



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF OCTOBER 7, 2013
AGENDA ITEM E1

LOCATION: 3605-3639 Haven Avenue **APPLICANT AND OWNER:** Anton Menlo, LLC

EXISTING USE: Warehousing, Light Industrial, Vacant

PROPOSED USE: Multi-Family Residential Apartment Complex with Associated Resident-Serving On-Site Amenities **APPLICATION:** Study Session for Compliance with the R-4-S Design Standards and Guidelines

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 393 unit, multi-family residential development located at 3605-3639 Haven Avenue. The purpose of the study session is to review the architectural design of the proposed residential development relative to the design standards and design guidelines of the R-4-S (High Density Residential, Special) zoning district. The proposal includes application of State Density Bonus Law, which provides a density bonus for providing on-site affordable units and allows modifications to development standards and/or architectural requirements.

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 (unless a modification is requested) 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 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), a new overlay zoning district called Affordable Housing Overlay (AHO) and an ordinance implementing State Density Bonus Law. In addition, the Council rezoned four sites with the new R-4-S zoning designation, with three of the sites having the AHO district. The subject property of this staff report is located within one of the R-4-S (AHO) zoned areas.

The R-4-S zoning district includes development regulations as well as design standards specific to the zoning district. Multiple family dwelling units are permitted uses and not subject to discretionary review if all of the development regulations and design standards are met. Instead, the project is reviewed for compliance and a determination is made by the Community Development Director or his/her designee. As indicated previously, the purpose of the October 7 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 9.69 acres and located on parcels previously addressed 3605-3639 Haven Avenue. On September 10, 2013, the former six parcels were merged into one legal lot. The applicant wishes to address the site 3639 Haven Avenue. The site is a portion of a larger 15.5-acre area rezoned R-4-S (AHO) on Haven Avenue.

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. The subject site is comprised of light industrial and warehousing type uses, as well as vacant land that has been used for outside storage. The uses reflect the greater area, which has historically been occupied by both office and industrial uses. The predominant zoning designation is M-2 (General Industrial). The subject site is surrounded by industrial uses to the west (zoned M-2), the Atherton Channel and salt flats to the north, industrial uses to the east (zoned R-4-S) and various industrial and commercial uses, including the Porsche dealership, located south across Haven Avenue. The parcels on the south side of Haven Avenue are located with the City of Redwood City.

Project Description

The proposed project is comprised of a 393 unit, multi-family residential development, consisting of studio, one-, two-, and three-bedroom apartments, approximately 11,000 square feet of resident amenity space and management offices, and a variety of common open spaces, including a rooftop terrace, pool and spa, dog park, and entertainment courtyard with an outdoor kitchen and dining. Below is a summary of the mix of unit types and the range of square footages.

Plan Summary		
	No. of Units	Square Footage Range
Studio	35	563 sf
One Bedroom	208	659-878 sf
Two Bedroom	138	935-1,243 sf
Three Bedroom	12	1,549 sf

As part of the project, the applicant is proposing to apply the City’s local State Density Bonus ordinance (Chapter 16.97 of the Zoning Ordinance) in order to receive a density bonus and modifications to the existing regulations and standards in exchange for the creation of 38 affordable, on-site units dedicated for low income households. Low-income is defined as 80 percent of area median income. In San Mateo County, the 2013 median income for a four person family is \$103,000 and therefore, a low income household of four persons earns \$82,400 per year.

Recently, St. Anton, Facebook, and the City entered into agreements whereby the proposed project would accommodate Facebook’s Below Market Rate (BMR) obligation to provide 15 affordable residential established as part of the City’s approval of the Facebook West Campus. These 15 units would not count towards any calculation for applying State Density Bonus law, and would be in addition to the applicant’s proposed 38 affordable units. The table below summarizes the number of affordable and market rate units.

	No. of Units
Market Rate	
At. Anton	340
Affordable Units	
St. Anton	38
Facebook BMR Units	15
TOTAL	393

Although the proposal is requesting modifications to the regulations and standards through the use of State Density Bonus law, the granting of a density bonus or incentive(s) shall not be interpreted in and of itself to require a general plan amendment, zoning change or other discretionary approval. Therefore, the proposed project is still not subject to a discretionary review process. A summary of the application of State Density Bonus law

and the requested incentive and waivers is provided in the State Density Bonus section below for reference.

Site Layout and Design

Proposed Structures

The development includes three buildings (A, B, and C on the plans) containing the residential units and one ancillary pool building for equipment, storage and restrooms. Two of the buildings are situated along the Haven Avenue frontage and flank the main pedestrian and vehicular entrance into the project site while the third building is located at the rear of the site. Two of the buildings (B and C) are configured with double-loaded, four story wood framing while Building A is considered a four story wood frame building wrapped around a three level concrete parking structure. All of the buildings share the same contemporary architectural influence and exterior materials, such as stucco, wood like siding, metal railing balconies, and simulated divided light windows.

Building A contains the resident amenities space, which could include a concierge center, coffee shop, business office, "Grab and Go", sports lounge, bike shop, pet spa and gym facilities. The storefronts are centered on the entry courtyard. The amenities are available to residents and their guests only. Members of the general public could be permitted to use the amenities through approval of a use permit for ancillary neighborhood serving uses as part of a mixed-use development by the Planning Commission at a future point in time.

Parking and Site Circulation

The project layout contains three vehicular access points from Haven Avenue. The main access point is located generally in the center of the project site. A secondary access point is located along the eastern edge of the property boundary, and is an access easement shared with the adjacent properties located at 3641 and 3645 Haven Avenue. Finally, the site provides a third access point at the western edge of the property, but this driveway is gated and would be used only for emergency vehicle access.

The R-4-S zoning district has established required parking based on the number of bedroom units. The project contains 691 parking spaces where 647 are required (a surplus of 44 spaces), and includes a mix of structured parking, individual tuck-under garages, covered parking as well as uncovered parking spaces throughout the site. The proposed project will also meet the requirements for electric vehicle parking and residential and guest bicycle parking, specific to the R-4-S zoning district.

Open Space and Outdoor Common Areas

The proposed project consists of a well-developed landscape plan that incorporates a generous planting palette, including approximately 400 new trees. The trees would serve as screening along the property perimeter as well as be situated within the parking lot, along the Haven Avenue frontage and internal pathways as well as within common open space areas.

The landscaping plan also includes a variety of outdoor amenities areas spread throughout the site which provides both convenient and central access from each of the buildings. The proposed project meets both the landscaping requirement as well as common open space requirements without any modifications to the development regulations and design standards.

Compliance Review

Attachment B provides a detailed set of plans, but minor clean up of some items for internal consistency is still needed. Based on staff's initial review of the plans, much of the project complies with the R-4-S requirements. Attachment D contains a checklist of all of the R-4-S development regulations and design standards and summarizes the project's compliance with each requirement. However, the applicant is requesting modifications to six of the requirements

Application of State Density Bonus Ordinance

The applicant is requesting the use of the City's State Density Bonus ordinance to construct its proposed 393 unit, multi-family residential development. The City of Menlo Park's adopted local State Density Bonus ordinance is predominantly based on California State Density Bonus Law (Government Code 65915). The purpose of State Density Bonus Law is to encourage the development of affordable residential units in exchange for a density beyond what would be allowed under applicable zoning as well as to provide incentives and/or waivers of development standards to make the housing development feasible. Per Section 16.97.040 of the Zoning Ordinance, the application of the State Density Bonus shall be processed in conjunction with the underlying application. Therefore, the granting of a density bonus, incentive(s) and/or waiver(s) pursuant to State Density Bonus Law is subject to a determination by the Community Development Director and is final.

The R-4-S (High Density Residential, Special) district has a maximum density of 30 dwelling units per acre. Per the City's State Density Bonus ordinance, a project may be eligible for a 10 percent increase in the base density if at least 50 percent of the required parking is located within a parking structure. The project provides 52.8 percent of the required parking spaces within a parking structure, which allows the base density to increase to 33 du/ac or 319 units on the 9.69 acre site. The applicant proposes to include 38 units at the low income level, which is 12 percent of the total number of units. Given the selected affordability level and the proposed percentage of low-income units in the project, the applicant is entitled to a 23 percent density bonus per State Density Bonus Law (Section 65915 (f)). The resulting number of dwelling units is 393 or approximately 40 du/ac.

In addition, the proposed project shall be granted one incentive because at least 10 percent of the total number of units would be dedicated for low income households. An incentive can include a reduction in site development standards, a modification of zoning code requirements or architectural requirements, or waiver of a fee that results in

identifiable, financially sufficient and actual cost reductions. Under State Density Bonus Law, the project is also entitled to waivers, which are modifications to development standards to make the project with the increased density physically possible. To be entitled to a requested waiver, the applicant must show that without the waiver, the project would be physically impossible to construct. There is no limit on the number of waivers an applicant may request.

Density Bonus Equivalent

The City's Below Market Rate (BMR) Housing ordinance (Chapter 16.96 of the Zoning Ordinance) permits an applicant to increase the floor area ratio by an amount that corresponds to the increase in allowable density. To accommodate the increase in density and floor area ratio, the applicant may request exceptions from all development regulations (e.g., setbacks, building coverage). Staff's historical interpretation of this provision is that it is generally reasonable for an applicant to request exceptions in accordance with the percentage density bonus granted. For example, if an applicant is receiving a 15 percent density bonus, it is reasonable for the applicant to request an equivalent exception, such as a 15 percent reduction in the setback or an increase of 15 percent in the building coverage. Therefore, staff's position is that it is reasonable to apply the same logic to waivers of development regulations, such as setback and height under the City's State Density Bonus ordinance. Similar logic may not be as easily applied to design standards, but staff recognizes that a waiver or waivers of design standards, such as façade modulation, may be necessary to either physically construct or make a development possible. Generally, a request above the density bonus equivalent would be considered a request for an incentive. However, as described below in this report, staff believes that there are instances where a waiver above the density bonus equivalent is necessary or the proposed project would be physically precluded.

Requested Incentives and Waivers

The applicant is requesting one incentive and five waivers. For reference, the table below summarizes the base requirement per the R-4-S zoning district, the density bonus equivalent for each development regulation and design standard the applicant is seeking an incentive or waiver from, and the proposed requirement for each of those items. In addition, each requested incentive or waiver is described in further detail in its respective section below. The highlighted items reflect those regulations or standards where the proposal is greater than the density bonus equivalent. For an incentive, the density bonus equivalent is not directly applicable.

Development Regulation/Standard		Base Requirement	Structured Parking Adjustment	Density Bonus Adjustment	Project
		R-4-S	10% Bonus	23% Bonus	
Front Setback		10	9	6.9 or 6'10"	2' 5"
Floor Area Ratio		90%	99.0%	121.8%	118%
Building Coverage		40%	44.0%	54.1%	45.20%
Building Height		40	44	54.1 or 54'1"	57' 9"
Building Profile		25 ft.	27.5	33.8 or 33' 9"	Varies*; 44'6"-51'7"
Façade Modulations					
	Minor	35 ft.	38.5	47.3 or 47'4"	38'3"
	Major	75 ft.	82.5	101.4 or 101'4"	87' 10"
	Major – Height	4 ft.	N/A	N/A	1'10"
*Requested incentive					

Building Profile (Incentive)

The applicant is requesting the elimination of the building profile requirements as the incentive. 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. In this case, the building profile would be applicable to the Haven Avenue frontage. The height of the building along Haven Avenue ranges from 44 feet, six inches to 51 feet, seven inches. The applicant asserts that adherence to the development regulation would result in a loss of 28 units from the building. Relocating the units to one of the other two buildings would create the addition of a fifth floor, which would require a change in construction type. This would result in more than a 20 percent increase in the project cost and make the project financially infeasible for the applicant. Even with the application of a density bonus equivalent, which results in a building profile height of 33 feet, 10 inches, 14 units would need to be relocated. Without the incentive to eliminate the building profile, the total number of dwelling units could not be maximized, rendering the financial viability of the project to be infeasible. Accordingly, this qualifies as an incentive under the definition in the City's ordinance and State Law.

Height (Waiver)

The maximum building height in the R-4-S zoning district is 40 feet. With the density bonus adjustment, the maximum height could be 57 feet, one inch. As measured to the

top of parapets and stair towers, the maximum height would be as tall as 68 feet, one inch. However, with respect to these design elements, the R-4-S design standards (16.23.070 (4)(a) and (4)(b)) provide an additional allowance of 4 feet and 14 feet above the maximum building height, respectively, for such elements. Because the design standards allow for the higher heights for these elements, the proposed heights of these design elements are within the allowable range and the applicant is not seeking a waiver from these design standards.

The applicant is, however, seeking a waiver to increase the maximum building height to 57 feet, nine inches to accommodate three residential units above the fitness center in Building A. Building A includes residential living units, project amenity areas, and management offices. The plate height of the amenity component is 19 feet, nine inches, which is typical of commercial design. The subsequent two residential floors above the amenity space have been designed to align with the overall Building A's third and fourth floors. The applicant has indicated that the floors throughout the building need to align for compliance with ADA accessibility requirements and, therefore, the non-compliant section of the building cannot be lowered. To bring the building height within the density bonus waiver (a reduction from 57 feet, nine inches to 54 feet, one inch) as calculated in the table above, the three units located on the top floor would need to be relocated.

Although the additional height request is minimal with respect to the overall project, staff believes that the waiver above the density bonus equivalent is not necessary to physically construct the proposed project and the applicant has not provided sufficient justification that the project is physically impossible to construct without the additional three feet, eight inches for three units. Staff believes that the three units could be relocated elsewhere on the project site without compromising the existing site plan or design. One possible solution would be to convert a small portion of the proposed approximate 13,000 square feet of amenity space or one or more of the 38 tuck-under garage spaces into the residential units. Both the amenity areas and tuck under garages are integrated into the current design of the building, which could minimize changes to landscaping, open space or building coverage. Given that the interior amenity space has been designed with higher ceiling heights, this would be equivalent to two stacked residential units. It is not staff's intent to design the project for the applicant, but in thinking through options, staff believes that there are feasible ways for the maximum height to comply with the density bonus equivalent height and construct the maximum number of units.

Staff is seeking the Planning Commission's guidance on whether the height waiver above the density bonus equivalent is appropriately termed a waiver, in this case, or it is an incentive because the waiver above the density bonus equivalent is not required to physically construct the project.

Façade Modulation (waiver)

Sections 16.23.070 (2)(a1), 2(a2), and 2(a3) of the R-4-S zoning district establishes façade modulation and treatment for building facades facing public rights-of-way or public open spaces. The proposed building facades facing Haven Avenue are subject to this requirement. The applicant is requesting a waiver to exceed the maximum lengths established before a minor and major façade modulations are required. The required

modulations would be 35 feet and 75 feet for a minor and major modulation, respectively, and 47 feet, four inches and 101 feet, four inches, respectively, as modified for the additional density. In addition, a major modulation should be accompanied by a four foot height modulation and a major change in color, building material and/or fenestration pattern. In this case, the applicant is requesting a waiver for modulations based on the density equivalent increase for the façade modulation.

The proposed building façade of Buildings A and B along Haven Avenue comply with the density bonus equivalent standards. Sheet A6.0 of the plans demonstrates how the proposed facades meet the adjusted requirement. The applicant states that a waiver is required to build functional unit interiors with ADA compliant features. The applicant states that the proposed variation allows the project to physically provide the units while still developing a unique and varying frontage. Although the modulation is spaced further apart, where modulation is provided, the proposed project often exceeds the minimum width requirement. With respect to height modulations, the proposed building provides height variation of approximately two feet between various elements, but they do not necessarily correspond with the major modulations. However, given the overall articulation and use of varying materials on the buildings, staff believes that the intent of the design standards are being met with the requested waiver, and without the modifications, the functionality of the interior layout of the project is compromised.

Setbacks (Waiver)

The required front setback in the R-4-S zoning district is 10 feet. The density bonus equivalent setback is six feet, 11 inches. The applicant is requesting a waiver to decrease the front setback below the density bonus equivalent. At the closest point to the property line along Haven Avenue, the setback would be two feet, eight inches, but this would be limited to one or two patios at grade and balconies on subsequent floors above. The design standard (16.23.070 (1)(a2) permits a five foot encroachment into the setback area for projections such as balconies or bay windows at or above the second floor. Using the density bonus equivalent setback of six feet, 11 inches, all projections at or above the second floor would adhere to this requirement. Although the proposed project does not meet the calculated density bonus equivalent setback, there are specific physical constraints on the site that make the project physically impossible without the requested waiver. The project site is encumbered by a 40 foot PG&E easement for a transmission tower and power lines, which bisects the property. In addition, the Haven Avenue property line is at a slight angle, which requires a setback greater than 10 feet to orient the two buildings on a straight line. The applicant has explored shifting the buildings, but this would reduce the number of units, eliminate an accessible path of travel or render the site's secondary ingress/egress infeasible. As a result of these physical constraints on the property, staff believes the requested waiver is appropriate based on the overall project design and that without the waiver, other components of the project would be impacted that would make the project infeasible.

Floor Area Ratio (Waiver)

The floor area ratio (FAR) for a development proposed at the maximum density of 30 du/ac is 90 percent. The applicant is proposing to utilize the density bonuses established in State Density Bonus law, which would increase the number of dwelling units from 290 to 393. The density bonus equivalent FAR would be 121.8 percent. It is rational to assume that the creation of additional dwellings would likely require an increase in square footage to accommodate units of a similar size without impacting the size or amenities associated with the original set of units. The proposed project, including the amenity spaces, would have a FAR of approximately 118 percent. This request is below the calculated density bonus equivalent to accommodate the increased density and therefore, the requested waiver is needed to physically accommodate the increased density resulting from the inclusion of low income units.

Building Coverage (Waiver)

Like FAR, the building coverage percentage is a function of the number of units. It is rational to assume that the creation of additional dwellings would likely require an increase in the building coverage allowance, assuming other development regulations also remain proportionate. The R-4-S zoning district has a maximum building coverage of 40 percent and an allowance of 54.1 percent with the density bonus equivalent applied. The applicant is proposing a building coverage of approximately 45.2 percent. Because the coverage is below the calculated density bonus equivalent, this is a waiver that is necessary to accommodate the density bonus units.

Reasons to Deny a Waiver

The City has generally interpreted that a development regulation modified in accordance with the density bonus equivalent shall be granted as a waiver. If the waiver is within the calculated density bonus equivalent, per Government Code Section 65915, the City shall grant the requested development waiver by the applicant, unless it can find that the waiver would have either of the following:

1. The waiver would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property listed in the California Register of Historical Places.
2. The waiver would be contrary to federal or state law. (65915(d)(1))

If, however, the requested waiver is above the density bonus equivalent and the applicant has not provided evidence to indicate the waiver is necessary for the project to be physically possible to construct, the waiver can be denied. For example, with respect to the setback, the waiver is above the calculated minimum setback, but physical constraints (easement and property shape) require further modification to make the project physically possible to construct. However, with respect to the height, the requested waiver is greater than the calculated density bonus equivalent and without other evidence does not appear

to be necessary to physically construct the project. As a result, the waiver could be denied. As the increased height may be more appropriately termed an incentive, the applicant could seek a second incentive through a discretionary process or reduce the maximum height (not including parapets and stair towers) to 54 feet, 1inch.

Because the applicant desires to move forward with requesting the height increase as a waiver, staff is requesting that the Planning Commission provide guidance on whether the requested waiver above the density bonus equivalent height of 54 feet, one inch is necessary for the physical construction of the project

Correspondence

Staff has not received any correspondence regarding the proposed project.

Planning Commission Review

The purpose of the study session is to receive input on the proposal's compliance relative to the R-4-S design standards and guidelines.

The Commission may wish to discuss the following topics:

- The proposed architectural design and exterior materials of the building.
- The appropriateness of the proposed site layout and building orientation.
- Any additional items that the Planning Commission believes do not meet either the development regulation or design standard.
- Any additional information that the Planning Commission would like the applicant to consider as part of their proposal.

The Commission may also wish to comment on the following:

- The design aspects with respect to the requested incentive to eliminate the building profile.
- The design aspects with respect to the requested waivers for height, façade and height modulations, setbacks, floor area ratio and building coverage.

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 are exempt from the requirements of the Environmental Quality Act (CEQA).

RECOMMENDED MEETING PROCEDURE

Staff recommends that the meeting be conducted as follows:

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



Deanna Chow
Senior Planner
Report Author



Justin Murphy
Development Services Manager

PUBLIC NOTICE

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

ATTACHMENTS

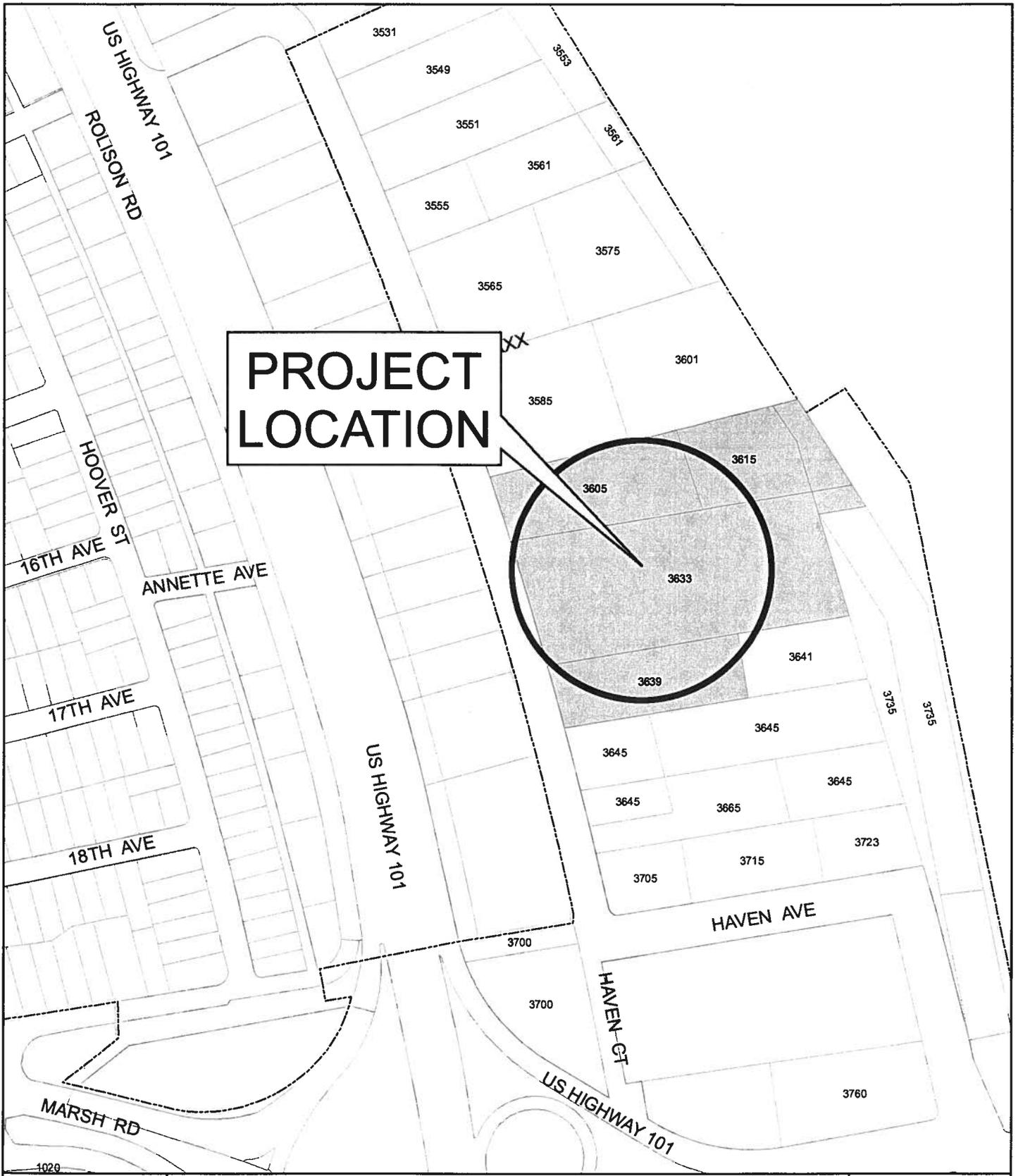
- A. Location Map
- B. Project Plans
- C. Project Renderings
- D. R-4-S Checklist

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

EXHIBITS TO BE PROVIDED AT MEETING

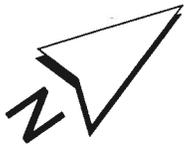
Colors and Materials Board

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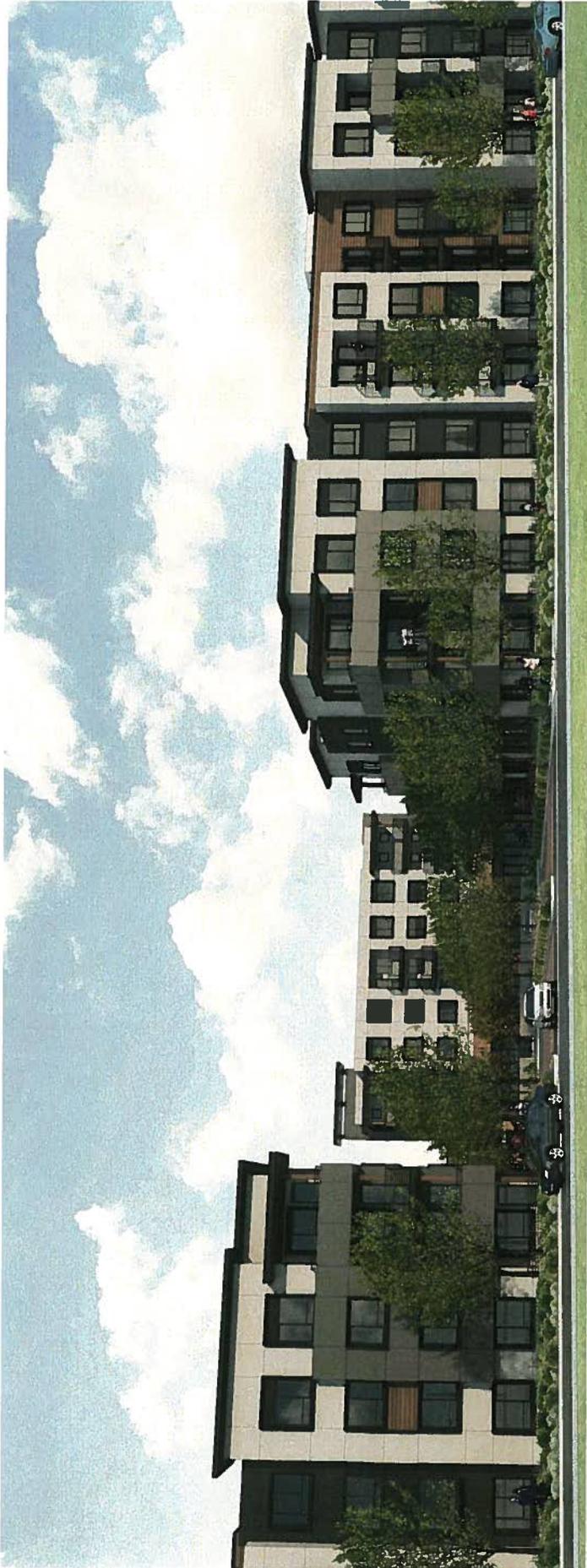


CITY OF MENLO PARK
 LOCATION MAP
 3605-3639 HAVEN AVE

A1



DRAWN: KTP CHECKED: KTP DATE: 10/07/13 SCALE: 1" = 300' SHEET: 1



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COVER SHEET

MENLO PARK, CALIFORNIA
022 # 2012078 08.12.2011

T1.0



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A4.2	Building Sections	A6.7a	Building Area Exhibit	A7.0	Renderings	R-3	Removal Plan
A4.3	Building Sections	A6.7b	Building Area Exhibit	A7.1	Renderings		
A4.4	Building Sections	A6.8a	Building Area Exhibit	A7.2	Renderings		



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1801 I Street, Suite 200
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916.400.2072

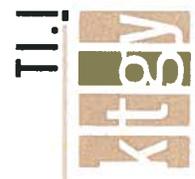


B2

SHEET INDEX

MENLO PARK, CALIFORNIA
SEP # 001.DWG (18.01.2011)

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



Code Analysis: Anton Menlo

1. Use / occupancy classification:
 Anton Menlo is primarily a multifamily residential use with amenity space and secondary a parking structure for automobiles associated with the residential use. Amenity spaces are located in several locations within the residential building. The residential building is classed as an R-2 occupancy, amenity space is classed as b occupancy and parking garage space is classed as s-2 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 903.2.8.
 Fire sprinklers are provided to allow area modification per CBC 506.3 calculations

3. Construction type:
 Residential building construction shall be of Type VA construction.
 Parking structure construction shall be of Type IA construction.
 Basic height and area limitations per occupancy and construction type per CBC table 503

R-2 /VA = 50 feet and 3 stories, 12,000 s.f. per story / 24,000 s.f. per building
 B-VA = 50 feet and 3 stories, 12,000 s.f. per story / 24,000 s.f. per building
 S-2 /IA = unlimited height, unlimited floor area per story / unlimited s.f. per building

4. Actual Heights And Areas
 The project consists of a mixed use r2/b/s2 building of four stories in height. Heights are per CBC section 502.1 "height, building". For purposes of area justification, areas are measured to exterior face of framing of exterior walls including exterior areas within the horizontal projections of floors and roofs above (most conservative interpretation). The following is a list of the buildings, their total height and total areas:

Building type	height (feet)	height (stories)	area (s.f.)
R-2 / va	50'0"	4	239,458
S-2 / ia	50'0"	4	107,000
Total			346,458

The Type VA building identified above exceeds the basic allowable height in feet and stories per CBC table 503. Height modifications per CBC 504 are utilized. The type VA building above exceeds the basic allowable area per CBC Table 503. Area modifications per CBC 506 area utilized. Area modifications are utilized, by providing firewalls to divide the building into three separate buildings per CBC 706. The areas of each separate building are justified by area calculations in accordance with CBC section 506.

The Type IA building utilized for parking is unlimited in area, stories and height which justifies its total size as one building.

The residential building is a mixed use with amenity B Occupancy areas within a multi-unit dwelling residential R-2 occupancy. Amenity space includes office, lounge, exercise, community room, equipment rooms, janitorial rooms, trash rooms, and roof deck patios, and restrooms. The mixed use buildings will be non-separated occupancies and separated per CBC sections 508.3 and 508.4 in each story. The building area shall be such that the sum of the ratios of the actual areas of each occupancy shall not exceed 2 (two) per CBC section 508.6.5.

Fire resistive rating requirements for building elements per CBC table 601

Type VA construction	1 hour
Primary structural frame	1 hour
Exterior bearing wall	1 hour
Interior bearing wall	1 hour
Non bearing exterior walls and partitions	1 hour (non rated for walls with 30' or greater separation distance per CBC Table 602)
Non bearing interior walls and partitions	Non-Rated
Floor construction	1 hour
Roof construction	1 hour
S. Location of the buildings on site	

See site plan sheet A-1.

The project is located with all sides of each area adjacent to a street, public way or frontage with a minimum fire separation distance to any structure as required by CBC section 506.2 for area modification or section 705.8 and for unprotected opening allowances with exception of the S-2 parking structure which is embedded within the R-2 residential building. For buildings on the same lot CBC section 705.3 states that it shall be assumed that there is an imaginary line between buildings. Access and egress to and from the parking structure through openings in firewalls at the imaginary line are not limited by percentage of exterior wall area of either occupancy. CBC section 706.8 exception 2 allowing unrestricted opening size applies to this project because both buildings are protected by automatic fire sprinklers in accordance with CBC Section 903.3.1.1.

The code justification for openings between the two occupancies of differing construction is established as follows.

Section 503.1.2 Buildings on the same lot This section allows us to consider the parking garage and surrounding apartments as separate buildings

Chapter 6 - Fire Resistance ratings are as follows:

- Table 601: Type IA bearing wall exterior - 3hr fire resistive
- Table 601: Type VA bearing wall exterior - 1hr fire resistive

Note: The most restrictive requirement is 3hr which governs the opening protection requirement.

Section 702 Definition: Fire Separation Distance The distance measured from the building face to one of the following:

1. The closest interior lot line - (Not used)
 2. To the centerline of a street, an alley or public way, or - (Not used)
 3. To an imaginary line between two buildings on the property - This is the definition KTGy is using
- Section 705.3 Buildings on the same lot shall be assumed to have an imaginary line between them
- Section 705.5 Fire resistance rating of each wall shall be in accordance with Tables 601 and 602 (Established above)

Table 705.8 Provides maximum percentages allowable for opening size based on degree of opening protection in exterior walls based on fire separation distance. Table 705.8 for 0 to less than 3 feet superscript c states For openings in a firewall for buildings on the same lot, see Section 706.8

Section 706.8 states Openings Each opening through a fire wall shall be protected in accordance with Section 715.4 and shall not exceed Exception 2 does not restrict size when automatic sprinklers in both buildings are installed throughout in accordance with 903.3.1.1 (NFPA 13)

Section 715.4 Sets the requirements for fire door and shutter assemblies and points to Table 715.4 for ratings of assemblies

Conclusion and design concept: Both buildings will be protected with an automatic sprinkler system in accordance with Section 903.3.1.1 The parking garage exterior wall will comply with Table 601 (3hr fire resistive) and Section 706 Fire Walls. All openings in the Fire Wall shall comply with Section 706.8, exception 2 and Table 715.4



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CODE ANALYSIS

HENLO PARK, CALIFORNIA
 FIG # 01131719 (10/20/21)

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Item	Quantity	Unit	Value
Site Summary			
Garage Size Area	9,829 AC	(222,138 sq ft)	
Dwelling Units	392 DU		
Density	41 DU/AC		
Lot Coverage	181,423 SF	(40.9%)	
Paved Area	113,423 SF	(25.9%)	
Landscaped Area	117,708 SF	(27.9%)	

Room	Bld	Net SF	# of Units	%	Total Net SF	Avg. Net SF
TA	0	853	35	8.9%	19,700	563
TA1	1	740	60	15.3%	44,400	740
TA2	1	756	107	27.2%	80,802	756
TA3	1	810	6	1.5%	4,860	810
TA4	1	646	8	2.0%	6,768	846
TA5	1	878	2	0.5%	1,756	878
TA6	2	835	13	3.3%	12,155	931
TA7	2	990	10	2.5%	9,900	990
TA8	2	1,177	5	1.3%	9,516	1,903
TA9	2	1,106	5	1.3%	9,516	1,903
TA10	2	1,243	28	7.1%	34,804	1,243
TA11	3	1,548	17	3.1%	18,588	1,093
Total	500	393	100.0%	351,837	854.8	

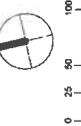
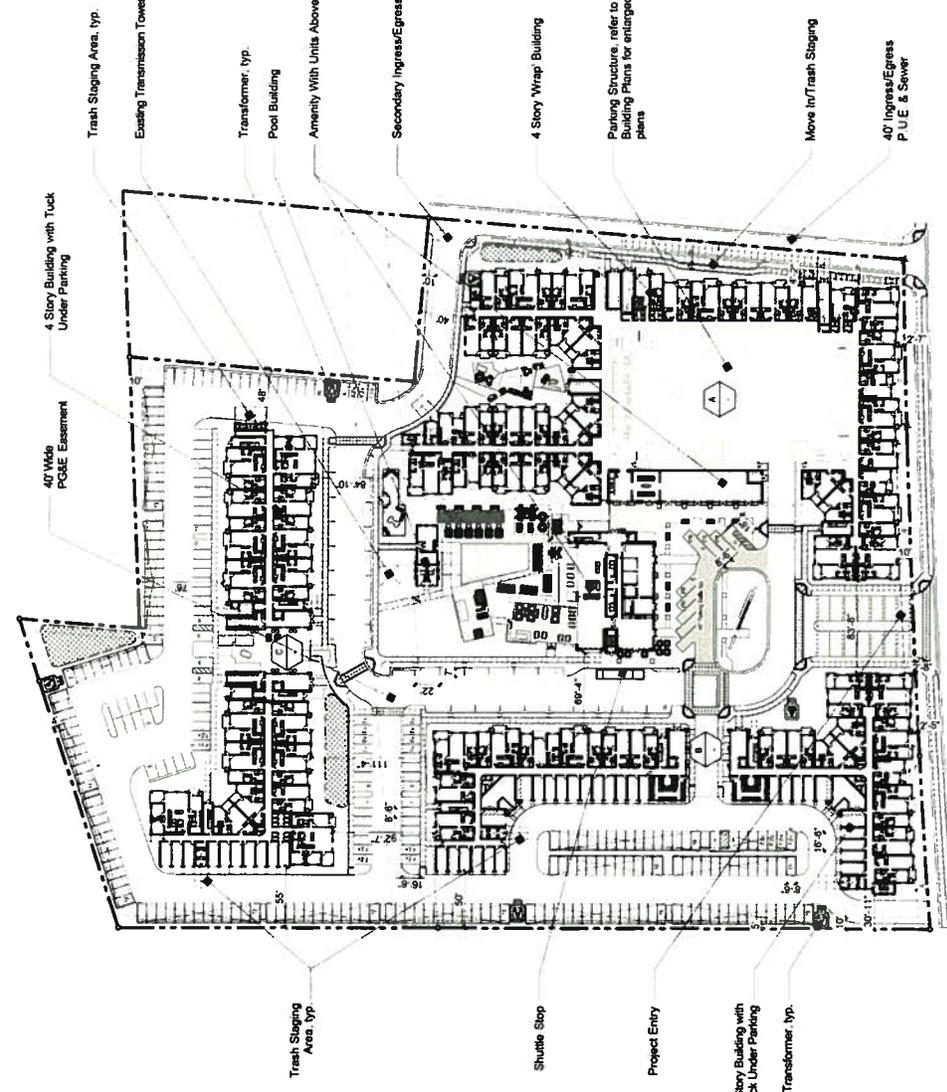
Room	No. Units	Min	Max
Truck	35	8.9%	8.9%
Shuttle	208	52.9%	52.9%
1 bedroom	12	3.1%	3.1%
2 bedroom	12	3.1%	3.1%
Total	353	100.0%	100.0%

Room	No. Units	Space Required	Space/Unit
Shuttle	208	312	1.5
1 bed	12	216	18.0
2 bed	12	216	18.0
Total	232	744	3.2

Room	No. Units	Space Provided	Space/Unit
Truck	35	617	17.6
Shuttle	208	312	1.5
1 bed	12	216	18.0
2 bed	12	216	18.0
Total	267	1,361	5.1

Room	No. Units	Space Required	Space/Unit
Truck	35	312	1.5
Shuttle	208	216	1.0
1 bed	12	216	18.0
2 bed	12	216	18.0
Total	267	760	2.8

Room	No. Units	Space Provided	Space/Unit
Truck	35	617	17.6
Shuttle	208	312	1.5
1 bed	12	216	18.0
2 bed	12	216	18.0
Total	267	1,361	5.1



AI.0



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CONCEPTUAL SITE PLAN

MENLO PARK, CALIFORNIA
 181211017

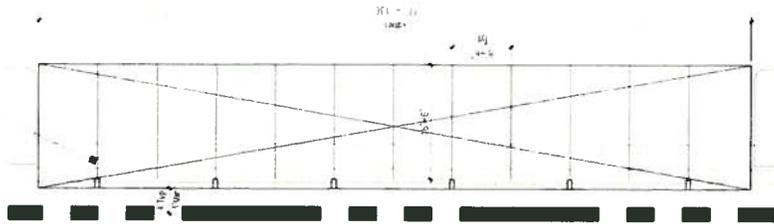


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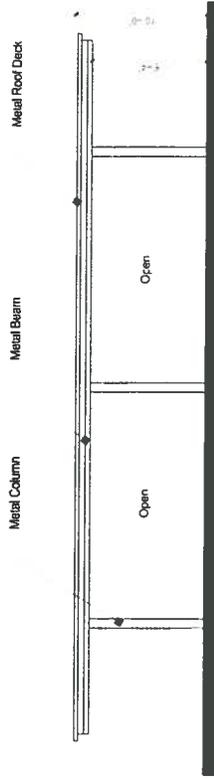
St. Anton



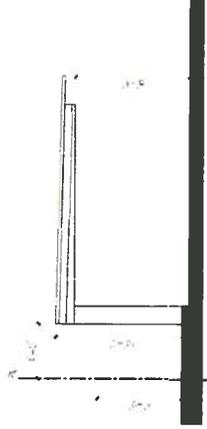
Column, typ.



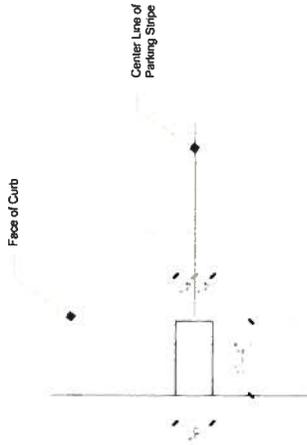
Plan, Typ. 1/8"=1'



Front Elevation, Typ. 1/4"=1'



Side Elevation, Typ. 1/4"=1'



Column Plan, Typ. 1/8"=1'

Note- Metal Shall be Painted to match Dark Gray Accent Material on Building. Roof will be lighter color to comply with solar reflectance requirements.



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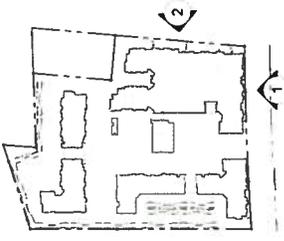
CARPORT EXHIBIT

MENLO PARK, CALIFORNIA
REV. # 10/14/09

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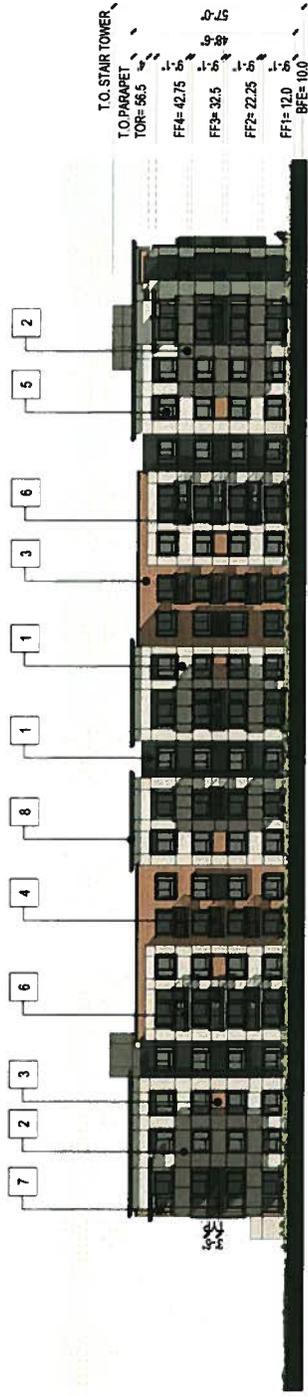
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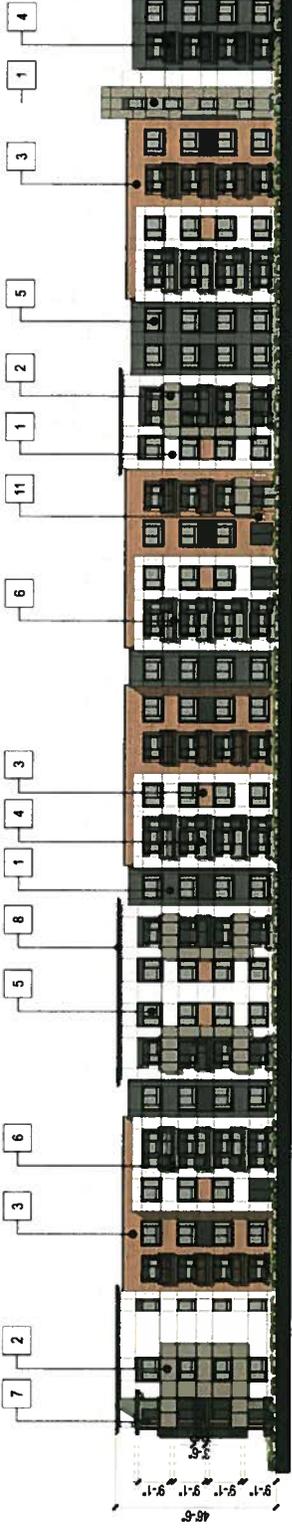
Key Map n.i.s.

- Material Legend**
1. 20/30 Stucco
 2. 30/30 Stucco
 3. Wood-like Siding
 4. Metal Railing
 5. Vinyl Window
 6. *note: 3" Window Sill, Typ
 7. Metal Deck Edge
 8. Wood Post
 9. Metal Trim
 10. Metal Storefront System
 11. Metal Awning
 12. Decorative Light Fixture
 13. Metal Garage Door
 14. Garage Entry Gate
 15. Mechanical Screening- Metal



1. Front Elevation South

T.O. STAIR TOWER
T.O. PARAPET TOR= 96.5
FF4= 42.75
FF3= 32.5
FF2= 22.25
FF1= 12.0
BFS= 10.0
ANG= 9.5



2. Right Elevation East

T.O. STAIR TOWER
T.O. PARAPET TOR= 96.5
FF4= 42.75
FF3= 32.5
FF2= 22.25
FF1= 12.0
BFS= 10.0
ANG= 9.5

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MEMPHIS CENTRAL

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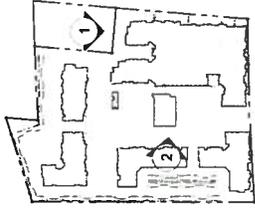
BUILDING A ELEVATIONS

MENLO PARK, CALIFORNIA
DEC # 101.0129
02.1011

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A2.0

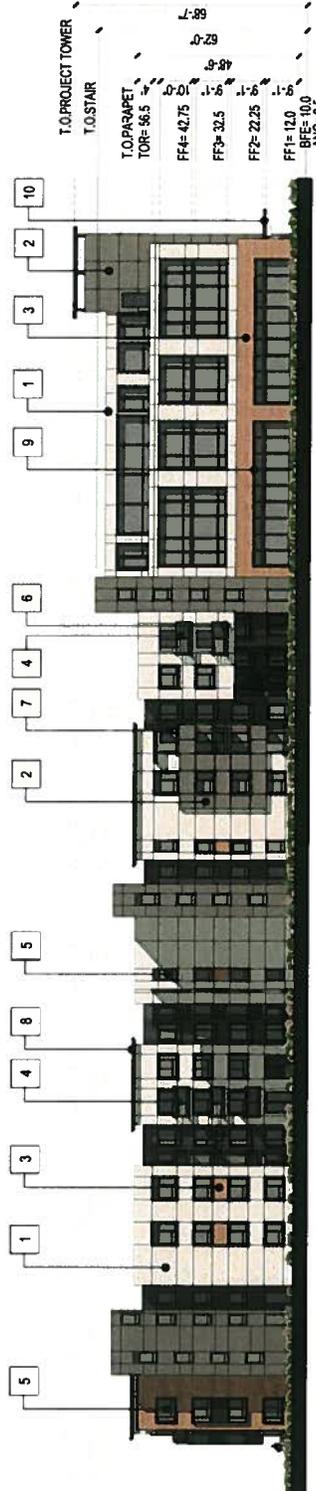




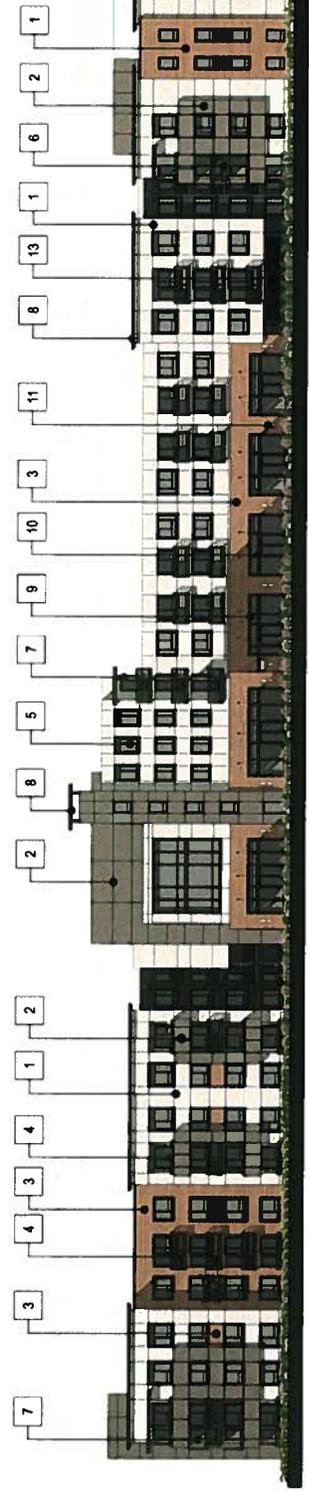
Key Map n.t.s.

Material Legend

1. 20/30 Stucco
2. Wood-like Siding
3. Metal Railing
4. Vinyl Window
5. *note: 3" Window Sill, Typ
6. Metal Deck Edge
7. Wood Post
8. Metal Storefront System
9. Metal Awning
10. Decorative Light Fixture
11. Metal Garage Door
12. Garage Entry Gate
13. Mechanical Screening- Metal



1. Rear Elevation
North



2. Left Elevation
West

T.O. PROJECT TOWER
T.O. STAIR
T.O. PARAPET
TOR= 56.5
FF4= 42.75
FF3= 32.5
FF2= 22.25
FF1= 12.0
BFE= 10.0
ANG= 9.5

T.O. STAR TOWER
T.O. PARAPET
TOR= 56.5
FF4= 42.75
FF3= 32.5
FF2= 22.25
FF1= 12.0
BFE= 10.0
ANG= 9.5



A2.1



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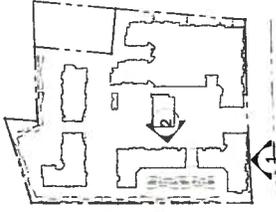
BUILDING A ELEVATIONS

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SACRAMENTO, CALIFORNIA 95811
916.400.2072



St. Anton Partners
1801 I Street, Suite 200
Sacramento, California 95811
P A R T N E R S 916.400.2072

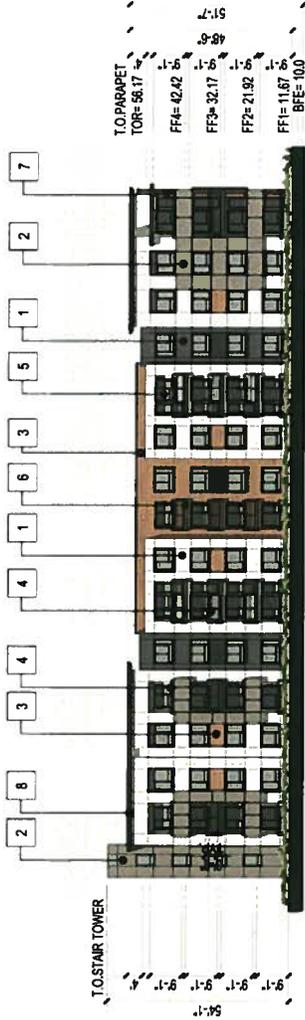
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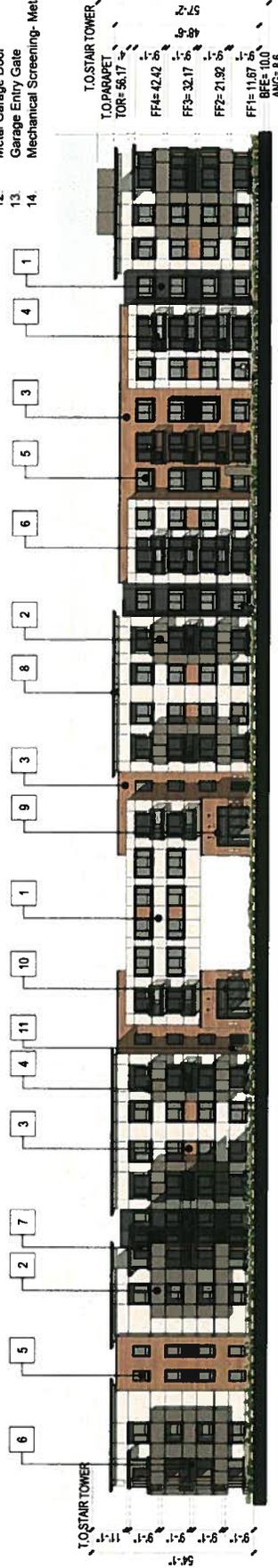
Key Map n.t.s.

Material Legend

1. 20/30 Stucco
2. 30/30 Stucco
3. Wood-like Siding
4. Metal Railing
5. Vinyl Window
6. *note: 3" Window Sill, Typ
7. Metal Deck Edge
8. Wood Post
9. Metal Trim
10. Metal Storefront System
11. Metal Awning
12. Decorative Light Fixture
13. Metal Garage Door
14. Garage Entry Gate
15. Mechanical Screening- Metal



1. Front Elevation South



2. Right Elevation East

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BUILDING B ELEVATIONS

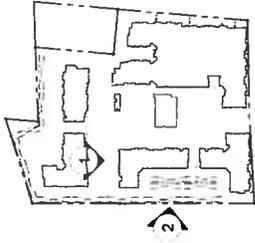
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SEP # 19.1017 (REV. 201)

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A2.2

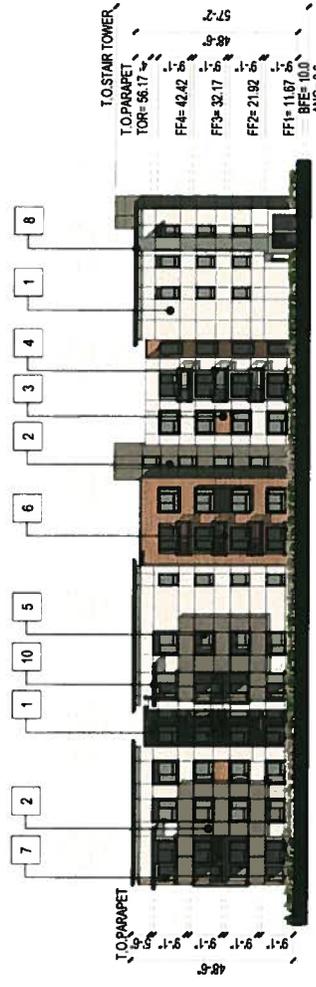
BB



Key Map n.t.s.

Material Legend

- 1. 20/30 Stucco
 - 2. 30/30 Stucco
 - 3. Wood-like Siding
 - 4. Metal Railing
 - 5. Vinyl Window
 - 6. Metal Deck Edge
 - 7. Wood Post
 - 8. Metal Trim
 - 9. Metal Storefront System
 - 10. Metal Awning
 - 11. Decorative Light Fixture
 - 12. Metal Garage Door
 - 13. Garage Entry Gate
 - 14. Mechanical Screening- Metal
- *note: 3" Window Sill, Typ



1. Rear Elevation North



2. Left Elevation West

0 6 12 18 24
A2.3



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BUILDING B ELEVATIONS

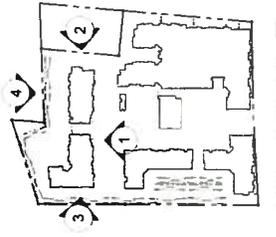
MENLO PARK, CALIFORNIA
DEC 8 10:15 AM '11



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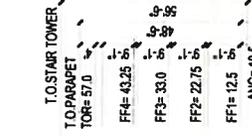




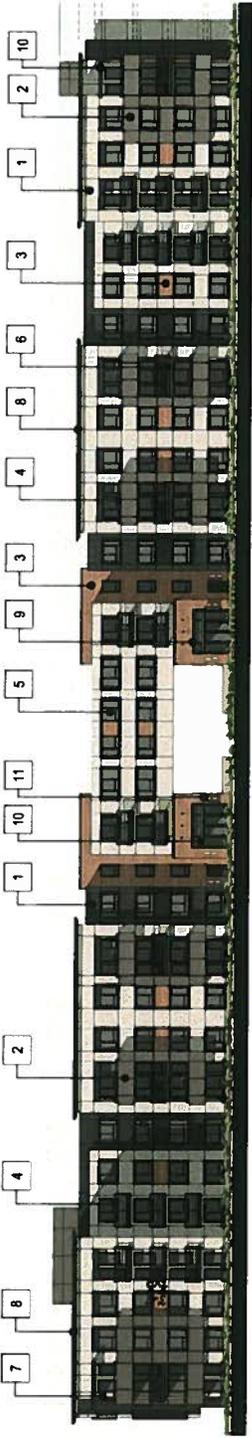
Key Map n.t.s.

Material Legend

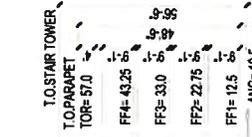
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2. 30/30 Stucco
3. Wood-like Siding
4. Metal Railing
5. Vinyl Window
6. Metal Deck Edge
7. Wood Post
8. Metal Trim
9. Metal Storefront System
10. Metal Awning
11. Decorative Light Fixture
12. Metal Garage Door
13. Garage Entry Gate
14. Metal Trash Roll-up Door
15. Mechanical Screening-Metal



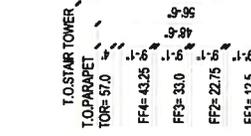
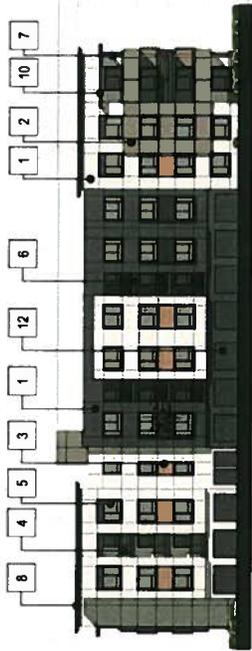
1. Front Elevation South



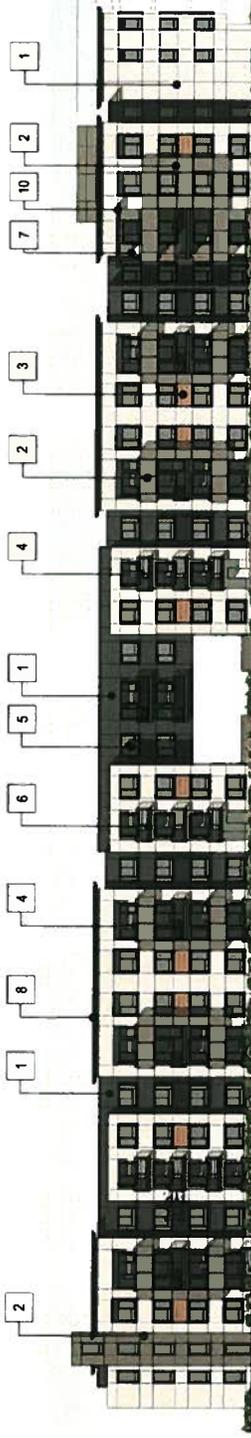
2. Right Elevation East



3. Left Elevation West



4. Rear Elevation North



A2.4



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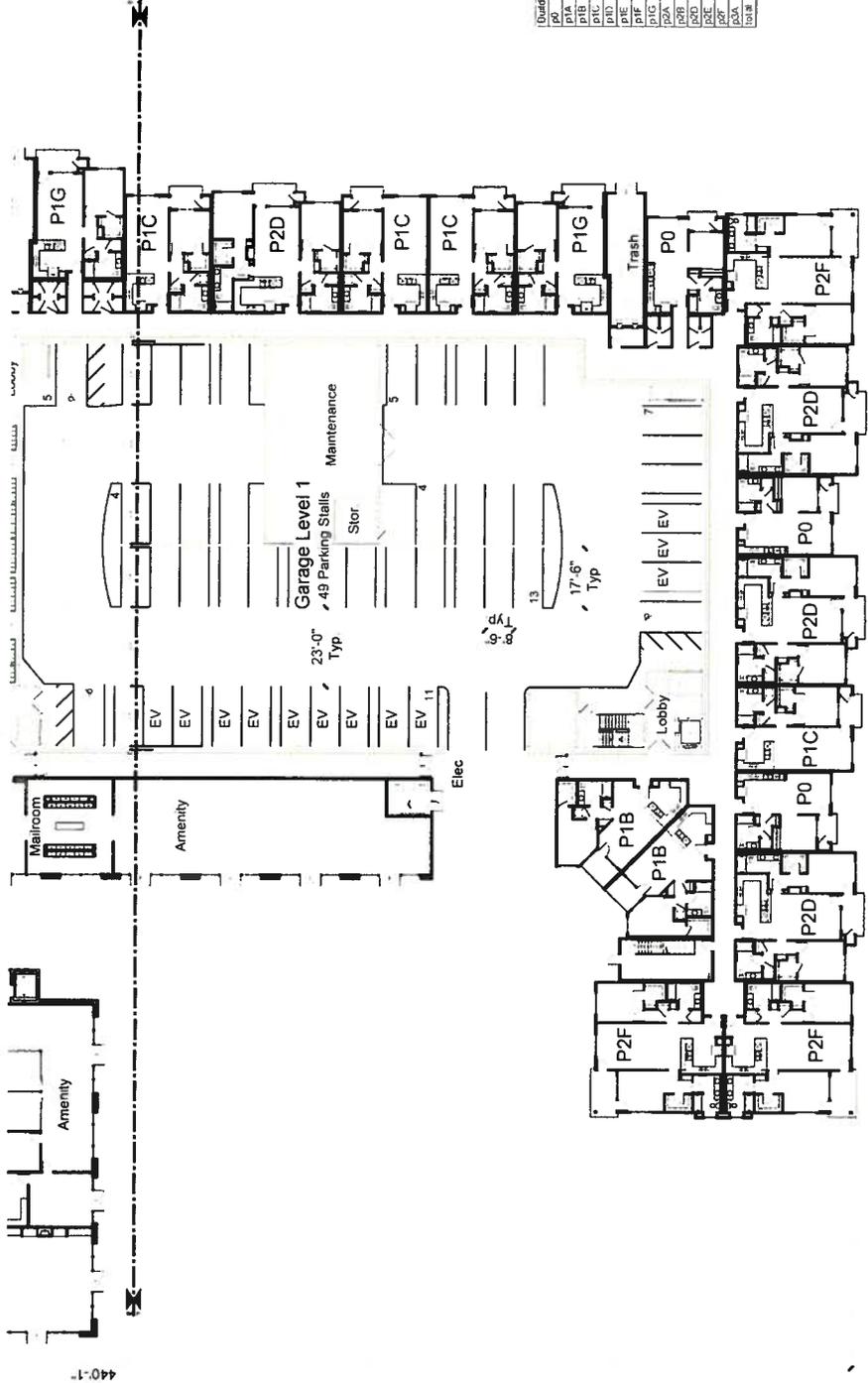
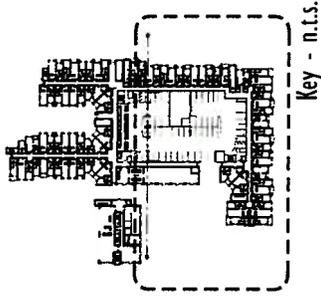
BUILDING C ELEVATIONS

MENLO PARK CALIFORNIA
 002 # 01/2019 (REV. 01)



St. Anton Partners
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 P A R T N E R S 916.400.2072

B10



Building A	Units	Typ	Net Area	Max. Percent	Total Land/Total Area
P1G	31	1	563	16.0%	31
P1B	0	1	0	0.0%	0
P1C	32	1	740	17.5%	32
P1D	57	1	1,750	31.1%	57
P1E	0	1	0	0.0%	0
P1F	0	1	0	0.0%	0
P1G	2	1	678	11.4%	2
P2A	0	2	0	0.0%	0
P2B	6	2	900	3.3%	6
P2C	30	2	1,187	16.4%	30
P2D	2	2	1,282	1.8%	2
P2E	16	2	1,243	8.7%	16
P2F	3	2	1,243	0.0%	3
P0	183	3	12,514	0.0%	183
Total					183



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BUILDING A - LEVEL I FLOOR PLAN

MENLO PARK CALIFORNIA
 REV # 01/13/17

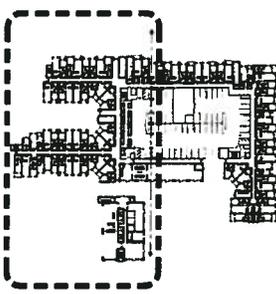
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A3.0a

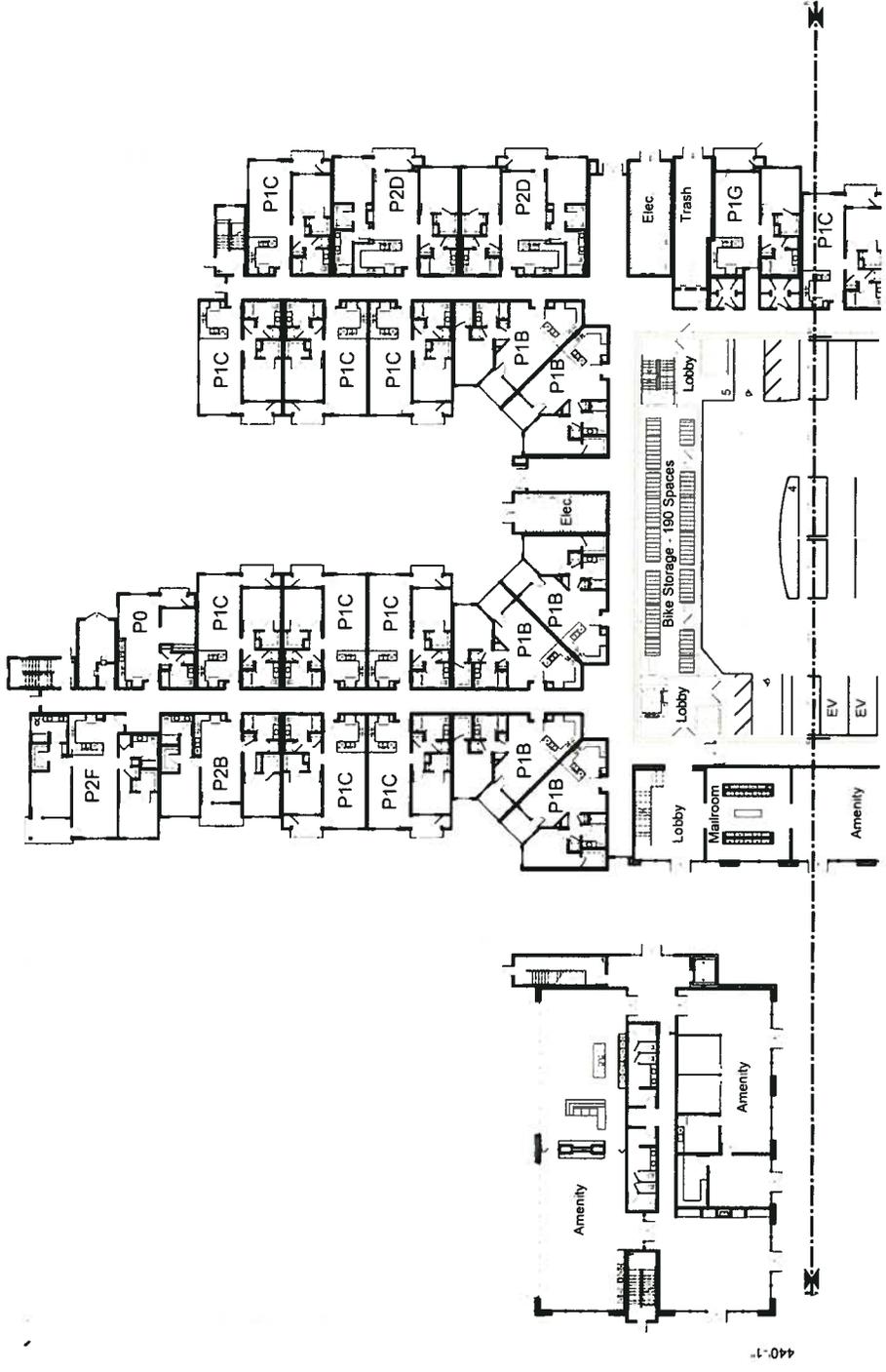
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Key - n.t.s.

343'-11"



440'-1"



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B12

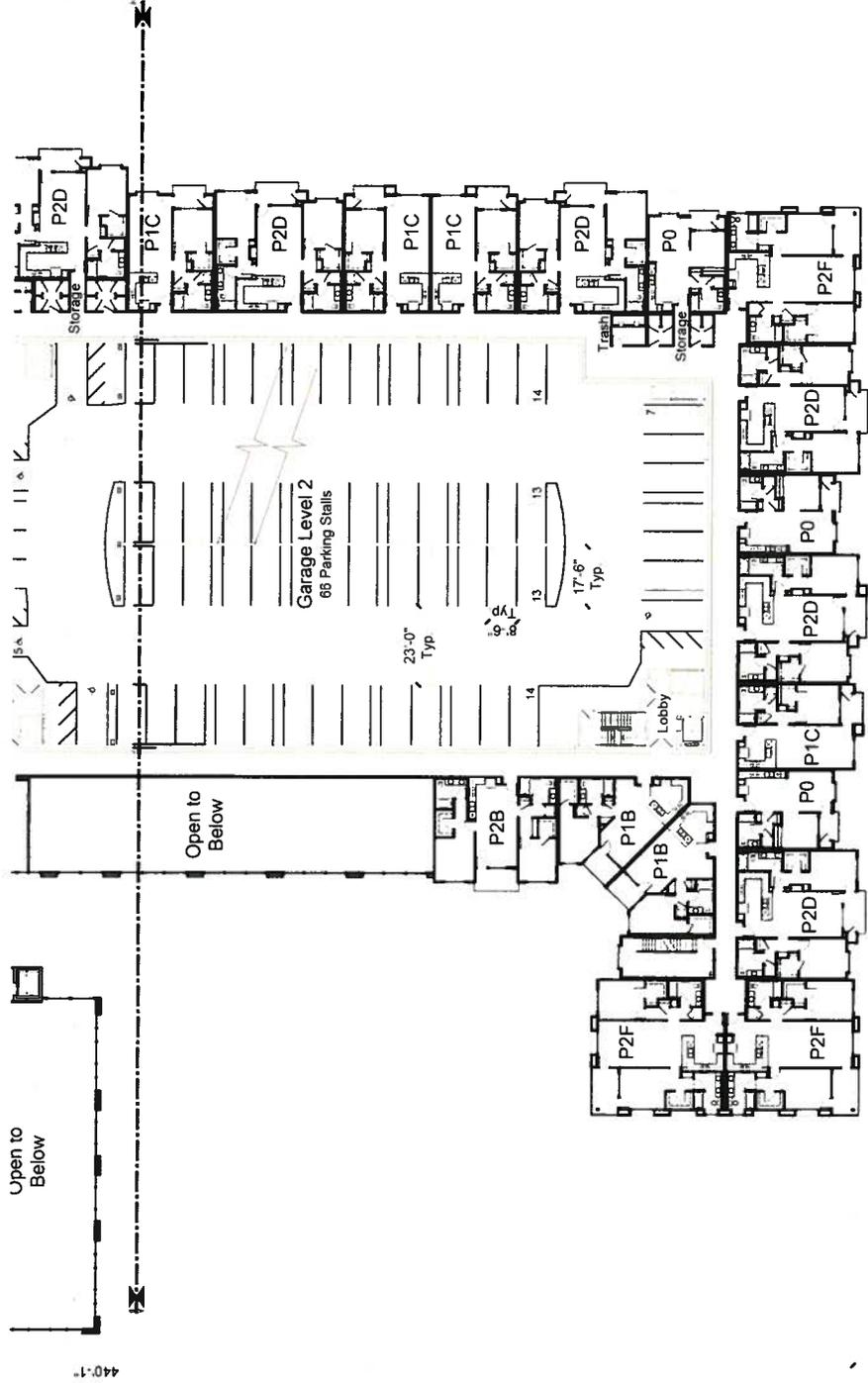
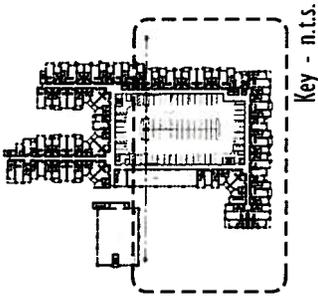
BUILDING A - LEVEL I FLOOR PLAN

MENLO PARK, CALIFORNIA
REV 2 2011/01

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A3.0b





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1801 I Street, Suite 200
Sacramento, California 95811
916-400-2072

BUILDING A - LEVEL 2 FLOOR PLAN

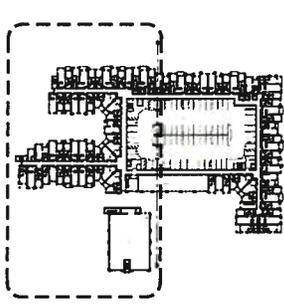
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REV. # 2011.01P (10/12/11)

A3.1a

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Irvine, CA 92614
949 851 2133
ktgy.com

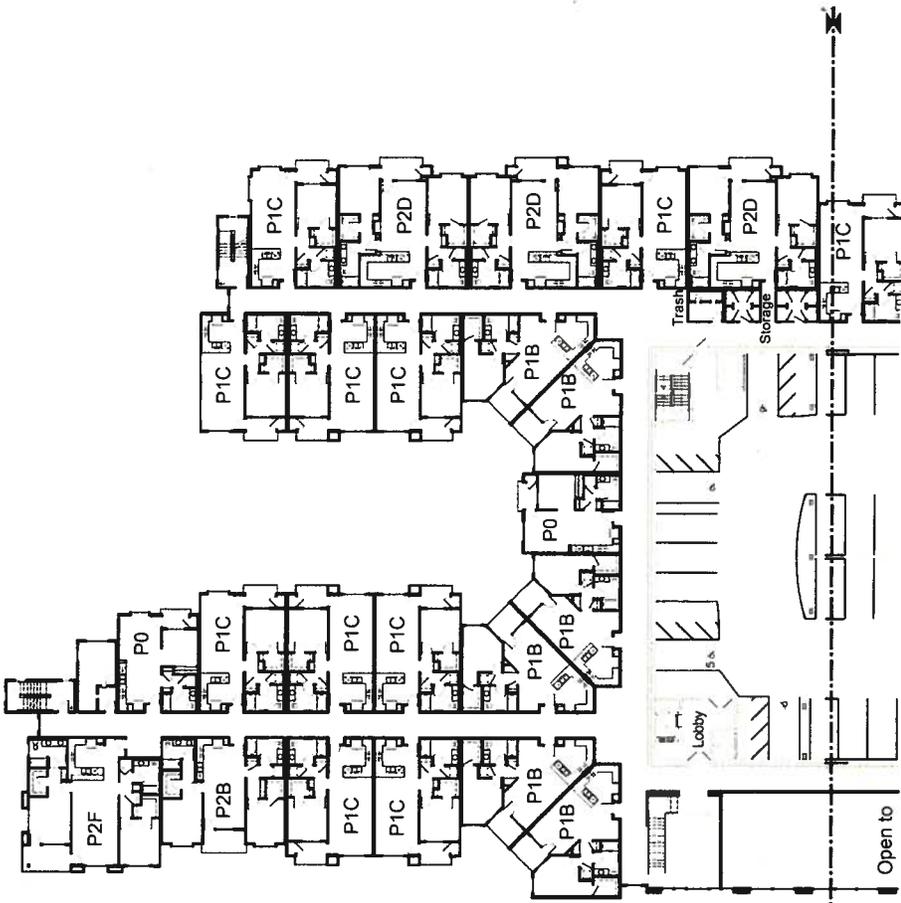


B13



Key - n.t.s.

343'-11"



440'-1"



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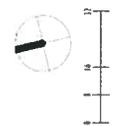
BUILDING A - LEVEL 2 FLOOR PLAN

MENLO PARK, CALIFORNIA
REV. # 001.001P
14.02.001

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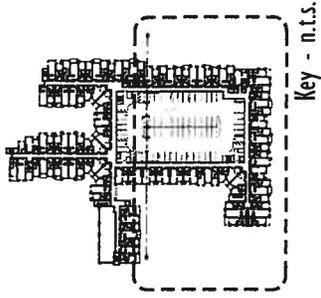
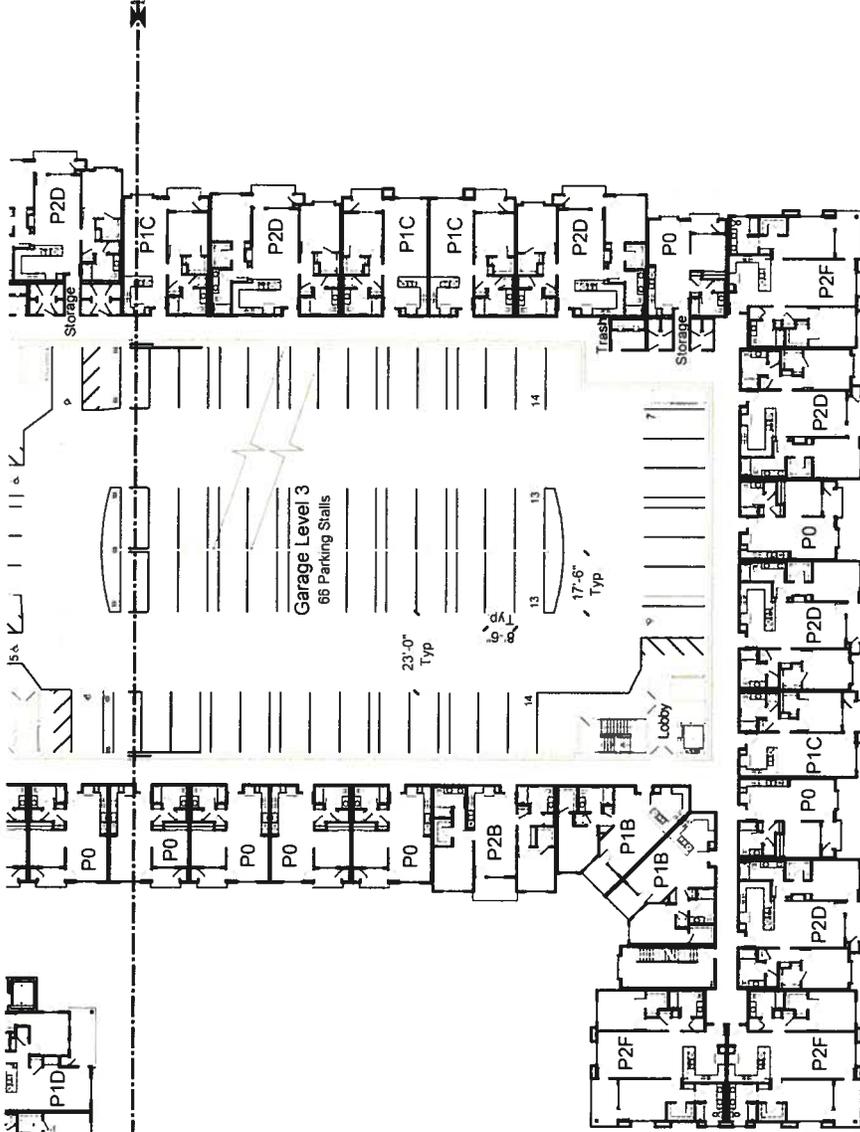


A3.1b





440'-1"



Key - n.t.s.



A3.2a



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BUILDING A - LEVEL 3 FLOOR PLAN

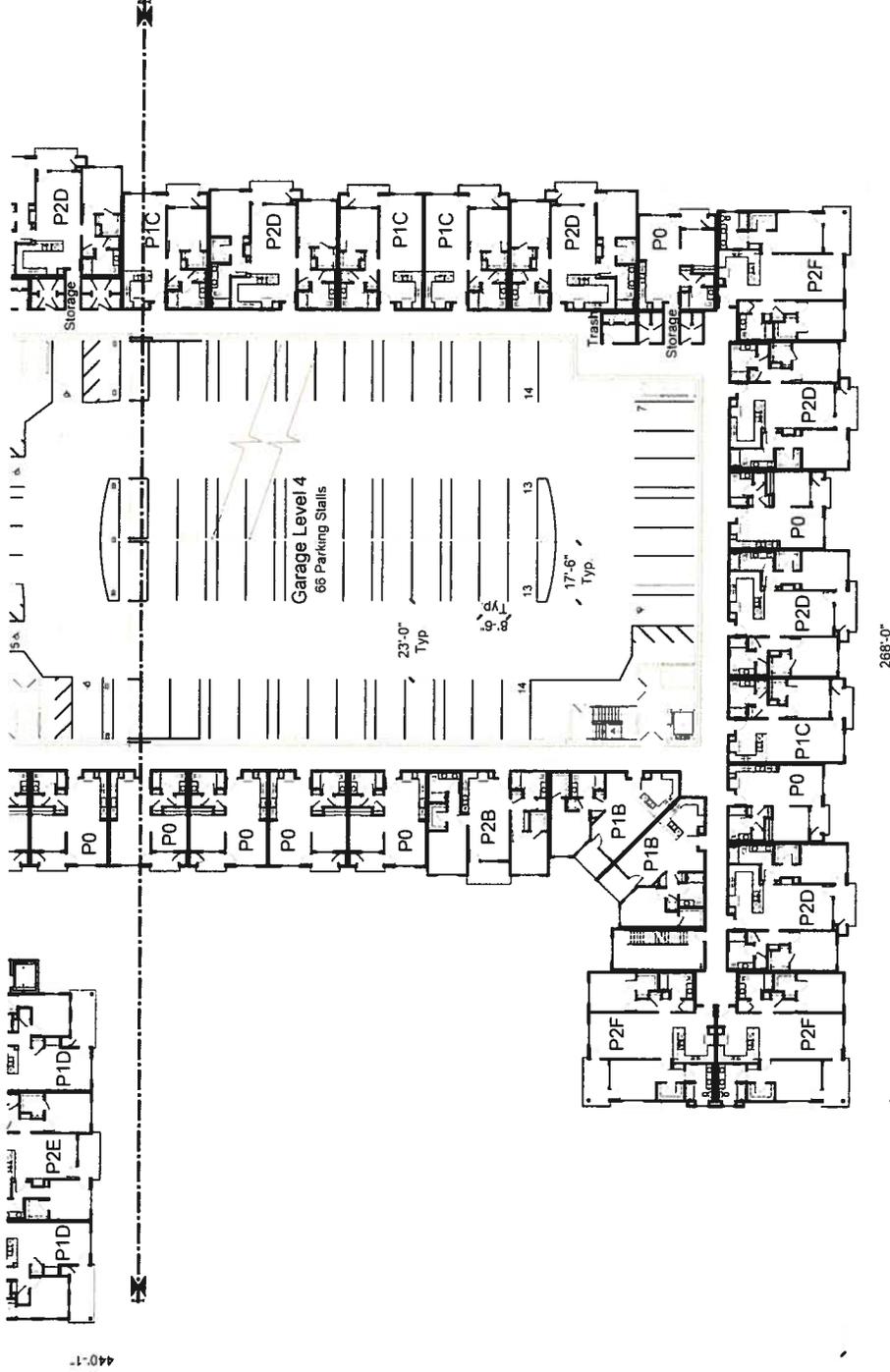
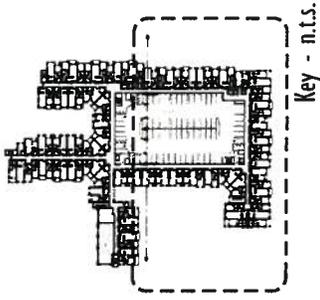
MENLO PARK CALIFORNIA
 REV # 01/13/18



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B15



A3.3a



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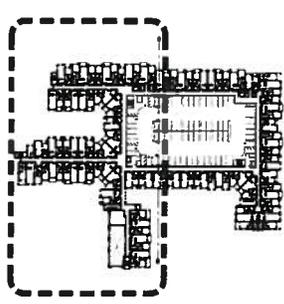
BUILDING A - LEVEL 4 FLOOR PLAN

MENLO PARK, CALIFORNIA
REV # 001 (04)



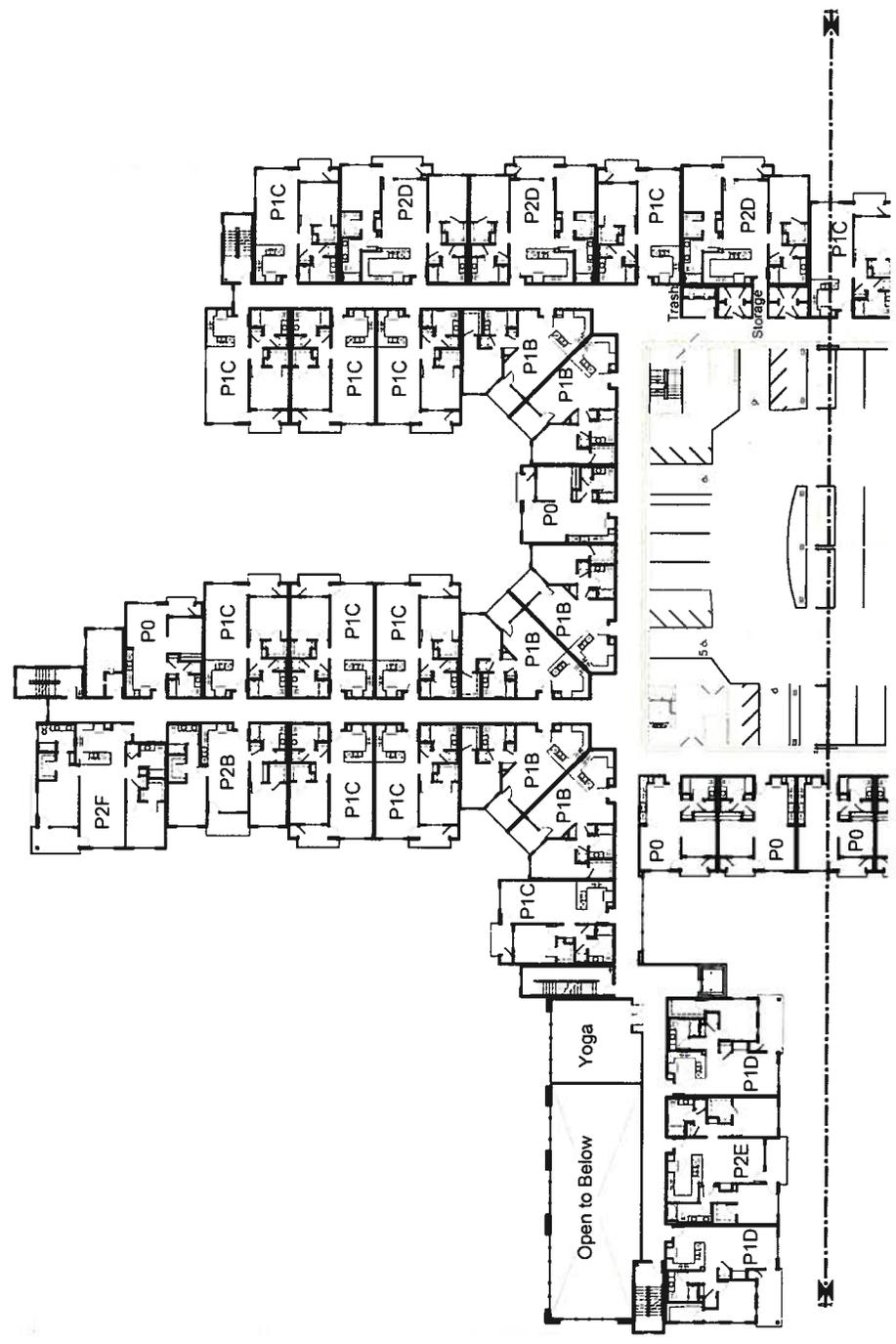
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Sacramento, California 95811
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Key - n.i.s.

343'-11"



440'-1"



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BUILDING A - LEVEL 4 FLOOR PLAN

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REV # 01/10/07 08/12/08

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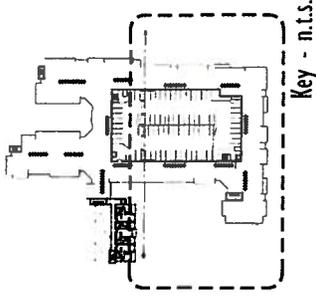
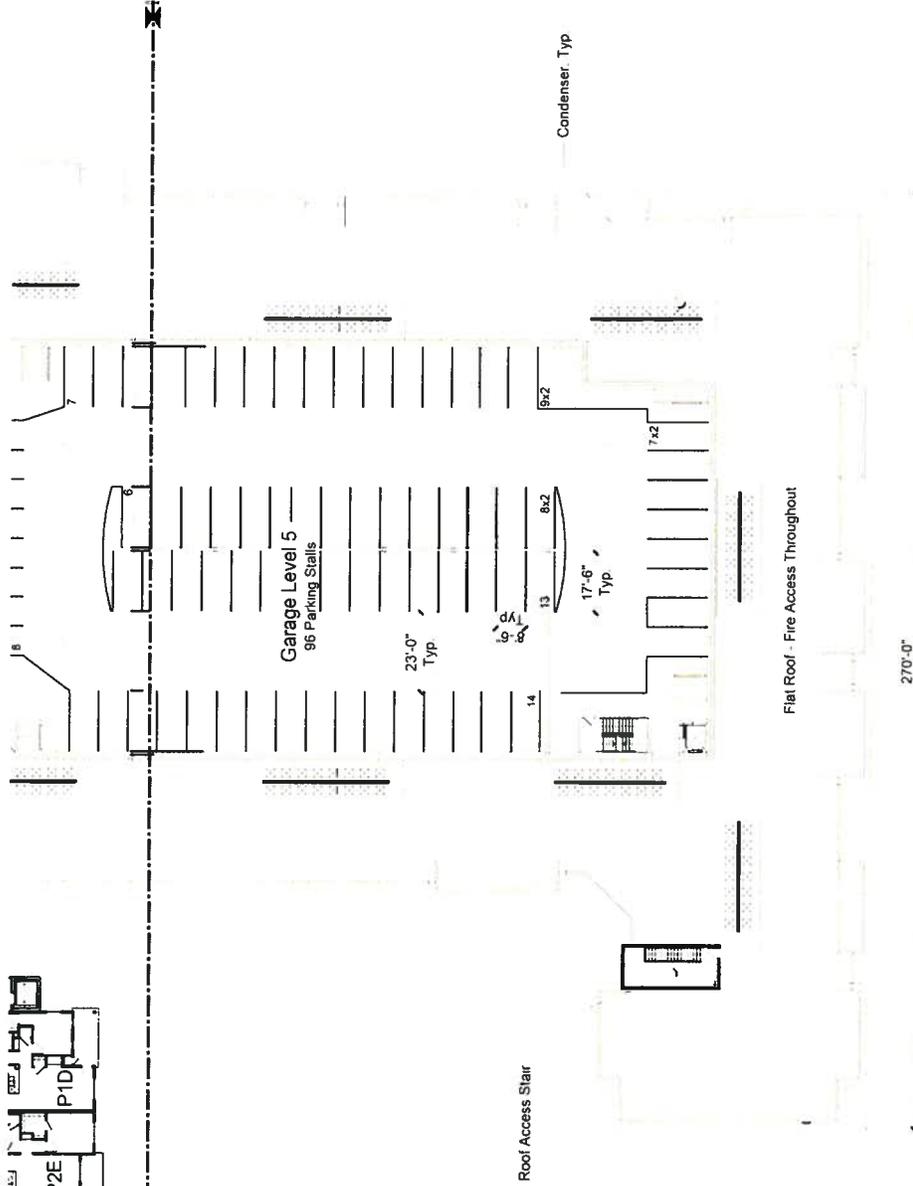


A3.3b

B19



444-1"



Key - n.t.s.



A3.4a



BUILDING A - LEVEL 5 FLOOR PLAN/ROOF PLAN

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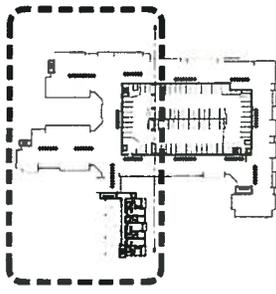
MENLO PARK CALIFORNIA
 DEC # 011317* (18.03.18)



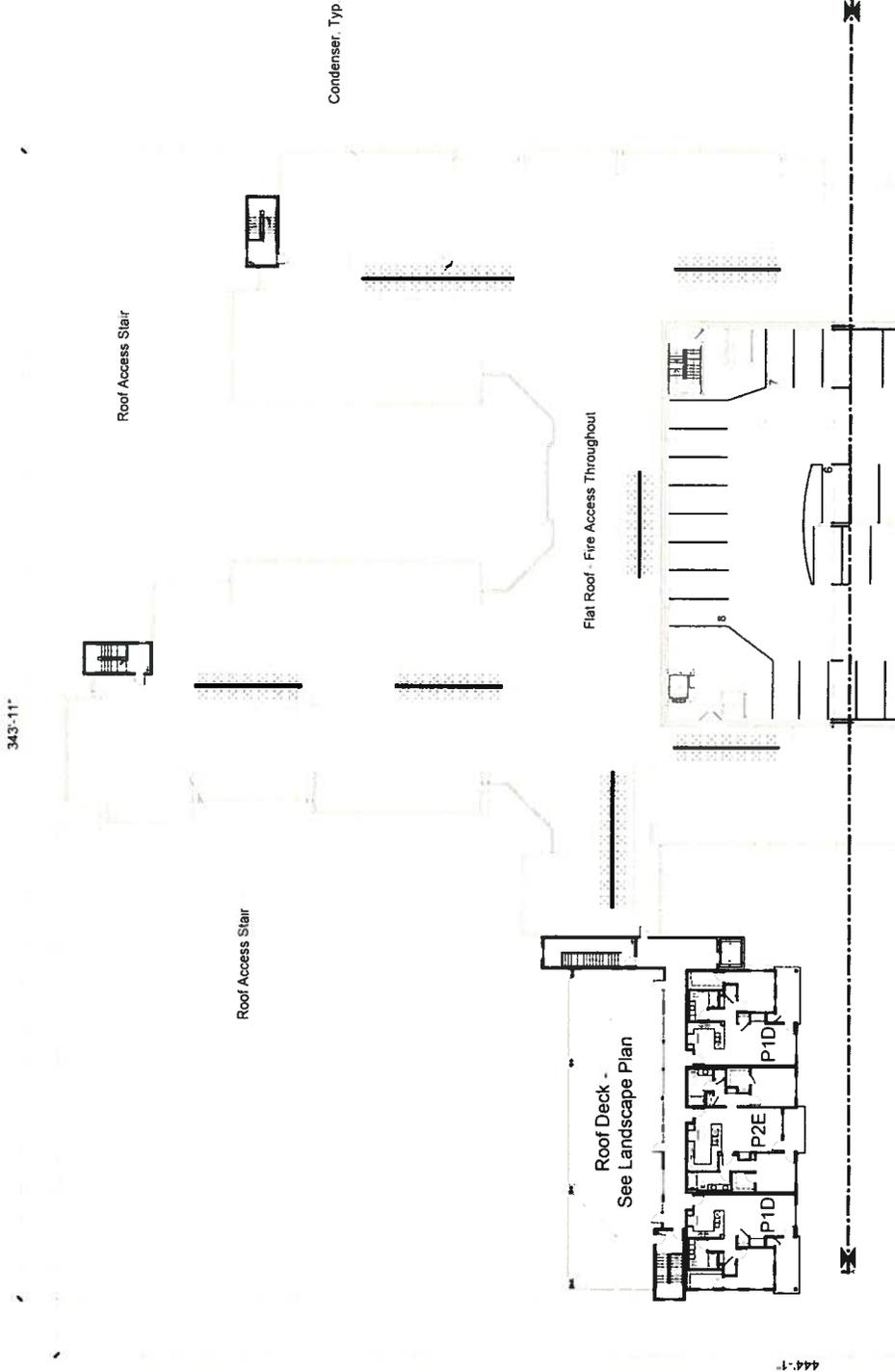
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B19



Key - n.t.s.



1" = 10'-0"

A3.4b



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BUILDING A - LEVEL 5 FLOOR PLAN/ROOF PLAN

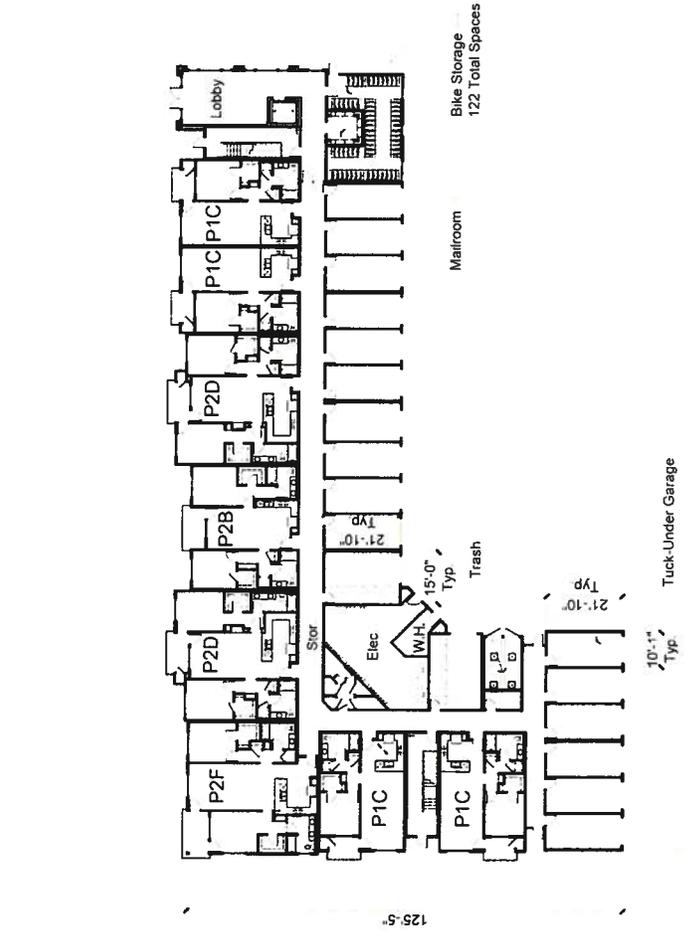
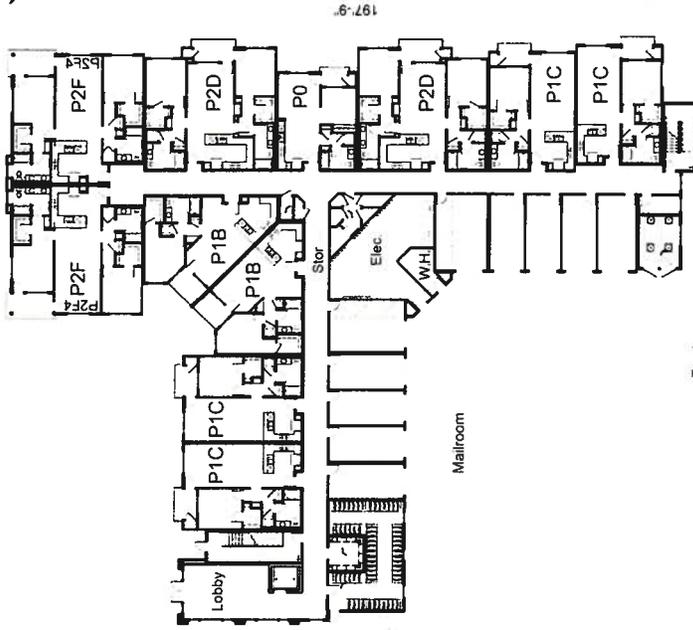
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 SEP # 201.017



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B20



Building ID	Units	Size Type	Net Area	Min. Percent	Total Unit/Total Area
P2F	4	181	1,050	1.35%	18
P2D	20	140	16,596	16.59%	20
P1B	37	756	26,416	26.41%	37
P1C	4	810	3,384	3.38%	4
P0	0	0	0	0.0%	0
Stor	0	0	0	0.0%	0
Elec	0	0	0	0.0%	0
W/H	0	0	0	0.0%	0
Mailroom	0	0	0	0.0%	0
Lobby	0	0	0	0.0%	0
Tuck-Under Garage	0	0	0	0.0%	0
Bike Storage	0	0	0	0.0%	0
Trash	0	0	0	0.0%	0
Total	121	1	15,459	9.9%	121



A3.5



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BUILDING B - FIRST FLOOR PLAN

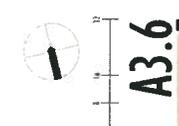
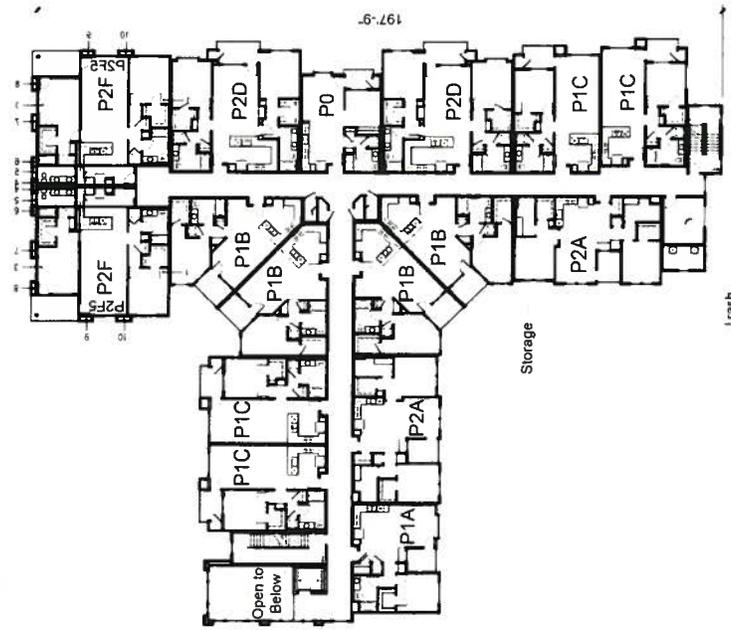
MENLO PARK, CALIFORNIA
 #010201



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B21



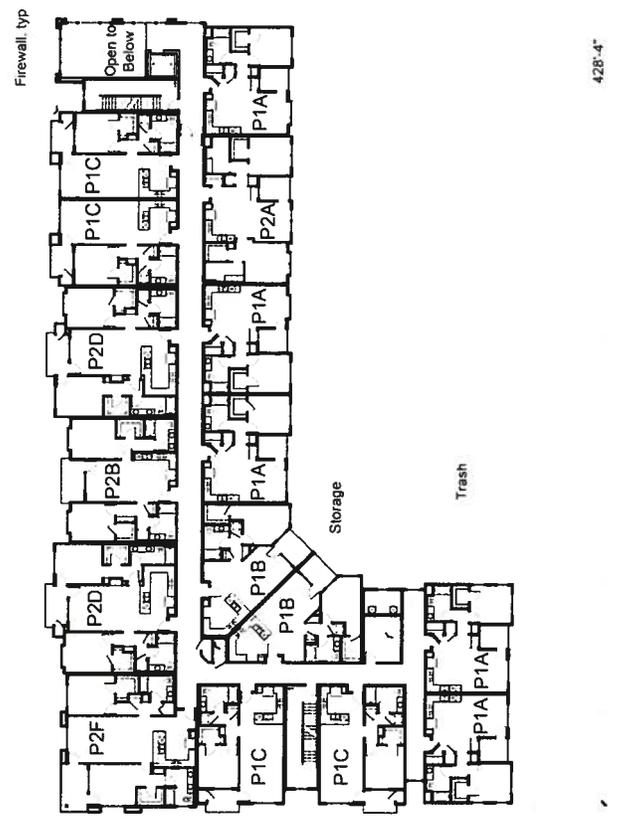
A3.6



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BUILDING B - SECOND FLOOR PLAN

MENLO PARK, CALIFORNIA
 02/11/11



Firewall, typ

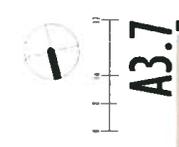
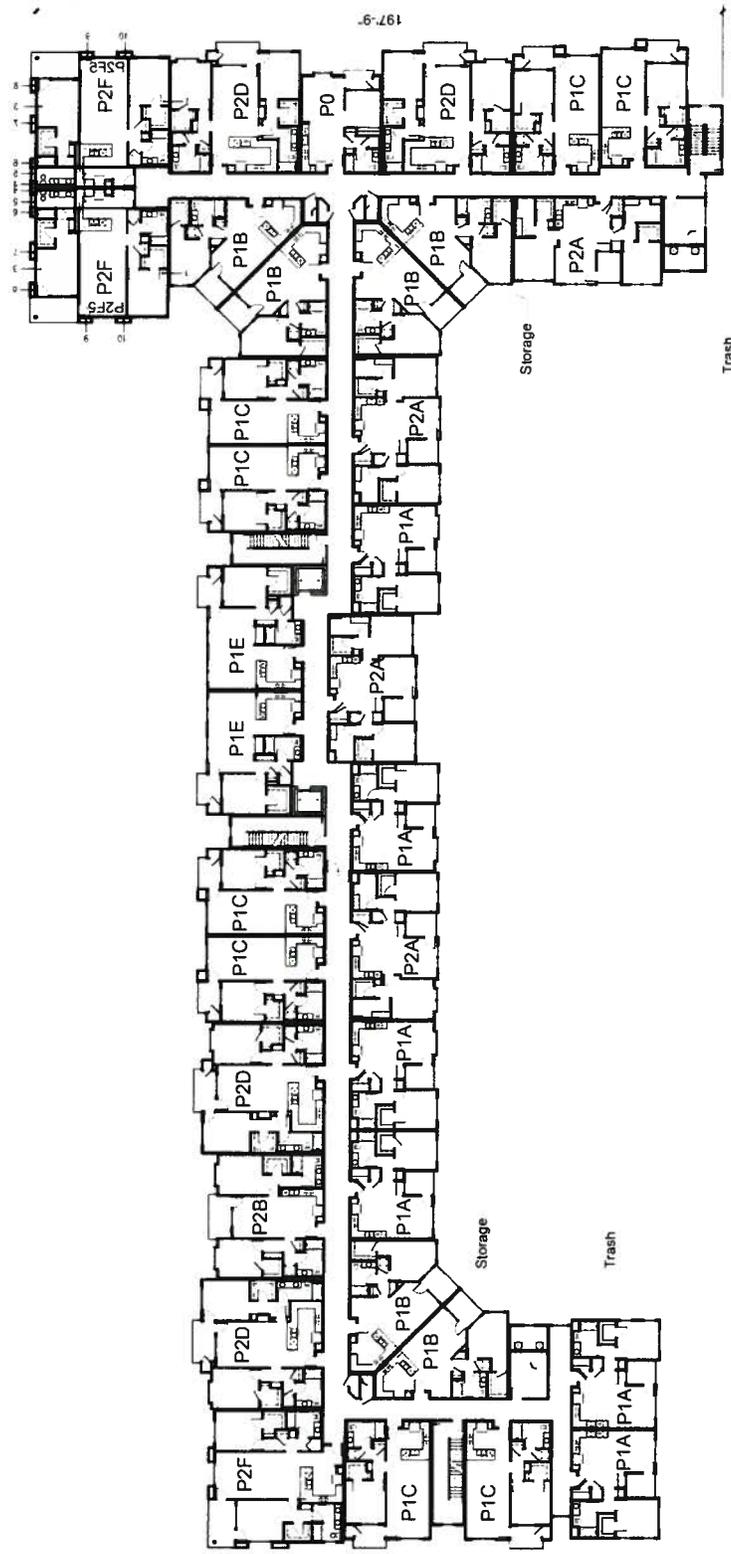
428'-4"



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B22



A3.7



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BUILDING B - THIRD FLOOR PLAN

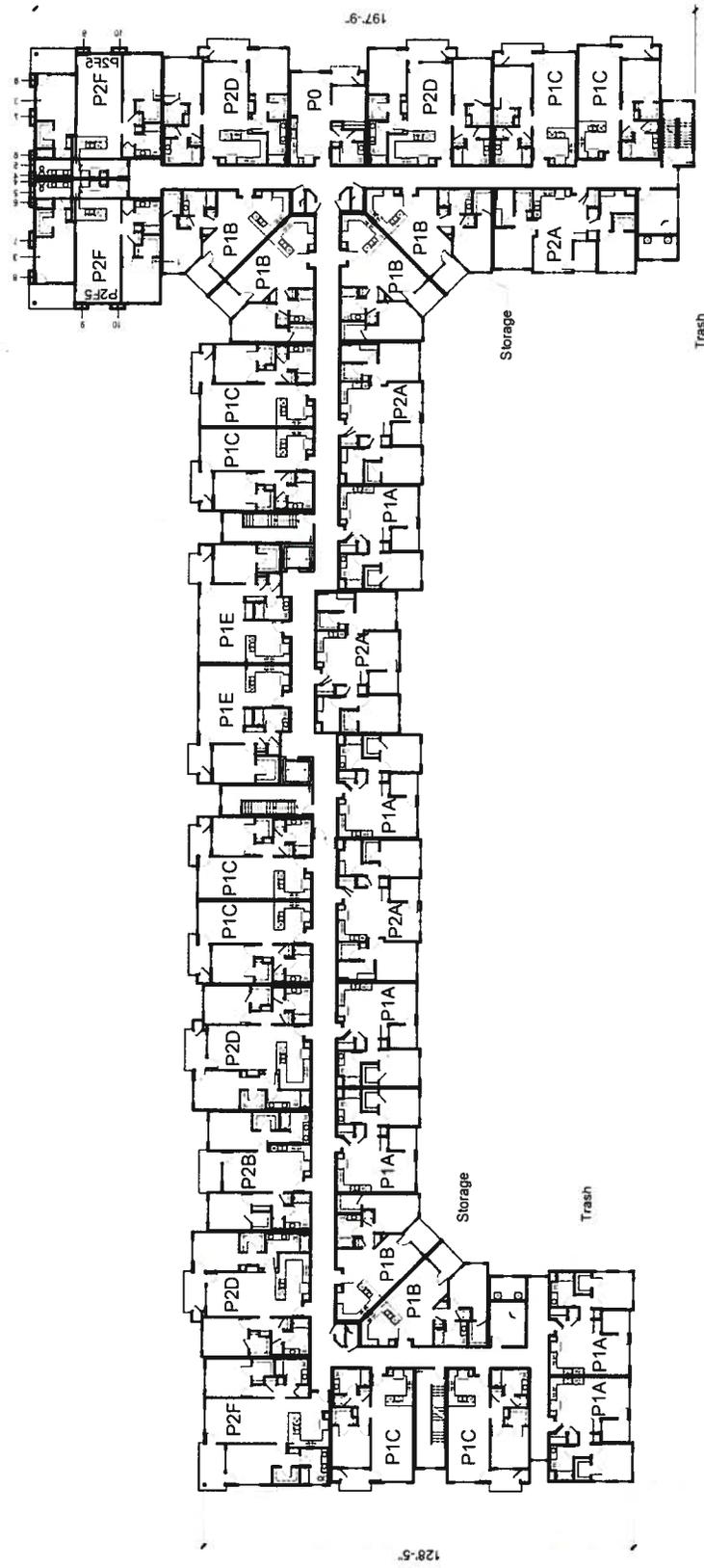
MENLO PARK, CALIFORNIA
 FEB. 19. 2017



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B23



1" = 20'

A3.8



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 949 851 2133
 ktgy.com

BUILDING B - FOURTH FLOOR PLAN

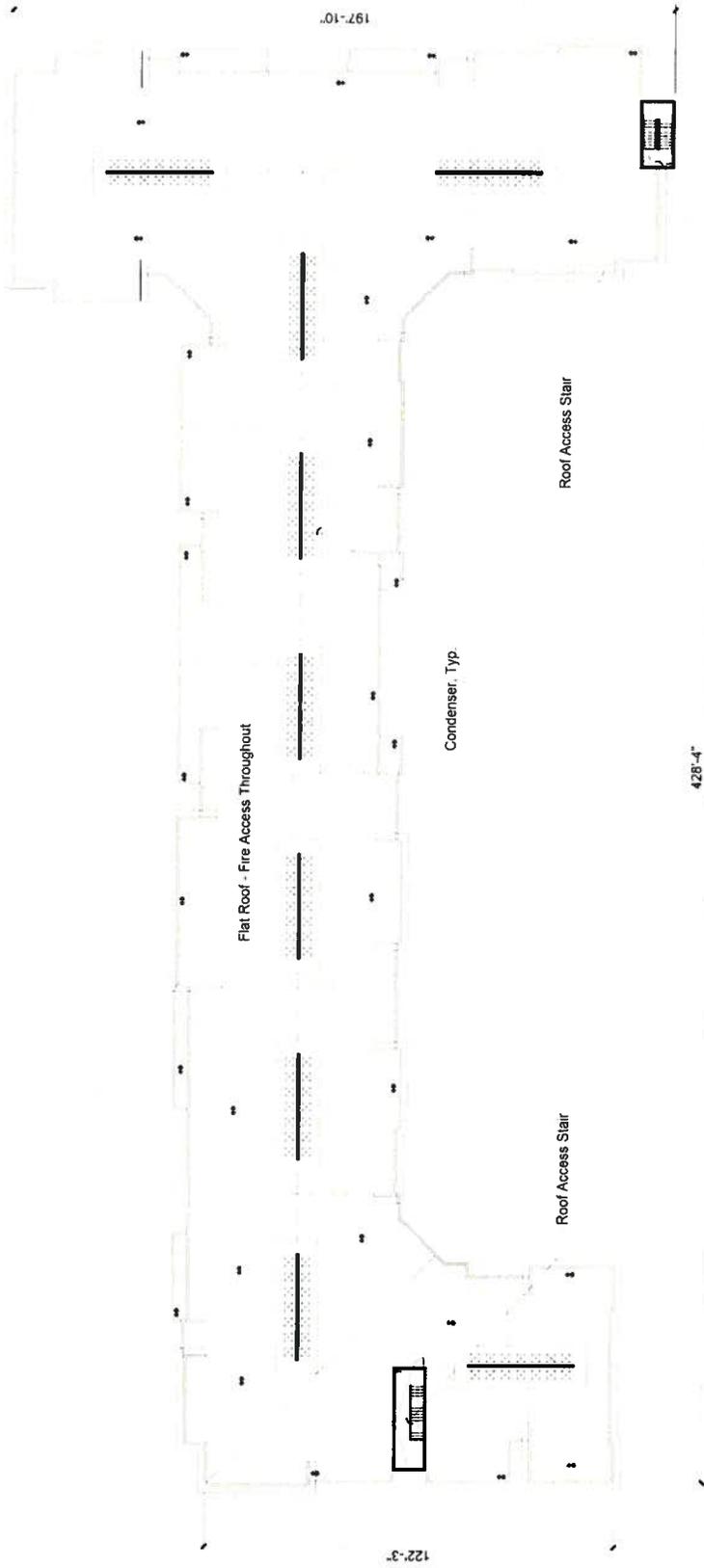
MENLO PARK, CALIFORNIA
 REV # 001.017
 08.12.2011



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B24



A3.9



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BUILDING B - ROOF PLAN

HENLO PARK, CALIFORNIA
 (REV. 01/17/17)

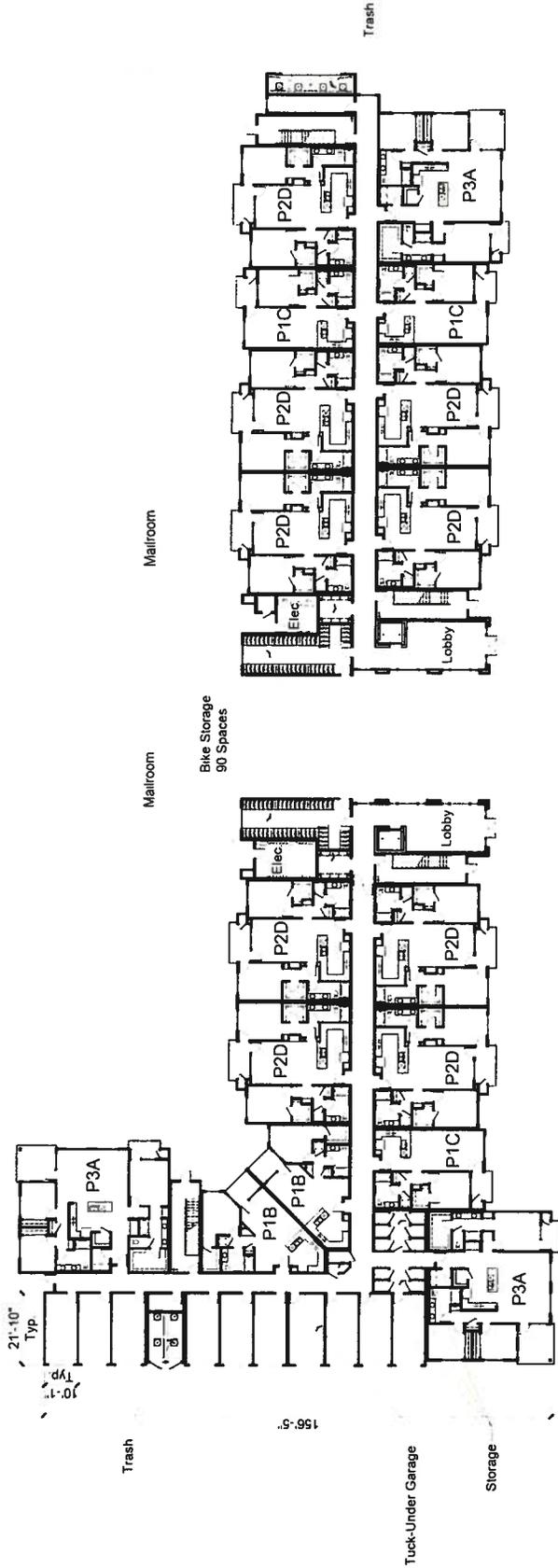


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B25

399'-3"



Building C	Count	Area	Type	Net Area	Net Percent	Total Unimproved Area
P2	0	1	563		0.0%	0
P1A	6	1	658		6.7%	6
P1B	6	1	740		9.0%	6
P1C	18	1	756		20.7%	18
P1D	0	1	810		0.0%	0
P1E	4	1	666		1.1%	4
P1F	0	1	878		0.0%	0
P1G	2	2	935		7.2%	2
P1H	0	2	996		0.0%	0
P1I	36	2	1197		40.4%	36
P1J	2	2	1136		2.2%	2
P1K	2	3	1463		5.9%	2
P1L	3	3	1542		13.5%	3
P1M	0	3	1620		0.0%	0
P1N	0	3	1620		0.0%	0
P1O	0	3	1620		0.0%	0
P1P	0	3	1620		0.0%	0
P1Q	0	3	1620		0.0%	0
P1R	0	3	1620		0.0%	0
P1S	0	3	1620		0.0%	0
P1T	0	3	1620		0.0%	0
P1U	0	3	1620		0.0%	0
P1V	0	3	1620		0.0%	0
P1W	0	3	1620		0.0%	0
P1X	0	3	1620		0.0%	0
P1Y	0	3	1620		0.0%	0
P1Z	0	3	1620		0.0%	0
Total	65				11	65



A3.10



BUILDING C - FIRST FLOOR PLAN

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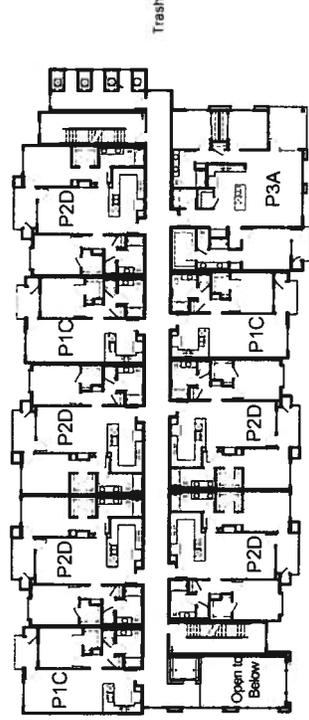
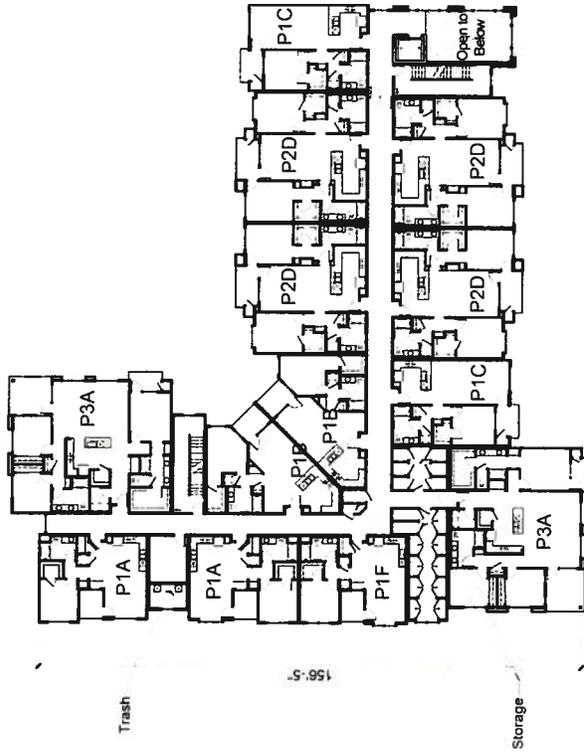


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B26

402'-3"



A3.11



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BUILDING C - SECOND FLOOR PLAN

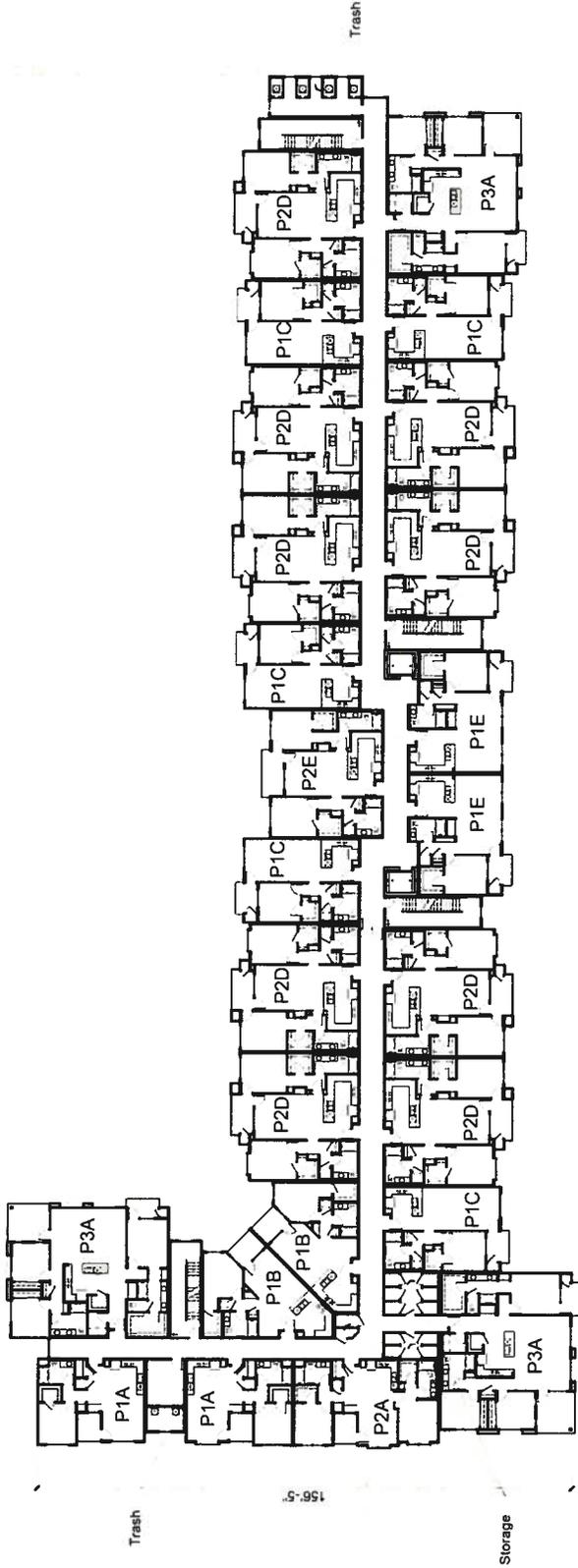
MENLO PARK CALIFORNIA
 (08/2011)
 (02/2011)



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B27

402'-5"



156'-5"



A3.12



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BUILDING C - THIRD FLOOR PLAN

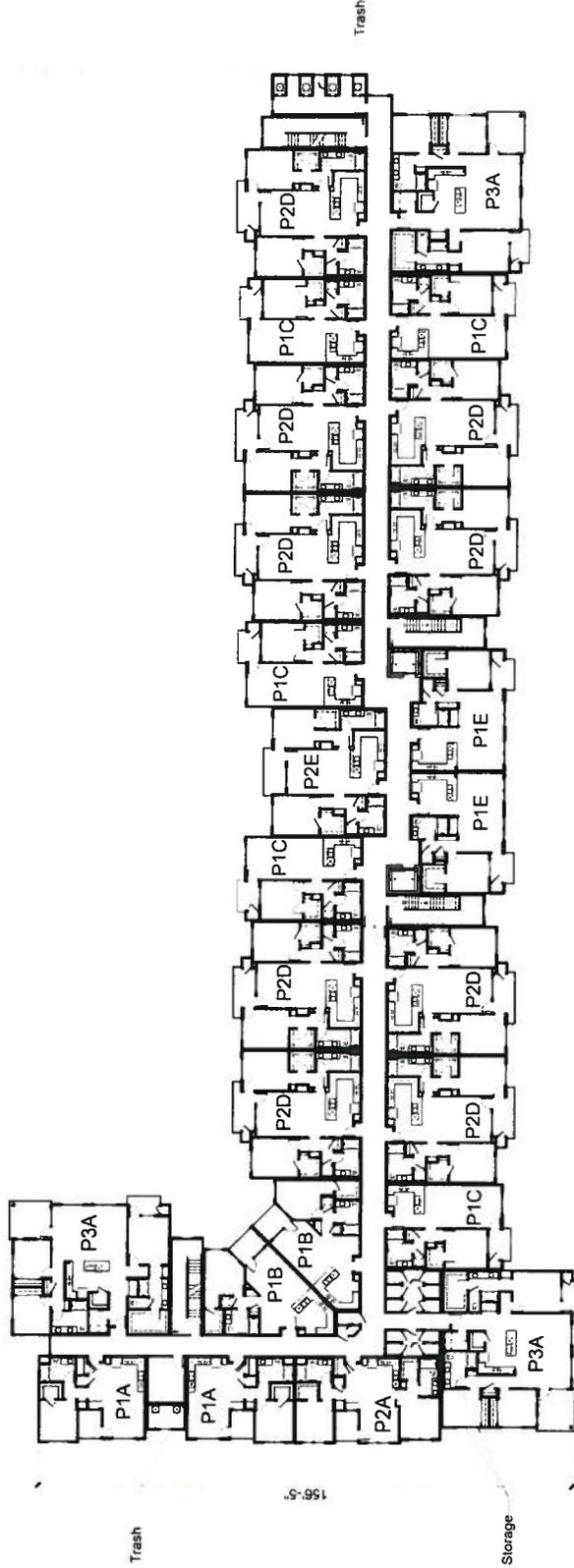
MENLO PARK, CALIFORNIA
 REV. 0 10/10/09



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402'-5"



A3.13



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BUILDING C - FOURTH FLOOR PLAN

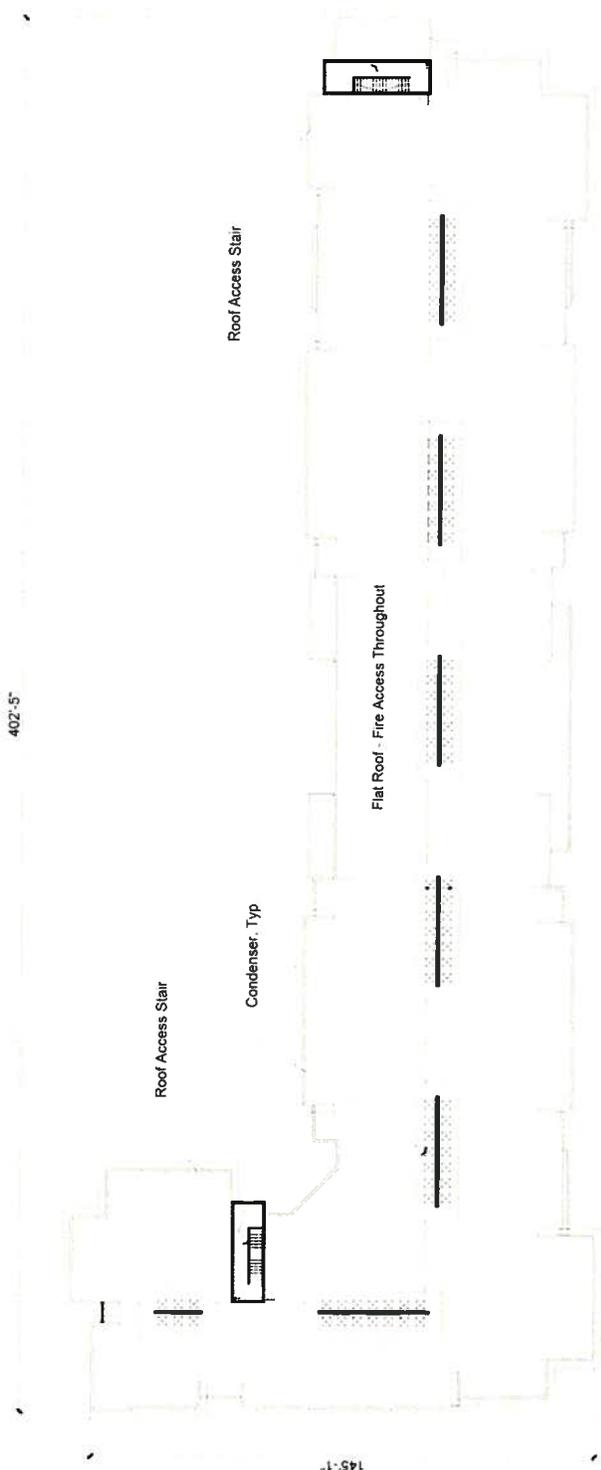
MENLO PARK, CALIFORNIA
 REV # 3/11/10 10/12/10



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B29



12
6
0

A3.14



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BUILDING C - ROOF PLAN

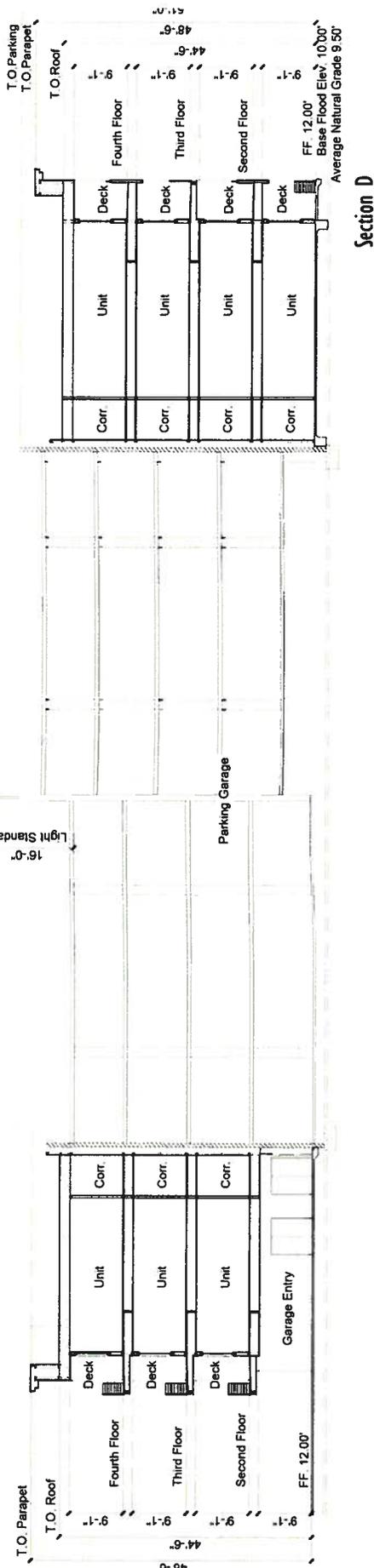
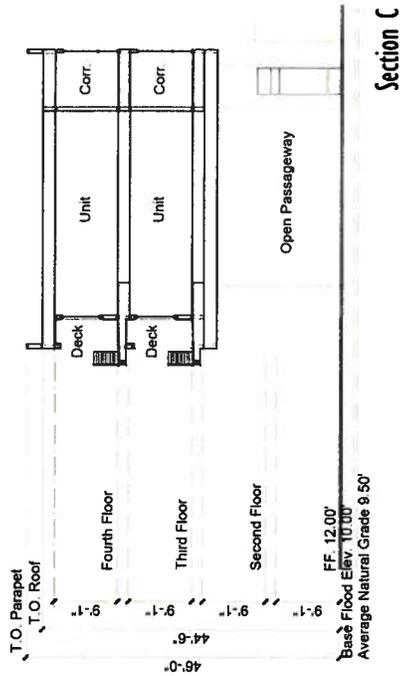
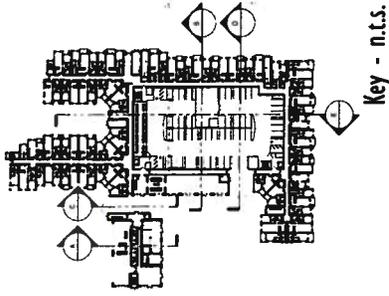
MENLO PARK, CALIFORNIA
10/12/2011



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B30



A4.1

BUILDING A SECTIONS

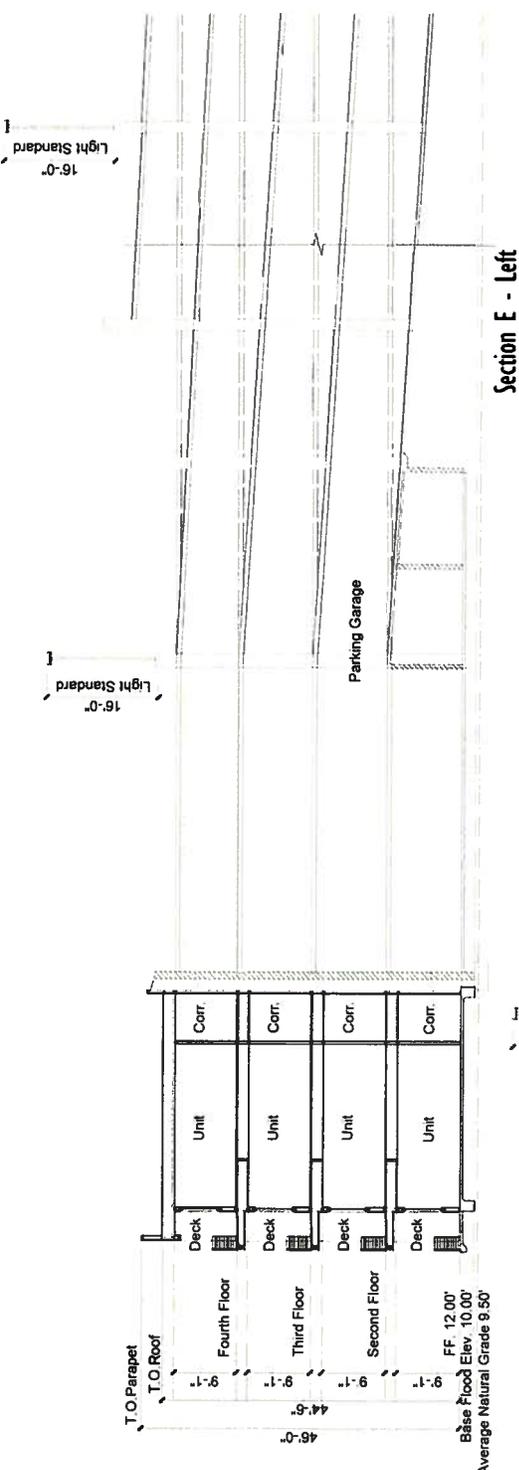
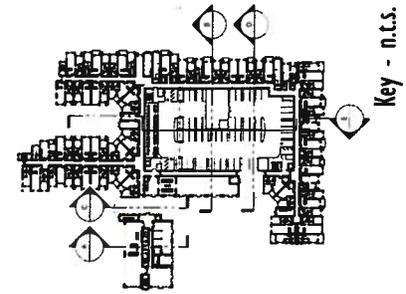
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REV. 8/10/07

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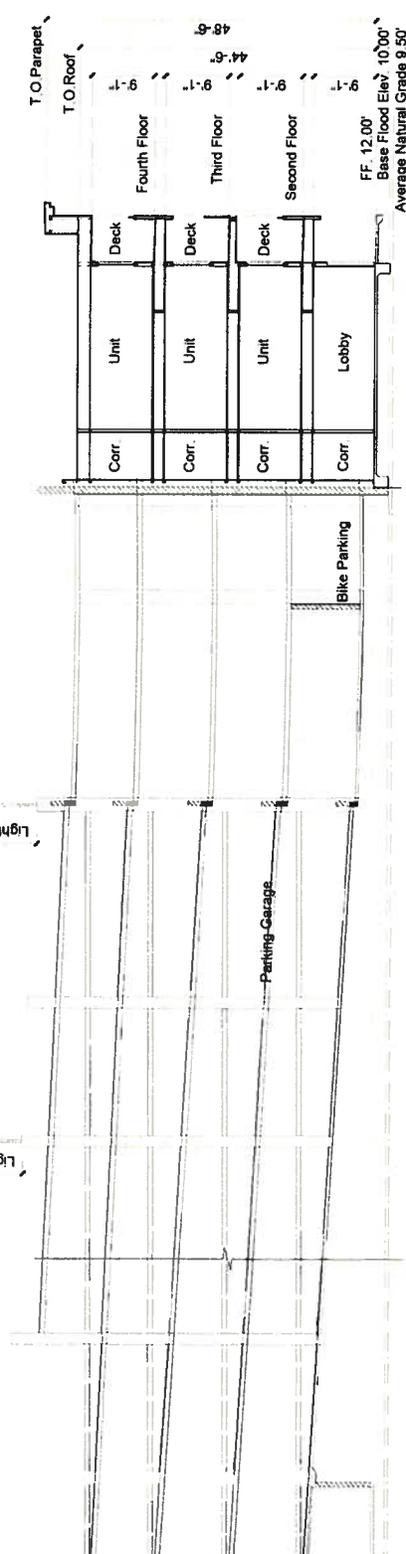
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332



Section E - Left



Section E - Right



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BUILDING A SECTIONS

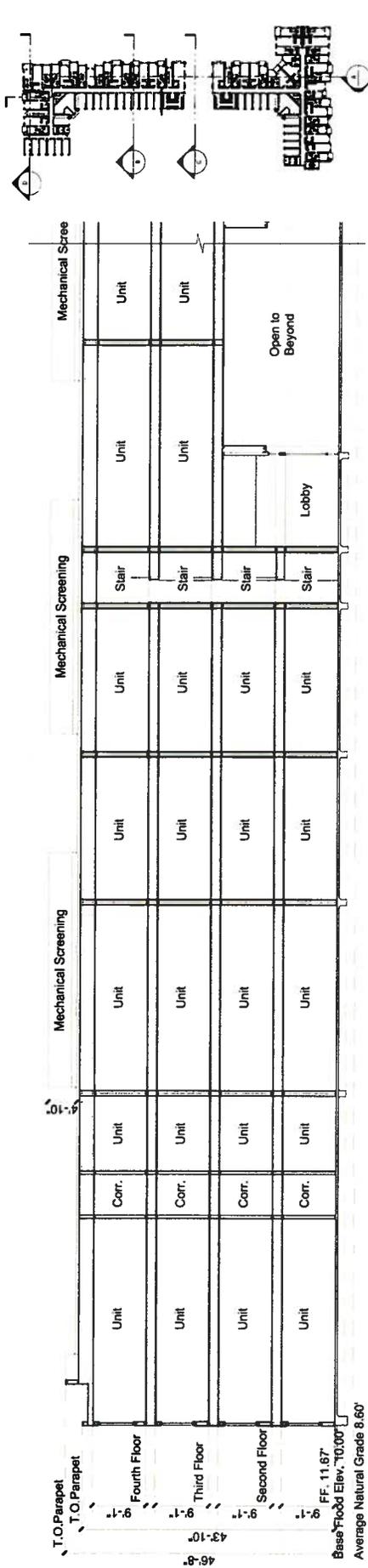
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REV. 01/2011

A4.2



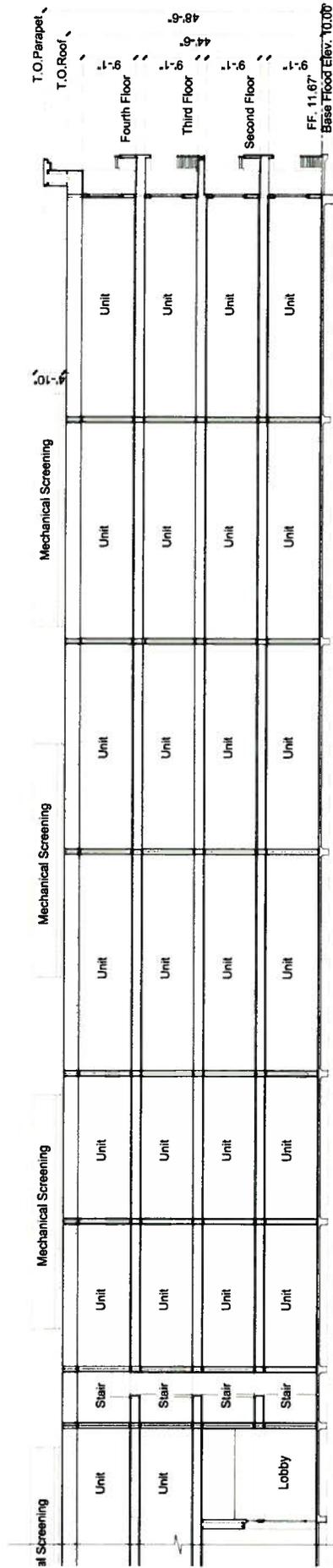
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B33



Section A - Left

Key - n.t.s.



Section A - Right

A4.3

BUILDING B SECTIONS

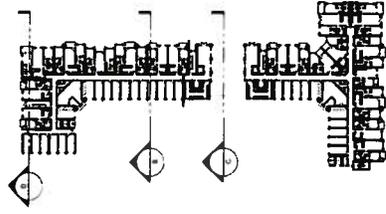
MENLO PARK, CALIFORNIA
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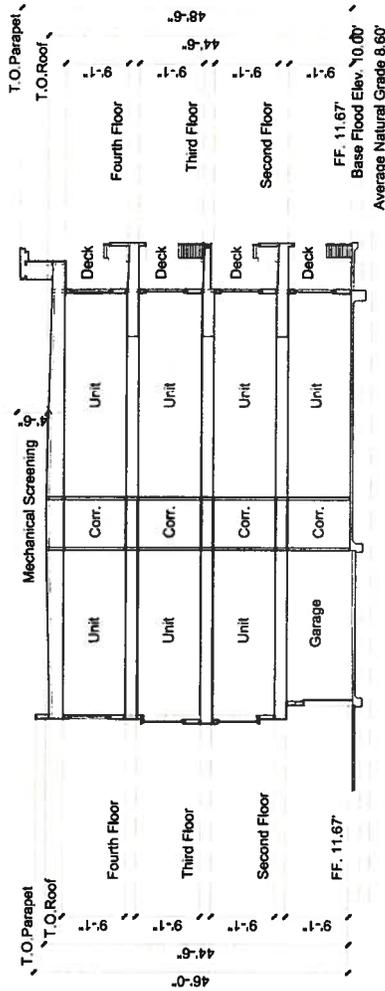
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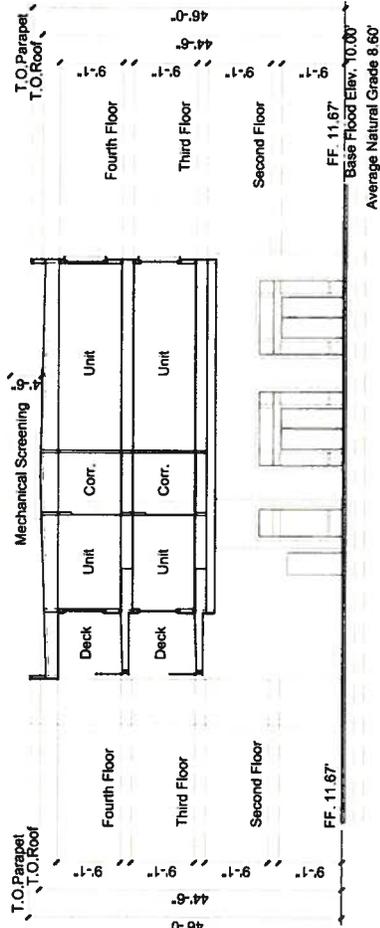
B34



Key - n.t.s.



Section B



Section C



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BUILDING B SECTIONS

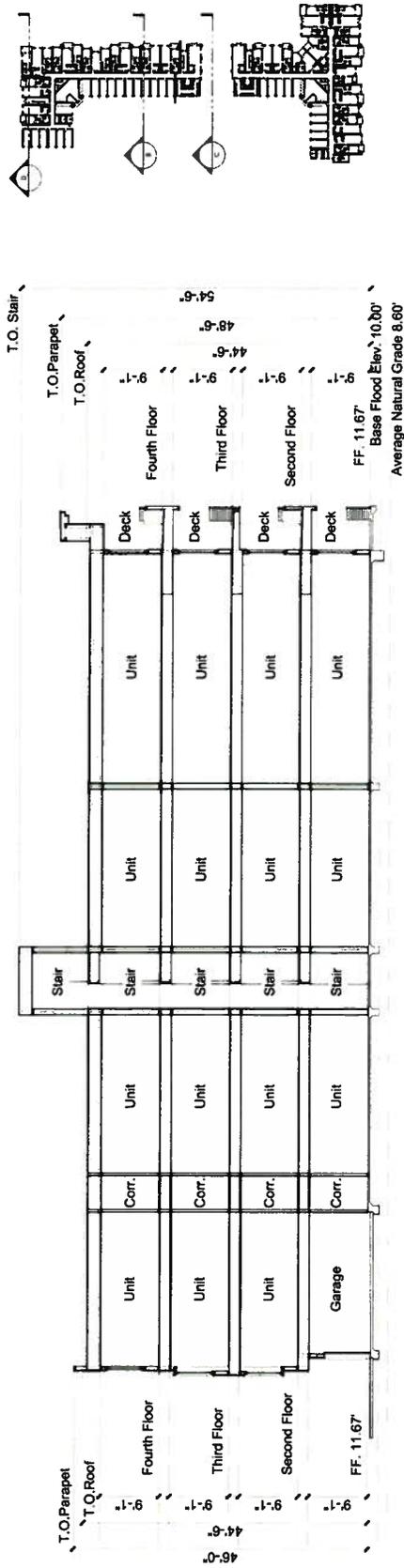
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REV # 11/2017



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B35



Section D

Key - n.t.s.



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B36

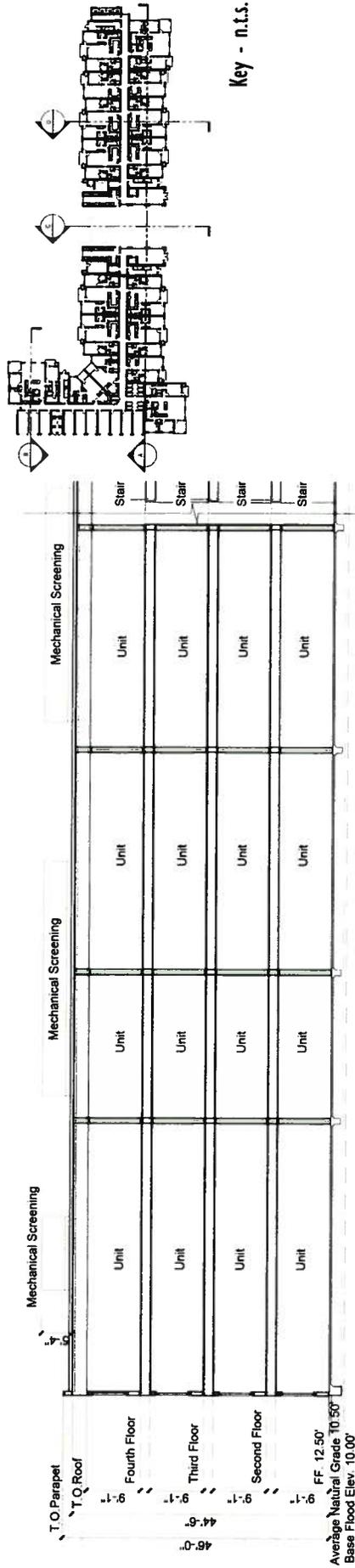
BUILDING B SECTIONS

MENLO PARK, CALIFORNIA
CIP # 201307

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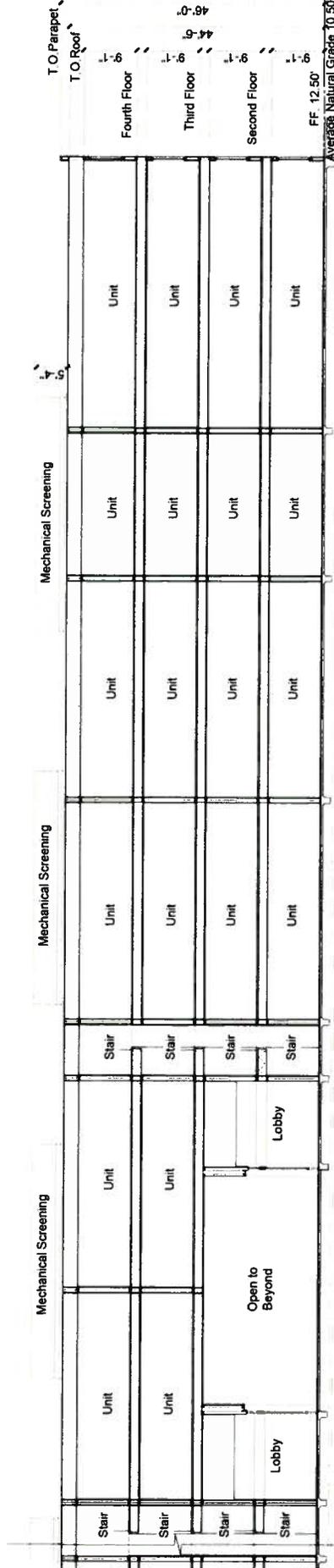


A4.5



Section A - Left

Key - n.t.s.



Section A - Right

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916.400.2072

St. Anton
P A R T N E R S

BUILDING C SECTIONS

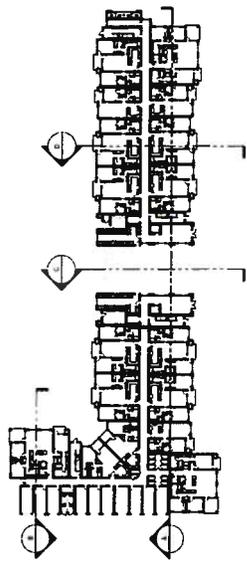
MENLO PARK, CALIFORNIA (18.12.2011)
02 # 201207

KTGY Group, Inc.
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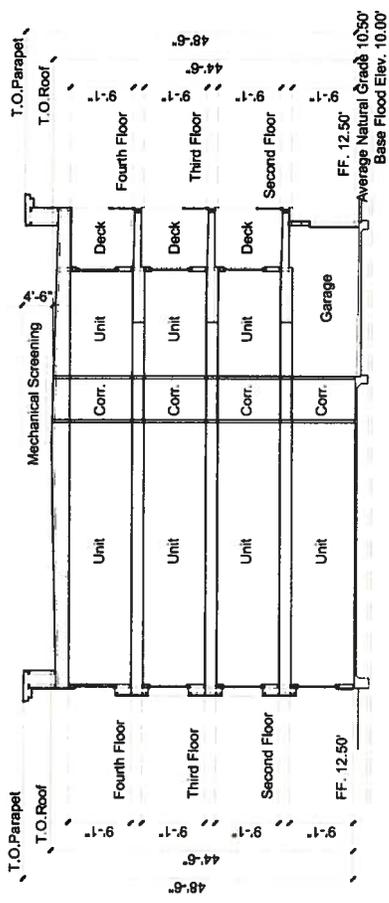


A4.6

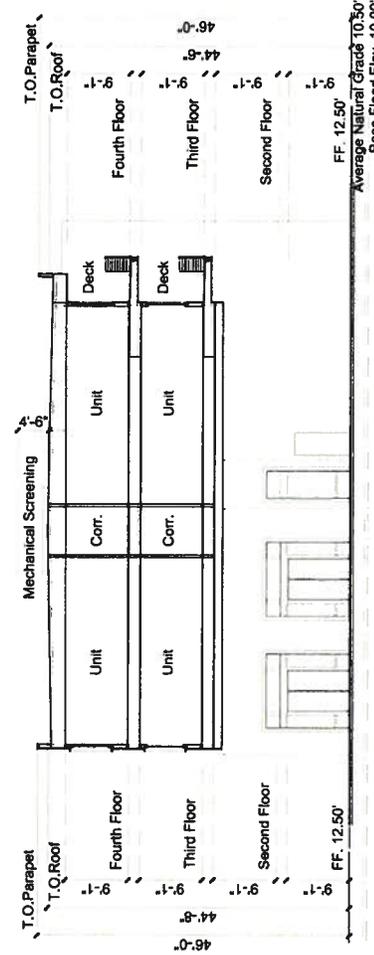
B37



Key - n.t.s.



Section B



Section C



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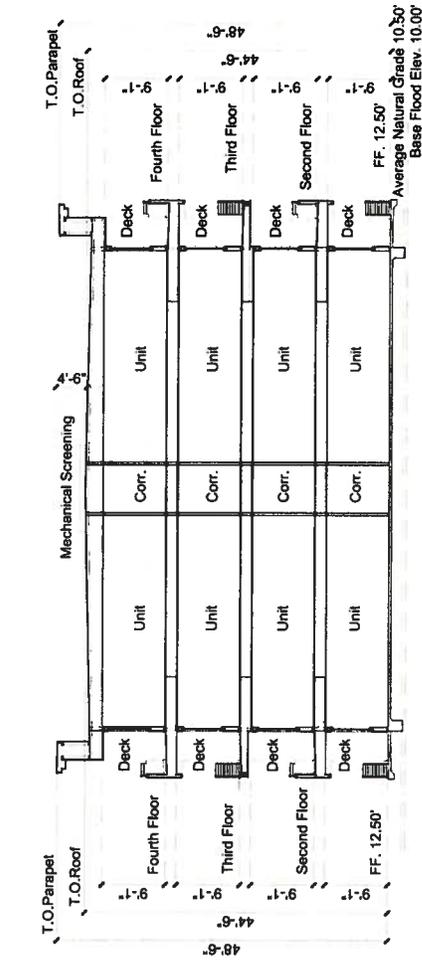
BUILDING C SECTIONS

MENLO PARK, CALIFORNIA
08/22/01
08/22/01

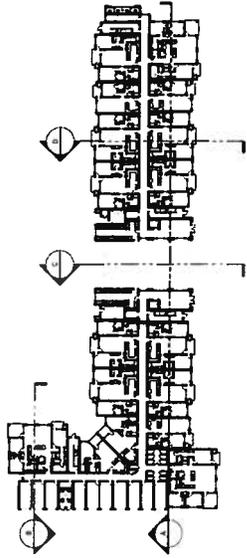


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B38



Section D



Key - n.t.s.



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BUILDING C SECTIONS

MENLO PARK, CALIFORNIA
REG # 11131017

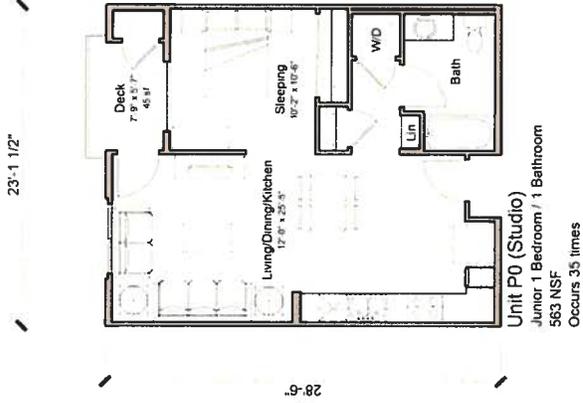
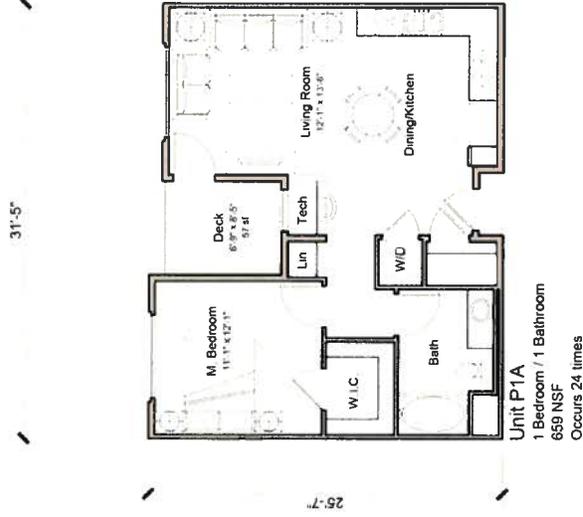
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A4.8



B39



A5.0



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ktgy.com

UNIT PLANS

MENLO PARK, CALIFORNIA
REV # 01/13/18 (18-01-201)



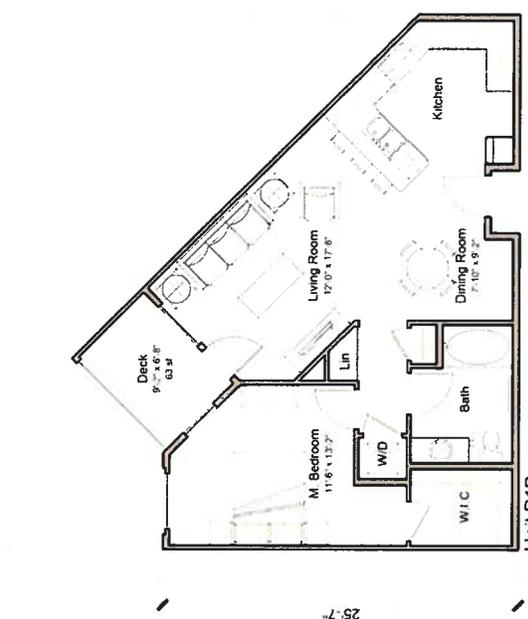
St. Anton Partners
1801 I Street, Suite 200
Sacramento, California 95811
916 400 2072



B40

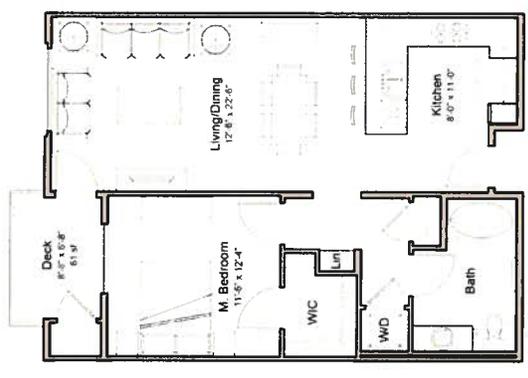
38'-6 1/2"

24'-8 1/2"



25'-7"

Unit P1B
 1 Bedroom / 1 Bathroom
 740 NSF
 Occurs 60 times



34'-6"

Unit P1C
 1 Bedroom / 1 Bathroom
 756 NSF
 Occurs 107 times



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 Sacramento, California 95811
 916.400.2072



UNIT PLANS

MENLO PARK, CALIFORNIA
 (REV. 8/2010)

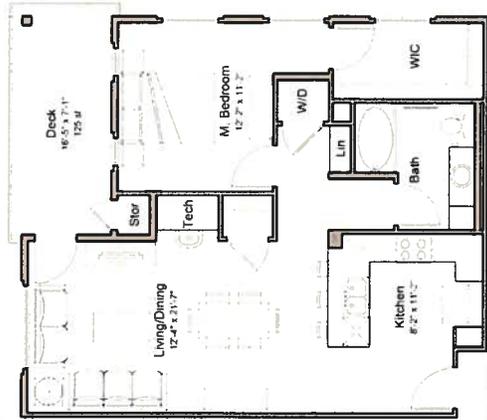


A5.1



KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com

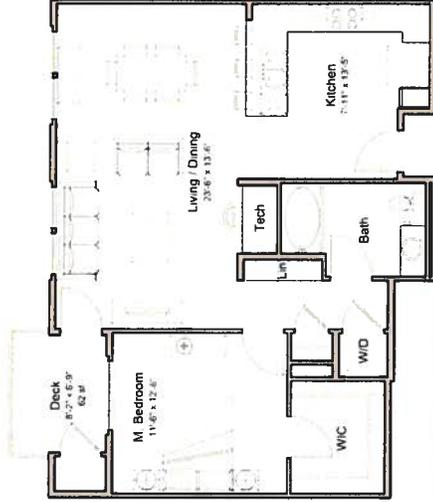
28'-10 3/4"



Unit P1D
 1 Bedroom / 1 Bathroom
 810 NSF
 Occurs 6 times

33'-6"

35'-10"



Unit P1E
 1 Bedroom / 1 Bathroom
 846 NSF
 Occurs 8 times

27'-10"



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B42

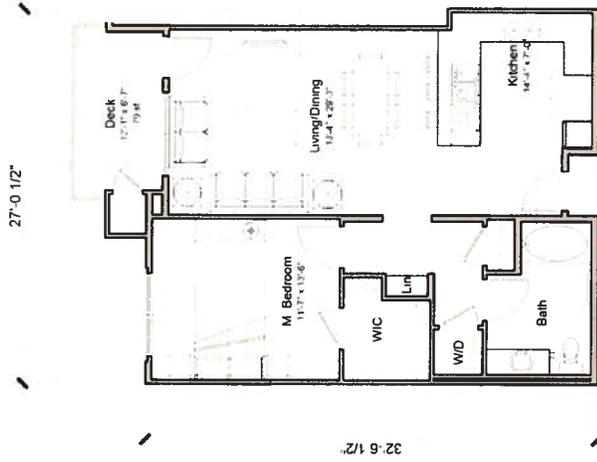
UNIT PLANS

MENLO PARK, CALIFORNIA
 100 W. HURSH
 (415) 351

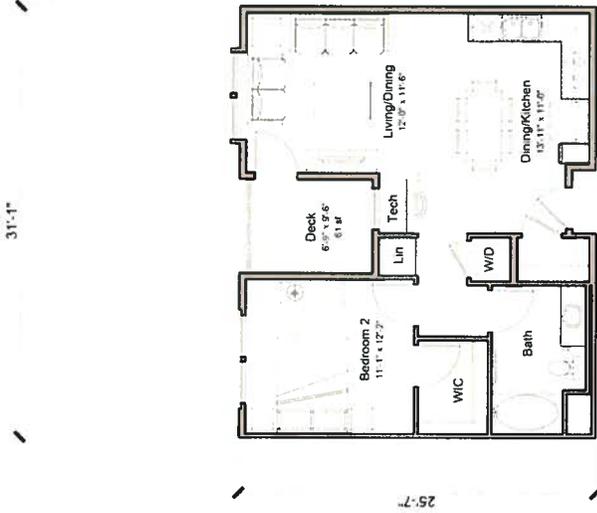
KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



A5.2



Unit P1G
 1 Bedroom / 1 Bathroom
 878 NSF
 Occurs 2 times



Unit P1F
 1 Bedroom / 1 Bathroom
 669 NSF
 Occurs 1 time

A5.3



KTGY Group, Inc.
 Architecture+Planning
 17922 Filch
 Irvine, CA 92614
 949 851 2133
 ktgy.com

UNIT PLANS

MENLO PARK, CALIFORNIA
 Rev # 201304



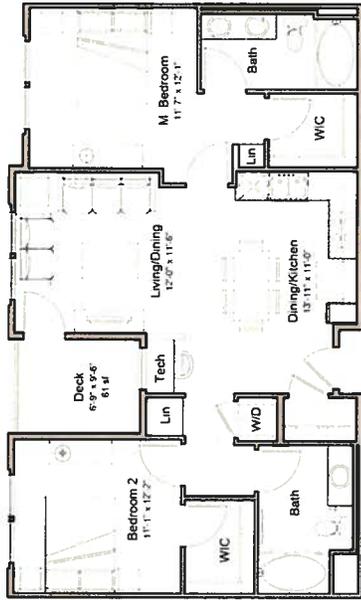
St. Anton Partners
 1801 I Street, Suite 200
 Sacramento, California 95811
 916 400 2072



B43

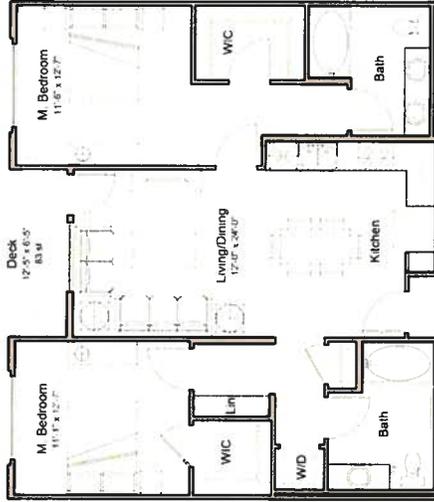
42'-9 1/2"

35'-10"



25'-7"

31'-0"



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Sacramento, California 95811
916.400.2072



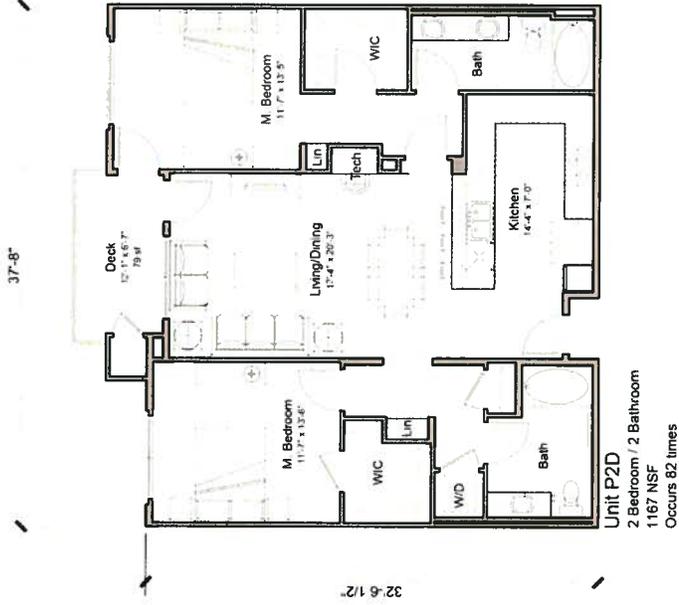
B44

UNIT PLANS

MENLO PARK, CALIFORNIA
REV. # 081109

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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B45

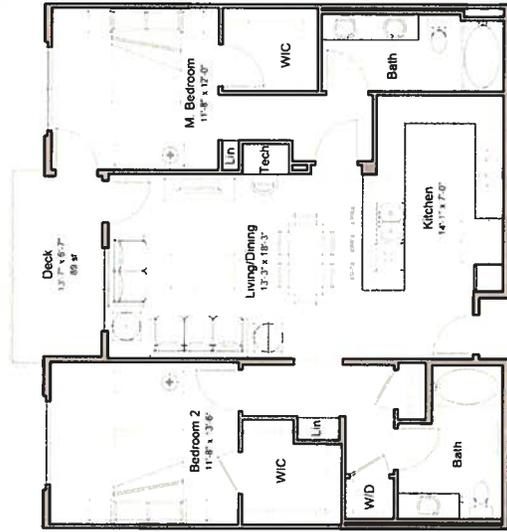
UNIT PLANS

MENLO PARK, CALIFORNIA
REV # 2012.01P (08.2011)

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949 851 2133
ktgy.com



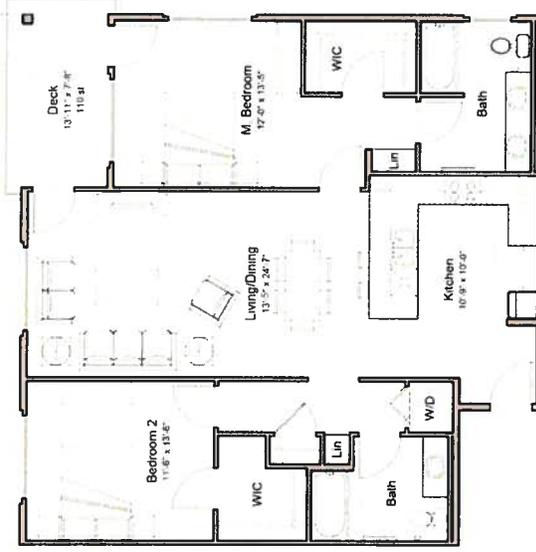
37'-9"



Unit P2E
 2 Bedroom / 2 Bathroom
 1126 NSF
 Occurs 5 times

33'-6"

38'-3"



Unit P2F
 2 Bedroom / 2 Bathroom
 1243 NSF
 Occurs 28 times



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 916.400.2072



B46

UNIT PLANS

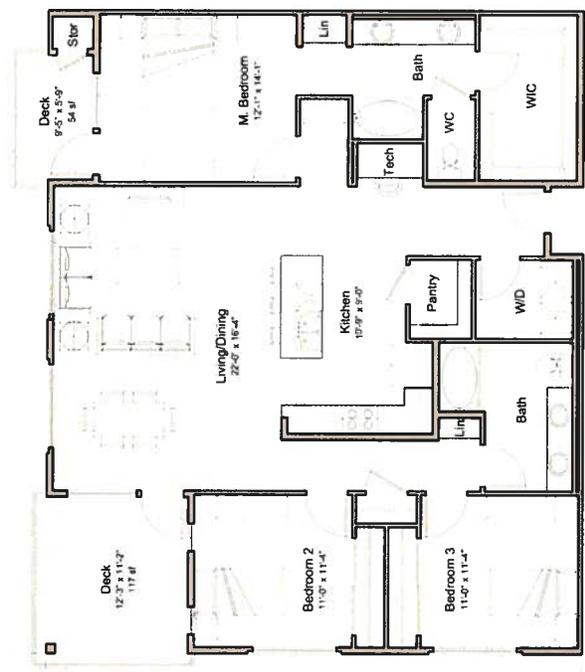
MENLO PARK, CALIFORNIA #40,000
 #40,000

KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com

A5.6



46'-5"



38'-7"

Unit P3A
 3 Bedroom / 2 Bathroom
 1549 NSF
 Occurs 12 times

A5.7



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 Architecture+Planning
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 Irvine, CA 92614
 949.851.2133
 ktgy.com

UNIT PLANS

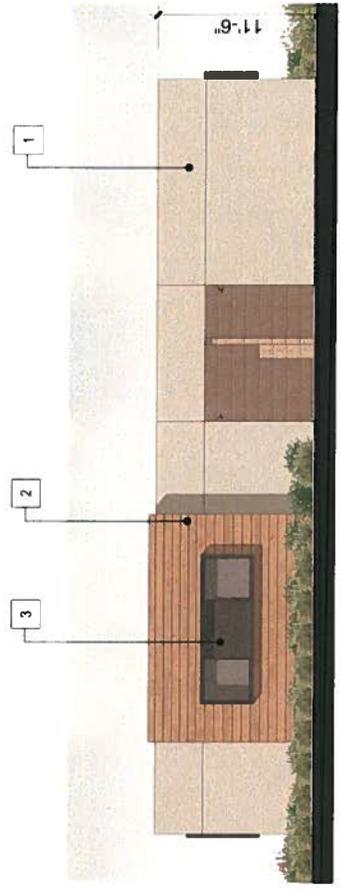
MENLO PARK, CALIFORNIA
 REF # 201-01P (8/10/01)



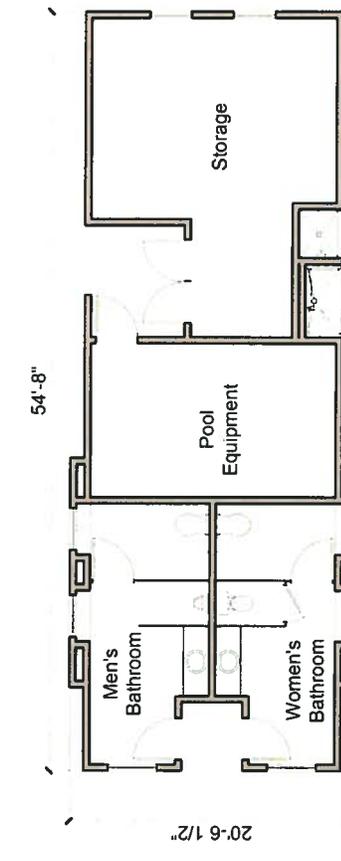
St. Anton Partners
 1801 I Street, Suite 200
 Sacramento, California 95811
 916.400.2072



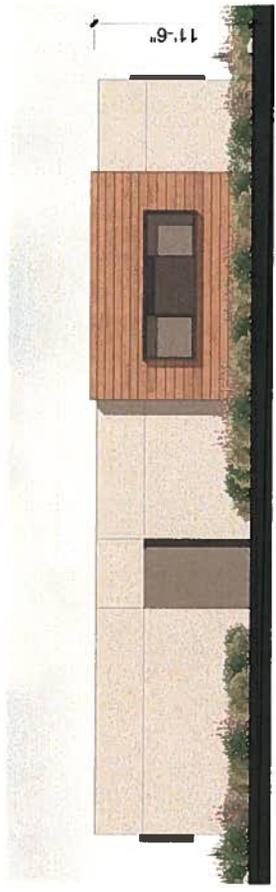
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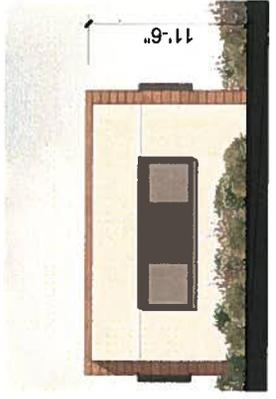
Front Elevation
South



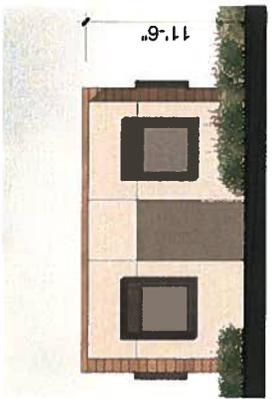
Pool Building Plan
947 NSF



Rear Elevation
North



Right Elevation
East



Left Elevation
West

Stucco Percentage Calculations

North		South		West		East	
Stucco	47%	69%	32%	53%	18%	78%	17%
Wood-Like Siding	18%	30%	18%	20%	12%	16%	11%
Wood-Like Siding	12%	12%	12%	12%	12%	12%	12%
Windows	25%	25%	25%	25%	25%	25%	25%
Doors	0%	0%	0%	0%	0%	0%	0%
Other	0%	0%	0%	0%	0%	0%	0%
Total	100%						

North		South		West		East	
Stucco	183 sf	227 sf	53 sq	183 sf	183 sf	183 sf	183 sf
Wood-Like Siding	0 sf	187 sf	30 sf	187 sf	0 sf	187 sf	0 sf
Windows	12 sf	26 sf	26 sf	12 sf	12 sf	12 sf	12 sf
Doors	0 sf						
Other	0 sf						
Total	203 sf	614 sf	109 sf	203 sf	203 sf	203 sf	203 sf

- Material Legend**
- 2030 Stucco
 - Wood-like Siding
 - Vinyl Window



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Sacramento, California 95811
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POOL BUILDING PLAN AND ELEVATIONS

MENLO PARK, CALIFORNIA
REV # 01.01.07

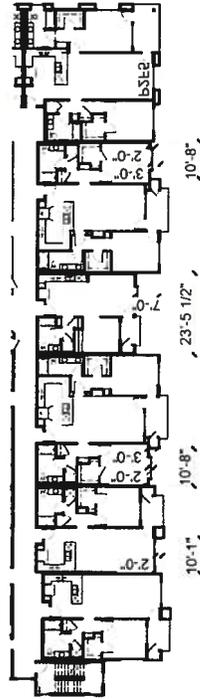
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



B48



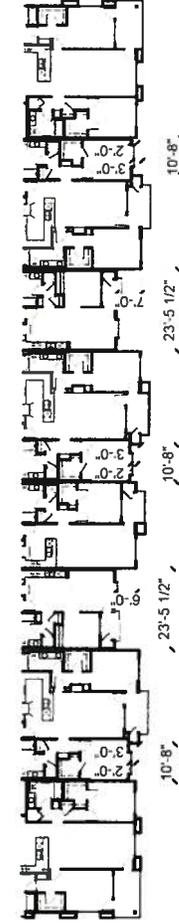
Building B Front Elevation



Building B Partial Plan



Building A Front Elevation



Building A Partial Plan

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MENDO CONSULTING

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PARTNERS
St. Anton Partners
1801 I Street, Suite 200
Sacramento, California 95811
916.400.2072

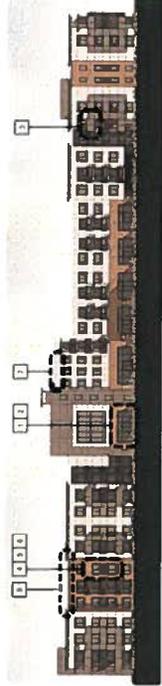
B49

MODULATION EXHIBIT

MENLO PARK, CALIFORNIA
000 # 000 000 (00 00)

0 8 16 32
A6.0

KTGY
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



<p>1 STOREFRONT WDW HEADER</p>	<p>2 STOREFRONT WDW SILL</p>	<p>3 GUARDRAIL @ LOW WALL</p>	<p>4 WDW MID-HD @ POP OUT</p>	<p>5 WDW MID-JAMB @ POP OUT</p>	<p>6 WDW MID-SILL @ POP OUT</p>	<p>7 PARAPET CAP @ STUCCO</p>	<p>8 PARAPET CAP @ SIDING</p>
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MENLO PARK CALIFORNIA

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DESIGN DETAILS

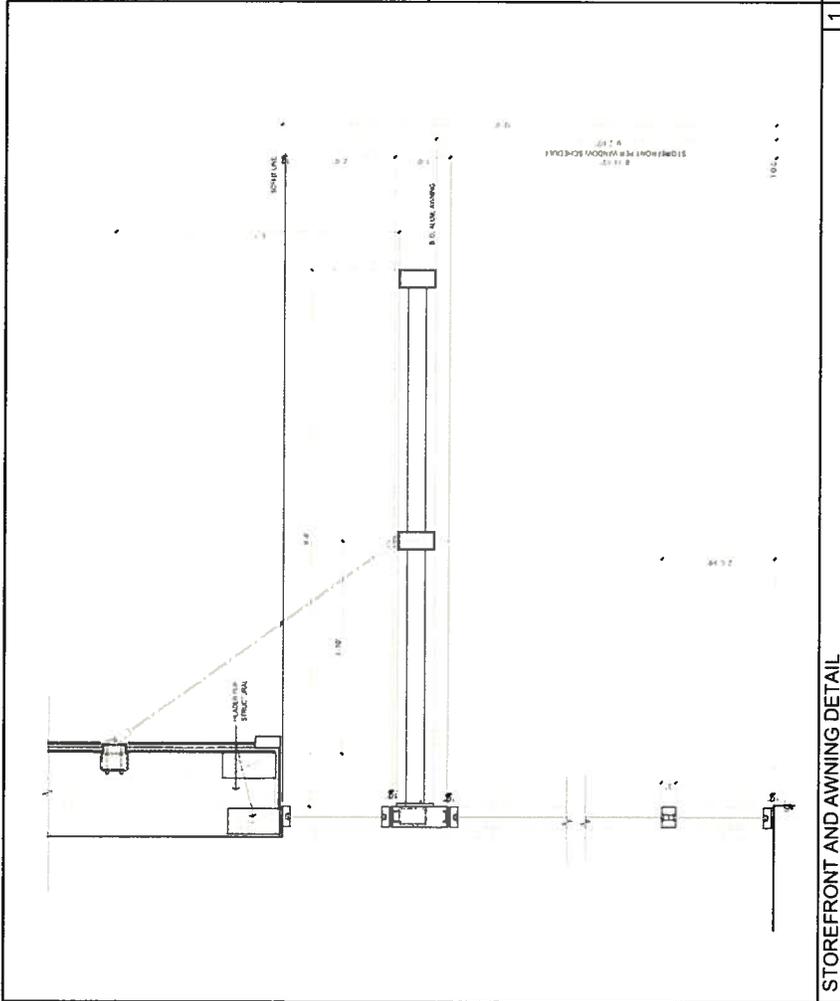
MENLO PARK CALIFORNIA (18.00.00)

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

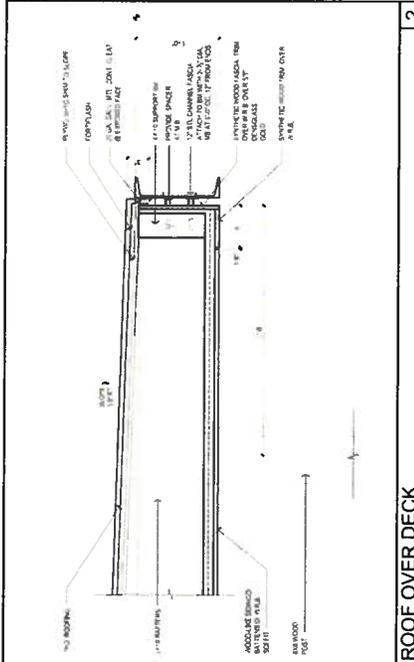
A8.2



B52



1 STOREFRONT AND AWNING DETAIL



2 ROOF OVER DECK

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MENLO INDUSTRIES

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853

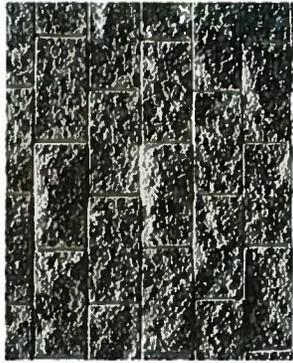
DESIGN DETAILS

MENLO PARK, CALIFORNIA
REV. 01/11/14

A8.3



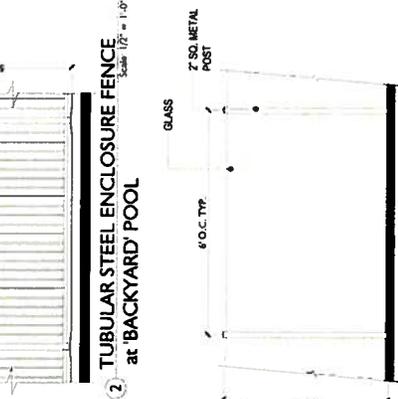
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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



1 6' HT. SPLIT FACE BLOCK PERIMETER WALL



2 TUBULAR STEEL ENCLOSURE FENCE at 'BACKYARD' POOL

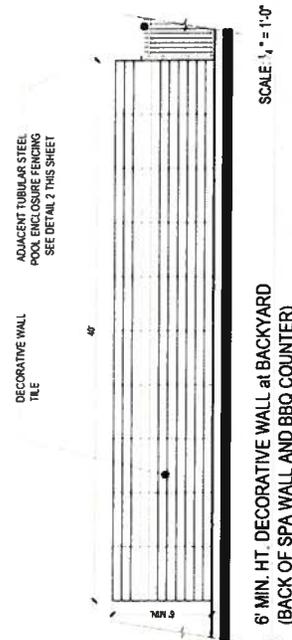


3 GLASS ENCLOSURE FENCE at 'BACKYARD' POOL

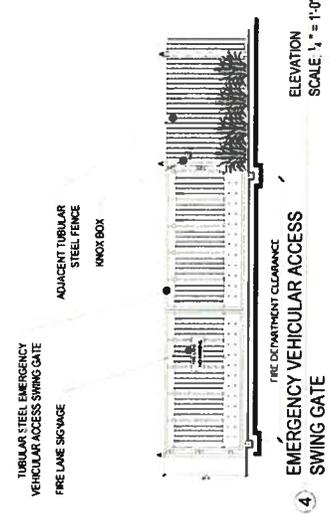


WALL and FENCE KEY:

1	6' HT. SPLIT FACE WALL
2	5' HT. TUBULAR STEEL FENCE at POOL ENCLOSURE
3	6' MIN. HT. DECORATIVE WALL at 'BACKYARD' PERIMETER
4	E.V.A. GATE LOCATION
5	5'-6\"/>



3 6' MIN. HT. DECORATIVE WALL at BACKYARD (BACK OF SPA WALL AND BBQ COUNTER)



4 EMERGENCY VEHICULAR ACCESS SWING GATE

WALL and FENCE PLAN

MENLO PARK, CALIFORNIA
 MJS Design Group
 Canby/Life
 507 30th Street
 Newport Beach, CA 92663
 (949) 673-9964

0 20' 40' 80'

CASE # PLN2013-00062



ANTON
 MENLO PARTNERSHIP

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 Sacramento, California 95811
 PARTNERS 916.400.2072





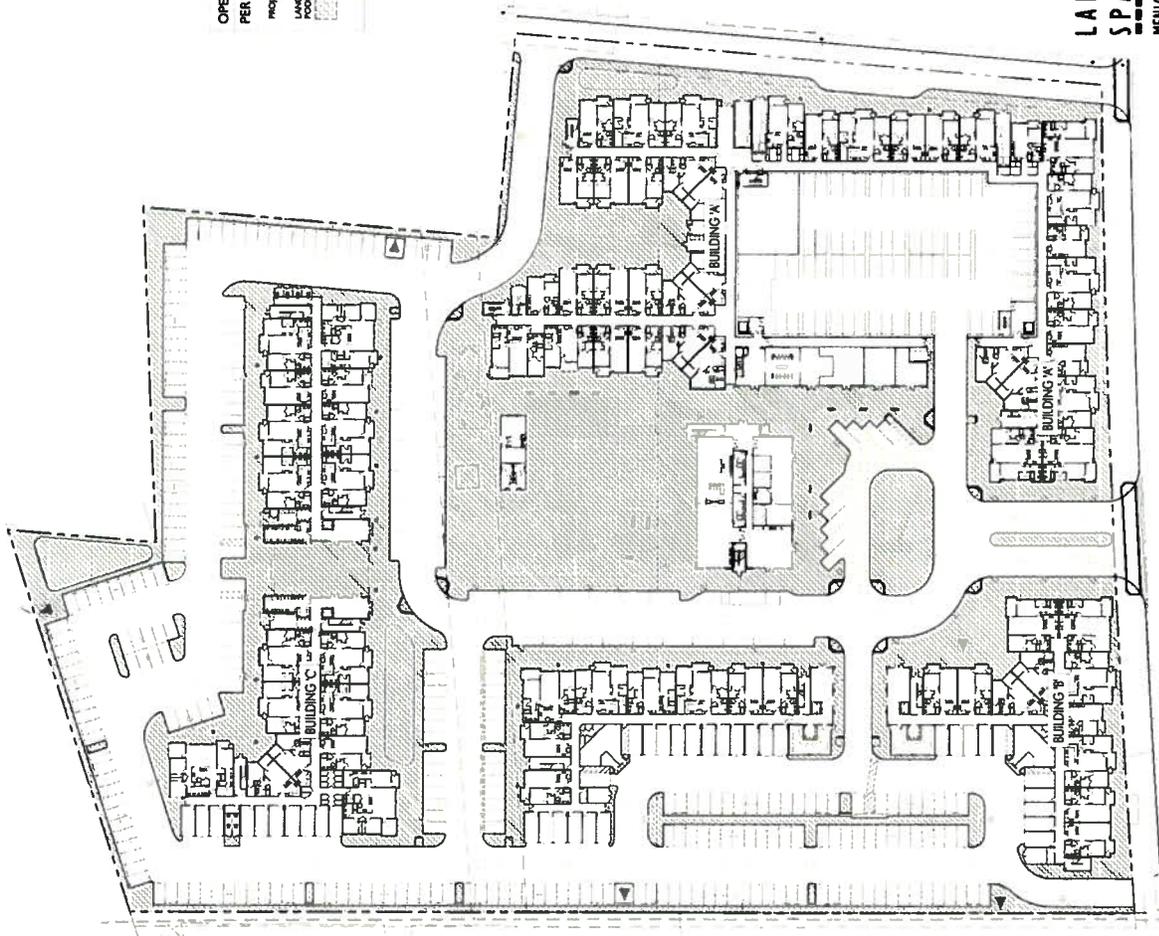
MJS Design Group
Cannery Lofts
927 20th Street
Sacramento, CA 95863
(916) 674-0964

LANDSCAPE OPEN SPACE EXHIBIT

MENLO PARK, CALIFORNIA

DATE: 08/11/11
BY: 11/11/11 JAL/MS/MLL

0 20' 40' 80'



OPEN SPACE REQUIREMENTS
PER ZONING ORDINANCE SECTION 16.04.500

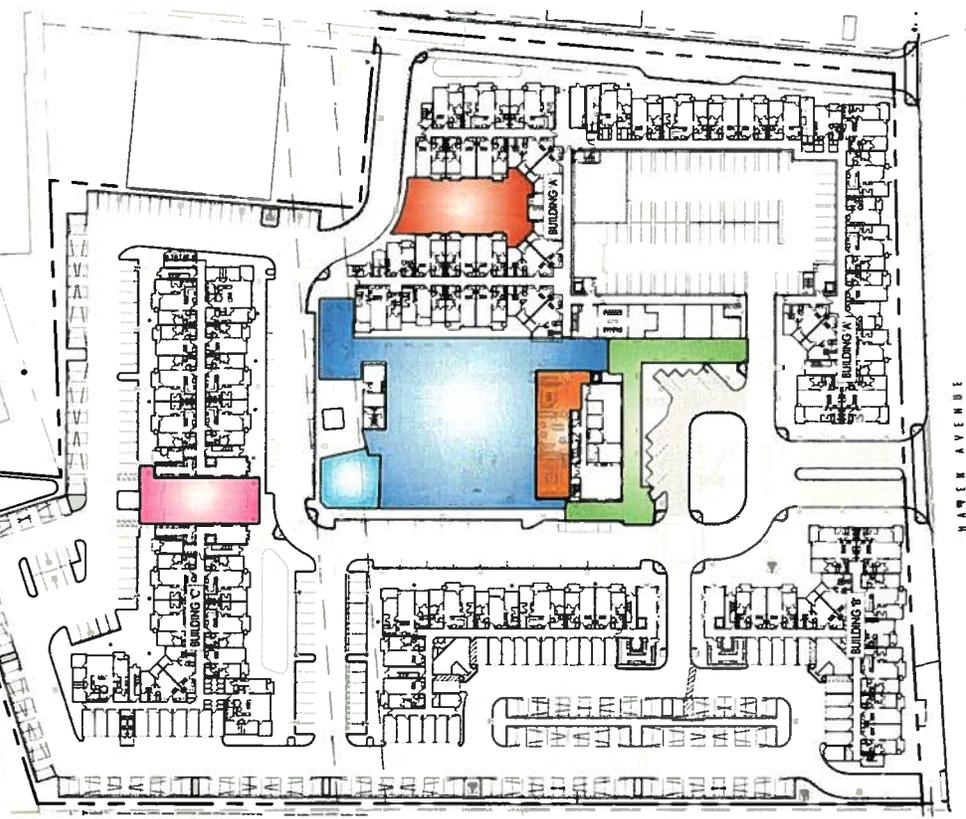
PROJECT SITE: 9.89 ACRES (422,134 SF.)
LANDSCAPE AREA PROVIDED: 117,786 SF.
LANDSCAPE AREA PROVIDED AS A PERCENTAGE OF THE TOTAL SITE AREA: 27.8%

LANDSCAPE AREA PROVIDED: 117,786 SF.
LANDSCAPE AREA REQUIRED: 185,314 SF.
LANDSCAPE AREA DEFICIT: 67,528 SF.

ANTON
MENLO PARK

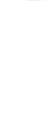
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1801 I Street, Suite 200
Sacramento, California 95811
PARTNERS 916.400.2072





COMMON OPEN SPACE REQUIREMENTS

PROJECT SITE: 9.69 ACRES (422,136 S.F.)
 MAXIMUM DWELLING UNITS = 393
 TOTAL COMMON OPEN SPACE REQUIRED = 393 D.U.'S x 100 S.F. / D.U. = 39,300 S.F.
 POOL RECREATION AREA and DOG PARK

	22,980 S.F. PROVIDED
	ROOFTOP TERRACE
	2,300 S.F. PROVIDED
	BUILDING 'A' COURTYARD
	5,105 S.F. PROVIDED
	BUILDING 'C' COURTYARD
	3,880 S.F. PROVIDED
	URBAN PLAZA
	5,680 S.F. PROVIDED
	COMMON OPEN SPACE:
	39,945 S.F. PROVIDED
	MINIMUM COMMON OPEN SPACE REQUIRED:
	1,600 S.F.
	MINIMUM REQUIRED FOR PROJECTS EXCEEDING 101 D.U.'S MINIMUM OF 40' DIMENSION EACH WAY
	39,300 S.F. REQUIRED
	645 S.F. EXCESS
	41,545 S.F. TOTAL COMMON OPEN SPACE PROVIDED

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 MENLO PARK, CALIFORNIA

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 Sacramento, California 95811
 916.400.2072

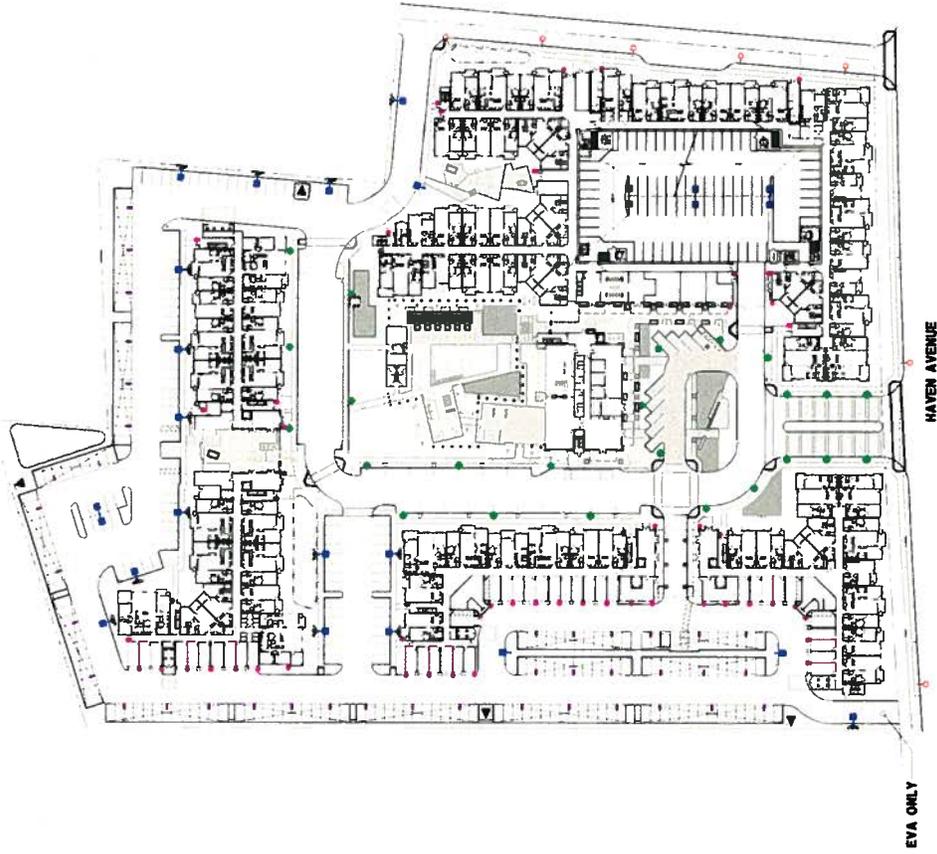
B57

LANDSCAPE COMMON OPEN SPACE EXHIBIT

MENLO PARK, CALIFORNIA
 444 8th St
 MENLO PARK, CA 94025
 (650) 321-1111

MJS Design Group
 Cameron, Latta
 5507 30th Street
 Menlo Park, CA 94025
 (650) 652-9964





LIGHTING LEGEND

- 10' LED STREET LIGHT ON 12' POLE
 10' LED STREET LIGHT ON 12' POLE
 10' LED STREET LIGHT ON 12' POLE
- 10' LED STREET LIGHT ON 12' POLE
 10' LED STREET LIGHT ON 12' POLE
 10' LED STREET LIGHT ON 12' POLE
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- 10' LED STREET LIGHT ON 12' POLE
 10' LED STREET LIGHT ON 12' POLE
 10' LED STREET LIGHT ON 12' POLE

SITE LIGHTING PLAN

ES-1



SCALE: 1/4" = 1' 0"

ANTON
MENTLO PARK, CALIFORNIA

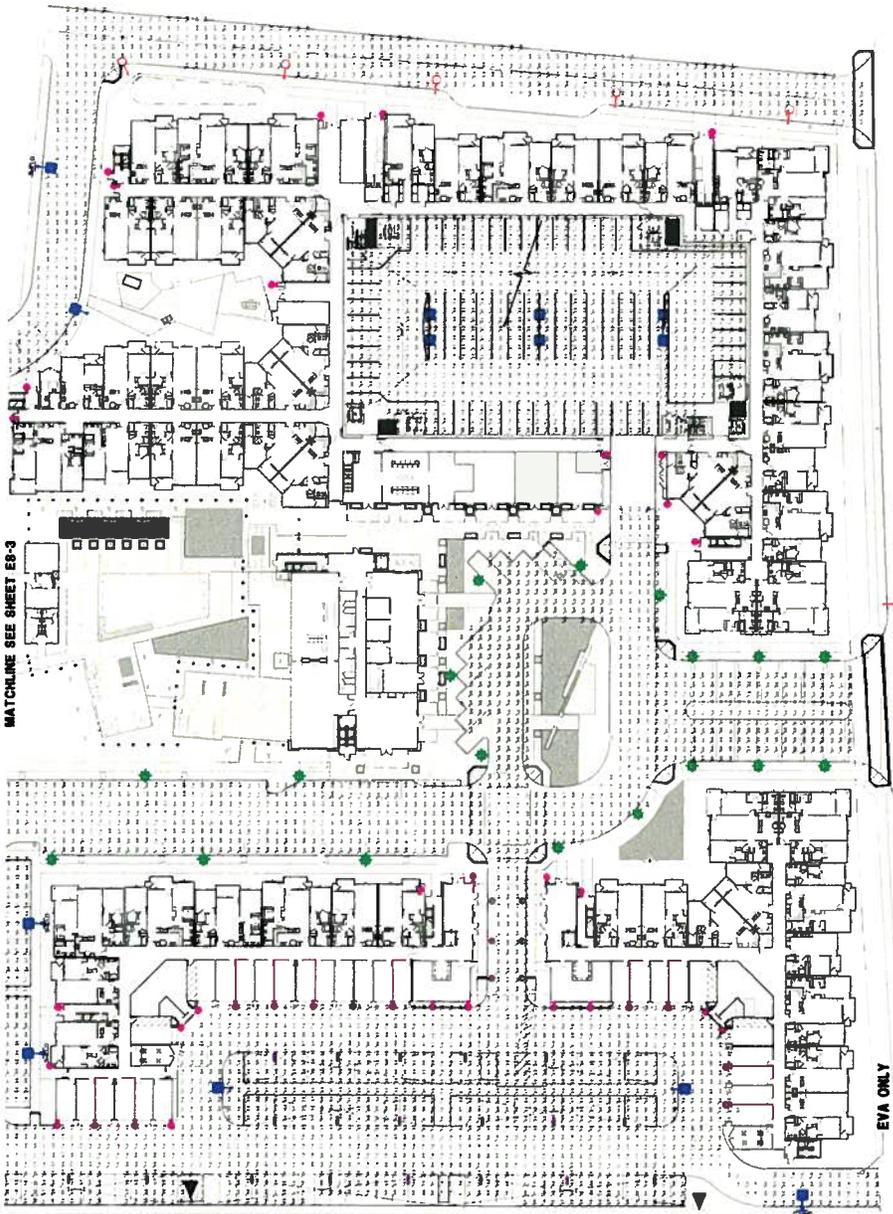
St. Anton
PARTNERS
18011 Street, Suite 200
Sacramento, California 95811
916.400.2072

B58

MENTLO PARK, CALIFORNIA
95035



LIGHTING DESIGNERS
ELECTRICAL ENGINEERS
ARCHITECTURAL STUDIOS
LDB
CORPORATED
10000
SANTA MONICA AVENUE
SUITE 100
CULVER CITY, CALIFORNIA 90230
(310) 206-1100



MATCHLINE SEE SHEET ES-3

EVA ONLY

HAVEN AVENUE

LIGHTING LEGEND

- TO LED 100' x 100' 4" x 4" POLE
 2.5 WATTING BR-10-02
- TO LED 100' x 100' 4" x 4" POLE
 2.5 WATTING BR-10-02
- TO LED 100' x 100' 4" x 4" POLE
 2.5 WATTING BR-10-02
- TO LED 100' x 100' 4" x 4" POLE
 2.5 WATTING BR-10-02
- TO LED 100' x 100' 4" x 4" POLE
 2.5 WATTING BR-10-02
- PHOTO MOUNT TRANSDUCER
 W/ REQUIRED PROTECTION AS REQUIRED

PHOTOMETRIC CALCULATIONS

DESCRIPTION	AVC	AVC	AVC	AVC	AVC
TYPE: 100' x 100' 4" x 4"	2.5 WATTING				

NOTE: THE INFORMATION PROVIDED IN THIS REPORT IS CALCULATED FROM ASSUMPTIONS MADE BY THE DESIGNER. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS AND VERIFIED THE INFORMATION PROVIDED IN THIS REPORT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS AND VERIFIED THE INFORMATION PROVIDED IN THIS REPORT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS AND VERIFIED THE INFORMATION PROVIDED IN THIS REPORT.

PARTIAL SITE PHOTOMETRIC PLAN

ES-2



ANTON
 MENTOR LIGHTING PARTNERS

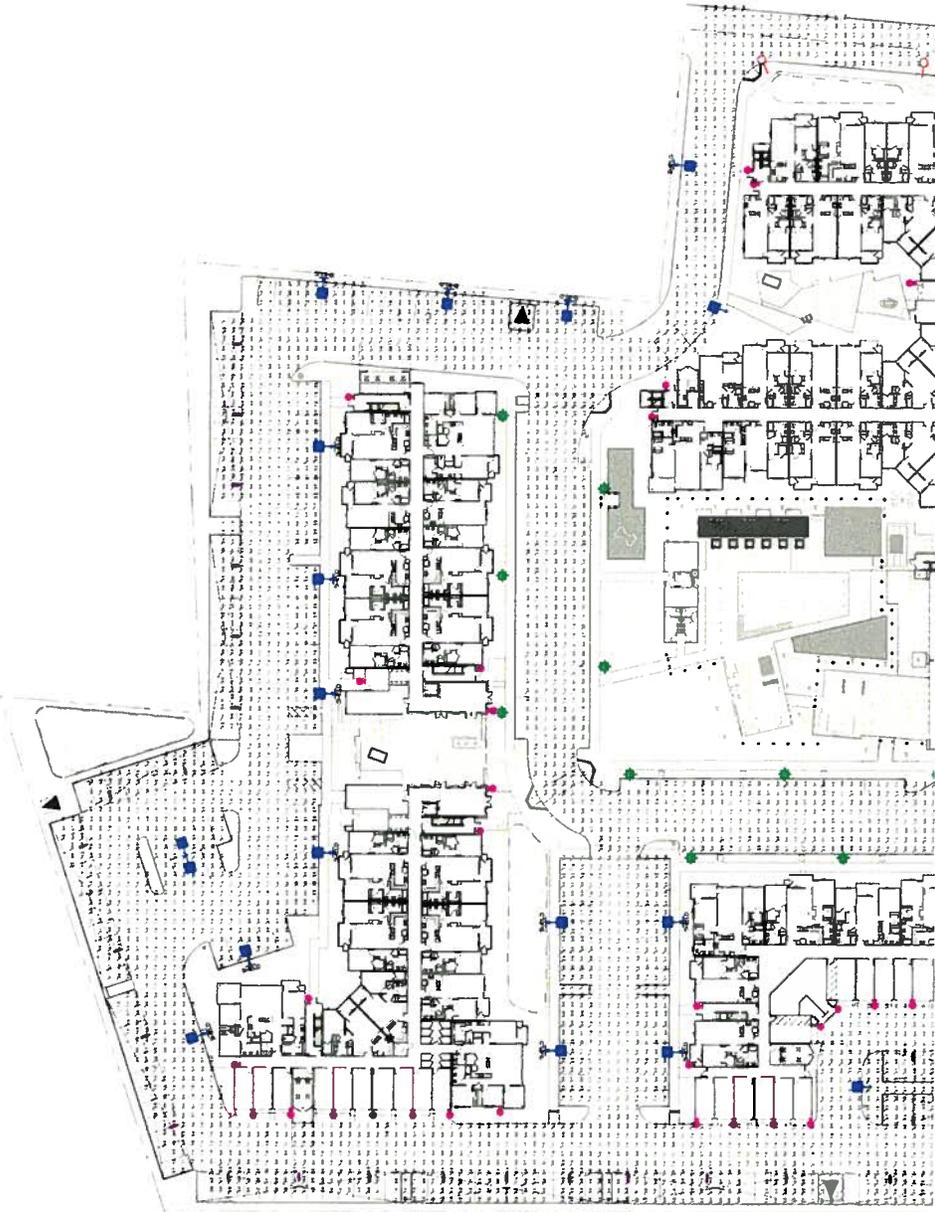
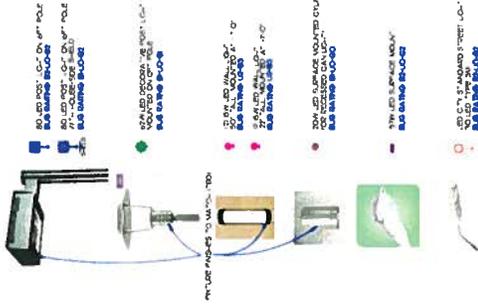
St. Anton
 PARTNERS
 18011 Street, Suite 200
 Sacramento, California 95811
 916.400.2072

MENTOR LIGHTING PARTNERS
 18011 STREET, SUITE 200
 SACRAMENTO, CALIFORNIA 95811
 916.400.2072

LDB
 LIGHTING DESIGNERS
 ELECTRICAL ENGINEERS
 STUDIOS/BAKER
 1500 CALIFORNIA AVENUE, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-7700
 (916) 441-7700

359

LIGHTING LEGEND



PHOTOMETRIC CALCULATIONS

DESCRIPTION	AVC	AVC	AVC	AVC	AVC
STREET LIGHTING	175 FC				
BUILDING LIGHTING	175 FC				
LANDSCAPE LIGHTING	175 FC				

NOTE: THE PROVIDED FOOTCANDLE CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW. THE ACTUAL FOOTCANDLE CALCULATION RESULTS MAY VARY FROM THE PROVIDED RESULTS DUE TO VARIATIONS IN LIGHTING FIXTURE PERFORMANCE, LIGHTING FIXTURE DISTRIBUTION, AND LIGHTING FIXTURE MAINTENANCE. THE RESULTS ARE NOT TO BE USED AS A BASIS FOR ANY LIABILITY.

PARTIAL SITE PHOTOMETRIC PLAN

ES-3

SCALE: 1/8" = 1'-0"

ANTON
MENTAL HEALTH PARTNERS

St. Anton Partners
18011 Street, Suite 200
Sacramento, California 95811
916.400.2072

MENLO PARK, CALIFORNIA
DATE: 08/11/11



LIGHTING DESIGNERS
SELECTOR CALIFORNIA INC.
15 STUDIO BAKER
RIVERSIDE, CA 92506
TEL: (949) 770-0919
FAX: (949) 770-0910

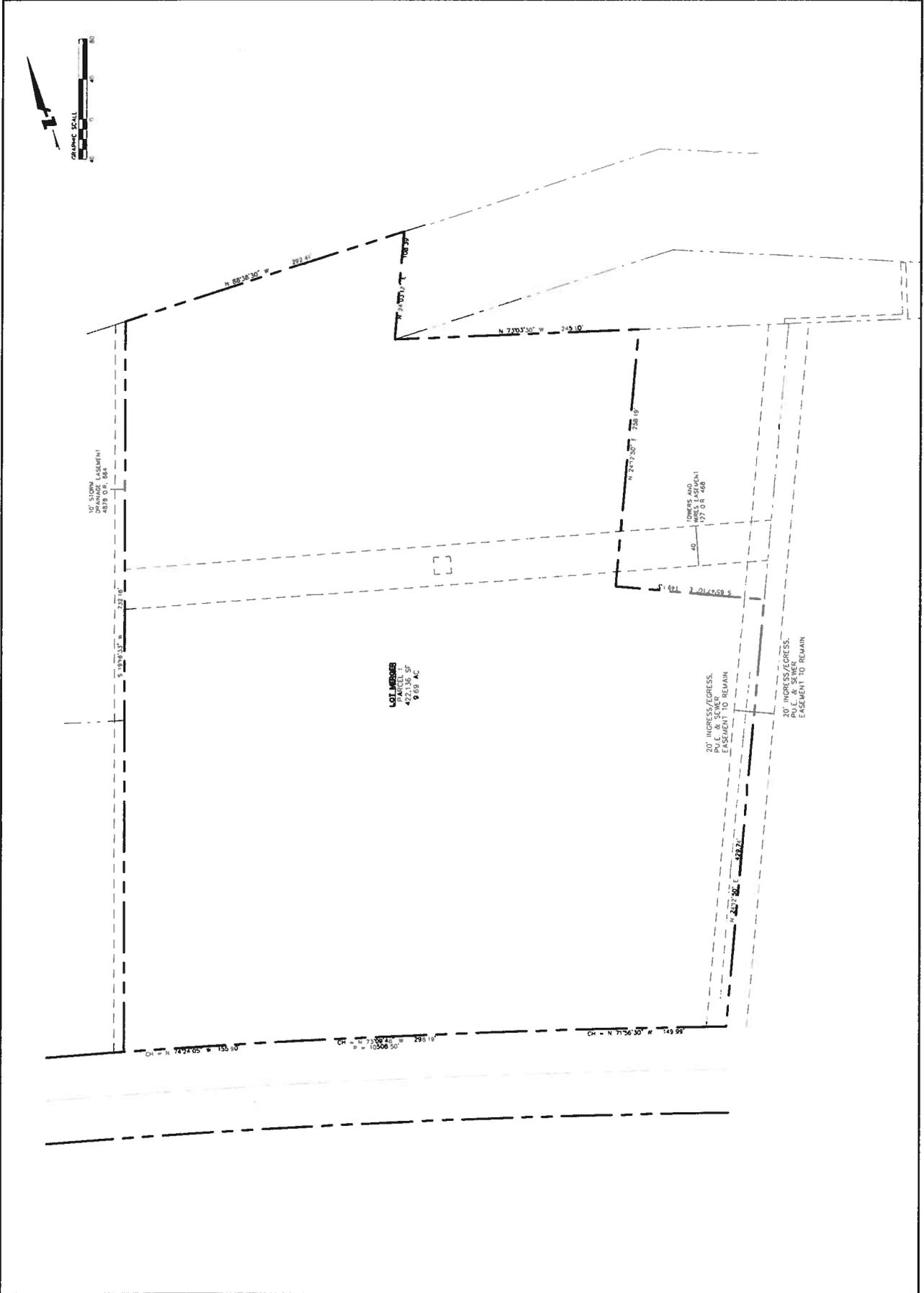
B60

BKT
 255 SHORELINE DRIVE, STE 200
 REDWOOD CITY, CA 94065
 650/487-6300
 650/487-6199 (Fax)

CALIFORNIA
 SAN MATEO COUNTY
**ANTON MENLO PARK
 ZONING COMPLIANCE REVIEW SET
 LOT MERGER**
 MENLO PARK

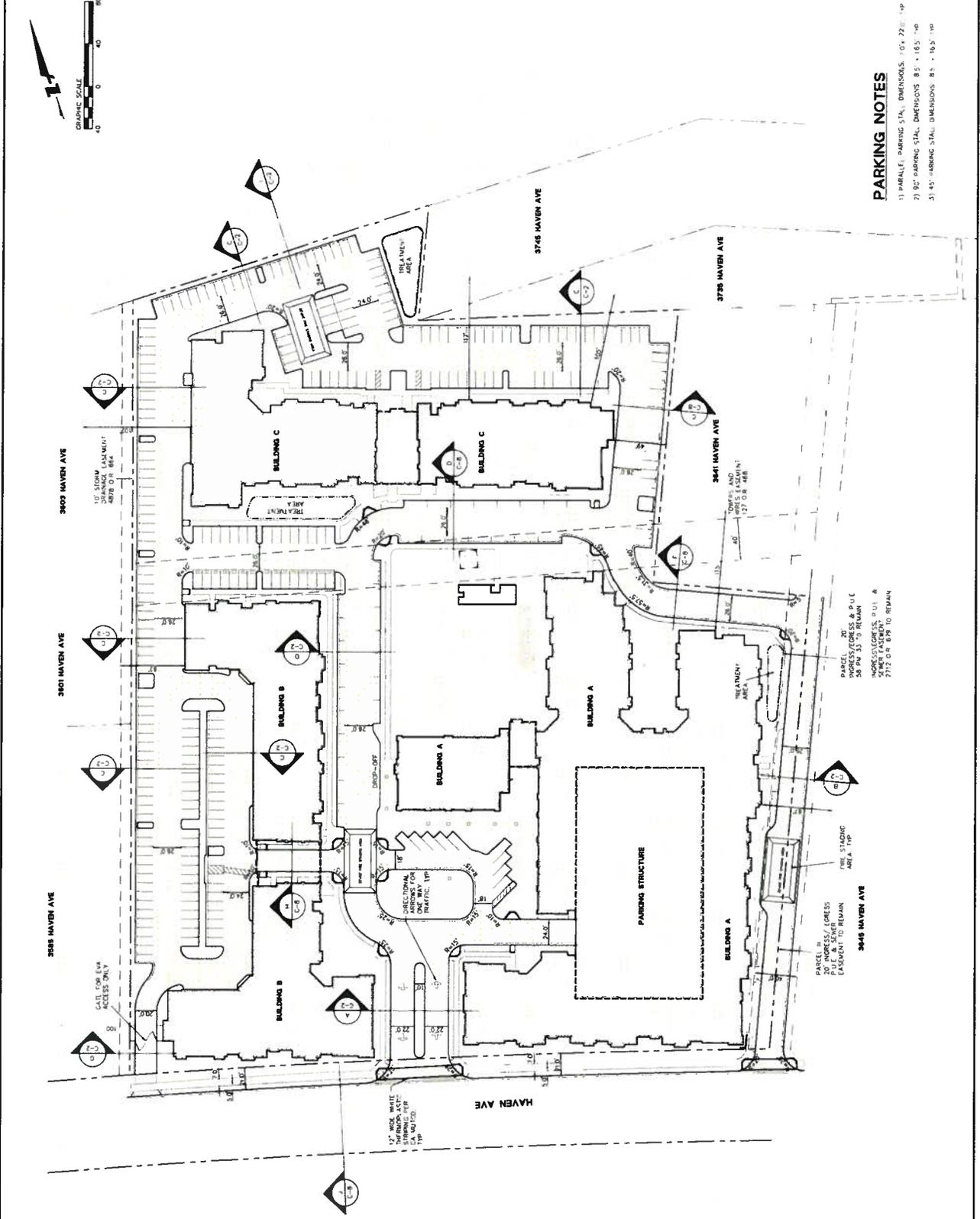
DATE	08/20/2013
SCALE	1" = 40'
DESIGNER	
CHECKED	
APPROVED	
DATE	08/20/2013

Sheet Number
C-4
 4 of 9



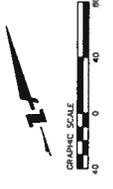
B64

B65



PARKING NOTES

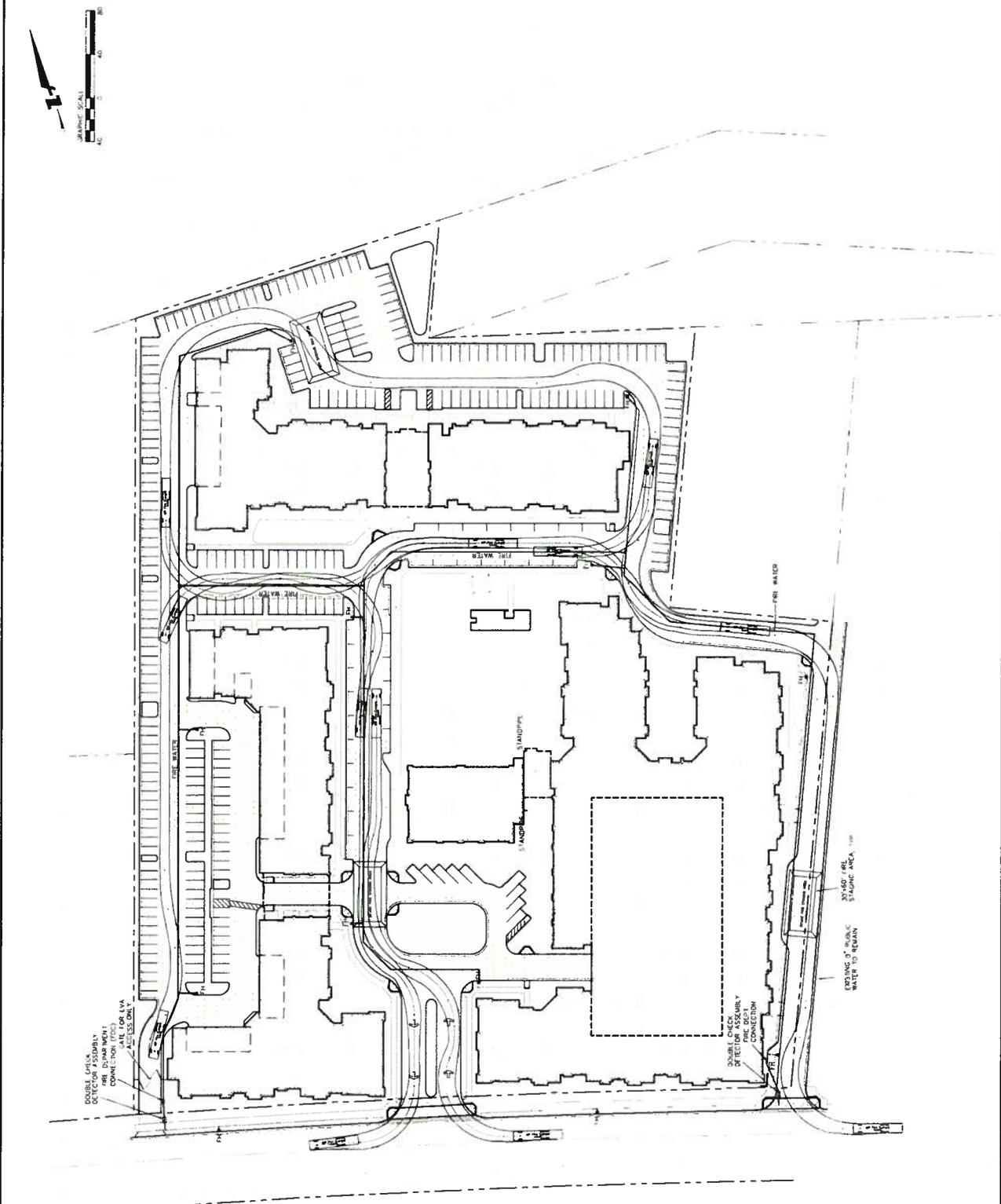
- 1) PARALLEL PARKING STA. DIMENSIONS: 0' x 22' - 1' 10"
- 2) 90° PARKING STA. DIMENSIONS: 8' 5" x 16' 5" - 10"
- 3) 45° PARKING STA. DIMENSIONS: 8' 5" x 16' 5" - 10"



Sheet No.	688
Project No.	20120011
Date	08/20/2013
Scale	AS SHOWN
Drawn By	...
Checked By	...
Approved	...

ANTON MENLO PARK
 ZONING COMPLIANCE REVIEW SET
 FIRE SERVICE PLAN
 SAN MATEO COUNTY
 CALIFORNIA

BKF
 255 SHORELINE DRIVE, STE 200
 REDWOOD CITY, CA 94065
 650.487.6100
 650.487.6199 (FAX)
 BKF Engineers



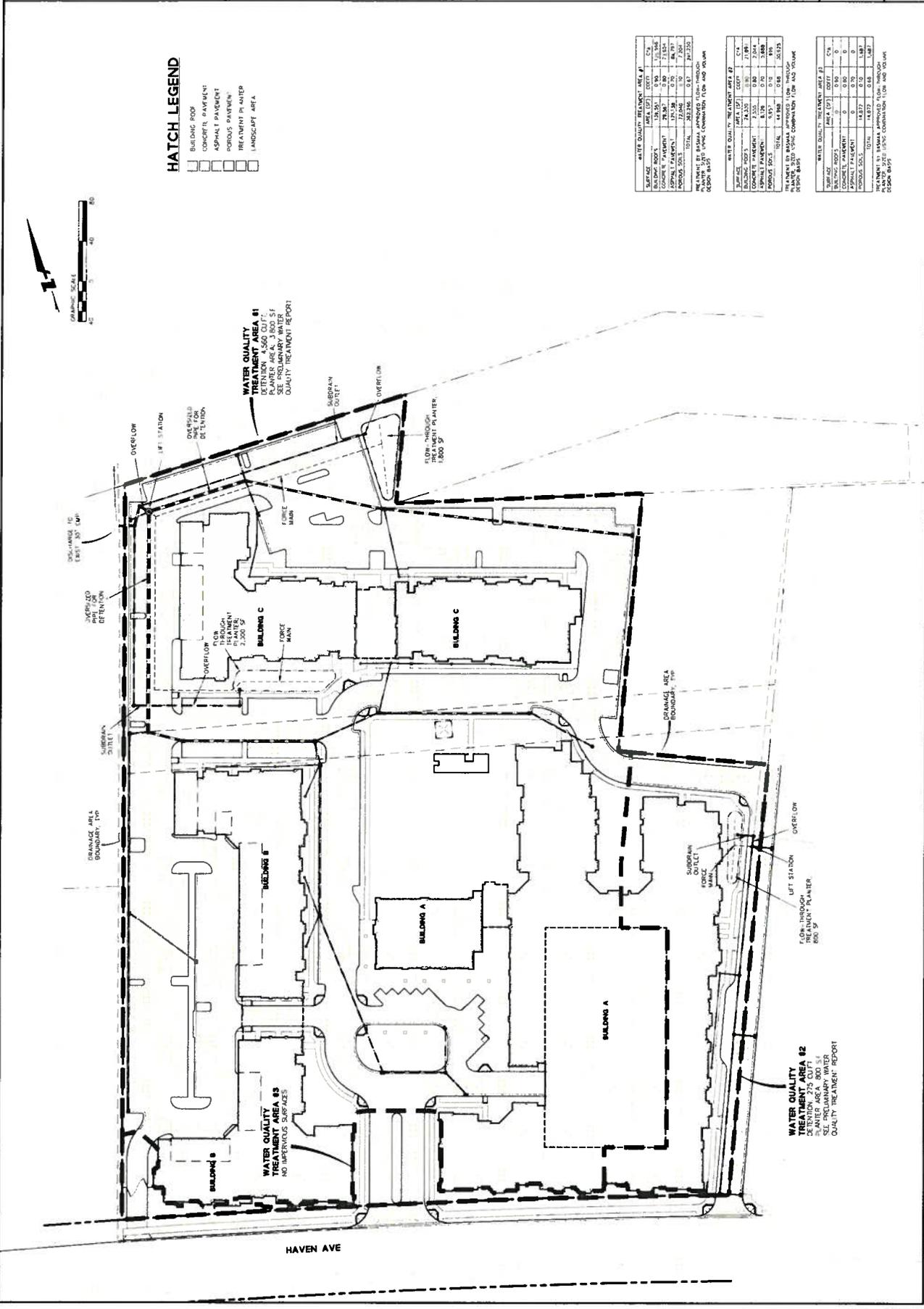
FLOW TEST RESULTS
 HYDRANT NO. 110 - JMF PAGE 02
 TEST DATE 08/20/13
 RESIDUAL PRESSURE 121 PSI
 FLOW AT HYDRANT 1,592 GPM
 CALCULATED FLOW 4,867 GPM

B98

DATE	08/20/2013
SCALE	AS SHOWN
PROJECT	ANTON MENLO PARK
CLIENT	SKY WATERS COUNTY
DESIGNED BY	BKF
CHECKED BY	
APPROVED BY	
DATE	08/20/2013

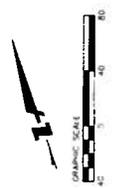
ANTON MENLO PARK ZONING COMPLIANCE REVIEW SET WATER QUALITY TREATMENT PLAN

255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94061
650-487-6399 (FAX)
650-487-6300 (TEL)
BKF
Engineering/Architecture
CALIFORNIA



HATCH LEGEND

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

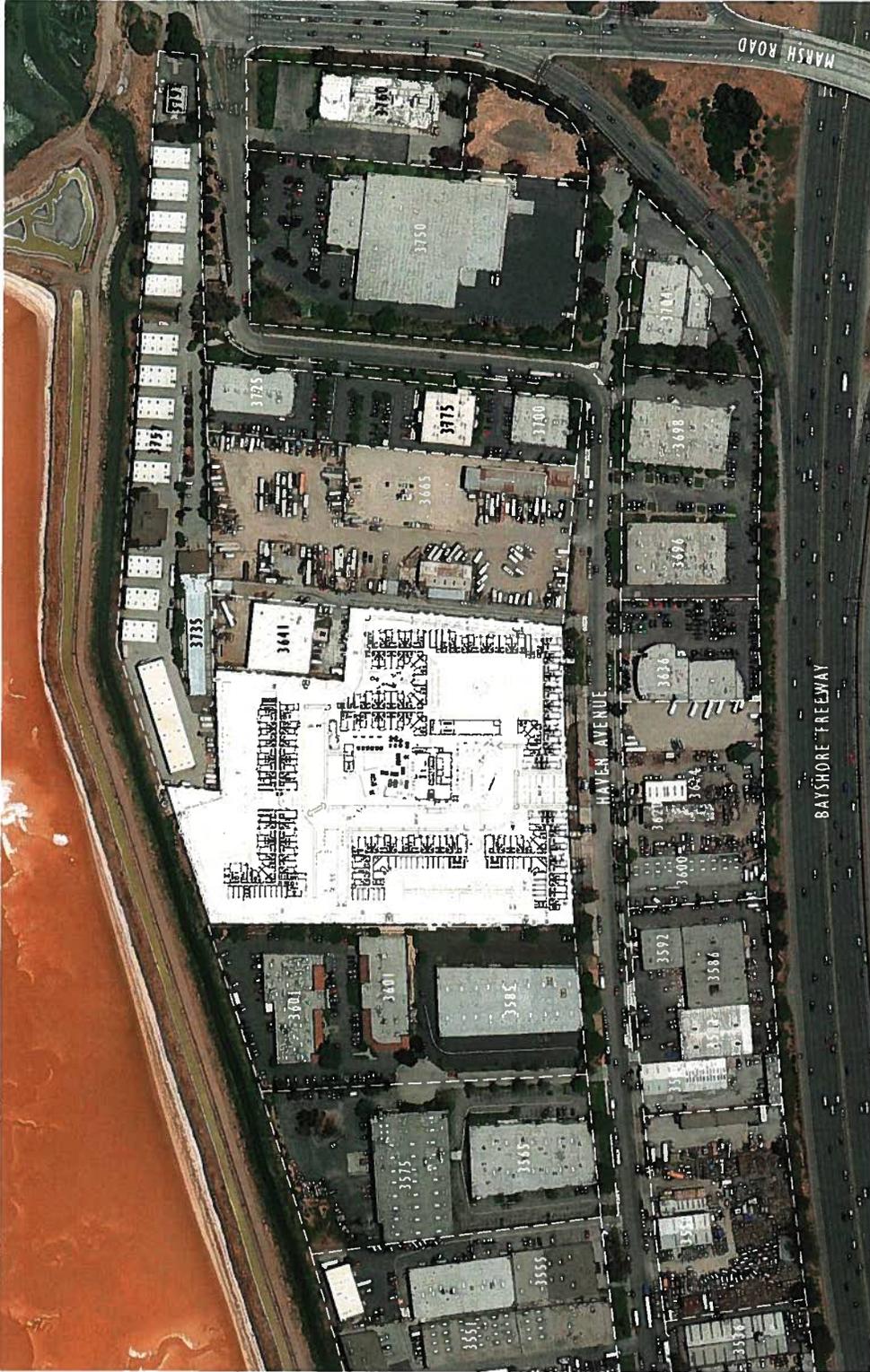


WATER QUALITY TREATMENT AREA #1			
ITEM	AREA (SQ FT)	COEFF	CY
SLURRY ROOF	120,500	0.90	108,450
CONCRETE PAVEMENT	78,500	0.80	62,800
ASPHALT PAVEMENT	22,000	0.70	15,400
TOTAL	221,000	0.83	186,650

WATER QUALITY TREATMENT AREA #2			
ITEM	AREA (SQ FT)	COEFF	CY
SLURRY ROOF	74,500	0.95	70,775
CONCRETE PAVEMENT	6,500	0.70	4,550
TOTAL	81,000	0.92	75,325

WATER QUALITY TREATMENT AREA #3			
ITEM	AREA (SQ FT)	COEFF	CY
SLURRY ROOF	0	0.90	0
CONCRETE PAVEMENT	0	0.70	0
ASPHALT PAVEMENT	0	0.70	0
TOTAL	0	0.70	0

B69



ANTON
 MENLO PARK, CALIFORNIA

St. Anton Partners
 18011 Street, Suite 200
 Sacramento, California 95811
 916.400.2072

St. Anton
 PARTNERS

SITE PLAN EXHIBIT

MENLO PARK, CALIFORNIA
 94025



KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com

871



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**CITY OF MENLO PARK
BUILDING**

T1.0



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Architecture+Planning
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Irvine, CA 92614
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ktgy.com

COVER SHEET

MENLO PARK, CALIFORNIA
REV # 2013-079

ANTON
MENLO ASSOCIATES

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Sacramento, California 95811
PARTNERS 916.400.2072

11



Bird's Eye Looking North

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MENLO PARK PARTNERS

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 916.400.2072

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 PARTNERS

C2

RENDERINGS

MENLO PARK, CALIFORNIA
 PREP # 2012-079

A7.0



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Bird's Eye Looking East

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PARTNERS

RENDERINGS

MENLO PARK, CALIFORNIA
DEC # 2013-079

18.03.2013

A7.J



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C3



Bird's Eye Looking East

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RENDERINGS

MEMLO PARK, CALIFORNIA
 DEC # 2016-019
 16.03.2016

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A7.2



Town Square

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C5

RENDERINGS

MENLO PARK, CALIFORNIA
DEC # 2012-079

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A7.3





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C6

RENDERINGS

MENLO PARK, CALIFORNIA
REV # 2012-079

A7.4



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Building A at Haven Ave.

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 PARTNERS

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 PARTNERS

C7

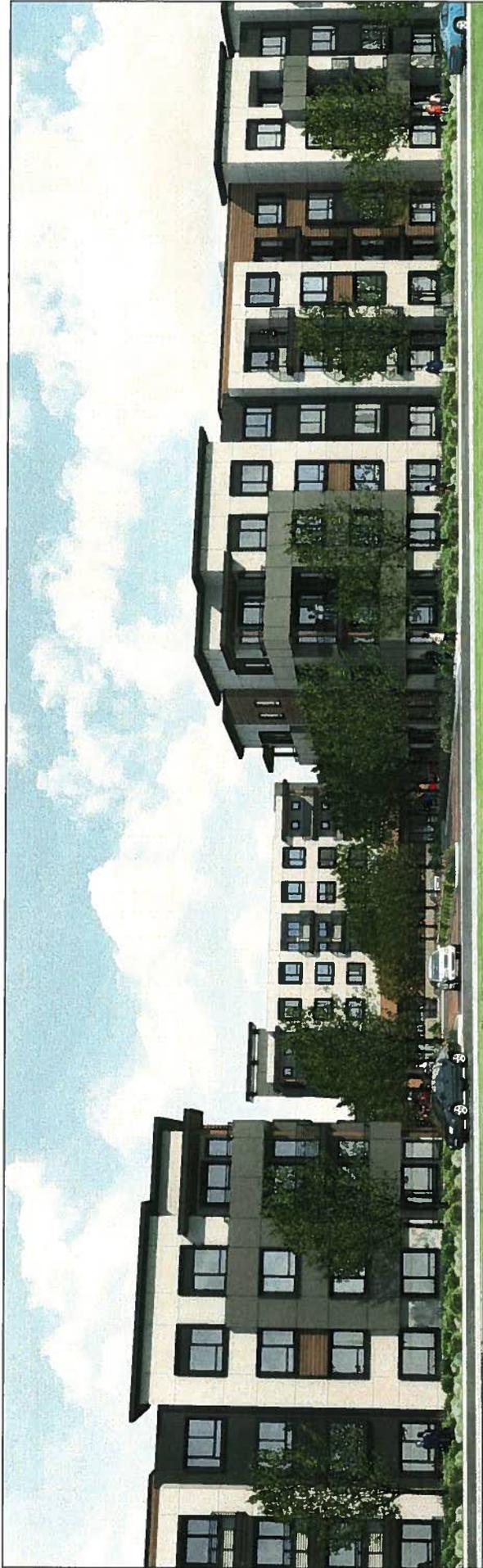
RENDERINGS

MENLO PARK, CALIFORNIA
 PG # 011-017

A7.5



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Project Entry



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C8

RENDERINGS

MENLO PARK, CALIFORNIA
 DRG # 2014-079

08.22.2013

A7.6



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Building A at Entry Drive

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St. Anton
 PARTNERS

C9

RENDERINGS

MENLO PARK, CALIFORNIA
 DEC # 2017-079

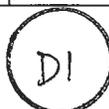
A7.1



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 Irvine, CA 92614
 949.851.2133
 ktgy.com

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		
16.23.050 Development Regulations					
Minimum Lot Area: 20,000 sf.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet A1.0
Minimum Lot Width: 100 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet C-4
Minimum Lot Depth: 100 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet C-4
Minimum Density: 20 du/ac	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Maximum Density: 30 du/ac	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Requesting application of SDBL; will provide 38 low income units	
Minimum Front Yard: 10 ft.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2'5" to balcony, 5'1" to building from PL	Sheet A1.0
Minimum Interior Side Yard: 10 ft., except may be reduced to 5 ft. abutting a private access easement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balcony encroaches; ok per design standard	Sheet A1.0
Minimum Corner Side Yard: 10 ft.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Minimum Rear Yard: 10 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet A1.0
Maximum Floor Area Ratio: Increase on an even gradient from 60% for 20 du/ac to 90% for 30 du/ac	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	118%; State Density Bonus waiver	Sheet A1.0
Maximum Building Coverage: 40%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	45.2%; State Density Bonus waiver	Sheet A6.1a & A6.1b
Minimum Open Space (Landscaping): 25%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27.8%	Sheet L1.2
Maximum building height: 40 ft.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	57' 9"; State Density Bonus waiver/increased heights for stairs and parapets are ok	Sheet A4.0 to 4.8
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Request to eliminate; State Density Bonus incentive	Sheet A6.0
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet A1.0, A3.0a & A3.0b



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 Short term (visitor) – 1 space per every 10 units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet A3.0b, A3.5, A3.10 Sheet 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.					
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet L1.0
1b. Existing trees in the ROW shall count towards the minimum tree requirement for that frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
1c. Min. of one (1) 15 gallon tree per 40 linear feet of property frontage not along a public right-of-way.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet L1.0
2. Building projections, such as balconies and bay windows, at or above the 2 nd floor shall not project more than 5 feet into the setback area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Request for setback waiver	Sheet 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet A6.15
(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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Request State Density Bonus Law waiver	Sheet 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Request State Density Bonus Law waiver	Sheet A6.0
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Request State Density Bonus Law waiver	Sheet A6.0
(3) Building Profile						
1.	The façade of a building shall be limited to one major step back.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Request State Density Bonus Law incentive	Sheets A2.0-2.4
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

(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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Request height waiver	Sheets A4.0 to A4.8
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheets A2.0 to A2.4
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheets A2.0 to A2.4 and L1.0
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		See color and materials board
3.	Stucco on the external façade shall be limited to no more than 80% of the entire area of an elevation, inclusive of all windows and doors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheets A6.25a to Sheet A6.27b
4.	All external windows where in solid walls shall be inset by a minimum of 2 inches from the face of the external finishes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheets A8.1 and A8.2
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheets A8.1 and A8.2
(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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheets A1.0, 2.0 to 2.4



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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		L1.3
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).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
ii.	51-100 units: Minimum of one space, 30 feet minimum dimension (900 sf. total, minimum).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
iii.	101 or more units: Minimum of one space, 40 feet minimum dimension (1,600 sf. total, minimum).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet L1.3
(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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheets A3.0b, A3.5 and A3.10



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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet L1.0
3.	Bicycle parking facilities shall not impede pedestrian or vehicular circulation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
(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).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
(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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sheet ES-1 to ES-3
2.	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		ES-2