PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF AUGUST 18, 2014
AGENDA ITEM F1

LOCATION:	**3645-3665 Haven Avenue (3645 Haven Avenue)**	**APPLICANT:**	**Greystar GP II, LLC**
EXISTING USE:	**Light Industrial, Outside Storage, Cellular Monopole**	**OWNER:**	**Butler Realty, LLC**
PROPOSED USE:	**Multi-Family Residential Apartment Complex with Associated Resident-Serving On-Site Amenities**	**APPLICATION:**	**Study Session for Compliance with the R-4-S Development Regulations and Design Standards**
ZONING:	**R-4-S (AHO) - High Density Residential, Special (Affordable Housing Overlay)**		

PROPOSAL

The applicant is requesting a study session as part of the R-4-S compliance review process for a 146-unit, multi-family residential development located at 3645-3665 Haven Avenue. The purpose of the study session is to review the proposed residential development relative to the development regulations and design standards of the R-4-S (High Density Residential, Special) zoning district.

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

Following the study session, the applicant and staff will take into consideration the comments provided by the Planning Commission and members of the public, and the plans may be adjusted to address comments. Unless there are substantial changes to the architectural design of the building, the plans would not return to the Planning Commission for additional review. The R-4-S compliance determination of the Community Development Director is final and not subject to appeal.

BACKGROUND

On May 21, 2013, the City Council adopted the Housing Element of the City's General Plan for the planning period between 2007-2014. To implement the Housing Element and create housing opportunities for all income levels, the City Council also adopted a new residential zoning district called R-4-S (High Density Residential – Special) and a new overlay zoning designation called Affordable Housing Overlay (AHO). The subject site was rezoned with the new R-4-S zoning and AHO designation.

The R-4-S zoning district includes development regulations as well as design standards specific to the zoning district. Multiple family dwelling units are permitted uses and not subject to discretionary review if a project complies with the development regulations and design standards. Instead, the project is reviewed for compliance with a determination made by the Community Development Director. As indicated previously, the purpose of the August 18, 2014 study session is to provide the Planning Commission and members of the public a forum to provide input prior to the compliance determination.

ANALYSIS

Site Location

The subject site is 4.89 acres and is located on Haven Avenue, north of Highway 101 and west of Marsh Road. Haven Avenue begins at the intersection of Bayfront Expressway and Marsh Road, near the entrance to Bedwell Bayfront Park and connects to East Bayshore Road in Redwood City. As former M-2 (General Industrial) zoned property, the subject site is comprised of light industrial and outside storage, as well as a cellular monopole. All of these would be removed as part of redevelopment of the site. The uses reflect the greater area, which has historically been occupied by both office and industrial uses. The subject site is surrounded by low-rise commercial office and industrial uses to the east, similar type uses, located south across Haven Avenue in Redwood City, the proposed St. Anton project with 394 residential units to the west, and Bayfront Canal and the salt flats to the north.

On May 19, 2014, the City approved a lot merger to combine five parcels into one legal lot. The lot merger has not been recorded yet, but will need to be recorded prior to issuance of a grading permit. Once the lots are merged, the anticipated address for the site is 3645 Haven Avenue.

In addition to the lot merger, the applicant intends to abandon all of the existing private easements on the property that are no longer necessary due to redevelopment of the site.

The existing PG&E and reciprocal access easement shared with the 3639 and 3641 Haven Avenue properties along the western edge of the site (St. Anton) will remain. The separate PG&E tower line easement, which is 40 feet in width and runs east-west through the rear third of the property, will also remain.

Project Description

The proposed project is comprised of a 146-unit, multi-family residential development, consisting of one-, two-, and three-bedroom apartments in five three-story walk-up style structures. An additional 5,072 square feet of resident amenity space and management offices are proposed in a three-story structure along with a variety of common open spaces, including outdoor dining and lounge areas, a spa, and pool area. All of the proposed units on the subject property will be market rate rental housing. Although the subject site has the AHO designation, the applicant has opted not to pursue a density bonus in exchange for providing affordable units. The plans are included as Attachment B. As part of the proposal, all of the existing buildings would be demolished and one heritage tree would be removed. Because the site is located within the flood zone, fill will be imported to raise the site approximately three feet to comply with FEMA (Federal Emergency Management Agency) requirements.

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

Unit Type Mix Summary		
Number of Bedrooms	Number of Units	Square Footage Range
One Bedroom	74	697-828 sf
Two Bedroom	66	990-1,025 sf
Three Bedroom	6	1,256 sf

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

		R-4-S Regulation[1]	Proposed Project Development
Minimum Lot Area		20,000 sf	213,090 sf (4.9 acres)
Minimum Lot Width		100 ft.	Approx. 300 ft.
Minimum Lot Depth		100 ft.	Approx. 750 ft.
Density	**minimum**	20 du/ac	146 units (30 du/ac)
	maximum	30 du/ac	
Minimum Yards	**Front**	10 ft.	15 ft.
	Interior Side	10 ft., except may be reduced to 5 ft. abutting a private access easement	Left - 18 ft. (from edge of easement) Right – 22 ft.
	Corner Side	10 ft.	N/A
	Rear	10 ft.	49 ft.
Maximum Floor Area Ratio		Increase on an even gradient from 60% for 20 du/ac to 90% for 30 du/ac	72%
Maximum Building Coverage		40%	36%
Minimum Open Space (Landscaping)		25%	31%
Height	**Maximum building height**	40 ft.	39 ft., 10 in.
Building Profile		Starting at a height of 25 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.	Complies
Parking	**Vehicular**	2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; 1 space per studio. Spaces cannot be located in required front yard setbacks or in tandem (255 required).	255 spaces
	Electric Vehicle	A minimum of 3 percent of the required number of parking spaces shall provide dedicated electric vehicle/plug-in hybrid electric charging stations and a minimum of 2 percent of the required number of parking spaces shall be pre-wired for such equipment.	Dedicated charging stations – 9 spaces Pre-wired charging stations – 6 spaces
	Bicycle	Long term – 1 space per unit where a private garage (per unit) is not provided Short term (visitor) – 1 space per every 10 units (15 required)	Long term – 146 spaces/ 1 per unit Short term (visitor) – 22 spaces

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

Site Planning and Circulation

The site is rectangular and relatively deep with housing and recreational space organized along a long central spine, and parking and service space around the perimeter. The development includes five residential buildings (numbered 1-5 on the plans) and one leasing and community building (numbered 6 on the plans). The main vehicular and pedestrian access is the entry drive aisle off of Haven Avenue, which is flanked by Buildings 1 and 2. These buildings are mirror images.

The main entrance to the project is marked by the corner treatment of Buildings 1 and 2. These building corners create a gateway effect due to their eroded corner massing. There is also a row of three fan palms to each side of the driveway at the entrance to highlight the entry. Special paving marks the entry drive at Haven Avenue and creates a plaza-like visual definition in front of the leasing/community building.

Behind the leasing/community building is a long open space, further subdivided into a series of hard and soft courtyards of varied recreational function. These spaces are spatially defined by the three-story building walls of the apartments on either side and at the far end of the open space. The footprint of the apartment buildings on either side pinch inward on the open space near its midpoint to distinguish and separate the elongated space into three separate spaces. The space adjacent to the community building has a more active character with more hardscape, a pool, spa, and fire pit amenities; whereas, the other spaces are softer with more focus on landscape and quiet gatherings.

The site has two access points. The public access point that can be used by residents and visitors is located at the center of the frontage along Haven Avenue. Entering the property from this intersection, the residents can proceed through gated entries to the left and right of the community building to the secured area of the property. Residents can also access the property through the vehicular gate midway back from Haven Avenue on the left side lot line. This gate is entered through the access easement extending from Haven Avenue and shared with the St. Anton development. Once on-site, drive aisles and parking areas ring the site's perimeter, except on the Haven Avenue side where the buildings interface with the street. Freestanding covered parking, bicycle storage and trash enclosure buildings face the left and right lot lines.

Building Design and Character

Architecturally, the buildings are modern but not stark. The modulation of the exterior walls and alternating use of materials makes the long facades seem more like a series of slightly vertical massed elements. While not looking like individual buildings making up a streetscape or having a real row-house rhythm, the building segments imply this scale and proportion fairly well.

Each of the buildings is three-stories in height, but building modulation, consistent with the zone standards, and accent features help break the massing of the buildings. The maximum visible height of most buildings is approximately 35 feet, as measured from finish grade (note: natural grade is up to 3 feet lower due to fill). In addition to plan offsets,

the height of parapets from one building segment to the next varies a foot or two against the sky. This makes the massing seem more dynamic.

Featured are the corners of Buildings 1 and 2 that mark the entry to the project. These forms start as tall solid stucco volumes, but are generously carved out at the corners with a recessed zone of windows and engineered wood lap siding panels as well as wrap-around balconies and shade canopies. As a result, they appear light and inviting with the crisp stucco boarder traveling up the sides of the form and across the top. The stucco at this location is 30/30 fine sand texture to give it a smoother treatment than the 20/30 sand texture stucco use elsewhere on the project. This should help reinforce the geometry and stylistically modern use of line.

The residential buildings are shown clad in stucco or fiber cement lap siding and have vinyl windows. Metal railings for the balconies, metal canopies over select doorways, ground floor patios with horizontal wood railings, and painted metal trim round out the primary material palette. Most of the building materials are typical for apartments—vinyl windows, 20/30 sand texture stucco, cement board siding, etc. Accent materials, such as the engineered wood siding and metal window trims and deck fascias further enhance the look of the buildings.

The details at window openings, decks/railings, and parapets generally improve upon standard apartment building details. The vertical window and panel groupings that highlight individual façade segments are recessed top-to-bottom on the wall and trimmed with rectangular aluminum shapes. Fascia edges at the decks are clad in metal instead of the common stucco or wood. The stucco parapet at the building corners holds its line against the sky, by not using the common coping detail (i.e. metal coping/flashing lapping down the face of the parapet).

Carports and trash/bicycle enclosures stylistically match the main buildings and use similar materials. The enclosures are quiet forms, but attention has been given to the detailing of the eaves and doors at the enclosures that give them a more refined appearance. The covered parking structures are very modern in their cantilever design.

The color scheme is based on variations of grey offset by panels and trim in yellow ochre, natural wood, and burgundy. The vinyl windows are tan, which helps them blend with the other façade colors.

Building and Unit Layout

All units are one-story flats with the ground floor level units set close to grade and the upper floor units accessed from stairs within buildings. All units are accessed from interior hallways. Each building has two or more entry points at the ground level depending on building size. Entry points access hallways and interior stairs to upper level units. Part of the ground floor of each building has covered parking with one and two-car wide garage doors. Although assigned spaces, these garages are shared between units. Some garages offer direct access to building corridors.

Buildings 1 and 2 are oriented towards Haven Avenue and the publicly accessible entrance drive. Both buildings have a public entry visible from the main sidewalk on Haven Avenue. This meets the standard for building entries (6(a)(1)), and these entries have been designed to be more visually prominent than building entries elsewhere on the property.

Unit layout is open in nature and fairly functional. Most units have private decks. Where decks occur, they are generally ample in size to be used with patio furniture. Units also have walk-in closets and washers and dryers. Bedrooms and bathrooms are ample in size as many two-bedroom units feature a nearly dual master layout. The kitchens tend open to the living rooms. Window panels are fairly wide and/or tall to allow sunlight into the units.

Open Space, Common Areas, and Landscaping

Open space requirements are met by a combination of private decks and community open space. Of the 146 units, 88 units meet the private open space requirement, which requires a minimum of 80 square feet and minimum dimensions of six feet by six feet per design standard 7(a)(1). Most of the other units have decks that are slightly too small or too shallow. For the remaining units, the open space requirement is met by substituting private open space with a greater ratio of common open space.

Landscape, including sidewalks and similar paving, account for 31 percent of the site area, with 25 percent being the minimum R-4-S requirement. Most of the landscaped area is around the perimeter of the site, but the key open space and landscape concept, comprised of two coponents, is located along the central spine of the site. There are two components. The first concept is the entry drive, which is loosely suggestive of a promenade, and the second is the courtyard space that makes up the recreational area at the center of the complex.

The most significant tree proposed is the specimen size (48” box) coast live oak shown at the far end of the courtyard sequence adjacent to Building 5. Twelve 36” box zelkova street trees, and eight 24” box fan palms used to mark the project entry and leasing/community building are also featured in the planting plan. Smaller, decorative trees such as redbuds, olives, and flowering pears fill out the landscape plan within open spaces and around buildings. Zelkovas and cedars are shown around the perimeter of the property.

In the three courtyard spaces enclosed by Buildings 3, 4, 5, and 6, the use of paving and decorative landscape at and near the ground plane is well developed with many small gathering spaces and feature amenities. The lawn area that separates the major two spaces and a mounded meadow could also provide some visual separation to make the courtyard with the oak tree feel a little more distinct from the rest of the open space. There are many positive features to the design of the main common areas/open space.

In addition to the major landscape and open space development, secondary landscape is used to fill small planter areas and along building and property edges. The plans include a general plant legend, but specific planting locations tied to plants or plant quantities are not shown for areas. Specific quantities will need to be clarified on the plans as part of the

building permit plans. Another detail that will need to be addressed during the building permit stage is the screening of the transformers located near the front of the project near the vehicular entry gates.

The proposed plan also includes the removal of one heritage tree, a palm tree located at the front-left corner of the site. The City Arborist has tentatively approved the removal of the tree.

Evaluation Summary

Based on staff's review of the plans, the proposed development complies with the R-4-S requirements. Attachment C contains a checklist of all of the R-4-S development regulations and design standards and summarizes the project's compliance with each requirement.

Correspondence

Staff has not received any correspondence regarding the proposed project.

Compliance Review Next Steps

Following the Planning Commission's study session on the proposed development, the Community Development Director and the applicant will take the comments into consideration and make changes, if appropriate. If no changes are made, it is the intent of the Community Development Director to issue the compliance review letter within two weeks. The decision of the Community Development Director is final.

The applicant will need to remove unnecessary easements that conflict with the property development before any building permit can be issued for construction of the buildings. Building permits, however, can be submitted, and be reviewed. During the building permit stage, minor design and/or material changes are often requested to accommodate building code requirements, changes in market demand, availability of materials, and/or preference. Unless the changes comprehensively modify the scale or look of the proposal, the changes would be reviewed at a staff level only and not return to the Planning Commission.

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

ENVIRONMENTAL REVIEW

The proposed project was analyzed in the Housing Element Update, General Plan Consistency Update, and Zoning Ordinance Amendments Environmental Assessment, certified by the City Council on May 21, 2013. Because the compliance review process is a

non-discretionary process, ministerial items, such as the R-4-S compliance review, are exempt from the requirements of the California Environmental Quality Act (CEQA).

RECOMMENDED MEETING PROCEDURE

Staff recommends that the meeting be conducted as follows:

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

Report prepared by:
Arnold Mammarella,
Planning Consultant

Report reviewed by:
Deanna Chow,
Senior Planner

PUBLIC NOTICE

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

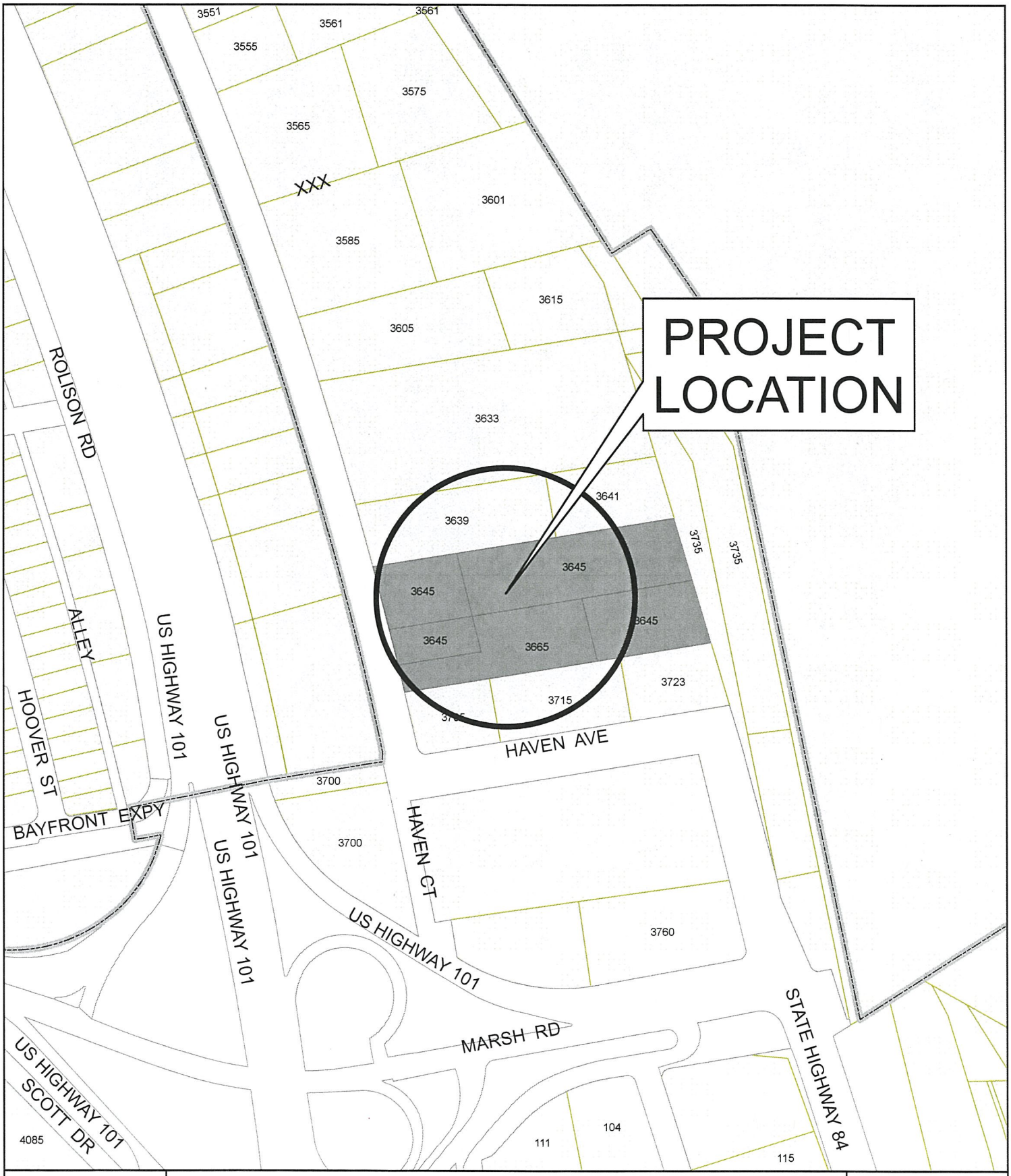
ATTACHMENTS

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

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

EXHIBITS TO BE PROVIDED AT MEETING

Colors and Materials Board



CITY OF MENLO PARK

LOCATION MAP

3645- 3665 HAVEN AVENUE

A1

DRAWN: KTP CHECKED: KTP DATE: 8/18/14 SCALE: 1" = 300' SHEET: 1

B1

*Rendering for Illustrative Purposes Only.
Refer to Elevations (A2.0 series) and Material / Color Board (A10.0) for specified colors and materials.

RECEIVED
AUG 12 2014
CITY OF MENLO PARK
BUILDING

GREYSTAR HAVEN

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KTGY # 2012-0652 7.8.2014

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Landscape

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L1.1 Landscape Plan
L2.0 Site Imagery and Details
L3.0 Plant and Water Plan
L3.1 Plant and Water Plan
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C2.1 Typical Sections
C3.1 Existing Conditions
C4.1 Lot Merger
C5.1 Site Layout & Area Plan
C6.1 Grading Plan & Drainage Plan
C7.1 Utility Plan
C8.1 Fire Service Plan
C9.1 Water Quality Treatment Plan
C9.2 Best Management Practices
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E2 Site Lighting Cutsheets

B2

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B3

Gross Floor Area Summary	Level 1		Level 2		Level 3		Total		Exclusions*	
Building #1	5,907	sf	8,894	sf	8,894	sf	23,694	sf	30	sf
Building #2	5,907	sf	8,894	sf	8,894	sf	23,694	sf	30	sf
Building #3	8,034	sf	11,297	sf	11,297	sf	30,627	sf	47	sf
Building #4	8,034	sf	11,297	sf	11,297	sf	30,627	sf	47	sf
Building #5	8,581	sf	15,392	sf	15,392	sf	39,366	sf	75	sf
Building #6	1,810	sf	1,793	sf	1,469	sf	5,072	sf	18	sf
Total							153,081	sf	249	sf
Site Area							213,090	sf		
Floor Area Ratio							72%			

Note: Gross floor area is measured to the exterior finish as defined per Zoning Ordinance 16.04.325 and excludes garages, non-occupiable spaces, and decks with at least one end open and unobstructed to the exterior.

***Exclusions Limited to 3% of Maximum Allowed Gross Floor Area per Zoning Ordinanace 16.04.325(C)(1)**

Total Exclusions per 16.04.325(C)(1)		249	sf
Maximum Allowed Gross Floor Area	0.9 x 213,090 =	191,781	sf
	249 / 191,781 sf =	0.1%	of Max. Allowed GFA

Unit Plan Summary	Unit Plan Type	Unit Description	Net Area (SF)	Quantity (D.U.)	
1 BR	Plan 1_1	1 BED/1 BATH	717	24	
	Plan 1_2	1 BED/1 BATH	697	26	
	Plan 1_3	1 BED/1 BATH	805	16	
	Plan 1_3A	1 BED/1 BATH	802	6	
	Plan 1_4	1 BED/1 BATH	828	2	
				74	51%
2 BR	Plan 2_1	2 BED/2 BATH	990	30	
	Plan 2_2	2 BED/2 BATH	1,098	22	
	Plan 2_3	2 BED/2 BATH	1,025	14	
				66	45%
3 BR	Plan 3_1	3 BED/2 BATH	1,258	6	
				6	4%
TOTAL				146	D.U. TOTAL

*Unit net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit

Bike Parking Summary		
Long Term:	Building 1	21 bikes in Building 1 bike storage room
	Building 2	21 bikes in Building 2 bike storage room
	Building 3	32 bikes in covered, bike enclosure west of Building 3
	Building 4	32 bikes in covered, bike enclosure east of Building 4
	Building 5	40 bikes in Building 5 bike storage rooms
		146 Long Term Bike Parking Spaces Provided
Short Term:	22 Short Term Bike Parking Spaces Provided; see Landscape drawings	

Site Analysis	Proposed Project			Development Regulations
Lot Area:	213,090	sf	4.89 ac	20,000 sf
Floor Area Ratio:	72%		153,081 sf / 213,090 sf	Maximum 90% for 30 du/ac
Total Dwelling Units:	146	du		146 du @ 30 du/ac
Density:	30	du / ac		Minimum 20 du/ac Maximum 30 du/ac
Building 1-6 Coverage:	63,010	sf		-
Trash & Bike Enclosure Coverage:	1,625	sf		-
Carport Coverage:	11,030	sf		-
Additional Site Coverage*:	480	sf		-
Total Site Coverage:	76,162	sf	36%	Maximum 40% coverage
Total Pavement Area**:	66,975	sf	31%	-
Total Landscaped Area:	69,952	sf	33%	Minimum open space: 25%
Total Parking Spaces:	255	sp		255 sp per city ratio; see Parking Summary

*Additional Site Coverage includes trellis and pool equipment enclosure areas.

**Total Pavement Area number excludes carport area, since this has been accounted for in the Total Site Coverage. The Total Pavement Area including Carports is: 78,014 sf.

Parking Summary			
Parking Required:	# of Units	Spaces/D.U.	Required
1 BR	74	1.5	111
2 BR	66	2	132
3 BR	6	2	12
TOTAL	146		255
Parking Provided:	Garage	Carport	Uncovered
	72	74	109
			255
Stalls with EV Charging Stations:			9
Stalls Pre-wired for EV stations:			8

OPEN SPACE CALCULATION:

88 d.u. have complying private open space.
58 d.u. do not have complying private open space: These units do not meet the 80 sf minimum area requirement and/or the 6' x 6' minimum dimensions requirement.

Per R-4-S Zoning Ordinance Section 7a.1, "In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 sf for each 1 sf of private open space that is not provided."
58 d.u. x 80 sf/d.u. = 4,640 sf of private open space will be substituted with common open space
4,640 sf x 1.25 = 5,800 sf of common open space to be provided.

In addition to the 5,800 sf of common open space, a minimum of one space, 40 feet minimum dimension (1,600 sf minimum) is required.
5,800 sf + 1,600 sf = 7,400 sf of total common open space required
66,952 sf of common open space ("Total Landscaped Area" in Site Analysis Matrix) provided; 40'x40' minimum dimension provided in courtyard areas, see A1.0

GREYSTAR HAVEN

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PROJECT DATA

MENLO PARK, CA

KTGY # 2012-0452 7.8.2014

A0.2

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2013 CBC Code Analysis:

1. Use / Occupancy Classification:
Haven Apartments is a multifamily residential use project. Each building has tuck-under garage parking for automobiles associated with the residential use. The residential portion of the buildings are classified as an R-2 occupancy, and the tuck-under garage is classified as a U occupancy. In the leasing and amenity building, the amenity space is classified as an A-3 occupancy, and the leasing space is classified as a B occupancy.

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

3. Construction Type:
Residential building and tuck-under parking garage construction shall be of **Type VB** construction. Leasing and amenity building construction shall be of **Type VA** construction. Basic height and area limitations per occupancy and construction type per CBC Table 503 are as follows:
R-2 Occupancy / VB Construction = 40 feet and 2 stories*, 7,000 SF per story / 14,000 SF per building
U Occupancy / VB Construction = 40 feet and 1 story, 5,500 SF per story / 5,500 SF per building
A-3 Occupancy / VA Construction = 50 feet and 2 stories*, 6,000 SF per story / 12,000 SF per building
B Occupancy / VA Construction = 50 feet and 3 stories, 18,000 SF per story / 54,000 SF per building
*Fire sprinklers are provided to allow story increase modification per CBC Section 504.2.

4. Actual Heights And Areas:
All buildings are three stories in height.

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

	Height*	Story	Area
Building #1, 2:	**31'-6"**	3	28,135 SF total
R-2/VB			25,178 SF
U/VB			2,957 SF
Building #3, 4:	**31'-6"**	3	35,411 SF total
R-2/VB			32,114 SF
U/VB			3,297 SF
Building #5:	**31'-6"**	3	48,247 SF total
R-2/VB			40,957 SF
U/VB			7,290 SF
Building #6:	**33'-6"**	3	5,358 SF total
A-3/VA			3,505 SF
B/VA			1,853 SF

All buildings exceed the basic allowable stories per CBC Table 503. Story modifications per CBC Section 504.2 are utilized.
All buildings exceed the basic allowable area per CBC Table 503. Buildings will be separated by firewalls per CBC Section 706.

*Measured from FF to T.O. Roof Sheathing.

5. Fire Resistance Rating Requirements for Building Elements:
Per Table 601, the fire-resistance rating requirements for Type VB construction are as follows:

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

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

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

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

9. Required Separation of Occupancies
R-2 & U occupancies separated per requirements on CBC Table 508.4.
A-3 & B occupancies separated per requirements on CBC Table 508.4.

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

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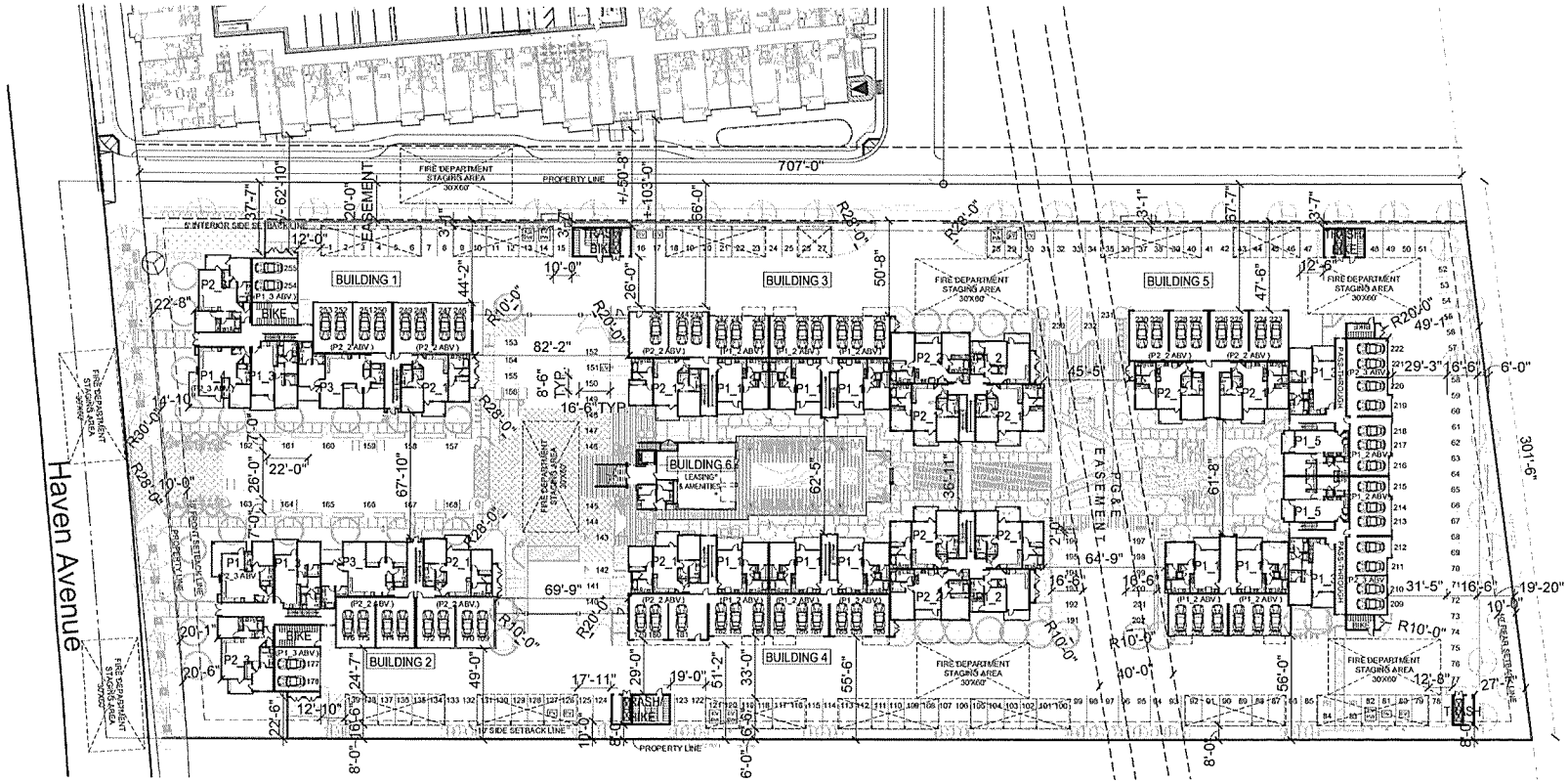
B5



Legend

EV	Parking Stall with EV Charging Station
EV PW	Parking Stall Pre-wired for EV Charging Station

0 15 30 60

Refer to Project Data Sheet A0.2 for unit counts, parking counts, open space and floor area calculations.
Refer to Civil Sheets C1-1 through C10-1 for all easments, dimensions and parcel information

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SITE PLAN

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A1.0

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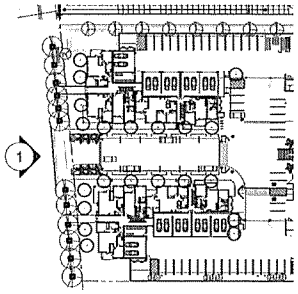

Key Map n.t.s.

B6

0 4 8 16

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CONCEPTUAL STREET SCENE

A2.0

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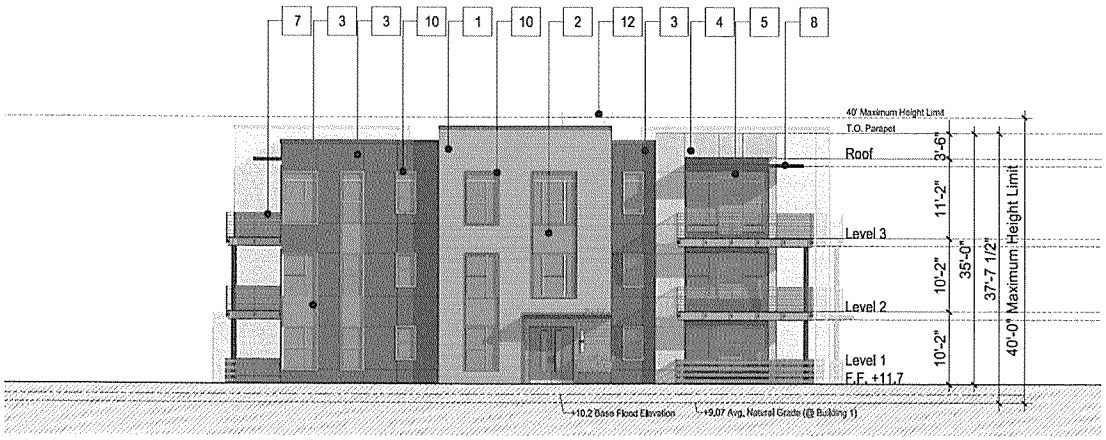
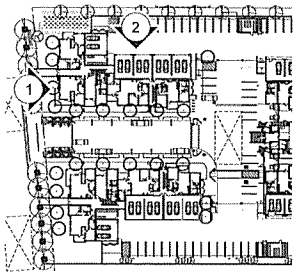


1. Front Elevation



Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
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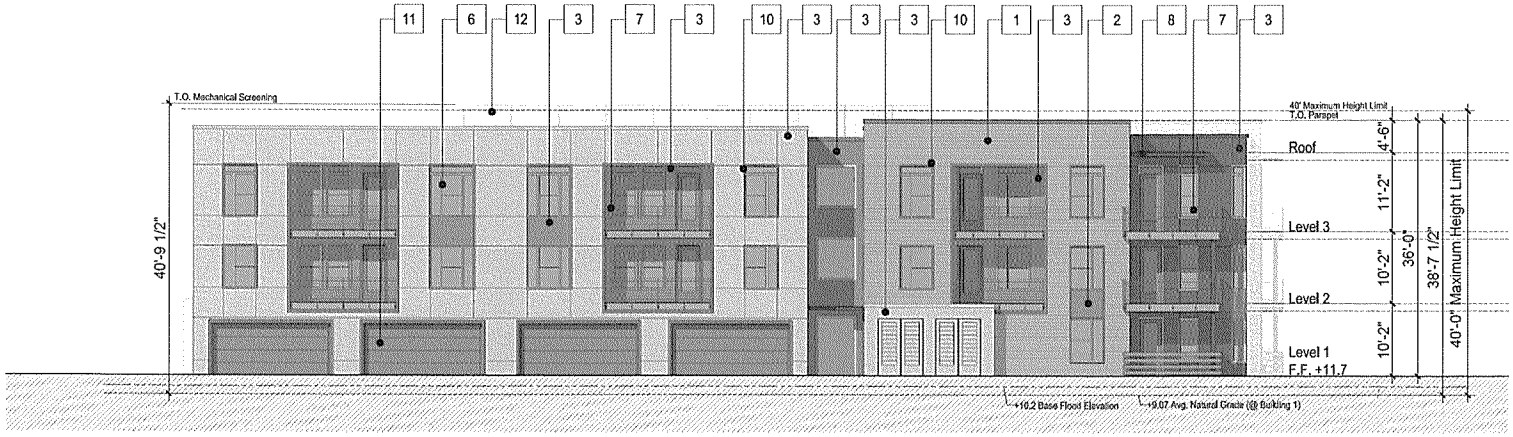
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

87



2. Left Elevation

0 4 8 16

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BUILDING #1 CONCEPTUAL ELEVATIONS

A2.1

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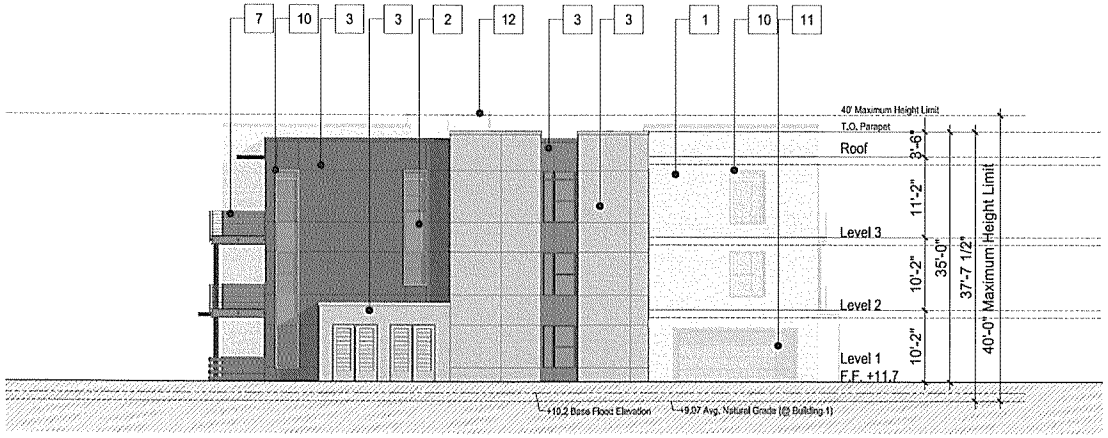

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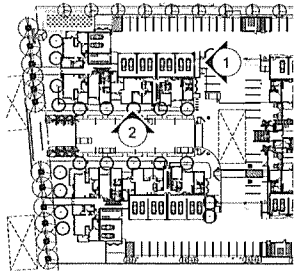

Key Map n.t.s.

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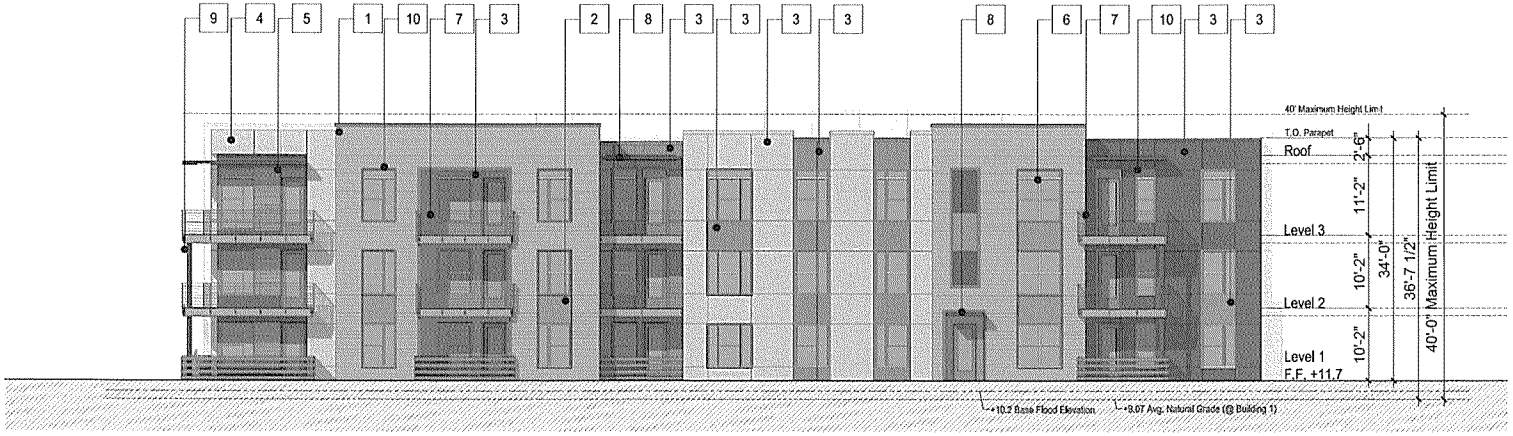
12. Metal Mechanical Screen

B8



2. Right Elevation

0 4 8 16

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BUILDING #1 CONCEPTUAL ELEVATIONS

A2.2

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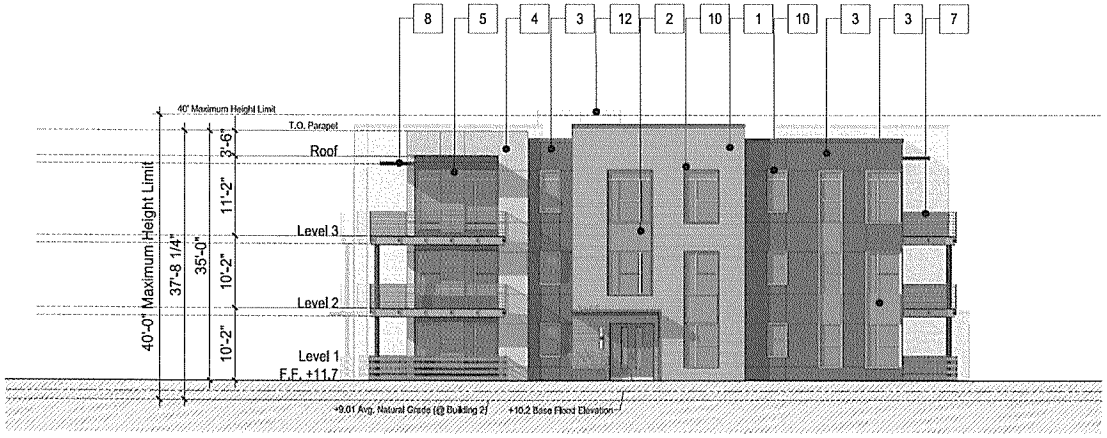

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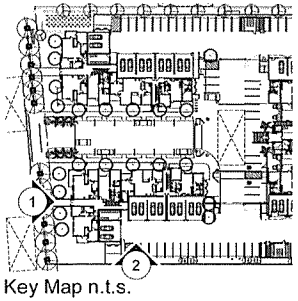

Key Map n.t.s.

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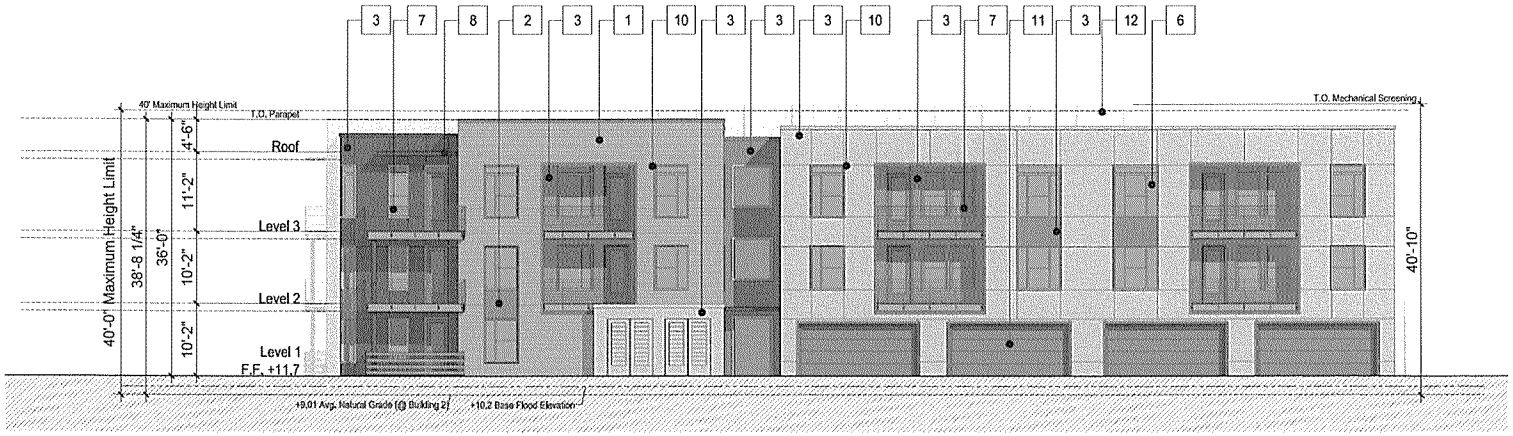
12. Metal Mechanical Screen

B9



2. Right Elevation

0 4 8 16

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BUILDING #2 CONCEPTUAL ELEVATIONS

A2.3

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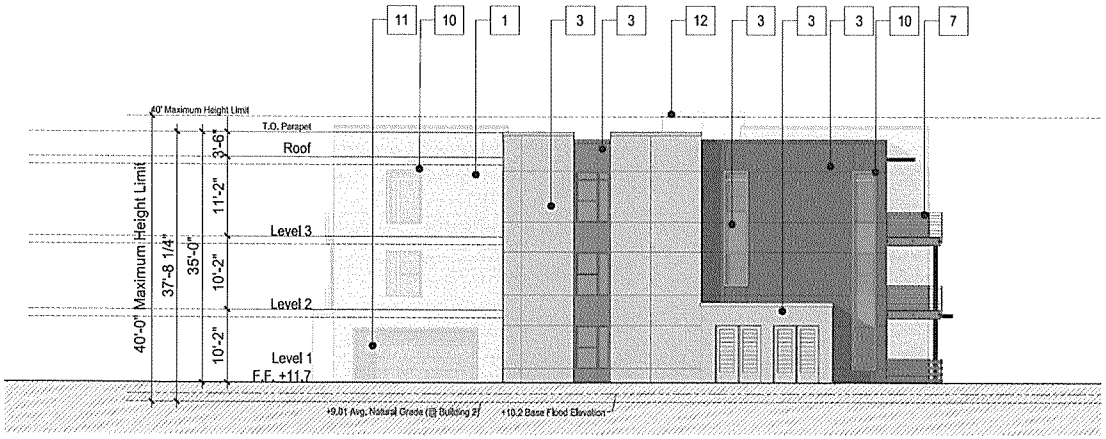

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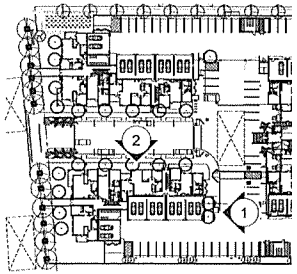

Key Map n.t.s.

Material Legend

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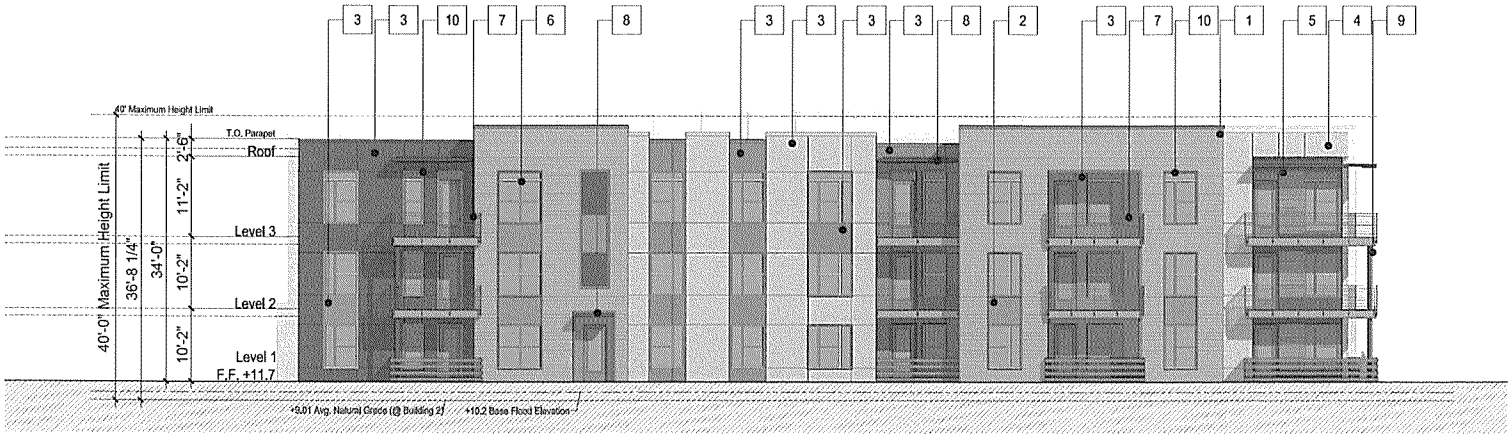
12. Metal Mechanical Screen

B10



2. Left Elevation

0 4 8 16

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BUILDING #2 CONCEPTUAL ELEVATIONS

A2.4

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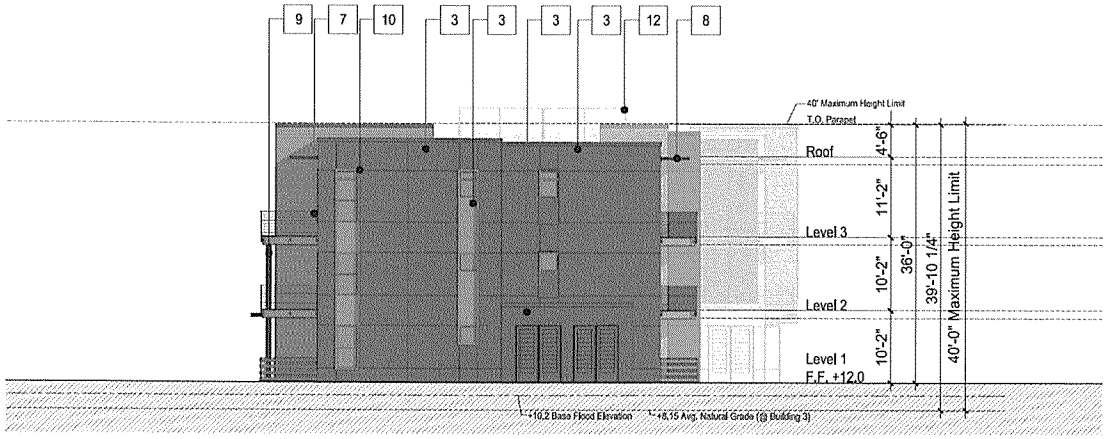

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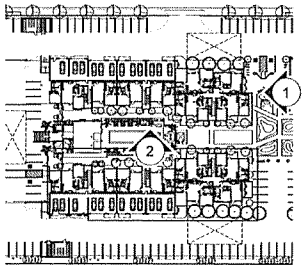

Key Map n.t.s.

Material Legend

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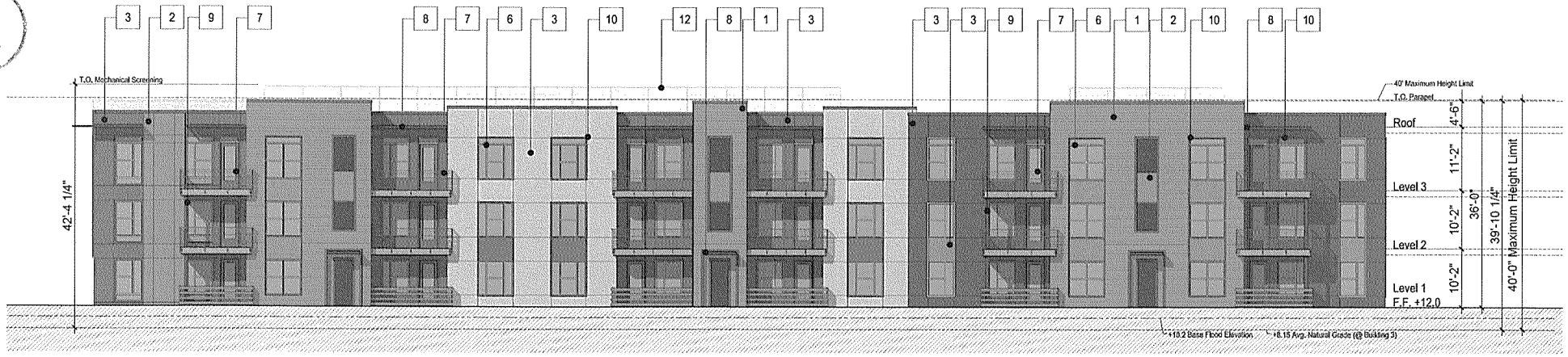
12. Metal Mechanical Screen

B11



2. Front Elevation

0 4 8 16

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BUILDING #3 CONCEPTUAL ELEVATIONS

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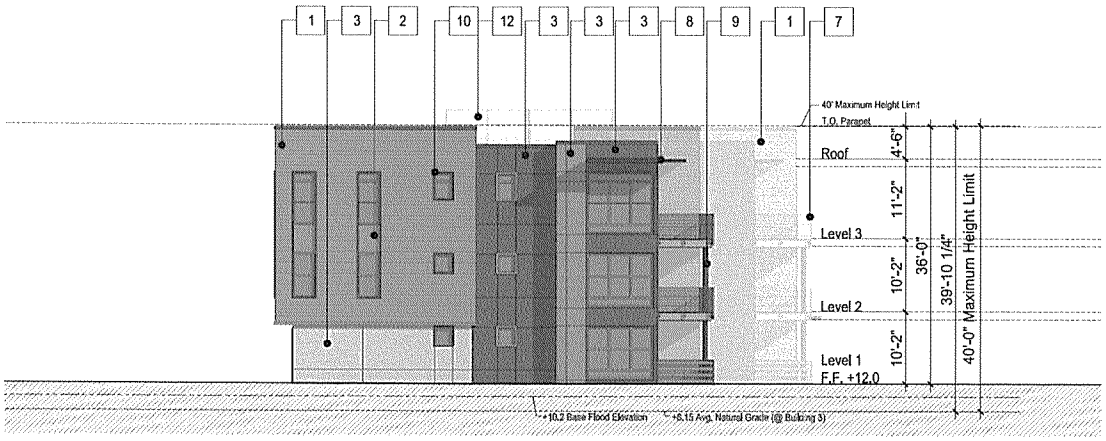

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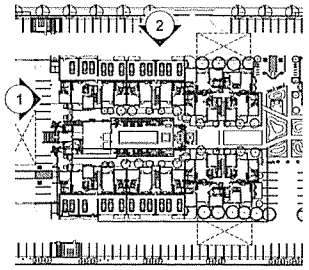

Key Map n.t.s.

Material Legend

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3. 20/30 Stucco w/ ½" Expansion Joints
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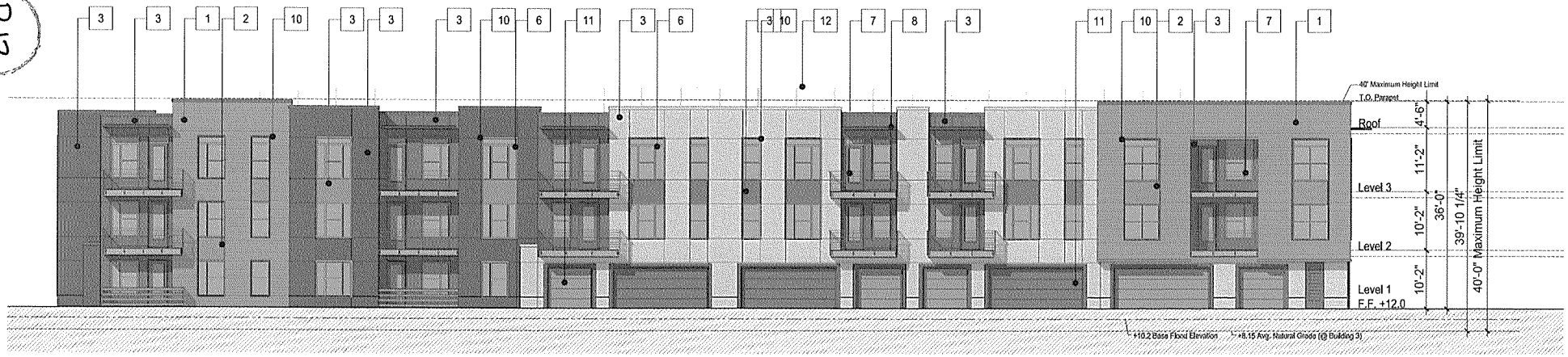
12. Metal Mechanical Screen

B12



2. Rear Elevation

0 4 8 16

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BUILDING #3 CONCEPTUAL ELEVATIONS

A2.6

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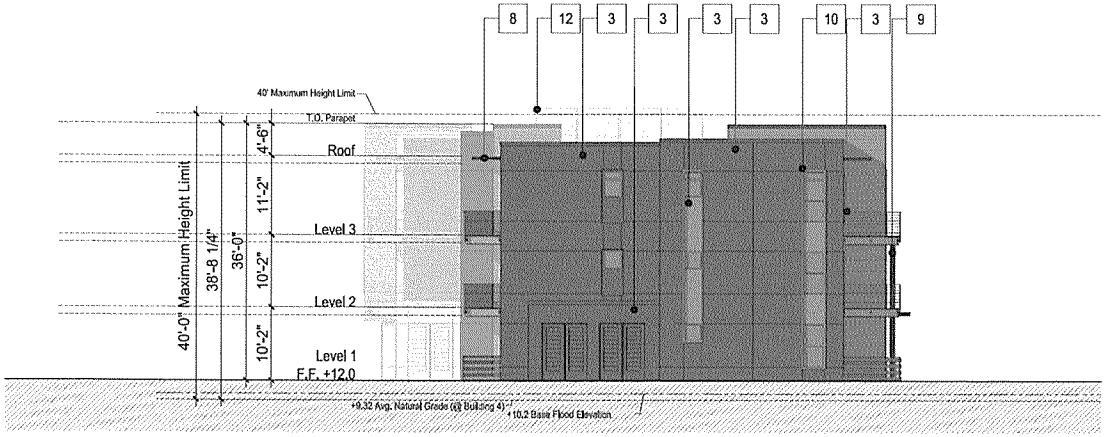

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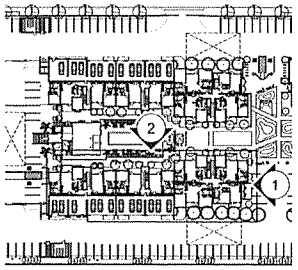

Key Map n.t.s.

Material Legend

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3. 20/30 Stucco w/ ½" Expansion Joints
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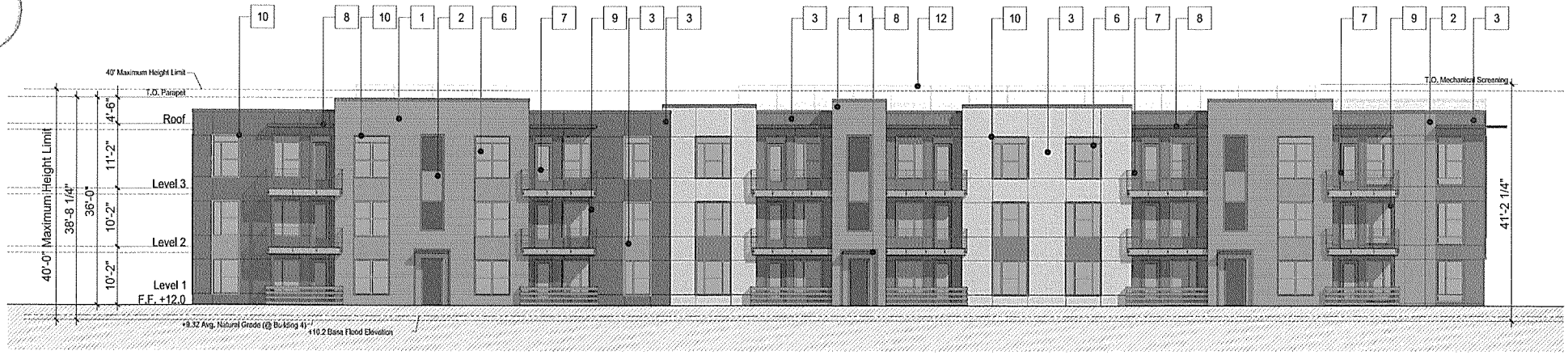
B13



2. Front Elevation

0 4 8 16

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BUILDING #4 CONCEPTUAL ELEVATIONS

A2.7

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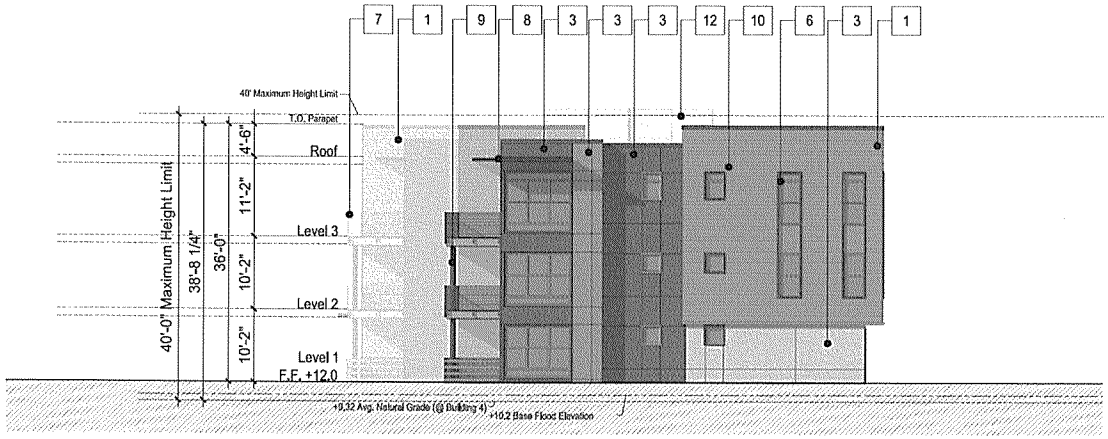
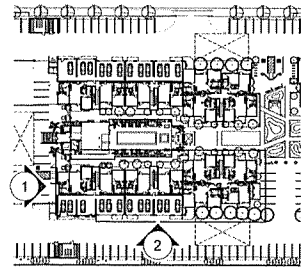


1. Right Elevation



Key Map n.t.s.

Material Legend

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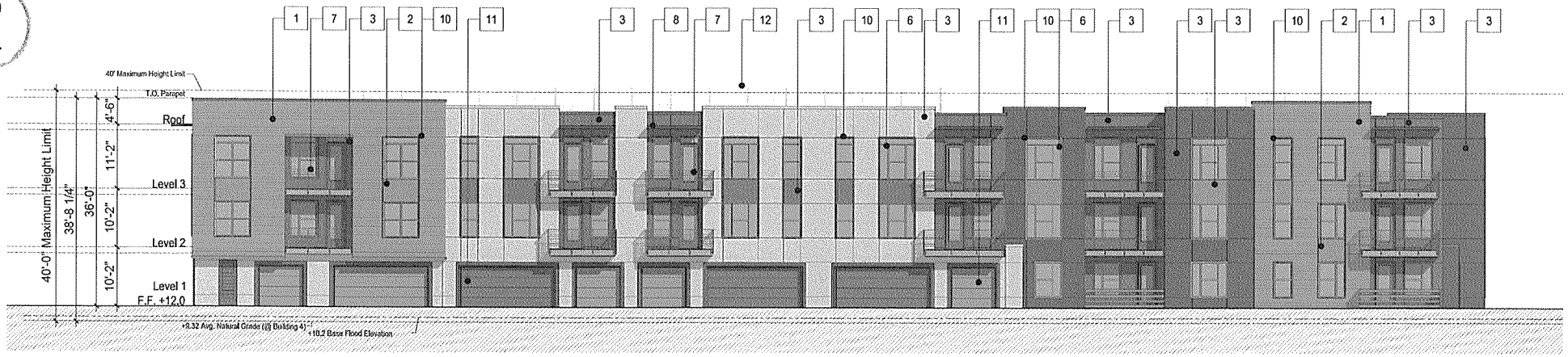
12. Metal Mechanical Screen

B14



2. Rear Elevation

0 4 8 16

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BUILDING #4 CONCEPTUAL ELEVATIONS

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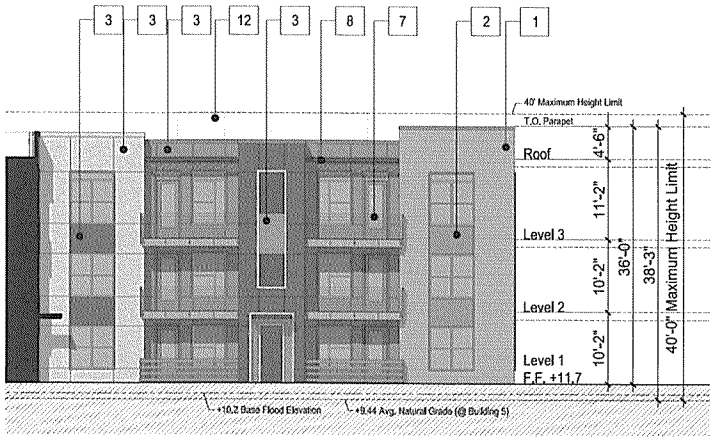
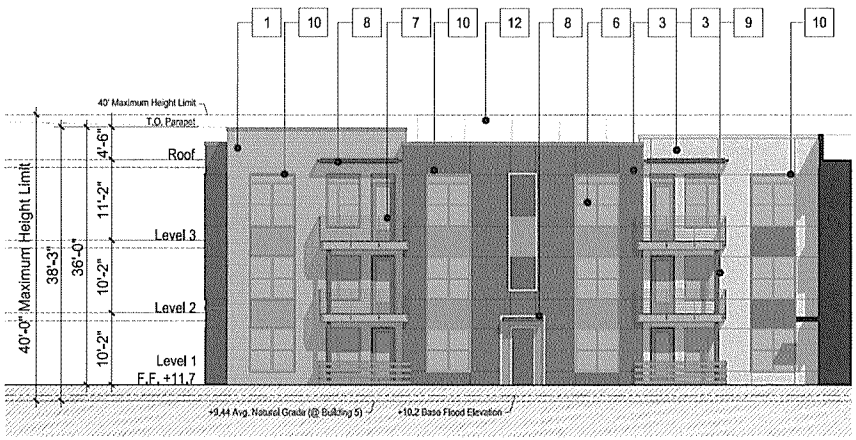
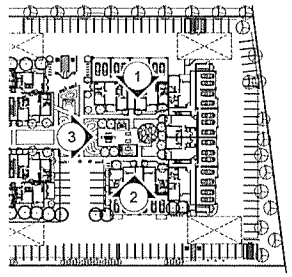


1. Courtyard Left Elevation



2. Courtyard Right Elevation



Key Map n.t.s.

Material Legend

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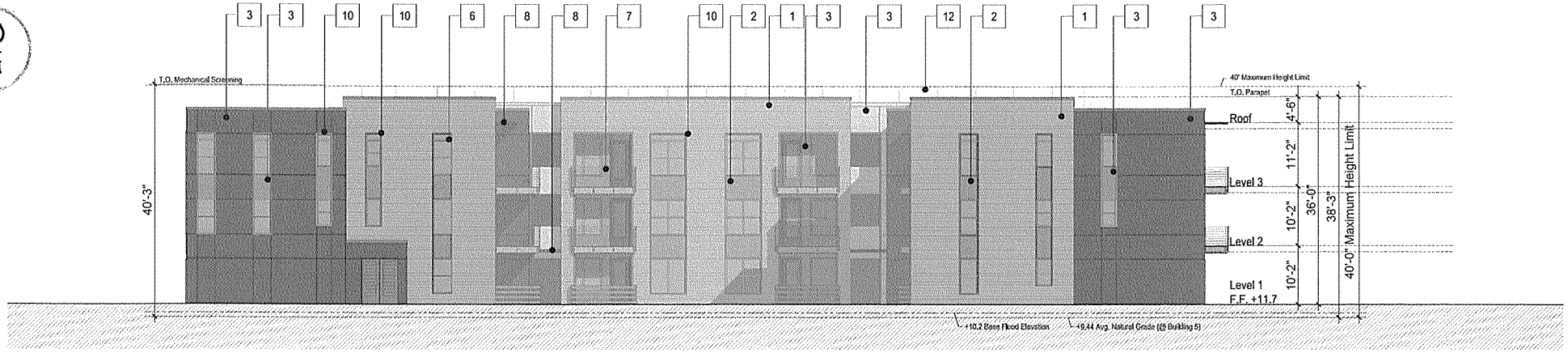
12. Metal Mechanical Screen

B15



3. Front Elevation

0 4 8 16

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BUILDING #5 CONCEPTUAL ELEVATIONS

A2.9

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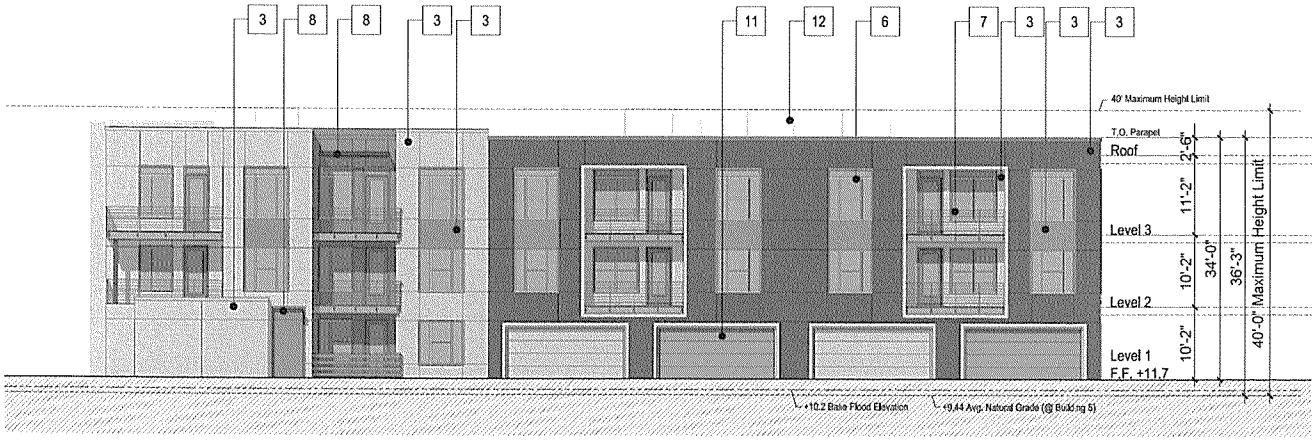
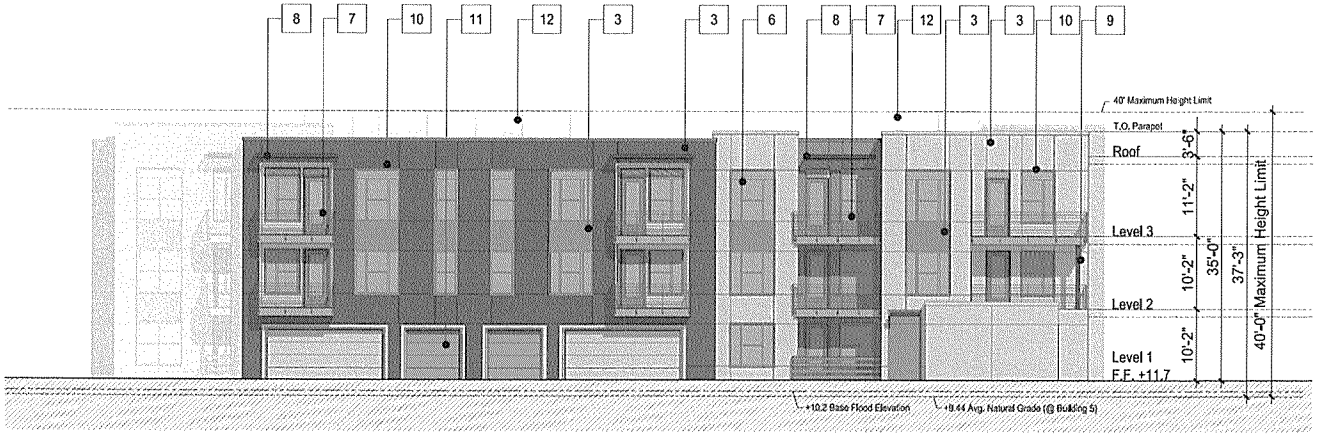
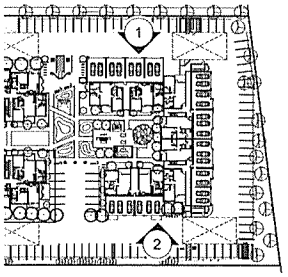


1. Left Elevation



2. Right Elevation



Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

B16

GREYSTAR HAVEN

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BUILDING #5 CONCEPTUAL ELEVATIONS

MENLO PARK, CA

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0 4 8 16

A2.10

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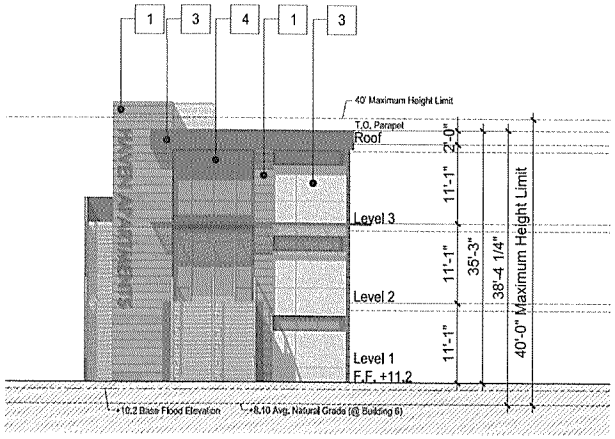
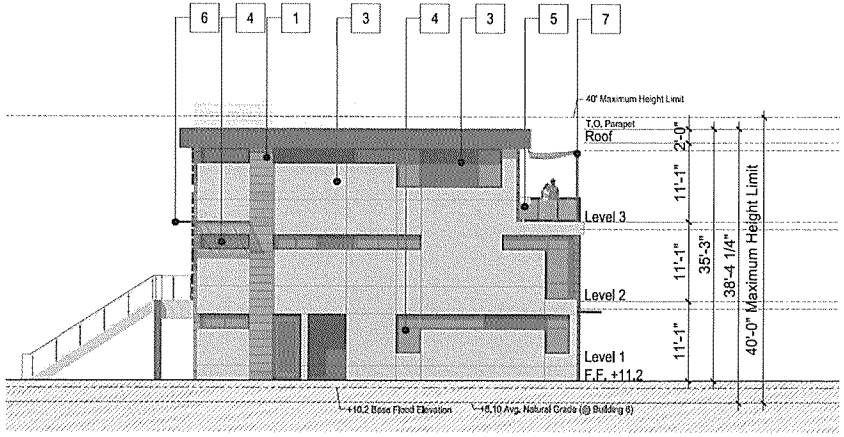
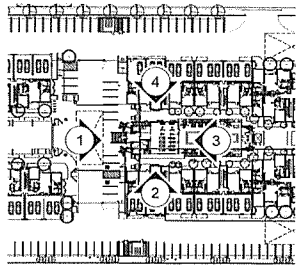


1. Front Elevation



2. Right Elevation



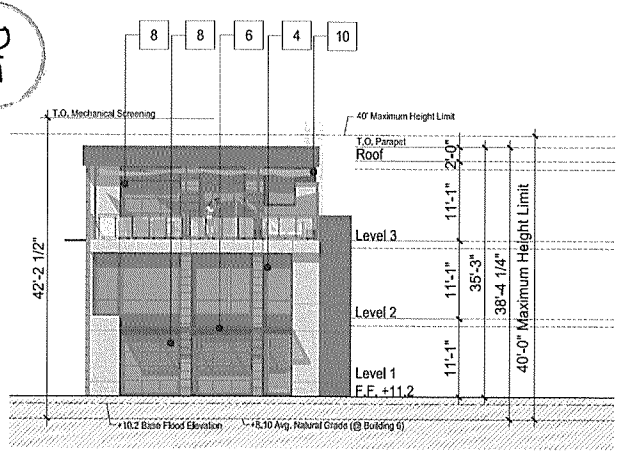
Key Map n.t.s.

Material Legend

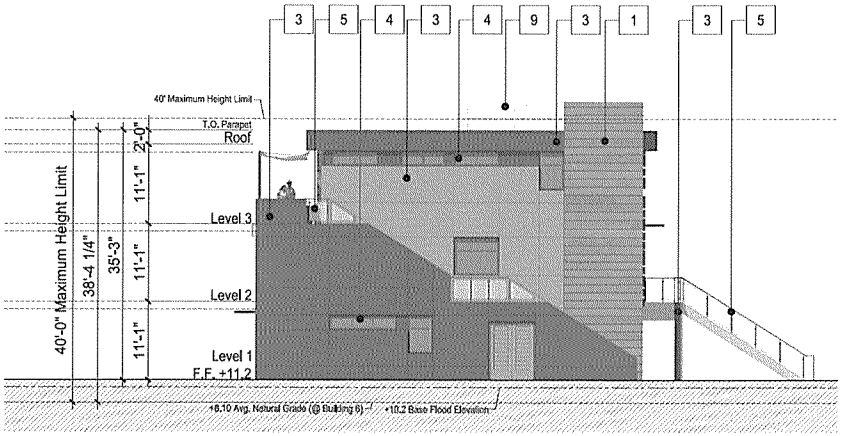
1. Engineered Architectural Wall System
2. Fiber Cement Lap Siding
3. 20/30 Stucco with ½" Expansion Joints
4. Metal Storefront Window
5. Glass Railing
6. Metal Awning
7. Metal Column
8. Roll-Up Garage Door
9. Metal Mechanical Screen
10. Tensile Fabric Awning*

*Note: Awning detail to be finalized in field.

B17



3. Rear Elevation



4. Left Elevation

0 4 8 16

GREYSTAR HAVEN

BUILDING #6 CONCEPTUAL ELEVATIONS

A2.11

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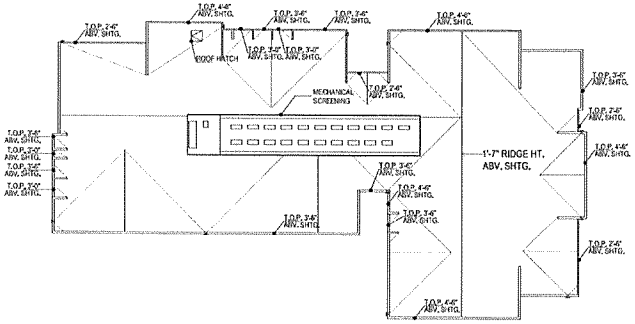
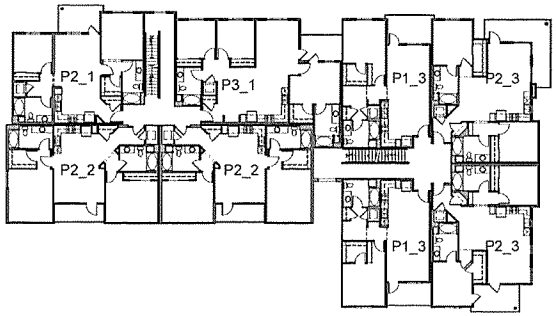
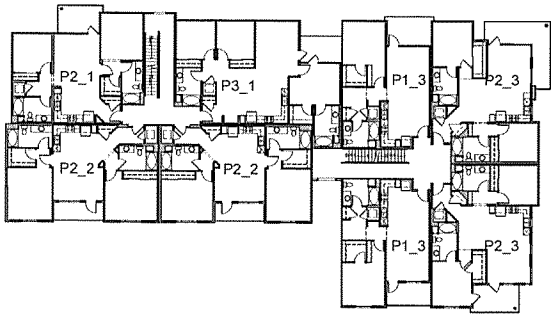


Roof

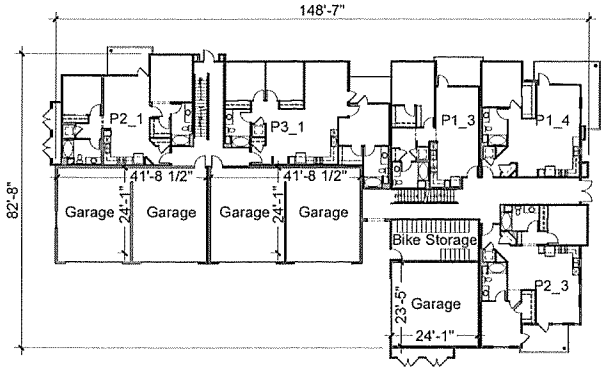


Level 2

B18



Level 3



Level 1

GREYSTAR HAVEN

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BUILDING #1 & 2 PLANS

MENLO PARK, CA

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0 8 16 32

A3.0

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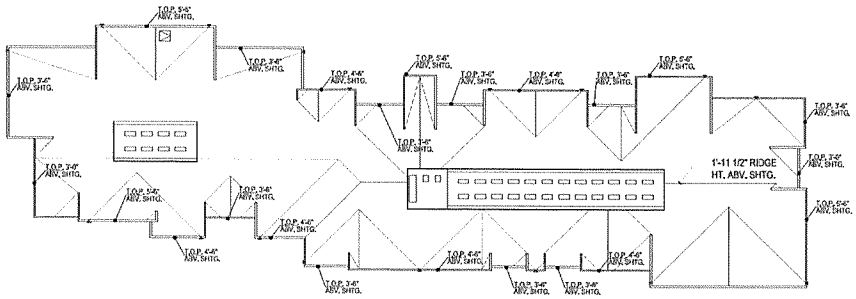

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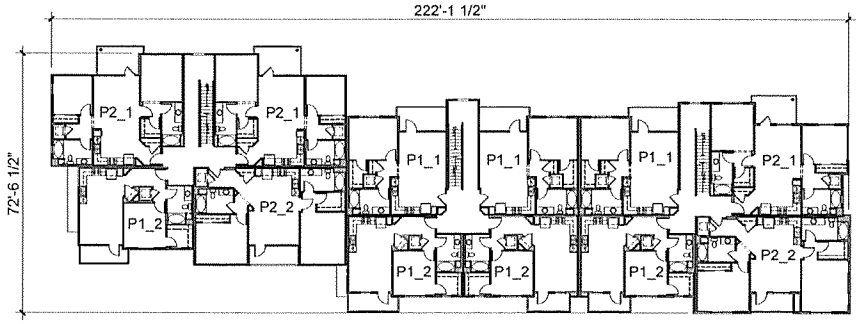
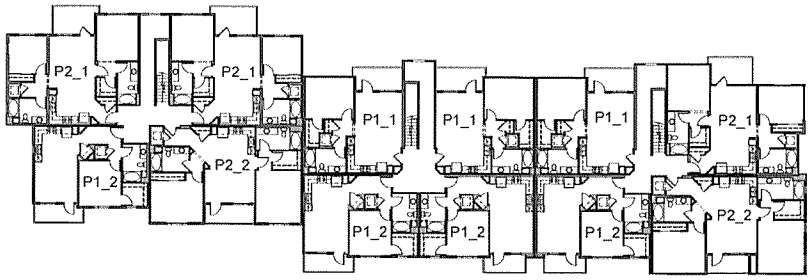
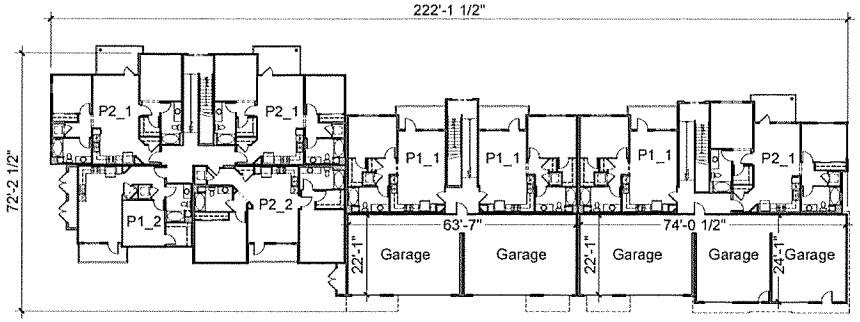


Level 2

B19



Level 3



Level 1

GREYSTAR HAVEN

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BUILDING #3 & 4 PLANS

MENLO PARK, CA

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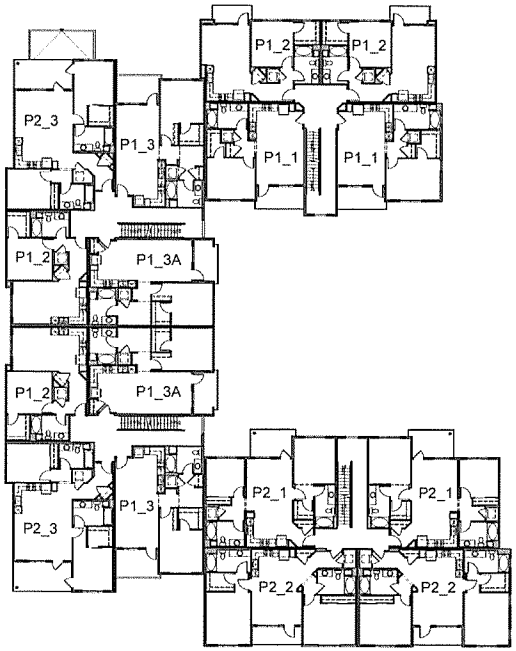
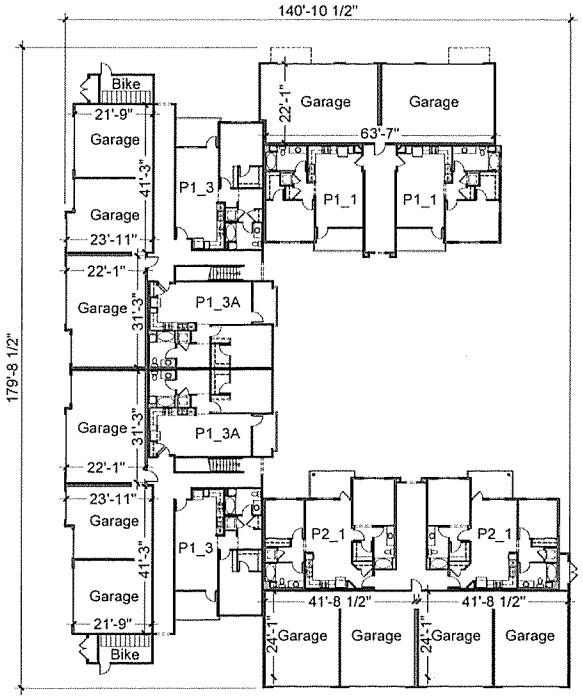
B20



Level 2



Level 1

GREYSTAR HAVEN

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BUILDING #5 PLANS

MENLO PARK, CA

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0 8 16 32

A3.2

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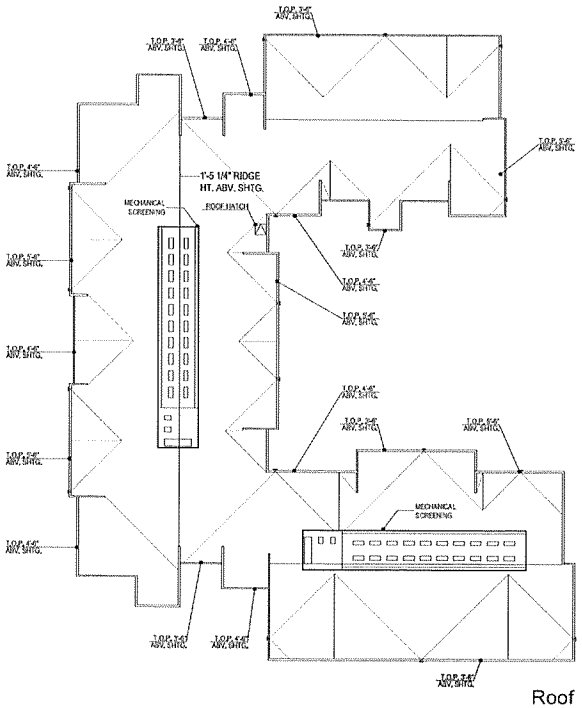
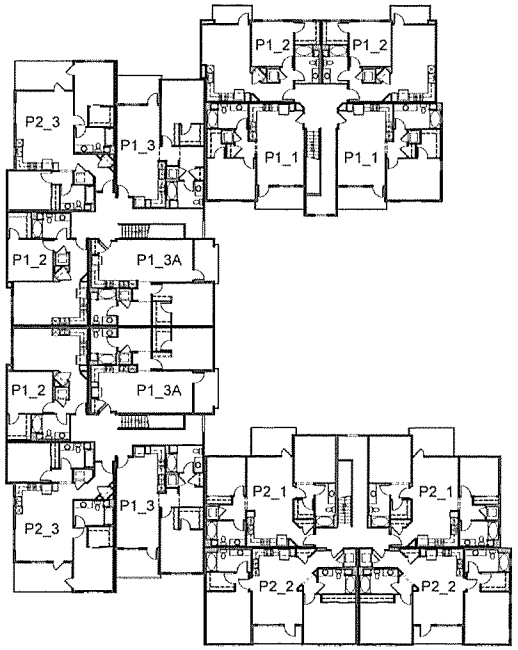
B21



Roof



Level 3

GREYSTAR HAVEN

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BUILDING #5 PLANS

MENLO PARK, CA

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0 8 16 32

A3.3

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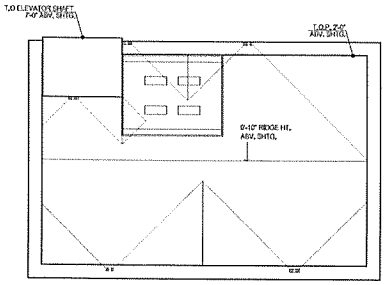
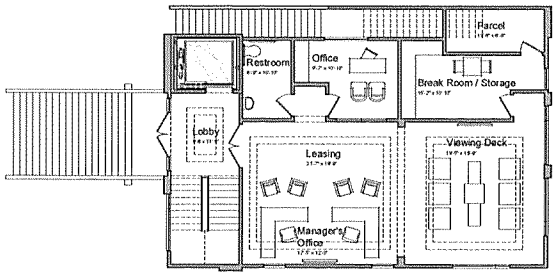
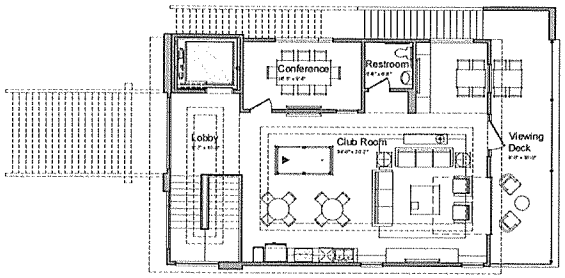


Roof

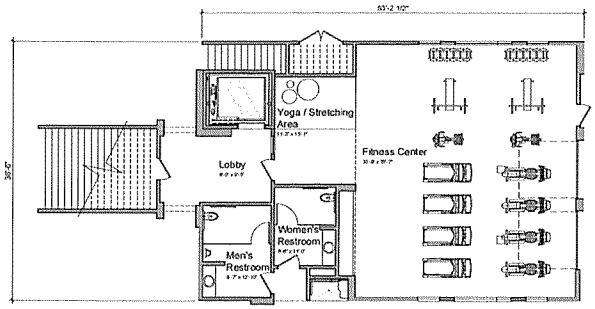


Level 2

B22



Level 3



Level 1

0 4 8 16

GREYSTAR HAVEN

BUILDING #6 PLANS

A3.4

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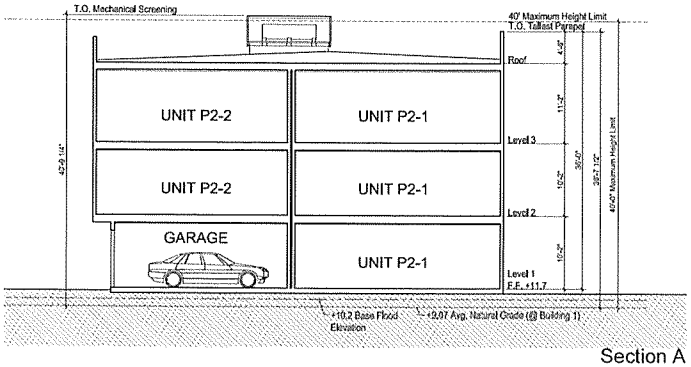
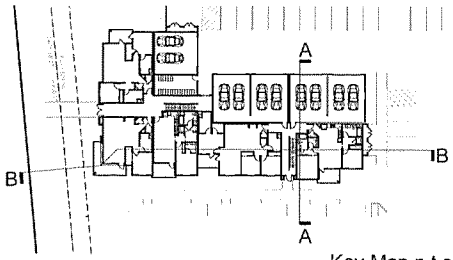
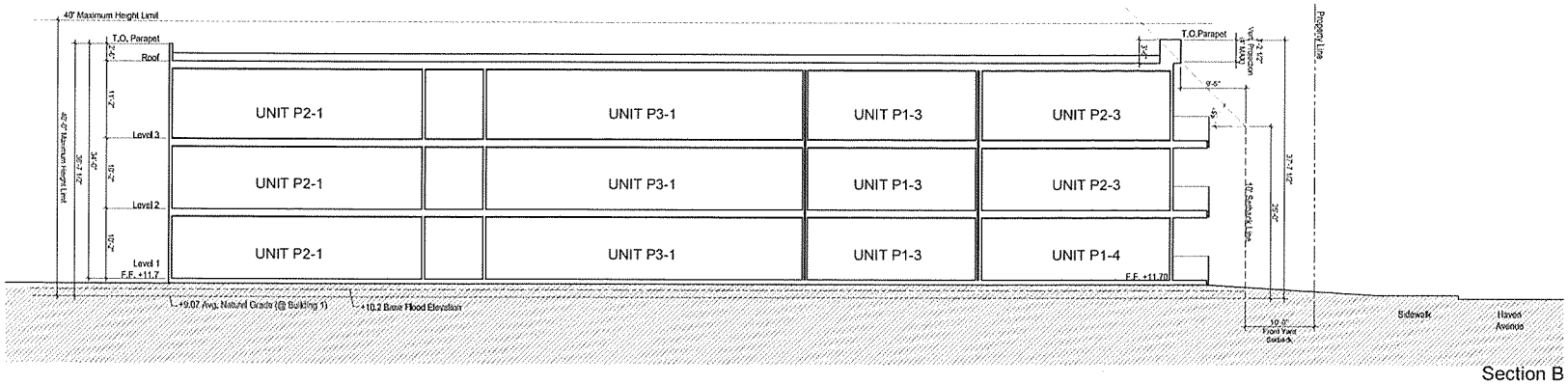


Section A



Key Map n.t.s.

B23



Section B

GREYSTAR HAVEN

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

BUILDING #1 SECTIONS

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

0 4 8 16

A4.0

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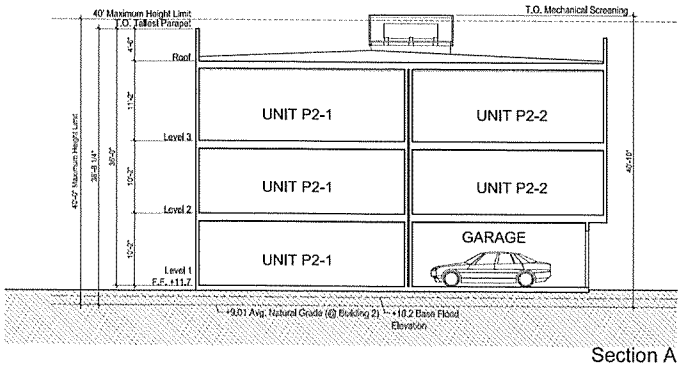

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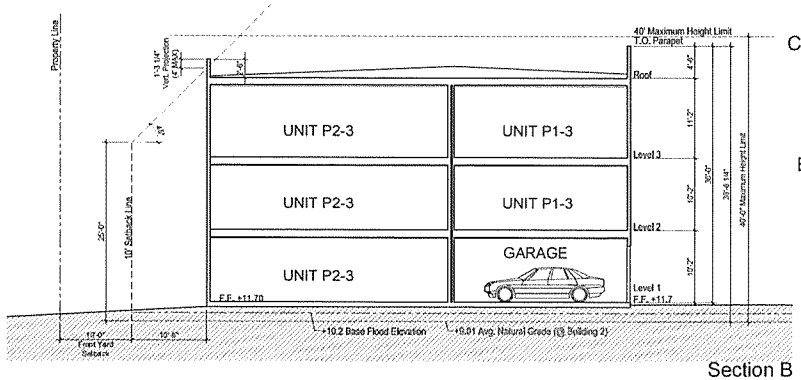

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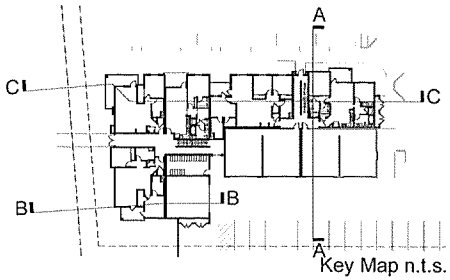
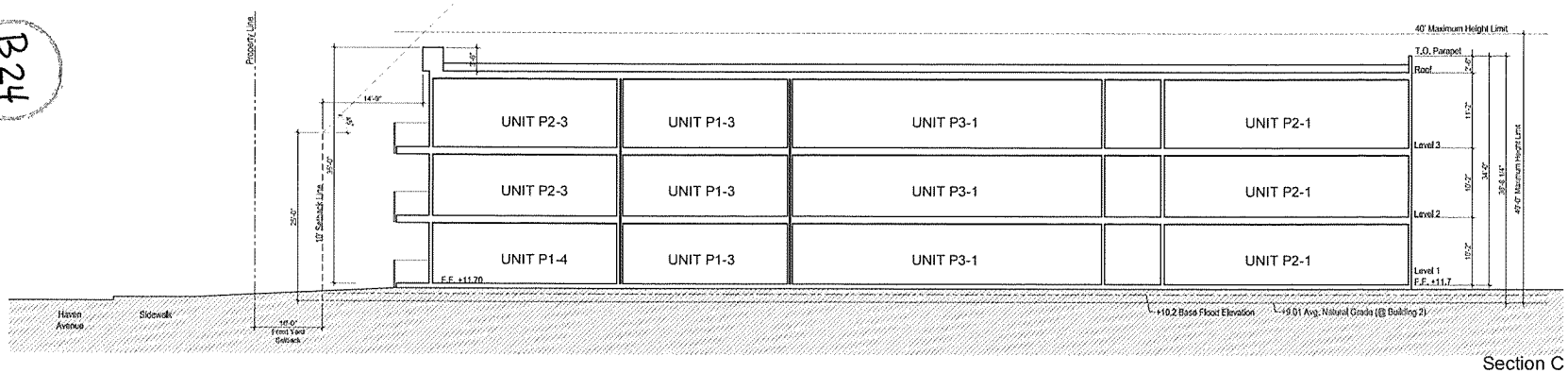


Key Map n.t.s.

B24



Section C

GREYSTAR HAVEN

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
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BUILDING #2 SECTIONS

MENLO PARK, CA

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0 4 8 16

A4.1

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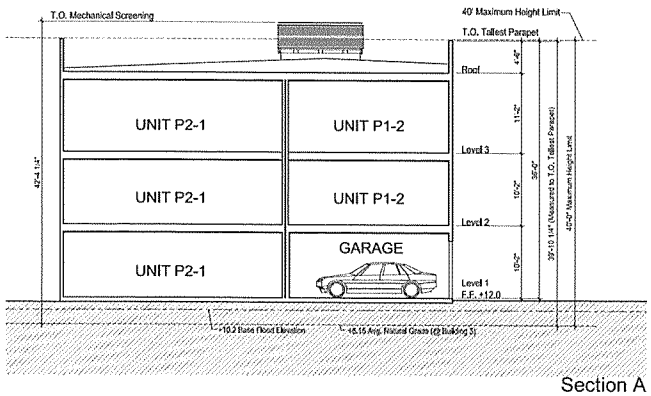

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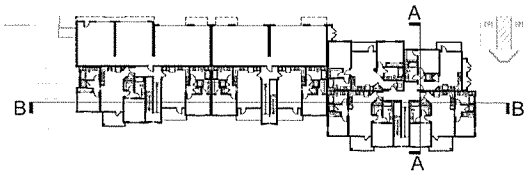
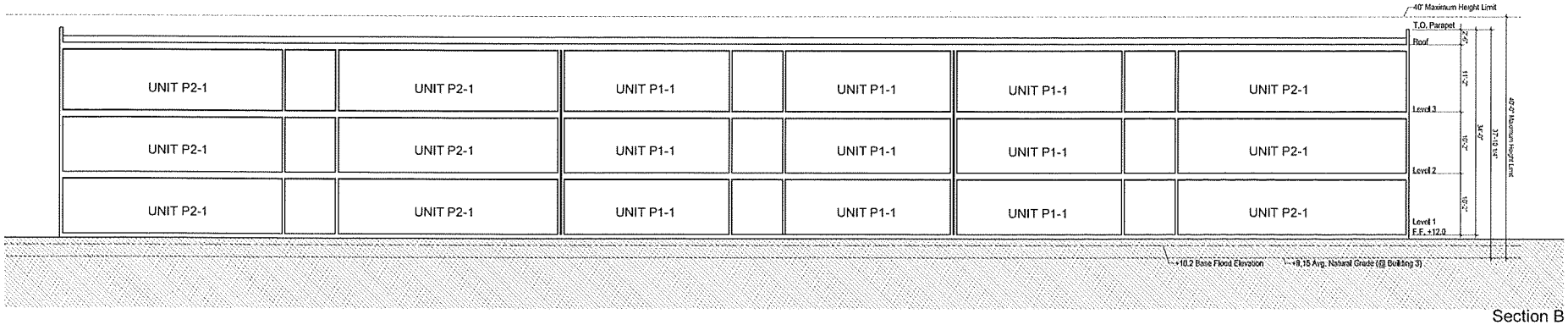


Key Map n.t.s.

B25



Section B

0 4 8 16

GREYSTAR HAVEN

BUILDING #3 SECTIONS

A4.2

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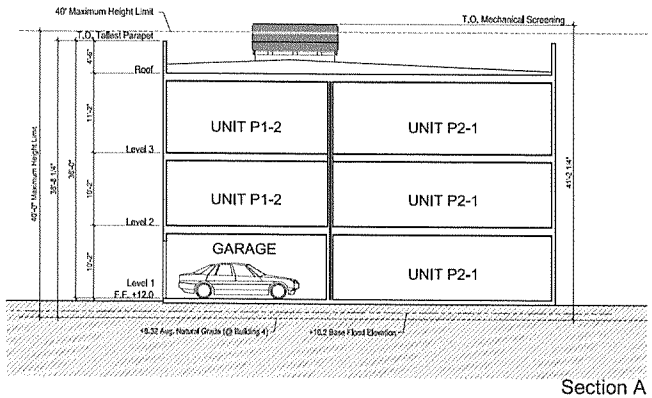

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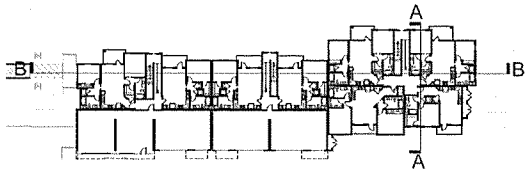
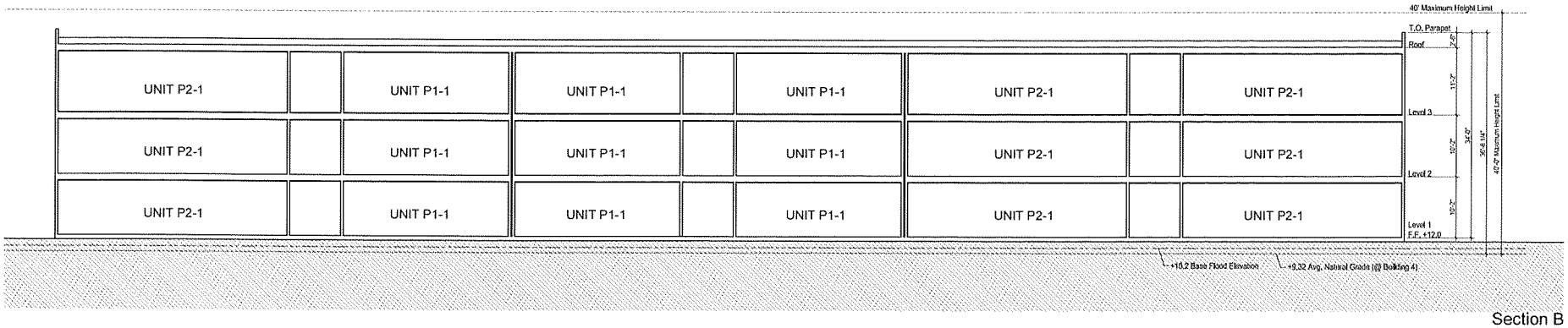


Key Map n.t.s.

B26



Section B

0 4 8 16

GREYSTAR HAVEN

BUILDING #4 SECTIONS

A4.3

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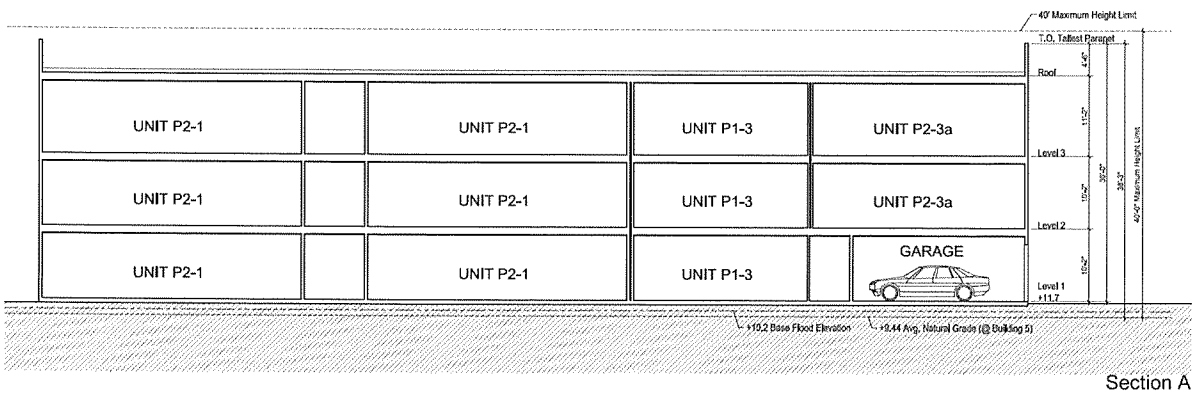

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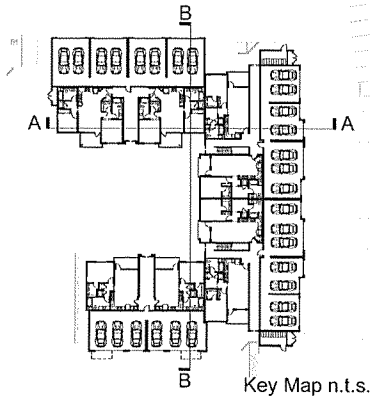
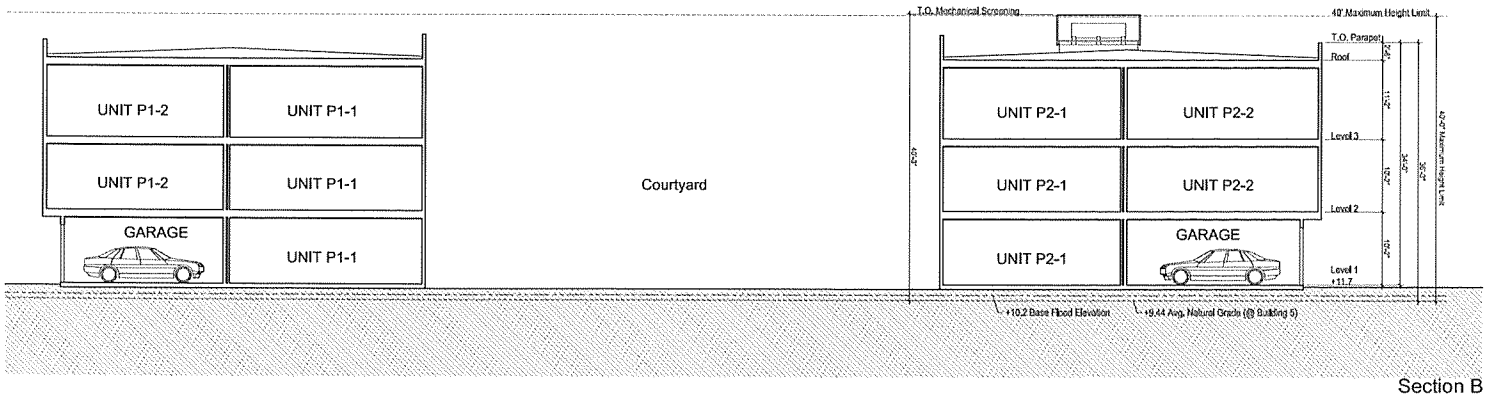


Key Map n.t.s.

B27



Section B

0 4 8 16

GREYSTAR HAVEN

BUILDING #5 SECTIONS

A4.4

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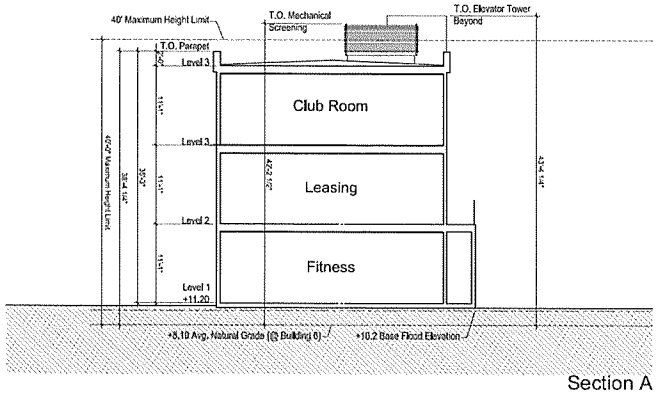
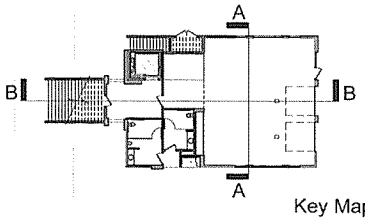
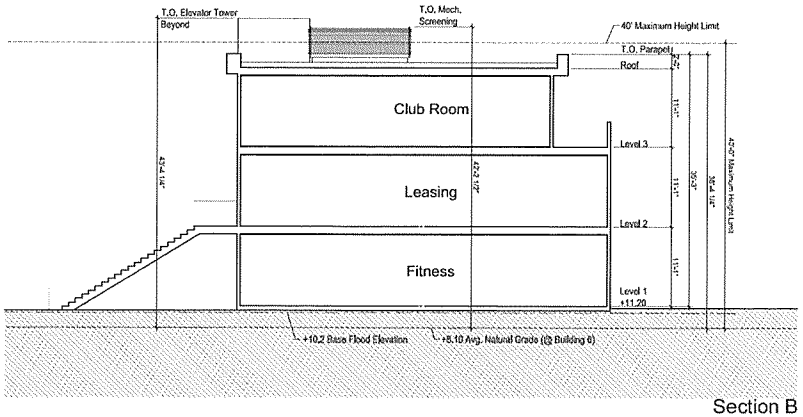


Section A



Key Map n.t.s.



Section B

B28

GREYSTAR HAVEN

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BUILDING #6 SECTIONS

MENLO PARK, CA

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0 4 8 16

A4.5

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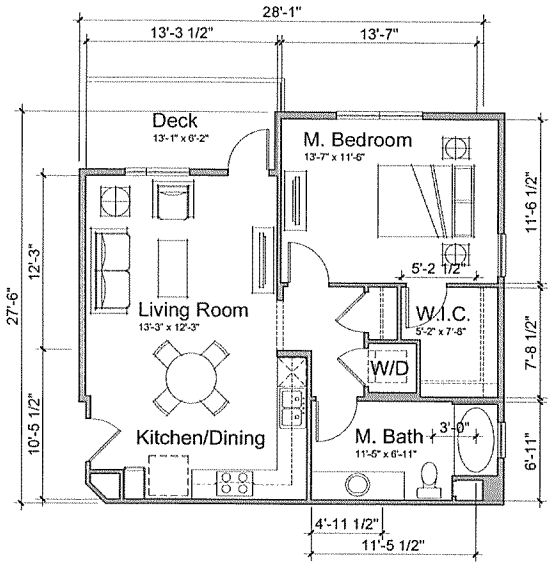
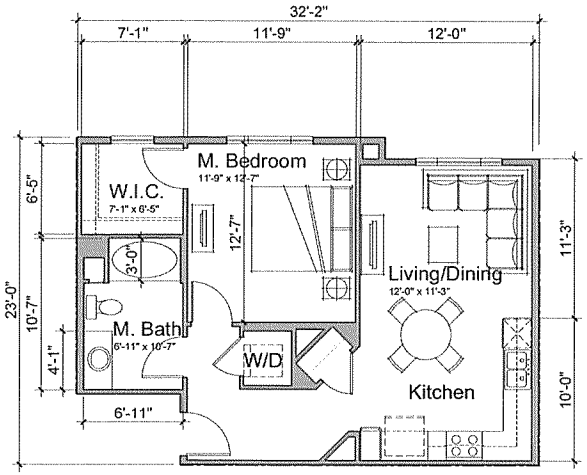
B29



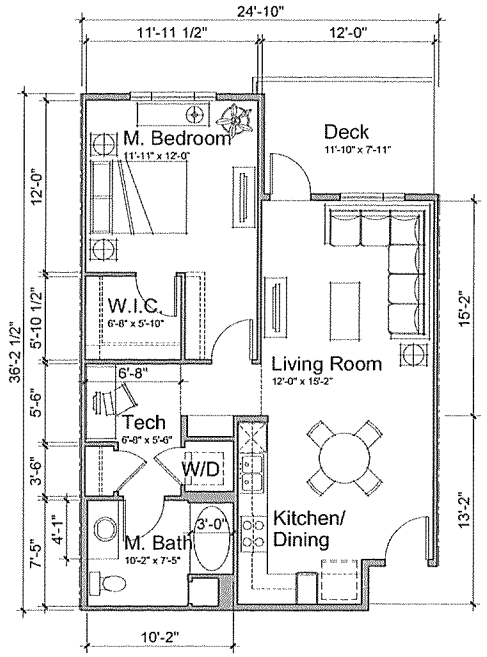
Plan 1_1
1 Bedroom / 1 Bathroom
Net Unit Area: 717 NSF
Deck Area: 83 SF

24 D.U. / 146 D.U.



Plan 1_2
1 Bedroom / 1 Bathroom
Net Unit Area: 697 NSF
Deck Area: 64 SF

26 D.U. / 146 D.U.



Plan 1_3
1 Bedroom / 1 Bathroom
Net Unit Area: 805 NSF
Deck Area: 98 SF

16 D.U. / 146 D.U.

NOTE: Net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit.

GREYSTAR HAVEN

UNIT PLANS

MENLO PARK, CA

KTGY # 70120453 7.8.2014

0 2 4 8

A5.0

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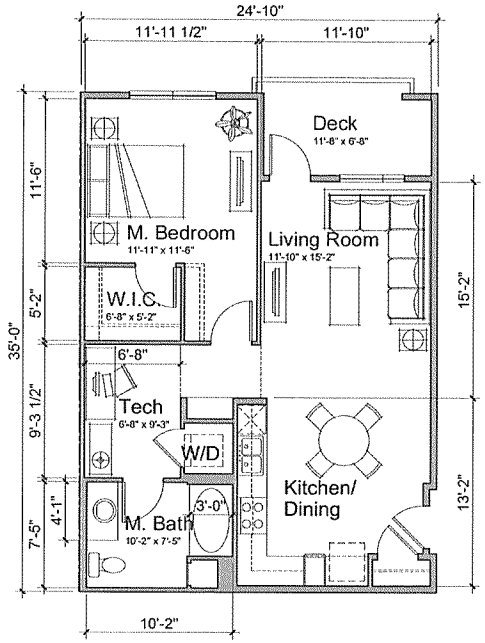
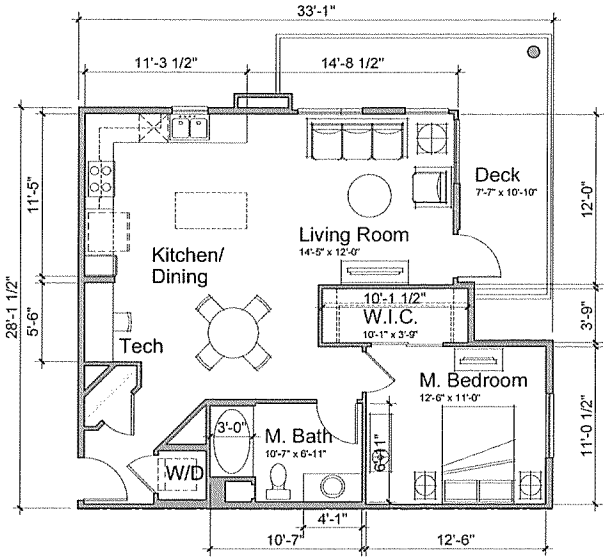


Plan 1_3A
1 Bedroom / 1 Bathroom
Net Unit Area: 802 NSF
Deck Area: 76 SF

6 D.U. / 146 D.U.



Plan 1_4
1 Bedroom / 1 Bathroom
Net Unit Area: 828 NSF
Deck Area: 83 SF

2 D.U. / 146 D.U.

NOTE: Net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit.

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UNIT PLANS

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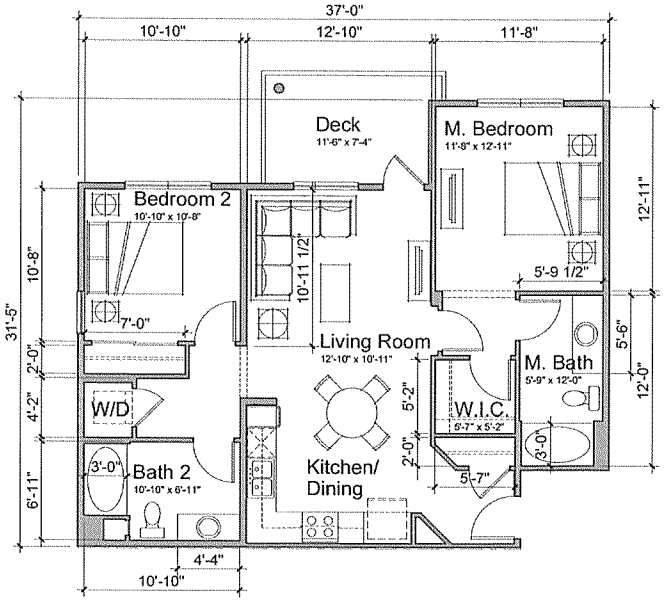
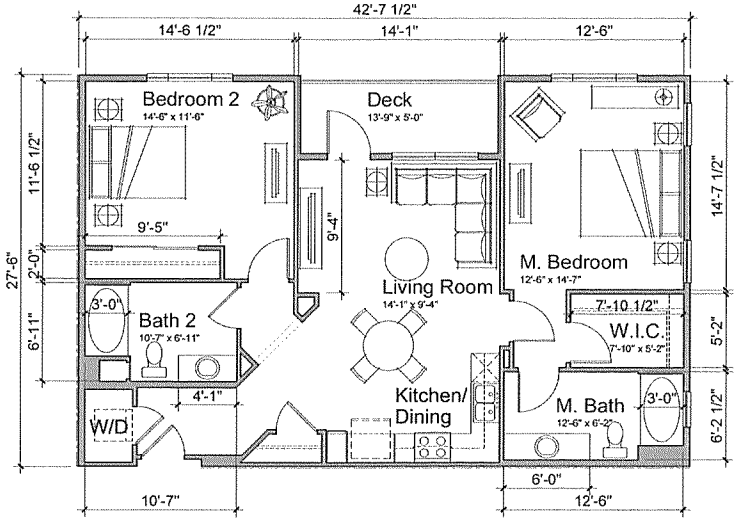


Plan 2_1
2 Bedroom / 2 Bathroom
Net Unit Area: 990 NSF
Deck Area: 86 SF

30 D.U. / 146 D.U.



Plan 2_2
2 Bedroom / 2 Bathroom
Net Unit Area: 1099 NSF
Deck Area: 69 SF

22 D.U. / 146 D.U.

NOTE: Net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit.

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UNIT PLANS

MENLO PARK, CA

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0 2 4 8

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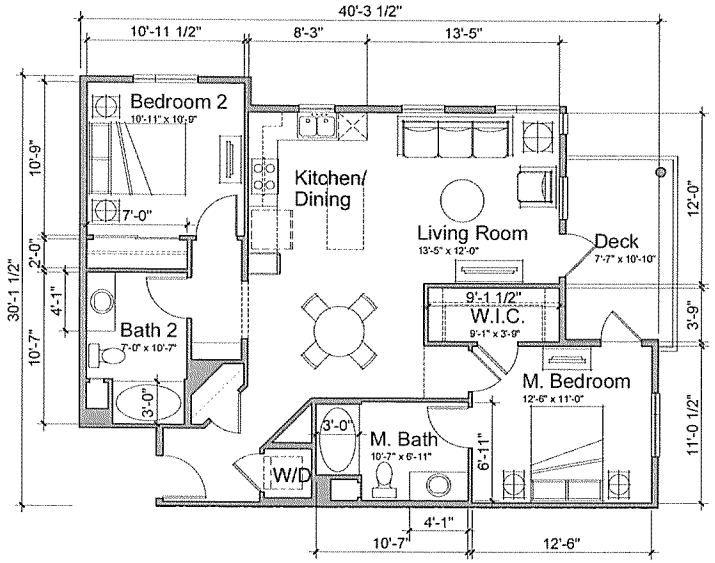
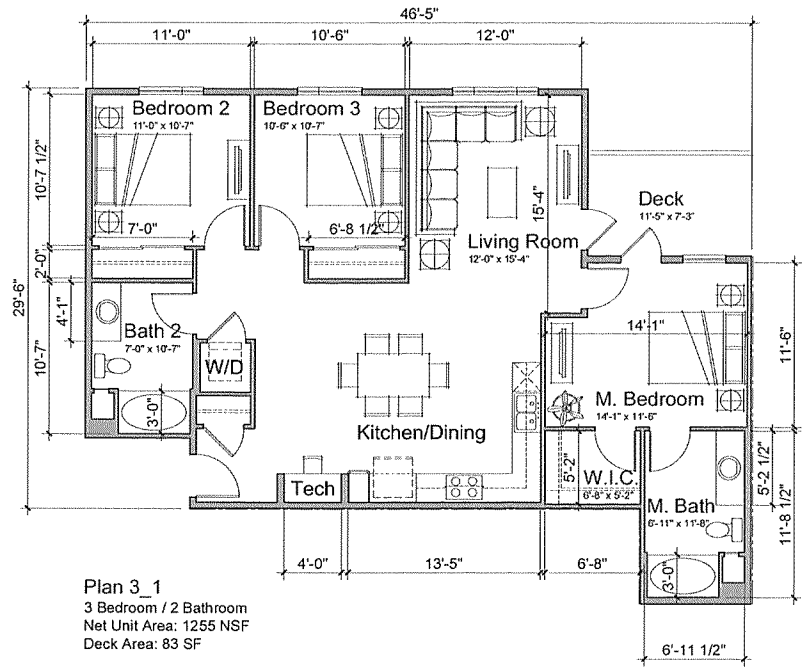


Plan 2_3
2 Bedroom / 2 Bathroom
Net Unit Area: 1025 NSF
Deck Area: 83 SF

14 D.U. / 146 D.U.



Plan 3_1
3 Bedroom / 2 Bathroom
Net Unit Area: 1255 NSF
Deck Area: 83 SF

6 D.U. / 146 D.U.

NOTE: Net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit.

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UNIT PLANS

MENLO PARK, CA

KTGY # 20120652 7.8.2014

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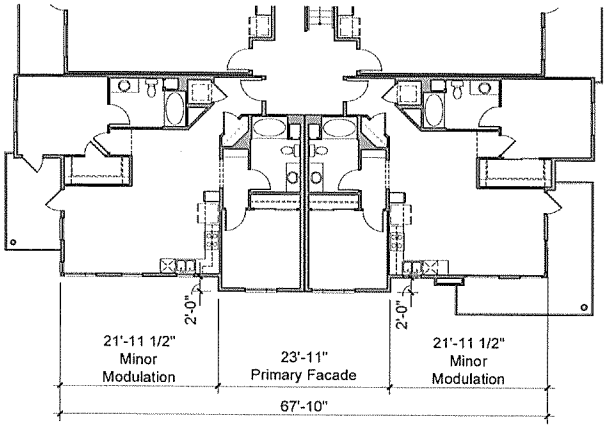
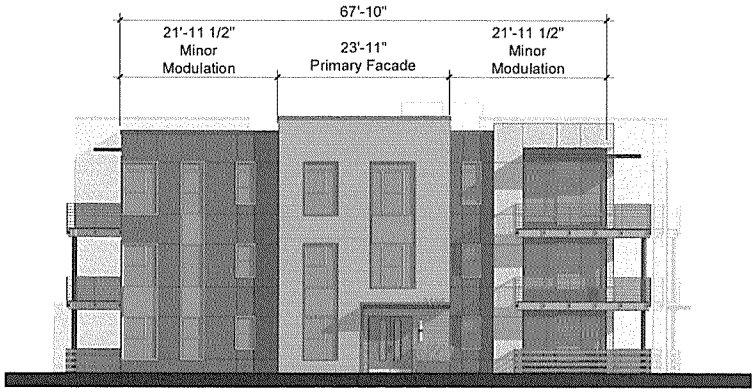
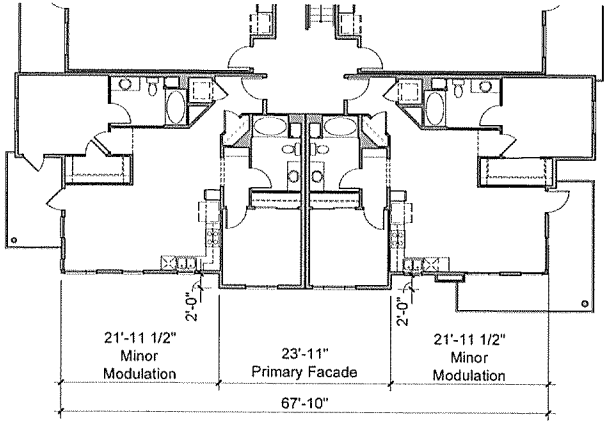


Building #1 Level 3 Plan (Building #2 mirrored)

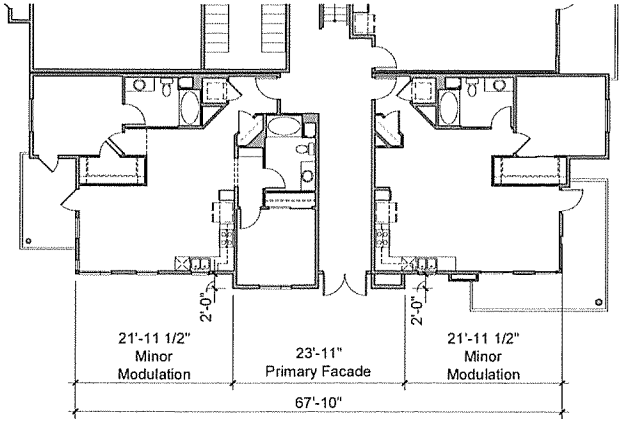


Building #1 Haven Avenue Elevation (Building #2 mirrored)

B33



Building #1 Level 2 Plan (Building #2 mirrored)



Building #1 Level 1 Plan (Building #2 mirrored)

0 8 16 32

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MODULATION EXHIBIT: BUILDING #1 (#2 SIMILAR)

A6.0

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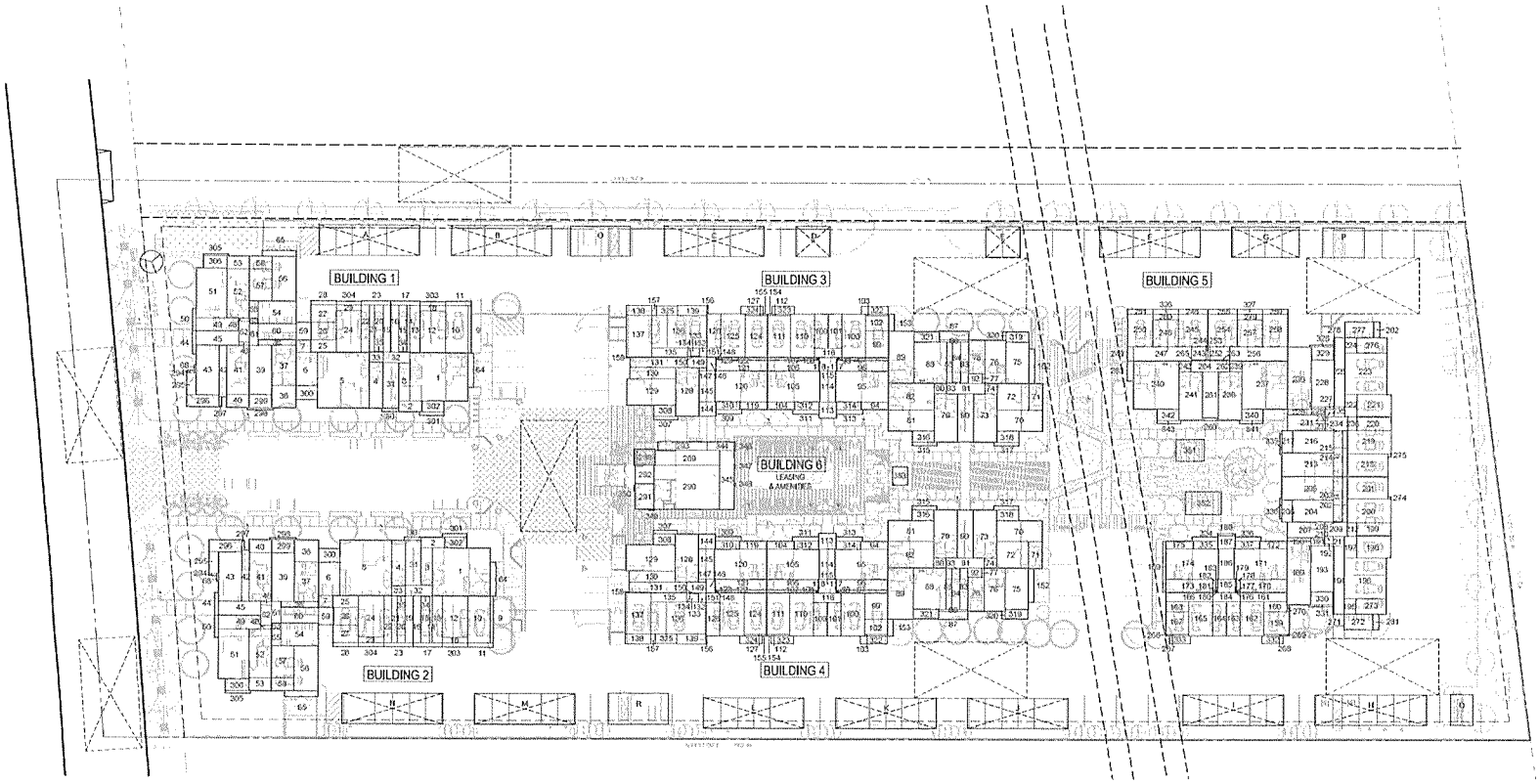

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GREYSTAR HAVEN

SITE PLAN SQUARE FOOTAGE CALCULATIONS

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Site Plan Square Footage

Building #1 & 2 Site Coverage

Area	Dimensions			SF	x	Factor	Total	
1	31	x	25.75	798	x	1	798	sf
2	12.708	x	5.875	75	x	1	75	sf
3	6.125	x	20.208	124	x	1	124	sf
4	7.292	x	24.667	180	x	1	180	sf
5	27.833	x	29.708	827	x	1	827	sf
6	11.375	x	17.917	204	x	1	204	sf
7	7.875	x	6.625	52	x	1	52	sf
9	1.542	x	25.167	39	x	1	39	sf
10	12.125	x	25.208	306	x	1	306	sf
11	13.667	x	2.5	34	x	1	34	sf
12	13.5	x	22.208	300	x	1	300	sf
13	5.375	x	25.208	135	x	1	135	sf
14	1.625	x	25.125	41	x	1	41	sf
15	4.5	x	24.625	111	x	1	111	sf
16	4.167	x	25.125	105	x	1	105	sf
17	15.667	x	2.5	39	x	1	39	sf
18	13.5	x	3	41	x	1	41	sf
19	4.167	x	25.125	105	x	1	105	sf
20	4.5	x	24.625	111	x	1	111	sf
21	2.792	x	25.125	70	x	1	70	sf
22	4.208	x	25.208	106	x	1	106	sf
23	15.667	x	2.5	39	x	1	39	sf
24	13.5	x	22.208	300	x	1	300	sf
25	13.625	x	6.625	90	x	1	90	sf
26	13.542	x	9.208	125	x	1	125	sf
27	13.667	x	9.375	128	x	1	128	sf
28	13.667	x	2.5	34	x	1	34	sf
29	13.5	x	3	41	x	1	41	sf
30	8.917	x	1.917	17	x	1	17	sf
31	8.333	x	24.167	201	x	1	201	sf
32	14.458	x	5.625	81	x	1	81	sf
33	7.292	x	5.125	37	x	1	37	sf
34	4.5	x	0.5	2	x	1	2	sf
35	4.5	x	0.5	2	x	1	2	sf
36	12.958	x	11.792	153	x	1	153	sf
37	12.917	x	21.417	277	x	1	277	sf
38	20.125	x	3.125	63	x	1	63	sf
39	12.083	x	26.25	317	x	1	317	sf
40	12.042	x	6.958	84	x	1	84	sf
41	12	x	26.25	315	x	1	315	sf
42	4.042	x	27.75	112	x	1	112	sf
43	12.292	x	26.75	329	x	1	329	sf
44	2	x	12.083	24	x	1	24	sf
45	22.792	x	7.292	166	x	1	166	sf
46	5.542	x	1.875	10	x	1	10	sf
48	5.542	x	1.875	10	x	1	10	sf
49	22.792	x	7.292	166	x	1	166	sf
50	2	x	12.083	24	x	1	24	sf
51	16.333	x	26.75	437	x	1	437	sf
52	12	x	26.25	315	x	1	315	sf
53	12.042	x	6.958	84	x	1	84	sf
54	20.333	x	12.333	251	x	1	251	sf
55	4.875	x	9.208	45	x	1	45	sf
56	13.125	x	24	315	x	1	315	sf
57	12.083	x	17.042	206	x	1	206	sf
58	12.042	x	6.958	84	x	1	84	sf
59	7.75	x	9.208	71	x	1	71	sf
60	20.333	x	8.333	169	x	1	169	sf
61	4.875	x	11.458	56	x	1	56	sf
62	5.542	x	10.833	60	x	1	60	sf
63	4.875	x	3.125	15	x	1	15	sf
64	2.958	x	18.333	54	x	1	54	sf
65	18.333	x	2.958	54	x	1	54	sf
66	1	x	4.333	4	x	1	4	sf
294	4.042	x	1.292	5	x	1	5	sf
295	5.042	x	11.708	59	x	1	59	sf
296	17.333	x	6.208	108	x	1	108	sf
297	1.292	x	5.208	7	x	1	7	sf
298	13.958	x	1.042	15	x	1	15	sf
299	12.042	x	6.958	84	x	1	84	sf
300	11.333	x	7.292	83	x	1	83	sf
301	12.833	x	1.875	24	x	1	24	sf
302	11.542	x	5.875	68	x	1	68	sf
303	13.5	x	2.5	34	x	1	34	sf
304	13.5	x	2.5	34	x	1	34	sf
305	12.75	x	6.458	82	x	1	82	sf
306	13.708	x	1.167	16	x	1	16	sf
Total per Building							9,788	sf
Number of Buildings						x	2	
Total Building #1 & 2 Site Coverage							19,577	sf

Building #3 & 4 Site Coverage

Area	Dimensions			SF	x	Factor	Total	
70	24.417	x	11.5	281	x	1	281	sf
71	7.375	x	14.375	106	x	1	106	sf
72	17.042	x	14.25	243	x	1	243	sf
73	12.708	x	26.083	331	x	1	331	sf
74	6.583	x	5.542	36	x	1	36	sf
75	12.292	x	22.208	273	x	1	273	sf
76	11.333	x	23.208	263	x	1	263	sf
77	1.458	x	4.958	7	x	1	7	sf
78	8.75	x	18.167	159	x	1	159	sf
79	12.708	x	26.083	331	x	1	331	sf
80	6.583	x	5.542	36	x	1	36	sf
81	24.417	x	11.5	281	x	1	281	sf
82	24.375	x	14.25	347	x	1	347	sf
83	4.167	x	22.125	92	x	1	92	sf
84	4.5	x	21.625	97	x	1	97	sf
85	3.167	x	22.125	70	x	1	70	sf
86	15.667	x	1	16	x	1	16	sf
87	15.708	x	4.5	71	x	1	71	sf
88	17.333	x	22.208	385	x	1	385	sf
89	13.625	x	27.708	378	x	1	378	sf
90	8.333	x	26.083	217	x	1	217	sf
91	20.583	x	5.625	116	x	1	116	sf
92	7.292	x	4.958	36	x	1	36	sf
93	4.5	x	0.5	2	x	1	2	sf
94	14.708	x	4.042	59	x	1	59	sf
95	28.167	x	16.5	465	x	1	465	sf
96	27.667	x	5.721	158	x	1	158	sf
97	26.221	x	1.446	38	x	1	38	sf
98	1.446	x	1.446	2	x	0.5	1	sf
99	12.25	x	14.25	175	x	1	175	sf
100	12.792	x	23.208	297	x	1	297	sf
101	7.292	x	18.167	132	x	1	132	sf
102	12.375	x	7.958	98	x	1	98	sf
103	12.375	x	1	12	x	1	12	sf
104	14.708	x	4.042	59	x	1	59	sf
105	28.167	x	16.5	465	x	1	465	sf
106	27.667	x	5.721	158	x	1	158	sf
107	26.221	x	1.446	38	x	1	38	sf
108	1.446	x	1.446	2	x	0.5	1	sf
109	7.292	x	18.167	132	x	1	132	sf
110	12.792	x	23.208	297	x	1	297	sf
111	12.25	x	22.208	272	x	1	272	sf
112	9.417	x	1	9	x	1	9	sf
113	9.5	x	8.696	83	x	1	83	sf
114	8.333	x	16.5	137	x	1	137	sf
115	9.333	x	7.167	67	x	1	67	sf
116	14.583	x	5.042	74	x	1	74	sf
117	1.446	x	1.446	2	x	0.5	1	sf
118	1.446	x	1.446	2	x	0.5	1	sf
119	14.708	x	4.042	59	x	1	59	sf
120	28.167	x	16.5	465	x	1	465	sf
121	27.667	x	5.721	158	x	1	158	sf
122	26.221	x	1.446	38	x	1	38	sf
123	1.446	x	1.446	2	x	0.5	1	sf
124	12.25	x	22.208	272	x	1	272	sf
125	12.792	x	23.208	297	x	1	297	sf
126	7.292	x	18.167	132	x	1	132	sf
127	9.417	x	1	9	x	1	9	sf
128	12.708	x	26.083	331	x	1	331	sf
129	26.083	x	14.292	373	x	1	373	sf
130	24.417	x	5.917	144	x	1	144	sf
131	31	x	5.542	172	x	1	172	sf
132	4.083	x	4.958	20	x	1	20	sf
133	4.5	x	4.458	20	x	1	20	sf
134	1.625	x	4.958	8	x	1	8	sf
135	19.167	x	5.042	97	x	1	97	sf
136	29.458	x	17.167	506	x	1	506	sf
137	13.875	x	22.208	308	x	1	308	sf
138	13.875	x	5.5	76	x	1	76	sf
139	15.667	x	5.5	86	x	1	86	sf
144	8.917	x	7.958	71	x	1	71	sf
145	8.333	x	16.5	137	x	1	137	sf
146	4.75	x	7.167	34	x	1	34	sf
147	4.083	x	1.625	7	x	1	7	sf
148	1.446	x	1.446	2	x	0.5	1	sf
149	10.208	x	5.625	57	x	1	57	sf
150	4.5	x	0.5	2	x	1	2	sf
151	7.375	x	5.042	37	x	1	37	sf
152	2.958	x	18.167	54	x	1	54	sf
153	2.875	x	8.958	26	x	1	26	sf
154	2.833	x	1	3	x	1	3	sf
155	2.833	x	1	3	x	1	3	sf
156	0.542	x	4.5	2	x	1	2	sf
157	2.333	x	5.5	13	x	1	13	sf
158	2.042	x	0.542	1	x	1	1	sf
307	12.833	x	1.875	24	x	1	24	sf
308	11.542	x	5.875	68	x	1	68	sf
309	13.958	x	2.5	35	x	1	35	sf
310	12.875	x	4.042	52	x	1	52	sf
311	13.958	x	2.5	35	x	1	35	sf
312	12.875	x	4.042	52	x	1	52	sf
313	13.958	x	2.5	35	x	1	35	sf
314	12.875	x	4.042	52	x	1	52	sf
315	13.375	x	2.083	28	x	1	28	sf
316	11.75	x	5.875	69	x	1	69	sf
317	13.375	x	2.083	28	x	1	28	sf
318	11.75	x	5.875	69	x	1	69	sf
319	11.875	x	5.125	61	x	1	61	sf
320	2.125	x	4.125	9	x	1	9	sf
321	13.5	x	5.042	68	x	1	68	sf
322	14.333	x	4.125	59	x	1	59	sf
323	12.083	x	4.125	50	x	1	50	sf
324	12.083	x	4.125	50	x	1	50	sf
325	11.458	x	5.042	58	x	1	58	sf
Total per Building							12,330	sf
Number of Buildings						x	2	
Total Building #3 & 4 Site Coverage							24,660	sf

NOTES:
1. All areas have been measured to the exterior finish.

0 15 30 60

GREYSTAR HAVEN

SITE PLAN SQUARE FOOTAGE CALCULATIONS

A6.1b

MENLO PARK, CA

KTGY # 2012-0452 7.8.2014

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Building #5 Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
159	13.792	x	11.958	165	x	1	165	sf
160	12.25	x	5.208	64	x	1	64	sf
161	25.042	x	5.042	126	x	1	126	sf
162	12.792	x	18.167	232	x	1	232	sf
163	7.292	x	18.167	132	x	1	132	sf
164	7.292	x	18.167	132	x	1	132	sf
165	12.792	x	18.167	232	x	1	232	sf
166	25.083	x	5.042	126	x	1	126	sf
167	12.292	x	11.958	147	x	1	147	sf
168	12.292	x	5.208	64	x	1	64	sf
169	1.5	x	27.75	42	x	1	42	sf
170	25.042	x	7.167	179	x	1	179	sf
171	28.167	x	16.5	465	x	1	465	sf
172	14.708	x	4.042	59	x	1	59	sf
173	25.042	x	7.167	179	x	1	179	sf
174	28.208	x	16.5	465	x	1	465	sf
175	14.75	x	4.042	60	x	1	60	sf
176	1.363	x	1.363	2	x	0.5	1	sf
177	3.262	x	1.363	4	x	1	4	sf
178	2.625	x	5.721	15	x	1	15	sf
179	1.363	x	1.363	2	x	0.5	1	sf
180	1.363	x	1.363	2	x	0.5	1	sf
181	3.262	x	1.363	4	x	1	4	sf
182	2.625	x	5.721	15	x	1	15	sf
183	1.363	x	1.363	2	x	0.5	1	sf
184	14.583	x	5.125	75	x	1	75	sf
185	9.333	x	7.083	66	x	1	66	sf
186	8.333	x	16.5	137	x	1	137	sf
187	9.5	x	7	67	x	1	67	sf
188	9.5	x	1.167	11	x	1	11	sf
189	12.917	x	34.375	444	x	1	444	sf
190	12.958	x	1.958	25	x	1	25	sf
191	7.208	x	4.5	32	x	1	32	sf
192	4.792	x	1.375	7	x	1	7	sf
193	12.083	x	24.875	301	x	1	301	sf
194	5.542	x	36.958	205	x	1	205	sf
195	6.417	x	8.333	53	x	1	53	sf
196	22.792	x	22.042	502	x	1	502	sf
197	6.792	x	11.917	81	x	1	81	sf
198	18.167	x	12	218	x	1	218	sf
199	18.167	x	7.292	132	x	1	132	sf
200	23.208	x	12.792	297	x	1	297	sf
201	21.708	x	12.25	266	x	1	266	sf
202	2.833	x	24.917	71	x	1	71	sf
203	4.5	x	24.417	110	x	1	110	sf
204	22.125	x	12	266	x	1	266	sf
205	27.875	x	12.917	360	x	1	360	sf
206	5.75	x	12	69	x	1	69	sf
207	20.167	x	8.333	168	x	1	168	sf
208	4.5	x	0.5	2	x	1	2	sf
209	12.167	x	7.5	91	x	1	91	sf
210	4.792	x	3.958	19	x	1	19	sf
211	5.625	x	5.333	30	x	1	30	sf
212	5.042	x	7.375	37	x	1	37	sf
213	27.875	x	12.917	360	x	1	360	sf
214	4.5	x	24.417	110	x	1	110	sf
215	2.833	x	24.917	71	x	1	71	sf
216	22.125	x	12	266	x	1	266	sf
217	5.75	x	12	69	x	1	69	sf
218	21.708	x	12.25	266	x	1	266	sf
219	23.208	x	12.792	297	x	1	297	sf
220	18.167	x	7.292	132	x	1	132	sf
221	18.167	x	12	218	x	1	218	sf
222	6.792	x	11.917	81	x	1	81	sf
223	22.792	x	22.042	502	x	1	502	sf
224	6.417	x	8.333	53	x	1	53	sf
225	5.542	x	36.958	205	x	1	205	sf
226	7.208	x	4.5	32	x	1	32	sf
227	4.792	x	1.375	7	x	1	7	sf
228	12.083	x	24.875	301	x	1	301	sf
229	12.958	x	2.958	38	x	1	38	sf
230	12.917	x	33.375	431	x	1	431	sf
231	20.167	x	8.333	168	x	1	168	sf
232	4.5	x	0.5	2	x	1	2	sf
233	4.792	x	3.958	19	x	1	19	sf
234	12.167	x	7.5	91	x	1	91	sf
235	5.625	x	5.333	30	x	1	30	sf
236	5.042	x	7.375	37	x	1	37	sf
237	24.375	x	25.75	628	x	1	628	sf
238	12.708	x	26.083	331	x	1	331	sf
239	6.583	x	5.542	36	x	1	36	sf
240	24.417	x	25.75	629	x	1	629	sf
241	12.708	x	26.083	331	x	1	331	sf
242	6.583	x	5.542	36	x	1	36	sf
243	8.667	x	7.042	61	x	1	61	sf
244	4.167	x	0.5	2	x	1	2	sf
245	15.667	x	17.583	275	x	1	275	sf
246	15.667	x	2.5	39	x	1	39	sf
247	31.083	x	7.625	237	x	1	237	sf
248	13.5	x	14.583	197	x	1	197	sf
249	3.083	x	7.667	24	x	1	24	sf
250	13.667	x	17.583	240	x	1	240	sf
251	13.667	x	2.5	34	x	1	34	sf
252	11.833	x	7.042	83	x	1	83	sf
253	4.167	x	0.5	2	x	1	2	sf
254	15.667	x	17.583	275	x	1	275	sf
255	15.667	x	2.5	39	x	1	39	sf
256	30.958	x	7.625	236	x	1	236	sf
257	13.5	x	14.583	197	x	1	197	sf
258	13.667	x	17.583	240	x	1	240	sf
259	13.667	x	2.5	34	x	1	34	sf
260	8.333	x	1.167	10	x	1	10	sf
261	8.333	x	24.917	208	x	1	208	sf
262	3.167	x	0.458	1	x	1	1	sf
263	4.5	x	0.5	2	x	1	2	sf
264	20.583	x	5.625	116	x	1	116	sf
265	4.5	x	0.5	2	x	1	2	sf
266	2.875	x	1	3	x	1	3	sf
267	9.417	x	1	9	x	1	9	sf
268	9.417	x	1	9	x	1	9	sf
269	4.375	x	1	4	x	1	4	sf
270	1.542	x	3.583	6	x	1	6	sf
271	0.667	x	12.083	8	x	1	8	sf
272	15.417	x	8.208	127	x	1	127	sf
273	16.375	x	8.333	136	x	1	136	sf
274	1.5	x	1.583	2	x	1	2	sf
275	1.5	x	1.583	2	x	1	2	sf
276	16.375	x	8.333	136	x	1	136	sf
277	15.417	x	8.208	127	x	1	127	sf
278	0.667	x	12.083	8	x	1	8	sf
279	13.5	x	3	41	x	1	41	sf
280	13.5	x	3	41	x	1	41	sf
281	3.375	x	8.208	28	x	1	28	sf
282	3.375	x	8.208	28	x	1	28	sf
283	3.083	x	10.458	32	x	1	32	sf
326	13.5	x	2.5	34	x	1	34	sf
327	13.5	x	2.5	34	x	1	34	sf
328	12.375	x	1.042	13	x	1	13	sf
329	11.417	x	6.958	79	x	1	79	sf
330	11.417	x	6.958	79	x	1	79	sf
331	12.375	x	1.042	13	x	1	13	sf
332	11.333	x	4.042	46	x	1	46	sf
333	11.333	x	4.042	46	x	1	46	sf
334	13.667	x	2.208	30	x	1	30	sf
335	12.875	x	4.042	52	x	1	52	sf
336	13.667	x	2.208	30	x	1	30	sf
337	12.875	x	4.042	52	x	1	52	sf
338	0.958	x	11.292	11	x	1	11	sf
339	0.958	x	11.292	11	x	1	11	sf
340	11.542	x	5.875	68	x	1	68	sf
341	12.833	x	1.875	24	x	1	24	sf
342	11.542	x	5.875	68	x	1	68	sf
343	12.833	x	1.875	24	x	1	24	sf
Total per Building							16,853	sf
Number of Buildings						x	1	
Total Building #5 Site Coverage							16,853	sf

Building #6 Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
288	11.25	x	8.542	96	x	1	96	sf
289	34.5	x	8.042	277	x	1	277	sf
290	35.208	x	24.208	852	x	1	852	sf
291	10.042	x	14.042	141	x	1	141	sf
292	10.042	x	10.167	102	x	1	102	sf
293	28.375	x	4.5	119	x	1	119	sf
344	14.75	x	4.5	66	x	1	66	sf
345	8	x	32.25	258	x	1	258	sf
346	0.5	x	4.75	2	x	1	2	sf
347	0.5	x	2	1	x	1	1	sf
348	0.5	x	2	1	x	1	1	sf
349	3.5	x	0.5	2	x	1	2	sf
350	0.5	x	2.833	1	x	1	1	sf
Total per Building							1,920	sf
Number of Buildings						x	1	
Total Building #6 Site Coverage							1,920	sf

Trash & Bike Enclosure Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
O	32.083	x	16.25	521	x	1	521	sf
P	22.417	x	16.25	364	x	1	364	sf
Q	12.083	x	16.75	202	x	1	202	sf
R	32.083	x	16.75	537	x	1	537	sf
Total Trash Enclosure Site Coverage							1,625	sf
Carport Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
A	53.667	x	16.5	886	x	1	886	sf
B	53.667	x	16.5	886	x	1	886	sf
C	53.667	x	16.5	886	x	1	886	sf
D	18.333	x	16.5	302	x	1	302	sf
E	18.333	x	16.5	302	x	1	302	sf
F	53.667	x	16.5	886	x	1	886	sf
G	36	x	16.5	594	x	1	594	sf
H	59.667	x	16.5	985	x	1	985	sf
I	53.667	x	16.5	886	x	1	886	sf
J	53.667	x	16.5	886	x	1	886	sf
K	53.667	x	16.5	886	x	1	886	sf
L	53.667	x	16.5	886	x	1	886	sf
M	53.667	x	16.5	886	x	1	886	sf
N	53.667	x	16.5	886	x	1	886	sf
Total Carport Site Coverage							11,039	sf
Additional Site Coverage *(includes trellis and pool equipment enclosure areas)*								
Area	Dimensions			SF	x	Factor	Total	
351	15.083	x	11.724	177	x	1	177	sf
352	19.083	x	12.167	232	x	1	232	sf
353	8	x	10	80	x	1	80	sf
Total Additional Site Coverage							489	sf

Site Coverage Summary:

Site Plan Square Footage	
Total Site Coverage	76,162 sf
Total Site Area	213,090 sf
Coverage as Percent of Site Area	36% sf

NOTES:
1. All areas have been measured to the exterior finish.

B36

GREYSTAR HAVEN

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

SITE PLAN SQUARE FOOTAGE CALCULATIONS

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

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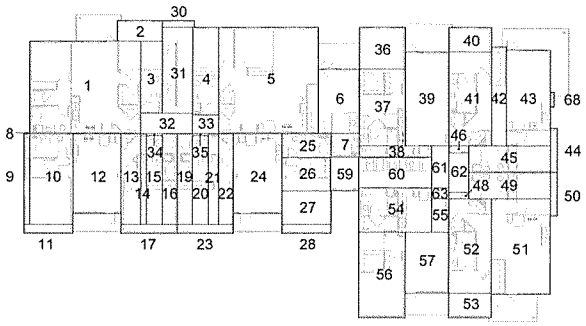
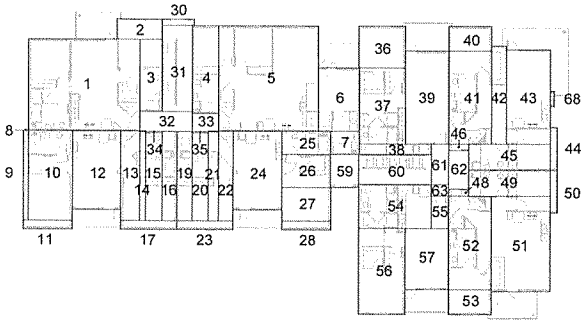
KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

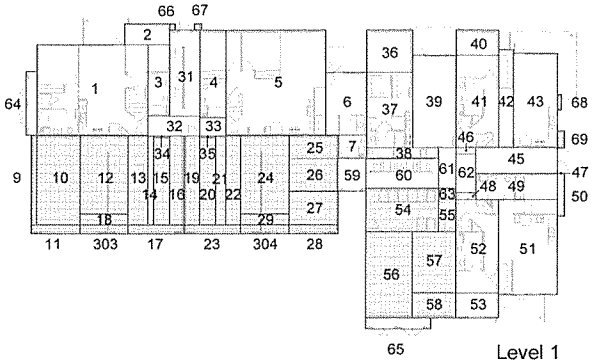
B37



Level 2



Level 3



Level 1

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

0 8 16 32

GREYSTAR HAVEN

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

BUILDING #1 & 2 AREA CALCULATIONS

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

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Building #1 & 2 - Level 1

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
1	31	x	25.75	798	x	1	798	sf
2	12.708	x	5.875	75	x	1	75	sf
3	6.125	x	20.208	124	x	1	124	sf
4	7.292	x	24.667	180	x	1	180	sf
5	27.833	x	29.708	827	x	1	827	sf
6	11.375	x	17.917	204	x	1	204	sf
7	7.875	x	6.625	52	x	1	52	sf
36	12.958	x	11.792	153	x	1	153	sf
37	12.917	x	21.417	277	x	1	277	sf
38	20.125	x	3.125	63	x	1	63	sf
39	12.083	x	26.25	317	x	1	317	sf
40	12.042	x	6.958	84	x	1	84	sf
41	12	x	26.25	315	x	1	315	sf
42	4.042	x	27.75	112	x	1	112	sf
43	12.292	x	26.75	329	x	1	329	sf
47	2	x	0.042	0	x	1	0	sf
48	5.542	x	1.875	10	x	1	10	sf
49	22.792	x	7.292	166	x	1	166	sf
50	2	x	12.083	24	x	1	24	sf
51	16.333	x	26.75	437	x	1	437	sf
52	12	x	26.25	315	x	1	315	sf
53	12.042	x	6.958	84	x	1	84	sf
Total							4,945	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
31	8.333	x	24.167	201	x	1	201	sf
32	14.458	x	5.625	81	x	1	81	sf
33	7.292	x	5.125	37	x	1	37	sf
45	22.792	x	7.292	166	x	1	166	sf
46	5.542	x	1.875	10	x	1	10	sf
59	7.75	x	9.208	71	x	1	71	sf
60	20.333	x	8.333	169	x	1	169	sf
61	4.875	x	11.458	56	x	1	56	sf
62	5.542	x	10.833	60	x	1	60	sf
Total							853	sf

Electrical Closet

Area	Dimensions			SF	x	Factor	Total	
64	2.958	x	18.333	54	x	1	54	sf
65	18.333	x	2.958	54	x	1	54	sf
Total							108	sf

Building #1 & 2 - Level 1 Gross Floor Area	5,907	sf

NOTES:
1. All areas have been measured to the exterior finish.

Building #1 & 2 - Level 2

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
1	31	x	25.75	798	x	1	798	sf
2	12.708	x	5.875	75	x	1	75	sf
3	6.125	x	20.208	124	x	1	124	sf
4	7.292	x	24.667	180	x	1	180	sf
5	27.833	x	29.708	827	x	1	827	sf
6	11.375	x	17.917	204	x	1	204	sf
7	7.875	x	6.625	52	x	1	52	sf
8	1.542	x	0.083	0	x	1	0	sf
9	1.542	x	25.167	39	x	1	39	sf
10	12.125	x	25.208	306	x	1	306	sf
11	13.667	x	2.5	34	x	1	34	sf
12	13.5	x	22.208	300	x	1	300	sf
13	5.375	x	25.208	135	x	1	135	sf
14	1.625	x	25.125	41	x	1	41	sf
15	4.5	x	24.625	111	x	1	111	sf
16	4.167	x	25.125	105	x	1	105	sf
17	15.667	x	2.5	39	x	1	39	sf
19	4.167	x	25.125	105	x	1	105	sf
20	4.5	x	24.625	111	x	1	111	sf
21	2.792	x	25.125	70	x	1	70	sf
22	4.208	x	25.208	106	x	1	106	sf
23	15.667	x	2.5	39	x	1	39	sf
24	13.5	x	22.208	300	x	1	300	sf
25	13.625	x	6.625	90	x	1	90	sf
26	13.542	x	9.208	125	x	1	125	sf
27	13.667	x	9.375	128	x	1	128	sf
28	13.667	x	2.5	34	x	1	34	sf
36	12.958	x	11.792	153	x	1	153	sf
37	12.917	x	21.417	277	x	1	277	sf
38	20.125	x	3.125	63	x	1	63	sf
39	12.083	x	26.25	317	x	1	317	sf
40	12.042	x	6.958	84	x	1	84	sf
41	12	x	26.25	315	x	1	315	sf
42	4.042	x	27.75	112	x	1	112	sf
43	12.292	x	26.75	329	x	1	329	sf
44	2	x	12.083	24	x	1	24	sf
45	22.792	x	7.292	166	x	1	166	sf
46	5.542	x	1.875	10	x	1	10	sf
48	5.542	x	1.875	10	x	1	10	sf
49	22.792	x	7.292	166	x	1	166	sf
50	2	x	12.083	24	x	1	24	sf
51	16.333	x	26.75	437	x	1	437	sf
52	12	x	26.25	315	x	1	315	sf
53	12.042	x	6.958	84	x	1	84	sf
54	20.333	x	12.333	251	x	1	251	sf
55	4.875	x	9.208	45	x	1	45	sf
56	13.125	x	24	315	x	1	315	sf
57	12.083	x	17.042	206	x	1	206	sf
Total							8,180	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
30	8.917	x	1.917	17	x	1	17	sf
31	8.333	x	24.167	201	x	1	201	sf
32	14.458	x	5.625	81	x	1	81	sf
33	7.292	x	5.125	37	x	1	37	sf
34	4.5	x	0.5	2	x	1	2	sf
35	4.5	x	0.5	2	x	1	2	sf
59	7.75	x	9.208	71	x	1	71	sf
60	20.333	x	8.333	169	x	1	169	sf
61	4.875	x	11.458	56	x	1	56	sf
62	5.542	x	10.833	60	x	1	60	sf
63	4.875	x	3.125	15	x	1	15	sf
Total							714	sf

Building #1 & 2 - Level 2 Gross Floor Area	8,894	sf

Building #1 & 2 - Level 3

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
1	31	x	25.75	798	x	1	798	sf
2	12.708	x	5.875	75	x	1	75	sf
3	6.125	x	20.208	124	x	1	124	sf
4	7.292	x	24.667	180	x	1	180	sf
5	27.833	x	29.708	827	x	1	827	sf
6	11.375	x	17.917	204	x	1	204	sf
7	7.875	x	6.625	52	x	1	52	sf
8	1.542	x	0.083	0	x	1	0	sf
9	1.542	x	25.167	39	x	1	39	sf
10	12.125	x	25.208	306	x	1	306	sf
11	13.667	x	2.5	34	x	1	34	sf
12	13.5	x	22.208	300	x	1	300	sf
13	5.375	x	25.208	135	x	1	135	sf
14	1.625	x	25.125	41	x	1	41	sf
15	4.5	x	24.625	111	x	1	111	sf
16	4.167	x	25.125	105	x	1	105	sf
17	15.667	x	2.5	39	x	1	39	sf
19	4.167	x	25.125	105	x	1	105	sf
20	4.5	x	24.625	111	x	1	111	sf
21	2.792	x	25.125	70	x	1	70	sf
22	4.208	x	25.208	106	x	1	106	sf
23	15.667	x	2.5	39	x	1	39	sf
24	13.5	x	22.208	300	x	1	300	sf
25	13.625	x	6.625	90	x	1	90	sf
26	13.542	x	9.208	125	x	1	125	sf
27	13.667	x	9.375	128	x	1	128	sf
28	13.667	x	2.5	34	x	1	34	sf
36	12.958	x	11.792	153	x	1	153	sf
37	12.917	x	21.417	277	x	1	277	sf
38	20.125	x	3.125	63	x	1	63	sf
39	12.083	x	26.25	317	x	1	317	sf
40	12.042	x	6.958	84	x	1	84	sf
41	12	x	26.25	315	x	1	315	sf
42	4.042	x	27.75	112	x	1	112	sf
43	12.292	x	26.75	329	x	1	329	sf
44	2	x	12.083	24	x	1	24	sf
45	22.792	x	7.292	166	x	1	166	sf
46	5.542	x	1.875	10	x	1	10	sf
48	5.542	x	1.875	10	x	1	10	sf
49	22.792	x	7.292	166	x	1	166	sf
50	2	x	12.083	24	x	1	24	sf
51	16.333	x	26.75	437	x	1	437	sf
52	12	x	26.25	315	x	1	315	sf
53	12.042	x	6.958	84	x	1	84	sf
54	20.333	x	12.333	251	x	1	251	sf
55	4.875	x	9.208	45	x	1	45	sf
56	13.125	x	24	315	x	1	315	sf
57	12.083	x	17.042	206	x	1	206	sf
Total							8,180	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
30	8.917	x	1.917	17	x	1	17	sf
31	8.333	x	24.167	201	x	1	201	sf
32	14.458	x	5.625	81	x	1	81	sf
33	7.292	x	5.125	37	x	1	37	sf
34	4.5	x	0.5	2	x	1	2	sf
35	4.5	x	0.5	2	x	1	2	sf
59	7.75	x	9.208	71	x	1	71	sf
60	20.333	x	8.333	169	x	1	169	sf
61	4.875	x	11.458	56	x	1	56	sf
62	5.542	x	10.833	60	x	1	60	sf
63	4.875	x	3.125	15	x	1	15	sf
Total							714	sf

Building #1 & 2 - Level 3 Gross Floor Area	8,894	sf

Building #1 & 2 Summary:

Building #1 & 2 - Included in Gross Floor Area		
Dwelling Unit Area	21,305	sf
Circulation	2,281	sf
Electrical Closet	108	sf
Building #1 & 2 Gross Floor Area	23,694	sf

Building #1 & 2 - Excluded from Gross Floor Area

Level 1 - Garage & Bike Parking *per Zoning Ordinance 16.04.325(C)(3)*

Area	Dimensions			SF	x	Factor	Total	
9	1.542	x	25.167	39	x	1	39	sf
10	12.125	x	25.208	306	x	1	306	sf
11	13.667	x	2.5	34	x	1	34	sf
12	13.5	x	22.208	300	x	1	300	sf
13	5.375	x	25.208	135	x	1	135	sf
14	1.625	x	25.125	41	x	1	41	sf
15	4.5	x	24.625	111	x	1	111	sf
16	4.167	x	25.125	105	x	1	105	sf
17	15.667	x	2.5	39	x	1	39	sf
18	13.5	x	3	41	x	1	41	sf
19	4.167	x	25.125	105	x	1	105	sf
20	4.5	x	24.625	111	x	1	111	sf
21	2.792	x	25.125	70	x	1	70	sf
22	4.208	x	25.208	106	x	1	106	sf
23	15.667	x	2.5	39	x	1	39	sf
24	13.5	x	22.208	300	x	1	300	sf
25	13.625	x	6.625	90	x	1	90	sf
26	13.542	x	9.208	125	x	1	125	sf
27	13.667	x	9.375	128	x	1	128	sf
28	13.667	x	2.5	34	x	1	34	sf
29	13.5	x	3	41	x	1	41	sf
34	4.5	x	0.5	2	x	1	2	sf
35	4.5	x	0.5	2	x	1	2	sf
54	20.333	x	12.333	251	x	1	251	sf
55	4.875	x	9.208	45	x	1	45	sf
56	13.125	x	24	315	x	1	315	sf
57	12.083	x	17.042	206	x	1	206	sf
58	12.042	x	6.958	84	x	1	84	sf
63	4.875	x	3.125	15	x	1	15	sf
303	13.5	x	2.5	34	x	1	34	sf
304	13.5	x	2.5	34	x	1	34	sf
Total							3,266	sf

Level 1 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
66	1.625	x	1.917	3	x	1	3	sf
67	2.208	x	1.917	4	x	1	4	sf
68	1	x	4.333	4	x	1	4	sf
69	2	x	4.917	10	x	1	10	sf
Total							22	sf

Level 2 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
68	1	x	4.333	4	x	1	4	sf
Total							4	sf

Level 3 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
68	1	x	4.333	4	x	1	4	sf
Total							4	sf

Total Exclusions Limited to 3% of Maximum Allowed Gross Floor Area*	30	sf
*per Zoning Ordinance 16.04.325(C)(1); see A0.2 for Exclusions Summary		
Building #1 & 2 - Total Exclusions from Gross Floor Area	3,316	sf

0 8 16 32

GREYSTAR HAVEN

BUILDING #1 & 2 AREA CALCULATIONS

A6.2b

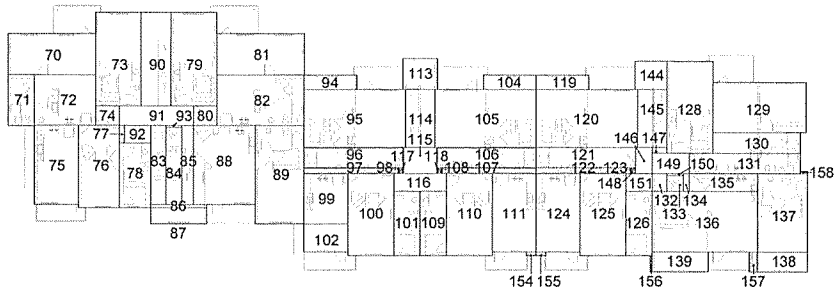
MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

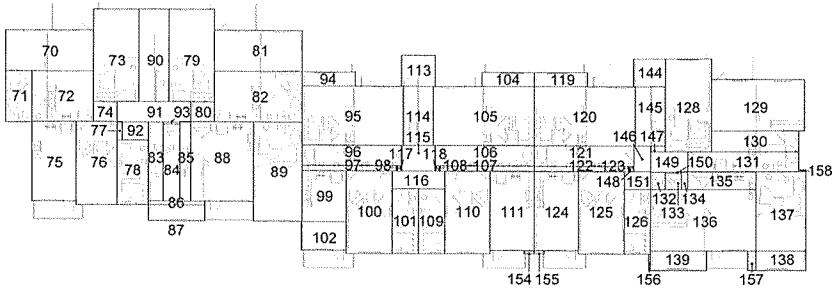
Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

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

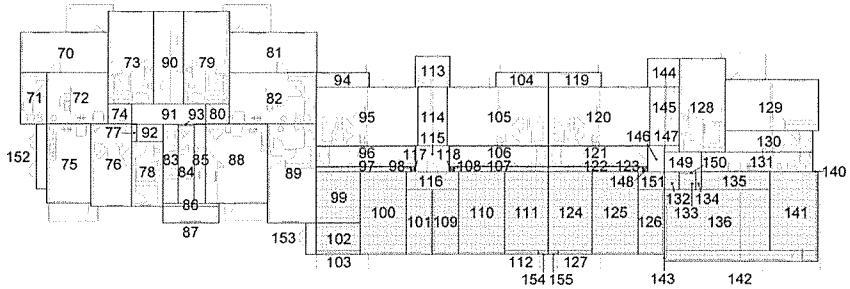
B39



Level 2



Level 3



Level 1

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

0 8 16 32

GREYSTAR HAVEN

BUILDING #3 & 4 AREA CALCULATIONS

A6.3a

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

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Oakland, CA 94607
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Building #3 & 4 - Level 1

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
70	24.417	x	11.5	281	x	1	281	sf
71	7.375	x	14.375	106	x	1	106	sf
72	17.042	x	14.25	243	x	1	243	sf
73	12.708	x	26.083	331	x	1	331	sf
74	6.583	x	5.542	36	x	1	36	sf
75	12.292	x	22.208	273	x	1	273	sf
76	11.333	x	23.208	263	x	1	263	sf
77	1.458	x	4.958	7	x	1	7	sf
78	8.75	x	18.167	159	x	1	159	sf
79	12.708	x	26.083	331	x	1	331	sf
80	6.583	x	5.542	36	x	1	36	sf
81	24.417	x	11.5	281	x	1	281	sf
82	24.375	x	14.25	347	x	1	347	sf
83	4.167	x	22.125	92	x	1	92	sf
84	4.5	x	21.625	97	x	1	97	sf
85	3.167	x	22.125	70	x	1	70	sf
86	15.667	x	1	16	x	1	16	sf
87	15.708	x	4.5	71	x	1	71	sf
88	17.333	x	22.208	385	x	1	385	sf
89	13.625	x	27.708	378	x	1	378	sf
94	14.708	x	4.042	59	x	1	59	sf
95	28.167	x	16.5	465	x	1	465	sf
96	27.667	x	5.721	158	x	1	158	sf
97	26.221	x	1.446	38	x	1	38	sf
98	1.446	x	1.446	2	x	0.5	1	sf
104	14.708	x	4.042	59	x	1	59	sf
105	28.167	x	16.5	465	x	1	465	sf
106	27.667	x	5.721	158	x	1	158	sf
107	26.221	x	1.446	38	x	1	38	sf
108	1.446	x	1.446	2	x	0.5	1	sf
119	14.708	x	4.042	59	x	1	59	sf
120	28.167	x	16.5	465	x	1	465	sf
121	27.667	x	5.721	158	x	1	158	sf
122	26.221	x	1.446	38	x	1	38	sf
123	1.446	x	1.446	2	x	0.5	1	sf
128	12.708	x	26.083	331	x	1	331	sf
129	26.083	x	14.292	373	x	1	373	sf
130	24.417	x	5.917	144	x	1	144	sf
131	31	x	5.542	172	x	1	172	sf
Total							6,989	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
90	8.333	x	26.083	217	x	1	217	sf
91	20.583	x	5.625	116	x	1	116	sf
92	7.292	x	4.958	36	x	1	36	sf
93	4.5	x	0.5	2	x	1	2	sf
113	9.5	x	8.698	83	x	1	83	sf
114	8.333	x	16.5	137	x	1	137	sf
115	9.333	x	7.167	67	x	1	67	sf
144	8.917	x	7.958	71	x	1	71	sf
145	8.333	x	16.5	137	x	1	137	sf
146	4.75	x	7.167	34	x	1	34	sf
147	4.083	x	1.625	7	x	1	7	sf
149	10.208	x	5.625	57	x	1	57	sf
Total							965	sf

Electrical Closet

Area	Dimensions			SF	x	Factor	Total	
152	2.958	x	18.167	54	x	1	54	sf
153	2.875	x	8.958	26	x	1	26	sf
Total							79	sf
Building #3 & 4 - Level 1 Gross Floor Area							8,034	sf

Building #3 & 4 - Level 2

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
70	24.417	x	11.5	281	x	1	281	sf
71	7.375	x	14.375	106	x	1	106	sf
72	17.042	x	14.25	243	x	1	243	sf
73	12.708	x	26.083	331	x	1	331	sf
74	6.583	x	5.542	36	x	1	36	sf
75	12.292	x	22.208	273	x	1	273	sf
76	11.333	x	23.208	263	x	1	263	sf
77	1.458	x	4.958	7	x	1	7	sf
78	8.75	x	18.167	159	x	1	159	sf
79	12.708	x	26.083	331	x	1	331	sf
80	6.583	x	5.542	36	x	1	36	sf
81	24.417	x	11.5	281	x	1	281	sf
82	24.375	x	14.25	347	x	1	347	sf
83	4.167	x	22.125	92	x	1	92	sf
84	4.5	x	21.625	97	x	1	97	sf
85	3.167	x	22.125	70	x	1	70	sf
86	15.667	x	1	16	x	1	16	sf
87	15.708	x	4.5	71	x	1	71	sf
88	17.333	x	22.208	385	x	1	385	sf
89	13.625	x	27.708	378	x	1	378	sf
94	14.708	x	4.042	59	x	1	59	sf
95	28.167	x	16.5	465	x	1	465	sf
96	27.667	x	5.721	158	x	1	158	sf
97	26.221	x	1.446	38	x	1	38	sf
98	1.446	x	1.446	2	x	0.5	1	sf
99	12.25	x	14.25	175	x	1	175	sf
100	12.792	x	23.208	297	x	1	297	sf
101	7.292	x	18.167	132	x	1	132	sf
102	12.375	x	7.958	98	x	1	98	sf
104	14.708	x	4.042	59	x	1	59	sf
105	28.167	x	16.5	465	x	1	465	sf
106	27.667	x	5.721	158	x	1	158	sf
107	26.221	x	1.446	38	x	1	38	sf
108	1.446	x	1.446	2	x	0.5	1	sf
109	7.292	x	18.167	132	x	1	132	sf
110	12.792	x	23.208	297	x	1	297	sf
111	12.25	x	22.208	272	x	1	272	sf
119	14.708	x	4.042	59	x	1	59	sf
120	28.167	x	16.5	465	x	1	465	sf
121	27.667	x	5.721	158	x	1	158	sf
122	26.221	x	1.446	38	x	1	38	sf
123	1.446	x	1.446	2	x	0.5	1	sf
124	12.25	x	22.208	272	x	1	272	sf
125	12.792	x	23.208	297	x	1	297	sf
126	7.292	x	18.167	132	x	1	132	sf
128	12.708	x	26.083	331	x	1	331	sf
129	26.083	x	14.292	373	x	1	373	sf
130	24.417	x	5.917	144	x	1	144	sf
131	31	x	5.542	172	x	1	172	sf
132	4.083	x	4.958	20	x	1	20	sf
133	4.5	x	4.458	20	x	1	20	sf
134	1.625	x	4.958	8	x	1	8	sf
135	19.167	x	5.042	97	x	1	97	sf
136	29.458	x	17.167	506	x	1	506	sf
137	13.875	x	22.208	308	x	1	308	sf
138	13.875	x	5.5	76	x	1	76	sf
139	15.667	x	5.5	86	x	1	86	sf
Total							10,216	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
90	8.333	x	26.083	217	x	1	217	sf
91	20.583	x	5.625	116	x	1	116	sf
92	7.292	x	4.958	36	x	1	36	sf
93	4.5	x	0.5	2	x	1	2	sf
113	9.5	x	8.698	83	x	1	83	sf
114	8.333	x	16.5	137	x	1	137	sf
115	9.333	x	7.167	67	x	1	67	sf
116	14.583	x	5.042	74	x	1	74	sf
117	1.446	x	1.446	2	x	0.5	1	sf
118	1.446	x	1.446	2	x	0.5	1	sf
144	8.917	x	7.958	71	x	1	71	sf
145	8.333	x	16.5	137	x	1	137	sf
146	4.75	x	7.167	34	x	1	34	sf
147	4.083	x	1.625	7	x	1	7	sf
148	1.446	x	1.446	2	x	0.5	1	sf
149	10.208	x	5.625	57	x	1	57	sf
150	4.5	x	0.5	2	x	1	2	sf
151	7.375	x	5.042	37	x	1	37	sf
Total							1,081	sf
Building #3 & 4 - Level 2 Gross Floor Area							11,297	sf

Building #3 & 4 - Level 3

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
70	24.417	x	11.5	281	x	1	281	sf
71	7.375	x	14.375	106	x	1	106	sf
72	17.042	x	14.25	243	x	1	243	sf
73	12.708	x	26.083	331	x	1	331	sf
74	6.583	x	5.542	36	x	1	36	sf
75	12.292	x	22.208	273	x	1	273	sf
76	11.333	x	23.208	263	x	1	263	sf
77	1.458	x	4.958	7	x	1	7	sf
78	8.75	x	18.167	159	x	1	159	sf
79	12.708	x	26.083	331	x	1	331	sf
80	6.583	x	5.542	36	x	1	36	sf
81	24.417	x	11.5	281	x	1	281	sf
82	24.375	x	14.25	347	x	1	347	sf
83	4.167	x	22.125	92	x	1	92	sf
84	4.5	x	21.625	97	x	1	97	sf
85	3.167	x	22.125	70	x	1	70	sf
86	15.667	x	1	16	x	1	16	sf
87	15.708	x	4.5	71	x	1	71	sf
88	17.333	x	22.208	385	x	1	385	sf
89	13.625	x	27.708	378	x	1	378	sf
94	14.708	x	4.042	59	x	1	59	sf
95	28.167	x	16.5	465	x	1	465	sf
96	27.667	x	5.721	158	x	1	158	sf
97	26.221	x	1.446	38	x	1	38	sf
98	1.446	x	1.446	2	x	0.5	1	sf
99	12.25	x	14.25	175	x	1	175	sf
100	12.792	x	23.208	297	x	1	297	sf
101	7.292	x	18.167	132	x	1	132	sf
102	12.375	x	7.958	98	x	1	98	sf
104	14.708	x	4.042	59	x	1	59	sf
105	28.167	x	16.5	465	x	1	465	sf
106	27.667	x	5.721	158	x	1	158	sf
107	26.221	x	1.446	38	x	1	38	sf
108	1.446	x	1.446	2	x	0.5	1	sf
109	7.292	x	18.167	132	x	1	132	sf
110	12.792	x	23.208	297	x	1	297	sf
111	12.25	x	22.208	272	x	1	272	sf
119	14.708	x	4.042	59	x	1	59	sf
120	28.167	x	16.5	465	x	1	465	sf
121	27.667	x	5.721	158	x	1	158	sf
122	26.221	x	1.446	38	x	1	38	sf
123	1.446	x	1.446	2	x	0.5	1	sf
124	12.25	x	22.208	272	x	1	272	sf
125	12.792	x	23.208	297	x	1	297	sf
126	7.292	x	18.167	132	x	1	132	sf
128	12.708	x	26.083	331	x	1	331	sf
129	26.083	x	14.292	373	x	1	373	sf
130	24.417	x	5.917	144	x	1	144	sf
131	31	x	5.542	172	x	1	172	sf
132	4.083	x	4.958	20	x	1	20	sf
133	4.5	x	4.458	20	x	1	20	sf
134	1.625	x	4.958	8	x	1	8	sf
135	19.167	x	5.042	97	x	1	97	sf
136	29.458	x	17.167	506	x	1	506	sf
137	13.875	x	22.208	308	x	1	308	sf
138	13.875	x	5.5	76	x	1	76	sf
139	15.667	x	5.5	86	x	1	86	sf
Total							10,216	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
90	8.333	x	26.083	217	x	1	217	sf
91	20.583	x	5.625	116	x	1	116	sf
92	7.292	x	4.958	36	x	1	36	sf
93	4.5	x	0.5	2	x	1	2	sf
113	9.5	x	8.698	83	x	1	83	sf
114	8.333	x	16.5	137	x	1	137	sf
115	9.333	x	7.167	67	x	1	67	sf
116	14.583	x	5.042	74	x	1	74	sf
117	1.446	x	1.446	2	x	0.5	1	sf
118	1.446	x	1.446	2	x	0.5	1	sf
144	8.917	x	7.958	71	x	1	71	sf
145	8.333	x	16.5	137	x	1	137	sf
146	4.75	x	7.167	34	x	1	34	sf
147	4.083	x	1.625	7	x	1	7	sf
148	1.446	x	1.446	2	x	0.5	1	sf
149	10.208	x	5.625	57	x	1	57	sf
150	4.5	x	0.5	2	x	1	2	sf
151	7.375	x	5.042	37	x	1	37	sf
Total							1,081	sf
Building #3 & 4 - Level 3 Gross Floor Area							11,297	sf

NOTES:
1. All areas have been measured to the exterior finish.

Building #3 & 4 Summary:

Building #3 & 4 - Included in Gross Floor Area		
Dwelling Unit Area	27,420	sf
Circulation	3,128	sf
Electrical Closet	79	sf
Building #3 & 4 Gross Floor Area	30,627	sf

Building #3 & 4 - Excluded from Gross Floor Area

Level 1 - Garage & Bike Parking *per Zoning Ordinance 16.04.325(C)(3)*

Area	Dimensions			SF	x	Factor	Total	
99	12.25	x	14.25	175	x	1	175	sf
100	12.792	x	23.208	297	x	1	297	sf
101	7.292	x	18.167	132	x	1	132	sf
102	12.375	x	7.958	98	x	1	98	sf
103	12.375	x	1	12	x	1	12	sf
109	7.292	x	18.167	132	x	1	132	sf
110	12.792	x	23.208	297	x	1	297	sf
111	12.25	x	22.208	272	x	1	272	sf
112	9.417	x	1	9	x	1	9	sf
116	14.583	x	5.042	74	x	1	74	sf
124	12.25	x	22.208	272	x	1	272	sf
125	12.792	x	23.208	297	x	1	297	sf
126	7.292	x	18.167	132	x	1	132	sf
127	9.417	x	1	9	x	1	9	sf
132	4.083	x	4.958	20	x	1	20	sf
133	4.5	x	4.458	20	x	1	20	sf
134	1.625	x	4.958	8	x	1	8	sf
135	19.167	x	5.042	97	x	1	97	sf
136	29.458	x	17.167	506	x	1	506	sf
140	1.542	x	0.042	0	x	1	0	sf
141	13.375	x	22.208	297	x	1	297	sf
142	42.833	x	3	128	x	1	128	sf
143	0.042	x	2	0	x	1	0	sf
150	4.5	x	0.5	2	x	1	2	sf
151	7.375	x	5.042	37	x	1	37	sf
154	2.833	x	1	3	x	1	3	sf
155	2.833	x	1	3	x	1	3	sf
Total							3,331	sf

Level 1 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
117	1.446	x	1.446	2	x	0.5	1	sf
118	1.446	x	1.446	2	x	0.5	1	sf
148	1.446	x	1.446	2	x	0.5	1	sf
Total							3	sf

Level 2 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
154	2.833	x	1	3	x	1	3	sf
155	2.833	x	1	3	x	1	3	sf
156	0.542	x	4.5	2	x	1	2	sf
157	2.333	x	5.5	13	x	1	13	sf
158	2.042	x	0.542	1	x	1	1	sf
Total							22	sf

Level 3 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
154	2.833	x	1	3	x	1	3	sf
155	2.833	x	1	3	x	1	3	sf
156	0.542	x	4.5	2	x	1	2	sf
157	2.333	x	5.5	13	x	1	13	sf
158	2.042	x	0.542	1	x	1	1	sf
Total							22	sf

Total Exclusions Limited to 2% of Maximum Allowed Gross Floor Area*	47	sf
*per Zoning Ordinance 16.04.325(C)(1), see A0.2 for Exclusions Summary		
Building #3 & 4 - Total Exclusions from Gross Floor Area	3,379	sf

GREYSTAR HAVEN

BUILDING #3 & 4 AREA CALCULATIONS

A6.3b

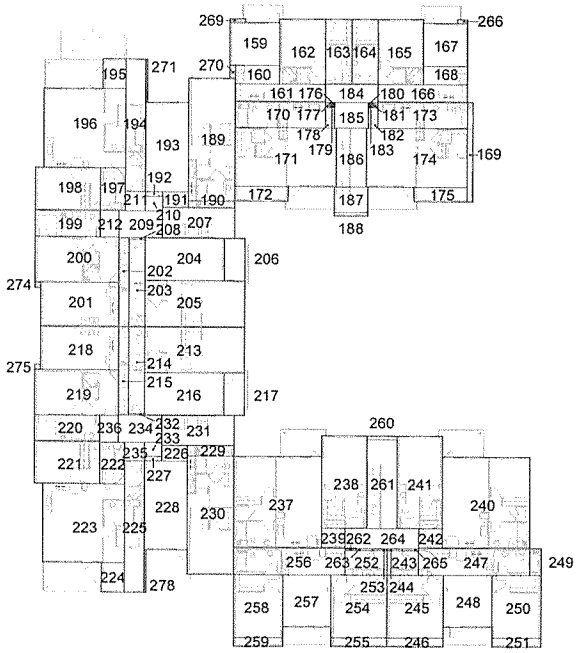
MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

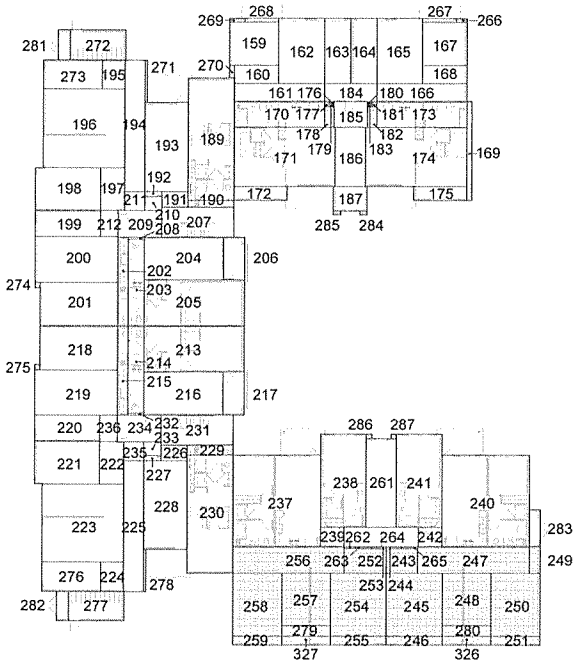
Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

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

B41



Level 2



Level 1

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

0 8 16 32

GREYSTAR HAVEN

BUILDING #5 AREA CALCULATIONS

A6.4a

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

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

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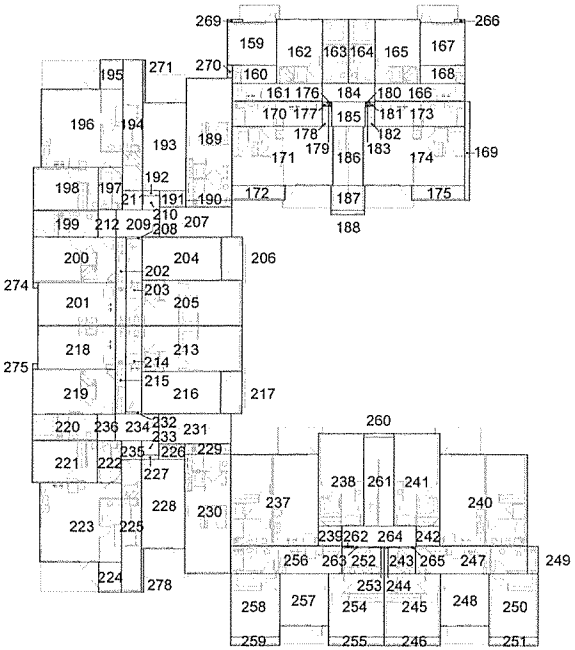

Level 3

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

0 8 16 32

GREYSTAR HAVEN

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

BUILDING #5 AREA CALCULATIONS

MENLO PARK, CA

KTGY # 2012-0453 7.8.2014

A6.4b

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
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Building #5 - Level 1

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
169	1.5	x	27.75	42	x	1	42	sf
170	25.042	x	7.167	179	x	1	179	sf
171	28.167	x	16.5	465	x	1	465	sf
172	14.708	x	4.042	59	x	1	59	sf
173	25.042	x	7.167	179	x	1	179	sf
174	28.208	x	16.5	465	x	1	465	sf
175	14.75	x	4.042	60	x	1	60	sf
177	3.262	x	1.363	4	x	1	4	sf
178	2.625	x	5.721	15	x	1	15	sf
179	1.363	x	1.363	2	x	0.5	1	sf
181	3.262	x	1.363	4	x	1	4	sf
182	2.625	x	5.721	15	x	1	15	sf
183	1.363	x	1.363	2	x	0.5	1	sf
189	12.917	x	34.375	444	x	1	444	sf
190	12.958	x	1.958	25	x	1	25	sf
191	7.208	x	4.5	32	x	1	32	sf
192	4.792	x	1.375	7	x	1	7	sf
193	12.083	x	24.875	301	x	1	301	sf
202	2.833	x	24.917	71	x	1	71	sf
203	4.5	x	24.417	110	x	1	110	sf
204	22.125	x	12	266	x	1	266	sf
205	27.875	x	12.917	360	x	1	360	sf
213	27.875	x	12.917	360	x	1	360	sf
214	4.5	x	24.417	110	x	1	110	sf
215	2.833	x	24.917	71	x	1	71	sf
216	22.125	x	12	266	x	1	266	sf
226	7.208	x	4.5	32	x	1	32	sf
227	4.792	x	1.375	7	x	1	7	sf
228	12.083	x	24.875	301	x	1	301	sf
229	12.958	x	2.958	38	x	1	38	sf
230	12.917	x	33.375	431	x	1	431	sf
237	24.375	x	25.75	628	x	1	628	sf
238	12.708	x	26.083	331	x	1	331	sf
239	6.583	x	5.542	36	x	1	36	sf
240	24.417	x	25.75	629	x	1	629	sf
241	12.708	x	26.083	331	x	1	331	sf
242	6.583	x	5.542	36	x	1	36	sf
Total							6,713	sf

Decks Contributing to Gross Floor Area

Area	Dimensions			SF	x	Factor	Total	
206	5.75	x	12	69	x	1	69	sf
217	5.75	x	12	69	x	1	69	sf
Total							138	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
176	1.363	x	1.363	2	x	0.5	1	sf
180	1.363	x	1.363	2	x	0.5	1	sf
185	9.333	x	7.083	66	x	1	66	sf
186	8.333	x	16.5	137	x	1	137	sf
187	9.5	x	7	67	x	1	67	sf
194	5.542	x	36.958	205	x	1	205	sf
207	20.167	x	8.333	168	x	1	168	sf
208	4.5	x	0.5	2	x	1	2	sf
209	12.167	x	7.5	91	x	1	91	sf
210	4.792	x	3.958	19	x	1	19	sf
211	5.625	x	5.333	30	x	1	30	sf
225	5.542	x	36.958	205	x	1	205	sf
231	20.167	x	8.333	168	x	1	168	sf
232	4.5	x	0.5	2	x	1	2	sf
233	4.792	x	3.958	19	x	1	19	sf
234	12.167	x	7.5	91	x	1	91	sf
235	5.625	x	5.333	30	x	1	30	sf
261	8.333	x	24.917	208	x	1	208	sf
264	20.583	x	5.625	116	x	1	116	sf
271	0.667	x	12.083	8	x	1	8	sf
278	0.667	x	12.083	8	x	1	8	sf
Total							1,642	sf

Electrical Closet

Area	Dimensions			SF	x	Factor	Total	
261	3.375	x	8.208	28	x	1	28	sf
262	3.375	x	8.208	28	x	1	28	sf
263	3.083	x	10.458	32	x	1	32	sf
Total							88	sf
Building #5 - Level 1 Gross Floor Area							8,581	sf

Building #5 - Level 2

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
159	13.792	x	11.958	165	x	1	165	sf
160	12.25	x	5.208	64	x	1	64	sf
161	25.042	x	5.042	126	x	1	126	sf
162	12.792	x	18.167	232	x	1	232	sf
163	7.292	x	18.167	132	x	1	132	sf
164	7.292	x	18.167	132	x	1	132	sf
165	12.792	x	18.167	232	x	1	232	sf
166	25.083	x	5.042	126	x	1	126	sf
167	12.292	x	11.958	147	x	1	147	sf
168	12.292	x	5.208	64	x	1	64	sf
169	1.5	x	27.75	42	x	1	42	sf
170	25.042	x	7.167	179	x	1	179	sf
171	28.167	x	16.5	465	x	1	465	sf
172	14.708	x	4.042	59	x	1	59	sf
173	25.042	x	7.167	179	x	1	179	sf
174	28.208	x	16.5	465	x	1	465	sf
175	14.75	x	4.042	60	x	1	60	sf
177	3.262	x	1.363	4	x	1	4	sf
178	2.625	x	5.721	15	x	1	15	sf
179	1.363	x	1.363	2	x	0.5	1	sf
181	3.262	x	1.363	4	x	1	4	sf
182	2.625	x	5.721	15	x	1	15	sf
183	1.363	x	1.363	2	x	0.5	1	sf
189	12.917	x	34.375	444	x	1	444	sf
190	12.958	x	1.958	25	x	1	25	sf
191	7.208	x	4.5	32	x	1	32	sf
192	4.792	x	1.375	7	x	1	7	sf
193	12.083	x	24.875	301	x	1	301	sf
194	5.542	x	36.958	205	x	1	205	sf
195	6.417	x	8.333	53	x	1	53	sf
196	22.792	x	22.042	502	x	1	502	sf
197	6.792	x	11.917	81	x	1	81	sf
198	18.167	x	12	218	x	1	218	sf
199	18.167	x	7.292	132	x	1	132	sf
200	23.208	x	12.792	297	x	1	297	sf
201	21.708	x	12.25	266	x	1	266	sf
202	2.833	x	24.917	71	x	1	71	sf
203	4.5	x	24.417	110	x	1	110	sf
204	22.125	x	12	266	x	1	266	sf
205	27.875	x	12.917	360	x	1	360	sf
213	27.875	x	12.917	360	x	1	360	sf
214	4.5	x	24.417	110	x	1	110	sf
215	2.833	x	24.917	71	x	1	71	sf
216	22.125	x	12	266	x	1	266	sf
218	21.708	x	12.25	266	x	1	266	sf
219	23.208	x	12.792	297	x	1	297	sf
220	18.167	x	7.292	132	x	1	132	sf
221	18.167	x	12	218	x	1	218	sf
222	6.792	x	11.917	81	x	1	81	sf
223	22.792	x	22.042	502	x	1	502	sf
224	6.417	x	8.333	53	x	1	53	sf
225	5.542	x	36.958	205	x	1	205	sf
226	7.208	x	4.5	32	x	1	32	sf
227	4.792	x	1.375	7	x	1	7	sf
228	12.083	x	24.875	301	x	1	301	sf
229	12.958	x	2.958	38	x	1	38	sf
230	12.917	x	33.375	431	x	1	431	sf
237	24.375	x	25.75	628	x	1	628	sf
238	12.708	x	26.083	331	x	1	331	sf
239	6.583	x	5.542	36	x	1	36	sf
240	24.417	x	25.75	629	x	1	629	sf
241	12.708	x	26.083	331	x	1	331	sf
242	6.583	x	5.542	36	x	1	36	sf
243	8.667	x	7.042	61	x	1	61	sf
244	4.167	x	0.5	2	x	1	2	sf
245	15.667	x	17.583	275	x	1	275	sf
246	15.667	x	2.5	39	x	1	39	sf
247	31.083	x	7.625	237	x	1	237	sf
248	13.5	x	14.583	197	x	1	197	sf
249	3.083	x	7.667	24	x	1	24	sf
250	13.667	x	17.583	240	x	1	240	sf
251	13.667	x	2.5	34	x	1	34	sf
252	11.833	x	7.042	83	x	1	83	sf
253	4.167	x	0.5	2	x	1	2	sf
254	15.667	x	17.583	275	x	1	275	sf
255	15.667	x	2.5	39	x	1	39	sf
256	30.958	x	7.625	236	x	1	236	sf
257	13.5	x	14.583	197	x	1	197	sf
258	13.667	x	17.583	240	x	1	240	sf
259	13.667	x	2.5	34	x	1	34	sf
262	3.167	x	0.458	1	x	1	1	sf
263	4.5	x	0.5	2	x	1	2	sf
265	4.5	x	0.5	2	x	1	2	sf
Total							13,868	sf

Decks Contributing to Gross Floor Area

Area	Dimensions			SF	x	Factor	Total	
206	5.75	x	12	69	x	1	69	sf
217	5.75	x	12	69	x	1	69	sf
Total							138	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
176	1.363	x	1.363	2	x	0.5	1	sf
180	1.363	x	1.363	2	x	0.5	1	sf
184	14.583	x	5.125	75	x	1	75	sf
185	9.333	x	7.083	66	x	1	66	sf
186	8.333	x	16.5	137	x	1	137	sf
187	9.5	x	7	67	x	1	67	sf
188	9.5	x	1.167	11	x	1	11	sf
207	20.167	x	8.333	168	x	1	168	sf
208	4.5	x	0.5	2	x	1	2	sf
209	12.167	x	7.5	91	x	1	91	sf
210	4.792	x	3.958	19	x	1	19	sf
211	5.625	x	5.333	30	x	1	30	sf
212	5.042	x	7.375	37	x	1	37	sf
231	20.167	x	8.333	168	x	1	168	sf
232	4.5	x	0.5	2	x	1	2	sf
233	4.792	x	3.958	19	x	1	19	sf
234	12.167	x	7.5	91	x	1	91	sf
235	5.625	x	5.333	30	x	1	30	sf
236	5.042	x	7.375	37	x	1	37	sf
260	8.333	x	1.167	10	x	1	10	sf
261	8.333	x	24.917	208	x	1	208	sf
264	20.583	x	5.625	116	x	1	116	sf
Total							1,386	sf
Building #5 - Level 2 Gross Floor Area							15,392	sf

Building #5 - Level 3

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
159	13.792	x	11.958	165	x	1	165	sf
160	12.25	x	5.208	64	x	1	64	sf
161	25.042	x	5.042	126	x	1	126	sf
162	12.792	x	18.167	232	x	1	232	sf
163	7.292	x	18.167	132	x	1	132	sf
164	7.292	x	18.167	132	x	1	132	sf
165	12.792	x	18.167	232	x	1	232	sf
166	25.083	x	5.042	126	x	1	126	sf
167	12.292	x	11.958	147	x	1	147	sf
168	12.292	x	5.208	64	x	1	64	sf
169	1.5	x	27.75	42	x	1	42	sf
170	25.042	x	7.167	179	x	1	179	sf
171	28.167	x	16.5	465	x	1	465	sf
172	14.708	x	4.042	59	x	1	59	sf
173	25.042	x	7.167	179	x	1	179	sf
174	28.208	x	16.5	465	x	1	465	sf
175	14.75	x	4.042	60	x	1	60	sf
177	3.262	x	1.363	4	x	1	4	sf
178	2.625	x	5.721	15	x	1	15	sf
179	1.363	x	1.363	2	x	0.5	1	sf
181	3.262	x	1.363	4	x	1	4	sf
182	2.625	x	5.721	15	x	1	15	sf
183	1.363	x	1.363	2	x	0.5	1	sf
189	12.917	x	34.375	444	x	1	444	sf
190	12.958	x	1.958	25	x	1	25	sf
191	7.208	x	4.5	32	x	1	32	sf
192	4.792	x	1.375	7	x	1	7	sf
193	12.083	x	24.875	301	x	1	301	sf
194	5.542	x	36.958	205	x	1	205	sf
195	6.417	x	8.333	53	x	1	53	sf
196	22.792	x	22.042	502	x	1	502	sf
197	6.792	x	11.917	81	x	1	81	sf
198	18.167	x	12	218	x	1	218	sf
199	18.167	x	7.292	132	x	1	132	sf
200	23.208	x	12.792	297	x	1	297	sf
201	21.708	x	12.25	266	x	1	266	sf
202	2.833	x	24.917	71	x	1	71	sf
203	4.5	x	24.417	110	x	1	110	sf
204	22.125	x	12	266	x	1	266	sf
205	27.875	x	12.917	360	x	1	360	sf
213	27.875	x	12.917	360	x	1	360	sf
214	4.5	x	24.417	110	x	1	110	sf
215	2.833	x	24.917	71	x	1	71	sf
216	22.125	x	12	266	x	1	266	sf
218	21.708	x	12.25	266	x	1	266	sf
219	23.208	x	12.792	297	x	1	297	sf
220	18.167	x	7.292	132	x	1	132	sf
221	18.167	x	12	218	x	1	218	sf
222	6.792	x	11.917	81	x	1	81	sf
223	22.792	x	22.042	502	x	1	502	sf
224	6.417	x	8.333	53	x	1	53	sf
225	5.542	x	36.958	205	x	1	205	sf
226	7.208	x	4.5	32	x	1	32	sf
227	4.792	x	1.375	7	x	1	7	sf
228	12.083	x	24.875	301	x	1	301	sf
229	12.958	x	2.958	38	x	1	38	sf
230	12.917	x	33.375	431	x	1	431	sf
237	24.375	x	25.75	628	x	1	628	sf
238	12.708	x	26.083	331	x	1	331	sf
239	6.583	x	5.542	36	x	1	36	sf
240	24.417	x	25.75	629	x	1	629	sf
241	12.708	x	26.083	331	x	1	331	sf
242	6.583	x	5.542	36	x	1	36	sf
243	8.667	x	7.042	61	x	1	61	sf
244	4.167	x	0.5	2	x	1	2	sf
245	15.667	x	17.583	275	x	1	275	sf
246	15.667	x	2.5	39	x	1	39	sf
247	31.083	x	7.625	237	x	1	237	sf
248	13.5	x	14.583	197	x	1	197	sf
249	3.083	x	7.667	24	x	1	24	sf
250	13.667	x	17.583	240	x	1	240	sf
251	13.667	x	2.5	34	x	1	34	sf
252	11.833	x	7.042	83	x	1	83	sf
253	4.167	x	0.5	2	x	1	2	sf
254	15.667	x	17.583	275	x	1	275	sf
255	15.667	x	2.5	39	x	1	39	sf
256	30.958	x	7.625	236	x	1	236	sf
257	13.5	x	14.583	197	x	1	197	sf
258	13.667	x	17.583	240	x	1	240	sf
259	13.667	x	2.5	34	x	1	34	sf
262	3.167	x	0.458	1	x	1	1	sf
263	4.5	x	0.5	2	x	1	2	sf
265	4.5	x	0.5	2	x	1	2	sf
Total							13,868	sf

Decks Contributing to Gross Floor Area

Area	Dimensions			SF	x	Factor	Total	
206	5.75	x	12	69	x	1	69	sf
217	5.75	x	12	69	x	1	69	sf
Total							138	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
176	1.363	x	1.363	2	x	0.5	1	sf
180	1.363	x	1.363	2	x	0.5	1	sf
184	14.583	x	5.125	75	x	1	75	sf
185	9.333	x	7.083	66	x	1	66	sf
186	8.333	x	16.5	137	x	1	137	sf
187	9.5	x	7	67	x	1	67	sf
188	9.5	x	1.167	11	x	1	11	sf
207	20.167	x	8.333	168	x	1	168	sf
208	4.5	x	0.5	2	x	1	2	sf
209	12.167	x	7.5	91	x	1	91	sf
210	4.792	x	3.958	19	x	1	19	sf
211	5.625	x	5.333	30	x	1	30	sf
212	5.042	x	7.375	37	x	1	37	sf
231	20.167	x	8.333	168	x	1	168	sf
232	4.5	x	0.5	2	x	1	2	sf
233	4.792	x	3.958	19	x	1	19	sf
234	12.167	x	7.5	91	x	1	91	sf
235	5.625	x	5.333	30	x	1	30	sf
236	5.042	x	7.375	37	x	1	37	sf
260	8.333	x	1.167	10	x	1	10	sf
261	8.333	x	24.917	208	x	1	208	sf
264	20.583	x	5.625	116	x	1	116	sf
Total							1,386	sf
Building #5 - Level 3 Gross Floor Area							15,392	sf

Building #5 Summary:

Building #5 - Included in Gross Floor Area		
Dwelling Unit Area	34,449	sf
Decks Contributing to Gross Floor Area	414	sf
Circulation	4,415	sf
Electrical Closet	88	sf
Building #5 Gross Floor Area	39,366	sf

NOTES:
1. All areas have been measured to the exterior finish.

GREYSTAR HAVEN

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

BUILDING #5 AREA CALCULATIONS

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

A6.4c

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
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B44

Building #5 - Excluded from Gross Floor Area

Level 1 - Garage & Bike Parking *per Zoning Ordinance 16.04.325(C)(3)*

Area	Dimensions			SF	x	Factor	Total	
159	13.792	x	11.958	165	x	1	165	sf
160	12.25	x	5.208	64	x	1	64	sf
161	25.042	x	5.042	126	x	1	126	sf
162	12.792	x	18.167	232	x	1	232	sf
163	7.292	x	18.167	132	x	1	132	sf
164	7.292	x	18.167	132	x	1	132	sf
165	12.792	x	18.167	232	x	1	232	sf
166	25.083	x	5.042	126	x	1	126	sf
167	12.292	x	11.958	147	x	1	147	sf
168	12.292	x	5.208	64	x	1	64	sf
184	14.583	x	5.125	75	x	1	75	sf
195	6.417	x	8.333	53	x	1	53	sf
196	22.792	x	22.042	502	x	1	502	sf
197	6.792	x	11.917	81	x	1	81	sf
198	18.167	x	12	218	x	1	218	sf
199	18.167	x	7.292	132	x	1	132	sf
200	23.208	x	12.792	297	x	1	297	sf
201	21.708	x	12.25	266	x	1	266	sf
212	5.042	x	7.375	37	x	1	37	sf
218	21.708	x	12.25	266	x	1	266	sf
219	23.208	x	12.792	297	x	1	297	sf
220	18.167	x	7.292	132	x	1	132	sf
221	18.167	x	12	218	x	1	218	sf
222	6.792	x	11.917	81	x	1	81	sf
223	22.792	x	22.042	502	x	1	502	sf
224	6.417	x	8.333	53	x	1	53	sf
236	5.042	x	7.375	37	x	1	37	sf
243	8.667	x	7.042	61	x	1	61	sf
244	4.167	x	0.5	2	x	1	2	sf
245	15.667	x	17.583	275	x	1	275	sf
246	15.667	x	2.5	39	x	1	39	sf
247	31.083	x	7.625	237	x	1	237	sf
248	13.5	x	14.583	197	x	1	197	sf
249	3.083	x	7.667	24	x	1	24	sf
250	13.667	x	17.583	240	x	1	240	sf
251	13.667	x	2.5	34	x	1	34	sf
252	11.833	x	7.042	83	x	1	83	sf
253	4.167	x	0.5	2	x	1	2	sf
254	15.667	x	17.583	275	x	1	275	sf
255	15.667	x	2.5	39	x	1	39	sf
256	30.958	x	7.625	236	x	1	236	sf
257	13.5	x	14.583	197	x	1	197	sf
258	13.667	x	17.583	240	x	1	240	sf
259	13.667	x	2.5	34	x	1	34	sf
262	3.167	x	0.458	1	x	1	1	sf
263	4.5	x	0.5	2	x	1	2	sf
265	4.5	x	0.5	2	x	1	2	sf
266	2.875	x	1	3	x	1	3	sf
267	9.417	x	1	9	x	1	9	sf
268	9.417	x	1	9	x	1	9	sf
269	4.375	x	1	4	x	1	4	sf
270	1.542	x	3.583	6	x	1	6	sf
272	15.417	x	8.208	127	x	1	127	sf
273	16.375	x	8.333	136	x	1	136	sf
274	1.5	x	1.583	2	x	1	2	sf
275	1.5	x	1.583	2	x	1	2	sf
276	16.375	x	8.333	136	x	1	136	sf
277	15.417	x	8.208	127	x	1	127	sf
279	13.5	x	3	41	x	1	41	sf
280	13.5	x	3	41	x	1	41	sf
326	13.5	x	2.5	34	x	1	34	sf
327	13.5	x	2.5	34	x	1	34	sf
Total							7,605	sf

Level 1 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
284	2.042	x	1.167	2	x	1	2	sf
285	2.042	x	1.167	2	x	1	2	sf
286	1.458	x	1.167	2	x	1	2	sf
287	1.458	x	1.167	2	x	1	2	sf
Total							8	sf

Level 2 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
266	2.875	x	1	3	x	1	3	sf
269	4.375	x	1	4	x	1	4	sf
270	1.542	x	3.583	6	x	1	6	sf
271	0.667	x	12.083	8	x	1	8	sf
274	1.5	x	1.583	2	x	1	2	sf
275	1.5	x	1.583	2	x	1	2	sf
278	0.667	x	12.083	8	x	1	8	sf
Total							34	sf

Level 3 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
266	2.875	x	1	3	x	1	3	sf
269	4.375	x	1	4	x	1	4	sf
270	1.542	x	3.583	6	x	1	6	sf
271	0.667	x	12.083	8	x	1	8	sf
274	1.5	x	1.583	2	x	1	2	sf
275	1.5	x	1.583	2	x	1	2	sf
278	0.667	x	12.083	8	x	1	8	sf
Total							34	sf

Total Exclusions Limited to 3% of Maximum Allowed Gross Floor Area*	75	sf
*per Zoning Ordinance 16.04.325(C)(1), see A0.2 for Exclusions Summary		
Building #5 - Total Exclusions from Gross Floor Area	**7,681**	**sf**

NOTES:
1. All areas have been measured to the exterior finish.

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BUILDING #5 AREA CALCULATIONS

MENLO PARK, CA

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A6.4d

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Building #6 - Level 1

Amenity & Leasing

Area	Dimensions			SF	x	Factor	Total	
288	11.25	x	8.542	96	x	1	96	sf
289	34.5	x	8.042	277	x	1	277	sf
290	35.208	x	24.208	852	x	1	852	sf
291	10.042	x	14.042	141	x	1	141	sf
293	26.375	x	4.5	119	x	1	119	sf
344	14.75	x	4.5	66	x	1	66	sf
345	8	x	32.25	258	x	1	258	sf
Total							1,810	sf
Building #6 - Level 1 Gross Floor Area							1,810	sf

Building #6 - Level 2

Amenity & Leasing

Area	Dimensions			SF	x	Factor	Total	
288	11.25	x	8.542	96	x	1	96	sf
289	34.5	x	8.042	277	x	1	277	sf
290	35.208	x	24.208	852	x	1	852	sf
291	10.042	x	14.042	141	x	1	141	sf
292	10.042	x	10.167	102	x	1	102	sf
344	14.75	x	4.5	66	x	1	66	sf
345	8	x	32.25	258	x	1	258	sf
Total							1,793	sf
Building #6 - Level 2 Gross Floor Area							1,793	sf

Building #6 - Level 3

Amenity & Leasing

Area	Dimensions			SF	x	Factor	Total	
288	11.25	x	8.542	96	x	1	96	sf
289	34.5	x	8.042	277	x	1	277	sf
290	35.208	x	24.208	852	x	1	852	sf
291	10.042	x	14.042	141	x	1	141	sf
292	10.042	x	10.167	102	x	1	102	sf
Total							1,469	sf
Building #6 - Level 3 Gross Floor Area							1,469	sf

Building #6 Summary:

Building #6 - Included in Gross Floor Area		
Amenity & Leasing	5,072	sf
Building #6 Gross Floor Area	5,072	sf

Building #6 - Excluded from Gross Floor Area

Level 1 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
346	0.5	x	4.75	2	x	1	2	sf
347	0.5	x	2	1	x	1	1	sf
348	0.5	x	2	1	x	1	1	sf
349	3.5	x	0.5	2	x	1	2	sf
350	0.5	x	2.833	1	x	1	1	sf
Total							8	sf

Level 2 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

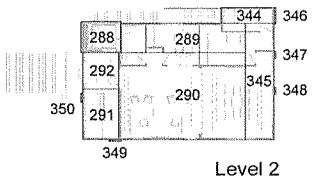
Area	Dimensions			SF	x	Factor	Total	
346	0.5	x	4.75	2	x	1	2	sf
347	0.5	x	2	1	x	1	1	sf
348	0.5	x	2	1	x	1	1	sf
349	3.5	x	0.5	2	x	1	2	sf
350	0.5	x	2.833	1	x	1	1	sf
Total							8	sf

Level 3 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
349	3.5	x	0.5	2	x	1	2	sf
350	0.5	x	2.833	1	x	1	1	sf
Total							3	sf

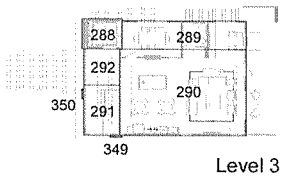
Total Exclusions Limited to 3% of Maximum Allowed Gross Floor Area*	18	sf
*per Zoning Ordinance 16.04.325(C)(1); see A0.2 for Exclusions Summary		
Building #3 & 4 - Total Exclusions from Gross Floor Area	18	sf

NOTES:
1. All areas have been measured to the exterior finish.

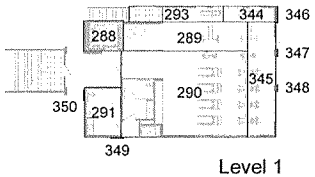


Level 2

B45



Level 3



Level 1

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

0 8 16 32

GREYSTAR HAVEN

BUILDING #6 AREA CALCULATIONS

A6.5

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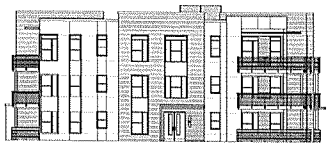
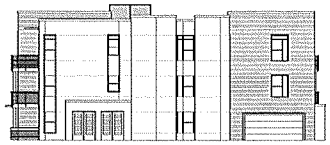


Left

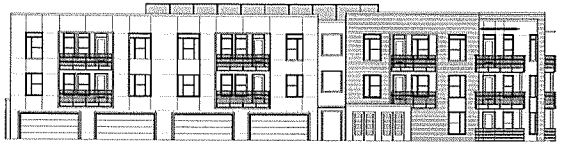


Right

Building #1 & 2 Stucco Percentage			
Front Elevation			
Stucco	2531	sf	49%
Other Materials	1512	sf	29%
Windows / Doors	1171	sf	22%
Total	5214	sf	100%
Right Elevation			
Stucco	1585	sf	53%
Other Materials	928	sf	31%
Windows / Doors	450	sf	15%
Total	2963	sf	100%
Rear Elevation			
Stucco	2785	sf	54%
Other Materials	851	sf	16%
Windows / Doors	1529	sf	30%
Total	5165	sf	100%
Left Elevation			
Stucco	1112	sf	37%
Other Materials	1271	sf	43%
Windows / Doors	607	sf	20%
Total	2989	sf	100%

Note: Refer to elevation sheets (A2.0 series) for material callouts.

B46



Rear

Front

0 8 16 32

GREYSTAR HAVEN

BUILDING #1 & 2 STUCCO PERCENTAGE CALCULATIONS

A6.6

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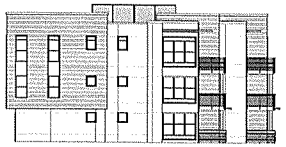
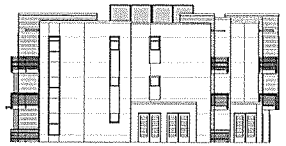


Left

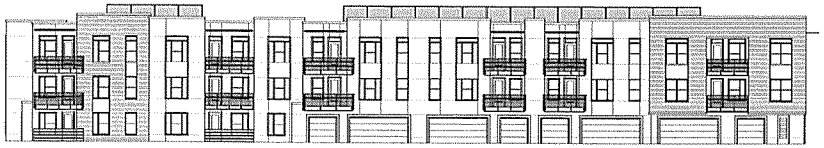


Right

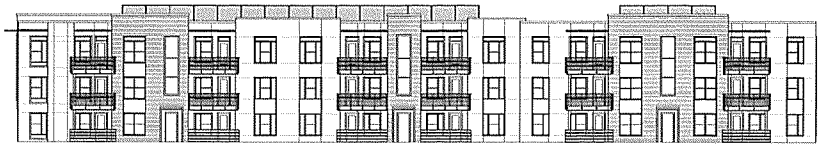
Building #3 & 4 Stucco Percentage			
Front Elevation			
Stucco	3783	sf	50%
Other Materials	1784	sf	24%
Windows / Doors	1979	sf	26%
Total	**7547**	**sf**	**100%**
Right Elevation			
Stucco	1852	sf	73%
Other Materials	433	sf	17%
Windows / Doors	248	sf	10%
Total	**2533**	**sf**	**100%**
Rear Elevation			
Stucco	4125	sf	53%
Other Materials	1381	sf	18%
Windows / Doors	2284	sf	29%
Total	**7789**	**sf**	**100%**
Left Elevation			
Stucco	1096	sf	43%
Other Materials	1124	sf	44%
Windows / Doors	336	sf	13%
Total	**2556**	**sf**	**100%**

Note: Refer to elevation sheets (A2.0 series) for material callouts.

847



Rear



Front

0 8 16 32

GREYSTAR HAVEN

BUILDING #3 & 4 STUCCO PERCENTAGE CALCULATIONS

A6.7

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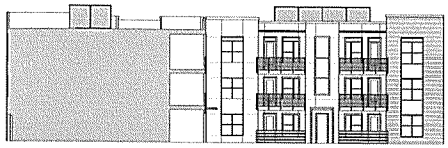
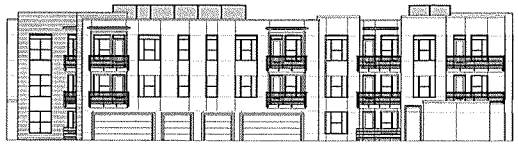


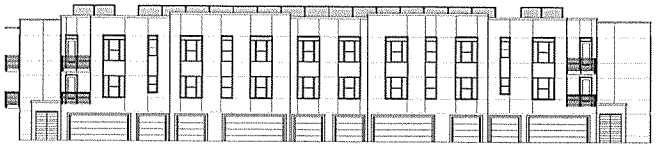
Left Courtyard

Right Courtyard

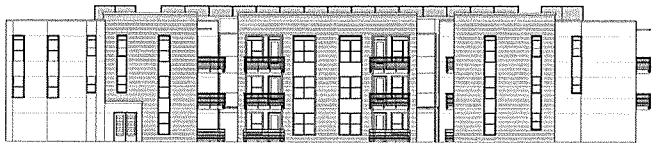
Left



Right



Rear



Front

Building #5 Stucco Percentage			
Front Elevation			
Stucco	2443	sf	41%
Other Materials	2643	sf	44%
Windows / Doors	915	sf	15%
Total	**6001**	**sf**	**100%**
Right Elevation			
Stucco	2940	sf	60%
Other Materials	506	sf	10%
Windows / Doors	1432	sf	29%
Total	**4878**	**sf**	**100%**
Right Courtyard Elevation			
Stucco	1534	sf	52%
Other Materials	635	sf	22%
Windows / Doors	757	sf	26%
Total	**2925**	**sf**	**100%**
Rear Elevation			
Stucco	4437	sf	72%
Other Materials	0	sf	0%
Windows / Doors	1748	sf	28%
Total	**6185**	**sf**	**100%**
Left Elevation			
Stucco	3306	sf	68%
Other Materials	19	sf	0%
Windows / Doors	1512	sf	31%
Total	**4838**	**sf**	**100%**
Left Courtyard Elevation			
Stucco	1213	sf	54%
Other Materials	461	sf	21%
Windows / Doors	563	sf	25%
Total	**2236**	**sf**	**100%**

Note: Refer to elevation sheets (A2.0 series) for material callouts.

848

0 8 16 32

GREYSTAR HAVEN

BUILDING #5 STUCCO PERCENTAGE CALCULATIONS

A6.8

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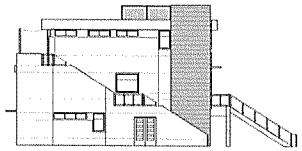

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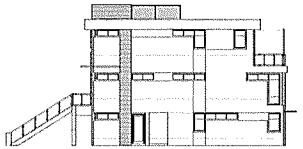


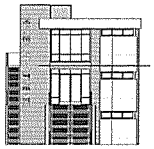
Right

Building #6 Stucco Percentage			
Front Elevation			
Stucco	457	sf	35%
Other Materials	591	sf	45%
Windows / Doors	252	sf	19%
Total	**1300**	**sf**	**100%**
Right Elevation			
Stucco	1507	sf	79%
Other Materials	192	sf	10%
Windows / Doors	201	sf	11%
Total	**1900**	**sf**	**100%**
Rear Elevation			
Stucco	624	sf	49%
Other Materials	128	sf	10%
Windows / Doors	510	sf	40%
Total	**1262**	**sf**	**100%**
Left Elevation			
Stucco	1391	sf	72%
Other Materials	375	sf	20%
Windows / Doors	155	sf	8%
Total	**1921**	**sf**	**100%**

Note: Refer to elevation sheets (A2.0 series) for material callouts.

B49

Rear



Front

0 8 16 32

GREYSTAR HAVEN

BUILDING #6 STUCCO PERCENTAGE CALCULATIONS

A6.9

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B50

View of Pool Deck from Leasing / Amenity Building

*Rendering for Illustrative Purposes Only.
Refer to Elevations (A2.0 series) and Material / Color Board (A10.0) for specified colors and materials.

GREYSTAR HAVEN

CONCEPTUAL PERSPECTIVES

A7.0

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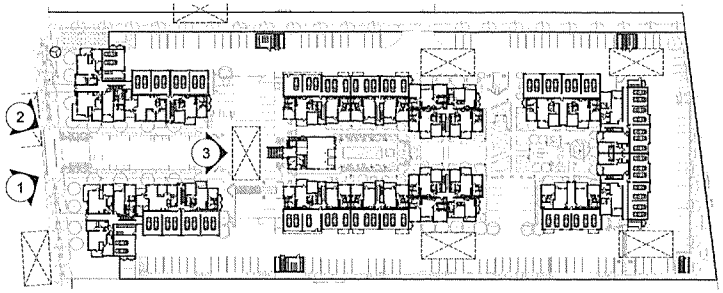
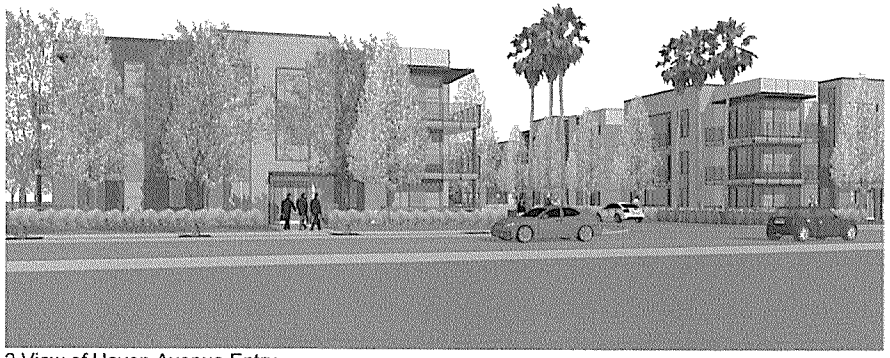
1.View of Haven Avenue Entry



Key Map n.t.s.

B51



2.View of Haven Avenue Entry

3.View of Leasing / Amenity Building

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CONCEPTUAL PERSPECTIVES

MENLO PARK, CA

KTGY # 2012-0452 7.8.2014

A7.1

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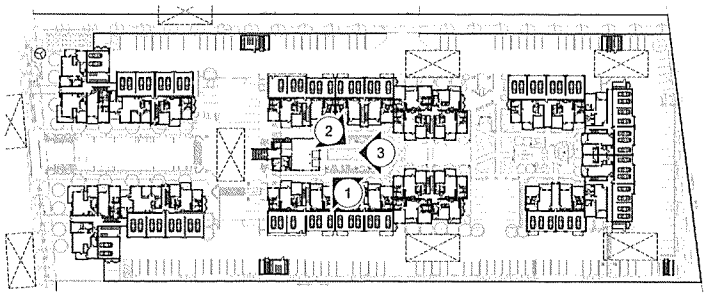
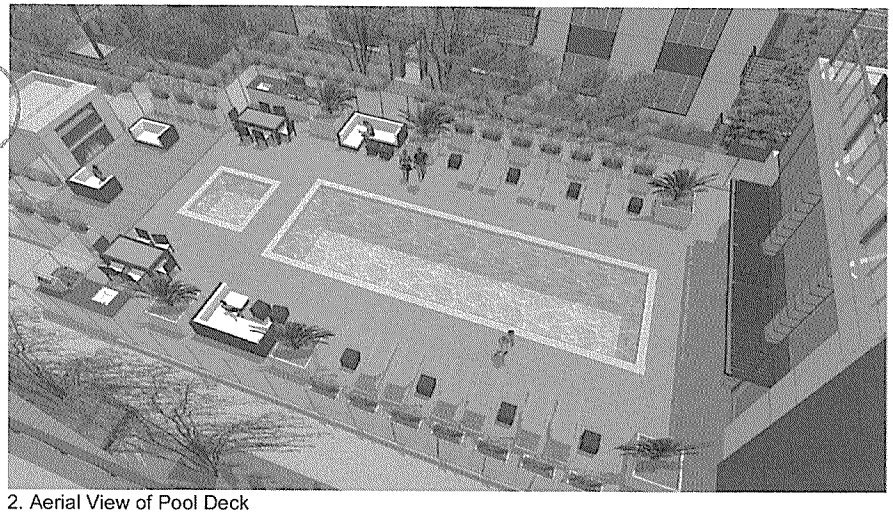
1. View of Amenity Building Balcony



Key Map n.t.s.

B52



2. Aerial View of Pool Deck

3.View of Leasing / Amenity Building from Pool Deck

GREYSTAR HAVEN

CONCEPTUAL PERSPECTIVES

A7.2

Greystar
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415.293.8205

MENLO PARK, CA

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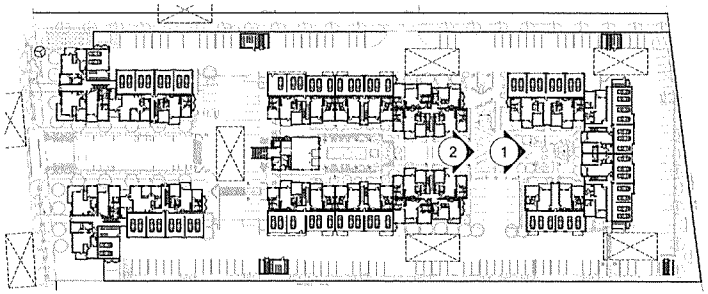

Key Map n.t.s.

B53

1.View of Courtyard

2. Aerial View of Courtyard

GREYSTAR HAVEN

CONCEPTUAL PERSPECTIVES

A7.3

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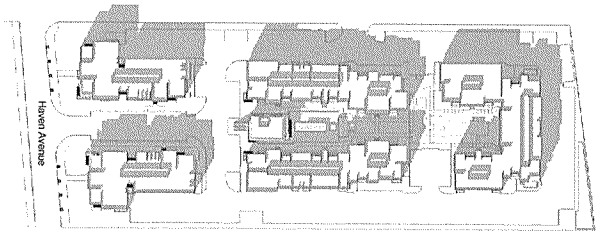
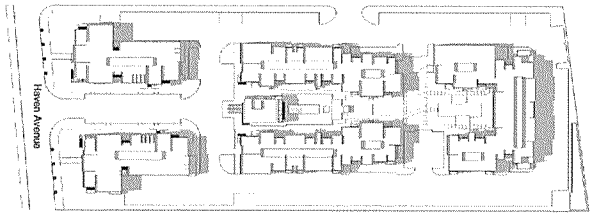


March 21_9:00 AM



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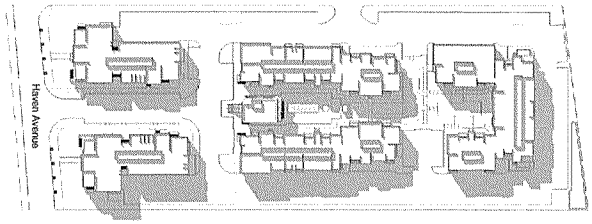
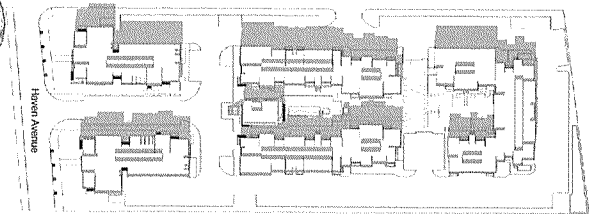


March 21_3:00 PM

B54



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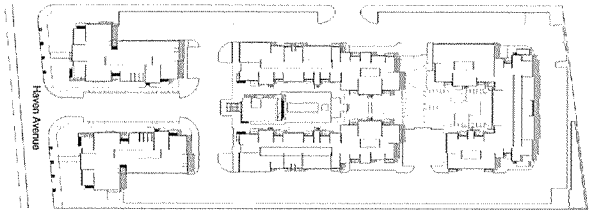

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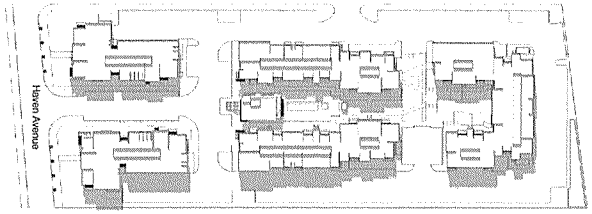

June 21_3:00 PM

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SHADOW STUDY

MENLO PARK, CA

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A8.0a

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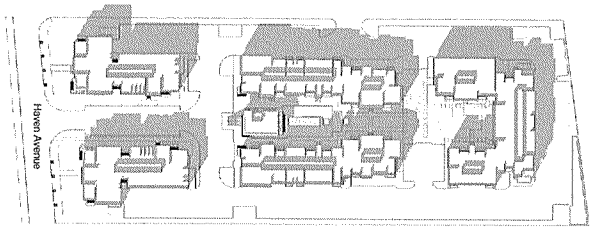

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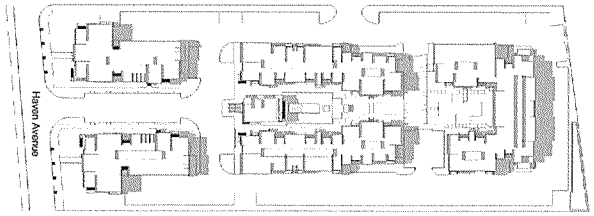

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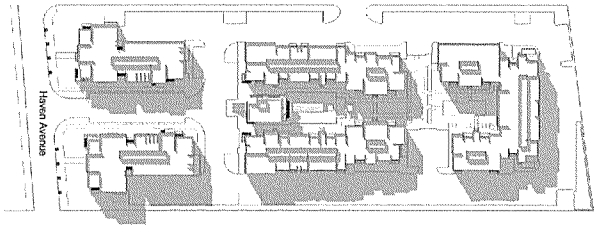
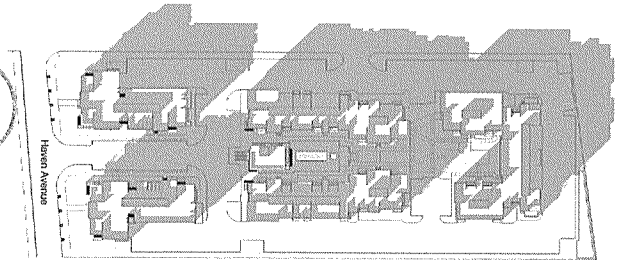
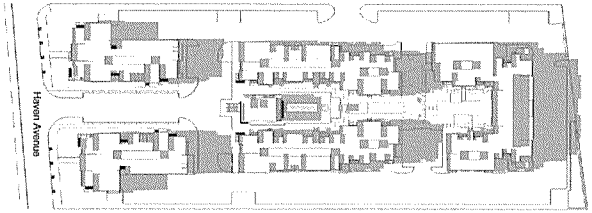


Septermber 21_3:00 PM

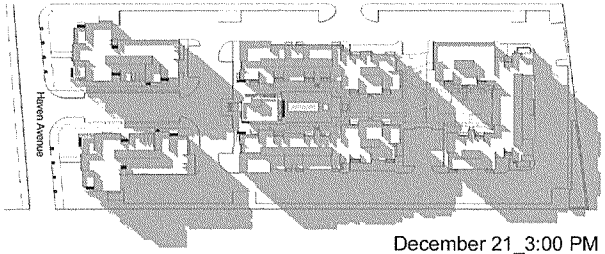
B55



December 21_9:00 AM



December 21_12:00 PM



December 21_3:00 PM

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SHADOW STUDY

MENLO PARK, CA

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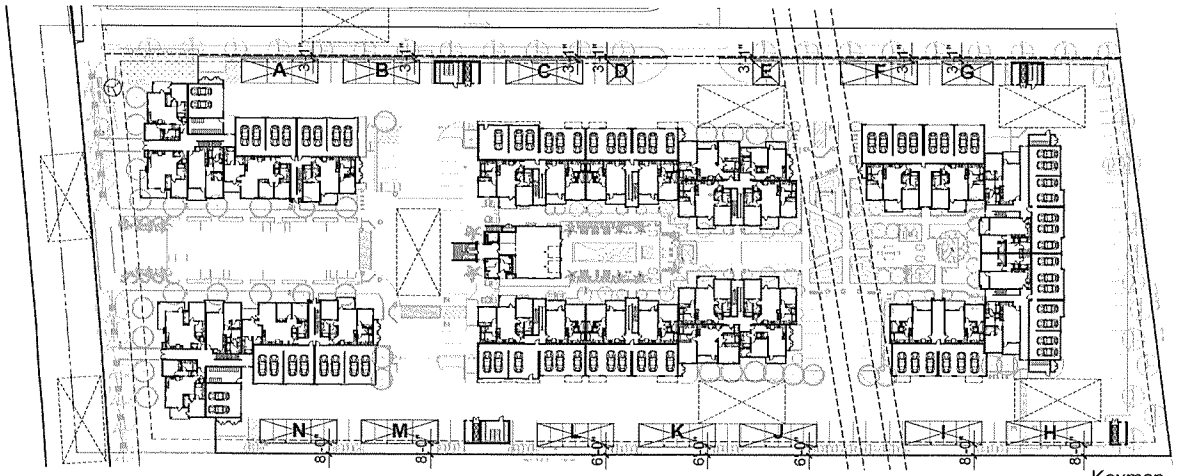
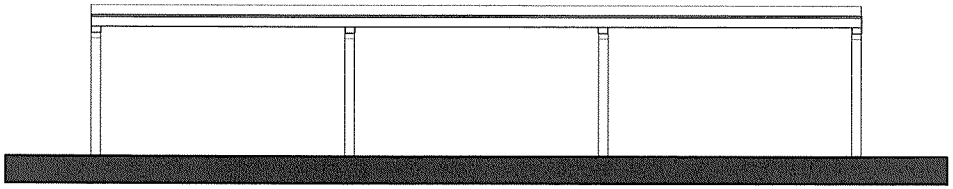
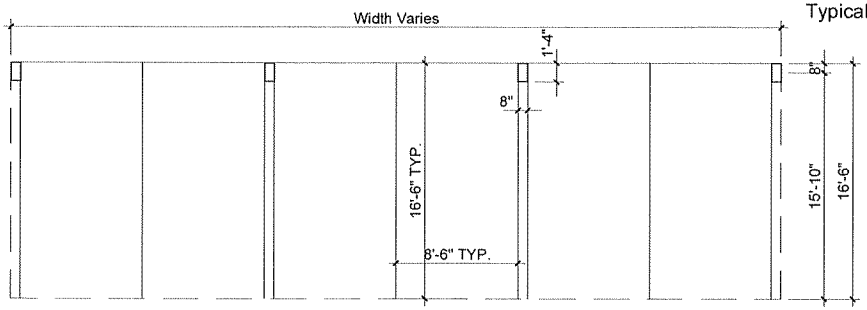


Keymap, 1"=40'-0"



Typical Elevation



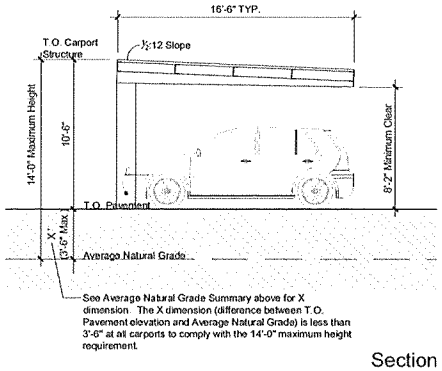
Typical Plan

Carport Average Natural Grade Summary:

Please see keymap above for carport designations

	Avg. Nat. Grade	T.O. Pavement	X Dimension: (refer to section below)
A:	+8.8	+10.63	1.83'
B:	+8.7	+10.28	1.58'
C:	+8.9	+9.87	0.97'
D:	+8.9	+10.05	1.15'
E:	+9.1	+9.87	0.77'
F:	+9.6	+9.56	*
G:	+9.7	+10.32	0.62'
H:	+10.3	+9.15	*
I:	+10.1	+9.35	*
J:	+10.8	+9.96	*
K:	+10.9	+10.17	*
L:	+10.8	+9.96	*
M:	+9.5	+10.43	0.93'
N:	+9.5	+10.79	1.29'

*Average Natural Grade is higher than the T.O. Pavement at some carports: depth of fill does not get included in the overall height at these structures



Section

0 2 4 8

B56

GREYSTAR HAVEN

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CARPORT EXHIBIT

MENLO PARK, CA

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A8.1

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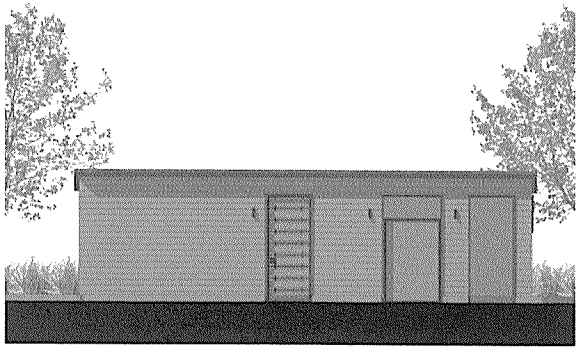
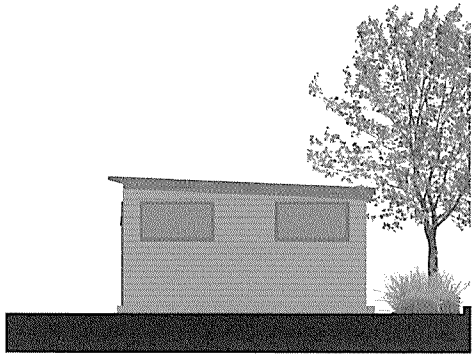
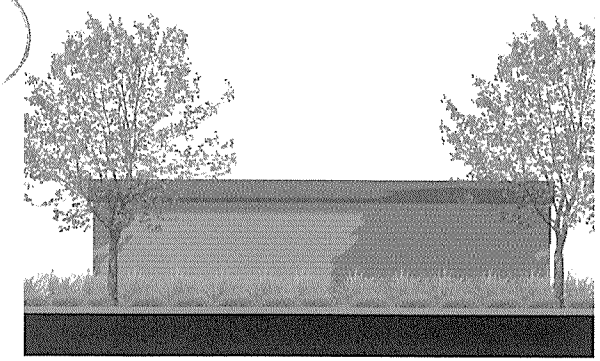


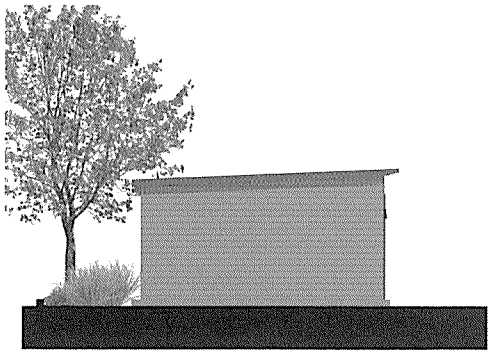
1. Front Elevation



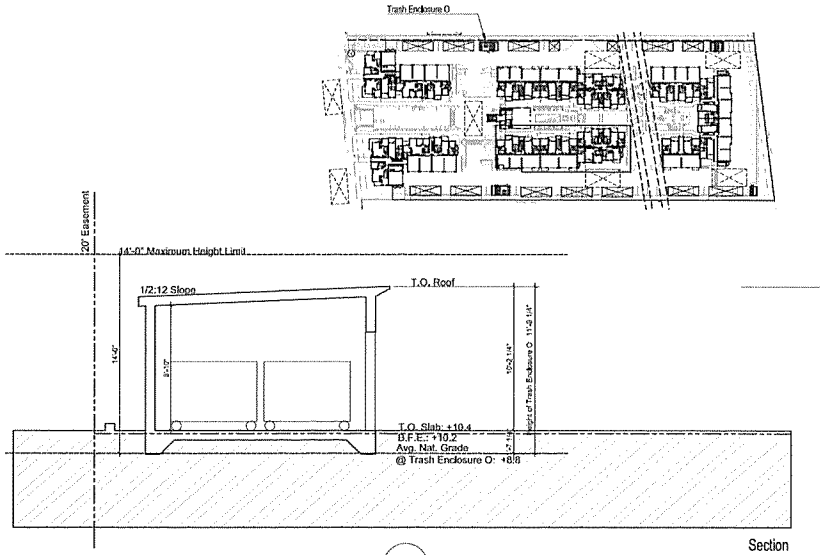
2. Right Elevation



3. Rear Elevation



4. Left Elevation



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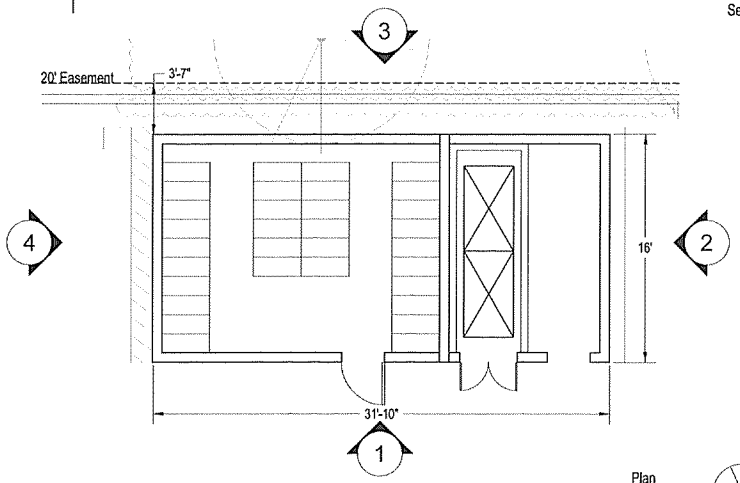
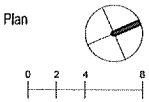


Plan



B57

GREYSTAR HAVEN

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36th Floor
San Francisco, CA 94105
415.293.8205

TRASH ENCLOSURE & BICYCLE STORAGE O

MENLO PARK, CA

KTGY # 2012-0452 7.8.2014

A8.2

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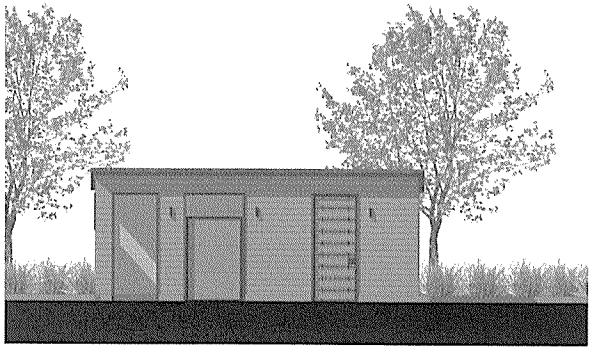
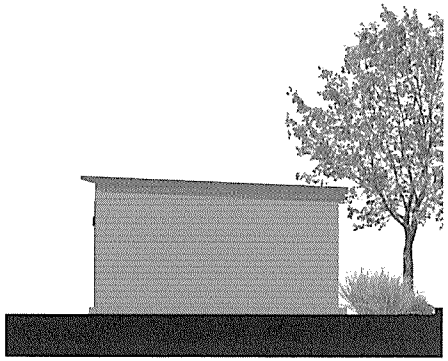
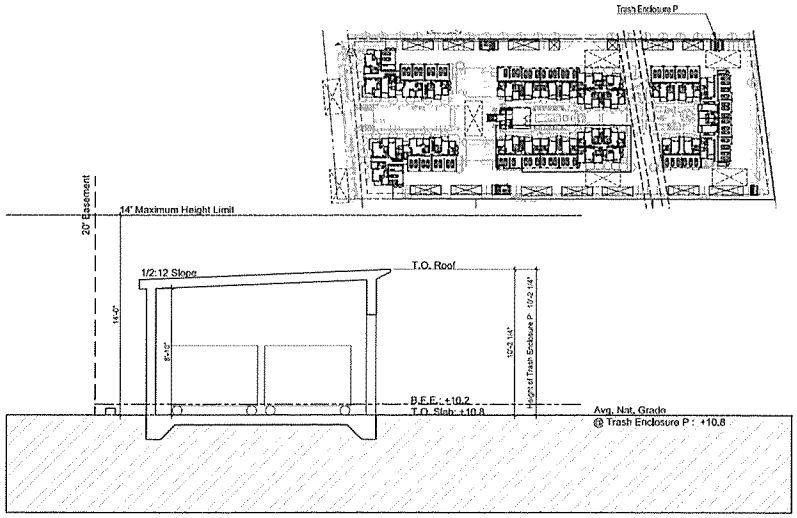


1. Front Elevation

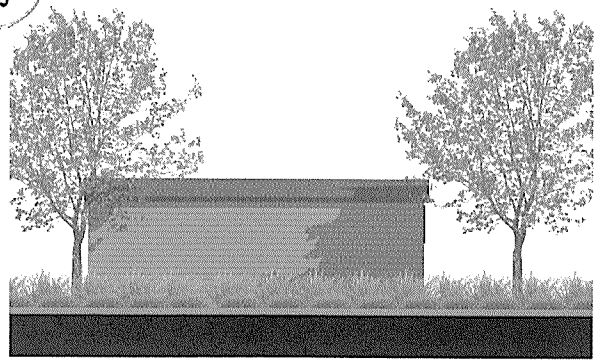


2. Right Elevation

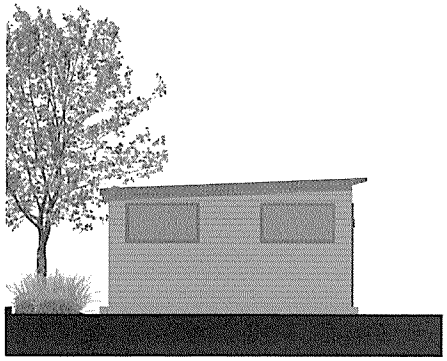


Section

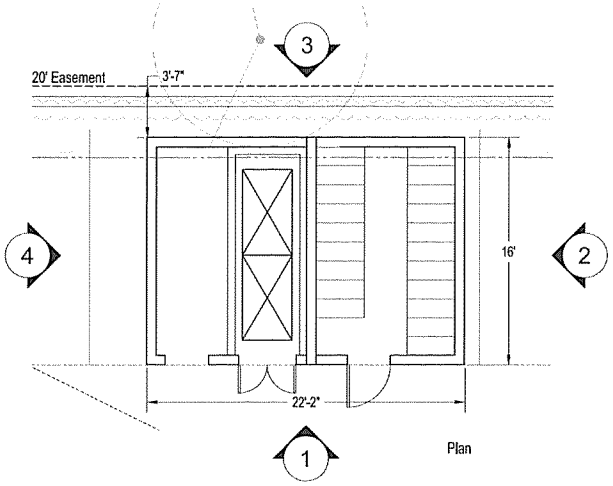
B58



3. Rear Elevation



4. Left Elevation



Plan

0 2 4 8

GREYSTAR HAVEN

TRASH ENCLOSURE & BICYCLE STORAGE P

A8.3

MENLO PARK, CA

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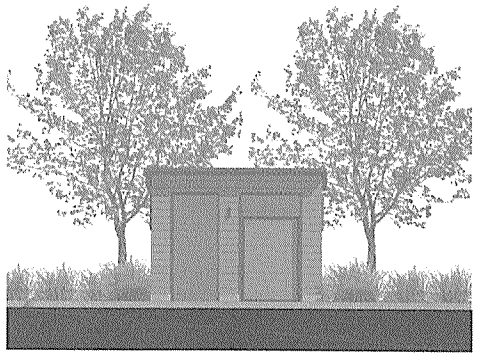
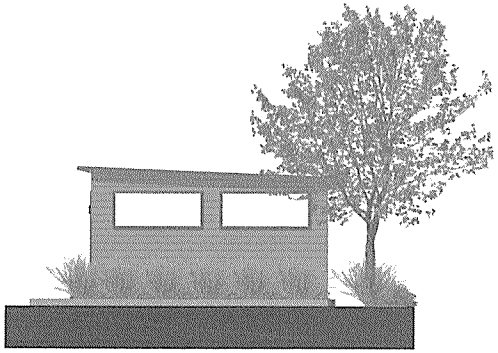
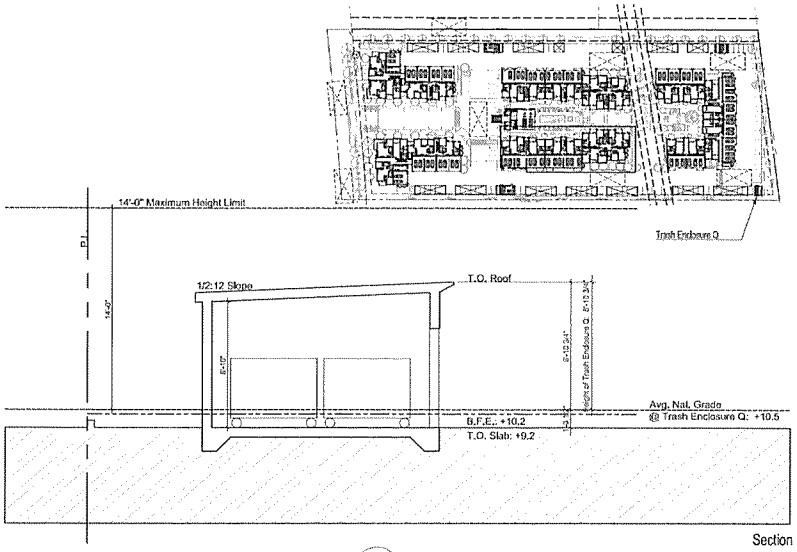


1. Front Elevation

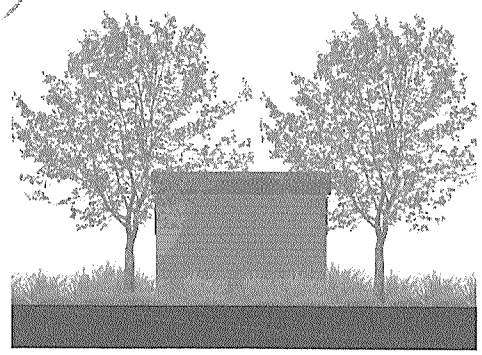


2. Right Elevation

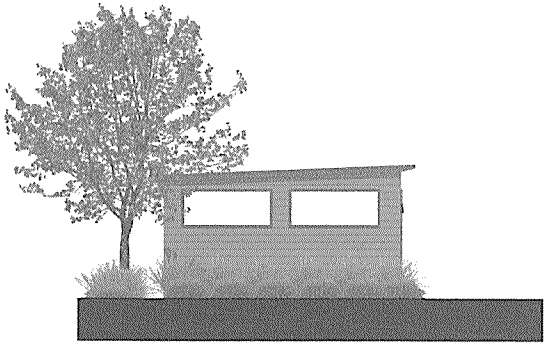


Section

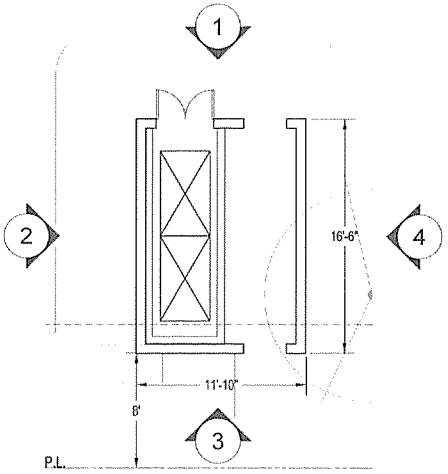
B59



3. Rear Elevation



4. Left Elevation



Plan

0 2 4 8

GREYSTAR HAVEN

TRASH ENCLOSURE Q

A8.4

MENLO PARK, CA

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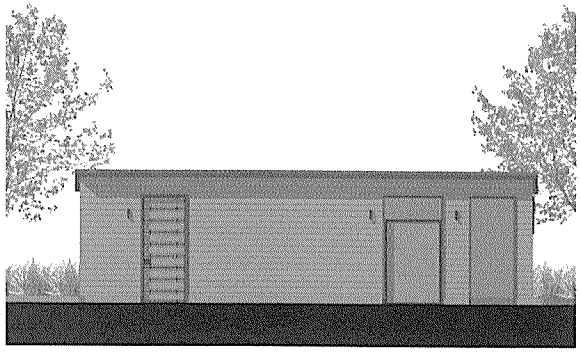
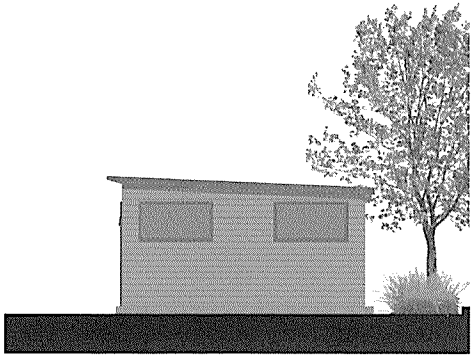
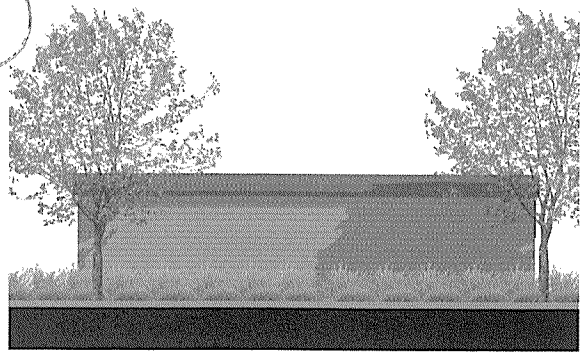


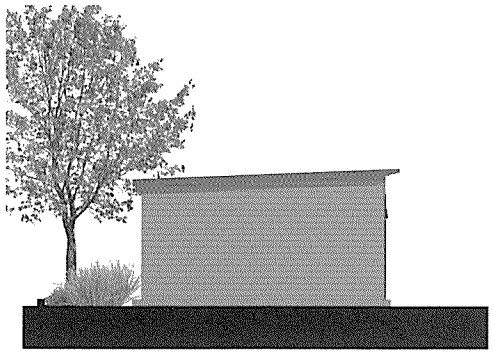
1. Front Elevation



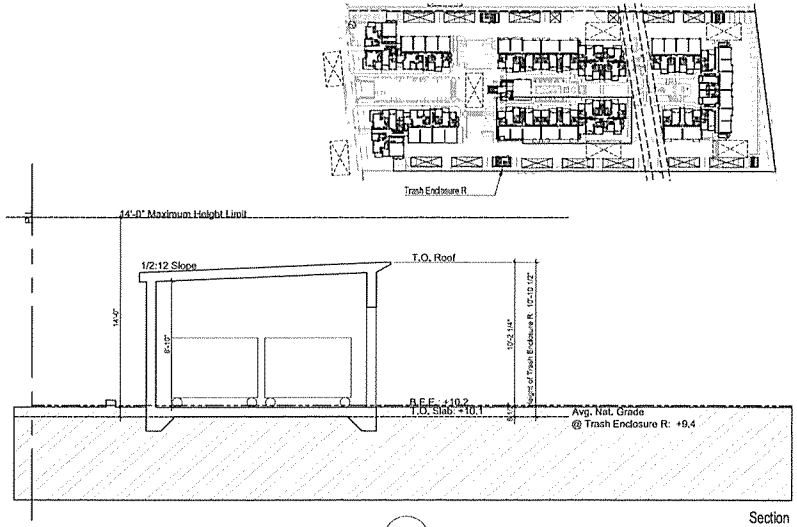
2. Right Elevation



3. Rear Elevation



4. Left Elevation



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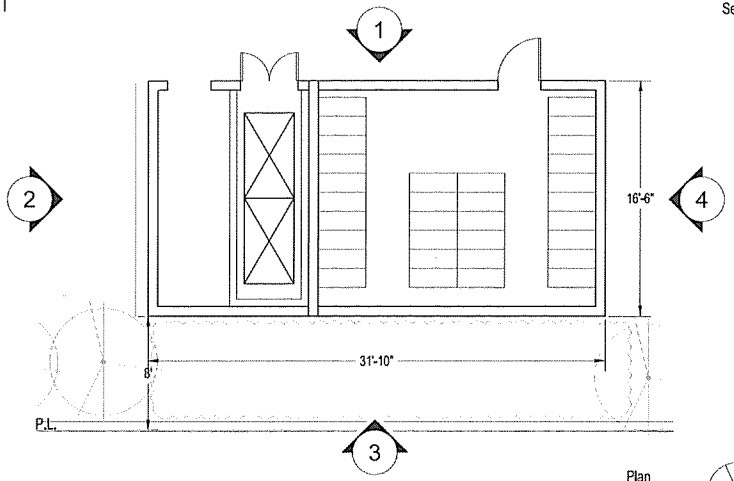
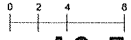


Plan



GREYSTAR HAVEN

TRASH ENCLOSURE & BICYCLE STORAGE R

A8.5

MENLO PARK, CA

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Oakland, CA 94607
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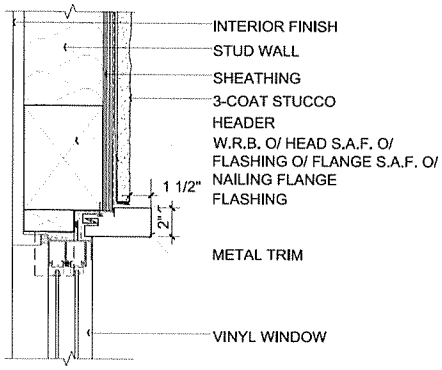
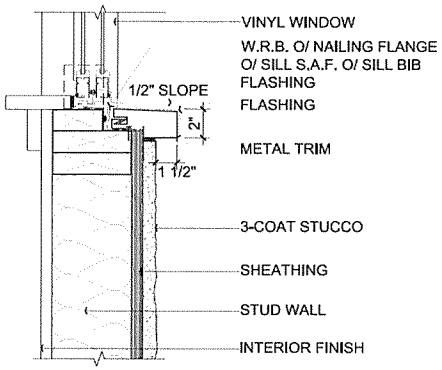
Key Elevation - Building #1 Right

Key Elevation - Building #1 Front

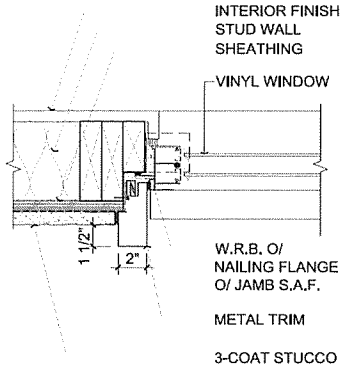
B61



1. Stucco 2" Window Recess
Window Head, Typ.
Scale: 3" = 1'-0"



2. Stucco 2" Window Recess
Window Sill, Typ.
Scale: 3" = 1'-0"



3. Stucco 2" Window Recess
Window Jamb, Typ.
Scale: 3" = 1'-0"

GREYSTAR HAVEN

CONCEPTUAL DETAILS

A9.0

MENLO PARK, CA

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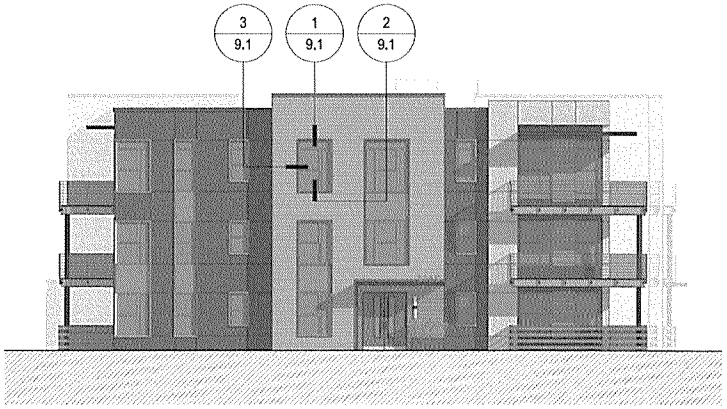
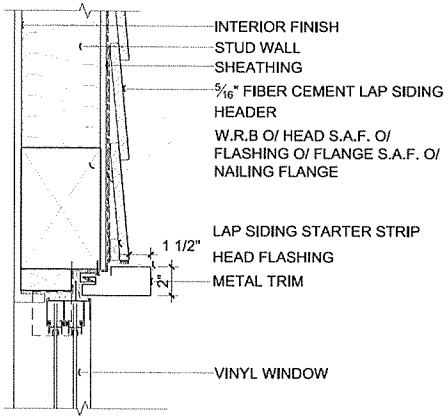
Key Elevation - Building #1 Right

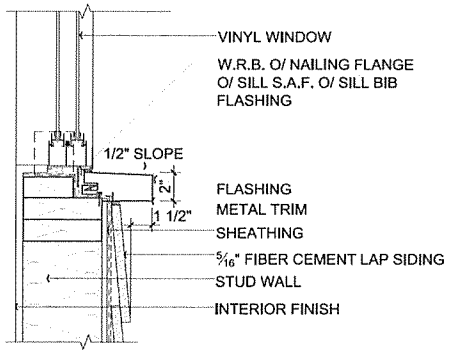


Key Elevation - Building #1 Front

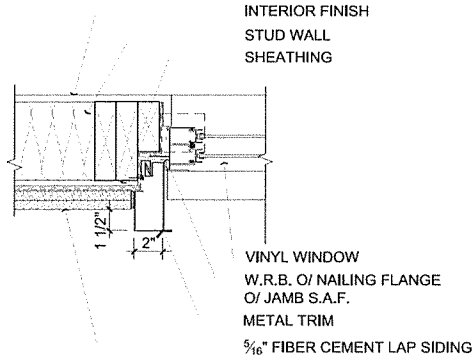
B62



1. Siding 2" Window Recess
Window Head, Typ.
Scale: 3" = 1'-0"



2. Siding 2" Window Recess
Window Sill, Typ.
Scale: 3" = 1'-0"



3. Siding 2" Window Recess
Window Jamb, Typ.
Scale: 3" = 1'-0"

GREYSTAR HAVEN

CONCEPTUAL DETAILS

A9.1

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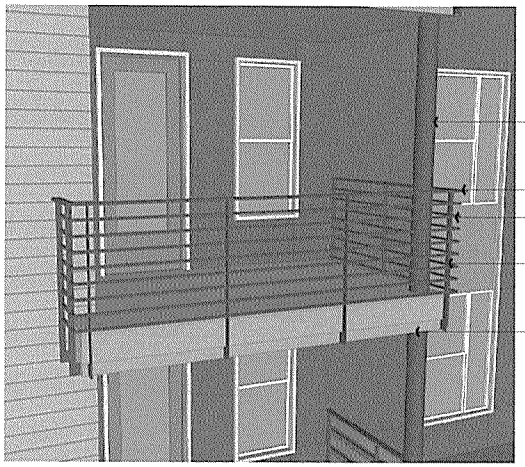
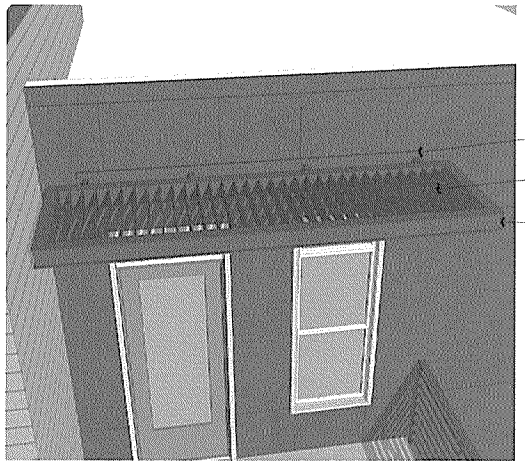
Key Elevation - Building #1 Right

Key Elevation - Building #1 Front

B63



1. Metal Deck Railing, Typ.
N.T.S.



2. Metal Awning, Typ.
N.T.S.

GREYSTAR HAVEN

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CONCEPTUAL DETAILS

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A9.2

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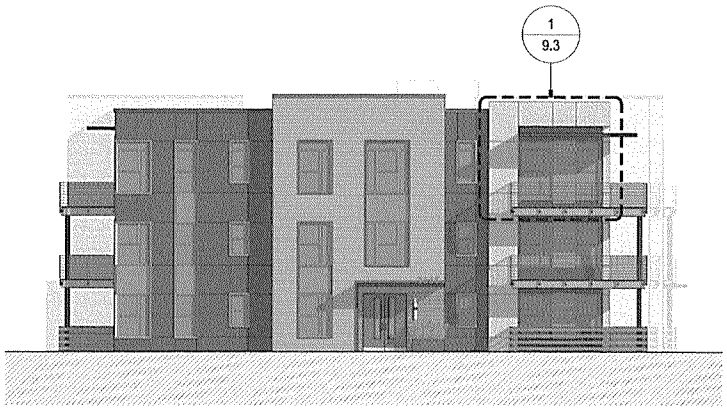
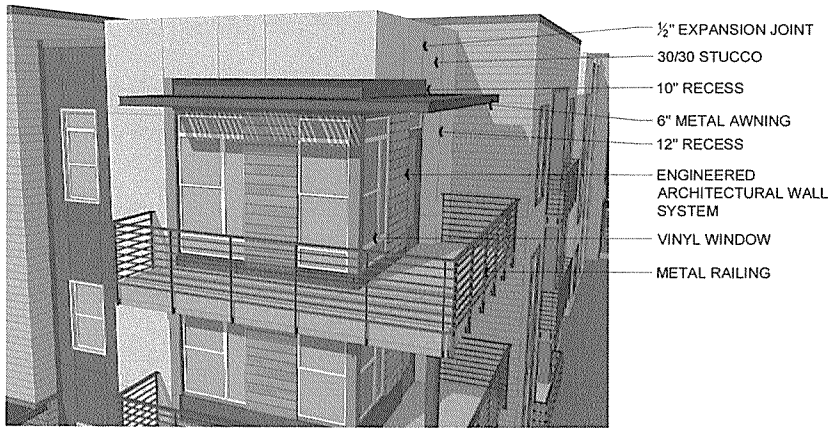
Key Elevation - Building #1 Right

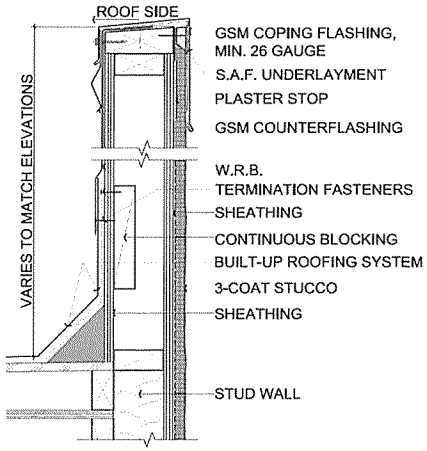


Key Elevation - Building #1 Front

B64



1. Deck Soffit at Haven Avenue Corner
N.T.S.



2. Stucco Parapet, Typ.
Scale: 3" = 1'-0"

GREYSTAR HAVEN

CONCEPTUAL DETAILS

A9.3

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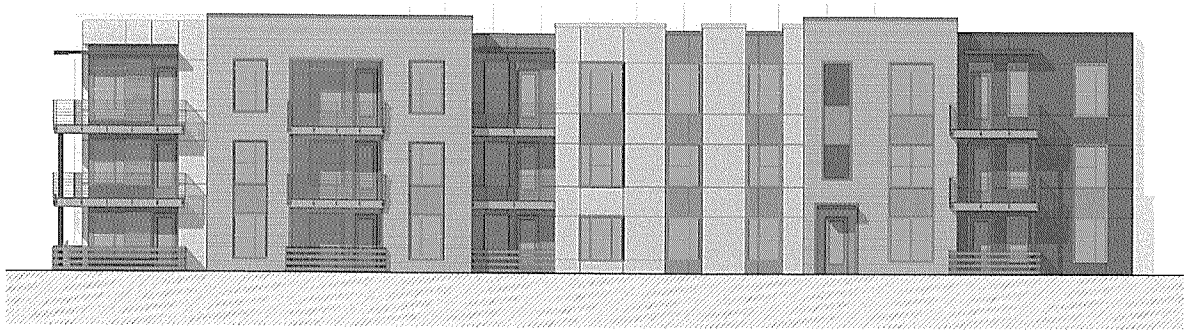
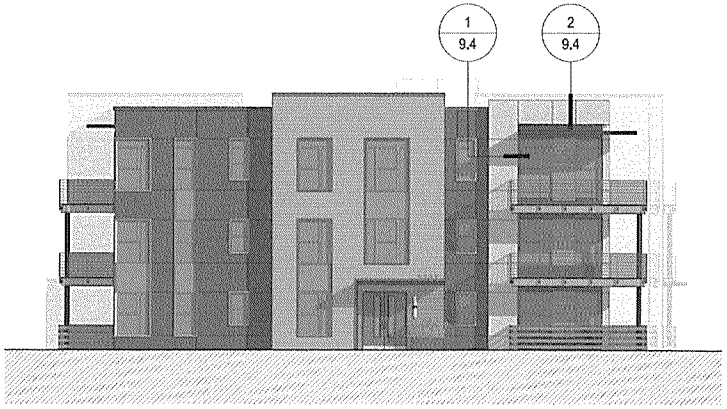
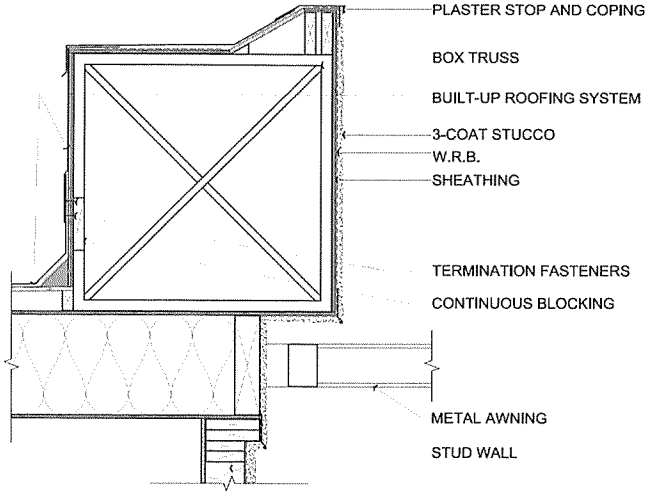


Key Elevation - Building #1 Right



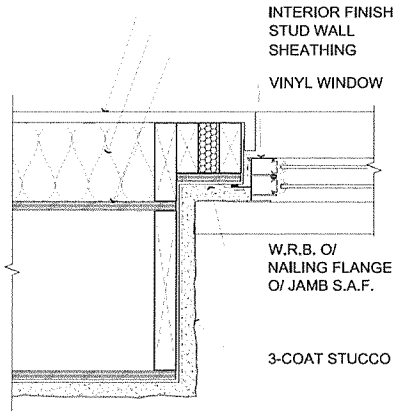
Key Elevation - Building #1 Front

B65



1. Parapet at Haven Avenue Corner

Scale: 1½" = 1'-0"



2. Furred Wall at Haven Avenue Corner

Scale: 3" = 1'-0"

GREYSTAR HAVEN

CONCEPTUAL DETAILS

A9.4

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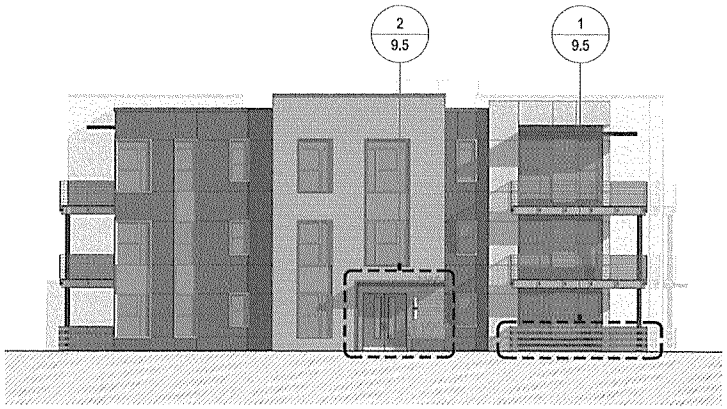
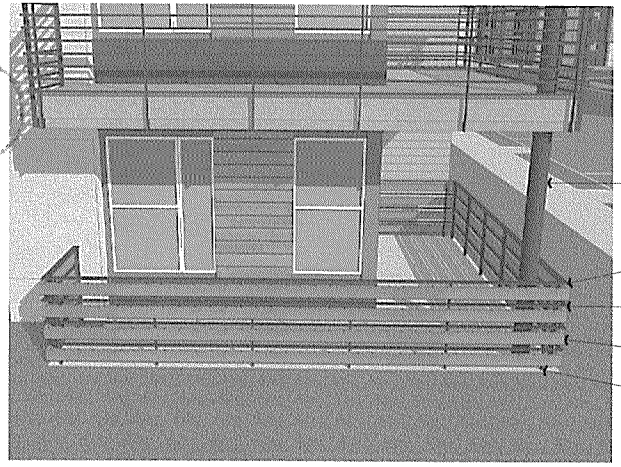
Key Elevation - Building #1 Right

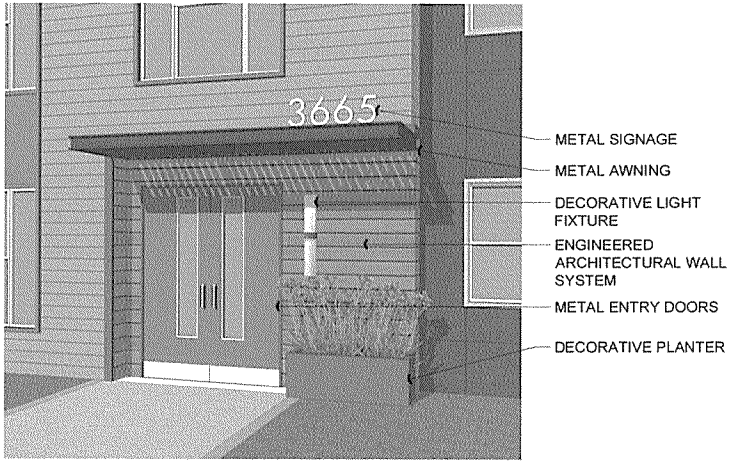


Key Elevation - Building #1 Front

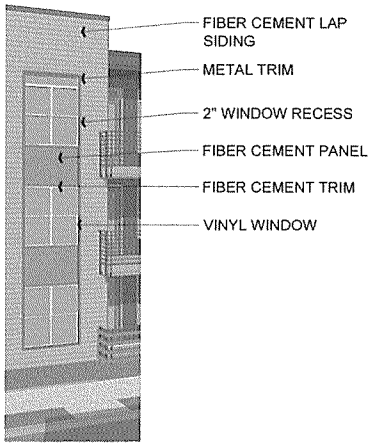
B66



1. Enhanced Metal and Wood Railing, Typ.
N.T.S.



2. Haven Avenue Entry
N.T.S.



3. Window Grouping in Fiber Cement
N.T.S.

GREYSTAR HAVEN

CONCEPTUAL DETAILS

A9.5

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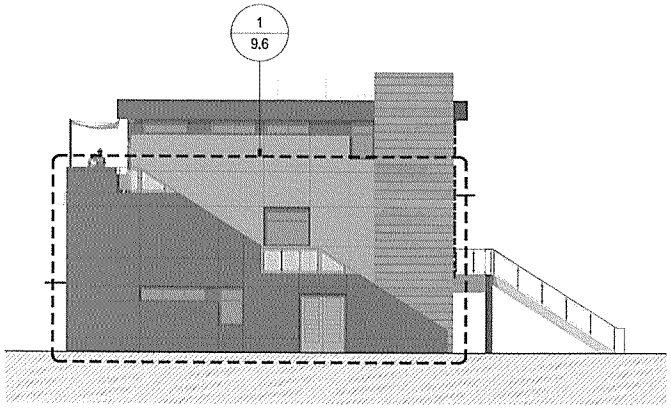
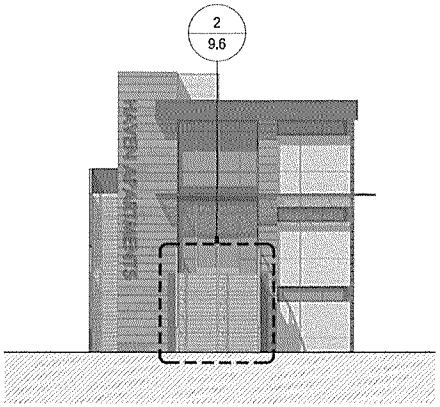
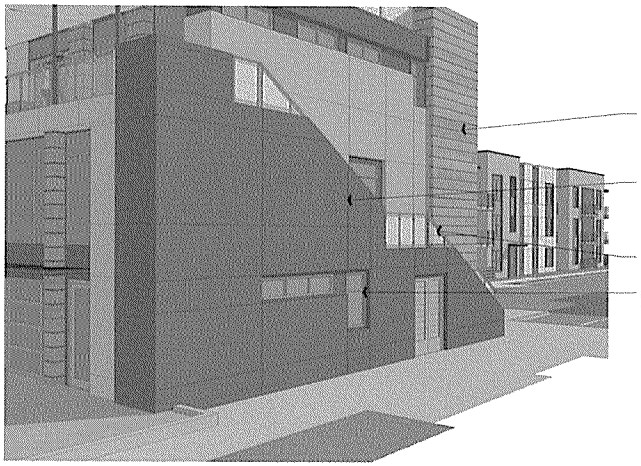


Key Elevation - Building #6 Left



Key Elevation - Building #6 Front

B67



1. Amenity Building Side Staircase
N.T.S.

2. Amenity Building Entry Staircase
N.T.S.

GREYSTAR HAVEN

CONCEPTUAL DETAILS

A9.6

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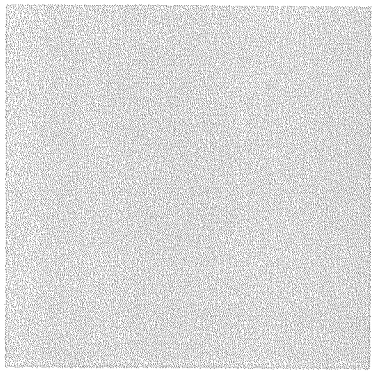
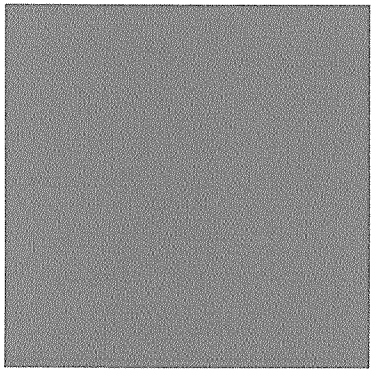
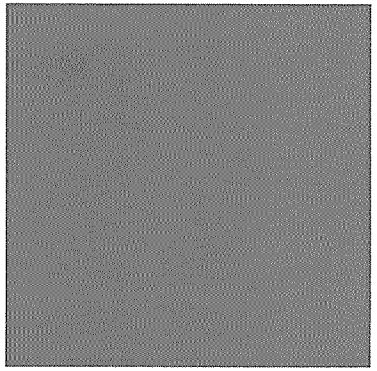


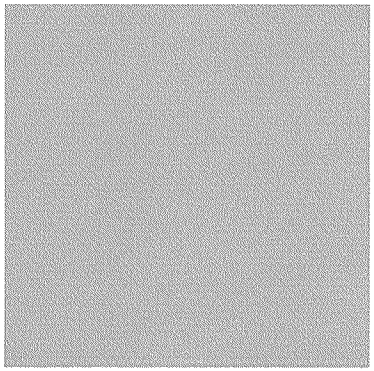
A. BODY 1 (20/30 STUCCO)



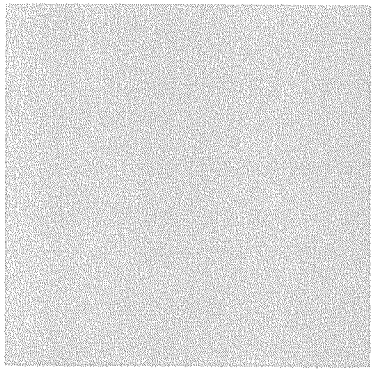
C. BODY 2



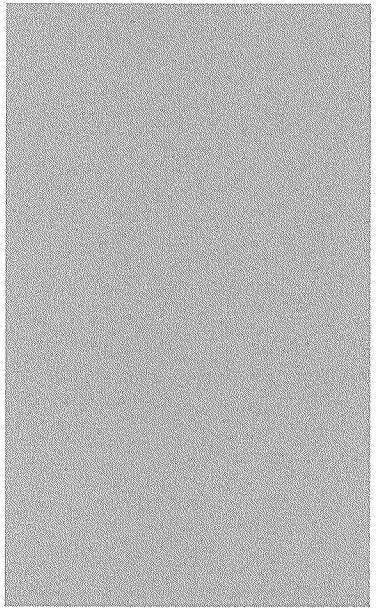
D. BODY 3



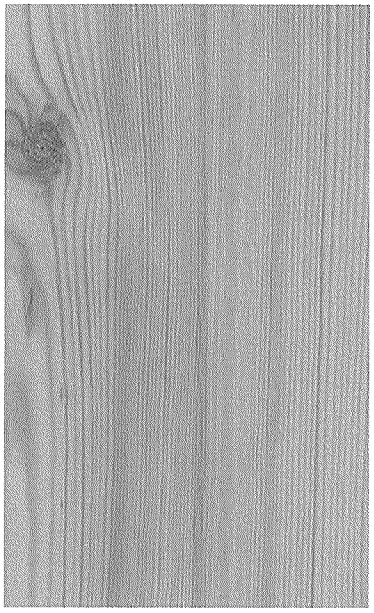
E. BODY 4



B. BODY 1 (30/30 STUCCO)

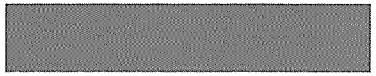


F. BODY 5 (FIBER CEMENT LAP SIDING)



G. ENGINEERED ARCHITECTURAL WALL SYSTEM

H. WINDOW



I. ACCENT 1

J. ACCENT 2

K. ACCENT 3

L. ACCENT 4

M. ACCENT 5

B68

GREYSTAR HAVEN

MATERIAL / COLOR BOARD

A10.0a

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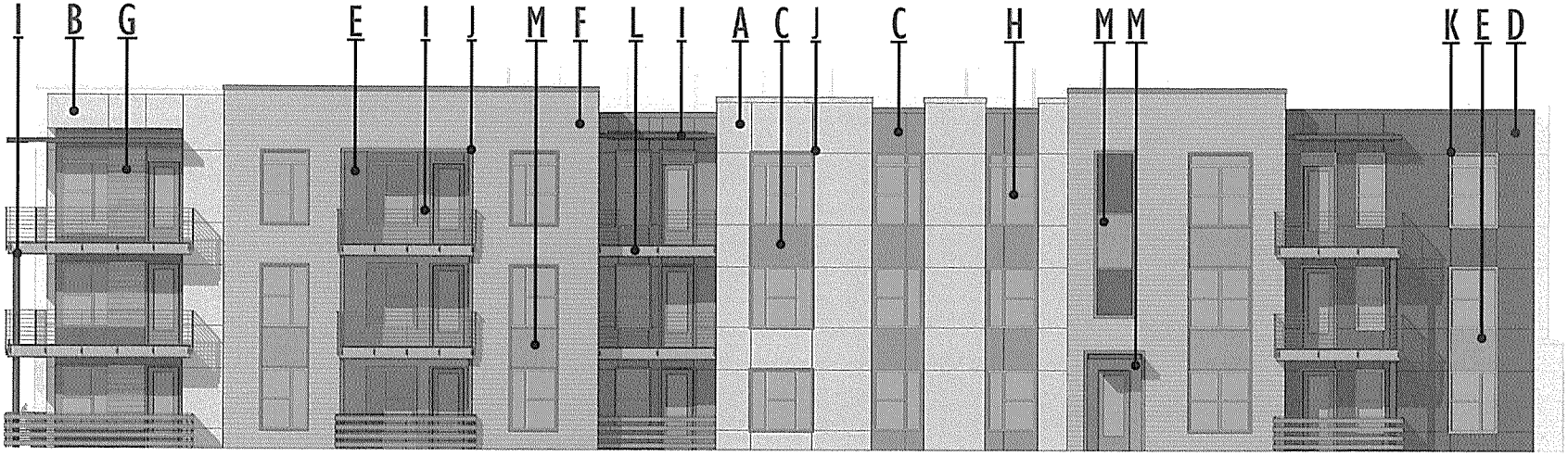
Menlo Park Haven
Menlo Park, CA

#2012-0652
7.8.2014

Legend	Material Sample	Color	Product Name
Sherwin-Williams Paint			
A, B	Body 1 - Stucco (20/30, 30/30)	SW 7064	Passive
C	Body 2 - Stucco	SW 7068	Grizzle Gray
E	Body 4 - Stucco	SW 6382	Ceremonial Gold
F	Body 5 - Fiber Cement Lap Siding	SW 7650	Ellie Gray
I	Accent 1 - Metal Railings, Awnings, and Columns	SW 2856	Fairfax Brown
J	Accent 2 - Metal Window Trim, Fiber Cement Trim	SW 7068	Grizzle Gray
K	Accent 3 - Metal Window Trim	SW 7650	Ellie Gray
L	Accent 4 - Metal Deck Fascia	SW 7649	Silverplate
M	Accent 5 - Fiber Cement Board	SW 6382	Ceremonial Gold
Kelly-Moore Paint			
D	Body 3 - Stucco	AC260-5	Defense
Citadel			
G	Engineered Architectural Wall System	Knotty Pine	Wood Grain Finish
Milgard Window			
H	Window - Vinyl Window	Tan	Standard Vinyl Finish

B69



KEY ELEVATION - BUILDING I (N.T.S.)

GREYSTAR HAVEN

MATERIAL / COLOR BOARD - LEGEND

A10.0b

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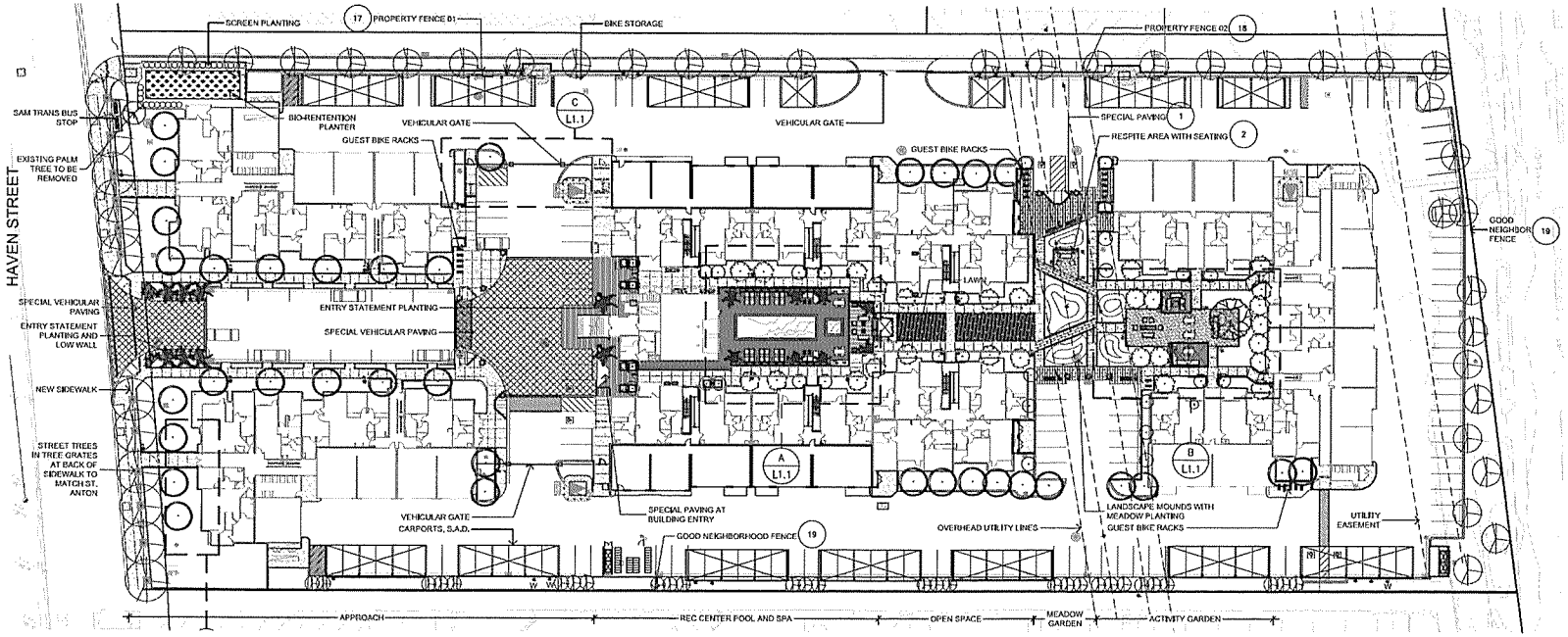
LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	SPECIFICATIONS/ NOTES
	CONCRETE PAVING	INTEGRAL COLOR, GREY
	LINEAR PAVERS	SEE 1/L2.0 COLOR: BEIGE/ TAN
	DECOMPOSED GRANITE	GOLD/ GREY COLOR
	WOOD DECKING	IPE, SEE 12/L2.0
	POOL AND SPA COPING	BIEGE/ TAN
	LAWN	SEE L3.0
	FIRE PIT	GAS FIRE PIT, SEE 4/L2.0
	LINEAR FIRE	GAS FIRE PIT, SEE 4/L2.0
	LOUNGE FURNITURE	SEE 4&15/L2.0
	POOL FURNITURE	SEE 14/L2.0
	DINNING FURNITURE	SEE 6/L2.0
	PLANTER POTS	TOURNESOL COLOR: BLACK, SEE 13/L2.0
	BENCH	LANDSCAPE FORMS COLOR: IPE WOOD
	FIRE PLACE	CUSTOM, WITH FIRE PLACE INSERT, SEE 11/L2.0
	BBQ/ OUTDOOR KITCHEN	CUSTOM, SEE 3/L2.0
	LITTER UNIT	BLACK
	DOGGY STATION	BLACK
	LANDSCAPE MOUND	
	POOL FENCE	GLASS FENCE ON CONCRETE CURB, SEE 16/L2.0
	STRING LIGHTS AT METAL TRELLIS	SEE 20/L2.0
	BOLLARD LIGHTS	BLACK
	POLE LIGHTS	BLACK
	UPLIGHTS	BLACK
	TREE GRATE	BLACK
	METAL TRELLIS	BLACK COLOR SEE 20/L2.0
PA	PLANTING AREA	SEE L3.0
	ELECTRIC CAR PLUG IN STATION	9 STALLS WITH DEDICATED EV STATIONS AND 6 (W) PRE-WIRED STALLS
	BIKE RACK	22 TOTAL, COLOR: BLACK
	SPECIAL ENTRY PAVING	INTEGRAL COLOR STAMPED CONCRETE: BEIGE/ TAN
	VEHICULAR GATE	SEE 20/L2.0 COLOR: BLACK



LANDSCAPE NOTES:

1. FOR CALLOUTS (•) REFER TO L2.0 FOR CONCEPT IMAGERY AND DETAILS
2. DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
3. PROPOSED NEW LIGHTING SHALL BE DARK SKY COMPLIANT
4. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR RESIDENTS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
5. ALL NEW PLANT MATERIAL WITHIN PROPERTY LINE SHALL BE MAINTAINED BY THE OWNER FOLLOWING INDUSTRY STANDARDS.
6. FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO CIVIL GRADING PLANS FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
7. ALL AREAS ON GRADE SHALL HAVE EXISTING TOP SOIL AMENDED AND 3" OF BARK MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.
8. LANDSCAPE PLAN TO MEET GREEN POINT RATED GOALS.
9. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
   - 9.1. MODIFIED GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
   - 9.2. INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
   - 9.3. INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
10. ON SITE LIGHTING TO BE PROVIDED BY POLES, WALL SCONCES, AND BOLLARDS
11. ALL PLANTING IS ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
12. REFER TO THE ARBORIST REPORT BY ARBOR PLUS TREE INC. FOR ANALYSIS OF EXISTING TREES.
13. DENSE SHRUBS WILL BE PLANTED AT ALL WALLS TO DISCOURAGE GRAFFITI.
14. LIGHTING SHALL B E MOTION SENSOR ACTIVATED.

SCALE 1"=30'-0"
0 15 30 60

GREYSTAR HAVEN

LANDSCAPE PLAN L1.0

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MENLO PARK, CA

KTGY # 2012-0452

07.07.2014
07.07.2013 2nd SUBMITTAL
06.28.2014 1st SUBMITTAL

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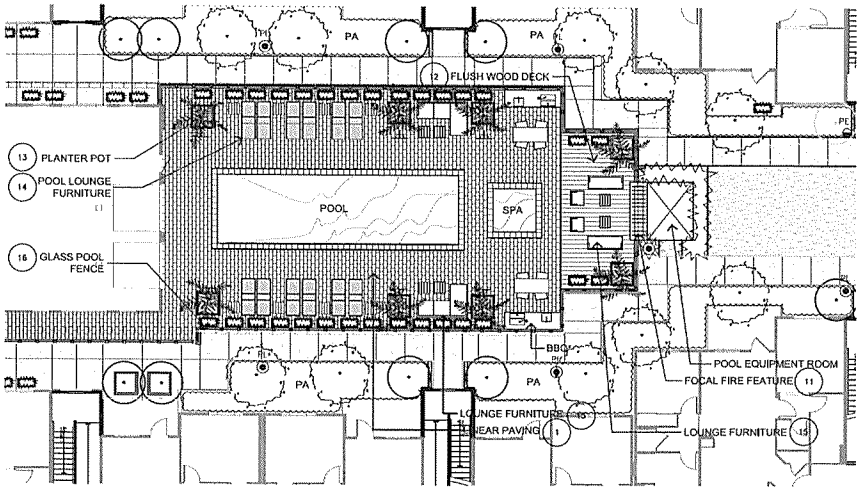
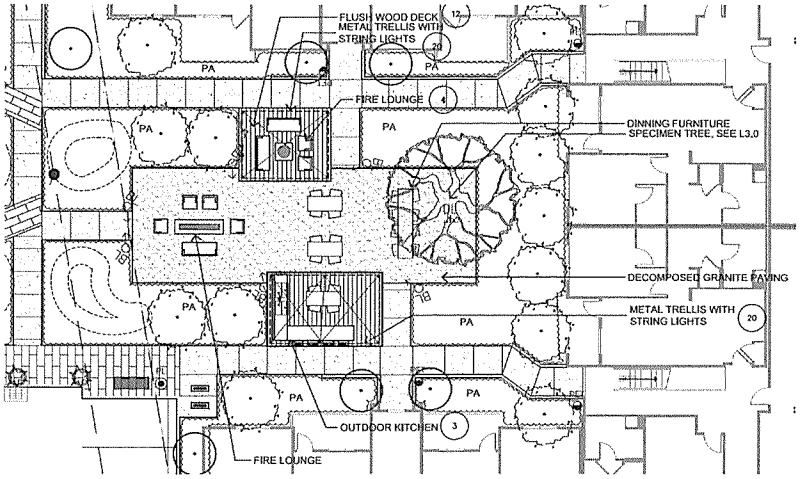
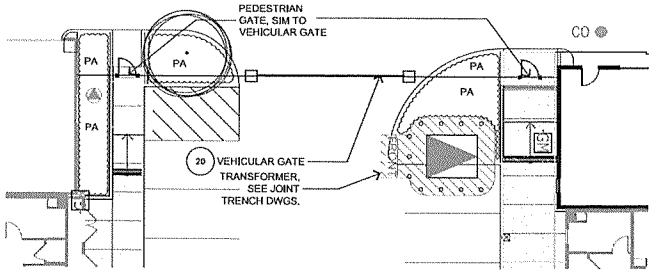
B70



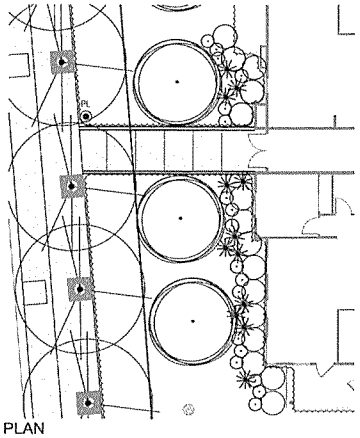
A RECREATION CENTER WITH POOL AND SPA AREA



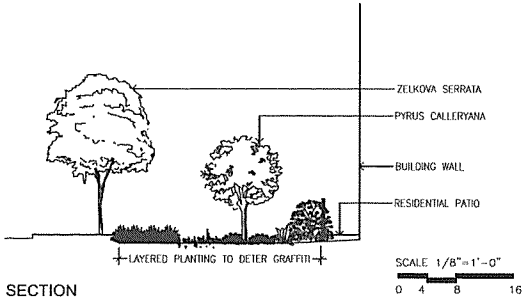
B ACTIVITY GARDEN



C RESIDENTIAL GATE



PLAN



SECTION

D ENLARGED PRELIMINARY PLANTING ALONG HAVEN (ANTI- GRAFFITI)

SCALE 1"=10'-0"
0 5' 10 20

LANDSCAPE NOTES:

1. FOR CALLOUTS (#) REFER TO L2.0 FOR CONCEPT IMAGERY AND DETAILS
2. SEE L1.0 FOR LANDSCAPE NOTES AND LEGEND

GREYSTAR HAVEN

LANDSCAPE PLAN L1.1

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

MENLO PARK, CA

KTGY # 2012-0452

07.07.2014
07.07.2013 2nd SUBMITTAL
06.20.2014 1st SUBMITTAL

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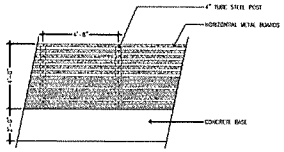
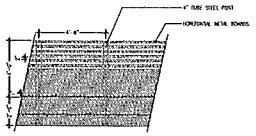
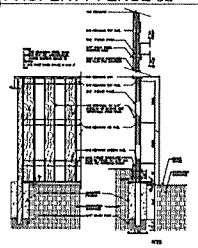


17 PROPERTY FENCE 01



18 PROPERTY FENCE 02



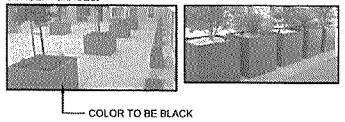
19 GOOD NEIGHBOR FENCE

CONCEPT IMAGE:

PRODUCT: SLIDING FENCE
COLOR: BLACK POWDERCOAT

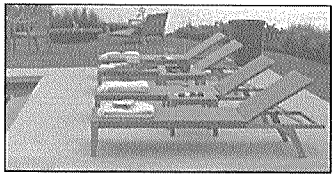
20 VEHICULAR GATE

CONCEPT IMAGES:



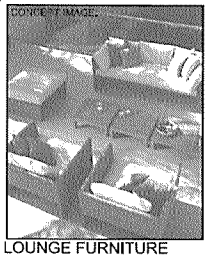
13 PLANTER POTS

CONCEPT IMAGE:



14 CHAISE LOUNGE AT POOL

CONCEPT IMAGE:

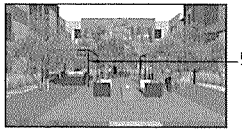


15 LOUNGE FURNITURE

CONCEPT IMAGE:

16 GLASS POOL FENCE

3D IMAGE BY KTGY:

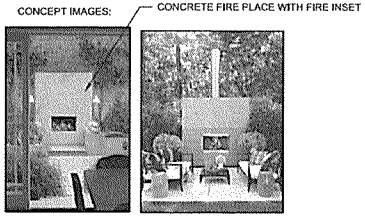


9 METAL TRELLIS WITH STRING LIGHTS

CONCEPT IMAGE:

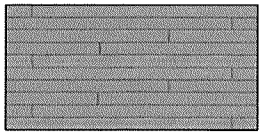
10 OPEN LAWN

CONCEPT IMAGES:



11 FOCAL FIRE FEATURE

CONCEPT IMAGE:

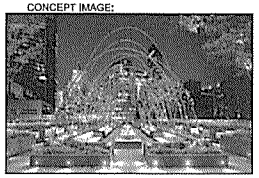


12 FLUSH WOOD DECK

CONCEPT IMAGE:

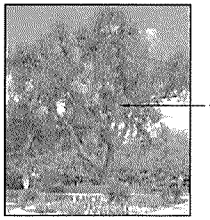
5 LANDSCAPE MOUNDING AT MEADOW GARDEN

CONCEPT IMAGE:



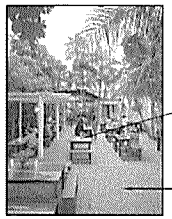
6 METAL VINE ARCHES

CONCEPT IMAGE:



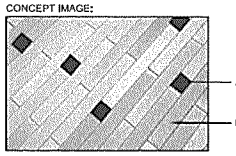
7 SIGNATURE TREE

CONCEPT IMAGE:



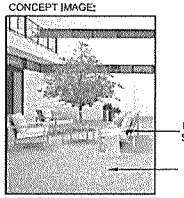
8 DINNING FURNITURE AT ACTIVITY GARDEN

CONCEPT IMAGE:



1 LINEAR PAVERS WITH ACCENT SQUARES

CONCEPT IMAGE:

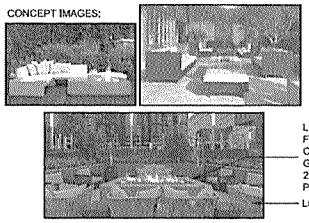


2 RESPITE AREA WITH SEATING

CONCEPT IMAGE:

3 OUTDOOR KITCHEN AT ACTIVITY GARDEN

CONCEPT IMAGES:



4 FIRE LOUNGES AT ACTIVITY GARDEN

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GREYSTAR HAVEN

SITE IMAGERY AND DETAILS

L2.0

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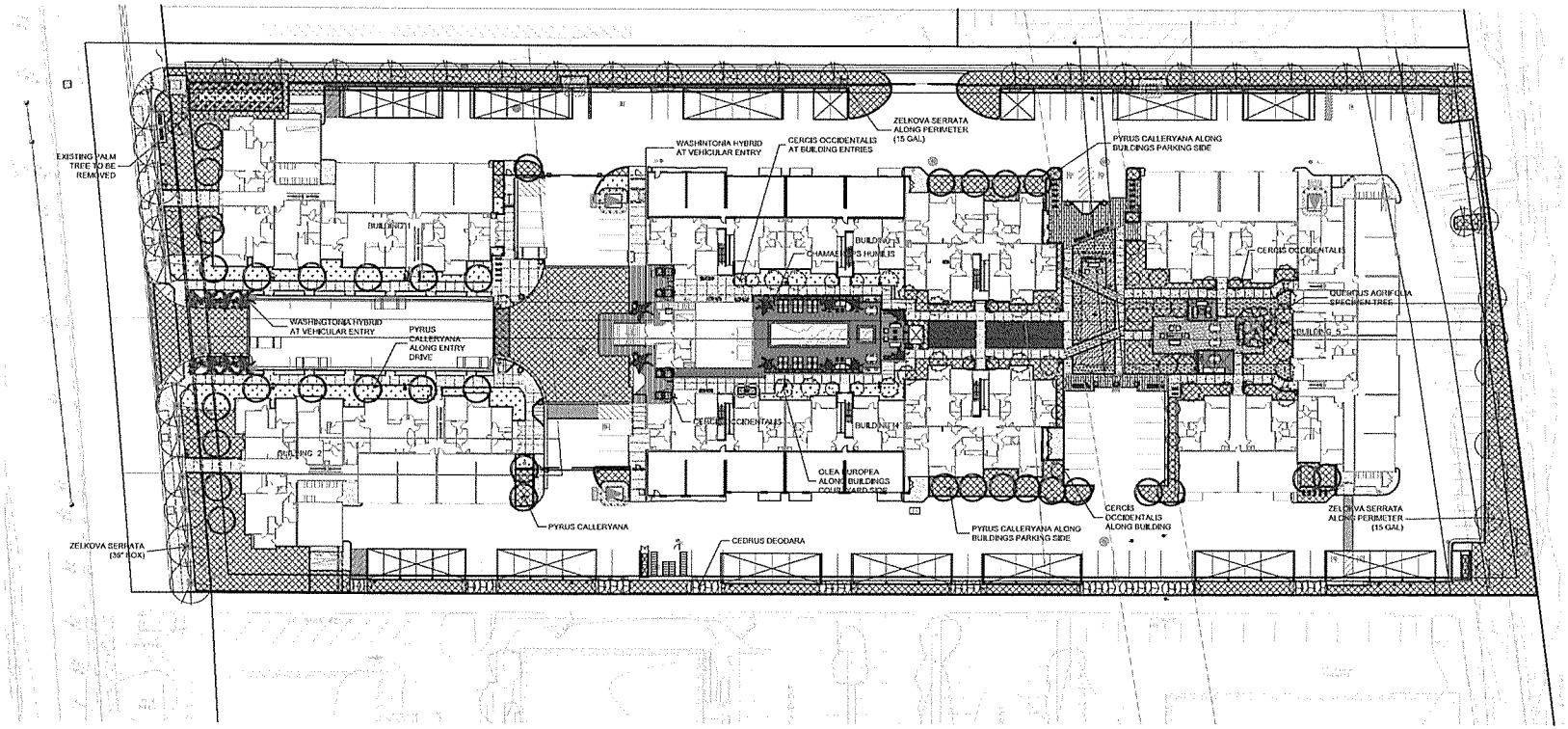

SCALE 1"=30'-0"
0 15 30 60

GREYSTAR HAVEN

PLANT AND WATER PLAN L3.0

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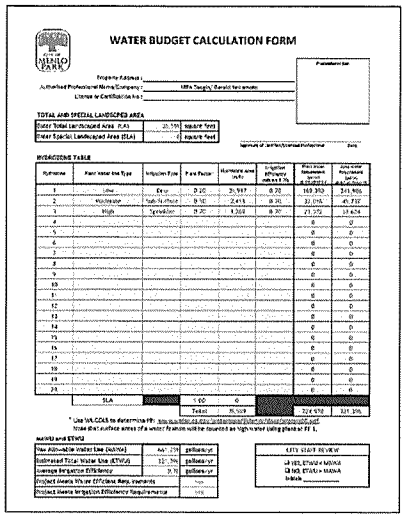
PLANT LEGEND

PLANTING AREA	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WCOLS	NOTES
POOL AND SPA AREA/ VEHICULAR ENTRY							
		LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDAR	5 GAL	3' O.C.	L	1 GAL = 60% 5 GAL = 40%
		FESTUCA IDHOENSIS' SISKIYOU BLUE'	FESCUE	1 GAL	2' O.C.	L	
		LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	5 GAL	5' O.C.	L	
		AGAVE ANGUSTIFOLIA	AGAVE	5 GAL	4' O.C.	L	
		PHORMIUM SPP	NEW ZEALAND FLAX	5 GAL	3' O.C.	L	
		LIRIOPE MUSCARI 'MAJESTIC'	LILY TURF	1 GAL	2' O.C.	M	1 GAL = 60% 5 GAL = 40%
		POLYSTICUM MUNITIUM	WESTERN SWORD FERN	5 GAL	5' O.C.	M	
		STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	4' O.C.	M	
		CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2' O.C.	M	
GARDEN							
		ANEMONE X HYBRIDS	ANEMINOE	1 GAL	1' O.C.	L	1 GAL = 60% 5 GAL = 40%
		ILEX CRENATA 'BENNETT'S COMPACTA'	BENNETT'S COMPACT HOLLY	5 GAL	4' O.C.	L	
		RHAPHIOLEPIS X DELACOURII	INDIAN HAWTHORN	5 GAL	3' O.C.	L	
		MAHONIA REPENS	CREEPING MAHONIA	5 GAL	2.5' O.C.	L	
		MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	3' O.C.	L	
		ROSA SPP	ROSE	5 GAL	3' O.C.	L	
		ASTILBE CHINENSIS 'MAGGIE DALEY'	ASTILBE	1 GAL	1' O.C.	M	1 GAL = 60% 5 GAL = 40%
		BUXUS MICROPHYLLA VAR. KOREANA 'ESELES'	BOXWOOD	1 GAL	2' O.C.	M	
		CHAMAECYPARIS PISIFERA 'BABY BLUE'	CYPRESS	5 GAL	2.5.' O.C.	M	
		GERANIUM SANGUINEUM 'STRIATUM'	GERANIUM	1 GAL	1' O.C.	M	
		HEMEROCALLIS SPP	DAYLILY	1 GAL	1' O.C.	M	
		LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL	1' O.C.	M	
		EUONYMUS FORTUNEI	WINTERCREEPER	5 GAL	2.5' O.C.	M	
MEADOW GARDEN							
		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	5 GAL	2' O.C.	L	1 GAL = 60% 5 GAL = 40%
		DESCHAMPSIA CAESPITOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	1 GAL	1' O.C.	L	
		GREVILLEA X 'NOELL'	NOELL GREVILLEA	5 GAL	4' O.C.	L	
		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	3' O.C.	L	
		MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3' O.C.	L	
		PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	3' O.C.	L	
		VERBENA SPP	VERBENA	1 GAL	2' O.C.	L	
		FESTUCA CALIFORNCIA	CALIFORNIA FESCUE	1 GAL	1' O.C.	L	
		FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL	1' O.C.	L	
		NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	2' O.C.	L	
		PHORMIUM SPP	NEW ZEALAND FLAX	5 GAL	3' O.C.	L	
		ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	4' O.C.	L	
		SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	5 GAL	3' O.C.	L	
		CAREX MORROWII 'AUREA-VARIEGATA'	VARIEGATED JAPANESE SEDGE	1 GAL	1' O.C.	M	1 GAL = 60% 5 GAL = 40%
		CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3' O.C.	M	
		COLEONEMA PULCHRUM 'SUNSET GOLD'	SUNSET GOLD BREATH OF HEAVEN	5 GAL	5' O.C.	M	
		RUDBECKIA TRILOBA	BLACK EYED SUSAN	1 GAL	1' O.C.	M	
		SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA SAGE	5 GAL	3' O.C.	M	
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2' O.C.	M	
BIO-RENTENTION							
		FATSIA JAPONICA	JAPANESE ARALIA	5 GAL	4' O.C.	M	1 GAL=40% 5 GAL=60%
		IRIS SIBIRICA	SIBERIAN IRIS	1 GAL	2' O.C.	M	
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2' O.C.	M	
		RUDBECKIA TRILOBA	BLACK EYED SUSAN	1 GAL	1' O.C.	M	
		CORNUS STOLONIFERA	RED TWIG DOGWOOD	5 GAL	3' O.C.	H	5 GAL = 100%
		MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	5 GAL	3' O.C.	H	
LAWN							
		SOD, SEE SPECIFICATIONS		1069 SF		H	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WCOLS	NOTES	QTY
TREES							
	CEDRUS DEODARA	DEODAR CEDAR	15 GAL	AS SHOWN	VL		29
	QUERCUS AGRFOLIA	COAST LIVE OAK	48" BOX	AS SHOWN	VL	SPECIMEN	1
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	15 GAL	AS SHOWN	VL	20' WIDE, FRUITLESS	27
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	AS SHOWN	L	IN POTS	6
	WASHINGTONIA HYBRID	FAN PLAM	24 " BOX	AS SHOWN	L	20 - 30' TALL	8
	CERCIS OCCIDENTALIS	EASTERN REDBUD	15 GAL	AS SHOWN	VL	MULTI-TRUNK	31
	ZELKOVA SERRATA	ZELKOVA	36" BOX / 15 GAL	AS SHOWN	M	STANDARD	46
	PYRUS CALLERYANA	CALLERY PEAR	15 GAL	AS SHOWN	L	STANDARD	35



WATER BUDGET CALCULATION FORM

Property Address:
Authorized Professional Name/Company:
License or Certification No.:

TOTAL AND SPECIAL LANDSCAPED AREA

Outer Total Landscaped Area (TLA)	25,198	square feet
Outer Special Landscaped Area (SLA)	0	square feet

Signature of Certified/Licensed Professional Date

HYDROZONE TABLE

Hydrozone	Plant Water Use Type	Irrigation Type	Plant Factor	Hydrozone area (sq ft)	% hydrozone area to total LA	Estimated Total Water Use (ETWU) gallons per year	Maximum Allowable Water Allowance (MAWA) gallons per year
1	Low	Drip	0.20	20,987	0.20	169,392	314,966
2	Moderate	Sub-surface	0.50	2,415	0.20	32,016	45,737
3	High	Sprinkler	0.70	1,796	0.20	23,272	33,624
4						0	0
5						0	0
6						0	0
7						0	0
8						0	0
9						0	0
10						0	0
11						0	0
12						0	0
13						0	0
14						0	0
15						0	0
16						0	0
17						0	0
18						0	0
19						0	0
20						0	0
	SLA		1.00	0			
			Total	25,198		224,679	394,328

* Use WUCOLS to determine PF: www.ucanr.edu/sites/mgnursery/files/78672.pdf
Note that surface areas of a water feature will be counted as high water using plants of PF 1.

MAWA and ETWU

Max Allowable Water Use (MAWA)	447,279	gallons/yr
Estimated Total Water Use (ETWU)	224,679	gallons/yr
Average Irrigation Efficiency	0.70	gallons/yr
Project Meets 70% or EC Class, Reg. comments		Yes
Project Meets Irrigation Efficiency Requirements		yes

ETWU < MAWA REVIEW

If YES, ETWU < MAWA
If NO, ETWU > MAWA
Initials _____

PROPERTY LINE TREE REQUIREMENTS

FRONTAGE	LENGTH	REQUIRED	PROVIDED	EXCESS
HAVEN AVE	240'-0"	12	12	0
WEST ACCESS ROAD	728'-0"	18	21	3
NORTH ACCESS ROAD	287'-0"	7	13	6
ADJACENT PROPERTY (EAST)	740'-0"	19	29	10

WATER NOTES:

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS. FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TURF,TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   - 6.1. LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
   - 6.2. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS. RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
   - 6.3. STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
   - 6.4. FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
   - 9.1. SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
   - 9.2. CONTROLLERS WITH MULTIPLE PROGRAMS.
   - 9.3. WATERING SCHEDULES EMPLOYING SHORT CYCLES.
   - 9.4. RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
   - 9.5. DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
   - 9.6. USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

GREYSTAR HAVEN

PLANT AND WATER PLAN L3.1

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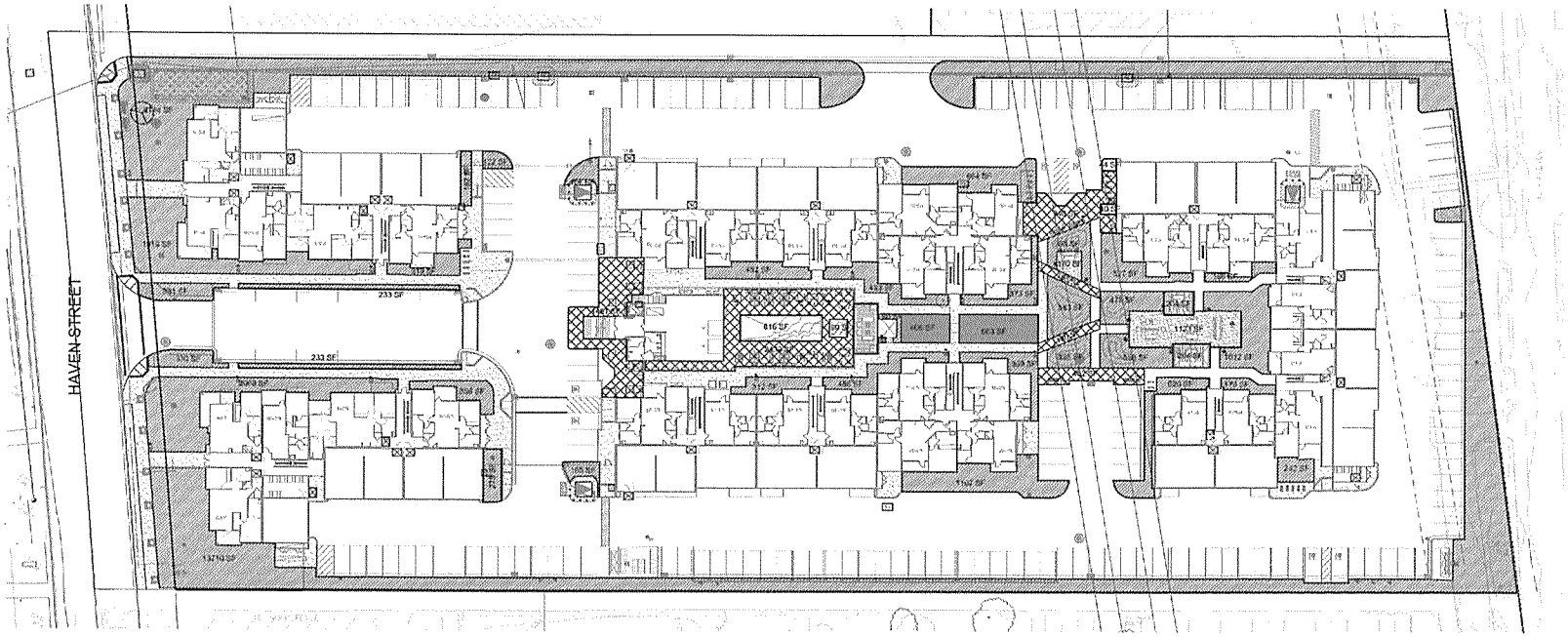

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SITE ANALYSIS				
SYMBOL	DESCRIPTION	QUANITY	UNITS	PERCENTAGE OF LANDSCAPE
	PLANTING AREA	39295	SF	58%
	LAWN	1069	SF	2%
	DG	1293	SF	2%
	WOOD DECK	818	SF	1%
	PAVERS	5627	SF	9%
	CONCRETE	18144	SF	27%
	POOL	700	SF	1%
	TOTAL	66952	SF	

Site Plan Square Footage		
Landscape - Planting Area		
Area	Quanity	Units
1	13710	sf
2	2069	sf
3	330	sf
4	223	sf
5	356	sf
6	273	sf
7	165	sf
8	312	sf
9	488	sf
10	80	sf
11	493	sf
12	437	sf
13	319	sf
14	233	sf
15	381	sf
16	1919	sf
17	9144	sf
18	162	sf
19	122	sf
20	167	sf
21	864	sf
22	393	sf
23	583	sf
24	338	sf
25	399	sf
26	373	sf
27	527	sf
28	478	sf
29	556	sf
30	620	sf
31	170	sf
32	1012	sf
33	166	sf
34	242	sf
35	40	sf
36	44	sf
37	1107	sf
Total	39295	sf

Landscape - Lawn		
Area	Quanity	Units
1	406	sf
2	663	sf
Total	1069	sf
Landscape - Decomposed Granite		
Area		
1	170	sf
2	1123	sf
Total	1293	sf
Landscape - Wood Deck		
Area		
1	264	sf
2	204	sf
3	350	sf
Total	818	sf

Landscape - Pavers		
Area	Quanity	Units
1	2439	sf
2	1451	sf
3	452	sf
4	180	sf
5	165	sf
6	940	sf
Total	5627	sf

SCALE: 1"=30'-0"

GREYSTAR HAVEN

PLAN DIAGRAM L4.0

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GREYSTAR HAVEN

3665 HAVEN AVENUE

ZONING COMPLIANCE REVIEW

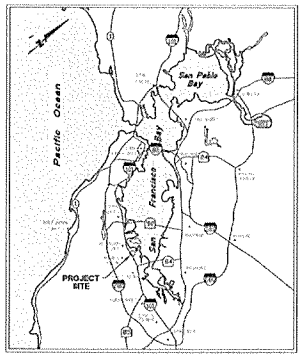
CITY OF MENLO PARK, SAN MATEO COUNTY, CALIFORNIA

ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
AVE	AVENUE
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CU.FT	CUBIC FEET
DWY	DRIVEWAY
E, ELEC	ELECTRIC
EX, EXIST	EXISTING
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE ELEVATION
GR	GRATE ELEVATION
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FOOT
MIN	MINIMUM
MH	MANHOLE
PCL	PARCEL
PKG	PACKAGE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR, PROP	PROPOSED
PUE	PROPOSED UTILITY EASEMENT
R	RADIUS
RIM	RIM ELEVATION
RW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TC	TOP OF CURB
T, TEL, TELE	TELEPHONE
TP	TOP OF PAVEMENT ELEVATION
TYP	TYPICAL

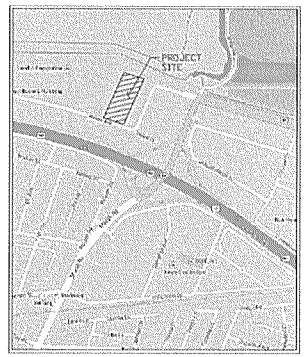
HATCH LEGEND

- BUILDING ROOF
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- POROUS PAVEMENT
- TREATMENT PLANTER
- LANDSCAPE AREA



LOCATION MAP

N.T.S.



VICINITY MAP

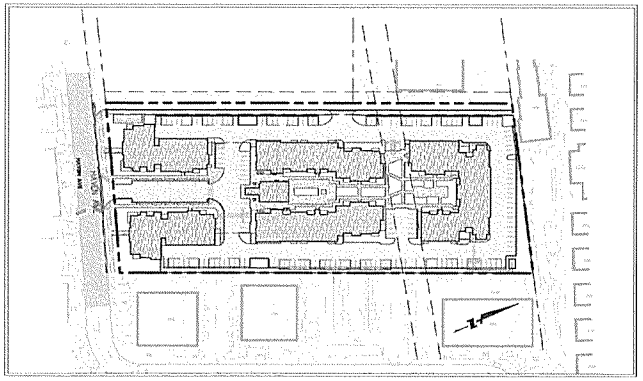
N.T.S.

PROJECT SUMMARY

OWNER/DEVELOPER:	GREYSTAR 221 MAIN STREET, SUITE 1260 SAN FRANCISCO, CA 94105 CONTACT: RANDY ACKERMAN PHONE: (415) 489-3905
CIVIL ENGINEER / SURVEYOR:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 CONTACT: EASTON McALLISTER PHONE: (650) 482-6300
ARCHITECT:	KTGY GROUP, INC. 580 SECOND STREET, SUITE 200 OAKLAND, CA 94607 CONTACT: ERI KAWAI PHONE: (510) 272-2910
LANDSCAPE ARCHITECT:	MPA DESIGN 414 MASON STREET, SUITE 700 SAN FRANCISCO, CA 94102 CONTACT: GERALD KAWAMOTO PHONE: (415) 434-4664
APN:	55-170-060 55-170-070 55-170-080 55-170-210 55-170-220
LOT AREA:	225,999 SF (APPROX 5.19 ACRES)
EXISTING ZONING:	R-4 HIGH DENSITY RESIDENTIAL
EXISTING LAND USE:	VACANT
PROPOSED ZONING:	R-4 HIGH DENSITY RESIDENTIAL
PROPOSED LAND USE:	HIGH DENSITY RESIDENTIAL
UTILITIES:	
WATER SUPPLY:	CITY OF MENLO PARK
FIRE PROTECTION:	MENLO PARK FIRE PROTECTION DISTRICT
SEWAGE DISPOSAL:	WEST BAY SANITATION DISTRICT
STORM DRAIN:	CITY OF MENLO PARK
GAS + ELECTRIC :	PG&E
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

LEGEND

	PROPOSED	EXISTING
BOUNDARY		
STORM DRAIN LINE	SD	
SANITARY SEWER LINE	6" SS	
WATER LINE	8" W	
MANHOLE		
FIRE HYDRANT		
CURB INLET		
SPOT ELEVATION	101.0	
TRANSFORMER		
ELECTRICAL		
OVERHEAD WIRES		
GAS		
ELECTROLIER		
TRAFFIC SIGNAL		
WATER METER		
BACK FLOW PREVENTOR		
DOUBLE CHECK DETECTOR ASSEMBLY		
POST INDICATOR VALVE	PIV	
AREA DRAIN		
FIRE DEPARTMENT CONNECTION		
STORMWATER OVERLAND RELEASE FLOW		
STORMWATER OVERLAND RELEASE FLOW OFFSITE		



SITE PLAN

SCALE: 1"=100'

CIVIL SHEET INDEX:

NUMBER	NAME	DESCRIPTION
1	C1.1	TITLE SHEET & INDEX
2	C2.1	TYPICAL SECTIONS
3	C2.2	TYPICAL SECTIONS
4	C3.1	EXISTING CONDITIONS
5	C4.1	LOT MERGER
6	C5.1	SITE LAYOUT & AREA PLAN
7	C6.1	GRADING AND DRAINAGE PLAN
8	C7.1	UTILITY PLAN
9	C8.1	FIRE SERVICE PLAN
10	C9.1	WATER QUALITY TREATMENT PLAN
11	C9.2	BEST MANAGEMENT PRACTICES
12	C10.1	ADA ACCESSIBILITY PLAN

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE

EASTON C. MCALLISTER
P.E. #61148
BKF ENGINEERS

DATE

REGISTERED PROFESSIONAL ENGINEER EASTON C. MCALLISTER No. 61148 EXP. 12/31/14 CIVIL STATE OF CALIFORNIA

BKF ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

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ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
TITLE SHEET
SAN MATEO COUNTY
MENLO PARK CALIFORNIA

Revisions | No.

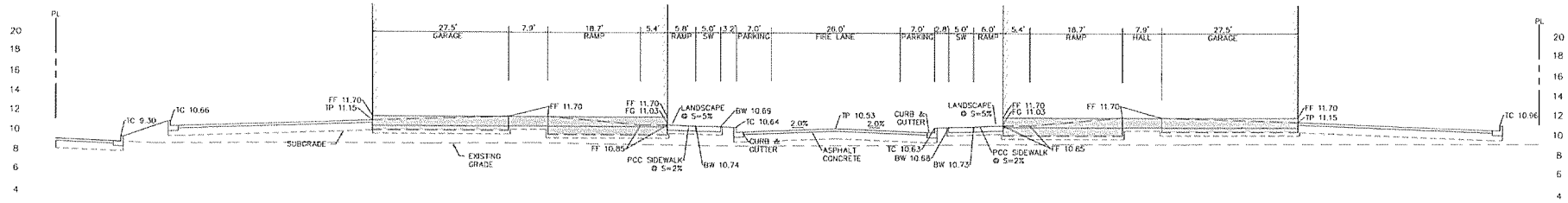
Date 07/08/2014
Scale N.T.S.
Design VM
Drawn JH
Approved EM
Job # 20130075-10

Drawing Number: C1.1

1 of 12

B76

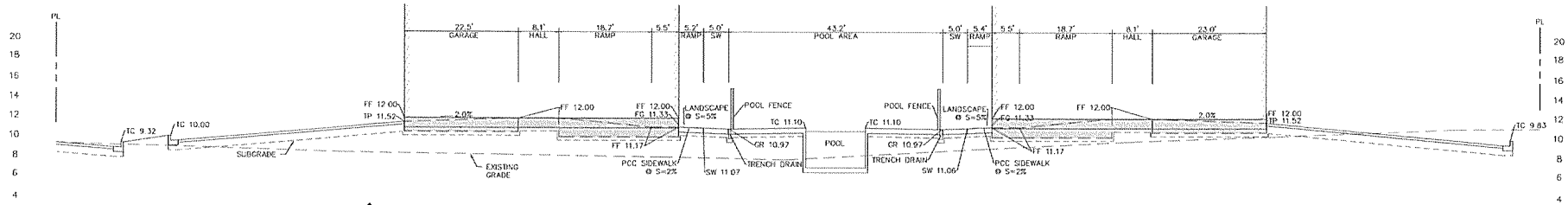
DRAWING NAME: K:\SDP13\13\20075\DWG\C-4\PLOTTED SHEETS\DTGHCRTS.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hu Li



A

BUILDING 1 & 2 SECTION

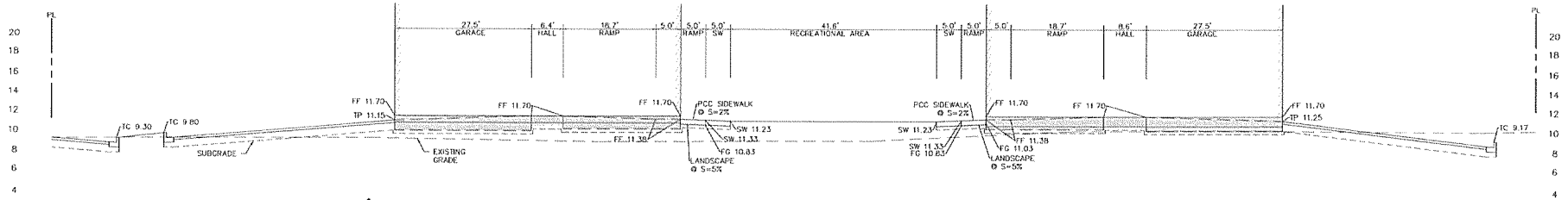
SCALE: 1"=10'



B

BUILDING 3 & 4 SECTION

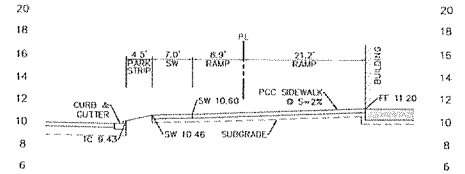
SCALE: 1"=10'



C

BUILDING 5 SECTION

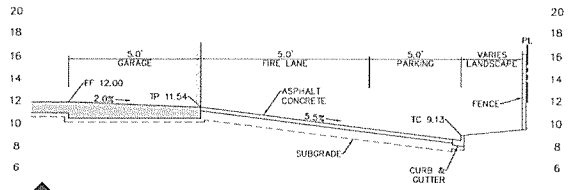
SCALE: 1"=10'



D

BUILDING 1 SECTION

SCALE: 1"=10'

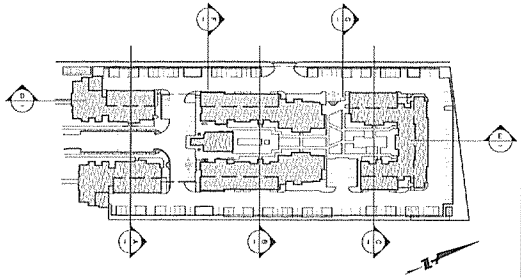


E

BUILDING 5 SECTION

SCALE: 1"=10'

KEY MAP



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ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
TYPICAL SECTIONS

SAN MATEO COUNTY, CALIFORNIA

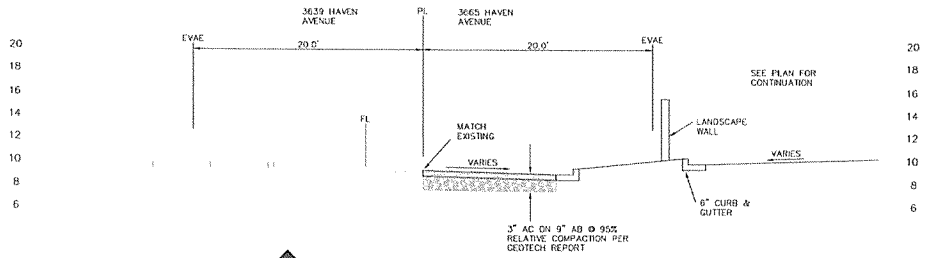
MENLO PARK

Revisions	No.

Date	07/05/2014
Scale	1"=10'
Design	VM
Drawn	JA
Approved	EM
Job #	20120075-10

Drawing Number:
C2.1

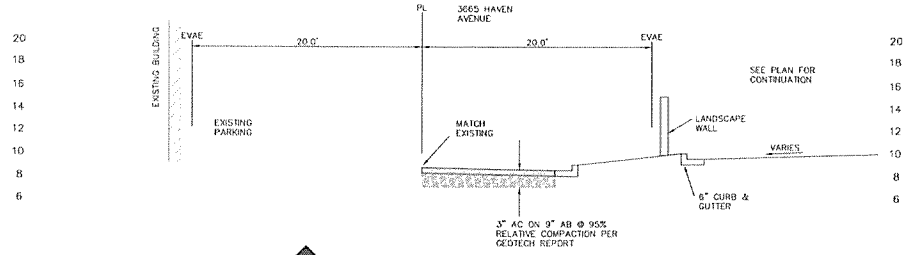
DRAWING NAME: K:\Eng13\120075\DWG\C_RV\PLOTTED SHEETS\CZDHERKS.dwg
PLOT DATE: 07-05-14 PLOTTED BY: Hal



F

SHARED ACCESS DRIVE

SCALE: 1"=5'

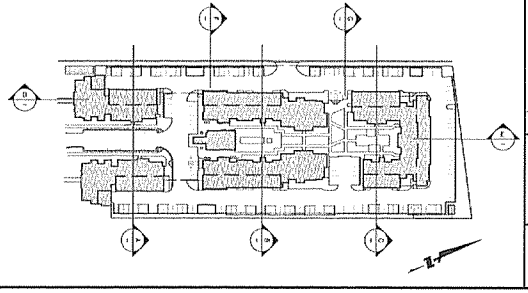


G

SHARED ACCESS DRIVE

SCALE: 1"=5'

KEY MAP



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ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
TYPICAL SECTIONS

SAN MATEO COUNTY, CALIFORNIA

MENLO PARK

Date	07/08/2014
Scale	1"=10'
Design	VM
Drawn	JH
Approved	EM
Job #	20130075-10

Revisions

No.

Drawing Number:

C2.2

3 of 12

678

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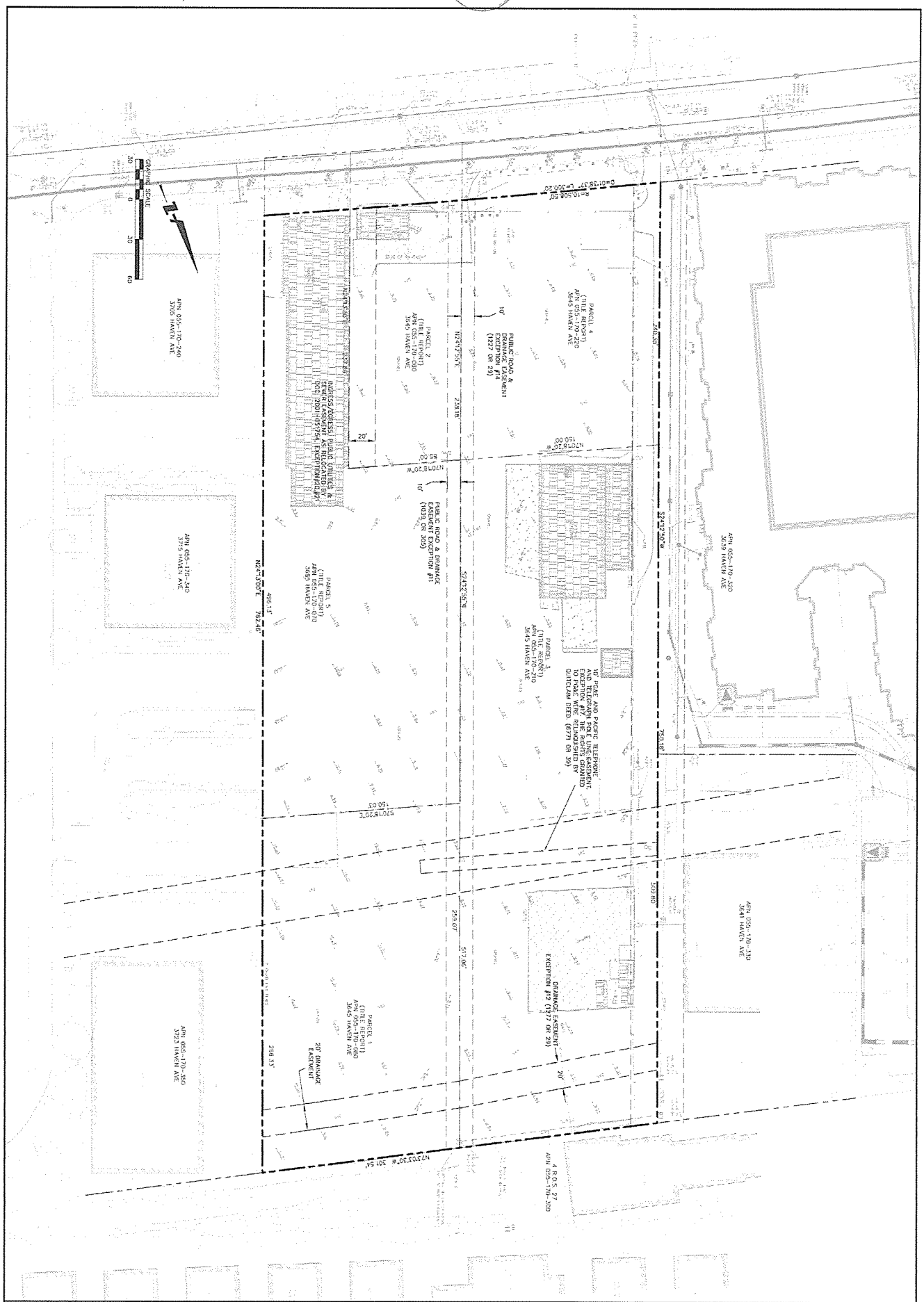

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C3.1	Date 07/08/2014	No.	Revisions	
4 of 12	Scale 1" = 30'			
	Design VNM			
	Drawn JH			
	Approved EM			
	Job # 20130075-10			

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
EXISTING CONDITIONS

MENLO PARK SAN MATEO COUNTY CALIFORNIA

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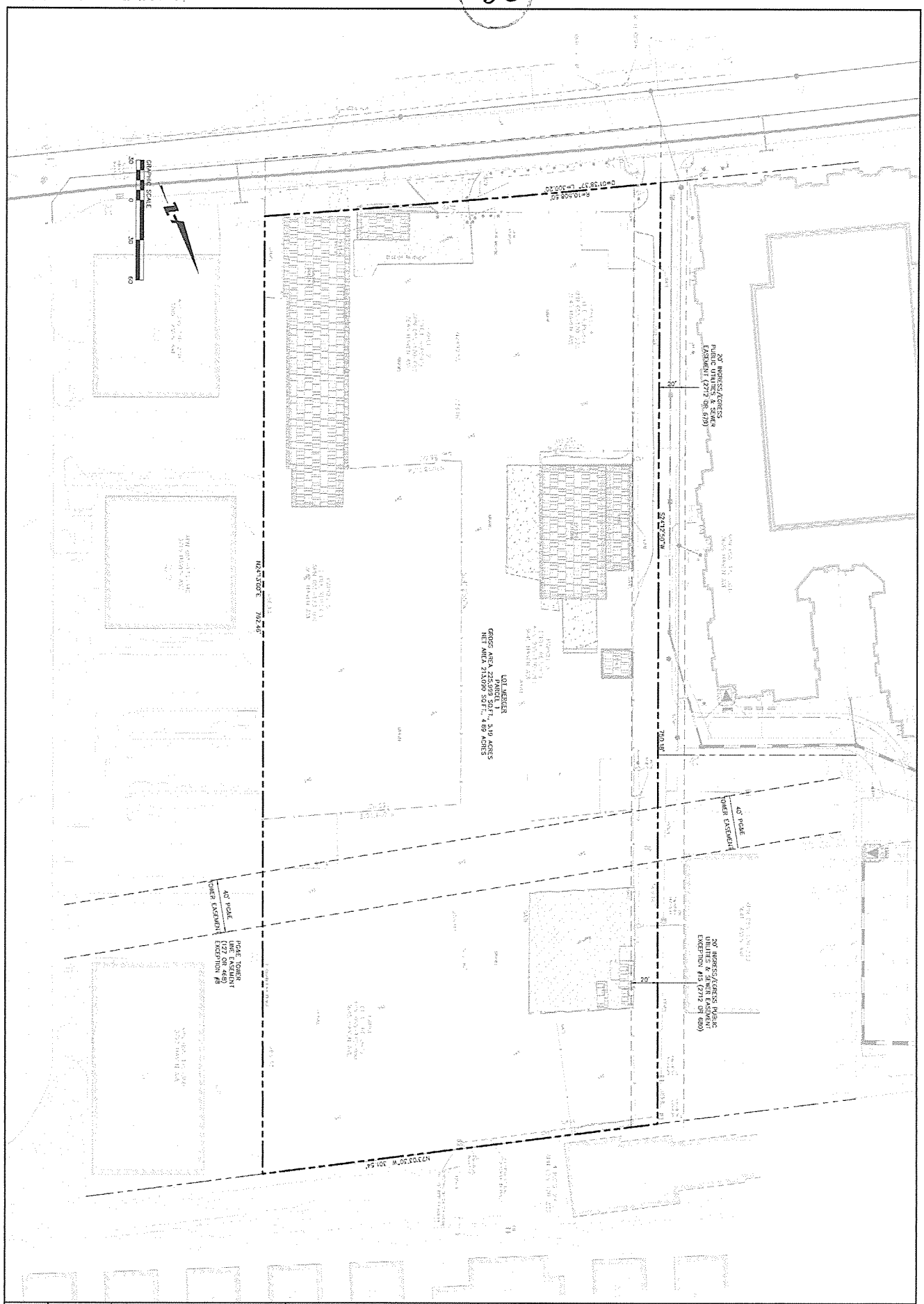
PLOT DATE: 07-07-14 PLOTTED BY: Hgij

088



Date 07/08/2014	No	Revisions
Scale 1" = 30'		
Design VNM		
Drawn JH		
Approved EM		
Job # 20130075-10		

Drawing Number: C4.1
5 of 12

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
LOT MERGER

MENLO PARK SAN MATEO COUNTY CALIFORNIA

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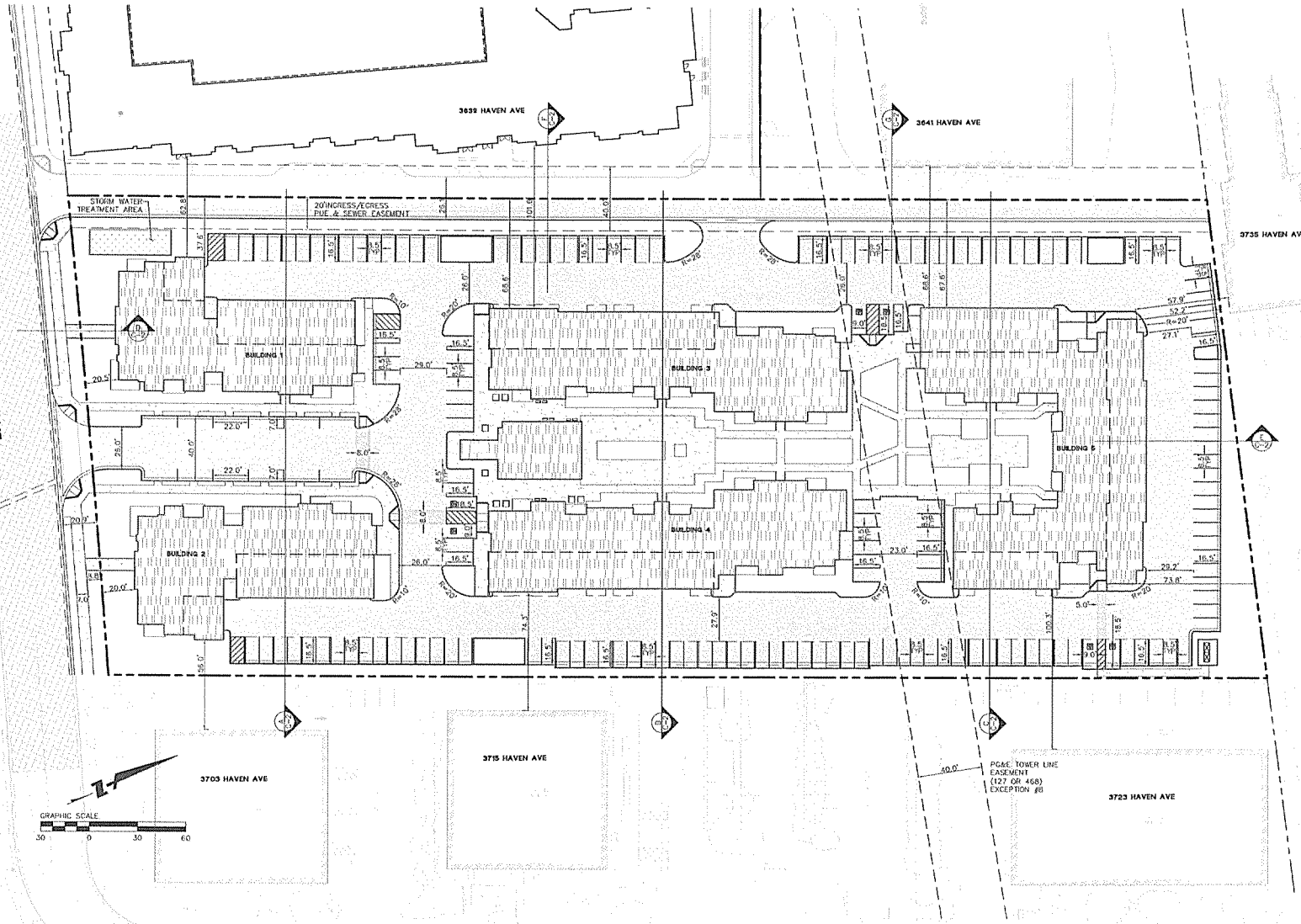

LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BUILDING FOOT PRINT
- SLURRY SEAL AC

PARKING NOTES:

1. PARALLEL PARKING STALL DIMENSIONS: 7'X20', TYP

REGISTERED PROFESSIONAL ENGINEER MATTHEW C. MCALLISTER No. 61148 Exp. 12/31/14 CIVIL STATE OF CALIFORNIA

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ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
SITE LAYOUT & AREA PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

Date	07/08/2014
Scale	1" = 30'
Design	KNM
Drawn	JH
Approved	
Job #	2013075-10

Revisions | No.

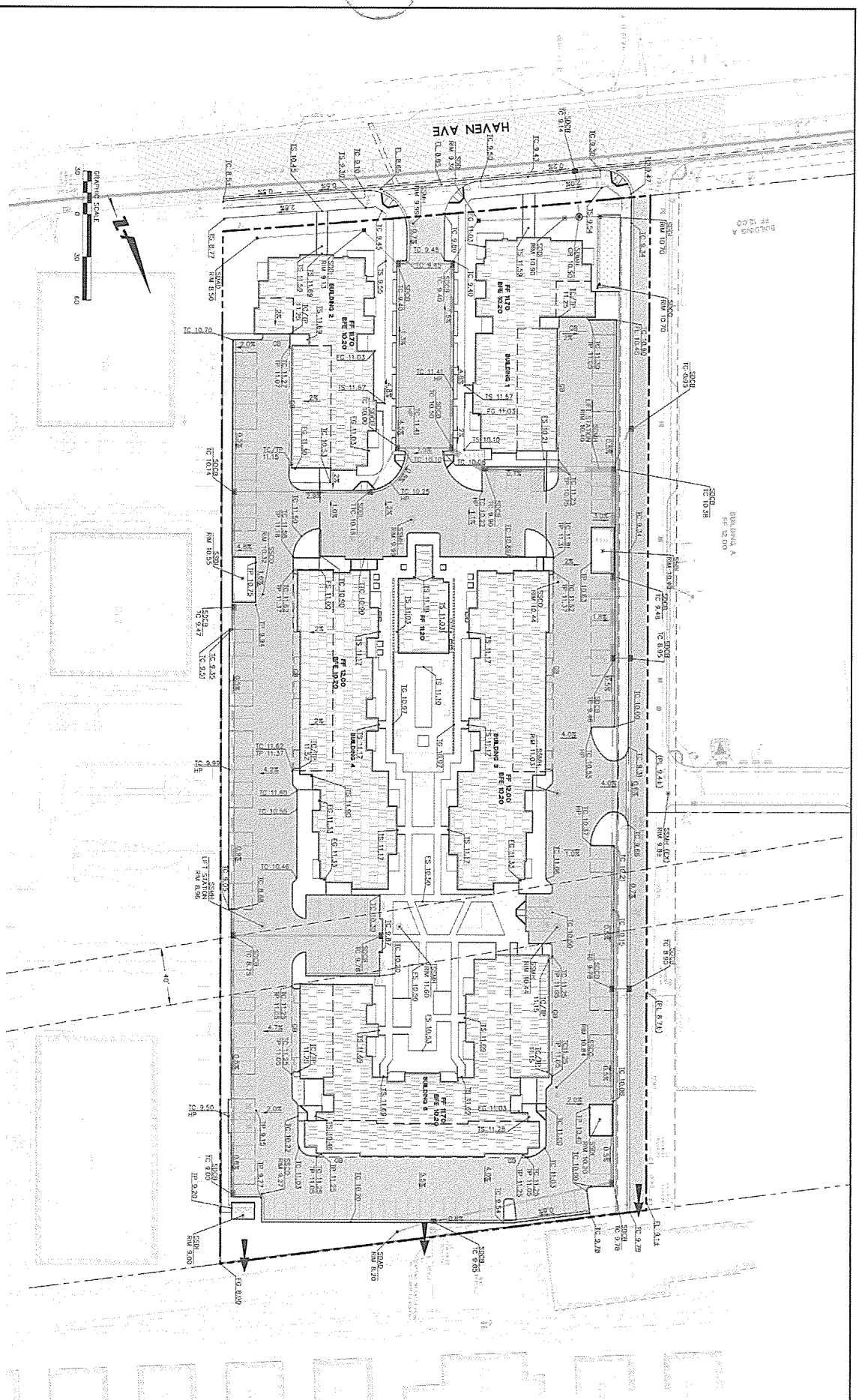
Drawing Number: C5.1

6 of 12

B81

DRAWING NAME: G:\SIGN\13075\DWG\0-WP\0-PLOTTED SHEETS\0SPCPM2.dwg
PLOT DATE: 07/08/14 PLOTTED BY: Kevin

882



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Scale	1" = 30'		
Design	VNM		
Drawn	JH		
Approved	EM		
Job #	20130075-10		

Drawing Number: C6.1

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ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
GRADING PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

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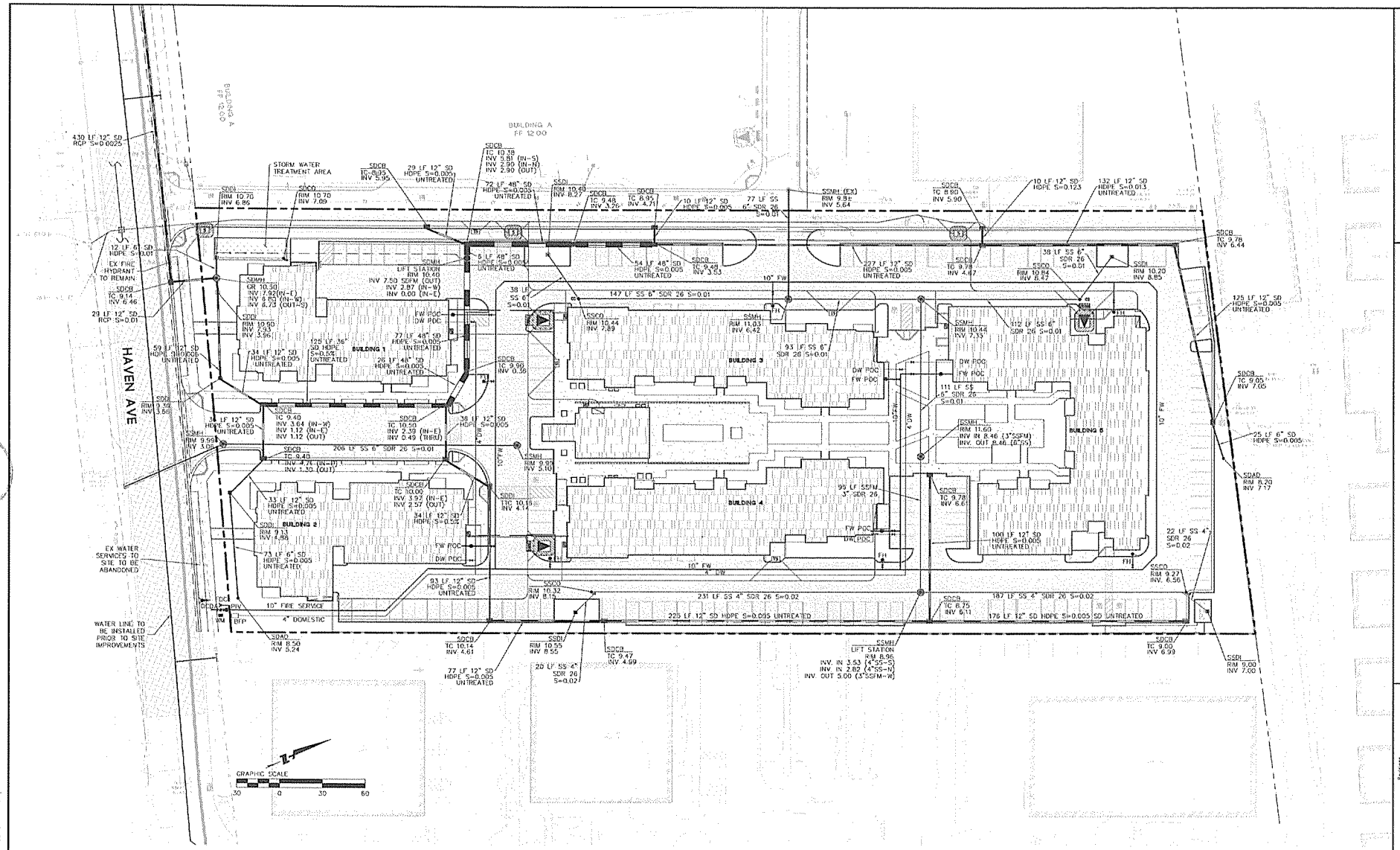

NOTES:

1. SEPARATE APPLICATION FOR MPMWD IS REQUIRED FOR ALL NEW WATER SERVICE CONNECTIONS.

B83

DRAWING NAME: K:\SF0131\13003\DWG\ PLOTTED SHEETS\07PCRUT.dwg
PLOT DATE: 07-09-14 PLOTTED BY: Hsu

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Civil Engineers/Planners/Surveyors
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ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
UTILITY PLAN

SAN MATEO COUNTY, CALIFORNIA

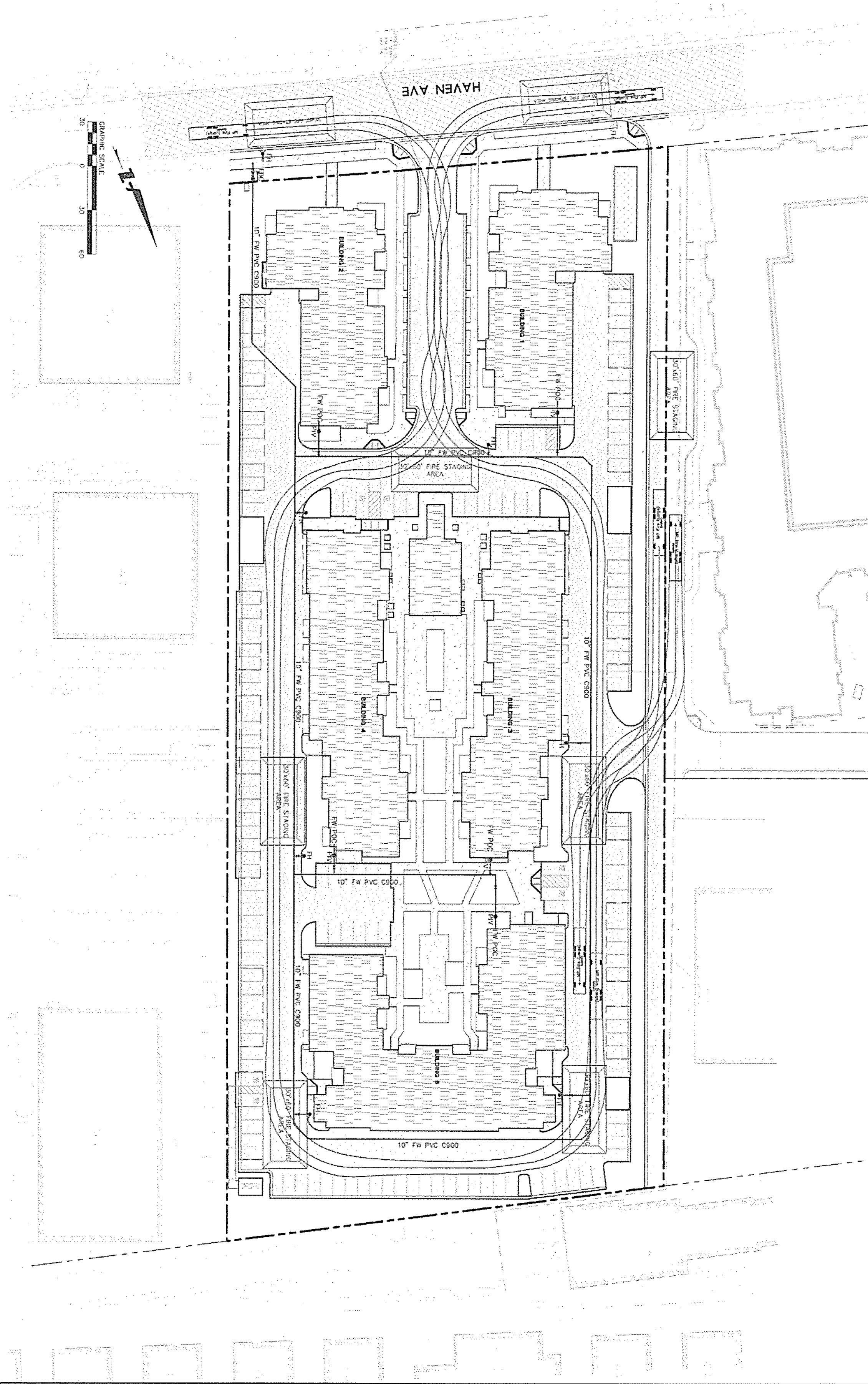
MENLO PARK

Revisions	No.

Date 07/09/2014
Scale 1" = 30'
Design VAM
Drawn JH
Approved EM
Job # 20130075-10

Drawing Number:
C7.1

B84



Date 07/08/2014	No	Revisions
Scale 1" = 30'		
Design WM		
Drawn JH		
Approved		
Job # 20130075-10		

Drawing Number: C8.1
9 of 12

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
FIRE SERVICE PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

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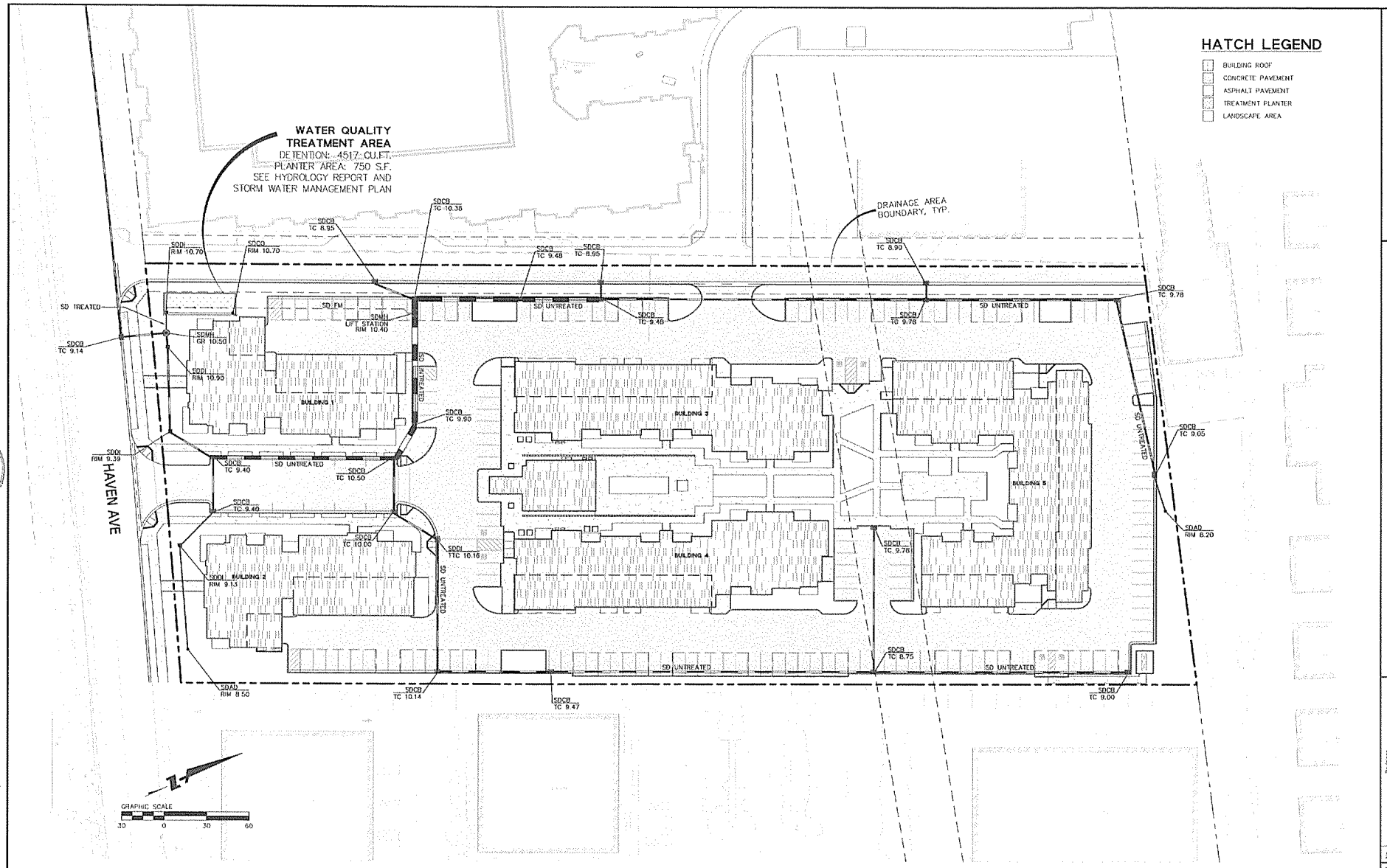

WATER QUALITY TREATMENT AREA			
SURFACE	AREA (SF)	COEFF.	C*A
BUILDING ROOFS	59,954	0.90	53,958
CONCRETE PAVEMENT	19,249	0.80	15,399
ASPHALT PAVEMENT	78,014	0.70	54,610
POROUS SOILS	69,791	0.10	6,979
TOTAL	225,999	0.58	130,939

TREATMENT BY BASMAA APPROVED FLOW-THROUGH PLANTER, SIZED USING COMBINATION FLOW AND VOLUME DESIGN BASIS. 750 SQFT OF PLANTER BOX AND 4517 CUFT OF DETENTION PROVIDED

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ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
WATER QUALITY TREATMENT PLAN

MENLO PARK — SAN MATEO COUNTY — CALIFORNIA

Revisions | No.

Date 07/08/2014
Scale 1" = 30'
Design VKM
Drawn JH
Approved
Job # 2013075-10

Drawing Number:
C9.1
10 of 12

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B85

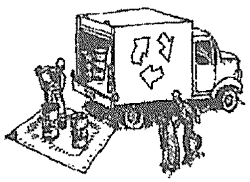
DRAWING NAME: K:\Eng13\13075\DWG\PLOTTED SHEETS\CDPDWG.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hu

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

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

Materials & Waste Management



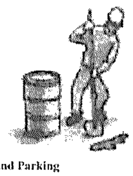
Non-Hazardous Materials
- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

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

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

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

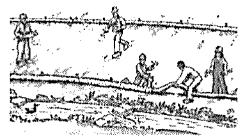
Equipment Management & Spill Control



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

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

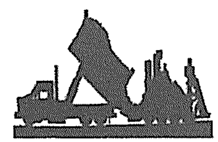
Earthwork & Contaminated Soils



Erosion Control
- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - ■ Unusual soil conditions, discoloration, or odor.
  - ■ Abandoned underground tanks.
  - ■ Abandoned wells
  - ■ Buried barrels, debris, or trash.

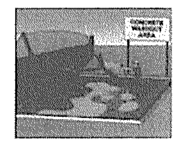
Paving/Asphalt Work



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

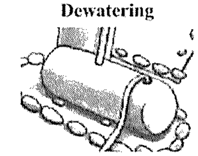
Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you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

Concrete, Grout & Mortar Application



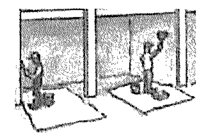
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

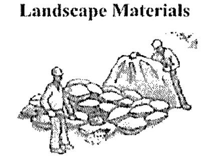
Painting & Paint Removal



Painting cleanup
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
COUNTYWIDE CONSTRUCTION BMP SHEET

MENLO PARK | SAN MATEO COUNTY | CALIFORNIA

BKF
ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

Date 07/08/2014
Scale N.T.S
Design VKM
Drawn JH
Approved
Job # 20130075-10

No. | Revisions

Drawing Number:
C9.2

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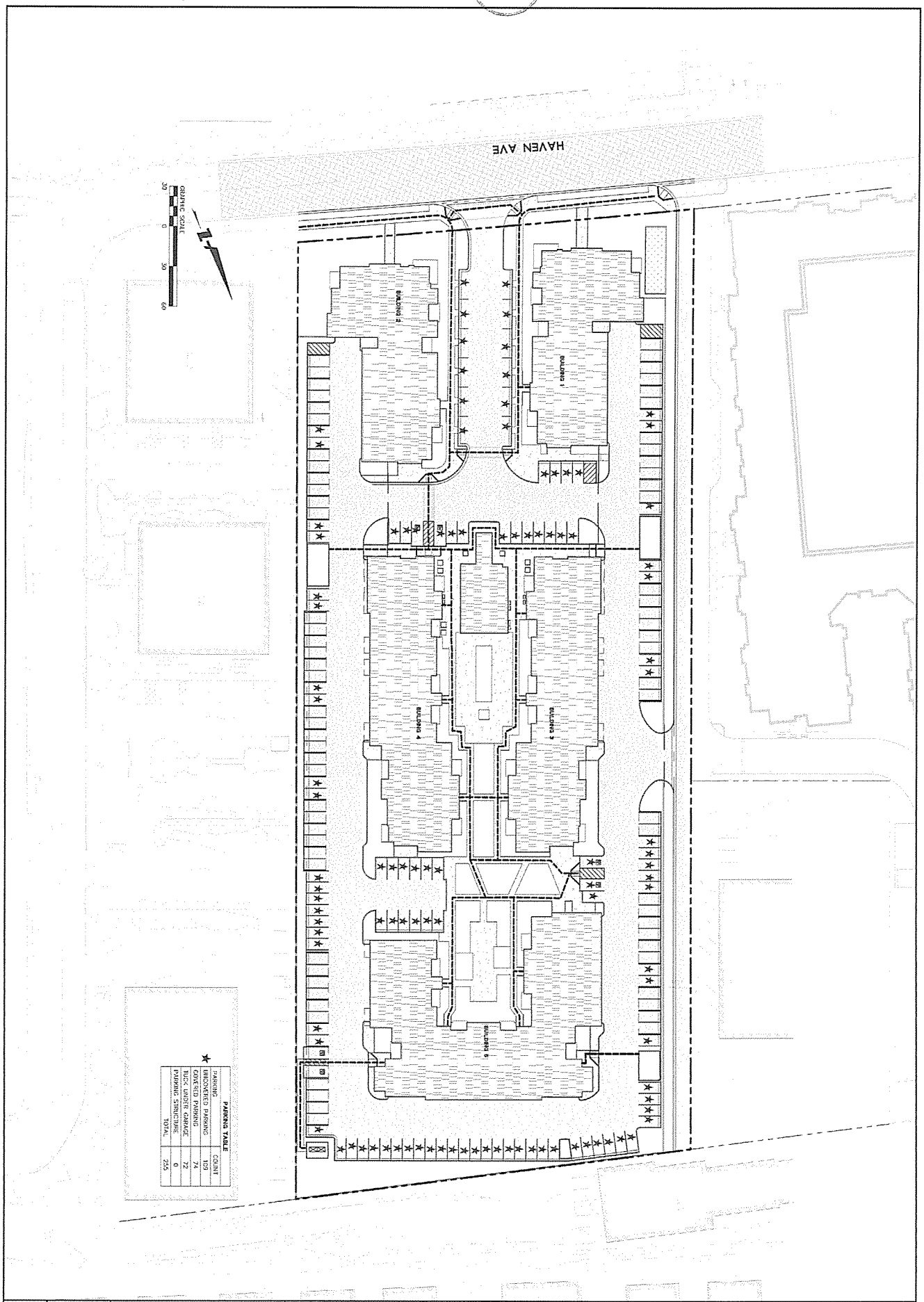
DRAWING NAME: K:\Eng13\130075\DWG\C R\PLOTTED SHEETS\C90-CHWQ.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hsi

B86

DRAWING NAME: K:\Eng13\130075\DWG\C R\PLOTTED SHEETS\10GHGRAD.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hal j

B87



Date 07/08/2014	No.	Revisions
Scale 1" = 30'		
Design VNM		
Drawn JH		
Approved		
Job # 20130075-10		

Drawing Number: C10.1
12 of 12

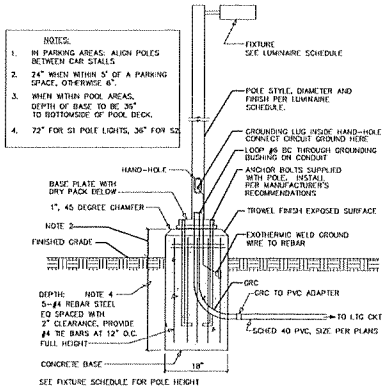
ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
PARKING COUNT AND ACCESSIBILITY PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

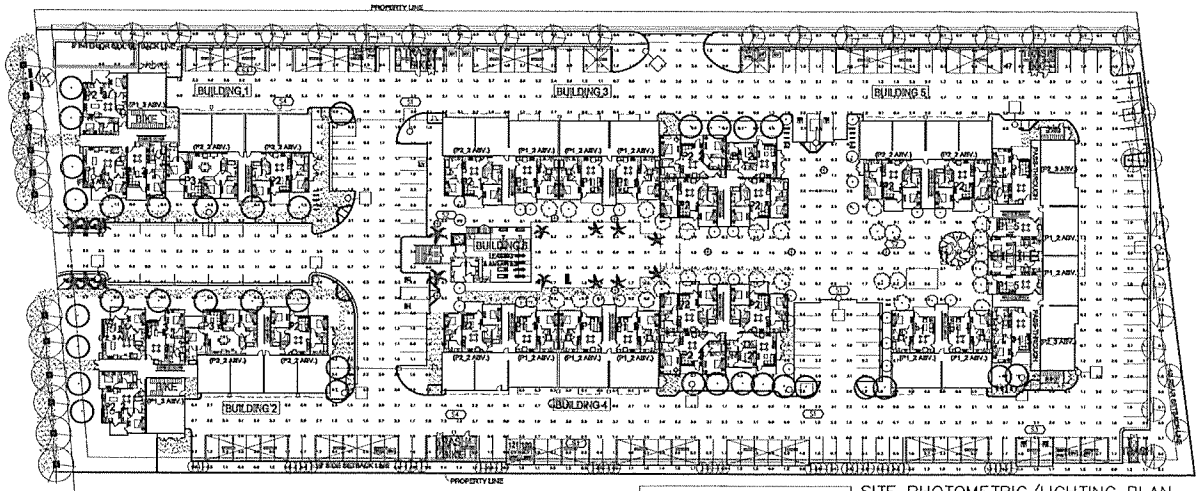
BKF ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

© BKF Engineers

NOTES:
1. IN PARKING AREAS, ALIGN POLES BETWEEN CAR STALLS.
2. 24" WHEN WITHIN 5' OF A PARKING SPACE, OTHERWISE 4".
3. WHEN WITHIN POOL AREAS, DEPTH OF BASE TO BE 36" TO BOTTOMSIDE OF POOL DECK.
4. 72" FOR S1 POLE LIGHTS, 36" FOR S2.



SITE LIGHTING BASE DETAIL 1/E1
SCALE: NONE



AVERAGE PHOTOMETRICS: 1.82 FOOT-CANDLES

SITE PHOTOMETRIC/LIGHTING PLAN
SCALE: 1" = 30'

General Photometric Schedule	
AVERAGE FOOTCANDLES	1.94
MAXIMUM FOOTCANDLES	11.1
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	1656.44
AVERAGE TO MINIMUM FC RATIO	269.14

NO.	DATE	DESCRIPTION
		REVISIONS

DRAWN:
DESIGNED:
CHECKED:
APPROVED:

EMERALD CITY ENGINEERS, INC
4608 216th Street SW, Suite 200
Mountlake Terrace, WA 98043
TEL: 425-741-1200

PROJECT:
3645 & 3665 HAVEN AVENUE MENLO PARK, CALIFORNIA

DATE:

SHEET TITLE:
SITE PHOTOMETRIC/ LIGHTING PLAN

SHEET NO.
E1

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LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	LAMP	MODEL	INPUT WATTS	VOLTS	NOTE 1
S1		20' POLE LIGHT, FULL CUTOFF	ELECTRONIC	CONCRETE BASE WITH STEEL POLE	(1) 131W LED	KIM WP9-S-4-P-70-60L-3K-[VOLTS]-[FINISH] WITH 20' STEEL POLE	131	120V 1P 2W	SITE LIGHTING
S2		12' PEDESTRIAN SCALE POLE LIGHT, FULL CUTOFF, TYPE V DISTRIBUTION WITH HOUSE SIDE SHIELD	ELECTRONIC	CONCRETE BASE WITH STEEL POLE	(1) 128.5W LED	AAL LIGHTING SLVT-T4-56LED-3K-700-[COLOR BY ARCH]-HSS WITH 12' STEEL POLE	128.5	120V 1P 2W	SITE LIGHTING
S3		EXTRUDED ALUMINUM LINEAR FLUORESCENT, 4" HIGH X 4-1/2" WIDE, 2T8 CROSS-SECTION, 4/8/12-FT ROWS AS SH	ELECTRONIC	WALL, ON SIDE OF BEAM	(2) 32W T8	PINNACLE EX44-P-N-2T8-4/8/12-WA-VOLTS-CIRCUITS-CC-LO	62	120V 1P 2W	CARPORT
S4		METAL HALIDE WALLPACK	ELECTRONIC	WALL	(1) 70W METAL HALIDE	GARDCO 111	70	120V 1P 2W	BUILDING WALLPACK

KIM LIGHTING

WP9SP-LED

WARP9™- Small, PicoPrism™

Type:

Job:

Catalog number:

Approvals:

Date:

Page: 1 of 5

Specifications

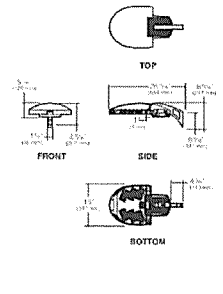
WP9SP-LED

Small Pole/Post

60 Light Emitting Diodes

Total Max System Watts = 131W

Approximate Weight: 10 lbs.



Housing: One-piece die-cast, low copper (0.6%) Cast aluminum alloy with integral cooling fins over the electrical compartment. Solid barrier wall separates optical and electrical compartments.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate, are factory pre-wired with quick-disconnect plugs. Module includes a driver, thermal overload device and surge protector. Electrical module attaches to housing with no tool hinges and latches. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Optical Module: Proprietary IP66 replaceable PicoPrisms are positioned in a fence directional control hazard shielded tilt. The entire light engine fastens to the housing as a one-piece module.

Dimming: Driver has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva ANTV, Lutron Nova NFTV and NHTV. Note: Not compatible with current sourcing dimmers.

Support Arm: Heavy cast, low copper aluminum alloy with stainless steel mounting bolts. A pole tenoning plate is provided with wire strain relief. Arm is circular cut for specified round pole.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, high solid non-aqueous (NCA) polyester powder coat finish. Standard colors include (BK) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (include RAL#).

Listed to: UL 1598 Standard for Luminaires, UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products, and CSA C22.2#250.0. Luminaires RoHS compliant. Meets Buy American provisions within ARRA.

Warranty: Kim Lighting warrants WarpPHD product ("Product") sold by Kim Lighting to be free from defects in material and workmanship for a period of five (5) years for metal parts, a period of ten (10) years for exterior housing paint finishes, a period of six (6) years for LED Light Engines ("Luminaires") and, for a period of five (5) years for LED power components (LED Driver, Life Shield™ device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product. Occupancy sensors, Surge Protector, dimmers and relay wiring components are covered by the manufacturer's warranty.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

U.S. Patent D558,521, Patent Pending Optics

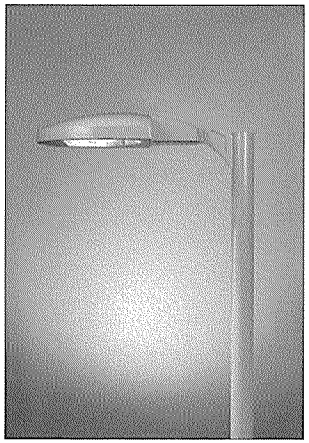
© 2014 KIM LIGHTING INC • 10558 EAST DALE AVENUE CITY OF INDUSTRY, CA 91746-1788 • TEL 626.968.5888 • FAX 626.968.2786

FIXTURE 'S1'

DETAILS

SCALE: NONE

1 / E2



FIXTURE 'S1'

IMAGE

SCALE: NONE

2 / E2

Largent™ (LED) – SLVT

TYPE I

1. LUMINAIRE | 2. OPTICS | 3. COLOR | 4. OPTIONS | 5. MOUNTING

1. LUMINAIRE

☐ SLVT Largent

2. OPTICS

MICROCLONE LED

☐ T2-56LED-3K-700-Type 2
☐ T2-56LED-4K-700-Type 2
☐ T3-56LED-3K-700-Type 3
☐ T3-56LED-4K-700-Type 3
☐ T4-56LED-3K-700-Type 4
☐ T4-56LED-4K-700-Type 4
☐ T5-56LED-3K-700-Type 5
☐ T5-56LED-4K-700-Type 5
☐ T5-68LED-3K-700-Type 5
☐ T5-68LED-4K-700-Type 5
☐ T5-68LED-4K-700-HS-Type 5
☐ T5-68LED-3K-700-HS-Type 5

*NLC Listed

☐ SLVT-T2-4LED-NW-Type 2 (Normalens)
☐ SLVT-T2-4LED-NW-Type 2 (Backlight only)
☐ SLVT-T2-4LED-NW-Type 2 (Right only)
☐ SLVT-T3-4LED-NW-Type 3 (Normalens)
☐ SLVT-T3-4LED-NW-Type 3 (Backlight only)
☐ SLVT-T3-4LED-NW-Type 3 (Right only)
☐ SLVT-T4-4LED-NW-Type 4 (Normalens)
☐ SLVT-T4-4LED-NW-Type 4 (Backlight only)
☐ SLVT-T4-4LED-NW-Type 4 (Right only)
☐ SLVT-T5-4LED-NW-Type 5 (Normalens)
☐ SLVT-T5-4LED-NW-Type 5 (Backlight only)
☐ SLVT-T5-4LED-NW-Type 5 (Right only)

3. COLOR

☐ AZP (Alpine Gray)
☐ BLN (Black)
☐ MPB (Matte Black)
☐ DGN (Dark Green)
☐ DBZ (Dark Bronze)
☐ WHZ (Weathered Bronze)
☐ BRM (Medium Bronze)
☐ WHL (Brown Red)
☐ CRT (Cedar)
☐ MBL (Matte Blue)
☐ MGR (Medium Gray)
☐ ATG (Antique Gold)
☐ CGW (Cool White)
☐ RAL (RAL Number)
☐ SCC (SPECIAL COLOR) (Please add color and description)

4. OPTIONS

☐ CLP (Clear lens, not available with LED or MSS)
☐ CSL (Clear Silica lens, Not available with LED or MSS)
☐ HSS (Hinged Side Shield, Not available with CLP or CSL)
☐ SH (Internal Glare Shield 270° Coverage per photo)
☐ EPA (Extended Power Port for Acorn)

5. MOUNTING – Wall Mounting

WALL MOUNT

☐ WMA(Wall Arm) (0" or 6" Arm)
☐ WMA(Wall Arm) (0" or 6" Arm) (SS)
☐ WMA(Wall Arm) (0" or 6" Arm) (CC)
☐ WMA(Wall Arm) (Slip Fitter) (CC)
☐ WMA(Wall Arm) (Slip Fitter) (SS)
☐ WMA(Wall Arm) (Slip Fitter) (BK)

POLE MOUNT

☐ PMA(Pole Adapter) (Slip Fitter) (SS)
☐ PMA(Pole Adapter) (Slip Fitter) (BK)
☐ SLM (Slip Mount) (Pole Top)
☐ SLM (Slip Mount) (Pole Top) (SS)
☐ SLM(Slip Mount) (Pole Top) (BK)
☐ SLM(Slip Mount) (Pole Top) (BK) (SS)

PIPE MOUNT

☐ PMB (Pipe Mount) (Slip Fitter)
☐ PMB (Pipe Mount) (Slip Fitter) (SS)
☐ PMB (Pipe Mount) (Slip Fitter) (BK)

Visit www.aal-led.com/forms/Photometric-Accessories/Pole-Fitters

SPECIFICATIONS

HOUSING

The housing shall be one piece cast aluminum. The support housing shall be cast aluminum. The housing shall be connected to the support housing with a hinge. The hinge shall be secured with tool less stainless steel fasteners. All exposed shall be stainless steel.

OPTICAL

All optical systems shall include SLT Type II, III, IV or Cutoff, 4-Way (Left, Right, Backlight, Standard) and SHS. Seeing glare and full comprehensive photometric data.

Luminaires featuring MicroClone high engineered optics for minimal distribution and glare shall provide the system specified. Each module shall produce the ETDR or a lesser amount by varying the chosen manufacturer's optics to meet a high glare angle. Any optically inferior optics or modifications shall be rejected by the Engineer and shall be replaced with the specified optics at no cost to the Engineer. Contractor must be able to demonstrate the specified optics in the luminaire at the Engineer's request.

All luminaires shall accept 120 thru 277 volt input with integral surge protector. LED Driver™ shall be provided with all dimming options for control per manufacturer's specifications (0-10V, 1-10V, DALI, DMX). The electrical system shall be provided in a tool less access compartment. The surge protector shall be UL listed, provide and shows surge current rating of 3,000A, Accepts a 3kV minimum (IEEE/ANSI C62.41 Cat. A) and a surge rating of 20 kV and surge rating of 1000A.

Continue page

JOB

TYPE

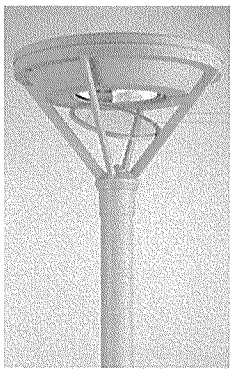
NOTES

FIXTURE 'S2'

DETAILS

SCALE: NONE

3 / E2



FIXTURE 'S2'

IMAGE

SCALE: NONE

4 / E2

B89

NO.	DATE	DESCRIPTION	REVISIONS

DRAWN:

DESIGNED:

CHECKED:

APPROVED:

EMERALD CITY ENGINEERS, INC
4606 216th Street SW, Suite 200
Mountlake Terrace, WA 98043
TEL: 425-741-1200

PROJECT:

3645 & 3665 HAVEN AVENUE MENLO PARK, CALIFORNIA

DATE:

SHEET TITLE:

SITE LIGHTING CUTSHEETS

SHEET NO.

E2

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AUTHORS: G:\ACAD\WORKING\DEPARTMENT MISC\WARP9\LED\WG 05-08-2014 09:10

R-4-S Compliance Review Checklist

RECEIVED
MAY 01 2014
CITY OF MENLO PARK
BUILDING

	Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
	Y	N	N/A		
16.23.050 Development Regulations					
Minimum Lot Area: 20,000 sf.	☑	☐	☐		C4
Minimum Lot Width: 100 ft.	☑	☐	☐		C4
Minimum Lot Depth: 100 ft.	☑	☐	☐		C4
Minimum Density: 20 du/ac	☑	☐	☐		A0.2
Maximum Density: 30 du/ac	☑	☐	☐		A0.2
Minimum Front Yard: 10 ft.	☑	☐	☐		C5.1
Minimum Interior Side Yard: 10 ft., except may be reduced to 5 ft. abutting a private access easement	☑	☐	☐		C5.1
Minimum Corner Side Yard: 10 ft.	☐	☐	☑		
Minimum Rear Yard: 10 ft.	☑	☐	☐		C5.1
Maximum Floor Area Ratio: Increase on an even gradient from 60% for 20 du/ac to 90% for 30 du/ac	☑	☐	☐		A0.2
Maximum Building Coverage: 40%	☑	☐	☐		A0.2
Minimum Open Space (Landscaping): 25%	☑	☐	☐		A0.2
Maximum building height: 40 ft.	☑	☐	☐		A0.2
Building Profile: Starting at a height of 25 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.	☑	☐	☐		A4.0
Parking					
Vehicular: 2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; 1 space per studio. Spaces cannot be located in required front yard setbacks or in tandem.	☑	☐	☐		A0.2, A1.0
Electric Vehicle: A minimum of 3 percent of the required number of parking spaces shall provide dedicated electric vehicle/plug-in hybrid electric charging stations and a minimum of 2 percent of the required number of parking spaces shall be pre-wired for such equipment.	☑	☐	☐		A0.2, A1.0

C1

R-4-S Compliance Review Checklist

	Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
	Y	N	N/A		
Bicycle Long term – 1 space per unit where a private garage (per unit) is not provided	☑	☐	☐		A0.2, A3.0, A3.1, A3.2
Short term (visitor) – 1 space per every 10 units	☑	☐	☐		A0.2, L1.0
16.23.060 Mitigation Monitoring					
All development within the R-4-S zoning district shall comply, at a minimum, with the Mitigation Monitoring and Report Program (MMRP) established through Resolution No. 6149 associated with the Housing Element Update, General Plan Consistency Update, and Zoning Ordinance Amendments Environmental Assessment prepared for the Housing Element adopted on twenty-first day of May, 2013.					The project will comply with MMRP and documentation will be provided showing compliance.
16.23.070 Design Standards					
(1) Building Setbacks and Projections within Setbacks					
1a. Min. of one (1) 15 gallon tree per 20 linear feet for the length of the property frontage along a public right-of-way.	☑	☐	☐		L1.0-L3.1
1b. Existing trees in the ROW shall count towards the minimum tree requirement for that frontage.	☐	☐	☑	No existing trees.	
1c. Min. of one (1) 15 gallon tree per 40 linear feet of property frontage not along a public right-of-way.	☑	☐	☐		L1.0-L3.1
2. Building projections, such as balconies and bay windows, at or above the 2nd floor shall not project more than 5 feet into the setback area.	☑	☐	☐		A1.0
3. Where a property is contiguous with a single-family zoned property, no projections into the setback are permitted for balconies or decks at or above the second floor.	☐	☐	☑		

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

R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
2.	Horizontal building and architectural projections, like balconies, bay windows, dormer windows beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projections within Setbacks section and shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.1
3.	Vertical building projections like parapets and balcony railings shall not extend more than 4 feet beyond the 45-degree building profile and shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.1
4.	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.1
(4)	**Height**					
1.	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum building height, and shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.5
2.	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.5
3.	Towers, cupolas, spires, chimneys, and other architectural features not exceeding 10 percent of the roof area may exceed the maximum building height limit by a maximum of 10 feet. Such rooftop elements shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.5

R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
(5)	**External Materials**					
1.	Buildings shall be designed and incorporate materials that discourage graffiti. Windows, doors, and small architectural features are exempt from this requirement.	☑	☐	☐		A2.0-A2.11
2.	All external stucco shall be completed in textures that are smooth, sanded, or fine-scraped. Heavy-figuring or rough cast stucco are not permitted.	☑	☐	☐		A2.1-A2.11
3.	Stucco on the external façade shall be limited to no more than 80% of the entire area of an elevation, inclusive of all windows and doors.	☑	☐	☐		A6.8-A6.9
4.	All external windows where in solid walls shall be inset by a minimum of 2 inches from the face of the external finishes.	☑	☐	☐		A2.1-A2.11
5.	When simulated divided light windows are included in a development, the windows shall include mullions on the exterior of the glazing and contain internal dividers (spacer bars) between the window panes.	☑	☐	☐		A2.1-A2.11
(6)	**Building Entries**					
1.	When a residential building is adjacent to a public street or other public space, the building shall provide entries, access points or features oriented to the street that are visible from the public right-of-way or public space and provide visual cues to denote access into the building. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street.	☑	☐	☐		2.0

R-4-S Compliance Review Checklist						
		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
(7) Open Space						
1.	Residential developments shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	☑	☐	☐		A0.2
2.	Depending on the number of dwelling units, common open space shall be provided to meet the following criteria:					
	i. 10-50 units: Minimum of one space, 20 feet minimum dimension (400 sf. total, minimum).	☐	☐	☑		
	ii. 51-100 units: Minimum of one space, 30 feet minimum dimension (900 sf. total, minimum).	☐	☐	☑		
	iii. 101 or more units: Minimum of one space, 40 feet minimum dimension (1,600 sf. total, minimum).	☑	☐	☐		A0.2, A1.0
(8) Parking – See Development Regulations						
(9) Bicycle Parking						
1.	Each long term bicycle parking space shall consist of a locker or locked enclosure, such as a secure room or controlled access area, providing protection for each bicycle from theft, vandalism and weather. A private locked storage unit that can accommodate a bicycle satisfies this requirement. Within a common residential building garage, bicycle parking shall be located within 40 feet of common access points into the building.	☑	☐	☐		A0.2, A1.0, A8.2, A8.3

R-4-S Compliance Review Checklist						
		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
2.	Short-term bicycle parking shall consist of a bicycle rack or racks at street level and is meant to accommodate visitors.	☑	☐	☐		L1.0
3.	Bicycle parking facilities shall not impede pedestrian or vehicular circulation.	☑	☐	☐		
(10) Shade and Shadow						
1.	Development shall be designed so that shadow impacts on adjacent shadow-sensitive uses (e.g. residential, recreational, churches, schools, outdoor restaurants, historic buildings, and pedestrian areas) are minimized to the best extent possible. Shadow-sensitive uses shall not be shaded by project-related structure for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October).	☑	☐	☐		A8.0
(11) Lighting						
1.	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	☑	☐	☐		E1 - E2
2.	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	☑	☐	☐		E1 - E2