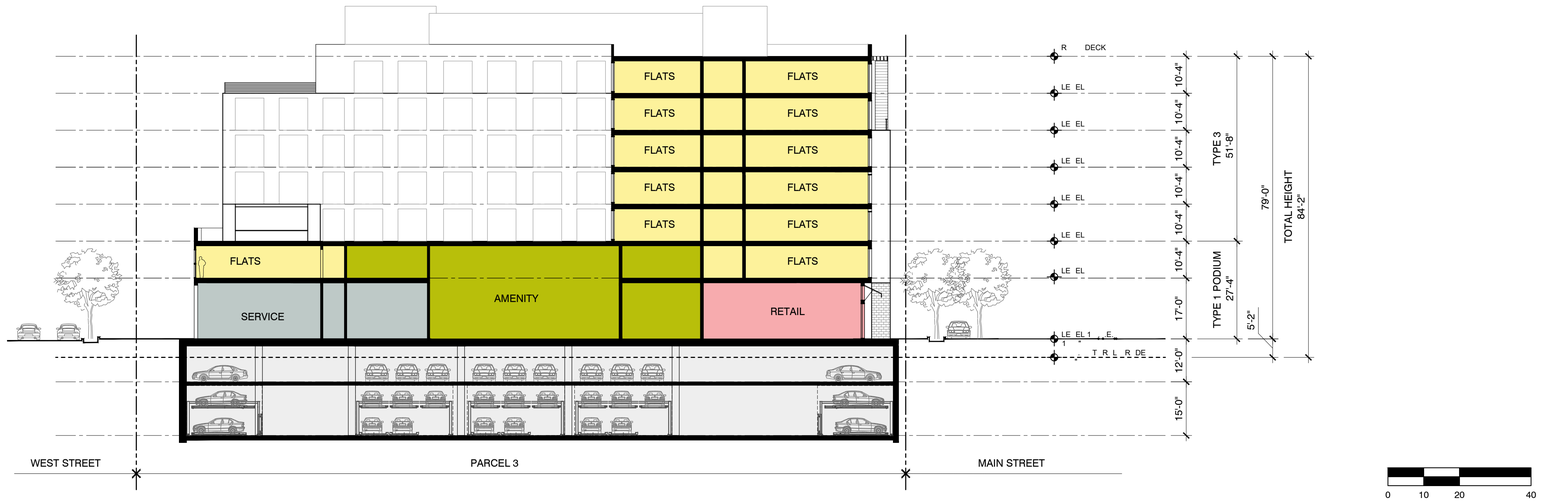
DATE	ISSUE
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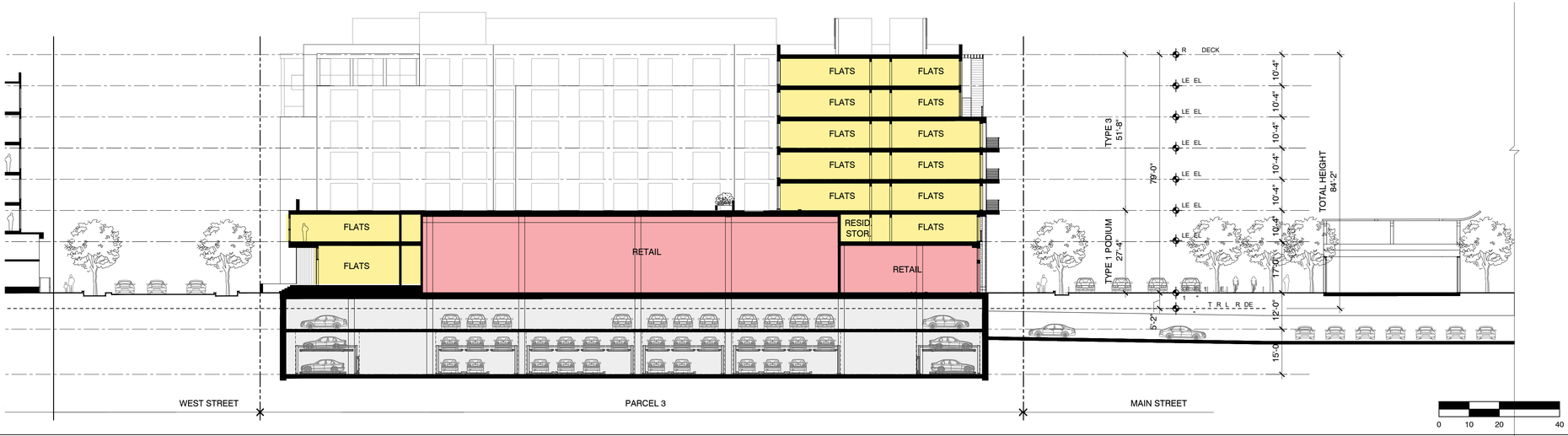
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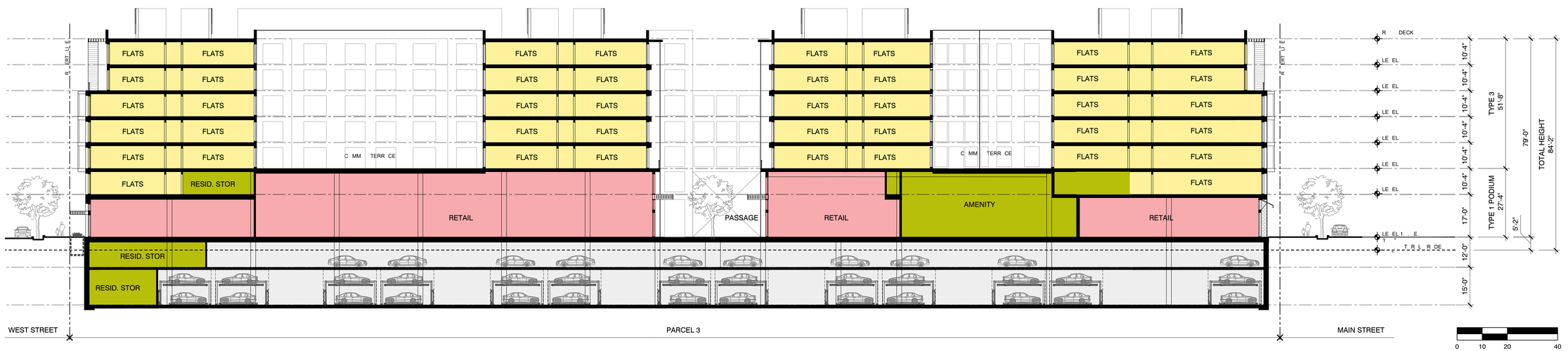
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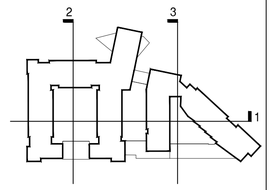
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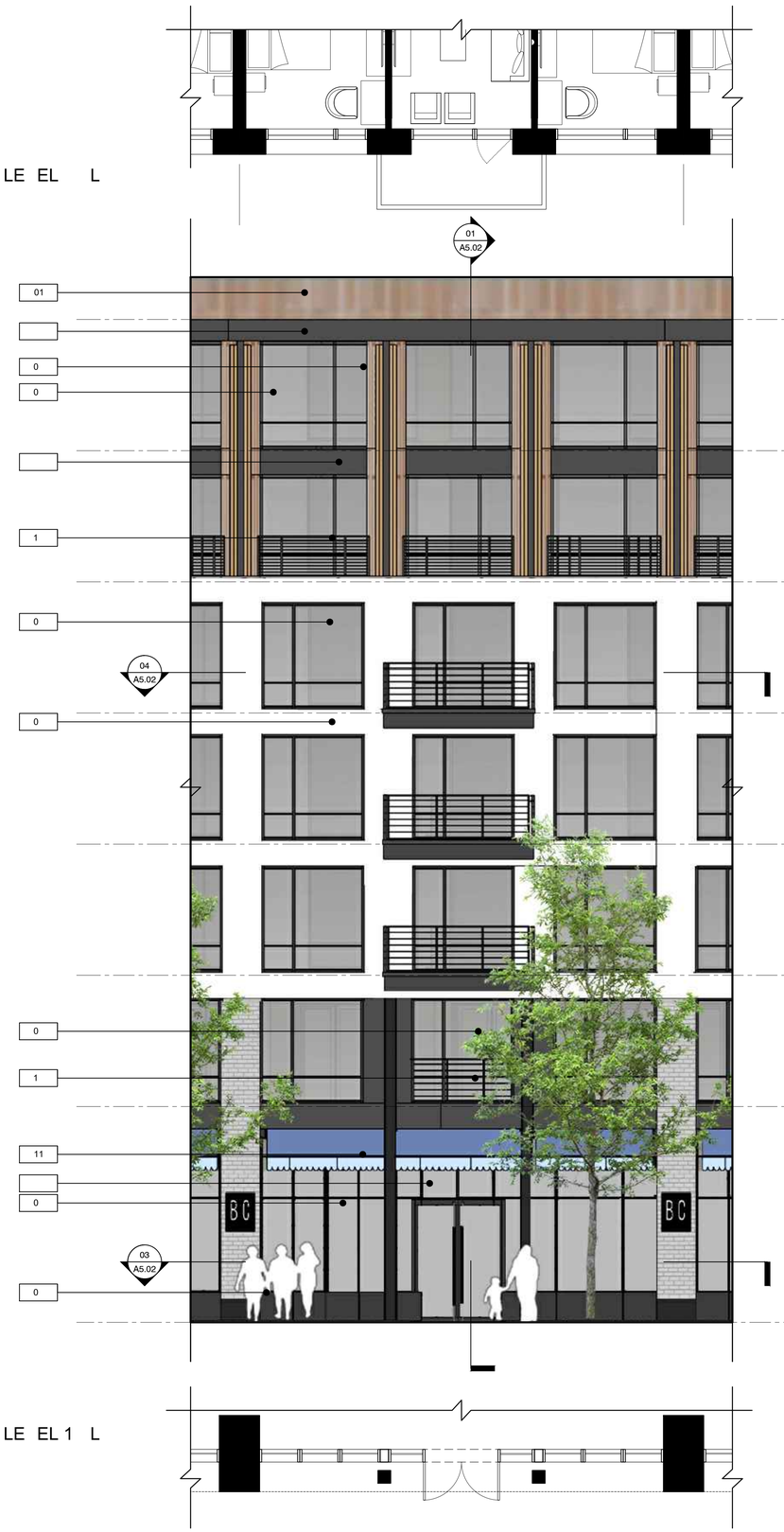
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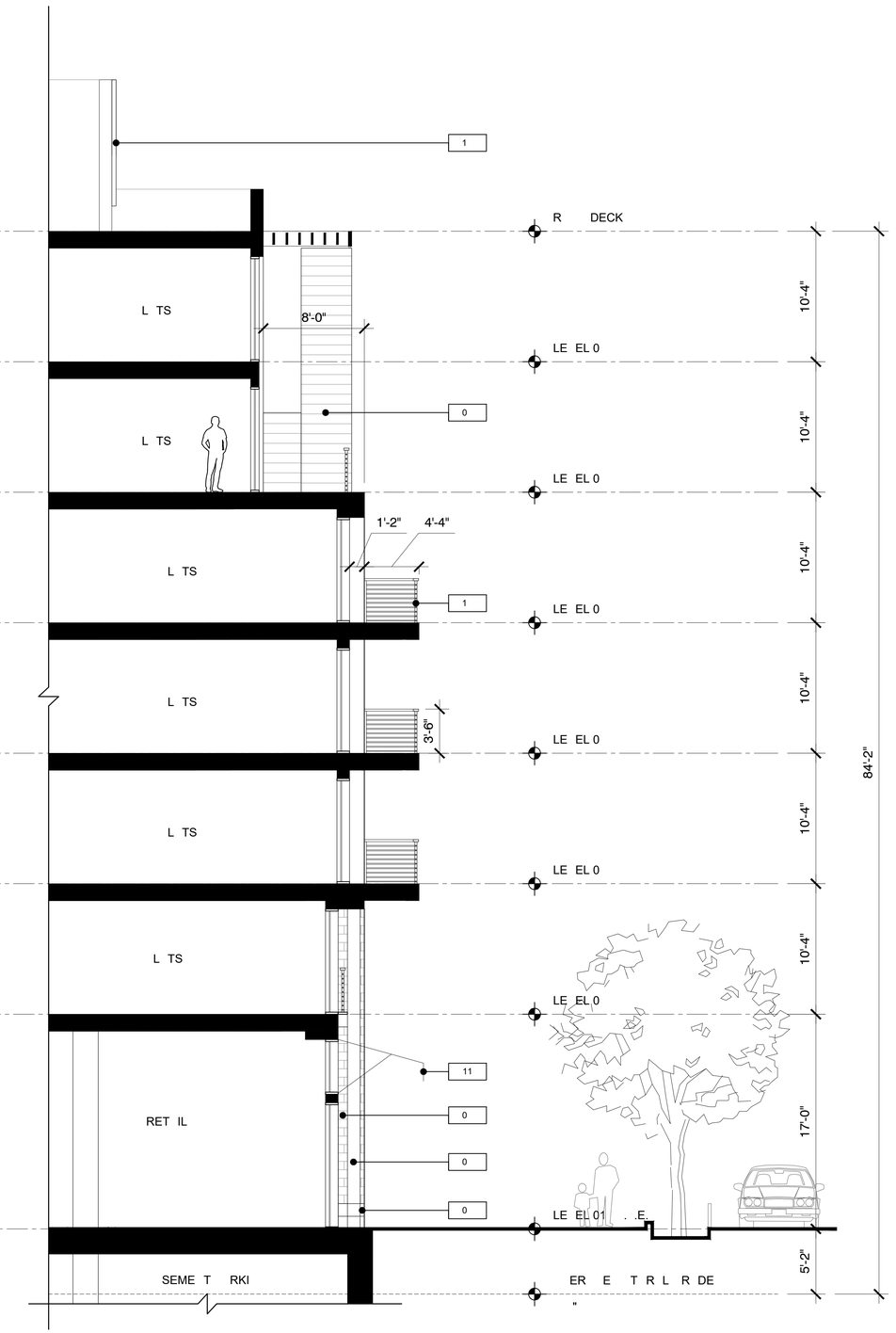
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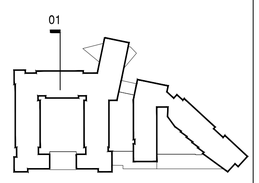
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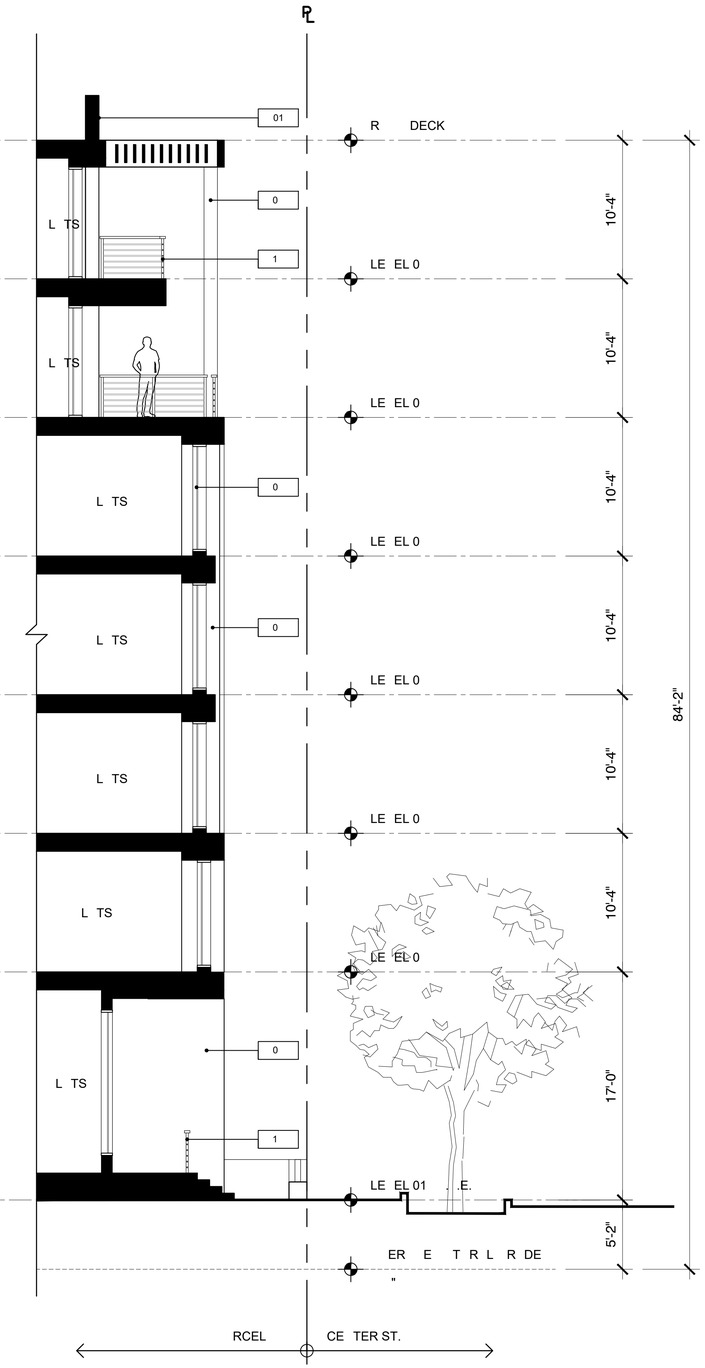
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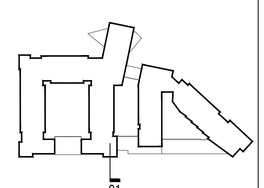
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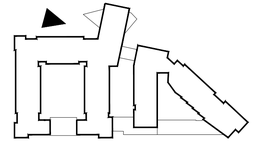
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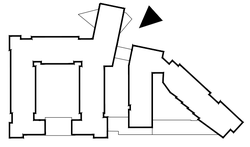
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WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

PENINSULA INNOVATION PARTNERS

SCALE:

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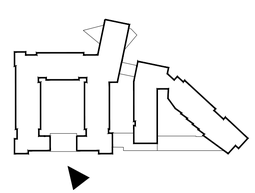
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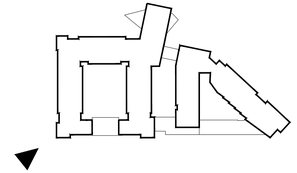
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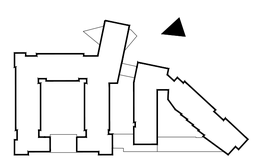
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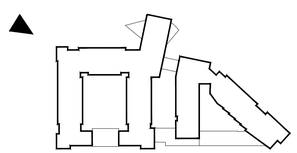
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01. SIDING DARK BRONZE COLOR



02. TILE (LIGHT)



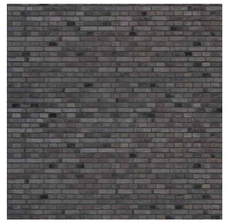
02. TILE (DARK)



03. "WOOD-LOOK" SCREEN



04. STUCCO - SMOOTH TROWEL FINISH



05. BRICK - GRAY



06. STOREFRONT WINDOW SYS.



07. WINDOW SYSTEM WITH MEDIUM DARK , WHITE, OR TAN COLOR FRAME



08. BAY WINDOW



09. ALUMINUM - FASCIAS AND COLUMN WRAPPERS



10. AWNING - METAL



11. AWNING - FABRIC



12. RAILINGS



13. GARAGE SECURITY SCREEN



14. CORRUGATED METAL ROOF SCREEN



15. CONCRETE

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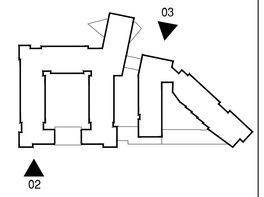
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R-MU Residential Mixed Use District - Use Table

Requirement	Reference	Standard		Proposal / Notes	Compliance
Permitted Uses	16.45.020	Multiple Dwellings (Required), Administrative and Professional Offices (≤ 20,000sf), Retail Banking Services, Retail Sales Establishments (≤ 20,000sf), Eating Establishments, Personal Services excluding tattooing, piercing, palm-reading or similar, Recreational Facilities (≤ 20,000sf), Community Education/Training Centers.		Proposed Development includes Multiple Dwellings (required), Retail Sales Establishments (each rentable space <20,000sf), Eating Establishments	**Complies**
Administratively Permitted Uses	16.45.030	Eating establishments including beer or wine only and/or with live entertainment, Child Care Center, Outdoor Seating, Diesel Generators.		Proposed Development includes areas of Outdoor Seating	**Complies**
Conditional Uses	16.45.040	Home Occupations, Administrative and Professional Offices (> 20,000sf), Research and Development Uses excluding hazardous materials, Eating and Drinking Establishments including alcohol and/or if portable, Retail Establishments including the sale of beer, wine and alcohol, (> 20,000sf), Personal Services including tattooing, piercing, palm-reading, or similar, Movie Theater, Recreational Facilities (> 20,000sf), Special Uses per 16.78, Uses proposing bonus level development, Public Utilities.		Proposed Development includes Eating & Drinking Establishments including beer, wine and alcohol sales.	**Complies**

R-MU Development Regulations

Note: Projects within the plan area will follow the standards prescribed for bonus level development.

Requirement	Reference	Standard		Proposal / Notes	Compliance
Minimum Lot Area	16.04.140 16.45.050	Minimum area of building site (includes public access easements): 25,000sf		Lot Area of Proposed Design is 127,309 sf	**Complies**
Minimum Lot Dimensions	16.04.400-410 16.45.050	Minimum size of a lot calculated using lot lines: 100' Width, 100' Depth; "Minimum depth of lot" means the average distance between the front and rear property lines; "Minimum width of lot" means the shortest distance between the side property lines, between the required front and rear setback lines. The shortest distance between the side property lines at rear property line shall not be less than seventy-five percent (75%) of the required minimum width		Average Depth as distance from front property line to rear = 537', Shortest distance between side property lines within setback = 75'-3"	**Complies**
Minimum Setback at Street	16.45.050 16.45.120(1)	Minimum linear feet building can be sited from property line adjacent to street: 0' Measured from property line, or if there is a public access easement, from the back of the easement.		n/a	**Complies with Approved CDP Request**
Maximum Setback at Street	16.45.050 16.45.120(1)	Maximum linear feet building can be sited from property line adjacent to street: 25'			**Complies with Approved CDP Request**
Minimum Interior side and rear setbacks	16.45.050	Minimum linear feet building can be sited from interior and rear property lines: 10' See 16.45.120(5) when paseo is required. Interior side setback may be reduced to zero feet for the entire building mass where there is retail frontage.		Proposed Design is 12' Min from rear property line	**Complies**
Maximum Residential Floor Area Ratio	16.45.050 WVMP 1.3	Per WVMP Section 1.3, FAR will be calculated in aggregate across the entire master plan area, superseding 16.45.050 FAR Limit.		n/a	
Density	16.45.050 WVMP 2.1(A)	Per WVMP Section 2.1(A) density limit calculated in aggregate across master plan area, at 1,500 units/ 11.95 acres, superseding 16.45.050 Density Limit.		n/a	
Maximum Nonresidential floor area ratio	16.45.050 WVMP 1.3	Per WVMP Section 1.3, FAR will be calculated in aggregate across the entire master plan area, superseding 16.45.050 FAR Limit.		n/a	
Height	16.45.050 WVMP Ex. 25	Per WVMP Exhibit 26: Average Height Limit in the R-MU Zoning district is 52.5' plus 10' for properties in the flood zone and Maximum Height Limit is 70', superseding 16.45.050 Height Limits. "Height" is defined as average height of all buildings on one site, where a maximum height cannot be exceeded. Maximum height does not include roof-mounted equipment and utilities or parapets used to screen mechanical equipment. The maximum height allowed for rooftop mechanical equipment is 14' except for elevator towers and associated equipment, which may be 20'. Properties within the flood zone or subject to flooding and sea level rise are allowed a 10' increase in height and maximum height.		n/a	**Complies with Approved CDP Request**
Minimum Open Space Requirement	16.45.050	Per WVMP Section 2.1(A), residential private open space will be per 16.45.120(4) below. Publicly accessible open space will be Willow Village Master Plan Section 2.1(D).		Proposed Design includes 44,239 sf of open space above ground level, with 23,755 sf of at Podium Level, see plans	**Complies**
Master Planned projects	16.45.055	Provides flexibility for some of the above requirements for some projects. For this project see applicable Master Plan.		n/a	
Bonus Level Development	16.45.060	Provides criteria for application of Bonus requirements above. For this project defined in Master Plan.		n/a	
Community Amenities Required for Bonus Level Development	16.45.070	Provides amenity requirement for Bonus development. For this project defined in Master Plan.		Proposed Design includes community amenities defined in Master Plan	**Complies**

R-MU Parking Standards

Requirement	Reference	Standard		Proposal / Notes	Compliance
Residential Units Car Parking:	16.45.080 WVMP 2.1(A)	Per WVMP Section 2.1(A) residential parking will be provided at one space per unit, superseding 16.45.080 Parking Requirements.		Proposed Design includes 419 residential parking spaces.	**Project Complies. See A9.14.**
Retail and Eating/Drinking Establishments Car Parking	16.45.080 WVMP 2.1(A)	Per WVMP Section 2.1 (A) retail parking will be provided at up to 3.3 spaces per 1,000 square feet, superseding 16.45.080 Parking Requirements.		Proposed Design includes 222 retail spaces as part of a village wide parking strategy.	**Project Complies. See A9.14.**
Residential Units Bike Parking	16.45.080 16.45.120(7) and best practice standards in Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines	Minimum 1.5 long term bike parking space per unit; 10% additional short-term for guests		Proposed Design includes 692 long term spaces and 64 short term spaces.	**Project Complies. See A9.14C.**
Retail and Eating/Drinking Establishments Bike Parking		1 per 5,000sf of gross floor area. 20% for long term and 80% for short term.		Proposed Design includes 18 spaces, 8 long term and 10 short term.	**Project Complies. See A9.14C.**

R-MU Design Standards

All new construction in R-MU districts is subject to architectural control. Design standards may be modified subject to approval of a use permit or a conditional development permit. Projects within the plan area will follow the standards prescribed for bonus level development.

Reference		Standard		Proposal / Notes	Compliance
Relationship to the Street					
16.45.120(1)	**Build-To Area Requirement**	Minimum percentage of street frontage between the minimum and maximum setback lines. If fronting a Local Street: 40%. If fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street: 60% minimum.		Proposed Design Frontage: Center Street - 94%; New Hamilton Street - 71%, West Street - 99%; Main Street - 85%	**Complies**
	Frontage Landscaping	Percentage of area between property line and face of building devoted to ground cover and vegetation. Setback areas adjacent to active ground floor uses are excepted. If fronting a Local Street: Minimum 40%, 50% of which shall provide on-site infiltration of stormwater runoff. If fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street then 25% minimum, 50% of which should provide on-site infiltration of stormwater runoff.		Willow Village Master Plan to provide information regarding location and extent of frontage landscape beyond lot's property lines in compliance with zoning requirements	**Complies**
	Frontage Uses	Allowable frontage uses. Nonresidential uses shall be a minimum of 50' in depth. If fronting a Local Street: No restrictions If fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street then setback areas parallel to street not used for frontage landscaping must provide pedestrian circulation, other publicly accessible open spaces, access to parking, bicycle parking, or other uses that the planning commission deems appropriate.		Proposed Design includes non-residential uses along West Street and Main Street with a minimum depth of 50'	**Complies**
	Surface Parking Along Street Frontage	Permitted if set back appropriately. The maximum percentage of linear frontage of property adjacent to the street allowed to be off-street surface parking: If fronting a Local Street: Maximum of 35% If fronting a Boulevard, Thoroughfare, Mixed Use Collector, or Neighborhood Street then Maximum of 25%.		n/a no surface parking proposed within lot	**n/a**
	Minimum Surface Parking Setback	Minimum dimension property line to surface parking: 20'.		n/a no surface parking proposed within lot	**n/a**
Building Mass and Scale					
16.45.120(2)	**Base Height**	The maximum height of a building *at the minimum setback at street* or before the building steps back the minimum horizontal distance required. Properties within the flood zone or subject to flooding and sea level rise are allowed a 10' increase. Maximum Base height: 45' + 10' Bonus		n/a	**Complies with Approved CDP Request**
	Minimum Stepback	The horizontal distance a building's upper story(ies) must be set back above the base height. 10' for a minimum of 75% of the building face ***along public streets.*** Per 16.08.100 excavation into a required setback shall not be permitted unless a use permit for this purpose is obtained from the planning commission.		See Plans & Diagrams Modification Request 2	**Complies with Modification Request**
	Building Projections	The maximum depth of allowable building projections, such as balconies or bay windows, from the required stepback for portions of the building above the ground floor: 6'		Proposed Design includes building projections ≤ 6'	**Complies**
	Major Building Modulations	A break in the building plane from the ground level to the top of the building's base height. Required on façades facing publicly accessible spaces. Parking is not allowed in the recess. Minimum of one recess of 15' wide by 10' deep per 200' of façade length.		n/a	**Complies with Approved CDP Request**
	Minor Building Modulations	Required on façades facing publicly accessible spaces. Parking is not allowed in the recess. Minimum recess of 5' wide by 5' deep per 50' of façade length. Building Projections spaced no more than 50' apart with a minimum depth of 3' and width of 5' may satisfy this requirement in lieu of a recess.		Proposed Design massing includes minor modulation of façade depth of varying depths. See Plans & Diagrams Modification Request 1.	**Complies with Modification Request**
Ground Floor Exterior					
16.45.120(3)	**Building Entrances**	Minimum ratio of entrances to building length along a public street or paseo. One entrance every 100 feet of building length along a public street or paseo is required, minimum one along each length. Entrances at a building corner may be used to satisfy that requirement for both frontages. Stairs must be located in locations convenient to building users.		Proposed Design includes at least one entrance every 100 feet of building length along required frontages.	**Project Complies. See A9.11.**
	Ground Floor Transparency	The minimum percentage of the ground floor façade (finished floor to ceiling) that must provide visible transparency. Windows shall not be opaque or mirrored. For the purpose of this chapter, "commercial" is defined as uses enumerated in this chapter, except office and research and development. 30% for residential uses, 50% for commercial uses.		Proposed Design includes required minimum glazing on ground floor, See elevations	**Project Complies. See A9.13.**
	Minimum Ground Floor Height Along Street Frontage	The minimum height between the ground-level finished floor to the second-level finished floor along the street. Where individual residential units' entries face a street finish floor shall be elevated 24" minimum above sidewalk level. 10' for residential uses; 15' for commercial uses.		Proposed design is 17' fin floor-fin floor from Level 1-2 for retail frontages. Proposed Design includes 24" min. stoop for street-facing ground floor units.	**Complies**
	Garage Entrances	Width of garage door entry/door along street frontage. Garage entrances must be separated by a minimum of 100 feet to ensure all entrances/exits are not grouped together or resulting in an entire stretch of sidewalk unsafe and undesirable for pedestrians. Maximum 12' opening for one-way entrance; maximum 24' opening for two-way entrance.		n/a	**Complies with Approved CDP Request**
	Awnings, Signs, and Canopies	The maximum depth of awnings, signs, and canopies that project horizontally from the face of the building. Horizontal projections shall not extend into the public right-of-way. A minimum vertical clearance of 8' from finished grade to the bottom of the projection is required. Maximum depth: 7'		Proposed Design Complies with awning restrictions	**Complies**
Open Space					
16.45.120(4)		All development shall provide a minimum amount of open space equal to 25% of the lot area. The required quantity of public open space is superseded by the Willow Village Master Plan		see Willow Village Master Plan	**n/a**
	A	Publicly Accessible Open Space requirements per 16.45.120(4) are superseded by the Willow Village Master Plan (see Section 1.3, 2.1.D, & Exhibits 4, 6, 7, 8)		see Willow Village Master Plan	**n/a**
	B	Quasi-Public and Private Open Spaces include patios, balconies, roof terraces, and courtyards.		Proposed Design includes 55,264 sf of balconies, roof terraces, & courtyards	**Complies**
	C	i. Residential developments shall provide 100sf of common open space or 80sf of private open space per unit. Private open space shall have a minimum dimension of 6' by 6'. This counts towards the required 25% lot area of open space. ii. In the case of a mix of private and common open space, common open space shall be provided at a ratio of 1.25sf for each 1sf of private open space that is not provide. iii. For projects with more than 100 units, a common space with a minimum dimension of 40' and a minimum area of 1,600sf shall be provided.		Proposed design includes 2 podium open spaces with 18,892 sf of open space	**Complies**
	D	i. Open Space shall interface with adjacent buildings via direct connections through doors, windows, and entryways. ii. Open Space shall be integrated as part of the building modulation and articulation to enhance building façade and should be sited and designed to be appropriate for the size of the development and accommodate different activities, groups, and both active and passive uses. iii. Open Space shall include: sustainable stormwater features, a minimum landscaping bed no less than 3' in length or width and 5' in depth for infiltration planting, and native species able to grow to their maximum size without shearing.		Proposed Design includes projecting and inset balconies, terraces, & courtyards with required connections, see plans. For stormwater mitigation landscaping, see Willow Village Masterplan	**Complies**
	E	All exterior landscaping counts towards open space requirements.		-	-
Building Design					
16.45.120(5)	**A**	Main building entrances shall face the street or a publicly accessible courtyard. Building and/or frontage landscaping shall bring the human scale to the edges of the street. Retail banking frontage shall be parallel to the street.		Proposed Design includes compliant entrances, see ground floor plan	**Complies**
	B	Utilities including meters, backflow prevention devices, etc., shall be concealed or integrated into the building design to the extent feasible, as determined by the public works director.		Proposed Design includes locations for utilities	**Complies**
	C	Projects shall include dedicated, screened, and easily accessible space for recycling, compost, and solid waste storage and collection.		Proposed Design includes designated space for discards, compost, & recycling	**Project Complies. See A9.20.**
	D	Trash and storage shall be enclosed and attractively screened from public view.			
	E	Materials and colors of utility, trash, and storage enclosures shall match or be compatible with the primary building.			
	F	Building materials shall be durable and high quality to ensure adaptability and reuse over time. Glass panelling and windows shall be used to invite outdoor views and introduce natural light into interior spaces. Stucco shall not be used on more than fifty per-cent (50%) of the building facade. When stucco is used, it must be smooth troweled.		Proposed Design to conform.	**Project Complies. See A9.17.**
	G	Rooflines and eaves adjacent to street-facing facades shall vary across a building, including a four foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets. The variation of the roofline's horizontal distance should match the required modulations and stepbacks.		n/a	**Complies with Approved CDP Request**
	H	Rooftop equipment, stair and elevator towers, shall be concealed in a manner that incorporates building color and architectural and structural design.		Proposed Design to screen or incorporate into design stair towers, mechanical equipment, & elevator penthouse	**Complies**
	I	Roof-mounted equipment shall meet the requirements of section 16.08.095 *Section 16.08.95: Mechanical equipment, such as air conditioning equipment, ventilation fans, vents, ducting, or similar equipment, may be placed on the roof of a building; provided, that such equipment shall be screened from view as observed at an eye level horizontal to the top of the roof-mounted equipment, except for the SP-ECR/D district which has unique screening requirements, and all sounds emitted by such equipment shall not exceed fifty (50) decibels at a distance of fifty (50) feet from such equipment.*			
Access and Parking					
16.45.120(7)	**A**	Shared entrances to parking for nonresidential and residential uses shall be used where possible.		Proposed Design to conform	**Complies**
	B	Service access and loading docks shall be located on local or interior access streets and to the rear of buildings, and shall not be located along a publicly accessible open space.		n/a	**Complies with Approved CDP Request**
	C	Aboveground garages shall be screened or located behind buildings that are along public streets.		no above grade or surface parking proposed	**n/a**
	D	Garage and surface parking access shall be screened or set behind buildings located along a publicly accessible open space and paseos.			
	E	Surface parking lots shall be buffered from adjacent buildings by a minimum 6' of paved pathway or landscaped area.			
	F	Surface parking lots shall be screened with landscaping features including a 20' deep landscaped area measured from the property line or public access easement. Trees shall be planted at a ratio of one per 400sf of required setback area for surface parking.			
	G	Surface parking lots shall be planted with at least one tree for every eight parking spaces. See planting diagram.			
	H	Surface parking can be located along a paseo for a maximum of 40% of a paseo's length.			
	I	Short-term bicycle parking shall be located within 50' of lobby or main entrance. Long-term bicycle parking facilities shall protect against theft and inclement weather, and consist of a fully enclosed, weather-resistant locker with key locking mechanism or an interior locked room or enclosure. Long-term parking shall be provided in locations that are convenient and functional for cyclists. Bicycle parking shall be: i. Consistent with the latest edition of the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guide ii. Designed to accommodate standard 6' bicycles iii. Paved or hardscaped iv. Accessed by an aisle in the front or rear of parked bicycles of at least 5'. v. at least 5' from vehicle parking spaces v. At least 30" of clearance in all directions from any obstructions vi. Lit with no less than 1 foot candle of illumination at ground level vii. Space efficient bicycle parking such as double decker lift-assist and vertical bicycle racks are also permitted.		Proposed Design to include bicycle parking that conforms to zoning requirements.	**Project Complies. See A9.14C and A9.14D.**
	J	Pedestrian access shall be provided with a minimum hardscape width of 6' from sidewalks to all building entries, parking areas, and publicly accessible open spaces, and shall be clearly marked with signage directing pedestrians to common destinations.		*Proposed Design to conform*	**Complies**
	K	Entries to parking areas and other important destinations shall be clearly identified for all travel modes with such wayfinding features as marked crossings, lighting, and clear signage.		*Proposed Design to conform*	**Complies**

R-MU Green and Sustainable Building

Requirement	Reference	Standard		Proposal / Notes	Compliance
Green Building	**16.45.130(1)A-C**	LEED Gold BD+C required for buildings over 100,000 gsf. Required to enroll in EPA Energy Star Building Portfolio Manager and submit documentation of compliance as required by the city.		*Proposed Design to conform, building GSF > 100,000 gsf*	**Complies**
Energy	**16.45.130(2)A**	New construction projects will meet 100% of energy demand (electricity and natural gas) through any combination of the following measures: i. On-site energy generation ii. Purchase of 100% renewable electricity through Peninsula Clean Energy or Pacific Gas and Electric Company in an amount equal to the annual energy demand of the project. iii. Purchase and installation of local renewable energy generation within the city of Menlo Park in an amount equal to the annual energy demand of the project. iv. Purchase of certified renewable energy credits and/or certified renewable energy offsets annually in an amount equal to the annual energy demand of the project. If a local amendment to the California Energy Code is approved by the California Energy Commission (CEC), the following provision becomes mandatory: The project will meet one hundred percent (100%) of energy demand (electricity and natural gas) through a minimum of thirty percent (30%) of the maximum feasible on-site energy generation, as determined by an on-site renewable energy feasibility study and any combination of the measures in subsections (2)(A)(ii) to (iv) of this section. The on-site renewable energy feasibility study shall demonstrate the following cases at a minimum: a. Maximum on-site generation potential. b. Solar feasibility for roof and parking areas (excluding roof mounted HVAC equipment). c. Maximum solar generation potential solely on the roof area.		*Proposed Design to conform*	**Complies**
Water Use Efficiency and Recycled Water	**16.45.130(3)A**	Single pass cooling systems shall be prohibited in all new buildings.		*no single pass cooling system proposed*	**Complies**
	16.45.130(3)B	All new buildings shall be built and maintained without the use of well water.		no well water use proposed	**Complies**
	16.45.130(3)C	All buildings 250,000sf or more in gross floor area shall prepare and submit a proposed water budget and accompanying calculations following the methodology approved by the city. The water budget shall account for the potable water demand reduction resulting from the use of an alternative water source for all city approved nonpotable applications. The water budget and calculations shall be reviewed and approved by the city's public works director prior to certification of occupancy and the building owner shall submit compliance data at intervals following occupation.		*Proposed Design to conform*	**Complies**
	16.45.130(3)D	All buildings shall be dual plumbed for the internal use of recycled water.		*Dual plumbing to be used*	**Complies**
	16.45.130(3)E	All new buildings 250,000sf or more in gross floor area shall use an alternate water source for all city approved nonpotable applications. An alternative source may include, but is not limited to, treated nonpotable water such as greywater. If the city has not designated a recycled water purveyor and/or municipal recycled water is not available prior to planning project approval, applicants may propose conservation measures to meet the requirements of this section subject to approval of the city council.		*Proposed Design to conform*	**Complies**
	16.45.130(3)F	Potable water shall not be used for dust control on construction projects.		*Proposed Design to conform*	**Complies**
	16.45.130(3)G	Potable water shall not be used for decorative features unless the water recirculates.		*Proposed Design to conform*	**Complies**
Hazard Mitigation and Sea Level Rise Resiliency	**16.45.130(4)A**	Per the Willow Village Master plan, minimum first floor finished floor level shall be 13' above sea level, which is consistent with 16.45.130(4)A requirement of 2' above Base Flood Elevation (BFE). Garage entrances will be graded to be above the 11' BFE.		*Proposed Design to conform*	**Complies**
	16.45.130(4)B	Prior to building permit issuance all new buildings shall pay any required fee or proportionate fair share for the funding of sea level rise projects, if applicable.		*Proposed Design to conform as applicable*	**Complies**
Waste Management	**16.45.130(5)A**	Applicants shall submit a zero-waste management plan to the city to show how they will reduce, recycle, and compost waste from the demolition, construction, and occupancy phases of the building. For the purposes of this chapter "zero waste" is defined as 90% overall diversion of nonhazardous materials from landfill and incineration wherein discarded materials are reduced, reused, recycled, or composted.		*Proposed Design to conform as applicable*	**Complies**
Bird Friendly Design	**16.45.130(6)A**	No more than 10% of façade surface area shall have non-bird-friendly glazing.		*Proposed Design to conform*	**Complies**
	16.45.130(6)B	Bird-friendly glazing includes but is not limited to opaque glass, covering the outside surface of the glass with patterns, paned glass with fenestration, frit, or etching patterns, and external screens over nonreflective glass. Highly reflected glass is not permitted.		*Proposed Design to conform. Site specific bird safe report will be submitted under separate future cover.*	**Complies**
	16.45.130(6)C	Occupancy sensors or other switch control devices shall be installed on nonemergency lights and shall be programmed to shut off during nonwork hours and between 10pm and sunrise.			
	16.45.130(6)D	Placement of buildings shall avoid the potential funneling of flight paths towards a building façade.			
	16.45.130(6)E	Glass skyways or walkways, freestanding (see-through) glass walls and handrails, and transparent building corners shall not be allowed.			
	16.45.130(6)F	Transparent glass shall not be allowed at the rooftines of buildings, including in conjunction with roof decks, patios, and green roofs.			
	16.45.130(6)G	Use of rodenticides shall not be allowed			
	16.45.130(6)H	A project may receive a waiver from one or more of the items listed in subsections (6)A-F of this section, subject to submittal of a site specific evaluation from a qualified biologist and review and approval by the planning commission.			

General Zoning Requirements

Requirement	Reference	Standard		Proposal / Notes	Compliance
Solar Access	**16.65.010**	Neither architectural control nor a building permit shall be granted for the construction of a structure if such construction shall cause said structure to penetrate the solar envelope as established for the parcel on which the structure is located.		*Proposed Design to conform*	**Complies**
Electric Vehicle Charging Stations	**12.18.030**	Adopts amended California Green Building Code Section 4.106.4.			
	CGBC 4.106.4.2	Per 4.106.4.2: 10% of total number parking spaces at multifamily dwellings shall be electric vehicle charging spaces capable of supporting future electric vehicle charging stations, rounded up.		*Proposed Design to conform*	**Complies**

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 3

Menlo Park, CA

SCALE:

NOTE: THIS DRAWING IS 600 A1. DO NOT SCALE DRAWINGS. REFER TO FIGURED DIMENSIONS ONLY. OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

MILESTONES

DATE	ISSUE
09/01/2023	ACP

REVISIONS

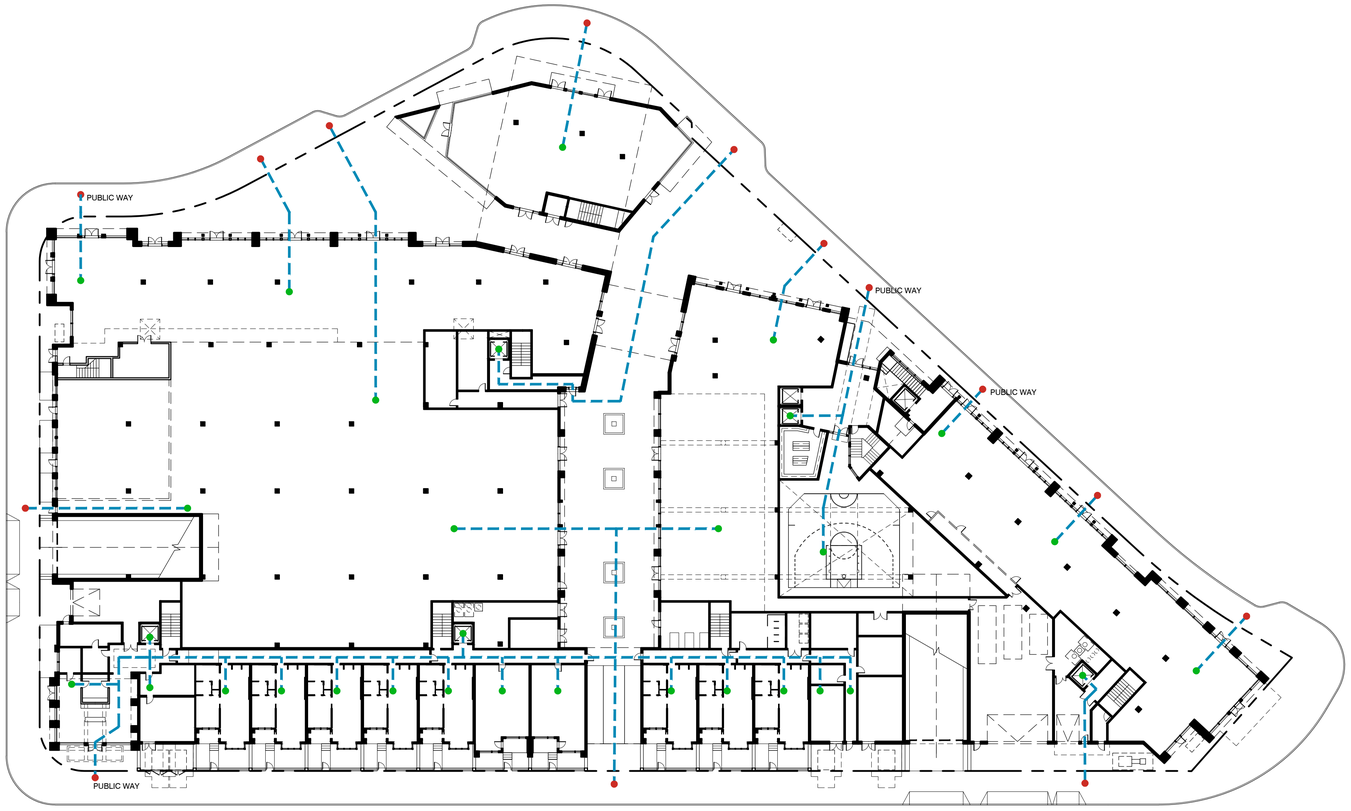
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ZONING CODE COMPLIANCE

DRAWING NO:

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LEGEND

- ACCESSIBLE PATH OF TRAVEL
- PUBLIC WAY
- LOCATIONS IN BUILDING
- ELEVATOR TO RESIDENTIAL LIVING LEVELS AND PARKING LEVELS

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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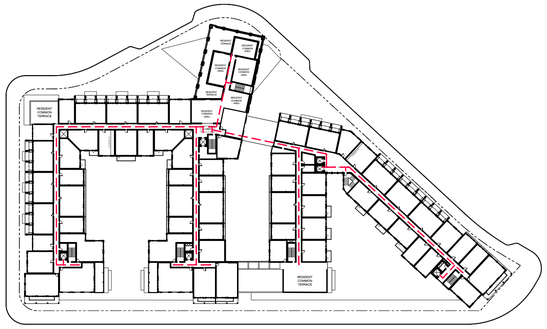
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06/19/2023	ACP

REVISIONS

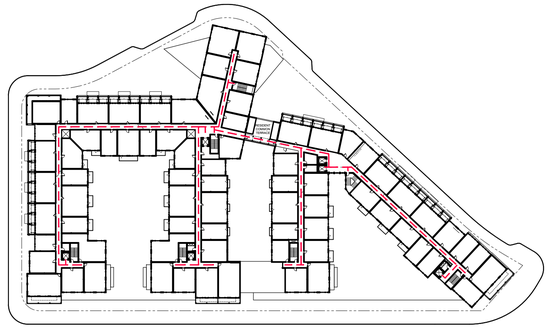
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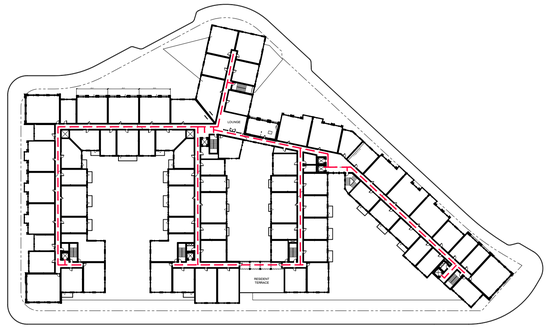
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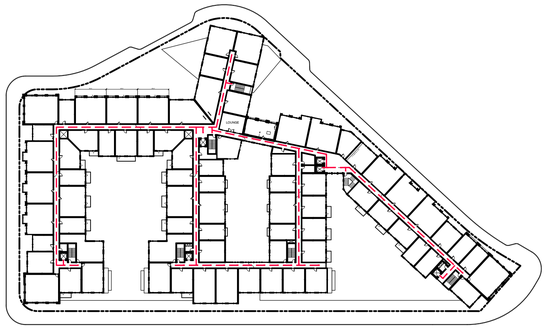
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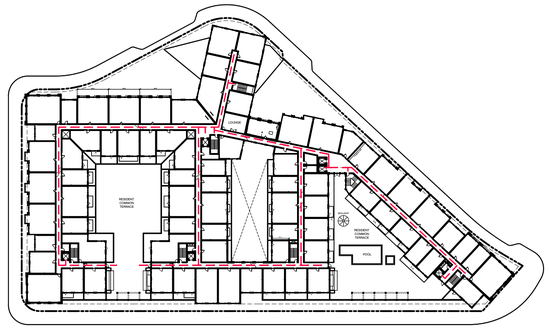
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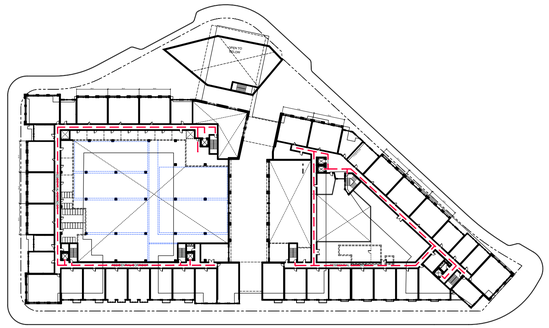
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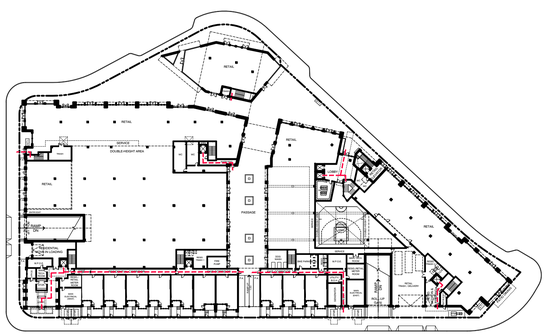
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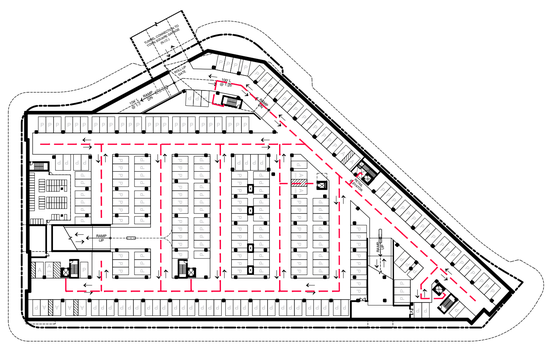
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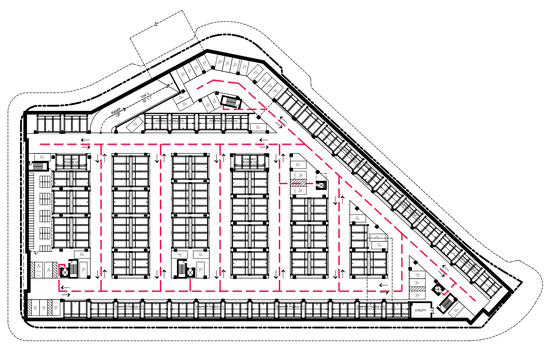
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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 3

Menlo Park, CA

SCALE:

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

MILESTONES

DATE	ISSUE
06/19/2023	ACP

REVISIONS

NO.	DATE	ISSUE

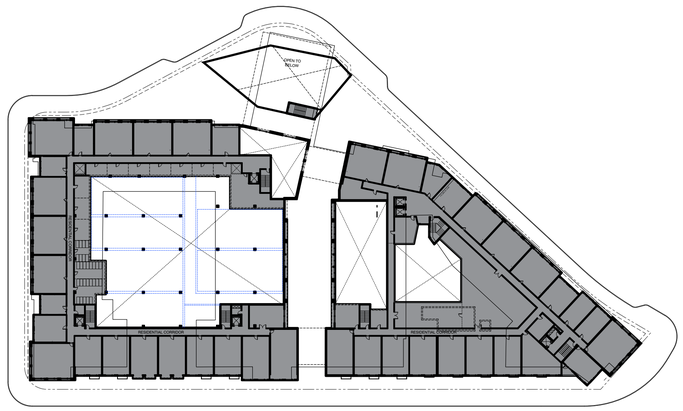
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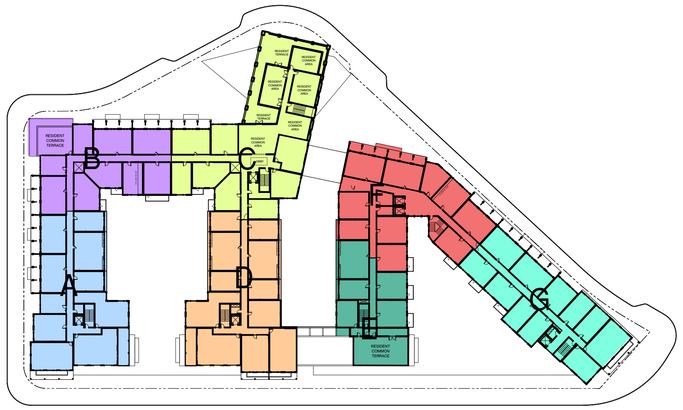
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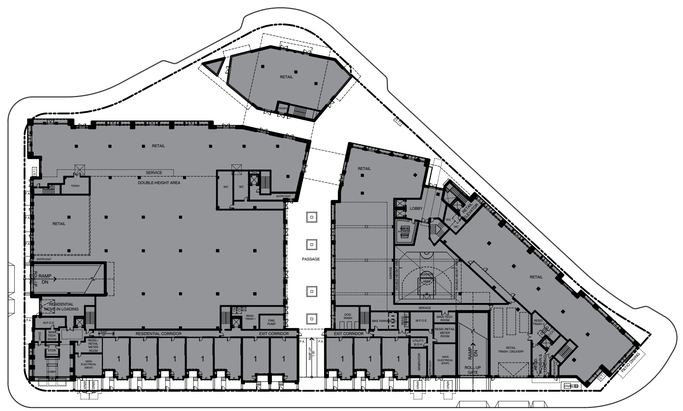
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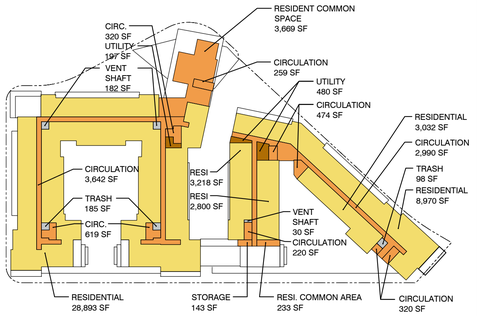


LEVEL 02 - AREA SEPARATION PLAN

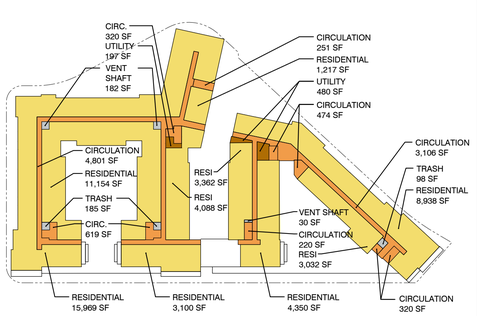


LEVEL 07 - AREA SEPARATION PLAN

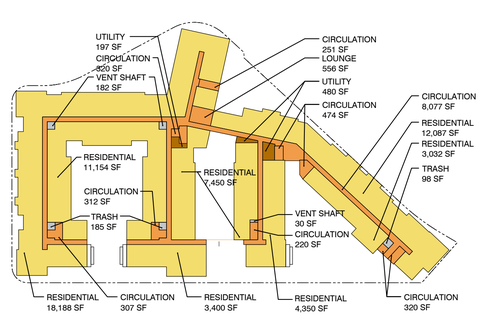

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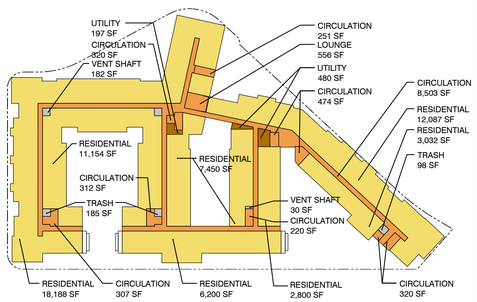
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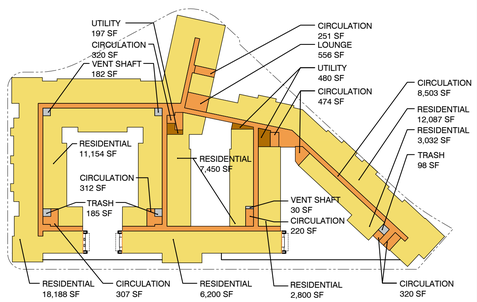
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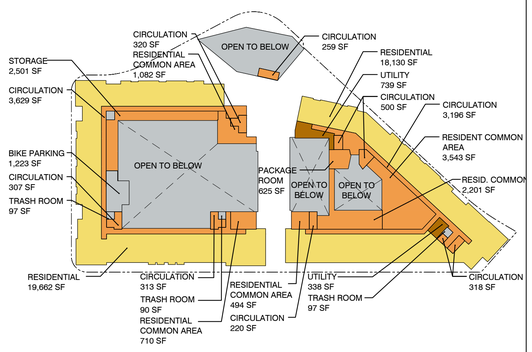
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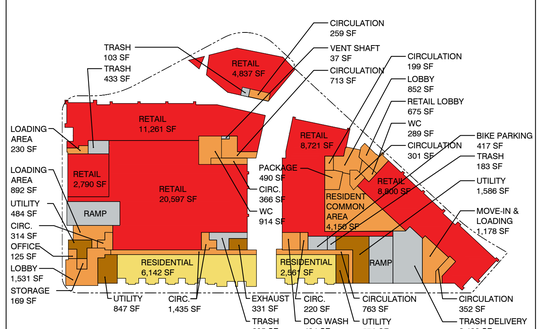
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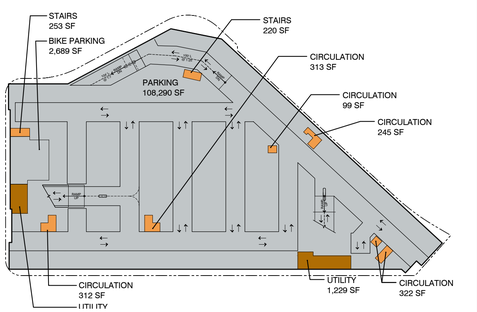
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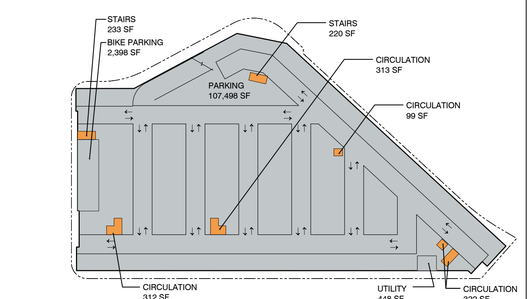
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GROSS FLOOR AREA (ZONING 1)

CATEGORY	ZONING GFA
LEVEL B2	
UTILITY	448
	448
LEVEL B1	
UTILITY	2,019
	2,019
LEVEL 1	
CIRCULATION	4,922
LOBBY	3,058
STORAGE	169
WC	1,203
DOG WASH	494
RESIDENT COMMON AREA	4,150
RESIDENTIAL	8,703
RETAIL	57,006
UTILITY	3,493
PACKAGE	490
OFFICE	125
MOVE-IN & LOADING	2,300
	86,113
LEVEL 2	
CIRCULATION	9,062
STORAGE	2,501
RESIDENT COMMON AREA	7,740
RESIDENTIAL	37,792
UTILITY	1,077
PACKAGE ROOM	625
	58,797
LEVEL 3	
CIRCULATION	10,707
LOUNGE	556
RESIDENTIAL	60,911
UTILITY	677
	72,851
LEVEL 4	
CIRCULATION	10,707
RESIDENTIAL	60,911
UTILITY	677
LOUNGE	556
	72,851
LEVEL 5	
CIRCULATION	10,281
RESIDENTIAL	59,661
UTILITY	677
LOUNGE	556
	71,175
LEVEL 6	
CIRCULATION	10,111
RESIDENTIAL	55,210
UTILITY	677
	65,998
LEVEL 7	
CIRCULATION	8,844
STORAGE	143
RESIDENT COMMON AREA	3,902
RESIDENTIAL	46,913
UTILITY	677
	60,479

GFA SUBTOTALS - INCLUDED PER CODE

RETAIL	
RETAIL	57,006
LOBBY	657
WC	1,158
	58,821
RESIDENTIAL	
CIRCULATION	67,897
LOBBY	2,401
STORAGE	3,369
WC	2,361
DOG WASH	494
RESIDENT COMMON AREA	15,792
RESIDENTIAL	330,101
UTILITY	8,535
	430,950
TOTAL INCLUDED GFA (PER ZONING CODE)	**489,771**

GROSS FLOOR AREA (ZONING 2)

CATEGORY	EXCLUDED GFA
VEHICULAR PARKING	107,498
BIKE PARKING	2,398
CIRCULATION	1,499
	111,395
VEHICULAR PARKING	108,290
BIKE PARKING	2,689
CIRCULATION	1,764
	112,743
BIKE PARKING	417
TRASH	387
EXHAUST	368
	1,172
BIKE PARKING	1,223
TRASH ROOM	205
	1,428
TRASH ROOM	283
VENT STACK	212
	495
TRASH ROOM	283
VENT STACK	212
	495
TRASH ROOM	283
VENT STACK	212
	495
TRASH ROOM	283
VENT STACK	212
	495
TRASH ROOM	283
VENT STACK	212
	495

GFA SUBTOTALS - EXCLUDED PER CODE

EXCLUDED PER ZONING CODE	
VEHICULAR PARKING	215,788
BIKE PARKING	6,727
TRASH	2,007
VENT STACK/EXHAUST	1,428
TOTAL EXCLUDED GFA (PER ZONING CODE)	**225,950**
TOTAL GFA	**715,721**

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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

MILESTONES

DATE	ISSUE
06/19/2023	ACP

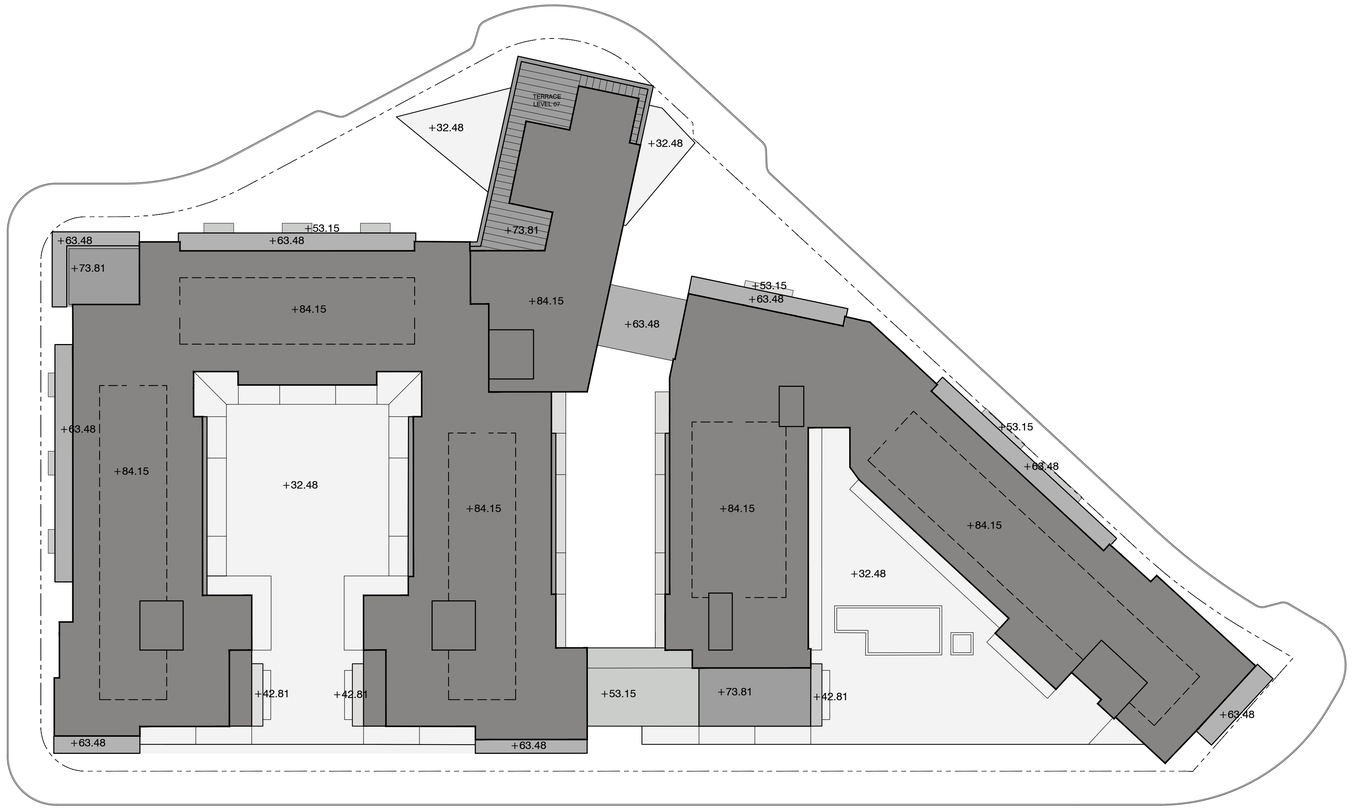
REVISIONS

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BUILDING HEIGHT



HEIGHT REGULATIONS PER CITY OF MENLO PARK MUNICIPAL CODE

PROPOSAL / NOTES: THIS PROJECT IS SUBJECT TO FLOODING AND SEA LEVEL RISE, AND THEREFORE QUALIFIES FOR THE 10-FOOT INCREASE IN HEIGHT AND MAXIMUM HEIGHT. SEE BELOW FOR CALCULATIONS.

HEIGHT OF STRUCTURE - 16.04.330

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

- MAXIMUM HEIGHT
  16.45.050 (70-FT. + 10-FT.=80-FT.)

BONUS LEVEL DEVELOPMENTS SHALL NOT EXCEED 70-FEET IN HEIGHT, EXCEPT THAT PROPERTIES WITHIN THE FLOOD ZONE OR SUBJECT TO FLOODING AND SEA LEVEL RISE ARE ALLOWED A 10-FOOT INCREASE IN HEIGHT AND MAXIMUM HEIGHT.

- MAXIMUM AVERAGE HEIGHT
  16.45.050 (52.5-FT. + 10-FT. = 62.5-FT.)

BONUS LEVEL DEVELOPMENTS SHALL NOT EXCEED 52.5-FEET IN AVERAGE HEIGHT, EXCEPT THAT PROPERTIES WITHIN THE FLOOD ZONE OR SUBJECT TO FLOODING ARE SEA LEVEL RISE ARE ALLOWED A 10-FOOT INCREASE IN HEIGHT AND MAXIMUM HEIGHT.

LEGEND

- +32.48
- +42.81
- +53.15
- +63.48
- +73.81
- +84.15

Roofs w/ Different Heights	Average Natural Level (FASL)	New FFE (FASL)	Added Height (Nat. to FFE)	Roof Height (FFE. to roof)	Roof Height (Nat. to roof)	Footprint (SF)	Roof Height x Footprint
Level 3	9.35	14.50	5.15	27.33	32.48	24,469	794,753
Level 4	9.35	14.50	5.15	37.66	42.81	418	17,895
Level 5	9.35	14.50	5.15	48.00	53.15	1,661	88,282
Level 6	9.35	14.50	5.15	58.33	63.48	5,457	346,410
Level 7	9.35	14.50	5.15	68.66	73.81	4,888	360,783
Roof	9.35	14.50	5.15	79.00	84.15	61,124	5,143,585
Total						98,017	6,751,708
Weighted Average Height (ft)							68.88
Proposed Maximum Height (ft)							84.15

16.04.330 Height of structure.	Except as otherwise provided in this chapter, "height of structure" means the vertical distance from the average level of the highest and lowest points of the natural grade of the portion of the lot covered by the structure to the topmost point of the structure, excluding elevator equipment rooms, ventilating and air conditioning equipment and chimneys. (Ord. 938 § 1 (part), 2005: Ord. 822 § 2 (part), 1991: Prior code § 30.232)
16.45.050 Development regulations.	Height: 52.5 feet; Maximum height: 70 feet
	A parapet used to screen mechanical equipment is not included in the height or maximum height. The maximum allowed height for rooftop mechanical equipment is 14 feet, except for elevator towers and associated equipment, which may be 20 feet.
	Properties within the flood zone or subject to flooding and sea level rise are allowed a 10-foot increase in height and maximum height.

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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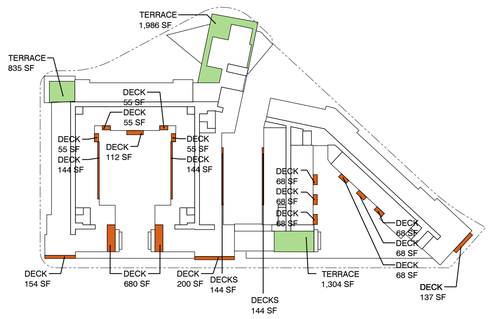
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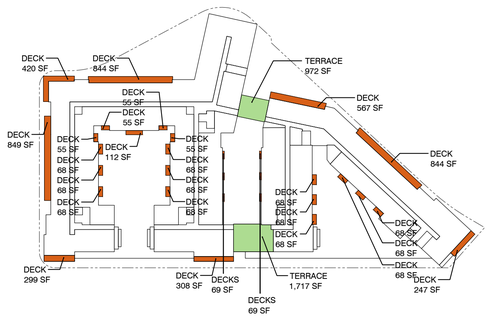
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BUILDING HEIGHT

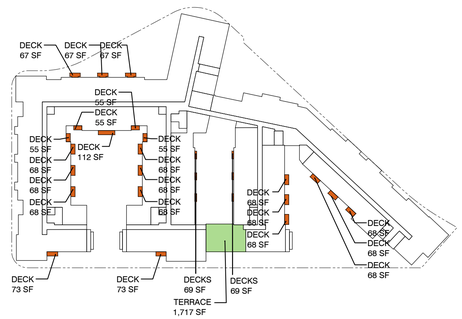
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PARCEL 3 - OPEN SPACE AREA CALCS			
NAME	OPEN SPACE TYPE	OPEN SPACE LOCATION	AREA
GROUND LEVEL OPEN SPACE	COMMON OPEN SPACE	LEVEL 1 GROUND	9,574 SF
GROUND LEVEL OPEN SPACE: 2			9,574 SF
PODIUM COURTYARD (L3)	COMMON OPEN SPACE	LEVEL 3	18,892 SF
PODIUM LEVEL OPEN SPACE: 2			18,892 SF
SHARED TERRACES (L5)	COMMON OPEN SPACE	LEVEL 5	1,717 SF
SHARED TERRACES (L5)			1,717 SF
SHARED TERRACES (L6)	COMMON OPEN SPACE	LEVEL 6	2,689 SF
SHARED TERRACES (L6)			2,689 SF
SHARED TERRACES (L7)	COMMON OPEN SPACE	LEVEL 7	4,125 SF
SHARED TERRACES (L7)			4,125 SF
COMMON OPEN SPACE			36,997 SF
BALCONY	PRIVATE OPEN SPACE < 805F		
BALCONY: 128			8,286 SF
PRIVATE OPEN SPACE < 80 SF			8,286 SF
UNIT TERRACE	PRIVATE OPEN SPACE > 805F		
UNIT TERRACE (L3):			4,863 SF
UNIT TERRACE (L6):			4,378 SF
UNIT TERRACE (L7):			740 SF
PRIVATE OPEN SPACE > 80 SF			9,981 SF
TOTAL OPEN SPACE			55,264 SF

PARCEL 3 OPEN SPACE ANALYSIS:

OPEN SPACE SUMMARY:

LOT AREA:	125,342 SF	100%

OPEN SPACE	AREA	% OF TOTAL AREA
PRIVATE OPEN SPACE	18,267 SF	15%
COMMON OPEN SPACE	36,997 SF	30%
TOTAL	55,264 SF	45%
MINIMUM REQUIRED		25%

PROVIDED PRIVATE OPEN SPACE	UNIT COUNT	AREA/UNIT	TOTAL AREA
UNITS WITH 80SF OR MORE PRIVATE OPEN SPACE		50 VARIES (>80SF)	9,981 SF
UNITS WITH LESS THAN 80SF PRIVATE OPEN SPACE		369 VARIES (<80SF)	8,286 SF
TOTAL		419	18,267 SF

PRIVATE & COMMON OPEN SPACE MIX:

MIN. REQUIRED PRIVATE OPEN SPACE FOR 369 UNITS:
80 SF/UNIT * 369 UNITS = 29,520 **SF**

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

CALCULATION:

29,520	SF (REQ. PRIVATE OPEN SPACE)
8,286	SF (PROVIDED PRIVATE OPEN SPACE)
21,234	SF (REQ. PRIVATE OPEN SPACE THAT IS NOT PROVIDED)
x 1.25	SF (RATIO OF REQ. COMMON OPEN SPACE TO PRIVATE)
26542.5	**SF (MIN. REQUIRED COMMON OPEN SPACE)**
36,997	**SF (PROVIDED COMMON OPEN SPACE) > 26,542.5 SF = COMPLIANT**

OPEN SPACE

Menlo Park Municipal Code 16.45.120(4) Open Space

(C) Residential developments shall have a minimum of common open space and private open space. These requirements are counted towards the minimum amount of open space equal to twenty-five per-cent (25%) of the total lot area.

(i) One hundred (100) square feet of open space per unit shall be created as common open space or a minimum of eighty (80) square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of six (6) feet by six (6) feet;

(ii) In the case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

(iii) Depending on the number of dwelling units, common open space shall be provided to meet the following criteria:

c. One hundred one (101) or more units: minimum of one (1) space, forty (40) feet minimum dimension (one thousand six hundred (1,600) square feet total, minimum).

(D) All open spaces shall:

(i) Interface with adjacent buildings via direct connections through doors, windows, and entryways;

(ii) Be integrated as part of building modulation and articulation to enhance building facade and should be sited and designed to be appropriate for the size of the development and accommodate different activities, groups and both active and passive uses;

(iii) Incorporate landscaping design that includes:

a. Sustainable stormwater features;

b. A minimum landscaping bed no less than three (3) feet in length or width and five (5) feet in depth for infiltration planting;

c. Native species able to grow to their maximum size without shearing.

(E) All exterior landscaping counts towards open space requirements.

Proposal / Notes: See open space calculations provided below.

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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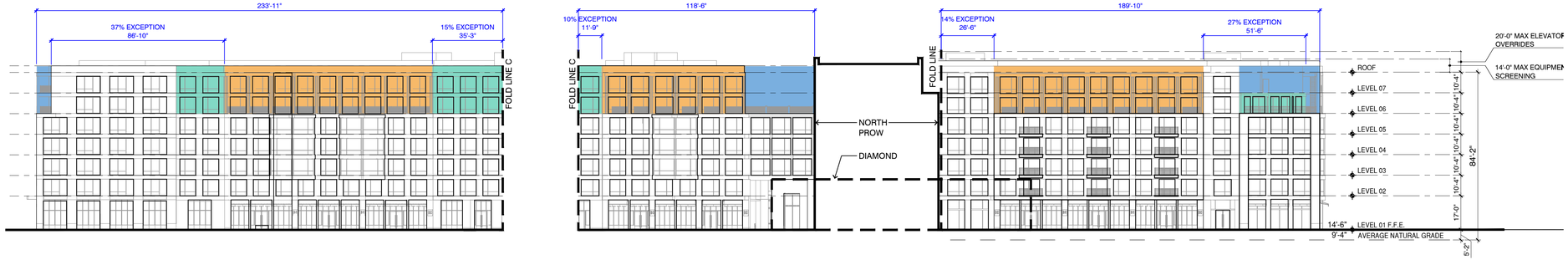
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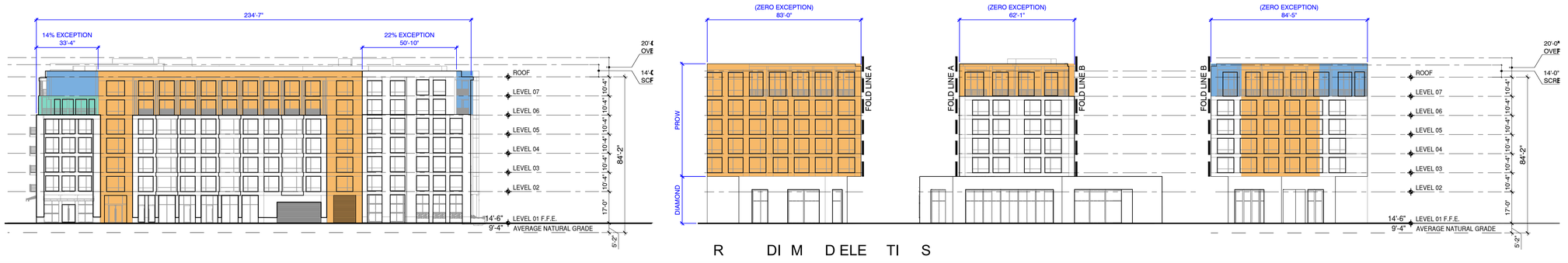
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MINIMUM STEPBACK

MENLO PARK ZONING CODE 16.45.120 (2): MINIMUM STEPBACK

DEFINITION:
The horizontal distance a building's upper story(ies) must be set back above the base height.

REQUIREMENTS:
10 feet for a minimum of 75% of the building face along public street(s)

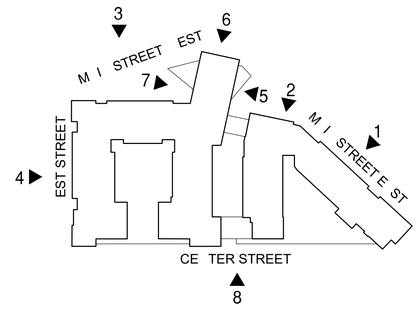
NOTES / ADDITIONAL REQUIREMENTS:
A maximum of 25% of the building face along public street(s) may be excepted from this standard in order to provide architectural variation.

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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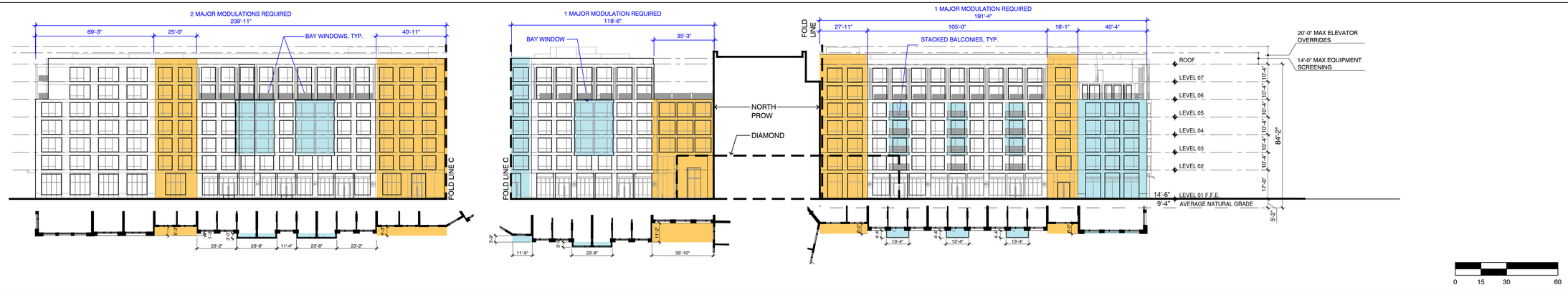
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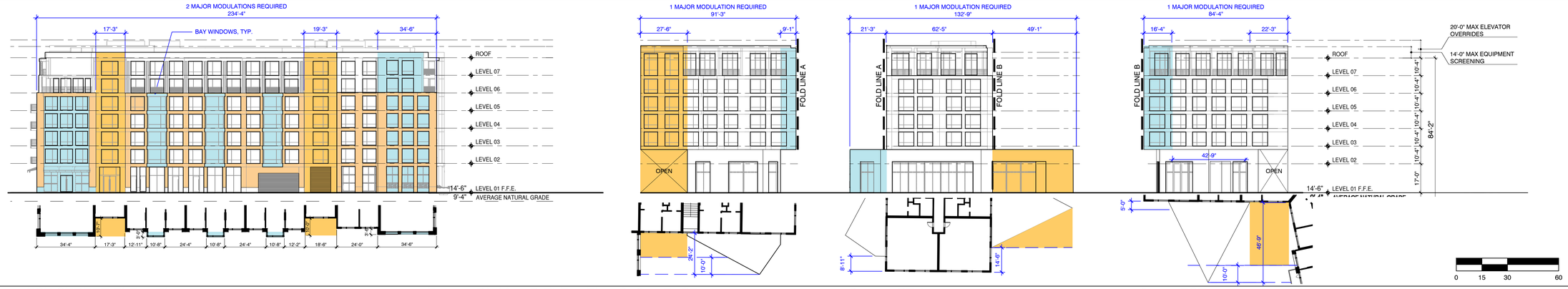


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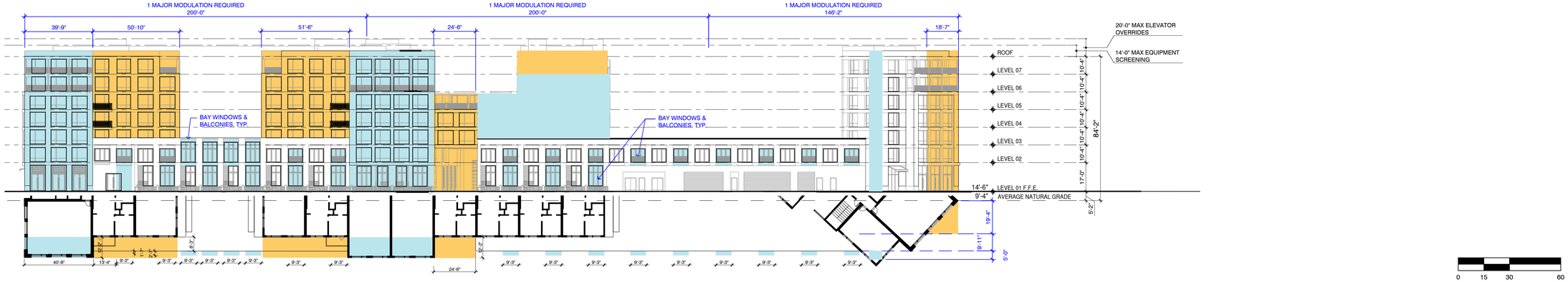


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BUILDING MODULATION

MENLO PARK ZONING CODE 16.45.120 (3): MAJOR BUILDING MODULATIONS

DEFINITION:
A major modulation is a break in the building plane from the ground level to the top of the building's base height that provides visual variety, reduces large building volumes, and provides spaces for entryways and publicly accessible spaces.

REQUIREMENTS:
Minimum of one recess of 15 feet wide by 10 feet deep per 200 feet of facade length

NOTES / ADDITIONAL REQUIREMENTS:
Modulation is required on the building facade(s) facing publicly accessible spaces (streets, open space, and paseos)
Parking is not allowed in the modulation recess. When more than 50% of an existing building facade that faces a publicly accessible space is altered, it must comply with these modulation requirements.

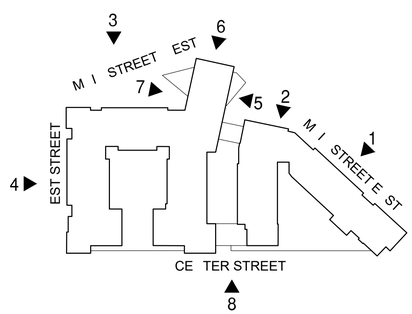
MENLO PARK ZONING CODE 16.45.120 (3): MINOR BUILDING MODULATIONS

REQUIREMENTS:
Minimum recess of 5 feet wide by 5 feet deep per 50 feet of facade length

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

MAJOR MODULATION

MINOR MODULATION



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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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Menlo Park, CA

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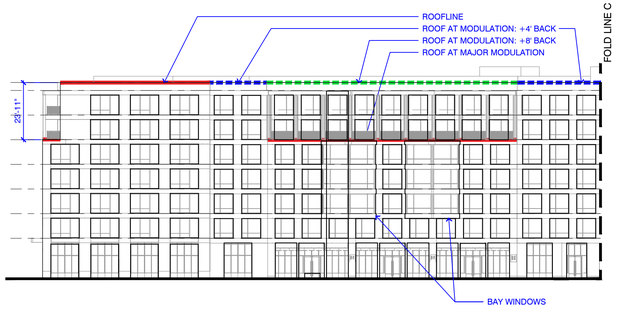
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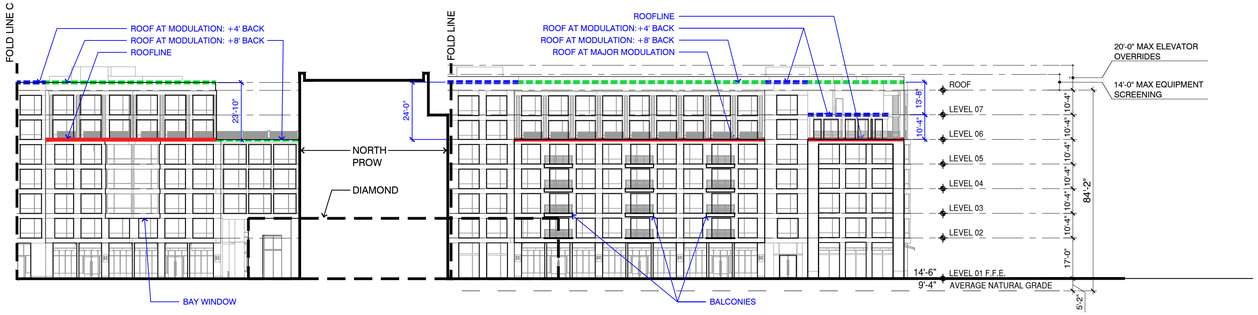
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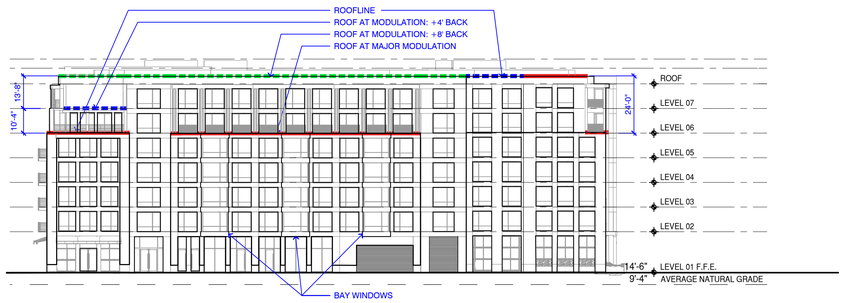
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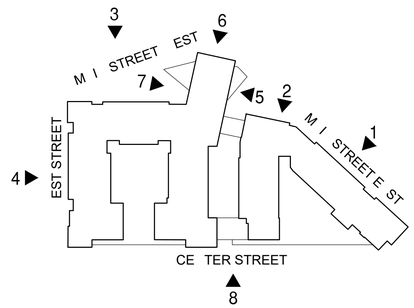
ROOF MODULATION

MENLO PARK ZONING CODE 16.45.120 (6)(G)

Rooflines and eaves adjacent to street-facing facades shall vary across a building, including a four foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets. The variation of the roofline's horizontal distance should match the required modulations and stepbacks.

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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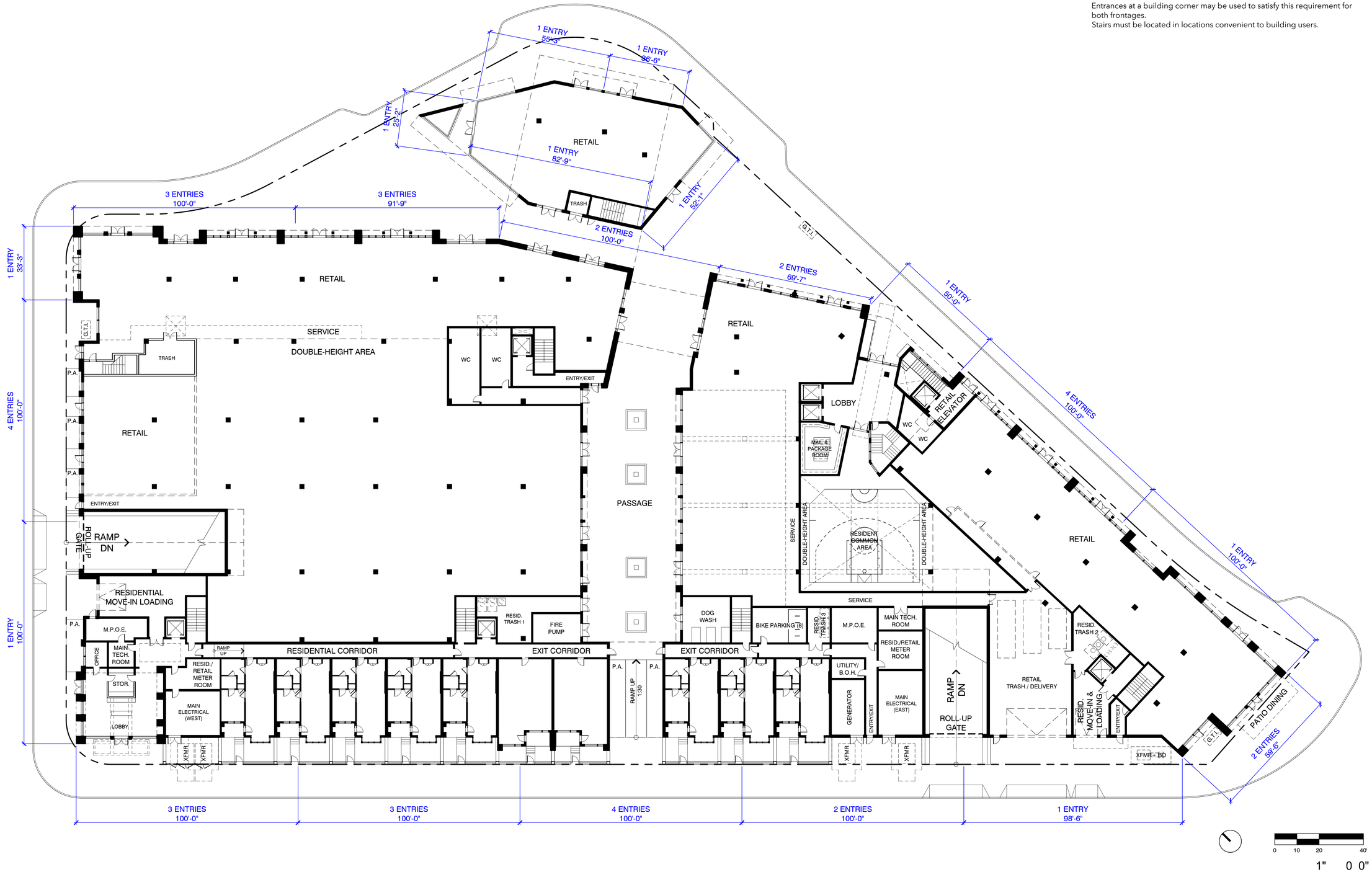
BUILDING ENTRANCE

MENLO PARK ZONING CODE 16.45.120 (3): BUILDING ENTRANCES

DEFINITION:
The minimum ratio of entrances to building length along a public street or paseo.

REQUIREMENTS:
One entrance every 100 feet of building length along a public street or paseo. A minimum of one is required along each length.

NOTES / ADDITIONAL REQUIREMENTS:
Entrances at a building corner may be used to satisfy this requirement for both frontages.
Stairs must be located in locations convenient to building users.



PENINSULA INNOVATION PARTNERS

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GARAGE ENTRANCES

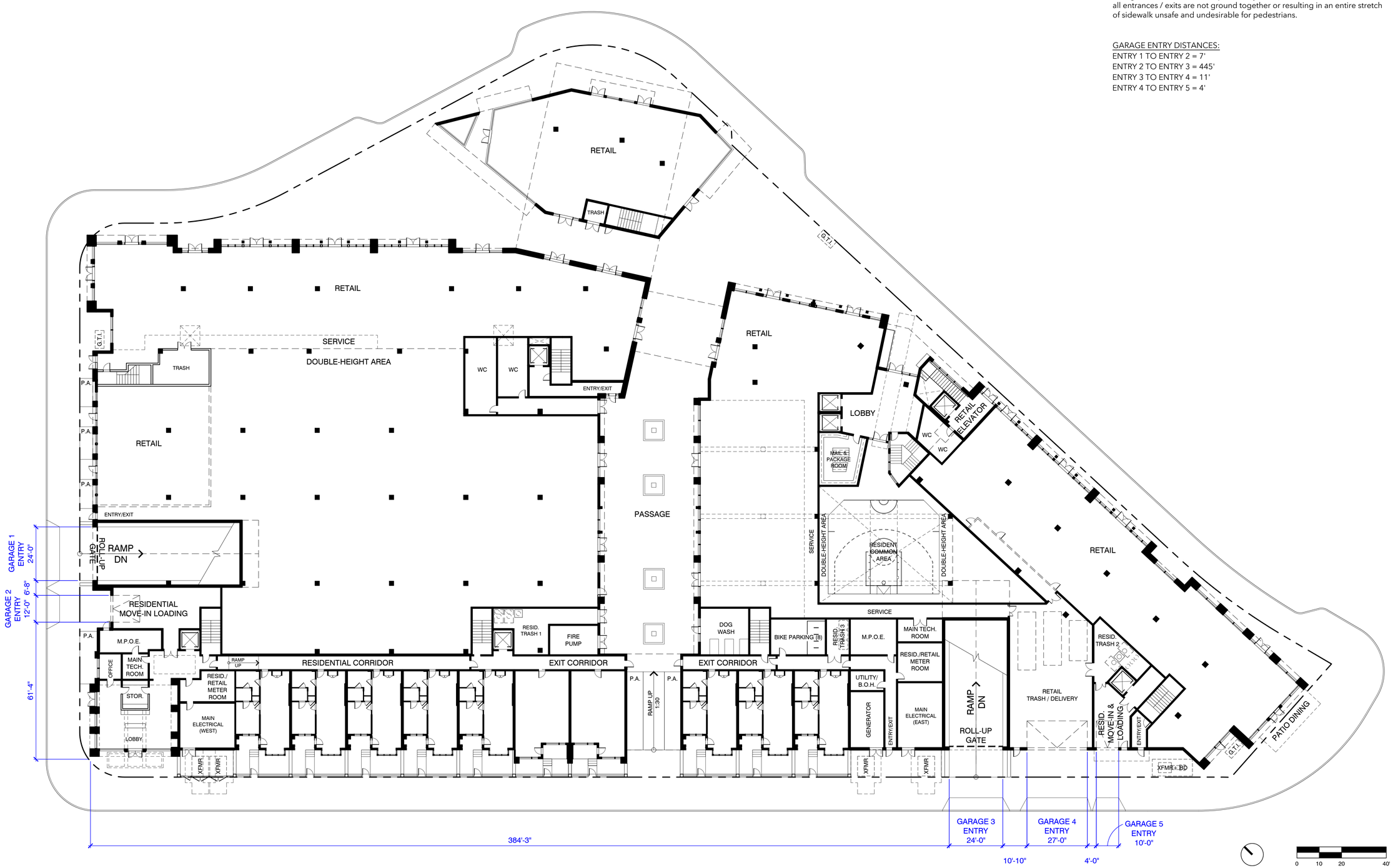
MENLO PARK ZONING CODE 16.45.120 (3): GARAGE ENTRANCES

DEFINITION:
Width of garage entry/door along street frontage

REQUIREMENTS:
Maximum 12-foot opening for one-way entrance; maximum 24-foot opening or two-way entrance

NOTES / ADDITIONAL REQUIREMENTS:
Garage entrances must be separated by a minimum of 100 feet to ensure all entrances / exits are not ground together or resulting in an entire stretch of sidewalk unsafe and undesirable for pedestrians.

GARAGE ENTRY DISTANCES:
ENTRY 1 TO ENTRY 2 = 7'
ENTRY 2 TO ENTRY 3 = 445'
ENTRY 3 TO ENTRY 4 = 11'
ENTRY 4 TO ENTRY 5 = 4'

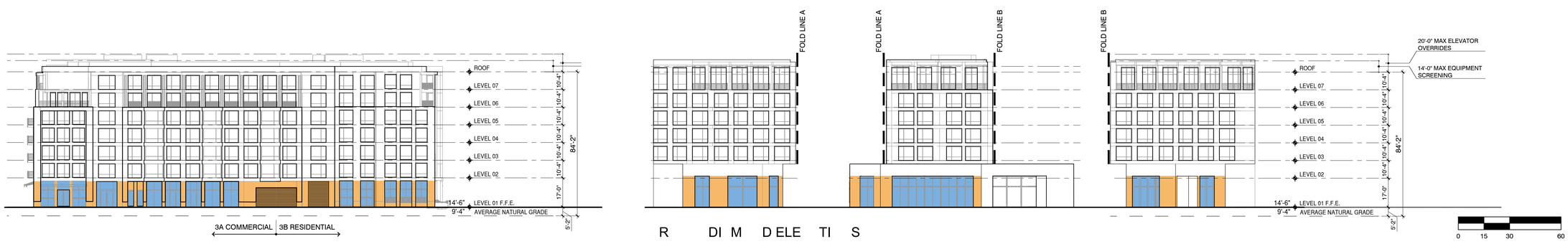

RETAIL
TRASH
G.T.I.
RETAIL
SERVICE
DOUBLE-HEIGHT AREA
WC
WC
ENTRY/EXIT
RETAIL
LOBBY
RETAIL ELEVATOR
WC
WC
MAIL & PACKAGE ROOM
P.A.
P.A.
P.A.
RETAIL
ENTRY/EXIT
PASSAGE
SERVICE
DOUBLE-HEIGHT AREA
RESIDENT COMMON AREA
DOUBLE-HEIGHT AREA
RETAIL
GARAGE 1 ENTRY 24'-0"
GARAGE 2 ENTRY 12'-0"
6'-8"
61'-4"
ROLL-UP GATE
RAMP DN
RESIDENTIAL MOVE-IN LOADING
P.A.
M.P.O.E.
OFFICE
MAIN TECH. ROOM
STOR.
LOBBY
RESID./ RETAIL METER ROOM
MAIN ELECTRICAL (WEST)
RAMP UP
RESIDENTIAL CORRIDOR
RESID. TRASH 1
FIRE PUMP
EXIT CORRIDOR
P.A.
RAMP UP 1:20
P.A.
EXIT CORRIDOR
DOG WASH
BIKE PARKING (78)
RESID. TRASH 3
M.P.O.E.
MAIN TECH. ROOM
RESID./RETAIL METER ROOM
UTILITY/ B.O.H.
GENERATOR
ENTRY/EXIT
MAIN ELECTRICAL (EAST)
RAMP DN
ROLL-UP GATE
RETAIL TRASH / DELIVERY
RESID. TRASH 2
RESID. MOVE-IN & LOADING
ENTRY/EXIT
G.T.I.
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DRAWING	LOCATION	VISUALLY TRANSPARENT FAÇADE AREA (SF)	GROUND FLOOR FAÇADE AREA (SF)	%	% REQUIRED	PREDOMINANT PROGRAM	CONFORMANCE
1	Main St South	2,068	3,415	61%	50%	COMMERCIAL	YES
2	Main St North	1,992	2,834	70%	50%	COMMERCIAL	YES
3A	West St	1,271	2,114	60%	50%	COMMERCIAL	YES
3B	West St	501	1,414	35%	30%	RESIDENTIAL	YES
4	Diamond East	565	1,088	52%	50%	COMMERCIAL	YES
5	Diamond North	1,914	2,871	67%	50%	COMMERCIAL	YES
6A	Center Street	2,225	7,170	31%	30%	RESIDENTIAL	YES
6B	Center Street	368	706	52%	50%	COMMERCIAL	YES
7	Diamond West	444	875	51%	50%	COMMERCIAL	YES

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GROUND FLOOR TRANSPARENCY

MENLO PARK ZONING CODE 16.45.120 (3): GROUND FLOOR TRANSPARENCY

DEFINITION:
The minimum percentage of the ground floor facade (finished floor to ceiling) that must provide visual transparency, such as clear-glass windows, doors, etc..

REQUIREMENTS:
30% for residential uses; 50% for commercial uses

NOTES / ADDITIONAL REQUIREMENTS:
Windows shall not be opaque or mirrored. For the purpose of this chapter, "commercial" is defined as uses enumerated in this chapter, except office and research and development.

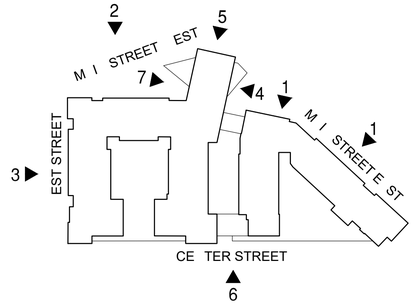
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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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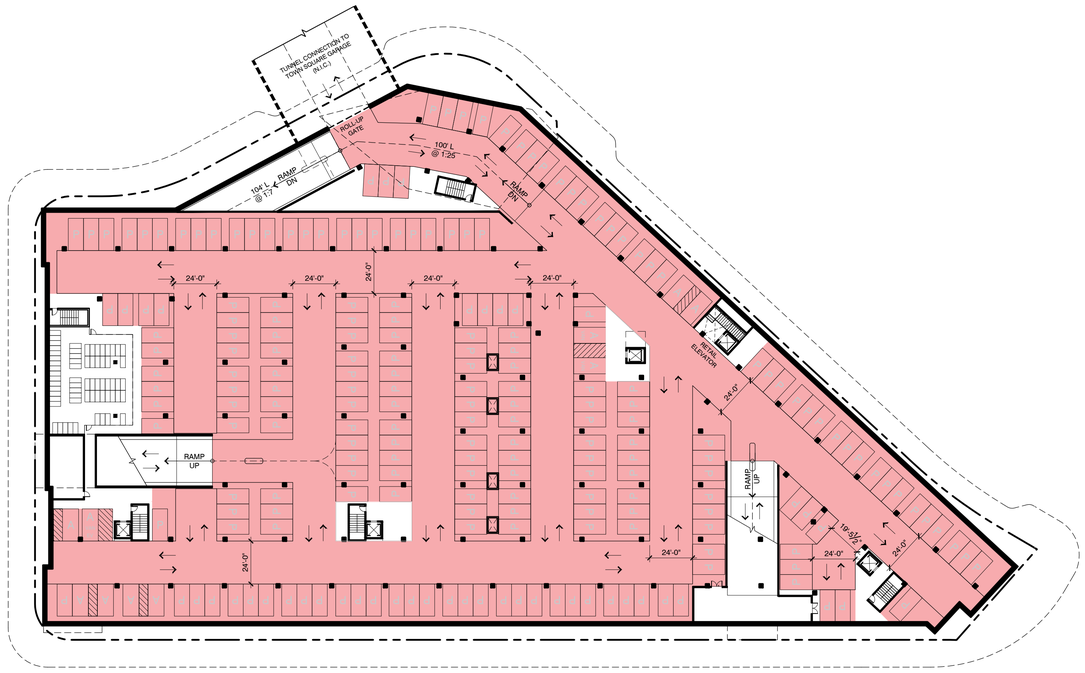
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LEVEL B1 - PARKING 1" 0 0"



LEVEL B2 - PARKING 1" 0 0"

PARKING COUNT

RESIDENTIAL PARKING

16.45.080 Parking Standards
Requirements - 419 Units

Min	1 per Unit	419 Spaces Min.
Max	1.5 per Unit	629 Spaces Max.

Provided Residential Parking

Level	Type	Spaces per Type	Count	Total
B2	Puzzle 3Wx2H	5	28	140
B2	Tandem Puzzle 2Wx2H	6	1	6
B2	Tandem Puzzle 3Wx2H	10	1	10
B2	Tandem Puzzle 4Wx2H	14	1	14
B2	Compact Puzzle 4Wx2H	7	10	70
B2	Compact Puzzle 6Wx2H	11	2	22
B2	Compact Puzzle 9Wx2H	17	7	119
B2	Standard 8.5x18	1	30	30
B2	ADA Parking - 9x18	1	6	6
B2	ADA Van - 12x18	1	2	2
B2	ADA Van EV - 12x18	1	1	1

Total Residential Parking Spaces Provided: 420

Residential EVSE Spaces

Per Menlo Park Municipal Code 12.18.040

For each dwelling unit, install a listed raceway and wiring to accommodate a 208/240 V dedicated branch circuit and install EVSE in 15% of the total number of req. electric vehicle charging spaces (EV spaces) associated with the total number of EV spaces should be one-hundred percent (100%) of dwelling units or one-hundred percent (100%) of parking spaces, whichever is less

419*100% = 419 419 EV Spaces Req.
419*15% = 62.85 63 EVSE Spaces Req.

COMMERCIAL PARKING

16.45.080 Parking Standards
Requirements - 58,500 SF Retail

Min	2.5 per 1,000 Ft	147
Max	3.3 per 1,000 ft	194

**Refer to Masterplan Set for parking allocations

Commercial Parking Provided:

Level	Type	Spaces per Type	Count	Total
B1	Standard 8.5x17.5	1	213	213
B1	ADA Parking - 9x18	1	7	7
B1	ADA Van - 12x18	1	2	2
B1	ADA Van EV - 12x18	1	1	1

Total Commercial Parking Spaces Provided: 222

Non-Residential EVSE Spaces

Per Table 5.106.5.3.3. as amended by Menlo Park Municipal Code 12.18.060:

For new construction buildings with over 200 parking spaces, the number of EV Charging Spaces required is 30% of total number of required parking stalls and install EVSE in 33% of total required number of parking stalls, with a minimum of 1, in charging space(s).

182*30% = 54.6 55 EV Spaces Req.
55*33%= 18.15 19 EVSE Spaces Req.

LEGEND

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NOTES

1. LEVEL B2 CONTAINS ALL RESIDENTIAL PARKING. MOST RESIDENTIAL PARKING OCCURS IN PUZZLE LIFTS.
2. LEVEL B1 PARKING IS PROVIDED FOR RESIDENTIAL VISITORS, RETAIL CUSTOMERS, AND VISITORS TO THE TOWN SQUARE, OFFICE BUILDINGS ACROSS MAIN STREET, AND "M.C.S. / MEETING & COLLABORATION SPACE".
3. A TUNNEL IS PLANNED TO CONNECT UNDER MAIN STREET NORTH TO THE UNDERGROUND TOWN SQUARE GARAGE. NOT A PART OF THIS SUBMISSION.

NOTES

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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

MILESTONES

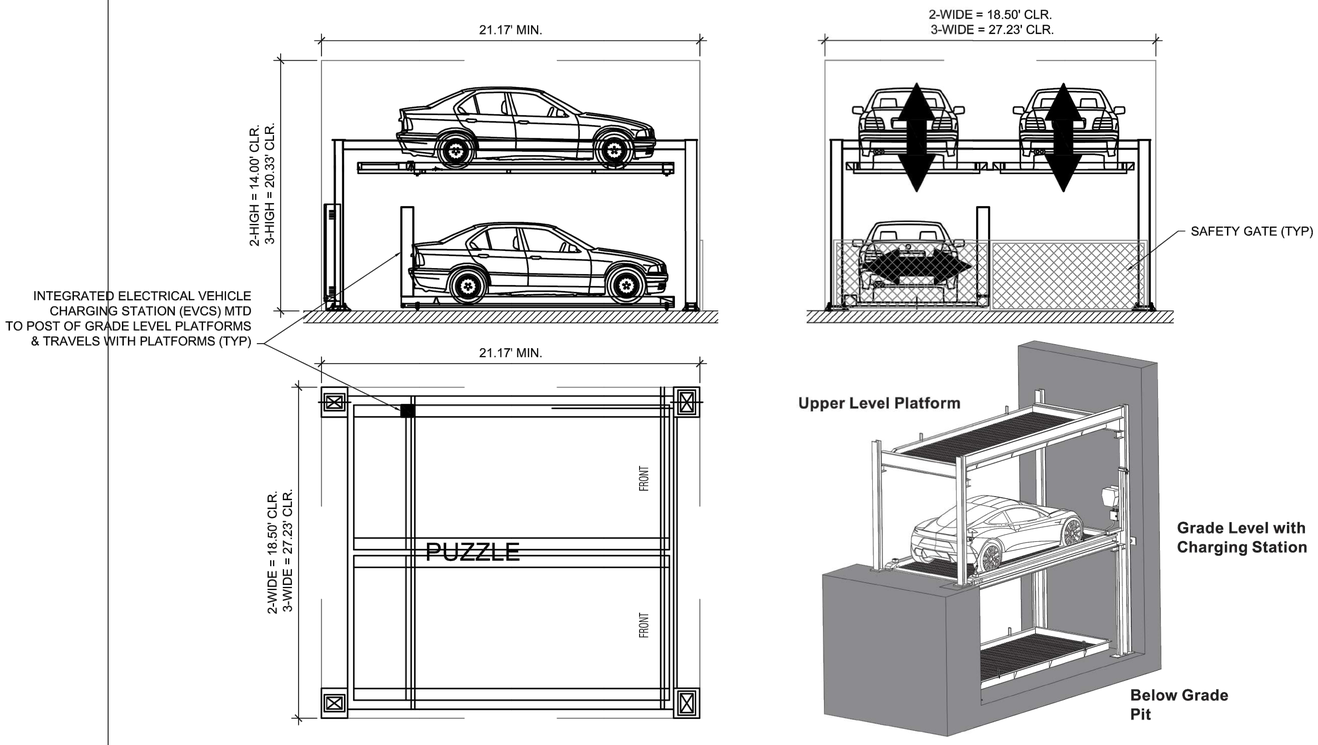
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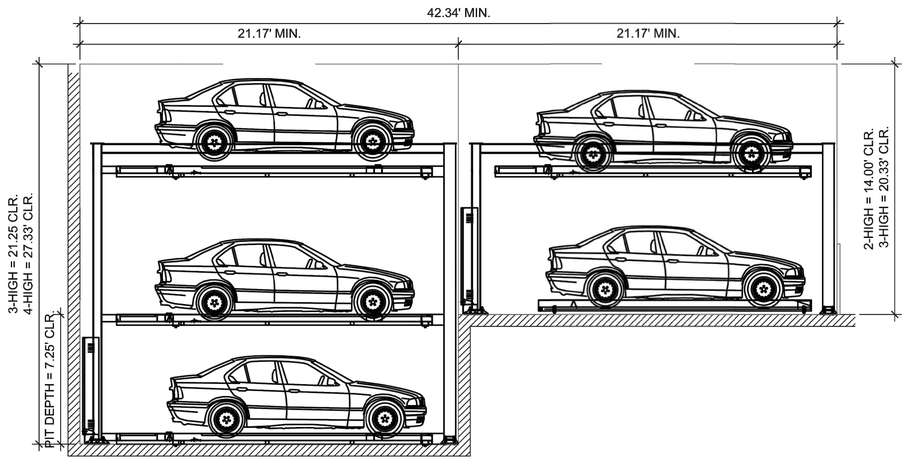


03 PUZZLE PARKING DETAIL

SCALE: 1/4" = 1'-0"

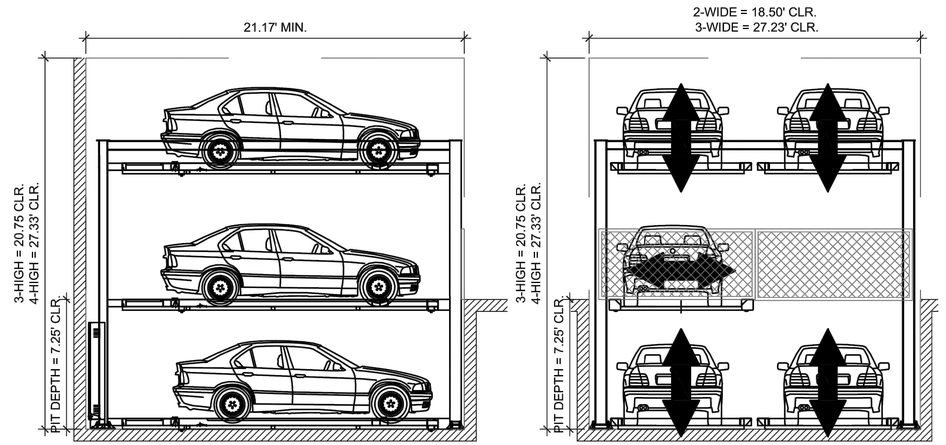
GENERAL OPERATIONAL NOTES:

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



02 TANDEM PUZZLE PARKING

SCALE: 1/4" = 1'-0"



01 PUZZLE PARKING w/PIT DETAIL

SCALE: 1/4" = 1'-0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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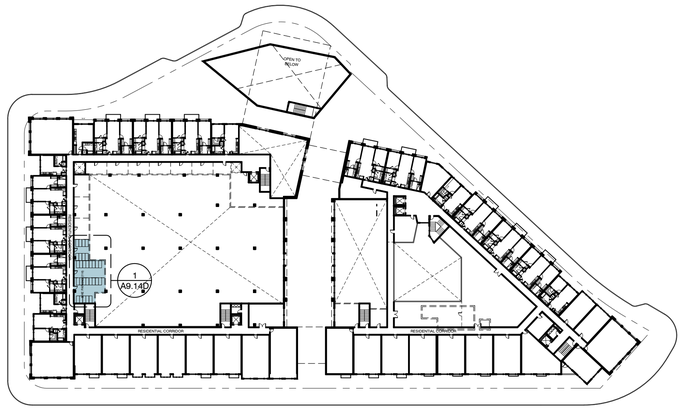
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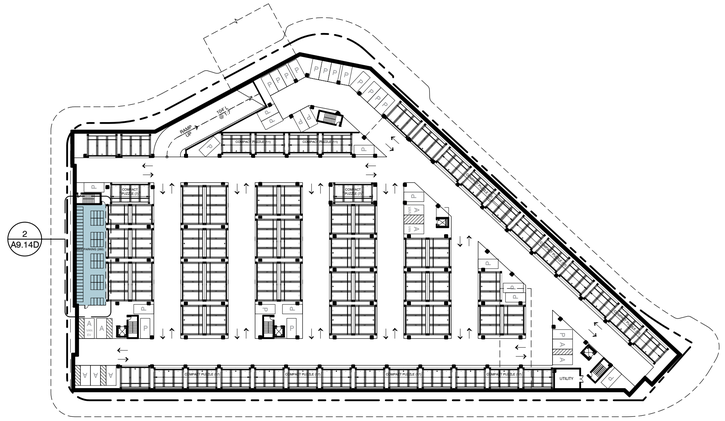
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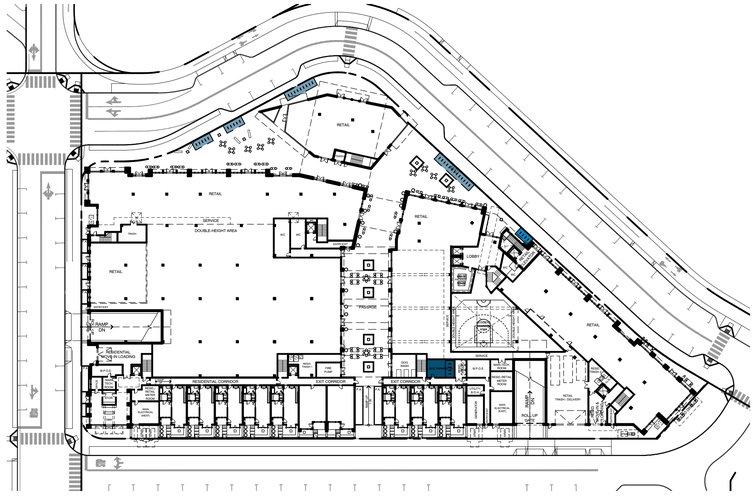
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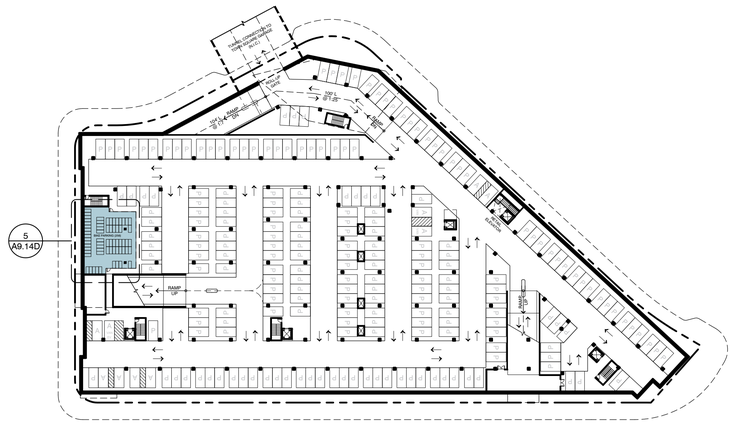
LEVEL 02 - PARKING 1" 0"



LEVEL B2 - PARKING 1" 0"



LEVEL 01 - PARKING 1" 0"



LEVEL B1 - PARKING 1" 0"

PARKING COUNT

RESIDENTIAL BIKE PARKING

16.45.080 Parking Standards
Requirements - 419 Units

Long Term	1.5 per Unit	629
Short Term	10% additional	63

Long Term Residential Bike Parking Provided:

Level	Type	Spaces per Type	Count	Total
B1	Long Term	4	64	256
B2	Long Term	4	65	260
L2	Long Term	4	29	116

Total Long Term Residential Bike Parking Spaces Provided: 632

Short Term Residential Bike Parking Provided:

Level	Type	Spaces per Type	Count	Total
L1	Short Term	2	32	64

Total Short Term Residential Bike Parking Spaces Provided: 64

COMMERCIAL BIKE PARKING

16.45.080 Parking Standards
Requirements - 55,000SF Retail

Long Term	1 per 5,000SF GFA - 20%	2.2
Short Term	1 per 5,000SF GFA - 80%	9

Commercial Parking Provided:

Level	Type	Spaces per Type	Count	Total
L1	Long Term - Bike Rack	2	4	8
L1	Short Term - Bike Rack	2	5	10

Total Commercial Parking Spaces Provided: 18

LEGEND

- RESIDENTIAL LONG-TERM BIKE PARKING
- RESIDENTIAL SHORT-TERM BIKE PARKING
- RETAIL LONG-TERM BIKE PARKING
- RETAIL SHORT-TERM BIKE PARKING

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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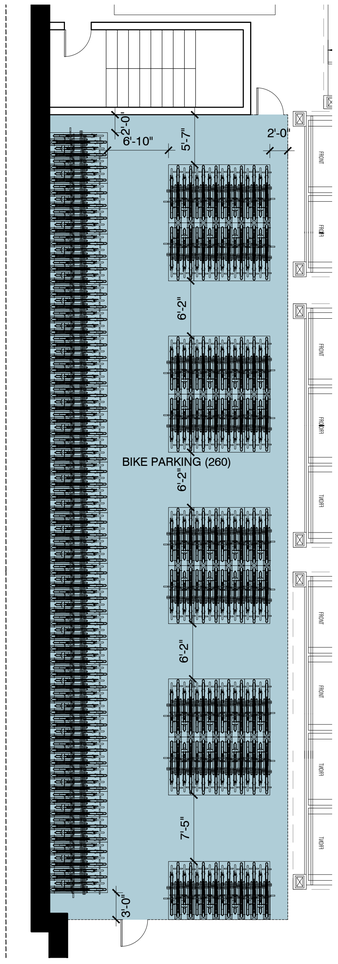
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Total Commercial Parking Spaces Provided: 18

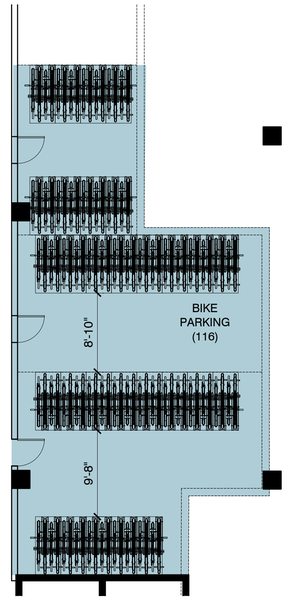
LEGEND

- RESIDENTIAL LONG-TERM BIKE PARKING
- RESIDENTIAL SHORT-TERM BIKE PARKING
- RETAIL LONG-TERM BIKE PARKING
- RETAIL SHORT-TERM BIKE PARKING

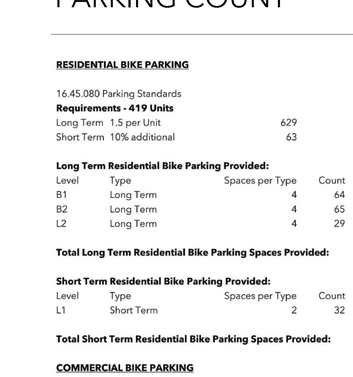
5 LEVEL B1 - PARKING
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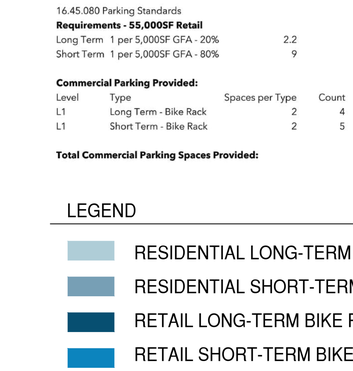


2 LEVEL B2 - PARKING
1 " 1 0"



1 LEVEL 02 - PARKING
1 " 1 0"





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6 - BIKE PARKING STACKERS

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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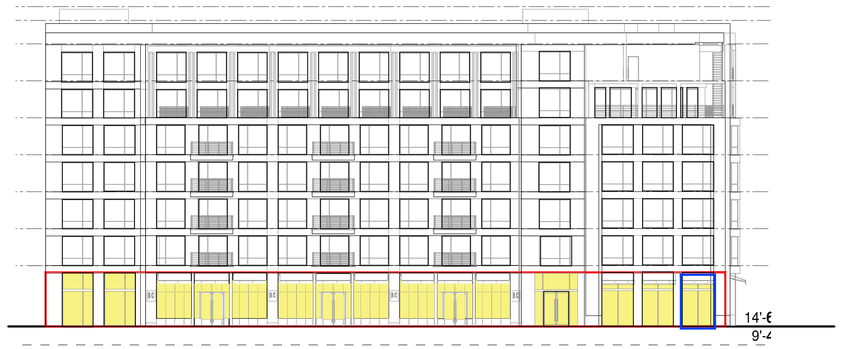
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1" = 20'-0"

BIRD-SAFE GLAZING LOCATIONS:

BIRD-SAFE GLAZING LOCATIONS ARE INDICATED ON THE ELEVATIONS ABOVE, DRAWING #7.

CERTAIN AREAS REQUIRE 100% BIRD-SAFE GLAZING TREATMENT. THESE LOCATIONS ARE ALSO INDICATED ON THE ELEVATIONS ABOVE, DRAWING #7.

LIGHTING DESIGN:

The project will implement the lighting measures provided in the *Willow Village Master Plan Bird Safe Design Assessment* including the lighting design principles in Section 6.2.1, Mitigation Measure 6 in Section 6.3.1.2, Mitigation Measure 13 in Section 6.3.4.2, and City occupancy sensor (either via compliance with City lighting requirements or the implementation of the proposed alternative City measures in Section 6.2.2). A subsequent report prepared by a qualified biologist will accompany the project's building permit submittal to document compliance of the lighting design for Parcel 3 with these requirements.

FACADE SURFACE AREA:

BUILDING'S TOTAL FACADE SURFACE AREA = 162,688 SF
TOTAL GLAZING = 57,641 SF
TOTAL GLAZING WITHOUT BIRD-SAFE TREATMENT = 48,705 SF
TOTAL GLAZING WITH BIRD-SAFE TREATMENT = 8,936 SF

THE PERCENTAGE OF THE PARCEL 3 BUILDING'S TOTAL FACADE SURFACE AREA THAT WILL HAVE GLAZING WITHOUT BIRD-SAFE TREATMENT = 48,705/162,688 = 29.9 %

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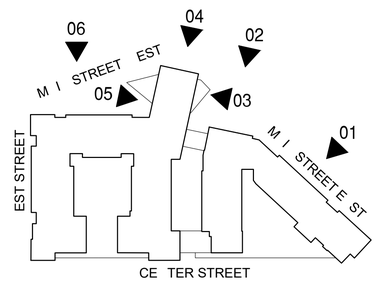
BIRD SAFE GLAZING:

ONE OF THE SPECIFICATIONS FOR THE BIRD-FRIENDLY GLAZING BELOW TO BE USED ON THE YELLOW AREAS OF THE BUILDING:

(1) VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE AT LEAST 0.25 INCHES WIDE AT A MAXIMUM SPACING OF FOUR INCHES AND/OR HAVE HORIZONTAL ELEMENTS AT LEAST 0.125 INCHES WIDE AT A MAXIMUM SPACING OF TWO INCHES;
- OR -
(2) BIRD-SAFE GLAZING SHALL HAVE A THREAT FACTOR LESS THAN OR EQUAL TO 30. IN ADDITION, ALL GLAZING IS REQUIRED TO HAVE A VISIBLE REFLECTANCE OF 15% OR LOWER.
- OR -
(3) THE COMBINATION OF THE TREATMENT AND THE SCREEN THAT MEET THE SPECIFICATIONS IN (1)&(2)(E.G.,BY SPACING THE FRIT IN BETWEEN THE SCREEN PANELS)

WAIVER REQUIRED DUE TO THE LACK OF INTERIOR OCCUPANCY SENSOR CONTROL OF LIGHTING IN THE INDIVIDUAL UNITS

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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BIRD-SAFE DESIGN

MENLO PARK ZONING CODE 16.45.120 (3): MAJOR BUILDING MODULATIONS

DEFINITION:

The project will incorporate the following bird-safe design standards to comply with Menlo Park requirements and reduce impacts due to bird collisions with glazed facades.

REQUIREMENTS:

- No more than 10% of the surface area of certain facade areas shall consist of untreated glazing. The remaining facade areas on the mixed-use buildings are not subject to this requirement.
- All glazing on the mixed-use buildings will have a visible reflectance of 15% or lower, which will reduce reflections of clouds and vegetation in glass.
- Bird-safe glazing treatments may include fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing, or ultraviolet patterns visible to birds.
- Vertical elements of the window patterns shall be at least 0.25 inches wide at a maximum spacing of four inches or have horizontal elements at least 0.125 inches wide at a maximum spacing of two inches; OR bird-safe glazing shall have a Threat Factor less than or equal to 30.
- All glazing on free-standing glass railings shall have a Threat Factor less than or equal to 15.
- Use of rodenticides shall not be allowed.

NOTES / ADDITIONAL REQUIREMENTS:

A qualified biologist shall review the final project design to ensure that these bird-safe design standards are (1) incorporated into the final design, and (2) appropriate to reduce impacts of the projects to less-than-significant levels under CEQA.

BIRD SAFETY CONCERN

T T SC LE

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

PENINSULA INNOVATION PARTNERS

SCALE:

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BIRD SAFETY CONCERN

T T SC LE

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 3

Menlo Park, CA

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MILESTONES

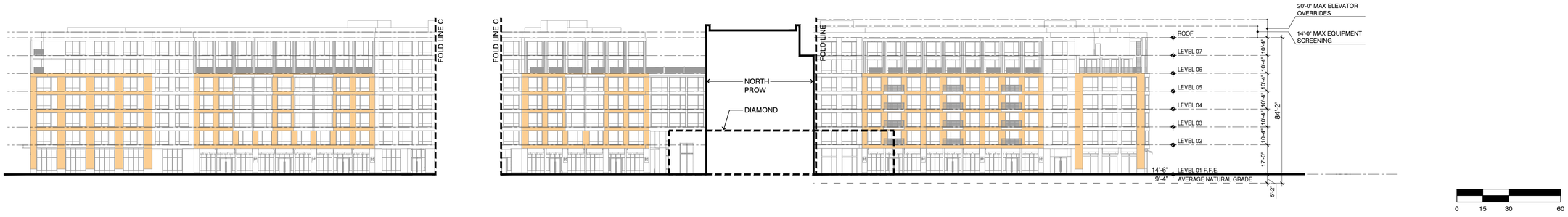
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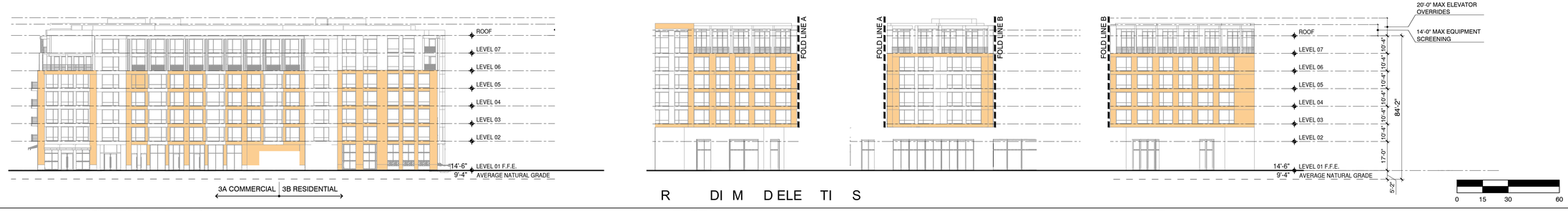
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1" = 30'-0"

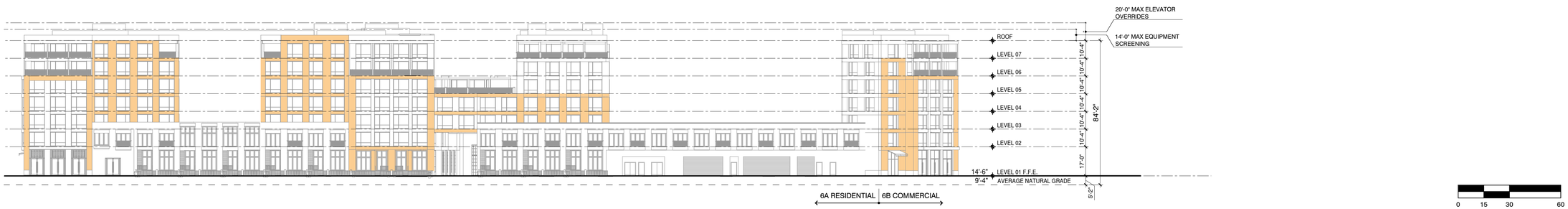


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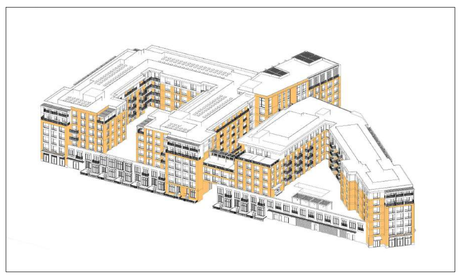
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1" = 30'-0"

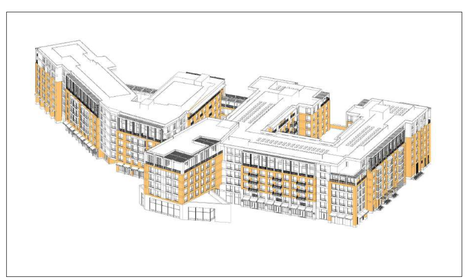


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1" = 30'-0"



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DRAWING	LOCATION	TOTAL ELEVATION AREA (SF)	OPENING AREAS (STOREFRONTS, WINDOWS & DOORS) (SF)	STUCCO AREA (SF)	STUCCO %	MAX. % ALLOWED	CONFORMANCE
1	Main Street South	16,739	10,153	2,914	17%	50%	YES
2	Main Street North	19,122	7,828	3,774	20%	50%	YES
3	West Street	20,939	8,774	5,798	28%	50%	YES
4	Diamond East	6,534	3,304	1,479	23%	50%	YES
5	Diamond North	15,161	7,420	1,982	13%	50%	YES
6	Center Street	33,210	13,173	7,383	22%	50%	YES
7	Diamond West	6,600	2,869	1,918	29%	50%	YES

10 R D L R TR S RE C C LC L TI S

STUCCO REQUIREMENT

MENLO PARK ZONING CODE 16.45.120 (6)F: BUILDING MATERIAL

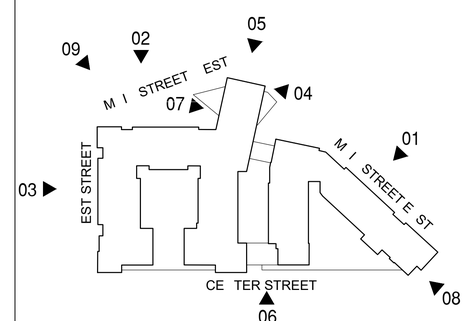
DEFINITION:
Building materials shall be durable and high quality to ensure adaptability and reuse over time. Glass paneling and windows shall be used to invite outdoor views and introduce natural light into interior spaces.

REQUIREMENTS:
Stucco shall not be used on more than fifty percent (50%) of the building facade. when stucco is used, it must be smooth troweled.

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1 KE L

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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

MILESTONES

DATE	ISSUE
06/19/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
ST CC DI R MS

DRAWING NO:
.1



01 SS E ELE TI EST SIDE



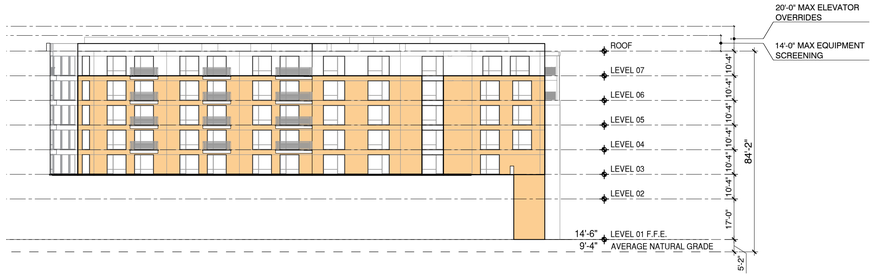
0 SS E ELE TI E ST SIDE

0 15 30 60

1" = 30'-0"



0 E ST C RT RD ELE TI EST SIDE



0 E ST C RT RD ELE TI E ST SIDE

0 15 30 60

1" = 30'-0"



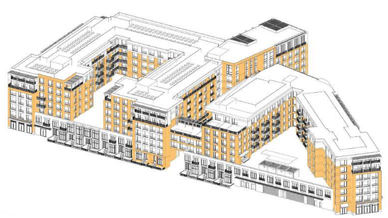
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0 EST C RT RD ELE TI RTH SIDE 0 EST C RT RD ELE TI E ST SIDE

0 15 30 60

1" = 30'-0"



0 ST CC L C TI DI R M S TH SIDE



0 ST CC L C TI DI R M RTH SIDE

DRAWING	LOCATION	TOTAL ELEVATION AREA (SF)	OPENING AREAS (STOREFRONTS, WINDOWS & DOORS) (SF)	STUCCO AREA (SF)	STUCCO %	MAX. % ALLOWED	CONFORMANCE
1	Passage West	16,388	5,712	6,955	42%	50%	YES
2	Passage East	14,082	4,586	3,939	28%	50%	YES
3	East Courtyard West	6,963	3,381	2,724	39%	50%	YES
4	East Courtyard East	12,141	3,817	6,058	50%	50%	YES
5	West Courtyard West	8,113	3,545	3,139	39%	50%	YES
6	West Courtyard North	6,214	2,400	2,079	33%	50%	YES
7	West Courtyard East	9,477	3,536	3,694	39%	50%	YES

10 R D L R TR S RE C C LC L TI S

STUCCO REQUIREMENT

MENLO PARK ZONING CODE 16.45.120 (6)F: BUILDING MATERIAL

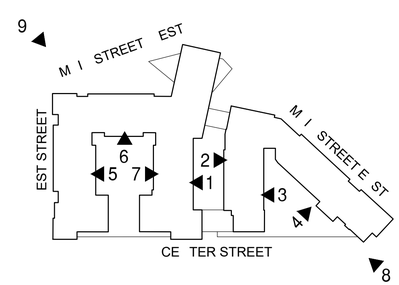
DEFINITION:
Building materials shall be durable and high quality to ensure adaptability and reuse over time. Glass paneling and windows shall be used to invite outdoor views and introduce natural light into interior spaces.

REQUIREMENTS:
Stucco shall not be used on more than fifty percent (50%) of the building facade. when stucco is used, it must be smooth troweled.

11 I C DE E CER T

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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MILESTONES

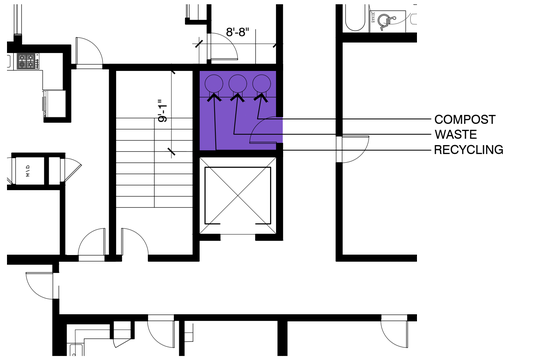
DATE	ISSUE
06/19/2023	ACP

REVISIONS

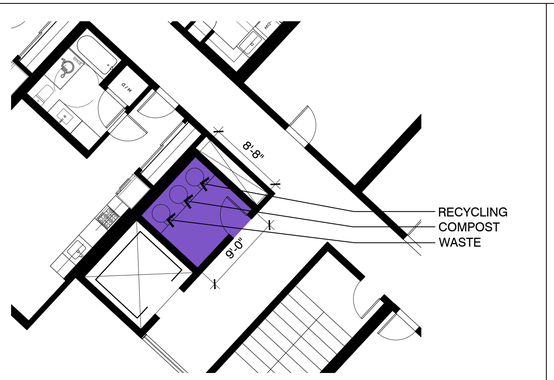
NO.	DATE	ISSUE

DRAWING TITLE:
ST CC DI R MS

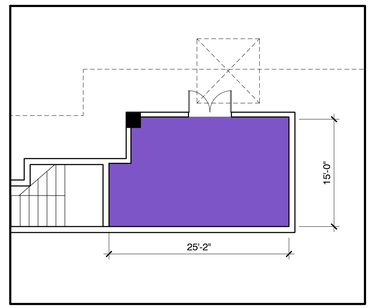
DRAWING NO:
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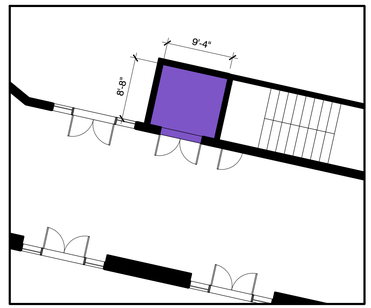
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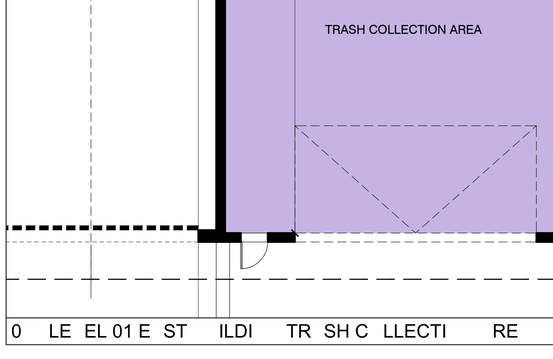
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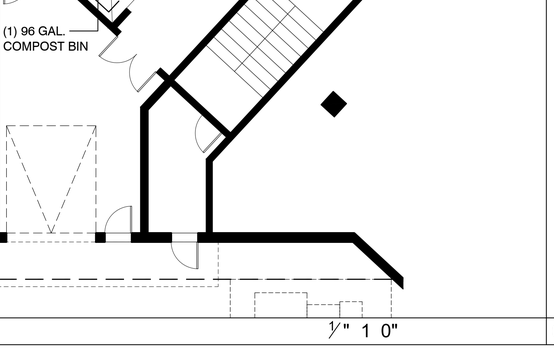
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C. TR SH CH TES R STRE M DE SITS R M
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TR SH CIRC L TI R TE
TR SH R MS
TR SH C LLECTI S RE S



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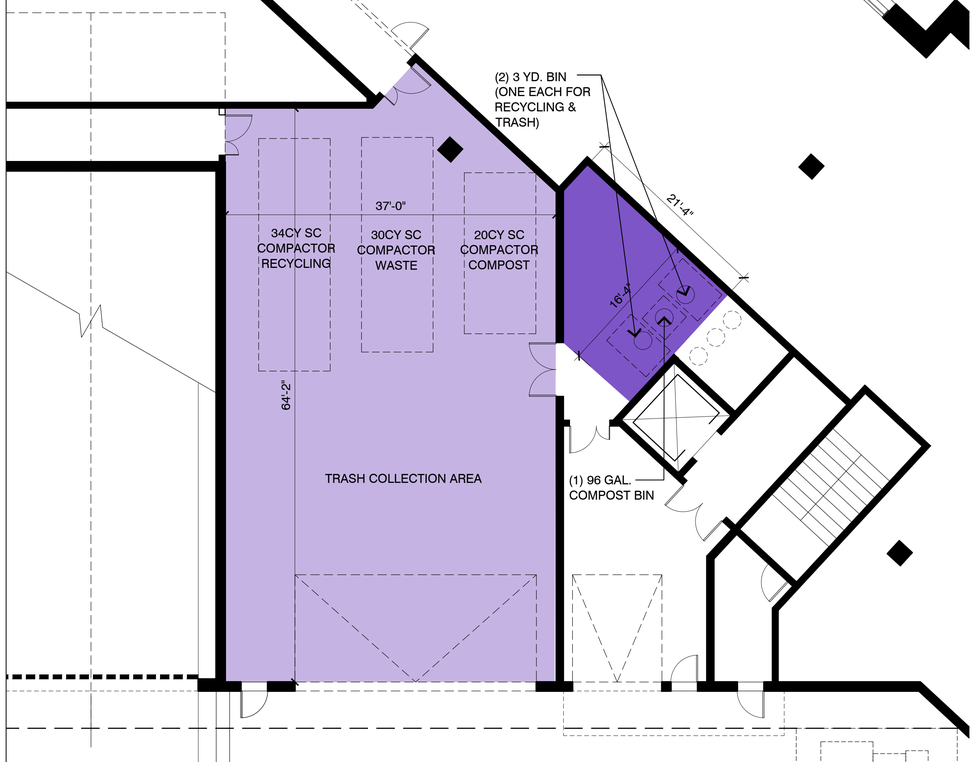


0 E ST ILDI RESID. TR SH R M T L1 1 " 1 0"

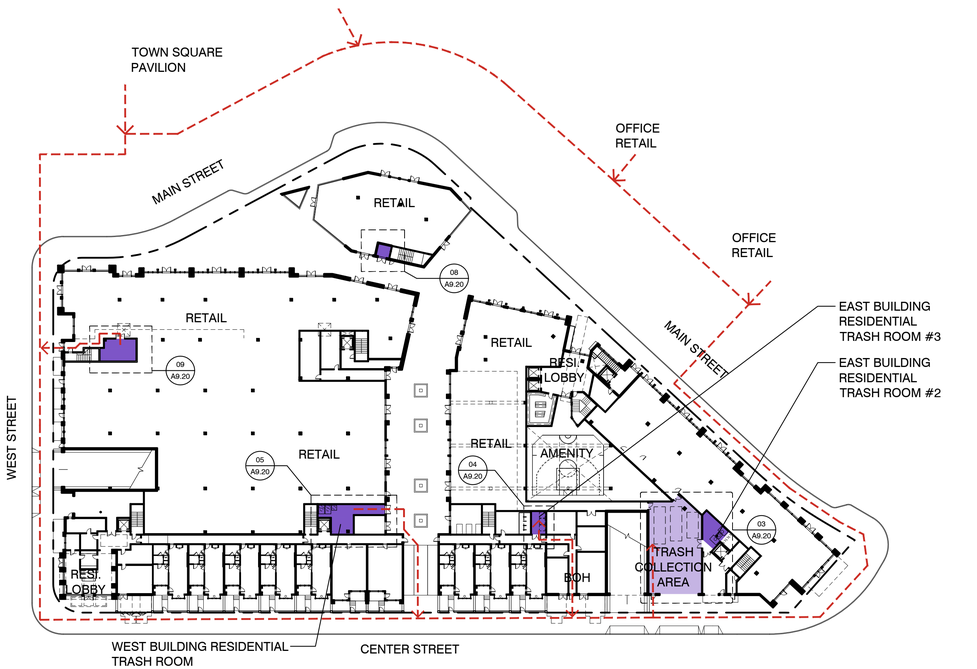


1" 0 0"

0 L R L LE EL 0 1" 0 0"



0 LE EL 01 E ST ILDI TR SH C LLECTI RE 1/" 1 0"



01 L R L LE EL 01 1" 0 0"

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE:

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

MILESTONES

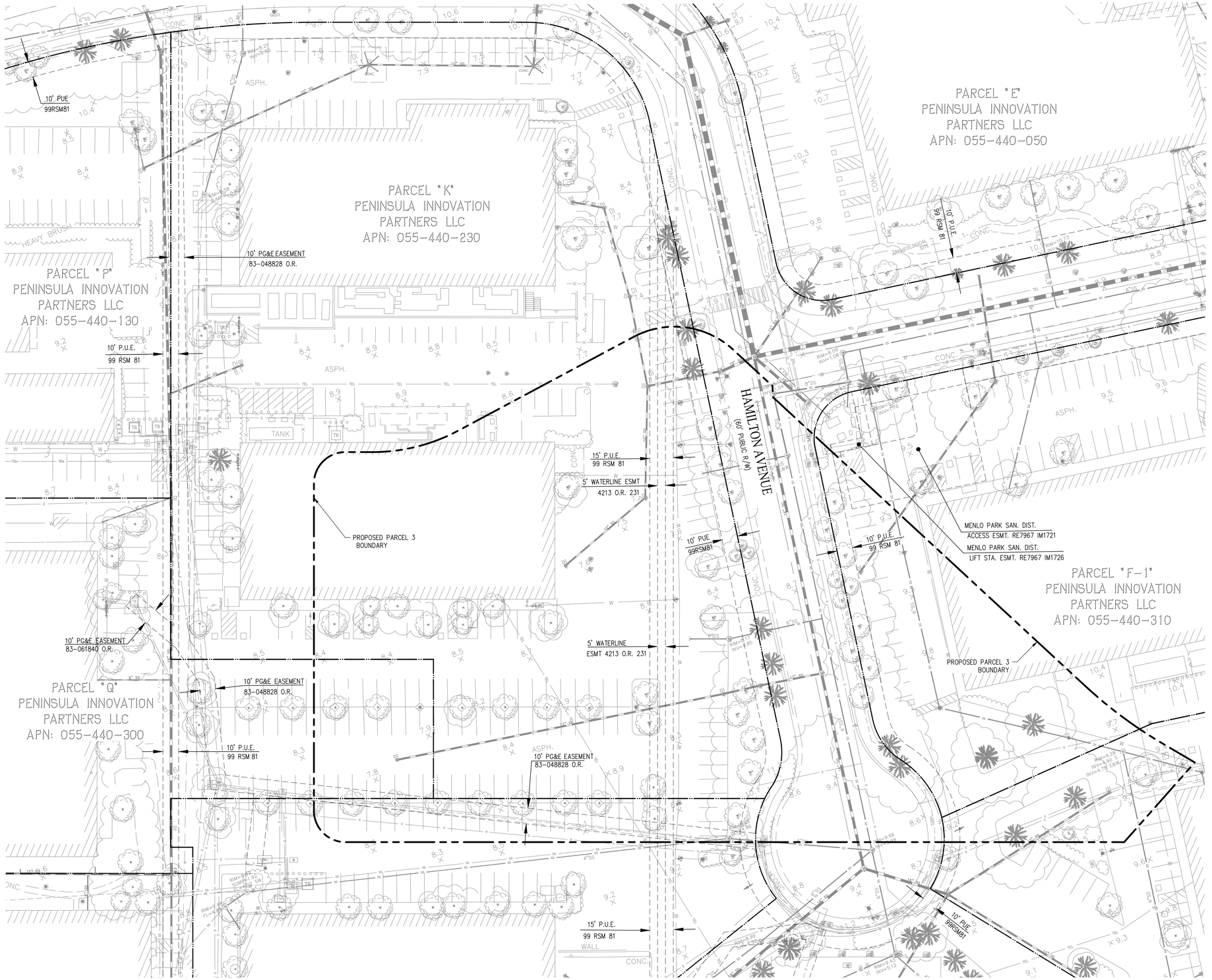
DATE	ISSUE
06/19/2023	ACP

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NO.	DATE	ISSUE

DRAWING TITLE:
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LEGEND

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

AVERAGE NATURAL EXISTING GRADE: 9.35'

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

0 30 60 90

SCALE: 1" = 30'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

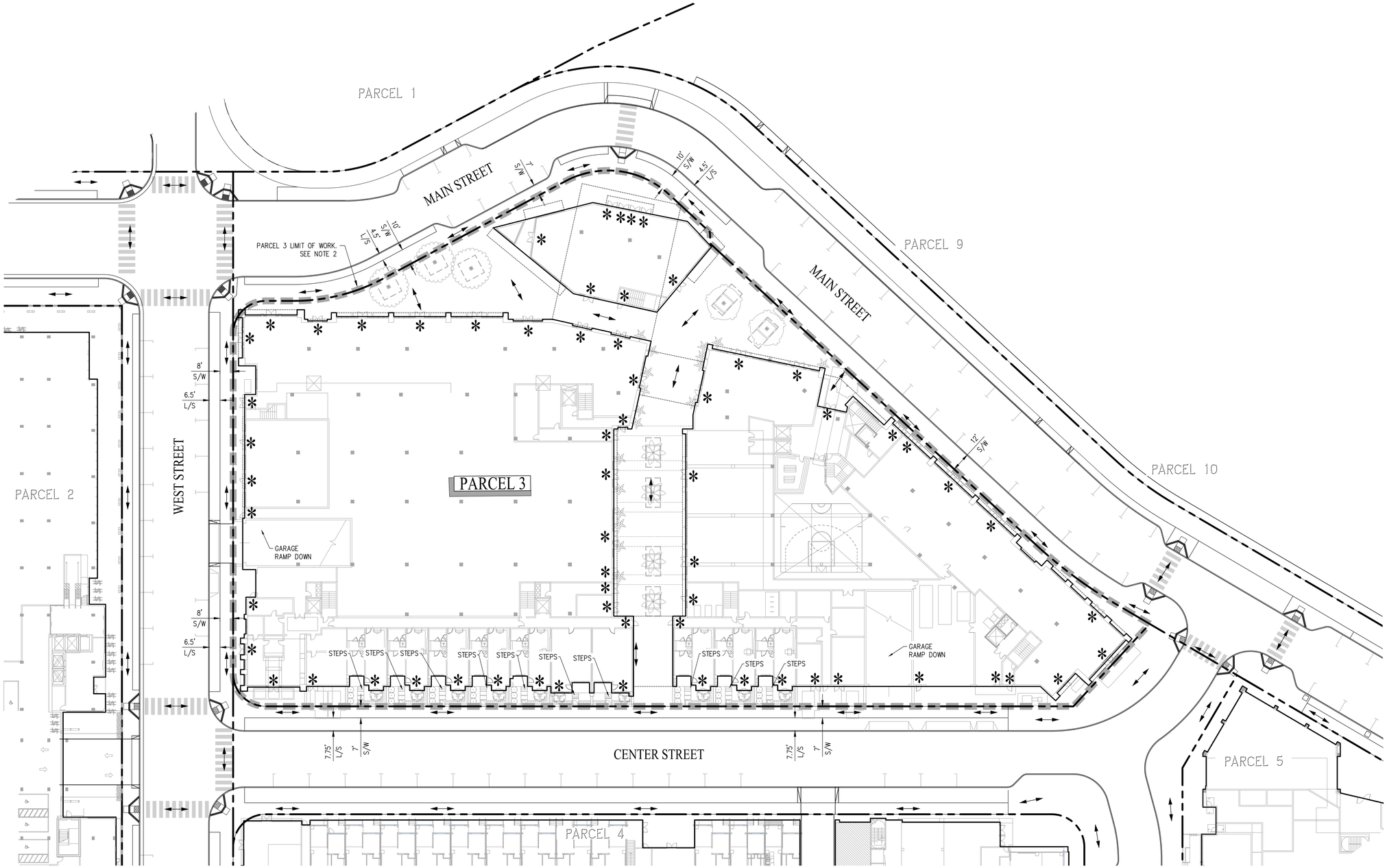
MILESTONES	
DATE	ISSUE
08/28/2023	ACP

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
TOPOGRAPHIC SURVEY

DRAWING NO:
C1.00

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LEGEND

- PARCEL BOUNDARY
- LIMIT OF WORK
- ACCESSIBLE PATH
- BUILDING ENTRY LOCATION
- L/S LANDSCAPE
- S/W SIDEWALK

NOTES:

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

0 30 60 90

SCALE: 1" = 30'

PENINSULA INNOVATION PARTNERS

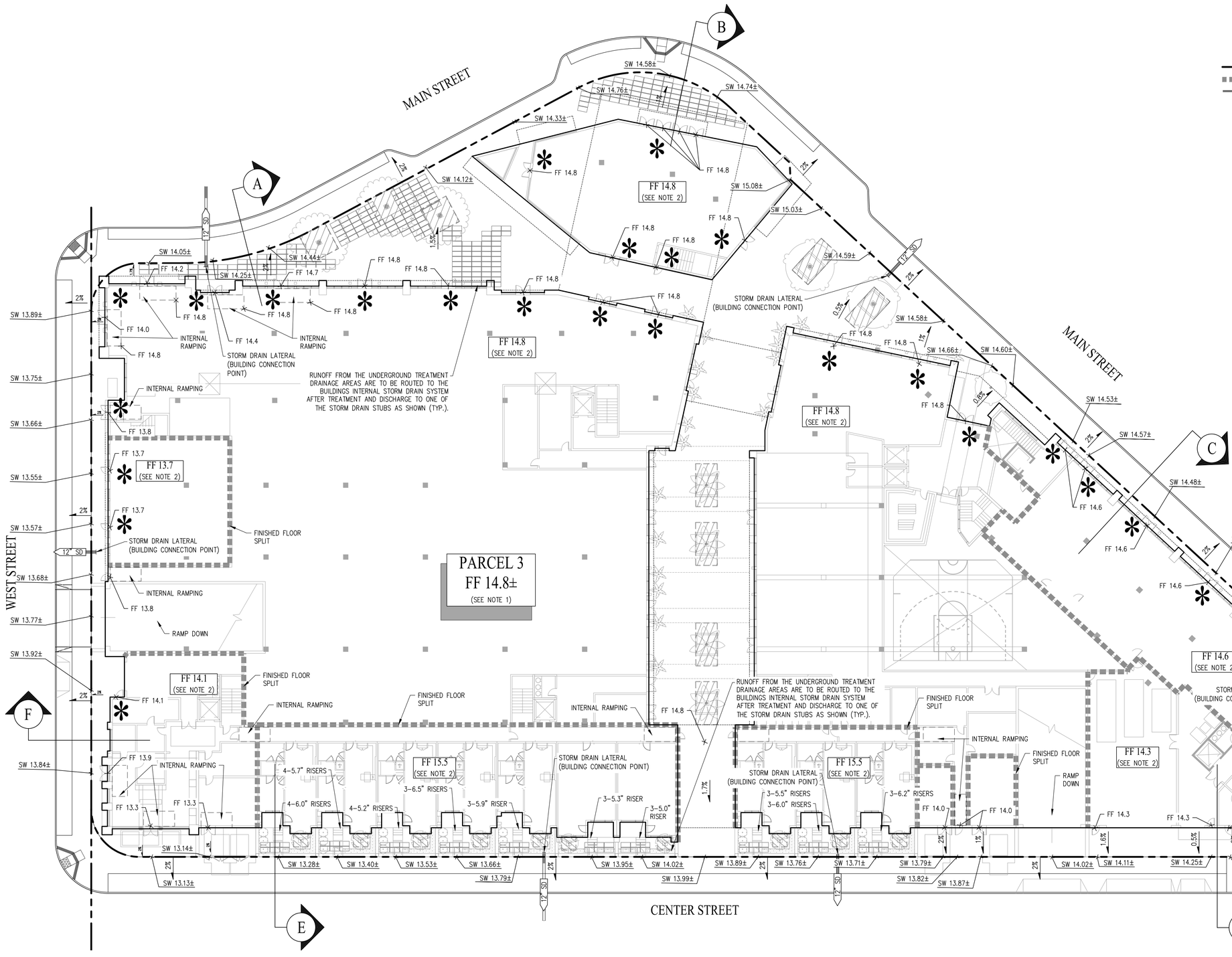
WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

MILESTONES	
DATE	ISSUE
08/28/2023	ACP

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
SITE CIRCULATION & SITE ENTRY PLAN

DRAWING NO:
C1.01



LEGEND

- PARCEL BOUNDARY
- FINISHED FLOOR SPLIT
- 12" SD — ONSITE STORM DRAIN (PRIVATE)
- FF — FINISHED FLOOR ELEVATION
- GL — GARAGE LIP
- SW — SIDEWALK
- TC — TOP OF CURB
- UNDERGROUND TREATMENT AREA (SILVA CELL)
- PERVIOUS LANDSCAPE AREA
- PRELIMINARY ACCESSIBLE ENTRY LOCATION

NOTE:

1. PROPOSED GRADING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN. FINAL GRADING MAY REQUIRE ADDITIONAL ADA ACCESSIBLE RAMPS AND/OR SLOPING OF THE BUILDING SLAB. FINAL FINISHED FLOOR ELEVATIONS ARE SUBJECT TO FINAL CIVIL, STRUCTURAL, AND ARCHITECTURAL COORDINATION.
2. DUE TO THE BASE FLOOD ELEVATION LIMITS, ADDITIONAL EXTERIOR RAMPING/STAIRS MAY BE REQUIRED WHEN INTERNAL FLOOD PROOFING CANNOT BE PROVIDED.
3. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.
4. THE PROJECT IS IN FLOOD ZONE AE AND WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH CURRENT FEMA REGULATIONS, THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, AND THE MPMC 16.45.130(4) (HAZARD MITIGATION AND SEA LEVEL RISE RESILIENCY).

0 20 40 60

SCALE: 1" = 20'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 3

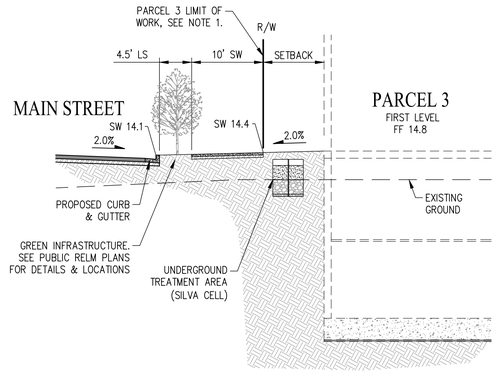
Menlo Park, CA

MILESTONES	
DATE	ISSUE
08/28/2023	ACP

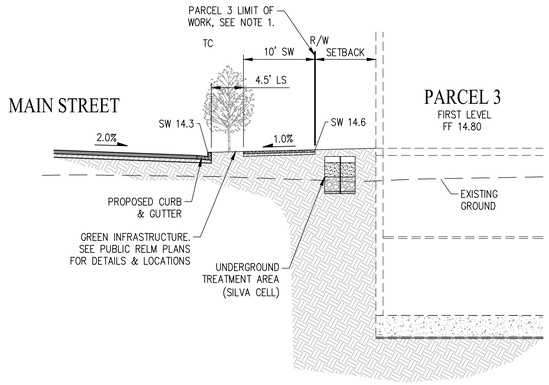
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
GRADING & DRAINAGE PLAN

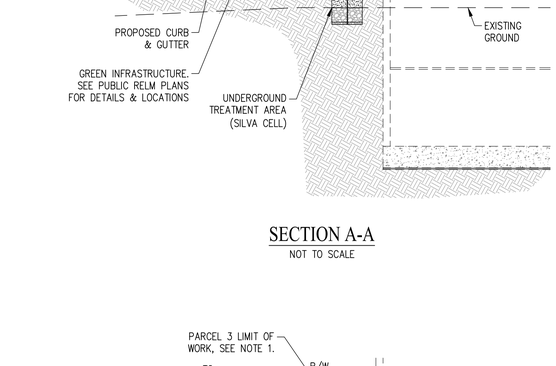
DRAWING NO:
C2.00



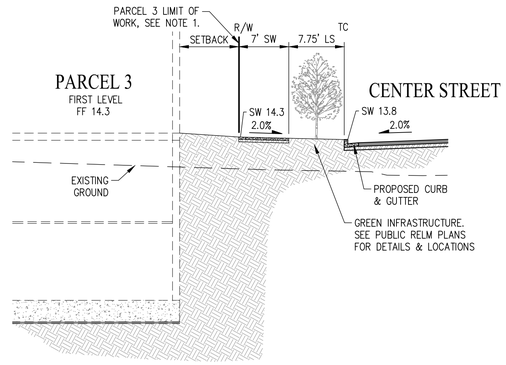
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NOT TO SCALE



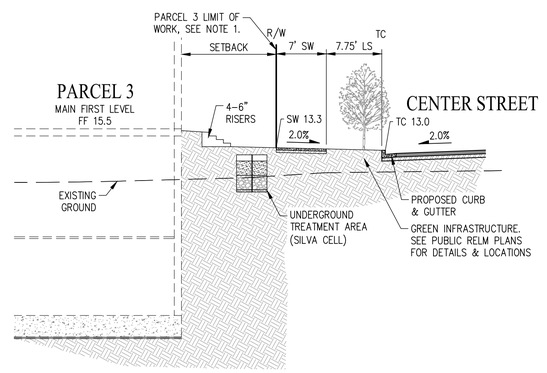
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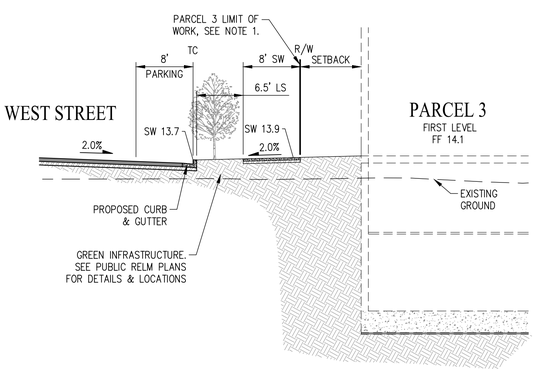
SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE

ABBREVIATIONS

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

NOTES:

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

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

MILESTONES

DATE	ISSUE
08/28/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE:
GRADING SECTIONS

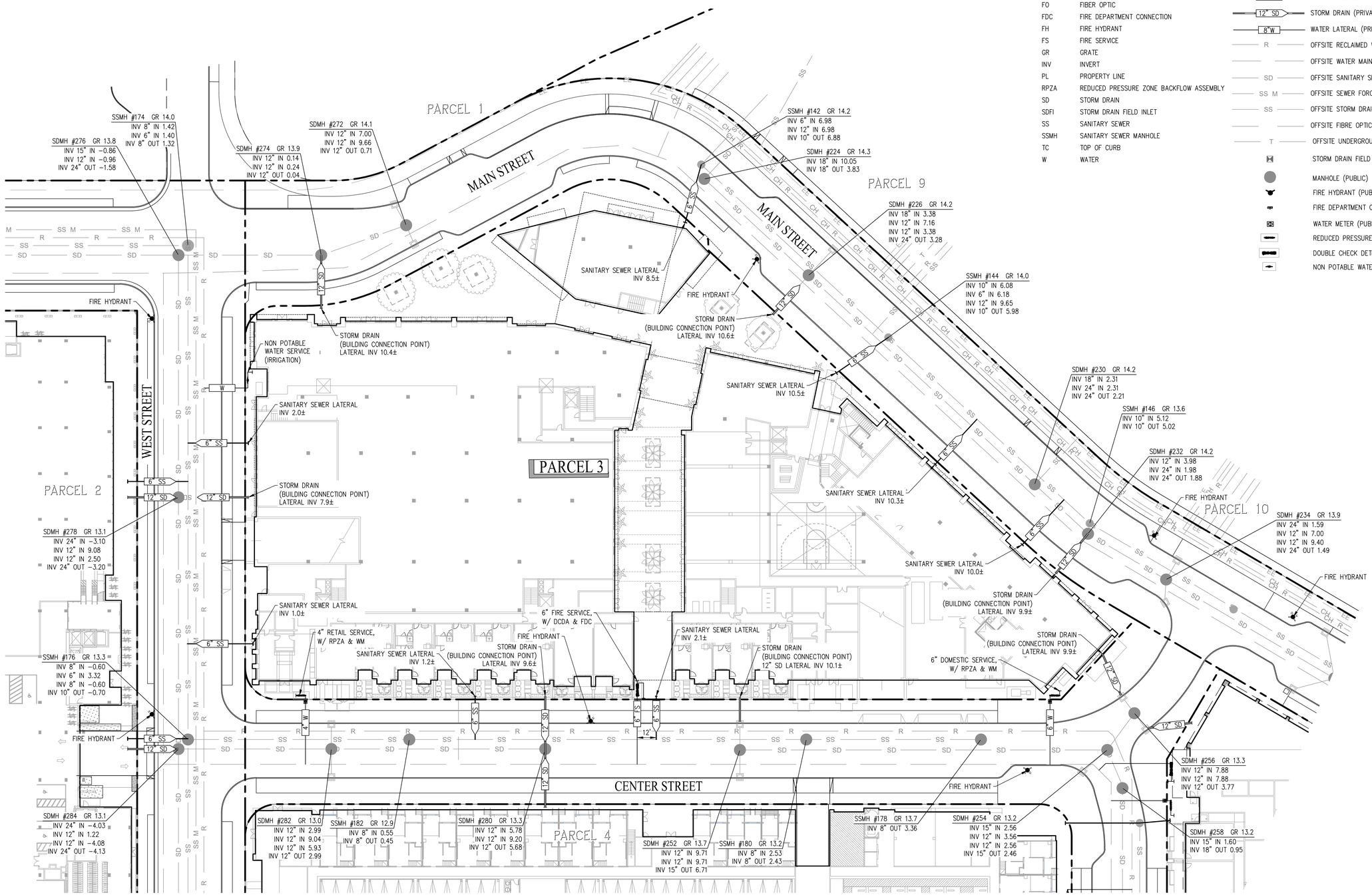
DRAWING NO:
C2.01

ABBREVIATIONS:

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

LEGEND:

- PROPERTY LINE
- 8" SS — SANITARY SEWER LATERAL (PRIVATE)
- 12" SD — STORM DRAIN (PRIVATE)
- 8"W — WATER LATERAL (PRIVATE)
- R — OFFSITE RECLAIMED WATER MAIN (PUBLIC)
- OFFSITE WATER MAIN (PUBLIC)
- SD — OFFSITE SANITARY SEWER (PUBLIC)
- SS M — OFFSITE SEWER FORCE MAIN (PUBLIC)
- SS — OFFSITE STORM DRAIN (PUBLIC)
- OFFSITE FIBRE OPTIC LINE (PUBLIC)
- T — OFFSITE UNDERGROUND JOINT TRENCH (PUBLIC)
- STORM DRAIN FIELD INLET (PRIVATE)
- MANHOLE (PUBLIC)
- FIRE HYDRANT (PUBLIC)
- FIRE DEPARTMENT CONNECTION (PRIVATE)
- WATER METER (PUBLIC)
- REDUCED PRESSURE ZONE DEVICE (PRIVATE)
- DOUBLE CHECK DETECTOR ASSEMBLY (PRIVATE)
- NON POTABLE WATER SERVICE (PRIVATE)


PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 9
PARCEL 10
MAIN STREET
WEST STREET
CENTER STREET
SSMH #174 GR 14.0
INV 8" IN 1.42
INV 6" IN 1.40
INV 8" OUT 1.32
SDMH #276 GR 13.8
INV 15" IN -0.86
INV 12" IN -0.96
INV 24" OUT -1.58
SDMH #274 GR 13.9
INV 12" IN 0.14
INV 12" IN 0.24
INV 12" OUT 0.04
SDMH #272 GR 14.1
INV 12" IN 7.00
INV 12" IN 9.66
INV 12" OUT 0.71
SSMH #142 GR 14.2
INV 6" IN 6.98
INV 12" IN 6.98
INV 10" OUT 6.88
SDMH #224 GR 14.3
INV 18" IN 10.05
INV 18" OUT 3.83
SDMH #226 GR 14.2
INV 18" IN 3.38
INV 12" IN 7.16
INV 12" IN 3.38
INV 24" OUT 3.28
SSMH #144 GR 14.0
INV 10" IN 6.08
INV 6" IN 6.18
INV 12" IN 9.65
INV 10" OUT 5.98
SDMH #230 GR 14.2
INV 18" IN 2.31
INV 24" IN 2.31
INV 24" OUT 2.21
SSMH #146 GR 13.6
INV 10" IN 5.12
INV 10" OUT 5.02
SDMH #232 GR 14.2
INV 12" IN 3.98
INV 24" IN 1.98
INV 24" OUT 1.88
SDMH #234 GR 13.9
INV 24" IN 1.59
INV 12" IN 7.00
INV 12" IN 9.40
INV 24" OUT 1.49
SDMH #278 GR 13.1
INV 24" IN -3.10
INV 12" IN 9.08
INV 12" IN 2.50
INV 24" OUT -3.20
SSMH #176 GR 13.3
INV 8" IN -0.60
INV 6" IN 3.32
INV 8" IN -0.60
INV 10" OUT -0.70
SDMH #284 GR 13.1
INV 24" IN -4.03
INV 12" IN 1.22
INV 12" IN -4.08
INV 24" OUT -4.13
SDMH #282 GR 13.0
INV 12" IN 2.99
INV 12" IN 9.04
INV 12" IN 5.93
INV 12" OUT 2.99
SSMH #182 GR 12.9
INV 8" IN 0.55
INV 8" OUT 0.45
SDMH #280 GR 13.3
INV 12" IN 5.78
INV 12" IN 9.20
INV 12" OUT 5.68
SDMH #252 GR 13.7
INV 12" IN 9.71
INV 12" IN 9.71
INV 15" OUT 6.71
SSMH #180 GR 13.2
INV 8" IN 2.53
INV 8" OUT 2.43
SSMH #178 GR 13.7
INV 8" OUT 3.36
SDMH #254 GR 13.2
INV 15" IN 2.56
INV 12" IN 3.56
INV 12" IN 2.56
INV 15" OUT 2.46
SDMH #256 GR 13.3
INV 12" IN 7.88
INV 12" IN 7.88
INV 12" OUT 3.77
SDMH #258 GR 13.2
INV 15" IN 1.60
INV 18" OUT 0.95
SANITARY SEWER LATERAL INV 8.5±
FIRE HYDRANT
STORM DRAIN (BUILDING CONNECTION POINT) LATERAL INV 10.6±
NON POTABLE WATER SERVICE (IRRIGATION)
STORM DRAIN (BUILDING CONNECTION POINT) LATERAL INV 10.4±
SANITARY SEWER LATERAL INV 2.0±
STORM DRAIN (BUILDING CONNECTION POINT) LATERAL INV 7.9±
SANITARY SEWER LATERAL INV 1.0±
4" RETAIL SERVICE, W/ RPZA & WM
SANITARY SEWER LATERAL INV 1.2±
STORM DRAIN (BUILDING CONNECTION POINT) LATERAL INV 9.6±
6" FIRE SERVICE, W/ DCDA & FDC
FIRE HYDRANT
SANITARY SEWER LATERAL INV 2.1±
STORM DRAIN (BUILDING CONNECTION POINT) 12" SD LATERAL INV 10.1±
SANITARY SEWER LATERAL INV 10.5±
SANITARY SEWER LATERAL INV 10.3±
SANITARY SEWER LATERAL INV 10.0±
STORM DRAIN (BUILDING CONNECTION POINT) LATERAL INV 9.9±
STORM DRAIN (BUILDING CONNECTION POINT) LATERAL INV 9.9±
6" DOMESTIC SERVICE, W/ RPZA & WM
FIRE HYDRANT
FIRE HYDRANT
FIRE HYDRANT
FIRE HYDRANT
FIRE HYDRANT
12' SD
12' SD
12' SD
12' SD
12' SD
6" SS
6" SS
6" SS

LEGEND

- PROPERTY BOUNDARY
- SD — OFFSITE STORM DRAIN (PUBLIC)
- SD — PROPOSED STORM DRAIN (PRIVATE)
- PROPOSED DOWNSPOUT
- PROPOSED MANHOLE (PUBLIC)
- RUNOFF DIRECTION
- FLOW THROUGH TREATMENT PLANTER
- UNDERGROUND TREATMENT AREA (SILVA CELL)
- DMA 12 — DRAINAGE MANAGEMENT AREA LABEL
- DRAINAGE MANAGEMENT AREA BOUNDARY
- TCM — TREATMENT CONTROL MEASURE

NOTES

1. BIO-RETENTION SHALL BE PROVIDED ON PODIUM DECK IN PROPOSED PLANTER AND UNDERGROUND TREATMENT AREAS AS SHOWN. WATER WILL BE HARDPIPED VIA DOWNSPOUTS AND DISCHARGE DIRECTLY INTO THESE AREAS FOR TREATMENT WHERE WATER WILL INFILTRATE THROUGH THE BIO-RETENTION MEDIA AND COLLECT IN THE SUBDRAIN WHICH WILL DIRECT WATER OFF THE PODIUM DECK WITHIN THE INTERNAL STORM DRAIN PLUMBING OF THE BUILDING.
2. STORM DRAIN LAYOUT AND DMA TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT DOWNSPOUT LOCATIONS ARE UNKNOWN.
3. BIO-RETENTION AREAS HAVE BEEN DESIGNED PER THE SAN MATEO COUNTY C.3 GUIDANCE MANUAL.
4. BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% SIZING METHOD PER CHAPTER 5 OF THE SAN MATEO COUNTY C.3. GUIDANCE MANUAL.
5. ALL IMPROVEMENTS SHOWN OUTSIDE OF THE PARCEL BOUNDARY WILL BE APART OF THE PUBLIC REALM PLANS AND HAVE BEEN SHOWN FOR REFERENCE ONLY.
6. ALL ON PODIUM TREATMENT PLANTER DRAINAGE AREAS ARE TO BE ROUTED TO THE BUILDINGS INTERNAL STORM DRAIN SYSTEM AFTER TREATMENT AND DISCHARGE TO ONE OF THE STORM DRAIN STUBS AS SHOWN.
7. AREAS SUBJECT TO MEP DESIGN. AREAS ARE TO BE ROUTED TO INTERNAL PLUMBING AND PUMPED TO SILVA CELLS AS NEEDED DETERMINED BY THE MEP.

0 30 60 90

SCALE: 1" = 30'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

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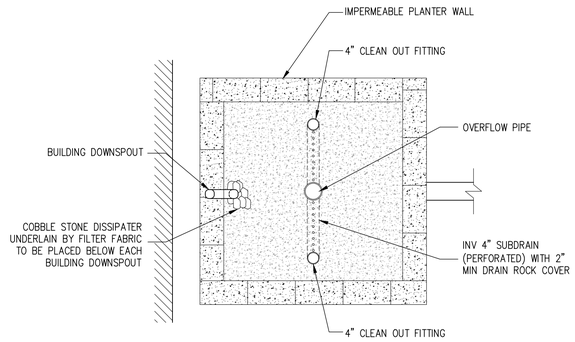
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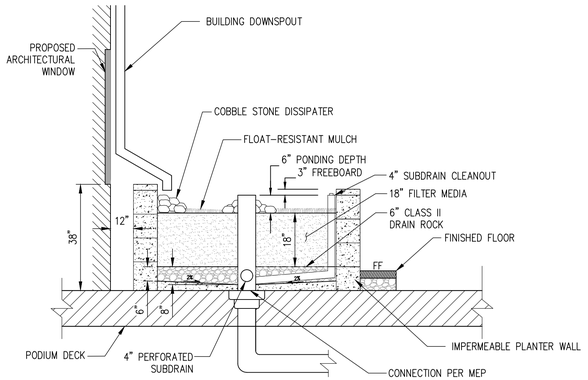
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TREATMENT CONTROL MEASURE CALCULATION SUMMARY TABLE

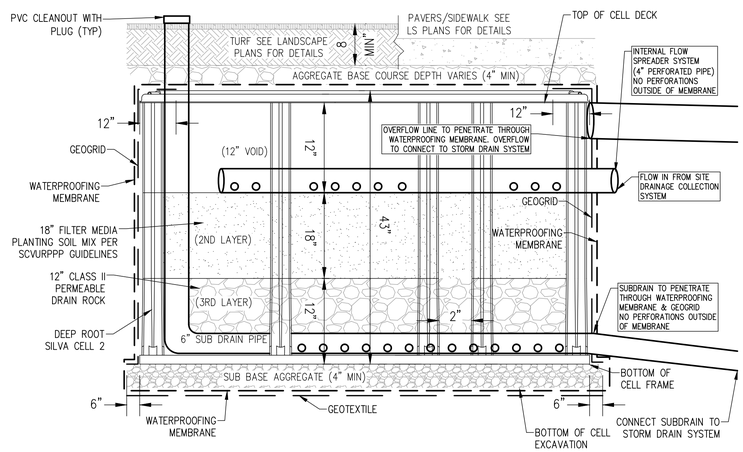
DMA AREA	TCM #	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	SIZING METHOD	REQUIRED BIO-RETENTION AREA	PROVIDED BIO-RETENTION AREA (SF)
1	1	SILVA CELL	16,795	16,795	0	16,795	4%	672	672
2(A)	2(A)	SILVA CELL	13,860	13860	0	13,860	4%	554	594
2(B)	2(B)	SILVA CELL	14,270	14270	0	14,270	4%	571	639
2(C)	2(C)	SILVA CELL	12,494	12494	0	12,494	4%	500	507
3	3	FLOW-THROUGH PLANTER	1,403	1403	0	1,403	4%	56	56
4	4	FLOW-THROUGH PLANTER	1,655	1655	0	1,655	4%	66	66
5	5	FLOW-THROUGH PLANTER	1454	1454	0	1,454	4%	58	58
6	6	FLOW-THROUGH PLANTER	3,222	3222	0	3,222	4%	129	129
7	7	FLOW-THROUGH PLANTER	976	976	0	976	4%	39	39
8	8	FLOW-THROUGH PLANTER	15,267	15267	0	15,267	4%	611	618
9	9	SILVA CELL	1,220	1220	0	1,220	4%	49	52
10	10	SILVA CELL	1,309	1309	0	1,309	4%	52	52
11	11	SILVA CELL	1,297	1297	0	1,297	4%	52	52
12	12	SILVA CELL	1,303	1303	0	1,303	4%	52	52
13	13	SILVA CELL	1,306	1306	0	1,306	4%	52	52
14	14	SILVA CELL	2,401	2401	0	2,401	4%	96	104
15	15	FLOW-THROUGH PLANTER	4,392	4392	0	4,392	4%	176	177
16	16	FLOW-THROUGH PLANTER	4,444	4444	0	4,444	4%	177	177
17	17	SILVA CELL	1,250	1250	0	1,250	4%	50	52
18	18	SILVA CELL	1,271	1271	0	1,271	4%	51	52
19	19	SILVA CELL	1,254	1254	0	1,254	4%	50	52
20	20	FLOW-THROUGH PLANTER	7,258	7258	0	7,258	4%	290	293
21	21	FLOW-THROUGH PLANTER	1,593	1593	0	1,593	4%	64	66
22	22	SILVA CELL	7,410	7410	0	7,410	4%	296	296
23	23	FLOW-THROUGH PLANTER	6,220	6220	0	6,220	4%	249	255
		TOTAL	125,324	125,324	0	125,324	–	5,012	5,163





TYPICAL FLOW-THRU PLANTER SECTION

TCM 2-5, 11, 14, 17, 18, 21, 22, 24, 26, 30
NOT TO SCALE



TYPICAL SILVA CELL SECTION

TCM 1, 6-10, 12, 13, 15, 16, 19, 20, 23, 25, 27-29
NOT TO SCALE

PENINSULA INNOVATION PARTNERS

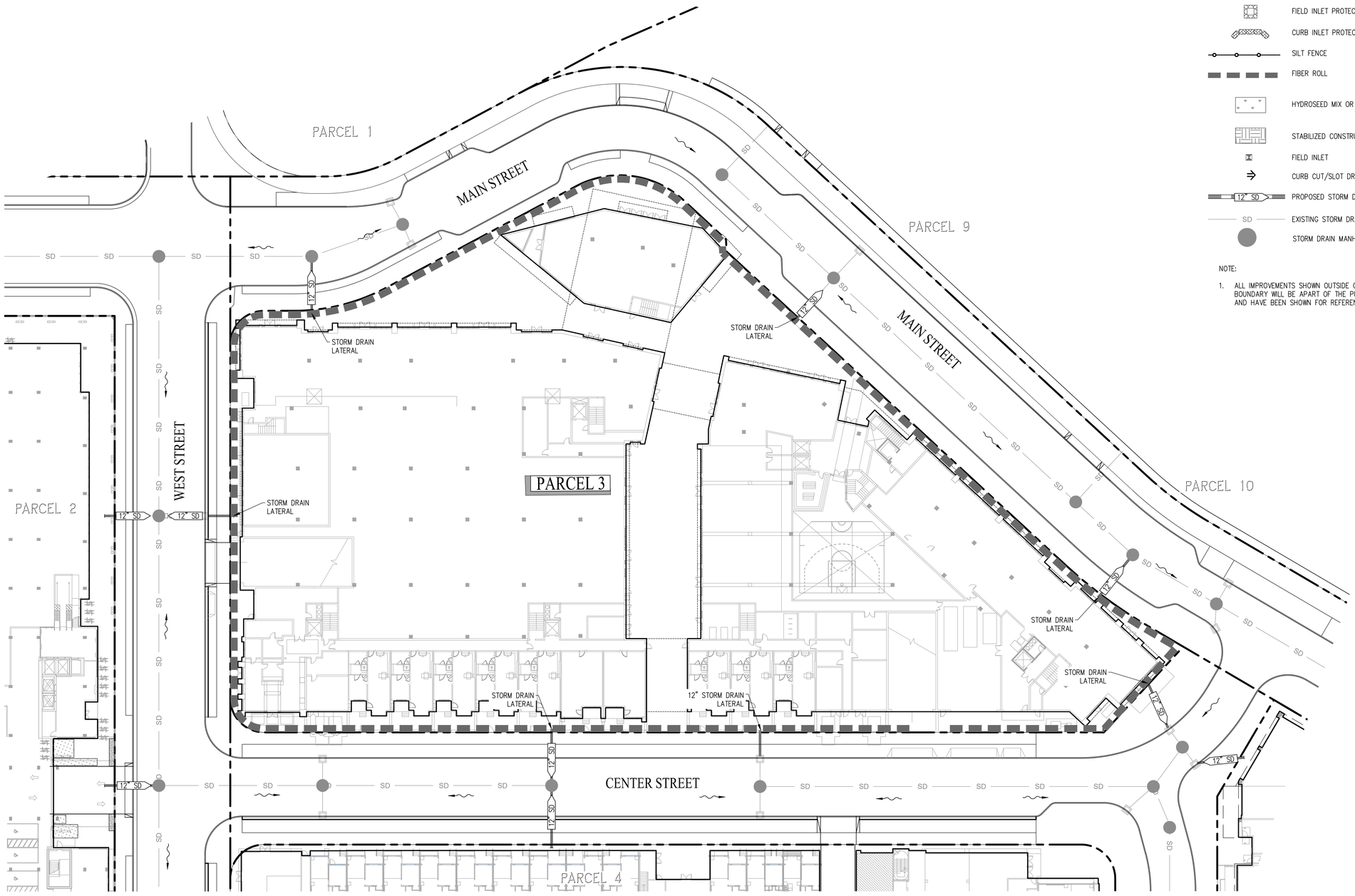
WILLOW VILLAGE
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Menlo Park, CA

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DRAWING TITLE:
STORMWATER CONTROL DETAILS

DRAWING NO:
C4.01



LEGEND

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

NOTE:

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

0 30 60 90

SCALE: 1" = 30'

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

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Menlo Park, CA

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DRAWING TITLE: EROSION CONTROL PLAN

DRAWING NO: C5.00

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LEGEND:

- PROPERTY LINE
- AERIAL FIRE APPARATUS ACCESS
- OFFSITE WATER MAIN (PUBLIC)
- R — OFFSITE RECYCLED WATER MAIN (PUBLIC)
- 8"W — WATER LATERAL (PRIVATE)
- FIRE HYDRANT (PUBLIC)
- FIRE DEPARTMENT CONNECTION (PRIVATE)
- WATER METER (PUBLIC)
- REDUCED PRESSURE ZONE DEVICE (PRIVATE)
- DOUBLE CHECK DETECTOR ASSEMBLY (PRIVATE)
- NON POTABLE WATER SERVICE (PRIVATE)
- PARALLEL PARKING STALL
- FIRE ACCESS ROADWAY

ABBREVIATIONS:

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

NOTES

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

PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 9
PARCEL 10
MAIN STREET
WEST STREET
CENTER STREET
FIRE ACCESS ROADWAY
PARALLEL PARKING STALL (TYP.)
AERIAL FIRE APPARATUS ACCESS
NON POTABLE WATER SERVICE (IRRIGATION)
4" RETAIL SERVICE, W/ RPZA & WM
6" FIRE SERVICE, W/ DCDA & FDC
6" DOMESTIC SERVICE, W/ RPZA & WM
FH

0 30 60 90
SCALE: 1" = 30'

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
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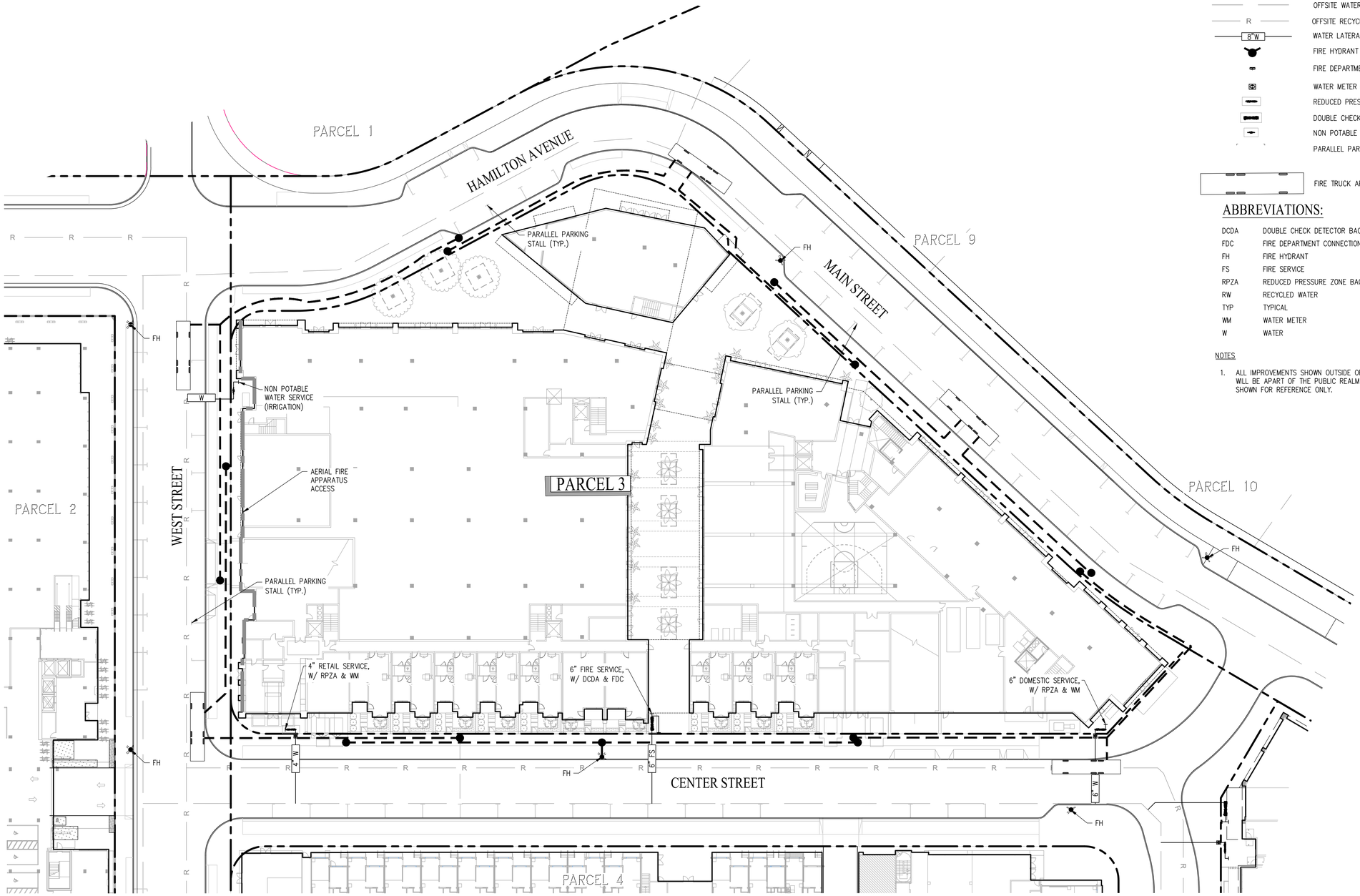
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DRAWING TITLE: FIRE ACCESS PLAN

DRAWING NO: C6.00



LEGEND:

- PROPERTY LINE
- 150' FIRE HYDRANT HOSE PULL
- OFFSITE WATER MAIN (PUBLIC)
- R — OFFSITE RECYCLED WATER MAIN (PUBLIC)
- 8"W — WATER LATERAL (PRIVATE)
- FIRE HYDRANT (PUBLIC)
- FIRE DEPARTMENT CONNECTION (PRIVATE)
- WATER METER (PUBLIC)
- REDUCED PRESSURE ZONE DEVICE (PRIVATE)
- DOUBLE CHECK DETECTOR ASSEMBLY (PRIVATE)
- NON POTABLE WATER SERVICE (PRIVATE)
- PARALLEL PARKING STALL
- FIRE TRUCK APPARATUS

ABBREVIATIONS:

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

NOTES

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

0 30 60 90

SCALE: 1" = 30'

PENINSULA INNOVATION PARTNERS

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Menlo Park, CA

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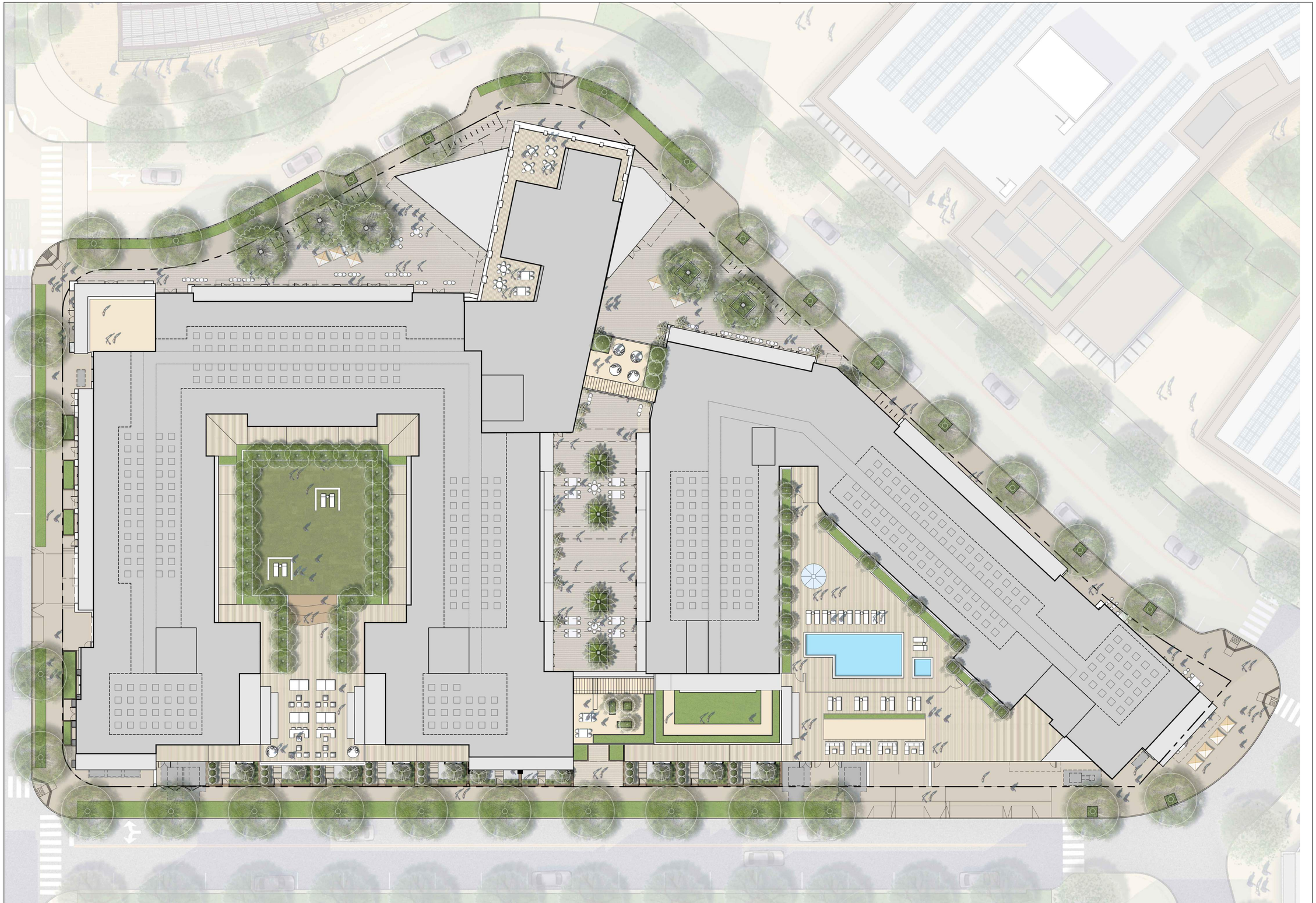
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DRAWING TITLE: FIRE HYDRANT PLAN

DRAWING NO: C6.01

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 3

Menlo Park, CA

SCALE:

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

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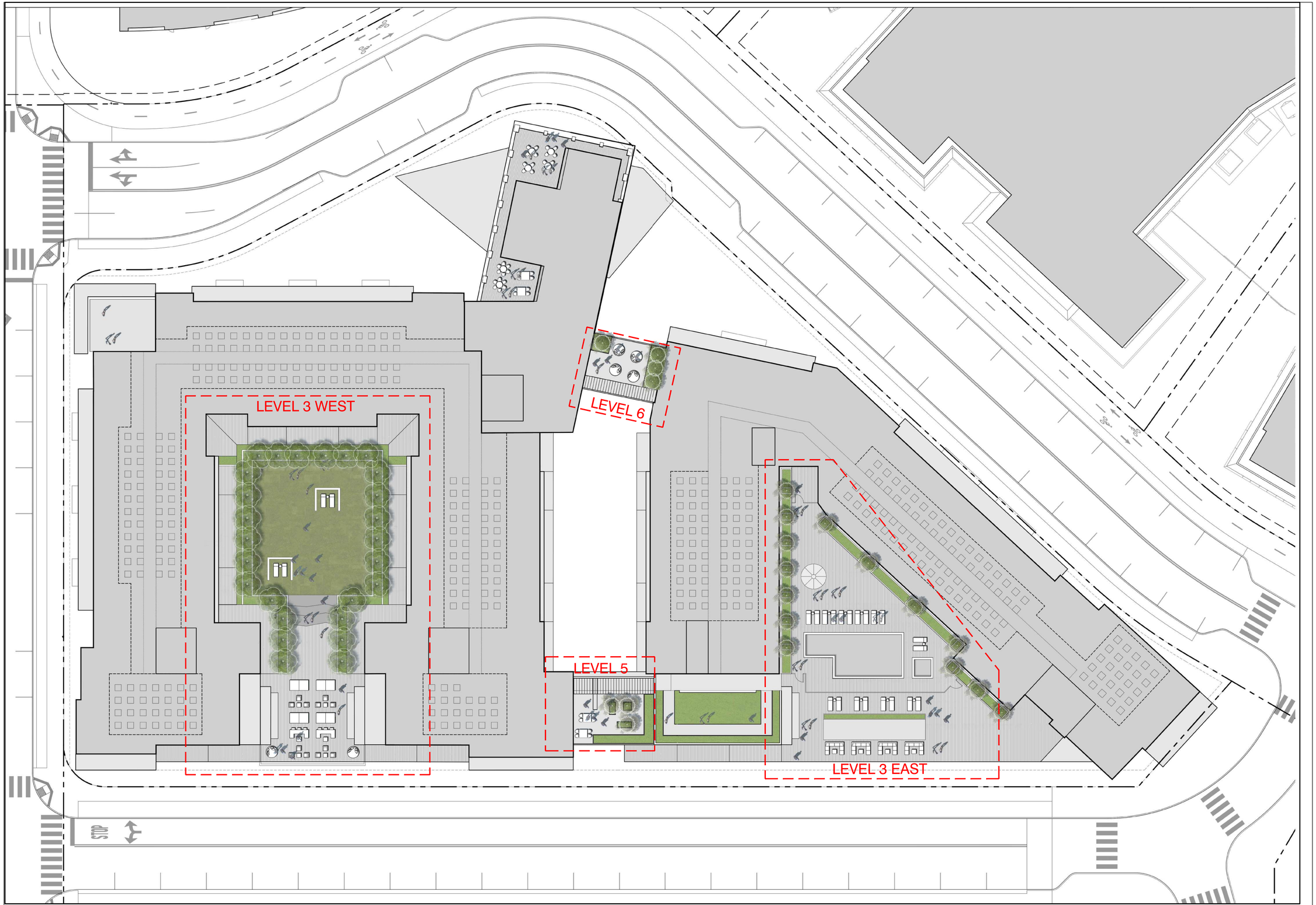
NO.	DATE	ISSUE

DRAWING TITLE:

TREE LEVEL TITLE

DRAWING NO:

L .00



PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 3

Menlo Park, CA

SCALE:

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TREE L TI L LE EL

DRAWING NO:

L .01

MAIN ST & NORTH PLAZA



Ginkgo biloba d



Zelkova serrata r



Cornus

PASSAGE



Brahea edulis

CENTER ST & GARDEN



Lagerstroemia indica x faueri r



Lagerstroemia indica x fauriei



Luma apiculata

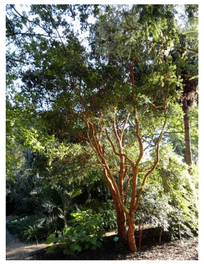


Ulmus parvifolia

LEVEL 3



Agonis flexuosa



Luma apiculata



Olea europea S H

LEVEL 5 & 6



Acer palmatum



Ginkgo biloba d r

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	WUCOLS	CA NATIVE
MAIN STREET AND NORTH PLAZA TREES					
	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	48" box	Med	
	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	48" box	Med	
	Cornus 'Venus'	Venus Dogwood	48" box	Med	
PASSAGE ALLEY TREE					
	Brahea edulis	Guadalupe Fan Palm	48" box	Low	
CENTER ST. GARDEN TREES					
	Lagerstroemia indica x faueri 'Arapaho'	Arapaho Crape Myrtle	48" box	Med	
	Lagerstroemia indica x faueri 'Natchez'	Natchez Crape Myrtle	48" box	Med	
LEVEL 3 TREES					
	Agonis flexuosa	Peppermint Tree	48" box	Low	
	Luma apiculata	Chilean Myrtle	48" box	Med	
	Olea europea 'Swan Hill'	Swan Hill Olive	60" box	Med	
LEVEL 5 & 6 TREES					
	Acer palmatum	Japanese Maple 'Sango Kaku'	36" box	Med	
	Ginkgo biloba 'Jade Butterfly'	Jade Butterfly Ginkgo	15 gallon	Med	
CENTER ST GARDENS - SHRUBS, GROUNDCOVERS, GRASSES AND VINES					
	Olea 'Little Ollie'	Dwarf Olive	5 gal	Low	
	Olea 'Arbequina'	Arbequina Fruiting Olive	15 gallon	Low	
	Laurus nobilis 'Emerald Wave'	Emerald Wave Sweet Bay	15 gallon	Med	

LEVEL 3 EAST - SHRUBS, GROUNDCOVERS, GRASSES AND VINES				
Carex tumulicola	Berkeley Sedge	5 gal	Low	x
Fatshedera lizei 'Curly'	Curly Bush Ivy	5 gal	Med	
Lomandra confertifolia	Finescape Lomandra	5 gal	Low	
Lomandra longifolia 'Breeze' & cvs.	Breeze Dwarf Mat Rush	5 gal	Low	
Lonicera japonica Aureoreticulata	Golden Net Honeysuckle	5 gal	Med	
Lotus berthelotti	Parrot's Beak	5 gal	Low	
Russelia equisetiformis	Fire Cracker Plant	5 gal	Med	

LEVEL 3 WEST - SHRUBS, GROUNDCOVERS, GRASSES AND VINES				
Acacia cognata 'Cousin Itt' II	Cousin Itt Acacia	5 gal	Low	
Bamboo spp.	Bamboo	5 gal	Low	
Festuca 'Elijah Blue'	Elijah Blue Fescue	5 gal	Med	
Helicotrichon sempervirens	Blue Oat Grass	5 gal	Med	
Lomandra confertifolia	Finescape Lomandra	5 gal	Low	
Lomandra longifolia 'Breeze' & cvs.	Breeze Dwarf Mat Rush	5 gal	Low	
Phormium 'Dark Delight'	New Zealand Flax	5 gal	Med	
Russelia equisetiformis	Firecracker Plant	5 gal	Med	

HERITAGE TREE REPLACEMENT (QUALIFIED TREES ONLY)

Botanical Name	Common Name	Quantity	Unit Size	Unit Value	Value
Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	5	48" box	$ 5,000	$ 25,000
Brahea edulis	Guadalupe Fan Palm	4	48" box	$ 5,000	$ 20,000
		9			**$ 45,000**

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
Menlo Park, CA

SCALE: N/A

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DRAWING TITLE: TREE LEGEND SCHEDULE

DRAWING NO: L .10

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WILLOW VILLAGE PARCEL 3 - PRELIMINARY WATER USE ESTIMATION & IRRIGATION SCHEDULE

WATER TYPE	POTABLE
CITY	Palo Alto
ETO	43.1
DATE	9/24/2021

Nearest City to project with published ET data

REGULAR LANDSCAPE AREAS

STATION/HYDROZONE	GPM	AREA (sq.ft) (HA)	WATER USE TYPE (LW=LOW, MW=MOD, HW=HIGH)	PLANT TYPE	IRRIGATION TYPE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	PRECIP. RATE/ APPLICATION RATE (IN/HR)	ETAF (PF/IE)	CYCLES PER DAY	DAYS PER WEEK	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	ETWU (GALLONS PER YEAR)	PERCENTAGE OF LANDSCAPE
												MONTHLY ETO													
												1.5	1.8	3.8	3.8	5.2	5.3	5.2	5.6	5.0	3.7	1.7	1.0		
												TOTAL RUN TIME IN MINUTES PER DAY													
1	0	1360	LW	SHRUB GC LW	DRIP LINE 12"	0.25	0.81	0.9	0.3	2	2	0.0	0.0	7.0	9.0	13.0	13.0	15.0	14.0	12.0	8.0	4.0	0.0	11,217	28%
2	0	3475	MW	SHRUB GC MW	DRIP LINE 12"	0.4	0.81	0.9	0.5	2	3	0.0	0.0	7.0	10.0	13.0	14.0	16.0	14.0	13.0	8.0	5.0	0.0	45,656	72%
	TOTAL	4,835																					TOTAL	57,873	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	AREA (sq.ft) (HA)	Percentage of Landscape
			0%

MAWA	GALLONS/YR	58,140
	ACRE FEET/YR	0.18
	HCF/YR	77.73
ETWU	GALLONS/YR	57,873
	ACRE FEET/YR	0.18
	HCF/YR	76.38

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.38	YES

ETAF Calculations

REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	2,136
TOTAL AREA	4,835
AVG. ETAF	44.17%

THE IRRIGATION VALVE SCHEDULE SHOWN ABOVE IS INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATES THE APPROXIMATE RUN TIMES IN MINUTES FOR EACH VALVE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE TIMES SHOWN ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL AND CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECTTHE WATER REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND THE APPROXIMATE PRECIPITATION OR APPLICATION RATES OF THE IRRIGATION SYSTEM TYPE. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, OVERALL PRECIPITATION RATE OF ZONE, ETC.

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.45) + ((0.55 x (LA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.45= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= (ETO)(.62)(ETAF x LA)

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

Note: An application and detailed landscape irrigation plan will be submitted with the building permit submittal package. All planting and irrigation will be in compliance with the city's Water Efficient Landscape Ordinance.

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PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE

Architectural Control Package - Parcel 3

Menlo Park, CA

SCALE:

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MILESTONES

DATE	ISSUE
06/19/2023	ACP

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE: IRRI TI E DI R M

DRAWING NO:

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STŌK

LEED NC v4 SCORECARD

WILLOW VILLAGE MIXED-USE PARCEL 3

IP

YES	LIKELY	MAYBE	NO	Phase	Overlap		Credit Name	Points Available
1				D		Credit	**Integrative Process** - In design phases, achieve synergies between building, energy AND water related systems	1
1				Totals				1

LOCATION & TRANSPORTATION

YES	LIKELY	MAYBE	NO	Phase	Overlap		Credit Name	Points Available
			16	D		Credit	**LEED for Neighborhood Development Location** - Locate within LEED ND certified development site boundary	16
1				D		Credit	**Sensitive Land Protection** - Develop on previously developed land or follow criteria for non - sensitive	1
			2	D		Credit	**High Priority Site** - Locate project on infill location in historic district, priority designation or brownfield	2
4			1	D		Credit	**Surrounding Density & Diverse Uses** - Site within 1/4 mile of surrounding density criteria and/or a 1/2 mile of diverse uses	5
			5	D		Credit	**Access to Quality Transit** - Locate functional entries within 1/4 mile of existing transit or 1/2 mile of planned transit services	5
1				D	MP	Credit	**Bicycle Facilities** - Provide a bike network and storage areas	1
			1	D		Credit	**Reduced Parking Footprint** - Don't exceed minimum local code requirements for parking capacity	1
1				D	MP	Credit	**LEED v4.1: Electric Vehicles** - 5 % of spaces or 20 % discount for parking and electric car charging OR liquid, gas or battery facilities	1
7			16	Totals				16

SUSTAINABLE SITES

YES	LIKELY	MAYBE	NO	Phase	Overlap		Credit Name	Points Available
REQUIRED				C	T24, MP	Prereq	**Construction Activity Pollution Prevention** - Implement an erosion control plan, per the EPA CGP v2012	NA
1				D		Credit	**Site Assessment** - Complete site survey including: topography, hydrology, climate, vegetation, soils, human use, human health	1
			2	D		Credit	**Site Development - Protect or Restore Habitat** - On-site restoration OR financial support	2
1				D		Credit	**Open Space** - Provide outdoor space greater than or equal to 30% of total site area, 25% of which is vegetated	1
1			2	D		Credit	**Rainwater Management** - Manage runoff for at least the 85th percentile of local rainfall events	3
1			1	D		Credit	**Heat Island Reduction** - Meet nonroof and roof criteria OR place a minimum of 75% parking spaces under cover	2
1				D	T24	Credit	**Light Pollution Reduction** - Backlight-uplight-glare method or calculation method, exterior luminaires and signage req's	1
5			5	Totals				10

WATER

YES	LIKELY	MAYBE	NO	Phase	Overlap		Credit Name	Points Available
REQUIRED				D	T24,MP	Prereq 1	**Outdoor Water Use Reduction** - Permanent non-irrigated landscape OR reduce water use 30% for peak water month	N/A
				D	T24	Prereq 2	**Indoor Water Use Reduction** - Reduce aggregate water use by 20% for fixtures and fittings	N/A
				D	T24	Prereq 3	**Building-Level Water Metering** - Install permanent water meters that measure potable water use, share data with USGBC	N/A
2				D	T24,MP	Credit	**Outdoor Water Use Reduction** - Reduce water use no irrigation or reduced irrigation 50% - 100%	2
6				D	T24	Credit	**Indoor Water Use Reduction** - Reduce fixture and fitting water use by 25% - 50%	6
			2	D		Credit	**Cooling Tower Water Use** - Conduct a one-time potable water analysis, measure control parameters in Table 1	2
1				D		Credit	**Water Metering** - Meters for 2 or more water subsystems: irrigation, indoor plumbing, hot water, boiler, reclaimed water, or other	1
9			2	Totals				11

ENERGY & ATMOSPHERE

YES	LIKELY	MAYBE	NO	Phase	Overlap		Credit Name	Points Available
REQUIRED				C	T24	Prereq 1	**Fundamental Commissioning and Verification** - Commissioning for ASHRAE 0-2005 and 1.1-2007	N/A
				D	T24	Prereq 2	**Minimum Energy Performance** - Whole building energy simulation OR ASHRAE 50% Design Guide OR ABCPG	N/A
				D	T24	Prereq 3	**Building-Level Energy Metering** - Use building-level energy meters or submeters that can aggregate building-level data	N/A
				D	T24	Prereq 4	**Fundamental Refrigerant Management** - Do not use CFC-based refrigerants in HVAC&R systems, or have a phase out plan	N/A
3			3	C		Credit	**Enhanced Commissioning** - Implement systems commissioning or monitor-based commissioning	6
6			12	D	T24	Credit	**Optimize Energy Performance** - Whole building energy simulation or follow ASHRAE Advanced Energy Design Guide	18
1				D		Credit	**Advanced Energy Metering** - Install advanced energy metering for whole building and individual energy sources	1
			2	C		Credit	**Demand Response** - Participate in existing demand response program or provide infrastructure for demand response programs	2
3			2	D	MP	Credit	**LEED v4.1 Renewable Energy** - Use on-site or offsite renewable energy to offset green house gas emissions for annual energy use	5
			1	D		Credit	**Enhanced Refrigerant Management** - Refrigerants with ODP of 0 and GWP of less than 50 OR calculate refrigerant impact	1
13			20	Totals				33

MATERIALS & RESOURCES

YES	LIKELY	NAYBE	NO	Phase	Overlap	Credit Number	Credit Name	Points Available
REQUIRED				D	T24	Prereq	**Storage and Collection of Recyclables** - Dedicated areas for waste collection, collection and storage	N/A
REQUIRED				D	T24,MP	Prereq	**Construction and Demolition Waste Management Planning** - Establish C&D waste diversion goals	N/A
3			2	C		Credit	**Building Life-Cycle Impact Reduction** - Historic building reuse, renovate blighted buildings OR whole building LCA	5
1			1	C		Credit	**LEED v4.1: Building Product Disclosure and Optimization - Environmental Product Declarations**	2
2				C		Credit	**LEED v4.1: Building Product Disclosure and Optimization - Material Ingredients**	2
1			1	C		Credit	**LEED v4.1: Building Product Disclosure and Optimization - Sourcing of Raw Materials**	2
2				C	T24, MP	Credit	**C&D Waste Management** - Divert 50% (3 streams), 75% (4 streams) OR 2.5 lbs. waste per square foot	2
9			4	Totals				13

INDOOR ENVIRONMENTAL QUALITY

YES	LIKELY	NAYBE	NO	Phase	Overlap	Credit Number	Credit Name	Points Available
REQUIRED				D	T24	Prereq	**Minimum Indoor Air Quality Performance** - Meet ASHRAE 62.1-2010	N/A
REQUIRED				D	T24	Prereq	**Environmental Tobacco Smoke Control** - Prohibit smoking indoors, restrict outdoor smoking within 25 feet	N/A
2				D	T24	Credit	**Enhanced Indoor Air Quality Strategies** - Comply with enhanced IAQ strategies	2
3				C		Credit	**LEED v4.1: Low-Emitting Materials** - Achieve level of compliance for product categories or use budget calculation method	3
1				C	T24	Credit	**Construction IAQM Plan** - Implement IAQMP & protect materials and equipment during construction	1
2				C		Credit	**Indoor Air Quality Assessment** - Before and during occupancy flush-out OR conduct baseline IAQ testing	2
1				D		Credit	**Thermal Comfort** - Meet requirements for ASHRAE 55-2010	1
1			1	D		Credit	**Interior Lighting** - Lighting Controls for 90% plus individual occupant spaces & four lighting quality strategies	2
			3	D		Credit	**Daylight** - Install glare control devices, spatial daylight autonomy, illuminance calculations OR daylight floor area measurement	3
1				D		Credit	**Quality Views** - Vision glazing for 75% of regularly occupied floor area, with at least two kinds of view types	1
1				D		Credit	**Acoustic Performance** - Meet requirements for HVAC noise, sound isolation, reverberation time, & sound masking	1
12			4	Totals				16

INNOVATION*

YES	LIKELY	MAYBE	NO	Phase	Overlap		Credit Name	Points Available
1				D		Credit	**ID - Parksmart Measures**	1
1				D		Credit	**Pilot - Integrative Analysis of Building Materials**	1
1				D		Credit	**ID - WELL Feature 87 Beauty and Design I**	1
1				D		Credit	**ID - Green Education**	1
1				D	MP	Credit	**Bird Collision Deterrence or EP point**	1
1				C		Credit	**LEED Accredited Professional**	1
6				Totals				6

Innovation in Design includes Exemplary Performance credits

REGIONAL**

YES	LIKELY	MAYBE	NO	Phase	Overlap		Credit Name	Points Available
			1	D		Credit	**Optimize Energy Performance**	1
1				D		Credit	**Sourcing of Raw Materials**	1
1				D		Credit	**Building Life-Cycle Impact Reduction**	1
1				D		Credit	**Indoor Water Use Reduction**	1
			1	D		Credit	**Access to Quality Transit**	1
			1	D		Credit	**Rainwater Management**	1
3			3	Totals				4

**only 4 Regional Credits are Applicable*

Confirmed Certification Level: GOLD

Confirmed Points 65

3/25/2022

PENINSULA INNOVATION PARTNERS

WILLOW VILLAGE
Architectural Control Package - Parcel 3
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DRAWING TITLE: LEED CHECKLIST

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REQUEST #1 PAGE 1

Parcel 3 - Request #1
Minor Building Modulation

Adjustment Request

Allow Request to Zoning Code Section 16.45.120(3) to:

Allow (1) 70' length of façade without a Minor Modulation along Main Street.

Code Requirements
16.45.120(3): Building Mass and Scale
Minor Building Modulations: A modulation is a break in the building plane from the ground level to the top of the building's base height that provides visual variety, reduces large building volumes, and provides spaces for entry ways and publicly accessible spaces. Modulation is required on building façade(s) facing publicly accessible spaces (streets, open space, and paseos). Parking is not allowed in the modulation recess. Minimum recess of 5 feet wide by 5 feet deep per 50 feet of façade length.

Subject Site and Proposed Building Description
Parcel 3 spans two City blocks in length and one City block in width. The building design is characterized by stepbacks and setbacks all along its four sides, with massing that variously includes portions that are 2 stories, 4 stories, 5 stories, 6 stories, and 7 stories. Stepbacks from the Building Base occur for private and shared terraces. Two large stepbacks occur along Center Street at the podium level, where two courtyards open out to the street-side. The massing attempts to provide variety, articulation, and relief, while expressing a dense program of mixed uses. The building design has variation in the perceived roof line, and also includes setbacks and stepbacks of varying depths for opportunities to provide significant relief in the massing and to establish additional vertical layers along the street edge.

The design incorporates many building modulation strategies to create visual interest on the various facades, including numerous major and minor recess modulations, bay windows, and balconies.

Along Main Street: There is one nearly 70' stretch of facade that has no Minor Modulations. While it has no modifications, this stretch of the facade forms a baseline by which the more animated portions of the façade, with all of their setbacks and modulations, can be referenced and appreciated.

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

Attachments Illustrative Adjustment Exhibit 1

REQUEST #1 PAGE 2



Exhibit 1.1 – Building Modulation Diagrams

REQUEST #1 PAGE 3

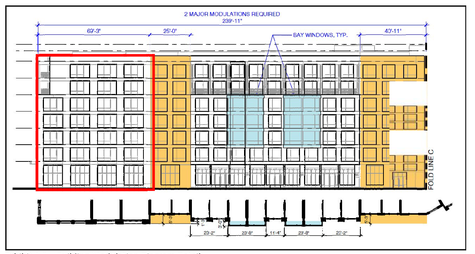


Exhibit 1.2 – Building Modulation Diagram Detail

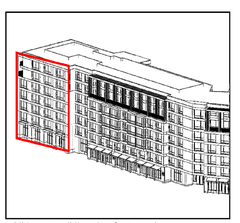


Exhibit 1.3 – Building View from North

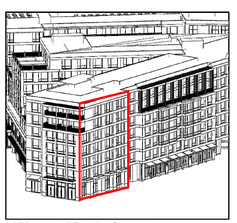


Exhibit 1.4 – Building View from East

WILLOW VILLAGE
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PENINSULA INNOVATION PARTNERS

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DRAWING TITLE:
APPENDIX:
PARCEL MODIFICATIONS

DRAWING NO:
APP1.01

REQUEST #2 PAGE 1

Parcel 3 - Request #2
Stepback

Adjustment Request

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

Allow for the building to exceed the maximum of 25% of a building face without a stepback in (3) locations.

Code Requirements

16.45.120(2): Building Mass and Scale

Minimum Stepback: From the building base, a minimum horizontal distance of 10' for a minimum of 75% of the building face along public streets.

Subject Site and Proposed Building Description

Parcel 3 spans two City blocks in length and one City block in width. The building design is characterized by stepbacks and setbacks all along its four sides, with massing that variously includes portions that are 2 stories, 4 stories, 5 stories, 6 stories, and 7 stories. Stepbacks for from the Building Base occur for private and shared terraces. Two large stepbacks occur along Center street at the podium level, where two courtyards open out to the street-side. The massing attempts to provide variety, articulation, and relief, while expressing a dense program of mixed uses. The building design has variation in the perceived roof line, and also includes setbacks and stepbacks of varying depths for opportunities to provide significant relief in the massing and to establish additional vertical layers along the street edge.

Above the Building Base, the building stepback ranges from 4-6 feet to 6-8 feet to 10-30 feet or more. And in many cases the building is already set back 3 feet to 7 feet, or more, from the property line. The design attempts to vary the massing with a variety of stepback depths, along with modulations, to break down the massing while still providing suitable enclosure to the surrounding public spaces of Main Street, West Street, and the Town Square. The building design exceeds the maximum horizontal distance of 25% without a stepback in (3) locations:

- Along the southeast portion of Main Street. See Figure 2.2.
- Along the northwest portion of Main Street. See Figure 2.4.
- Along West Street. See Figure 2.6.

In each case, the building design includes a variety of setbacks and stepbacks of varying depths for opportunities to provide significant relief in the massing and to establish additional vertical layers along the street edge. The building's modulation strategies, variation in the roof line, and articulation patterns create the experience of a building with a strong base and stepped-back upper levels. The +25% exceptions serve as vertical punctuation, in contrast to those set-back and stepped-back portions.

Modifications

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

Attachments

Illustrative Adjustment Exhibit 2 attached.

REQUEST #2 PAGE 2



Exhibit 2.1 Elevation Location Key

REQUEST #2 PAGE 3



Exhibit 2.2 Façade Detail – Main Street East

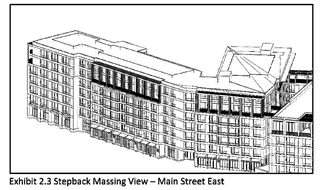


Exhibit 2.3 Stepback Massing View – Main Street East

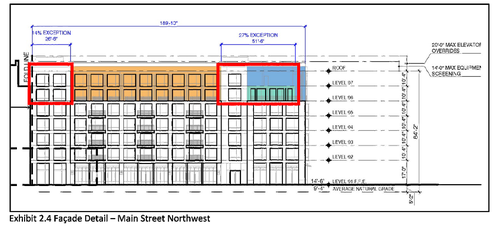


Exhibit 2.4 Façade Detail – Main Street Northwest

REQUEST #2 PAGE 4

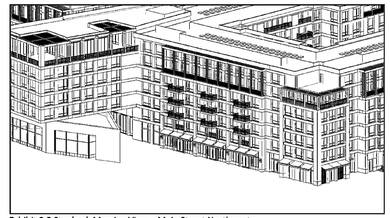


Exhibit 2.5 Stepback Massing View – Main Street Northwest

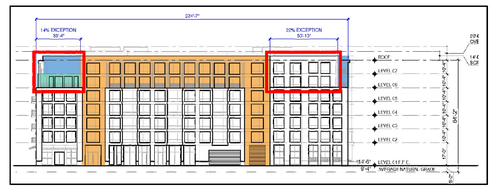


Exhibit 2.6 Façade Detail – West Street

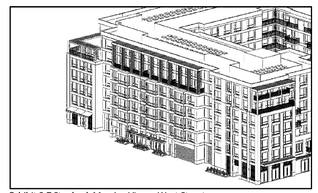


Exhibit 2.7 Stepback Massing View – West Street

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WILLOW VILLAGE

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