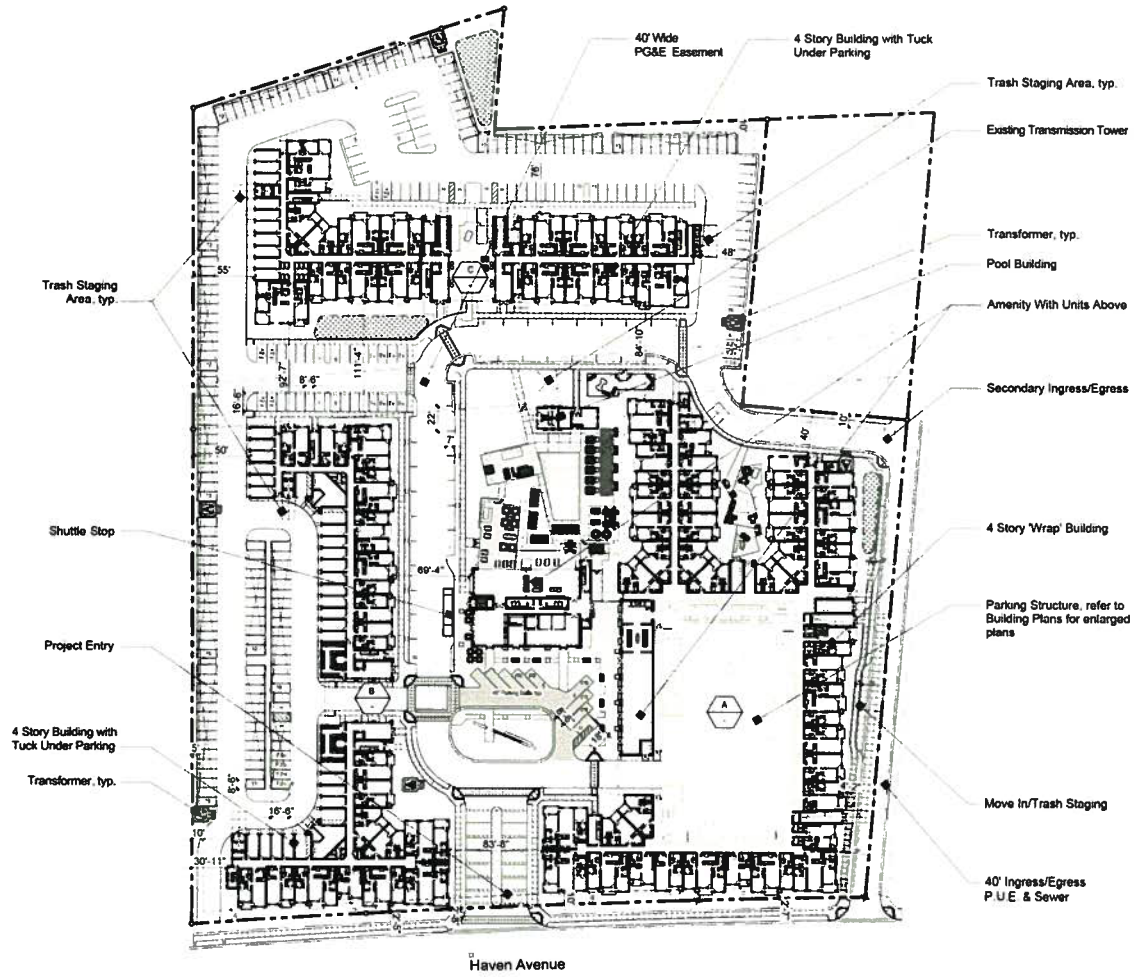

Site Summary	
Gross Site Area	9.69 AC (422,136 sf)
FAR	118 %
Dwelling Units	393 DU
Density	41 DU/AC
Building Coverage	191,006 SF (45.2%)
Paved Area	113,422 SF (26.9%)
Landscape Area	117,708 SF (27.9%)

Plan Summary	Bd	Net SF	# of Units	%	Total Net S.F.	Avg. Net S.F.
p0	0	563	35	8.9%	19,705	
p1A	1	659	24	6.1%	15,816	
p1B	1	740	60	15.3%	44,400	
p1C	1	756	107	27.2%	80,892	
p1D	1	810	6	1.5%	4,860	
p1E	1	846	8	2.0%	6,768	
p1F	1	669	1	0.3%	669	
p1G	1	878	2	0.5%	1,756	
p2A	2	935	13	3.3%	12,155	
p2B	2	990	10	2.5%	9,900	
p2D	2	1,167	82	20.9%	95,694	
p2E	2	1,126	5	1.3%	5,630	
p2F	2	1,243	28	7.1%	34,804	
p3A	3	1,549	12	3.1%	18,588	
Total	520		393	100.0%	351,837	894.8

Type	No. Units	Mix
Studio total	35	8.9%
1 bedroom total	208	52.9%
2 bedroom total	138	35.1%
3 bedroom total	12	3.1%
Total	393	100.0%

Parking Summary			
Parking Required	No. Units	Spaces Required	Spaces/ Unit
Studio	35	35	1.0
1 bed	208	312	1.5
2 bed	138	276	2.0
3 bed	12	24	2.0
Total		647	1.65
Parking Provided		Spaces Provided	Spaces/ Unit
Parking Garage		343	
Tuck-Under Garage		38	
Carport		175	
Uncovered		135	
Total parking spaces		691	1.76

Private Storage Summary	
Building A	48
Building B	30
Building C	55
Total	133

Floor Area Summary			
Building A	Residential	Parking/Bikes/Trash	Total
Level 1	58,659	23,682	82,341
Level 2	50,790	25,125	75,915
Level 3	61,662	25,125	86,787
Level 4	59,738	25,125	84,863
Level 5	6,673	24,673	31,346
Total	237,522	123,730	361,252
Building B			
Level 1	27,370	8,931	36,301
Level 2	35,386	533	35,919
Level 3	38,501	533	39,034
Level 4	38,453	533	38,986
Level 5	499		
Total	140,209	10,530	150,240
Building C			
Level 1	26,582	3,952	30,534
Level 2	29,375	601	29,976
Level 3	32,741	601	33,342
Level 4	32,700	601	33,301
Level 5	578		
Total	121,968	5,755	127,153
Carports		24,684	24,684
Total	499,699	164,699	663,339

0 25 50 100

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CONCEPTUAL SITE PLAN

MENLO PARK, CALIFORNIA

KTGY # 2012-0179 10.02.2013

A1.0

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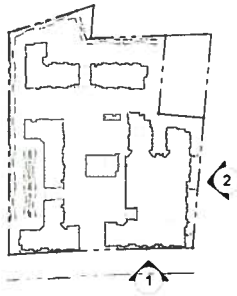
1. Front Elevation
South



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
   *note: 3' Window Sill, Typ.
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

2. Right Elevation
East

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BUILDING A ELEVATIONS

MENLO PARK, CALIFORNIA

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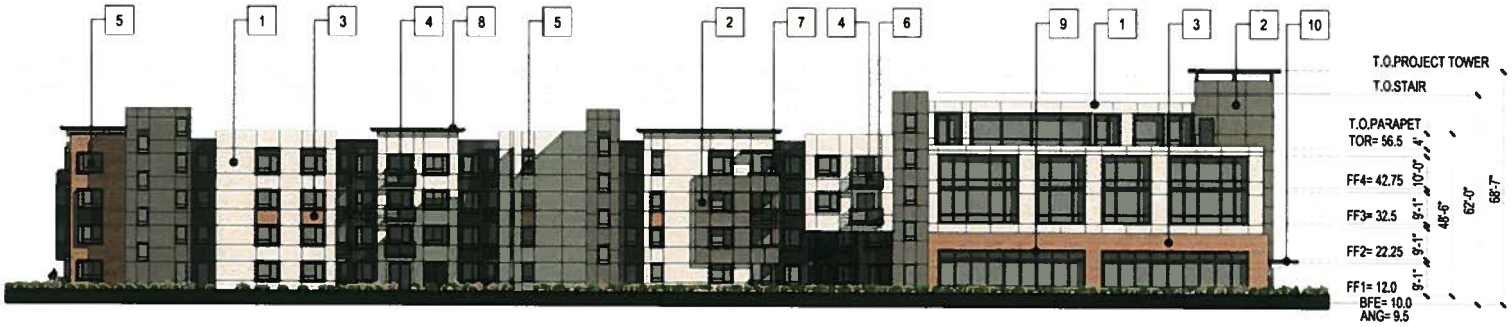
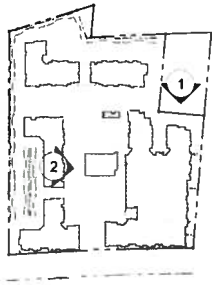


1. Rear Elevation
North



Key Map n.t.s.

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8. Wood-like Trim
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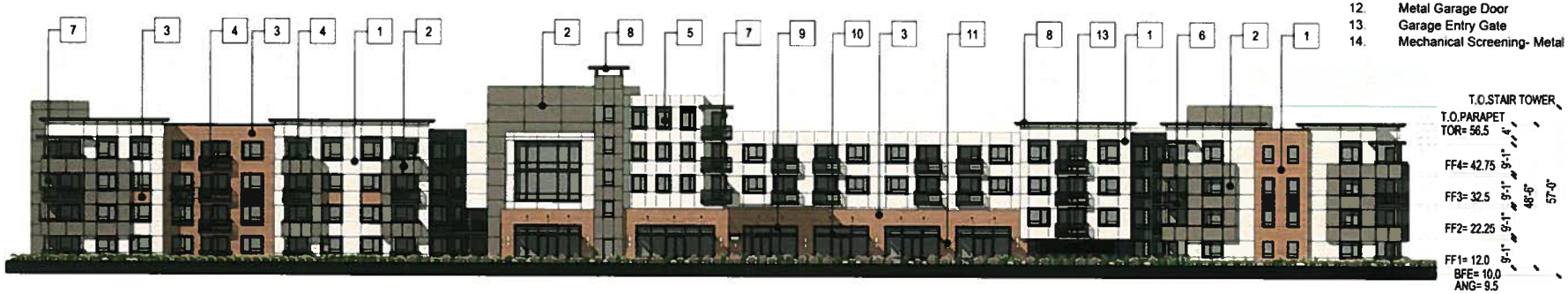
11. Decorative Light Fixture
12. Metal Garage Door
13. Garage Entry Gate
14. Mechanical Screening- Metal



2. Left Elevation
West

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BUILDING A ELEVATIONS

MENLO PARK, CALIFORNIA

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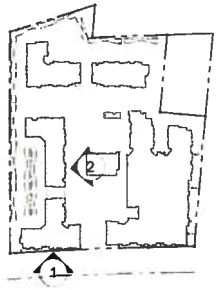
1. Front Elevation
South



Key Map n.t.s.

Material Legend

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5. Vinyl Window
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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

2. Right Elevation
East

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BUILDING B ELEVATIONS

MENLO PARK, CALIFORNIA

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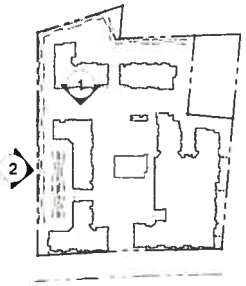
1. Rear Elevation
North



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
   *note: 3' Window Sill, Typ.
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

2. Left Elevation
West

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BUILDING B ELEVATIONS

MENLO PARK, CALIFORNIA

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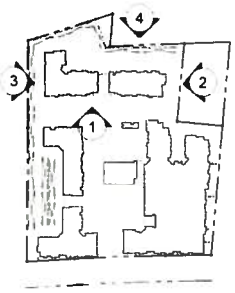
1. Front Elevation
South



Key Map n.t.s.

3. Left Elevation
West

2. Right Elevation
East

Material Legend

1. 20/30 Stucco
2. 30/30 Stucco
3. Wood-like Siding
4. Metal Railing
5. Vinyl Window
   *note: 3' Window Sill, Typ.
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

4. Rear Elevation
North

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BUILDING C ELEVATIONS

MENLO PARK, CALIFORNIA

KTGY # 2012-0379 10.02.2012

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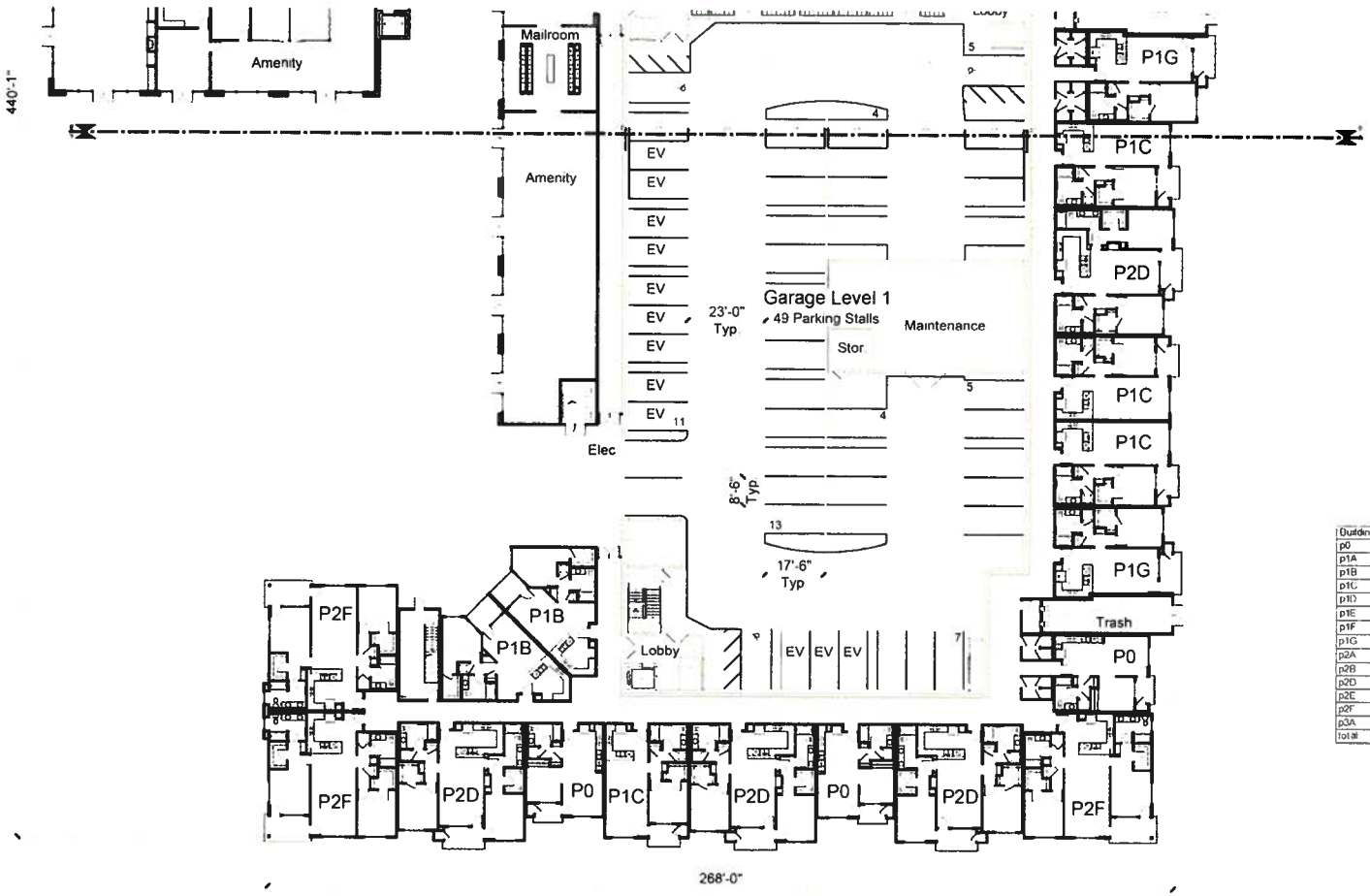

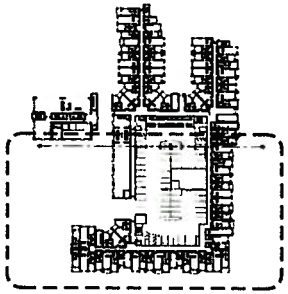

Building A	units/ bldg	type	net area	Mix Percent	total units	Total area
p0	31	1	563	16.9%	31	17453
p1A	0	1	699	0.0%	0	0
p1B	32	1	740	17.5%	32	23680
p1C	57	1	756	31.1%	57	43092
p1D	6	1	810	3.3%	6	4860
p1E	0	1	846	0.0%	0	0
p1F	0	1	869	0.0%	0	0
p1G	2	1	878	1.1%	2	1756
p2A	0	2	935	0.0%	0	0
p2B	6	2	990	3.3%	6	5940
p2D	30	2	1167	16.4%	30	35010
p2E	3	2	1126	1.6%	3	3378
p2F	16	2	1243	8.7%	16	19888
p3A	0	3	1549	0.0%	0	0
total	183			1	183	155057

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BUILDING A - LEVEL I FLOOR PLAN

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A3.0a

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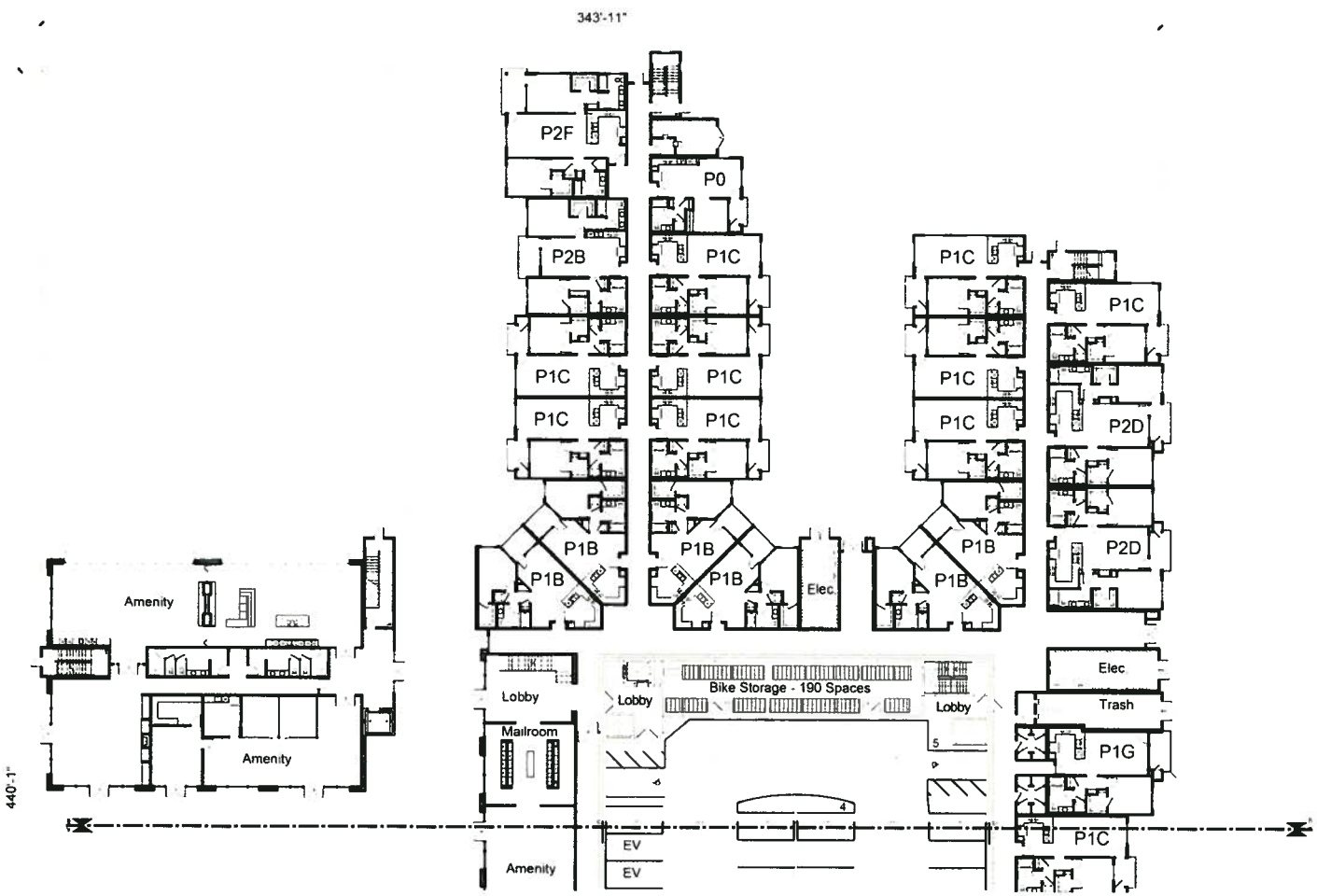

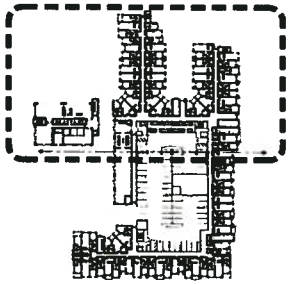

Key - n.t.s.

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BUILDING A - LEVEL I FLOOR PLAN

MENLO PARK, CALIFORNIA

KTGY # 2017-0379

A3.0b

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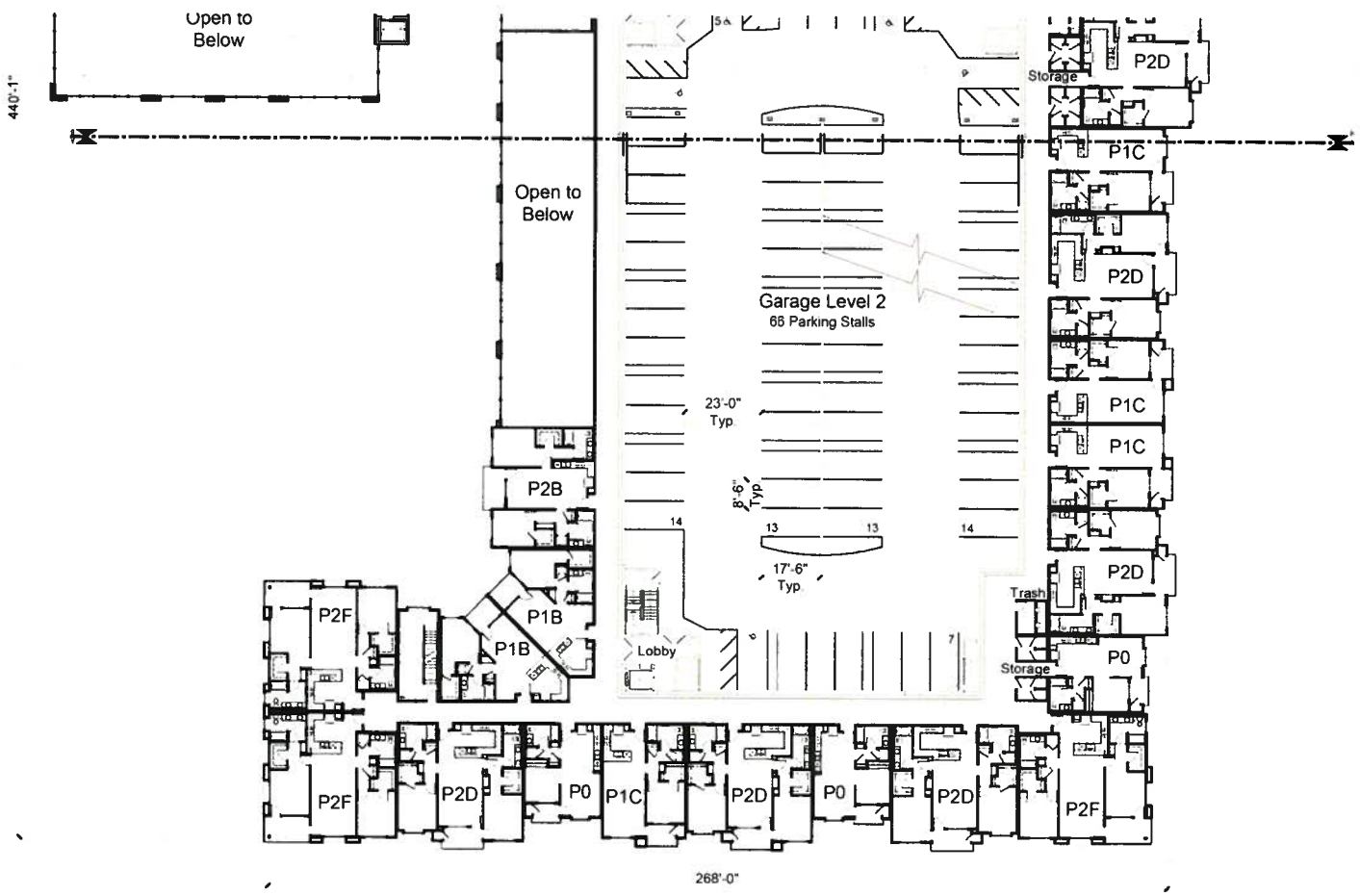

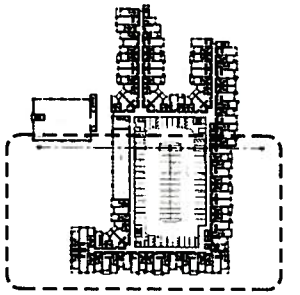

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BUILDING A - LEVEL 2 FLOOR PLAN

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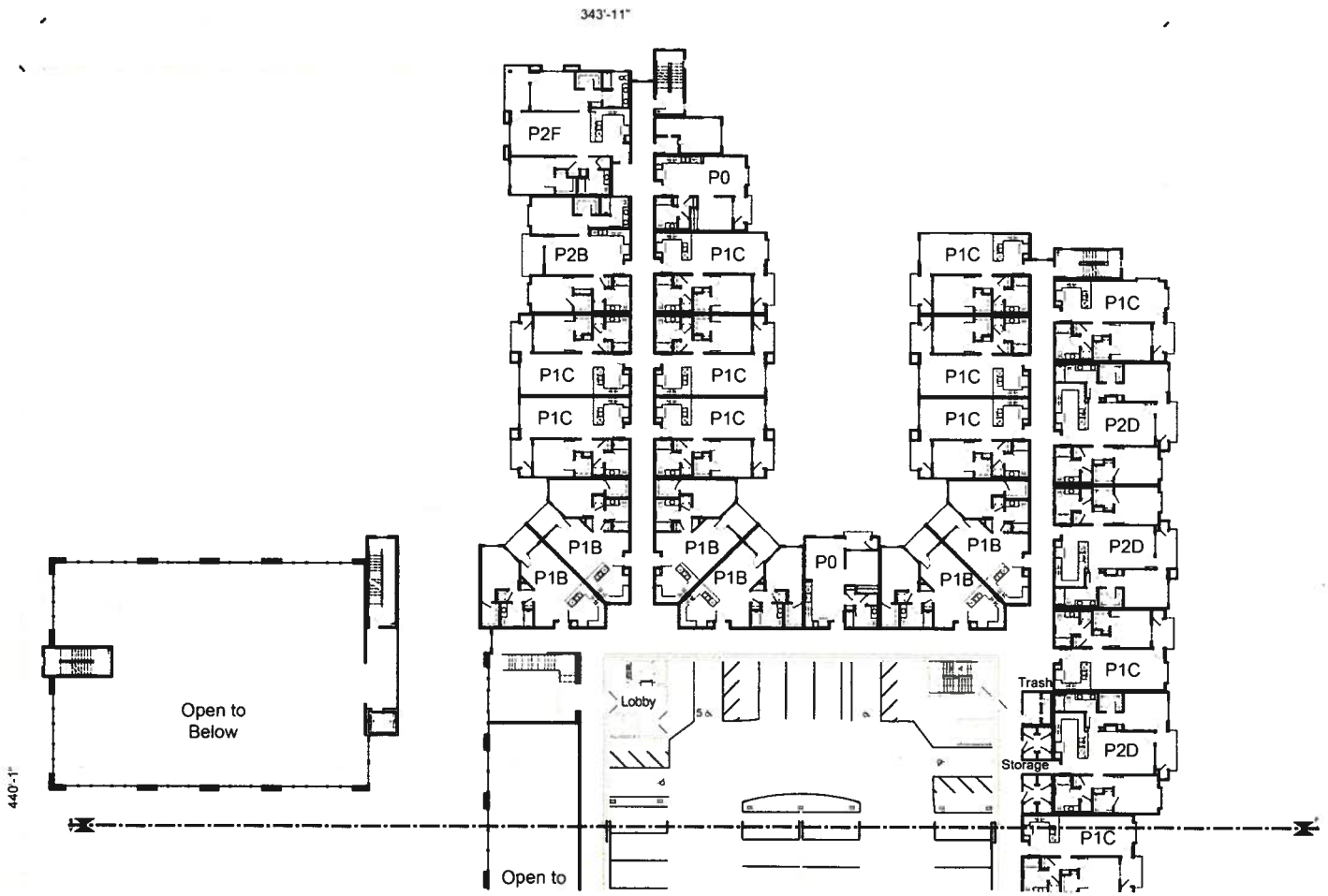

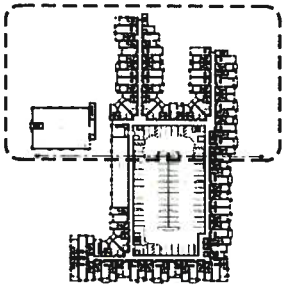

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BUILDING A - LEVEL 2 FLOOR PLAN

MENLO PARK, CALIFORNIA

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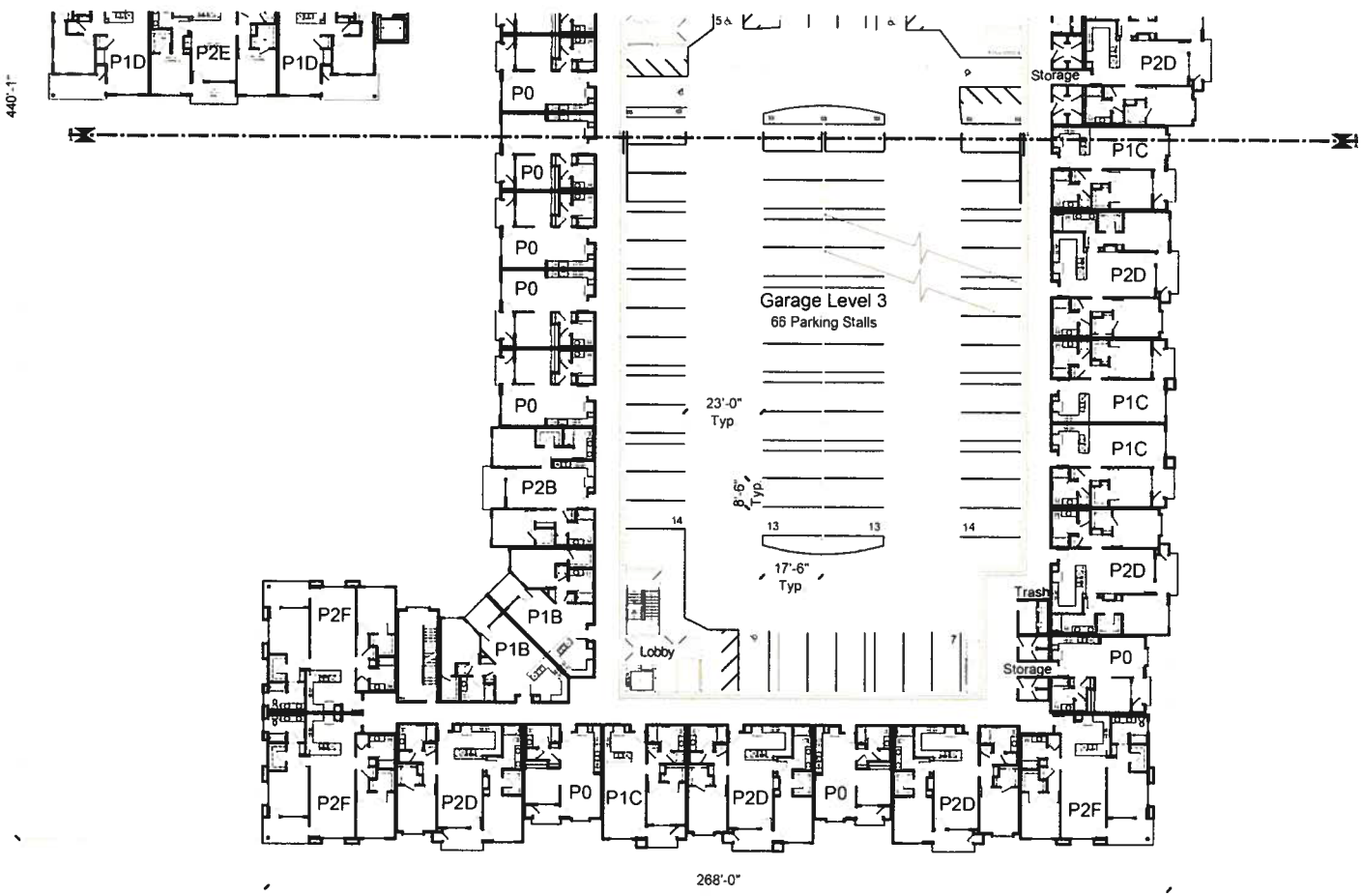

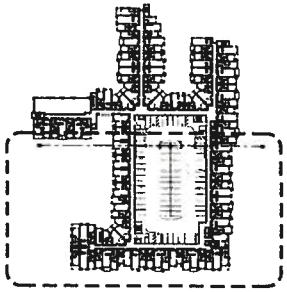

Key - n.t.s.

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BUILDING A - LEVEL 3 FLOOR PLAN

MENLO PARK, CALIFORNIA

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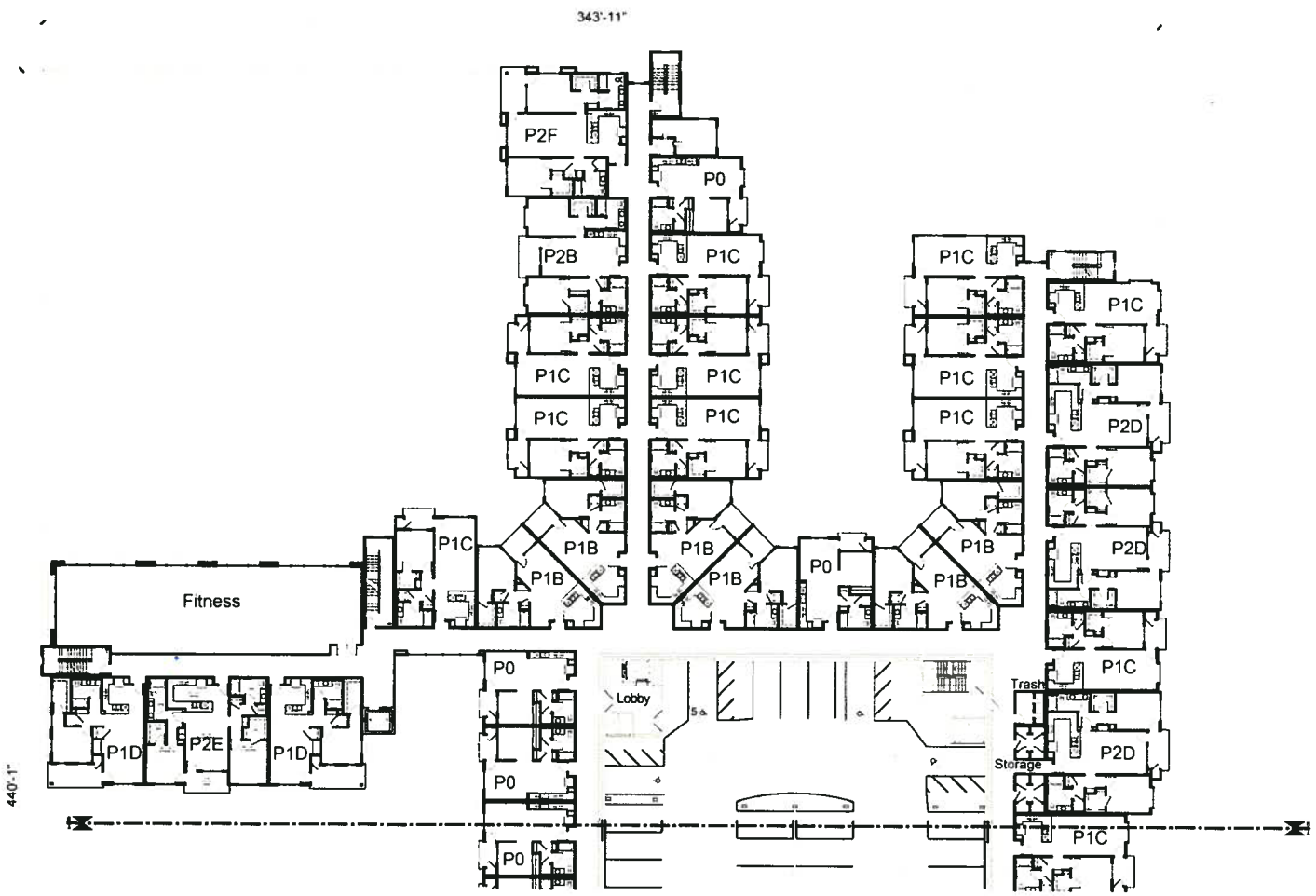

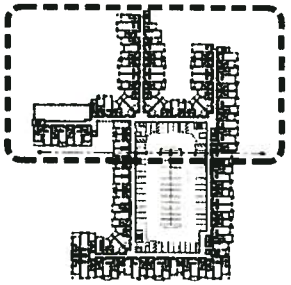

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BUILDING A - LEVEL 3 FLOOR PLAN

MENLO PARK, CALIFORNIA

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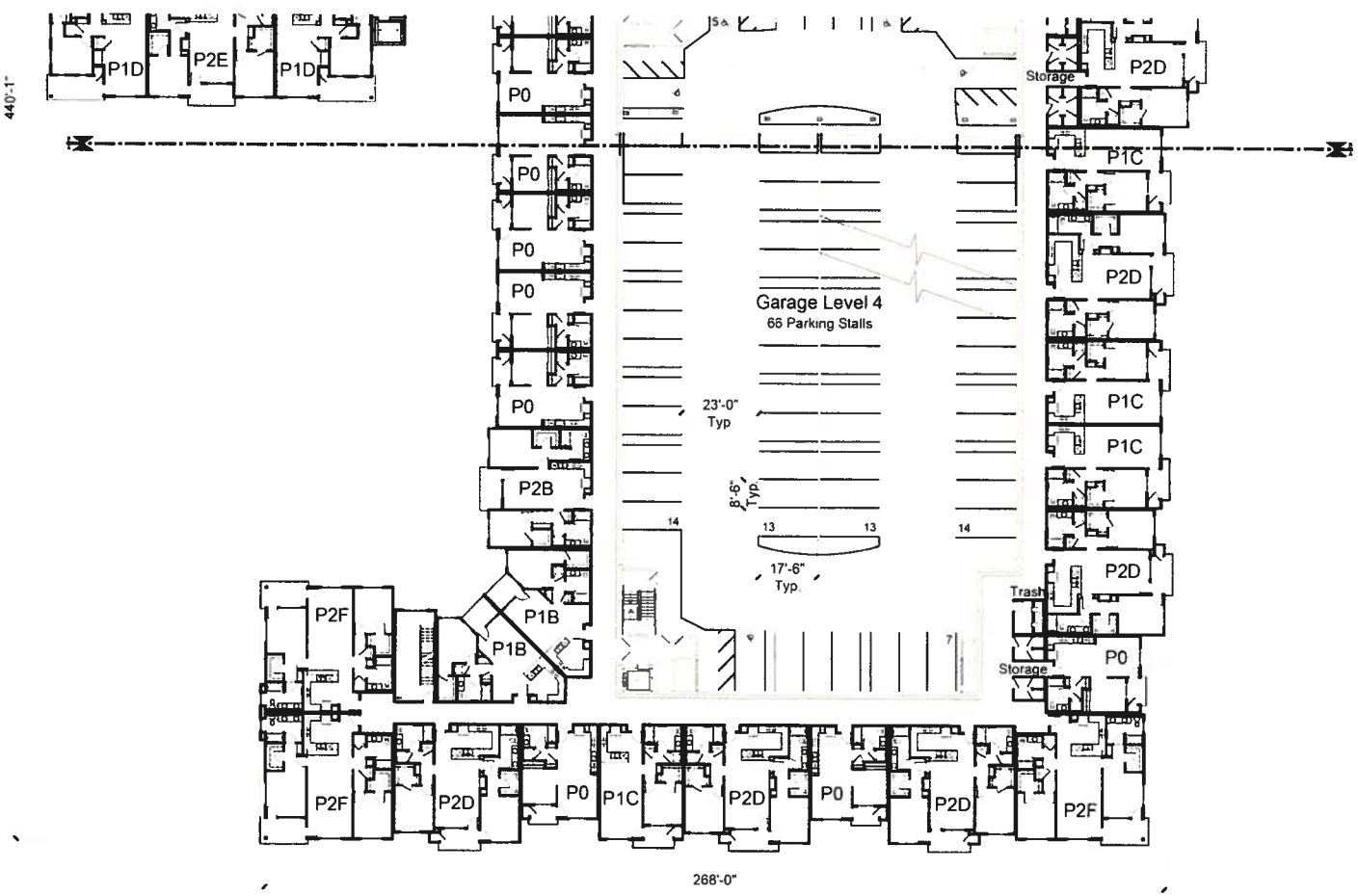

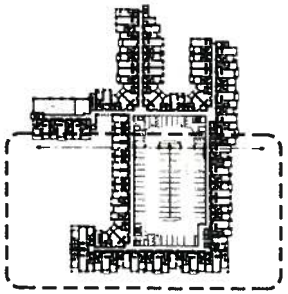

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BUILDING A - LEVEL 4 FLOOR PLAN

MENLO PARK, CALIFORNIA

A3.3a

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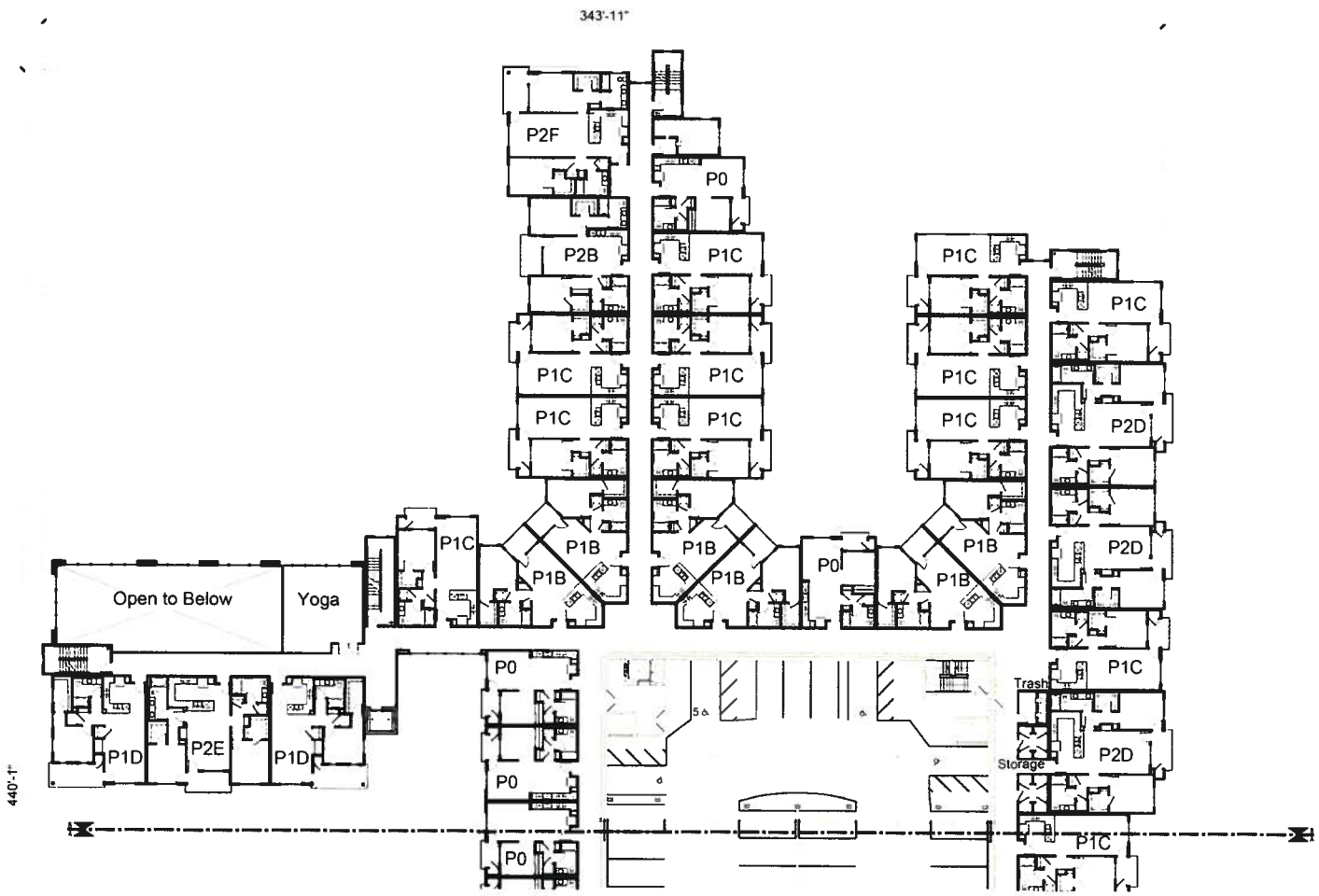

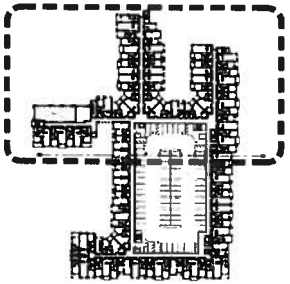

Key - n.t.s.

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BUILDING A - LEVEL 4 FLOOR PLAN

MENLO PARK, CALIFORNIA

A3.3b

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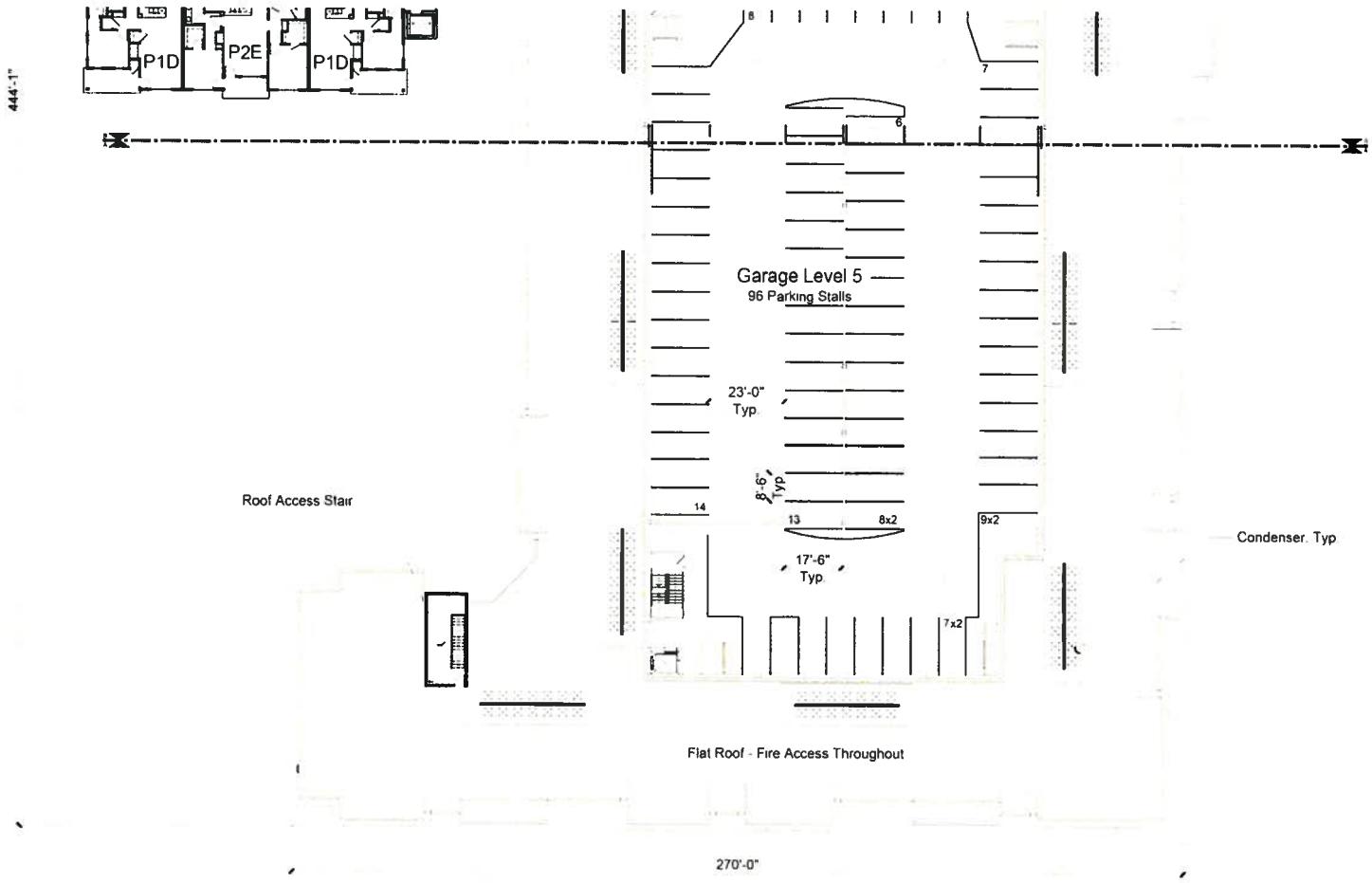

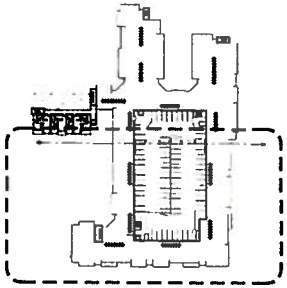

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BUILDING A - LEVEL 5 FLOOR PLAN/ROOF PLAN

MENLO PARK, CALIFORNIA

KTGY # 2013-0179 10.02.2013

A3.4a

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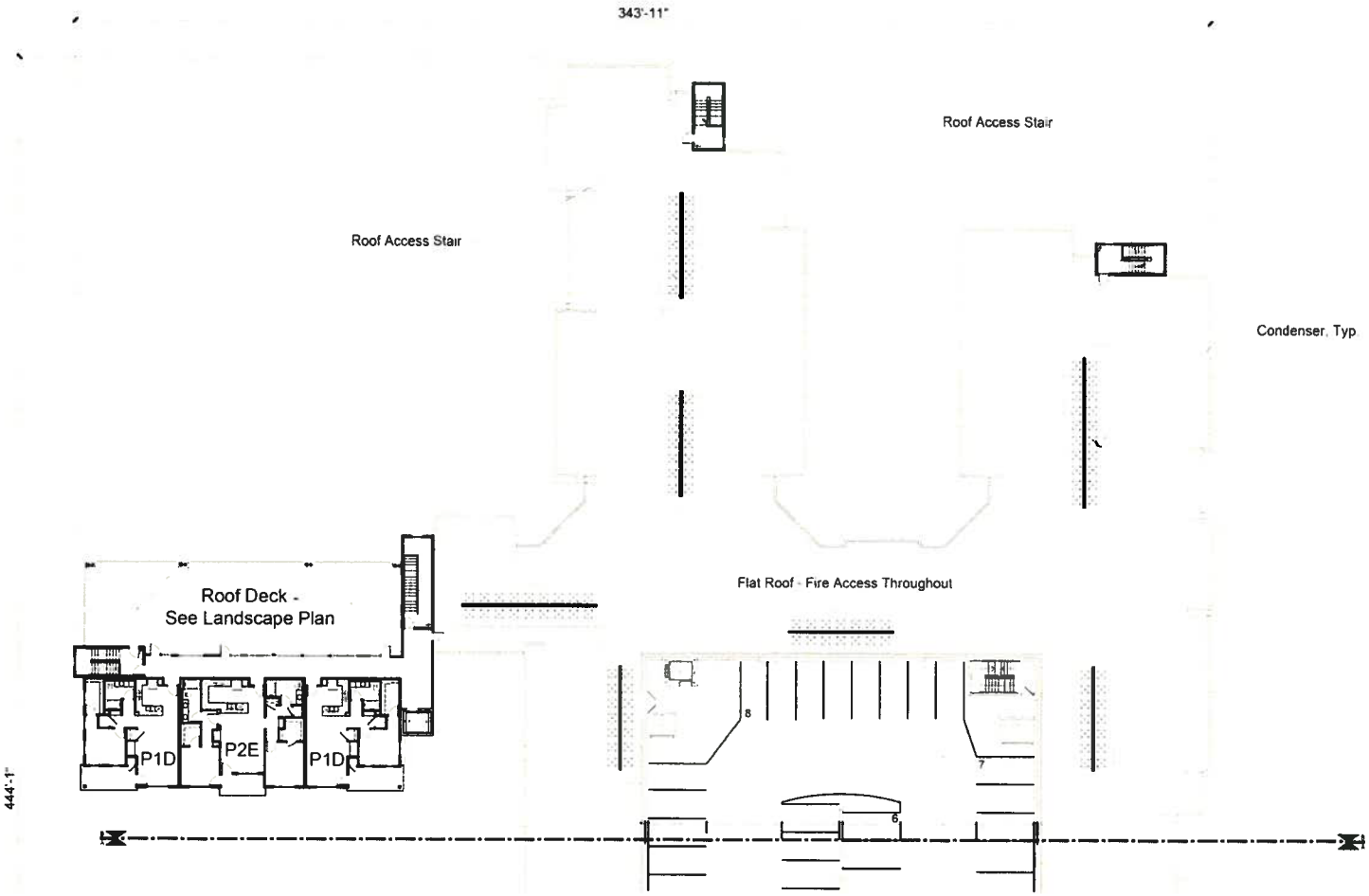

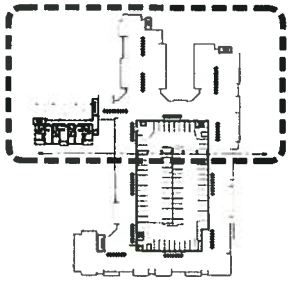

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BUILDING A - LEVEL 5 FLOOR PLAN/ROOF PLAN

MENLO PARK, CALIFORNIA

KTGY # 2012-0379 10.02.2012

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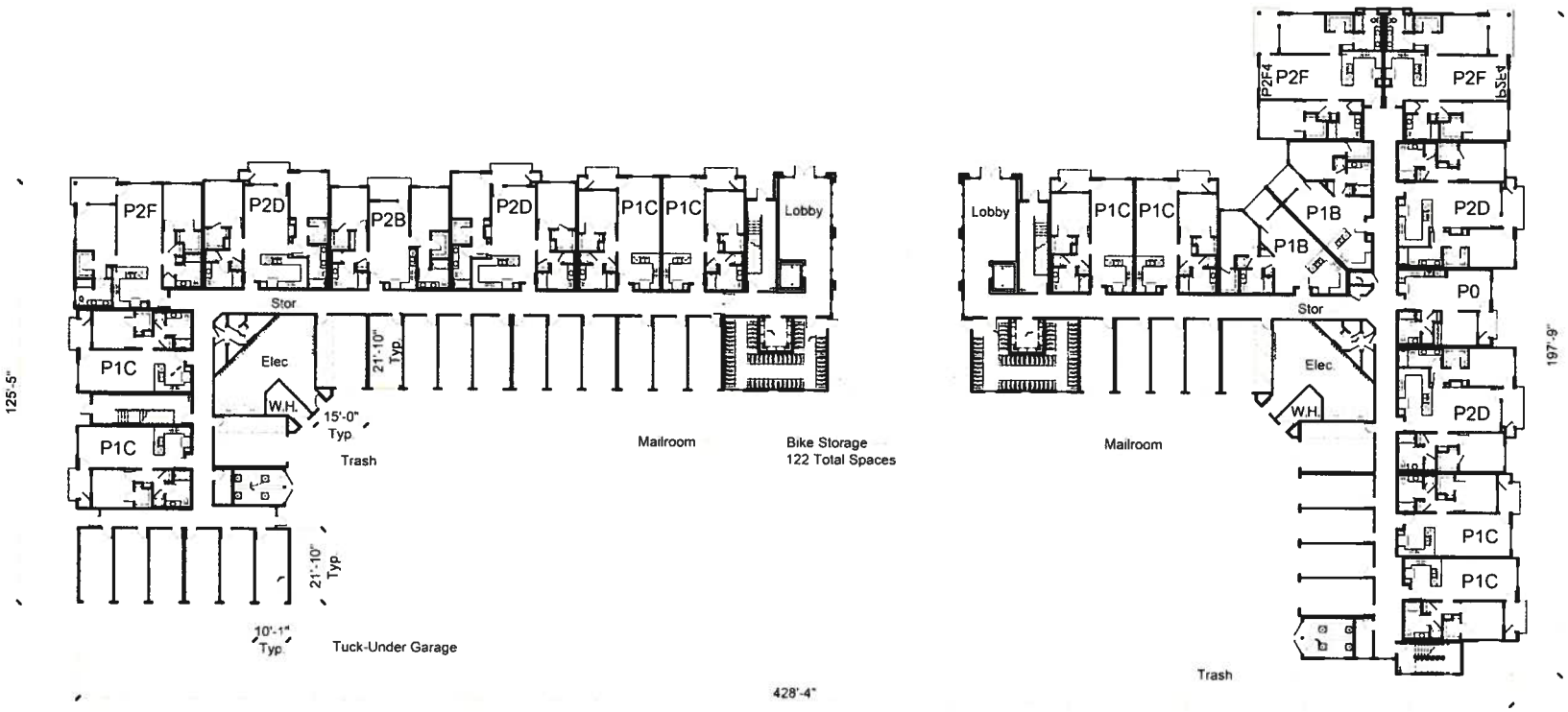

Building B	units/ bldg	type	net area	Mix Percent	total units	total area
p0	4	1	563	3.3%	4	2252
p1A	18	1	659	14.9%	18	11862
p1B	20	1	740	16.5%	20	14800
p1C	32	1	756	26.4%	32	24192
p1D	0	1	810	0.0%	0	0
p1E	4	1	846	3.3%	4	3384
p1F	0	1	669	0.0%	0	0
p1G	0	1	878	0.0%	0	0
p2A	11	2	935	9.1%	11	10285
p2B	4	2	990	3.3%	4	3960
p2D	16	2	1167	13.2%	16	18672
p2E	0	2	1126	0.0%	0	0
p2F	12	2	1243	9.9%	12	14916
p3A	0	3	1549	0.0%	0	0
total	121			1	121	104323

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BUILDING B - FIRST FLOOR PLAN

A3.5

MENLO PARK, CALIFORNIA

KTGY # 2012 0329 10.02.2013

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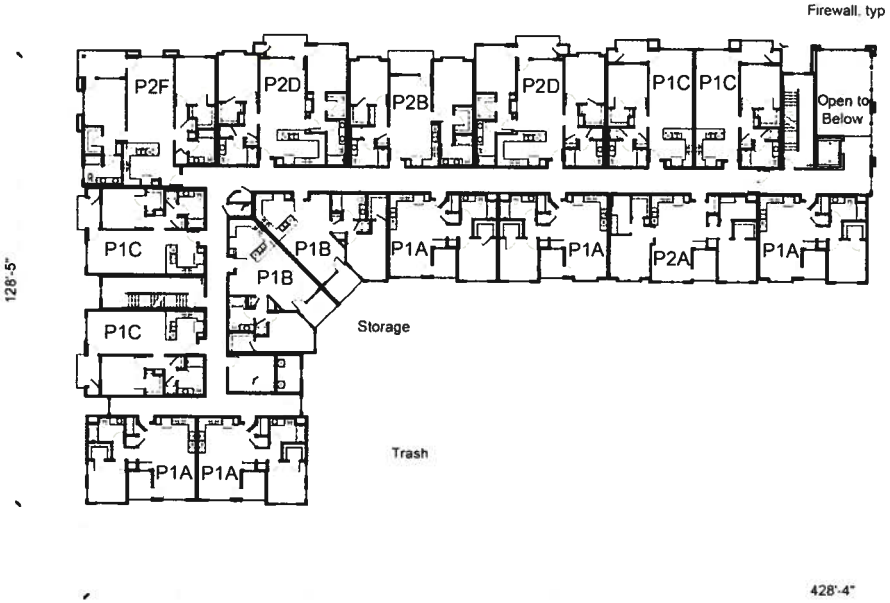

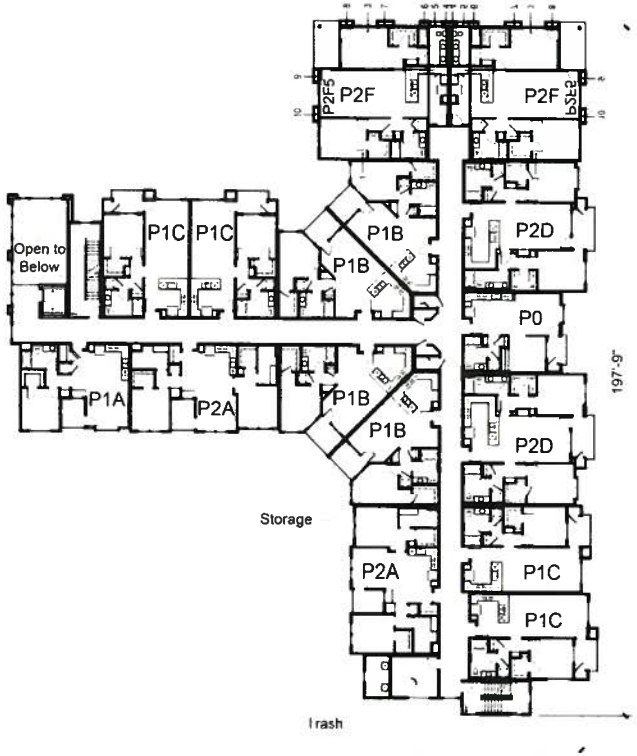

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BUILDING B - SECOND FLOOR PLAN

MENLO PARK, CALIFORNIA

A3.6

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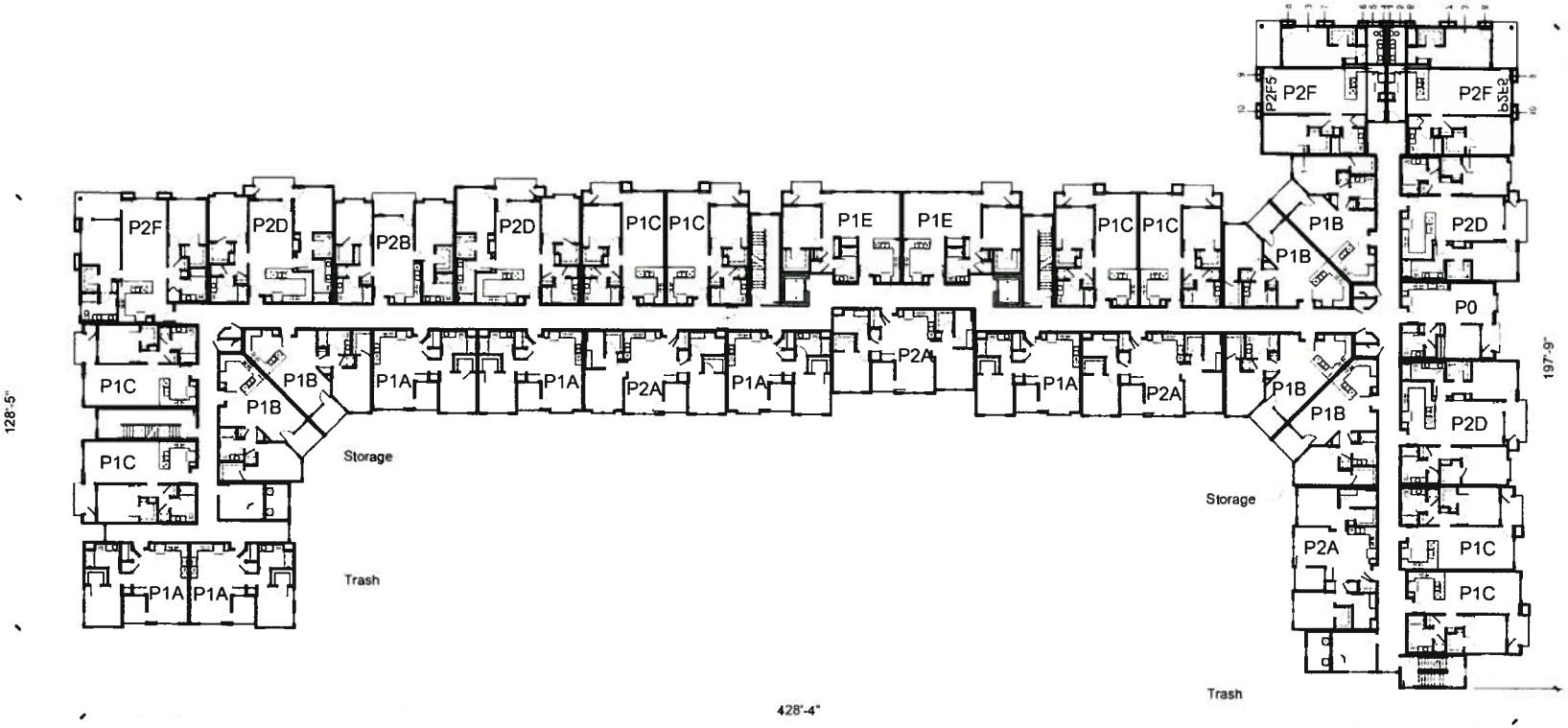

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BUILDING B - THIRD FLOOR PLAN

MENLO PARK, CALIFORNIA

KTGY # 2012-0379

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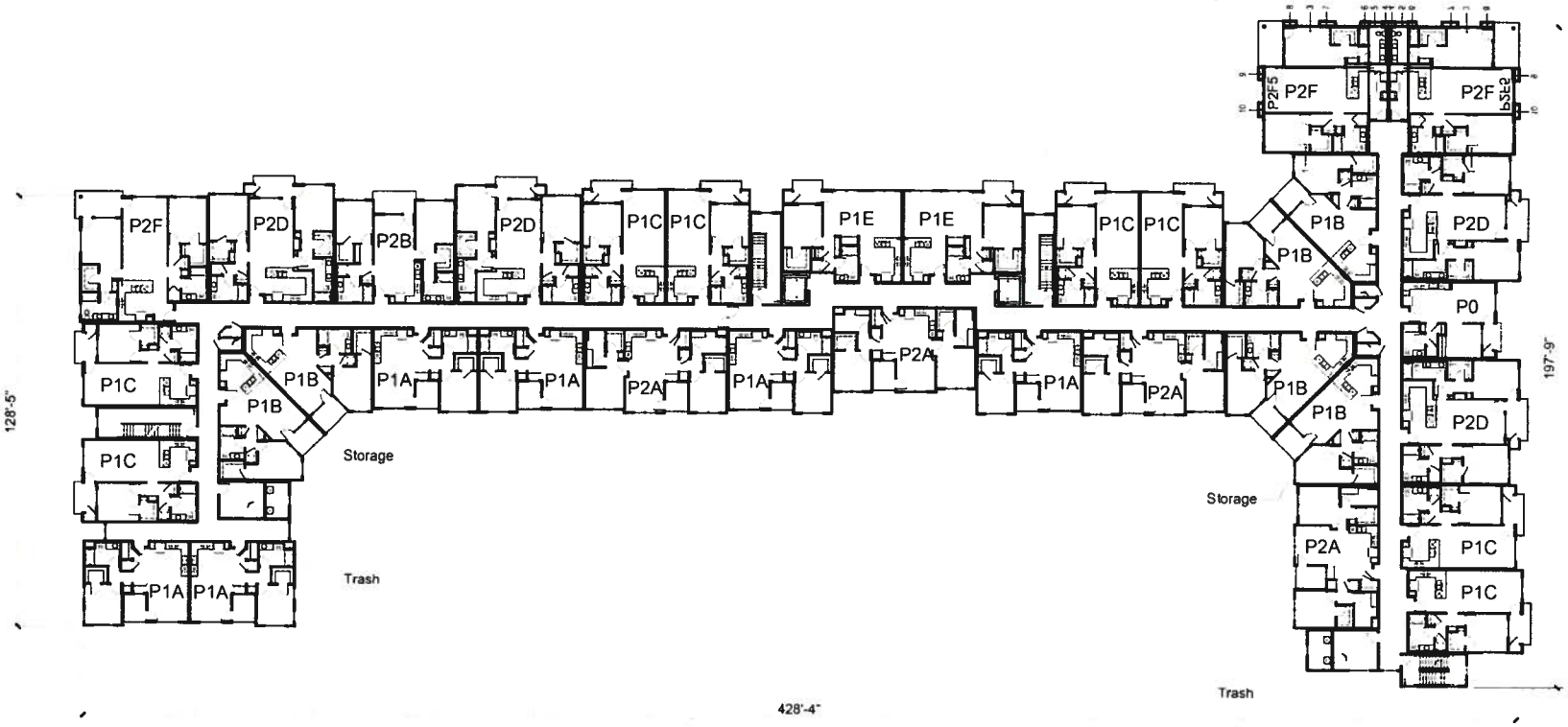

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BUILDING B - FOURTH FLOOR PLAN

MENLO PARK, CALIFORNIA

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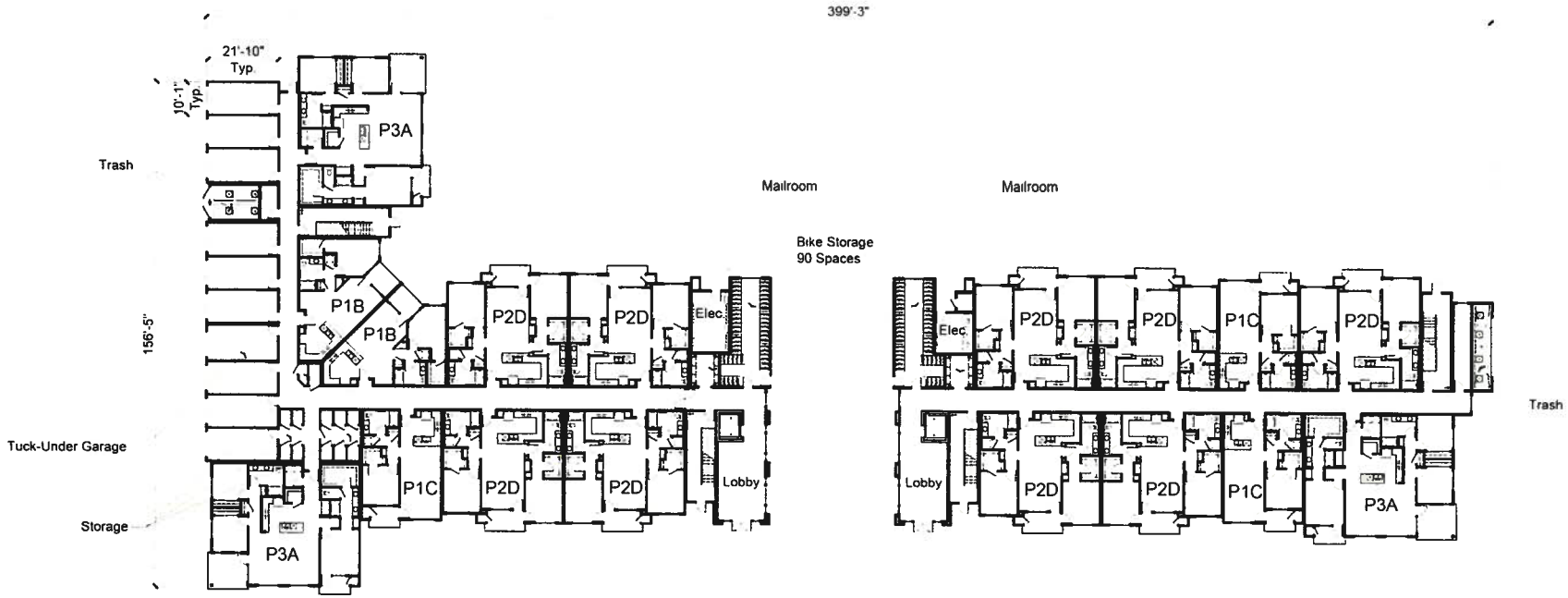

Building C	units/ bldg	type	net area	Mix Percent	total units	total area
p0	0	1	563	0 0%	0	0
p1A	6	1	659	6 7%	6	3954
p1B	8	1	740	9 0%	8	5920
p1C	18	1	756	20 2%	18	13608
p1D	0	1	810	0 0%	0	0
p1E	4	1	846	4 5%	4	3384
p1F	1	1	669	1 1%	1	669
p1G	0	1	878	0 0%	0	0
p2A	2	2	935	2 2%	2	1870
p2B	0	2	990	0 0%	0	0
p2D	36	2	1167	40 4%	36	42012
p2E	2	2	1126	2 2%	2	2252
p2F	0	2	1243	0 0%	0	0
p3A	12	3	1549	13 5%	12	18588
total	89			1!	89	92257

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BUILDING C - FIRST FLOOR PLAN

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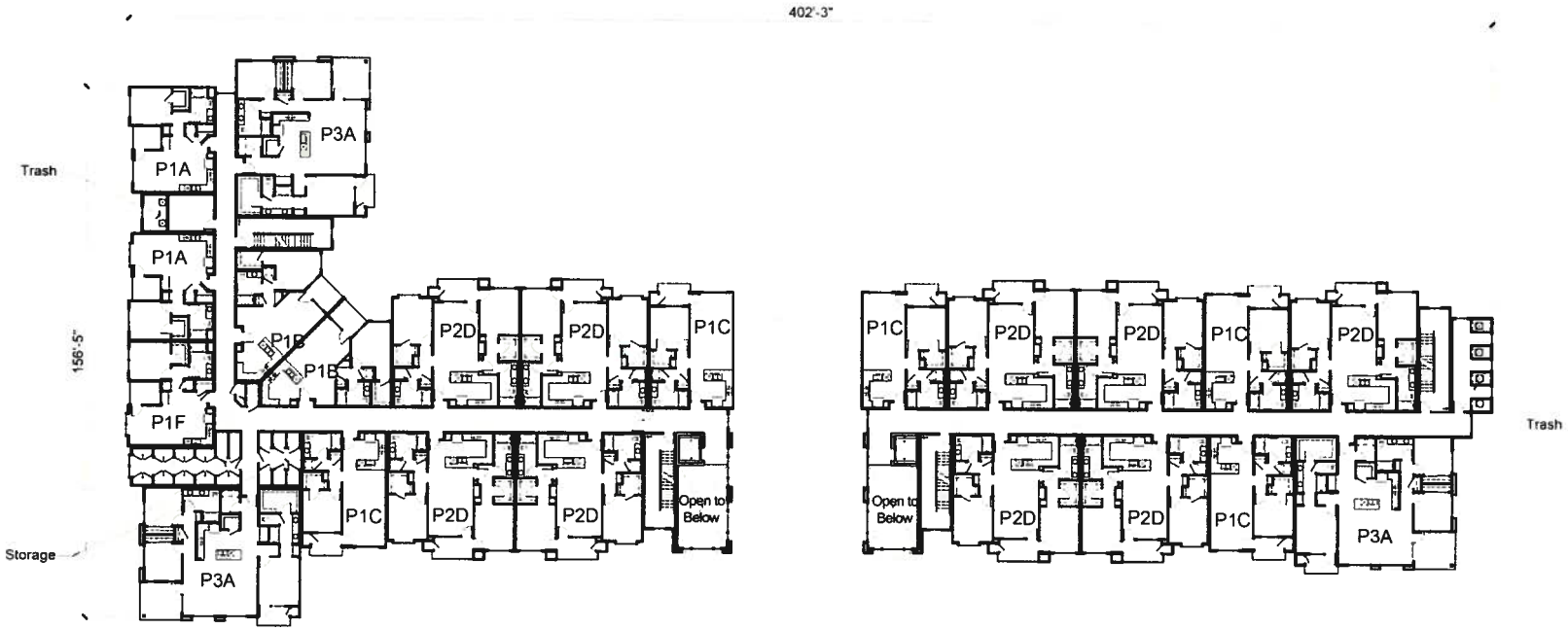

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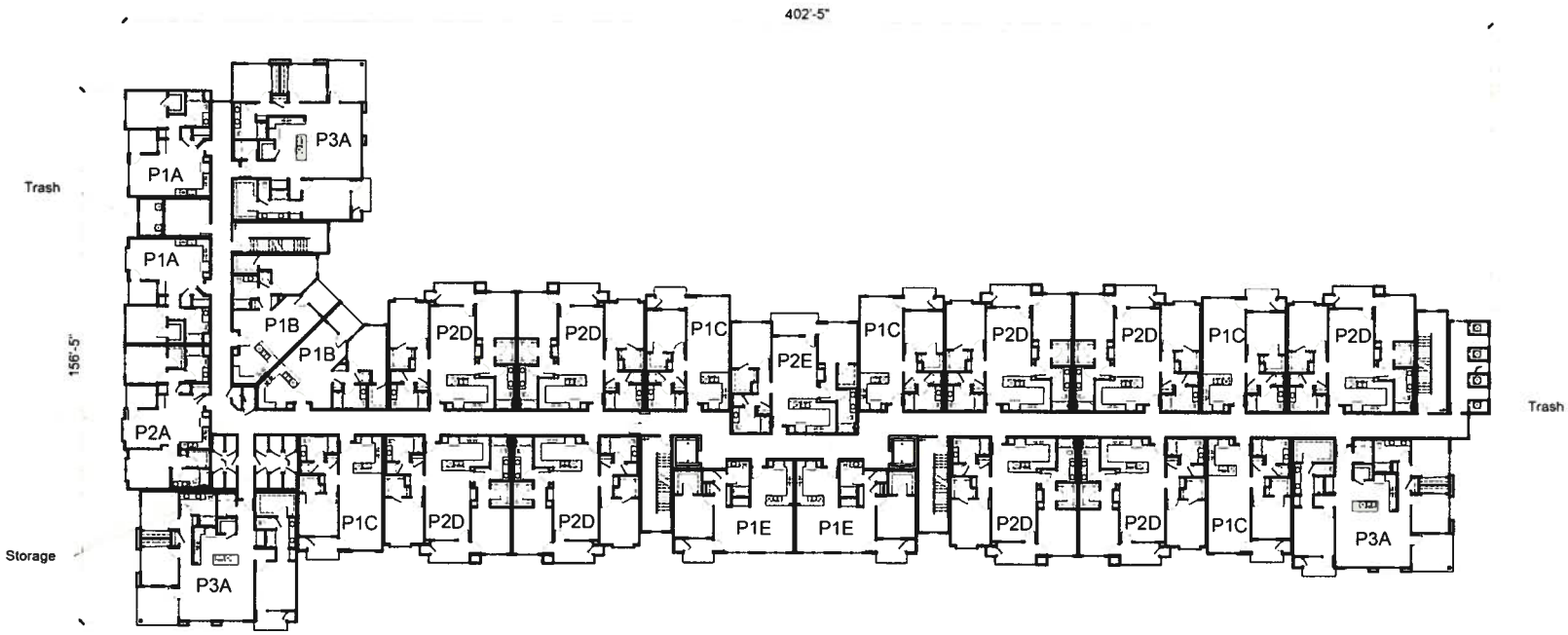

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BUILDING C - THIRD FLOOR PLAN

MENLO PARK, CALIFORNIA

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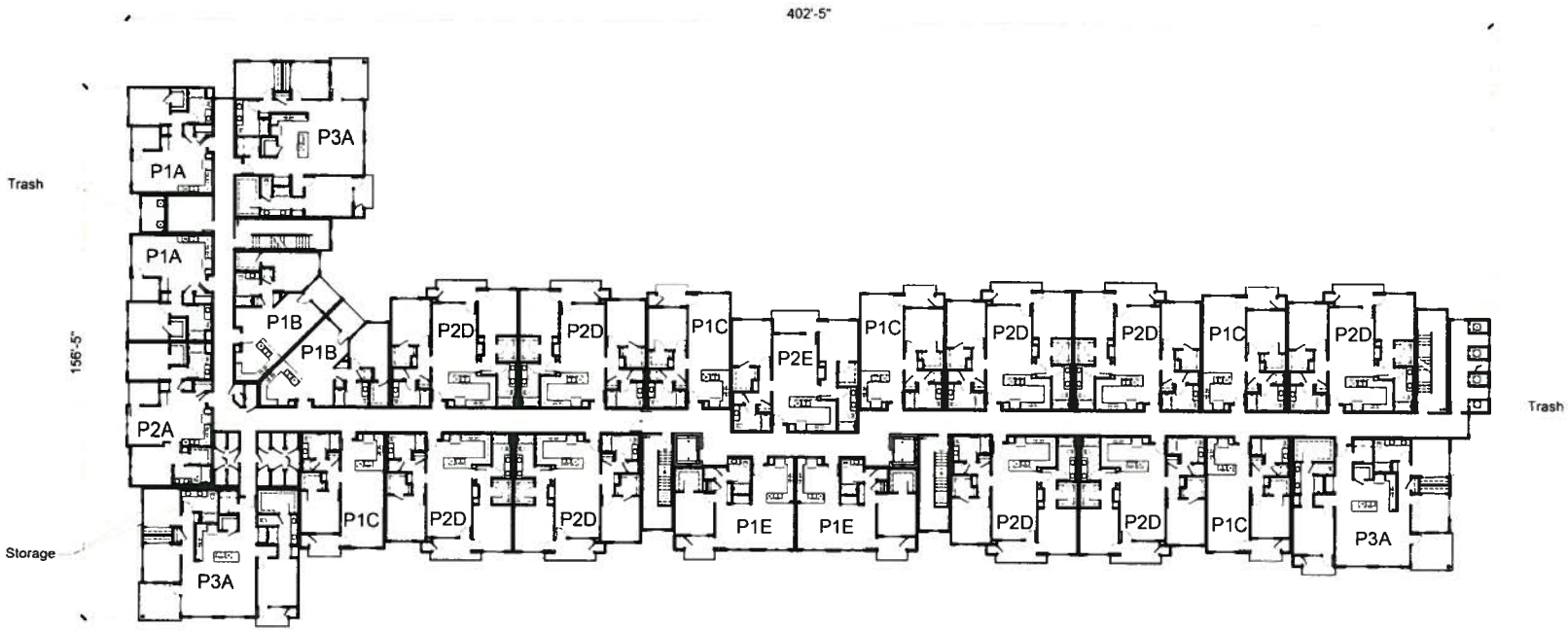

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BUILDING C - FOURTH FLOOR PLAN

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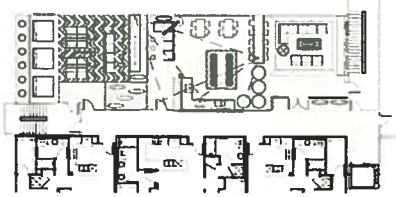
LANDSCAPE AMENITIES KEY:

1. **ARRIVAL and "THE QUAD"**
   - FORMAL ARRANGEMENT of BROAD CANOPY TREES OVER ENTRY DRIVE
   - ARCHITECTURAL FOUNTAIN with WATER and LIGHT EFFECTS
   - FLOWERING CANOPY TREES with TREE GRATES and LIGHTING
   - ENHANCED PAVING
   - SITE FURNITURE and POTTERY
2. **"THE BACKYARD" RECREATION AREA**
   - ENTERTAINMENT TERRACE with OUTDOOR FIREPLACE
   - DINING TERRACE with BBQ's
   - SHADE STRUCTURE
   - POOL and SPA
   - SHADE CABANAS
   - BOCCE BALL
   - SATELLITE POOL RESTROOM and EQUIPMENT ROOM TO MITIGATE VIEWS of TOWER
3. **COMMUNITY OUTDOOR ROOM**
   - INTIMATE SEATING AREAS
   - FOUNTAIN
   - SPECIALTY PAVING
4. **ENTERTAINMENT COURTYARD**
   - LOUNGE AREA with SYNTHETIC TURF
   - DINING AREA with OUTDOOR KITCHEN, FESTIVAL LIGHTING and TABLES
5. **ROOFTOP TERRACE (SEE ENLARGEMENT BELOW)**
   - BBQ and SEATING AREA with OUTDOOR FURNITURE
   - FIRE PIT with LONG BUILT-IN BENCH SEATING
   - SPECIALTY PAVING
6. **6' HT. SPLIT FACE PERIMETER WALL**
   - SEE WALL and FENCE PLAN SHEET L 1.1
7. **E.V.A. GATE**
   - SEE WALL and FENCE PLAN SHEET L 1.1
8. **ENHANCED PAVING at CROSSWALKS**
9. **WATER TREATMENT PLANTERS**
10. **SHORT TERM BIKE PARKING**
11. **BARK PARK**



(5) ROOFTOP TERRACE ENLARGEMENT

Scale 1/16" = 1'-0"

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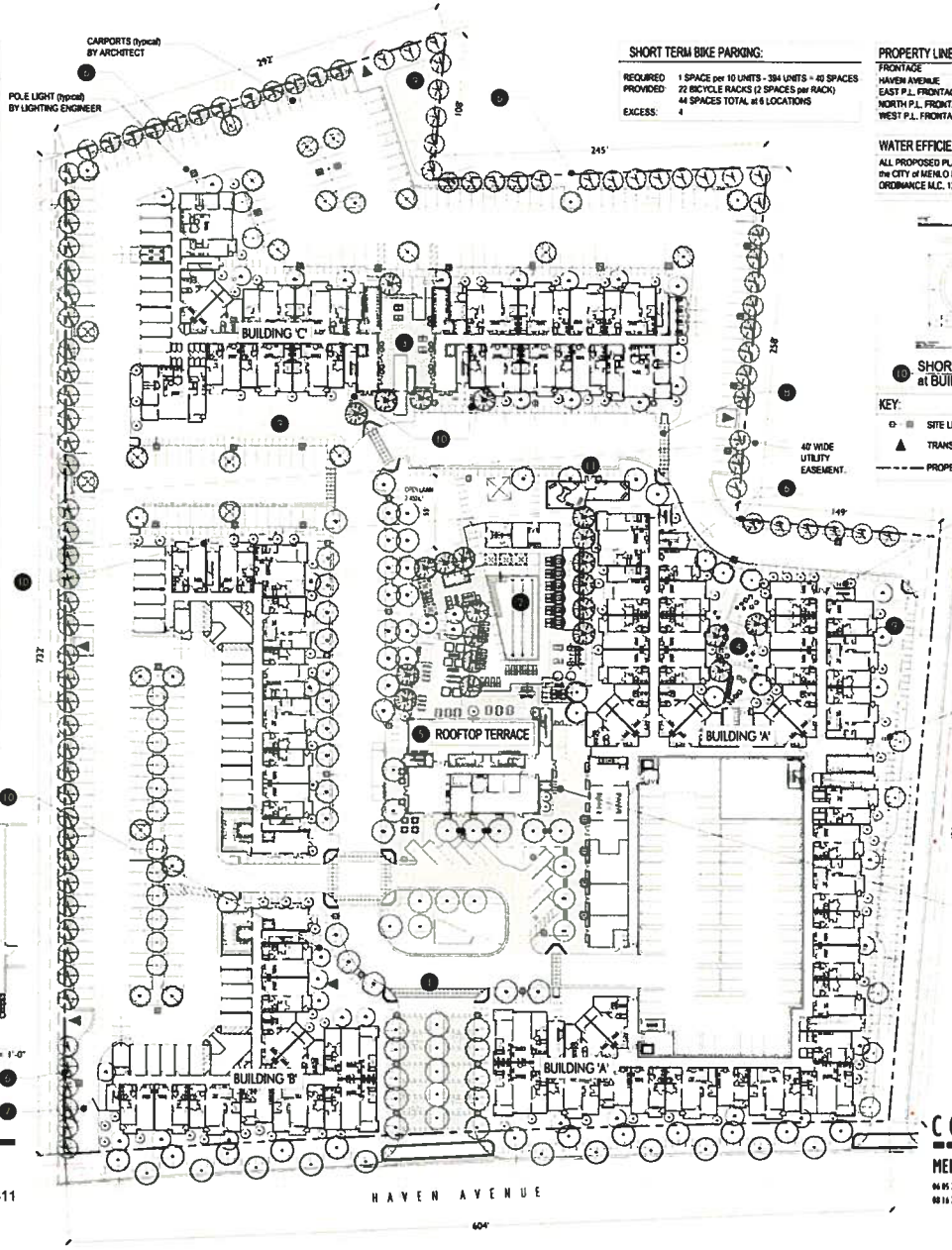

SHORT TERM BIKE PARKING:

REQUIRED	1 SPACE per 10 UNITS - 394 UNITS = 40 SPACES
PROVIDED	22 BICYCLE RACKS (2 SPACES per RACK)
	44 SPACES TOTAL at 6 LOCATIONS
EXCESS:	4

PROPERTY LINE FRONTAGE TREE REQUIREMENT

FRONTAGE	LENGTH	REQ.	PROVIDED	EXCESS
HAVEN AVENUE	604'	31	44	13
EAST P.L. FRONTAGE	837'	42	45	3
NORTH P.L. FRONTAGE	645'	33	39	6
WEST P.L. FRONTAGE	732'	37	44	7

WATER EFFICIENT LANDSCAPE ORDINANCE

ALL PROPOSED PLANTING and IRRIGATION TO COMPLY with the CITY of MENLO PARK WATER EFFICIENT LANDSCAPE ORDINANCE M.C. 12.44.

(10) SHORT TERM BIKE RACK at BUILDING ENTRIES NTS

KEY:

- SITE LIGHTING - POLE LIGHTS
- TRANSFORMERS
- PROPERTY LINE

PROPOSED PLANT LIST

revised August 16 2013

ALL PROPOSED TREES WILL BE COMPLIANT WITH CAL GREEN REQUIREMENTS for WATER CONSERVING and NON-INVASIVE AS DEFINED BY IPC and CITY of MENLO PARK WATER EFFICIENT LANDSCAPE ORDINANCE (MC 12.44).

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES at PROJECT PERIMETER: QUANTITY 92				
	NYSSA SYLVATICA	BLACK TUPELO	36" BOX	Medium
	TRISTANIA CONFERTA	BRISBANE BOX LOW BRANCHING	24" BOX	Medium
ORNAMENTAL TREES at COMMON OPEN SPACE: QUANTITY 36				
BACK GROUND TOTAL 23	ACER P. 'BLOODGOOD	JAPANESE MAPLE	24" BOX	Medium
	AGONIS FLEXUOSA 'MULTI	PEPPERMINT WILLOW	36" BOX	Low
FOCAL	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	36" BOX	Medium
TOTAL 13	MALUS 'PRAIRIEFIRE'	CRABAPPLE	24" BOX	Medium
HAVEN AVENUE STREET TREE QUANTITY 23				
	ZELKOVA SERRATA	SAWLEAF ZELKOVA DOUBLE ROW 30' O.C.	36" BOX	Medium
MAIN ENTRY and QUAD: QUANTITY 30				
BACK GROUND TOTAL 27	ACER P. 'BLOODGOOD	JAPANESE MAPLE	24" BOX	Medium
	AGONIS FLEXUOSA - MULTI	PEPPERMINT WILLOW	36" BOX	Low
FOCAL	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	36" BOX	Medium
TOTAL 3	MALUS 'PRAIRIEFIRE'	CRABAPPLE	24" BOX	Medium
BUILDING EDGE TREES: QUANTITY 142				
TOTAL 57	PYRUS C. CHANTICLEER	FLOWERING PEAR	24" BOX	Medium
TOTAL 85	CERCIS C. 'FOREST PANSY'	RED BUD	24" BOX	Medium
PARKING LOT TREES: QUANTITY 43				
NORTH & EAST TOTAL 20	QUERCUS COCCINEA	SCARLET OAK	24" BOX	Medium
	ZELKOVA SERRATA	SAWTOOTH ZELKOVA	24" BOX	Medium
WEST & SOUTH TOTAL 23	PLATANUS ACERFOLIA	LONDON PLANE TREE	24" BOX	Medium
	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	Medium
INTERNAL SPINE ROAD TREES: QUANTITY 36				
	QUERCUS COCCINEA	SCARLET OAK	24" BOX	Medium
SHRUBS - HYDRO-ZONE 1 NORTH/EAST EXPOSURE (SHADE)				
	LARGE SHRUBS			
	BAMBUSA OLDHAMII	OLDHAM BAMBOO	15 GAL.	Medium
	LEUCISTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GAL.	Medium
	PITTOSPORUM ENGENIOIDES	N.C.N.	5 GAL.	Medium
	PITTOSPORUM TOBIRA	TOBIRA	5 GAL.	Medium
NO SYMBOL	MEDIUM SHRUBS			
	CRASSULA ARGENTEA	JADE PLANT	5 GAL.	Medium
	NEPHROLEPIS EXALTATA	SWORD FERN	5 GAL.	Medium
	SMALL SHRUBS			
	ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL.	Medium
	LIRIOPE MUSCARI	BIG BLUE LILY TURF	5 GAL.	Medium
	PHILODENDRON XANADU	PHILODENDRON	5 GAL.	Medium
SHRUBS - HYDRO-ZONE 2 SOUTHWEST EXPOSURE (SUN)				
	LARGE SHRUBS			
	AGAVE SPP.	AGAVE	5 GAL.	Low
	PITTOSPORUM TOBIRA	TOBIRA	5 GAL.	Medium
	MEDIUM SHRUBS			
	CALLISTEMON LITTLE JOHN'	DWARF BOTTLEBRUSH		
NO SYMBOL	GREVILLEA 'CANBERRA'	GREVILLEA		
	PHORMIUM HYBRIDS	NEW ZEALAND FLAX		
	RAPHIOLEPIS U. 'WINOR'	DWARF HAWTHORN		
	SMALL SHRUBS			
	RAPHIOLEPIS CLARA	DWARF HAWTHORN	5 GAL.	Medium
	ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL.	Low
	STIPA SPP.	FEATHER GRASS	5 GAL.	Low
SYNTHETIC TURF				
	SODDED TURF - TALL-TYPE WATER CONSERVING FESCUE SUBMIT MIXTURE TAG FOR APPROVAL			
	TURF AT DOG PARK - SYNTHETIC TURF #3 GRASS or EQUAL SUBMIT PRODUCT SAMPLE AND SPECIFICATIONS FOR APPROVAL			
BIO-RETENTION BASINS for WATER QUALITY				
SUN	CAREX DIVULSA	DENSE SEDGE	1 GAL.	Medium
SHADE	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL.	High
SUN	FESTUCA RUBRA 'MOLATE'	MOLATE FESCUE	1 GAL.	Medium

PLANT PALETTE NOTES:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

WUCOLS NOTE:

WUCOLS WATER USE CLASSIFICATION OF LANDSCAPE SPECIES IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

CONCEPTUAL LANDSCAPE PLAN L1.0

MENLO PARK, CALIFORNIA

06 05 2013
08 16 2013 2nd SUBMITTAL

0 20' 40' 80'

MJS Design Group
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964

CASE #: PLN2013-00062

0 50 100 200

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SITE PLAN EXHIBIT

MENLO PARK, CALIFORNIA

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Bird's Eye Looking North

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RENDERINGS

MENLO PARK, CALIFORNIA

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A7.0

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Bird's Eye Looking East

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RENDERINGS

MENLO PARK, CALIFORNIA

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Bird's Eye Looking East

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RENDERINGS

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Town Square

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RENDERINGS

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RENDERINGS

MENLO PARK, CALIFORNIA

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Project Entry

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RENDERINGS

MENLO PARK, CALIFORNIA

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