APPENDIX A

PROJECT PLANS
965 WEEKS STREET
ENTITLEMENT SET
PROJECT DESCRIPTION

THE SITE IS LOCATED AT 965 WEEKS STREET, IN EAST PALO ALTO, CALIFORNIA. THE PROJECT INCLUDES A 5-LEVEL CONCRETE PARKING STRUCTURE AND A MIX OF 3 AND 4-LEVEL WOOD MULTIFAMILY APARTMENT BUILDINGS, INCLUDING COMMON AREAS, OFFICE SPACE, UTILITY ROOMS, AND SERVICE SPACES.

GROUND FLOOR UNITS TYPICALLY HAVE A MAIN ACCESSIBLE CORRIDOR ENTRANCE AND A SECONDARY ENTRANCE FROM THE PROJECT OPEN SPACE. THREE GROUND FLOOR UNITS ON THE SOUTHWEST CORNER OF THE SITE ARE ONLY ACCESSED FROM WEEKS STREET. ALL UPPER FLOOR UNITS ARE ACCESSED FROM THE CORRIDORS.

BUILDING TYPE

FIVE LEVELS OF TYPE IA PARKING STRUCTURE, 5-2 OCCUPANCY. (THE TOP LEVEL IS UNCOVERED, FOR 4-STORIES TOTAL).

SPRINKLERS

THE BUILDING WILL BE FULLY SPRINKLERED AND PROTECTED ACCORDING TO NFPA-13.

FIRE ALARM

GROSS SQUARE FEET BY USE

<table>
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<tr>
<th>Name</th>
<th>Area</th>
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<tbody>
<tr>
<td>Garage</td>
<td>84,772 SF</td>
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<tr>
<td>Residential</td>
<td>119,009</td>
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<tr>
<td>Office</td>
<td>8,661 SF</td>
</tr>
<tr>
<td>Service</td>
<td>6,651 SF</td>
</tr>
<tr>
<td>Circulation</td>
<td>32,692 SF</td>
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<tr>
<td>Common</td>
<td>3,557 SF</td>
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<td>32,692 SF</td>
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<tr>
<td>Common</td>
<td>3,557 SF</td>
</tr>
</tbody>
</table>

UNIT MIX

Unit Type | Count | Parking Ratio | Parking Req'd |
---------|-------|---------------|---------------|
1BR      | 19    | 1             | 19            |
2BR      | 75    | 1.5           | 112.5         |
3BR      | 27    | 2             | 54            |
4BR      | 7     | 2.5           | 17.5          |
S        | 8     | 1             | 8             |
      |       |               | 136           |
      |       |               | 211           |

PARKING PROVIDED

STANDARD SPACES

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<tr>
<th>Type</th>
<th>Spaces Req'd</th>
<th>Spaces Provided</th>
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<tr>
<td>Car</td>
<td>211</td>
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ELECTRIC VEHICLE SPACES

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<th>Spaces Provided</th>
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<tbody>
<tr>
<td>Car</td>
<td>211</td>
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BICYCLE PARKING

BICYCLE PARKING FACILITIES SHALL BE PROVIDED FOR ALL APPLICABLE USES IN COMPLIANCE WITH THE SANTA CLARA COUNTY VALLEY TRANSPORTATION AUTHORITY, BICYCLE TECHNICAL GUIDELINES, SECTION 11, BIKE PARKING.

GENERATORS

NO GENERATORS ARE PLANNED FOR THIS PROJECT.
## ZONING COMPLIANCE MATRIX

### ZONING
URBAN RESIDENTIAL (Ravenna/dw) | High Density Residential (Vista 2013, Chapter 4, Figure 4-66)

### REFERENCES
VISTA 2030 EAST PALO ALTO GENERAL PLAN, DATED MARCH 2017
[http://www.ci.eastpalato.ca.us/DocumentCenter/?g=0]

RAVENSWOOD / 4 CORNERS T Dob SPECIFIC PLAN, DATED 2/22/2013
[http://cityrpa.org/DocCenter/View/9889]

EPA 2030 GENERAL PLAN, Chapter 6, pg 4-6

### ITEM
Section | Required by Zoning | Proposed Status
--- | --- | ---

### PURPOSE AND INTENT
Ravenna/dw / 4 Corners
Chapter 6, pg 4-6

- Intended to provide opportunities for the development of single-family and multi-family homes at a moderate density.
- Accommodate area not detached single-family homes; attached single-family homes; townhomes, duplexes, townhomes, and multi-family multifamily.
- Design of RAVENSWOOD / 4 CORNERS T Dob Specific Plan.

### PROPOSED STATUS

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<tr>
<th>Section</th>
<th>Proposed Status</th>
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<tbody>
<tr>
<td>RAVENSWOOD / 4 CORNERS T Dob Specific Plan</td>
<td>Complying</td>
</tr>
</tbody>
</table>

### EXTERIOR SIDE YARD SETBACK
Does not apply | N/A | N/A | N/A

### REAR YARD SETBACK
Ravenna/dw / 4 Corners
Chapter 6, pg 102 | 20 feet | 20' | Complying

### HEIGHT OF STRUCTURES

#### EPA Development Code
Chapter 10:22.000.A.2

- Height measurement. Height shall be measured as the vertical distance from the established grade of the pad to the highest part of the structure, including any protective guardrails and parapet walls. Structures with sloping roofs shall be measured to the peak of the roof. Structures with flat roofs shall be measured to the top of the roof, guardrail, or parapet wall.

#### Zoning
Vista 2030, Chapter 4, Table 4-2

- Maximum height of 5 stories and 60' garage is not met

### GROUND FLOOR HEIGHT

<table>
<thead>
<tr>
<th>Section</th>
<th>Proposed Status</th>
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</table>
| EPA Development Code | None | N/A | N/A

### STREET TREES, LIGHTING & SIDEWALK

#### EPA Development Code
Chapter 10:34.110 Lighting

- All outdoor lighting shall be arranged so as to keep light directed only on the subject property. It is unlawful to create illumination exceeding 0.1 foot-candles on any adjacent property. It is unlawful to create or allow direct glare, whether from floodlight or from high temperature processes (e.g., combustion, welding, etc.) visible at the property line in violation of Section 10:34.11.10.

#### EPA 2030 General Plan
Chapter 6, Page 8-6, pg 6-13

- Designated "neighborhood Street" per 6-13.1. Additional definition of and information about each street type is provided in NACTO Urban Street Design Guide.

### PRIVATE OPEN SPACE

#### EPA Development Code
Chapter 10:18, Table 2-2

- Ground floor units: 50 - 100 sq. ft. (The minimum dimension [length/width] shall be six feet)
- Upper floor units: 90 sq. ft. (The minimum dimension [length/width] shall be six feet)

- Does not comply, consensus sought

### COMMON OPEN SPACE

#### EPA Development Code
Chapter 10:22.000.A.3

- Does not comply, consensus sought

### LOT AREA, MINIMUM

#### EPA Development Code
Chapter 10:18, Table 2-2

- 12,000sqf for each newly created parcel
- 2.61 acres

### LOT WIDTH, MINIMUM

#### EPA Development Code
Chapter 10:18, Table 2-2

- 50.1 ft. for each newly created parcel
- 65' - 11.38'

### LOT DEPTH, MINIMUM

#### EPA Development Code
Chapter 10:18, Table 2-2

- 240 ft. for each newly created parcel
- 138' - 4.14'

### FAR

#### EPA Development Code
Chapter 6

- Max. FAR: 1.0
- 2.03 FAR

### SITE COVERAGE

#### EPA Development Code
Chapter 10:18, Table 2-2

- 70% MAX
- 54%

### DENSITY

#### EPA Development Code
Chapter 10:36, Tables 3-5, 5-4, 5-7

- 22.1 - 43 units/acre (maximum of 1 dwelling unit per 1,000 sq. ft. of parcel area), on 60 to 150
- DENSITY BONUS

#### EPA Development Code
Chapter 10:36, Tables 3-5, 5-4, 5-7

- 52 du/ac (106 units / 2.61 acres do not comply, density bonus sought,)
- 52 du/ac (106 units / 2.61 acres do not comply, density bonus sought)

### CONCESSIONS

#### EPA Development Code
Chapter 10:22.000.A.2

- The applicant/developer shall receive the following number of incentives or concessions: 1. Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 30 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

### FRONT YARD SETBACK

#### EPA Development Code
Chapter 6, pg 102

- 5 feet

### SIDE YARD SETBACK

#### EPA Development Code
Chapter 6, pg 102

- 5 feet

### BAY WINDOWS

#### EPA Development Code
Chapter 10:22.000.C

- Allowed Encroachments into Setback Areas. Encroachments into required setbacks are allowed in compliance with the following standards: 1. Awnings, canopies, chimes, cornices, eaves, bay windows and greenhouse windows, or any other architectural features may extend into front, side, or rear setbacks a distance not exceeding two feet, provided that no architectural feature shall extend to within three feet of any side or rear parcel line.

### SCALE (PRINTED AT 22X34)
Date: 2019-10-02
COMMUNITY FEEDBACK

WRAPPED GARAGE ON WEST SIDE

AMENITIES CLOSE TO GREEN SPACE

GREEN SPACE CENTRALIZED AND ALONG RAIL SPUR

HEIGHT IN THE CENTER.WEST

RESPONSE

WRAPPED GARAGE ON WEST SIDE

AMENITIES CLOSE TO GREEN SPACE

GREEN SPACE CENTRALIZED AND ALONG RAIL SPUR

HEIGHT FOCUSED NEAR WEEKS ST.
Perk Filter
Concrete Catch Basin
Washington State G.U.D.
Self Retaining Area Detail

Flow-Thru Planter Detail

Bioretention Basin Detail

Self Retaining Area Detail

Notes:
- Permeable Bioswale may be installed in accordance with the Washington State G.U.D. Specification.

BIORETENTION BASIN DETAIL

FLow-Thru Planter DETAIL

SELF RETAINING AREA DETAIL
1. TOTAL LANDSCAPE AREA: 30,788 SF
2. TREE QUANTITY AND LOCATION ARE CONCEPTUAL ONLY.
3. WELO STATEMENT:
   I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.
   LANDSCAPE AREAS SHALL BE CAREFULLY DESIGNED AND PLANNED FOR THE INTENDED FUNCTION OF THE PROJECT PROGRAMS. PLANT SPECIES SHALL INCLUDE A SELECTION OF PLANTS BASED ON LOCAL CLIMATE SUITABILITY, WATER CONSERVATION, DISEASE AND PEST RESISTANCE.
   ALL PLANTING AREAS SHALL HAVE AN IRRIGATION SYSTEM DESIGNED TO CONFIRM TO THE HYDROZONES OF THE PLANTING DESIGN USING AUTOMATIC DRY BUBBLE OR SPRAY IRRIGATION WITH NO RUNOFF OR OVERSPRAY. TREES TO BE IRRIGATED ON SEPARATE ZONE FROM UNDERSTORY PLANTING. THE IRRIGATION SYSTEM SHALL USE A WEATHER-BASED CONTROLLER THAT AUTOMATICALLY ADJUSTS THE IRRIGATION SCHEDULES BASED ON LOCAL WEATHER CONDITIONS.
   ALL PLANTING AREAS SHALL HAVE AN IRRIGATION SYSTEM DESIGNED TO CONFIRM TO THE HYDROZONES OF THE PLANTING DESIGN USING AUTOMATIC DRY BUBBLE OR SPRAY IRRIGATION WITH NO RUNOFF OR OVERSPRAY. TREES TO BE IRRIGATED ON SEPARATE ZONE FROM UNDERSTORY PLANTING. THE IRRIGATION SYSTEM SHALL USE A WEATHER-BASED CONTROLLER THAT AUTOMATICALLY ADJUSTS THE IRRIGATION SCHEDULES BASED ON LOCAL WEATHER CONDITIONS.
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4. PAVING MATERIALS ARE NOT DETERMINED. PAVING MATERIALS ARE CONCEPTUAL ONLY.
5. SEE CIVIL PLANS FOR GRADING AND CONCEPTUAL STORMWATER TREATMENT AREAS.
6. SEE ARCHITECTURE PLANS FOR FIRE ACCESS ROUTES.

CONTACT
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PRINCIPAL
PLURAL
LANDSCAPE ARCHITECTURE STUDIO
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SAN FRANCISCO, CA 94110
415-450-9519 EXT. 703
WWW.PLURAL.STUDIO

DATE: 09.12.2019
HALEY WATERSON, PRINCIPAL
PLURAL
### COURTYARD PLAN ENLARGEMENT

**ENTRY PLAZA**
- 31'-6"  COMMUNITY PATIO
- PLANTING AREA
  - SMALL PAVED AREA FOR CIRCULATION AND ARRIVAL. PAVING MATERIAL TBD
  - STANDARDS FOR PLANTS TBD

**NAME**
- (N) TREE
- PICNIC TABLE
- BBQ
- PLAY AREA
- GATE
- CAFE TABLE AND CHAIRS

**DESCRIPTION**
- TREE SIZE, LOCATION, AND SPECIES TBD. TREES ARE CONCEPTUAL ONLY
- STEEL AND WOOD TABLE. STANDARD PRODUCT
- FREE STANDING BBQ. ADA ACCESSIBLE STANDARD PRODUCT
- STEEL AND WOOD GATE
- STEEL. STANDARD PRODUCT
- STEEL AND WOOD TABLE. STANDARD PRODUCT
- STEEL AND WOOD TABLE. STANDARD PRODUCT
- PLAY AREA WITH PLAY SURFACING
- PLAY AREA WITH PLAY SURFACING
- STEEL AND WOOD TABLE

**SCALE:** 1/8" = 1'-0"
RESIDENTIAL MEWS PLAN ENLARGEMENT

**NAME** | **DESCRIPTION**
--- | ---
1. RESIDENTIAL PATIO | PRIVATE PAVED AREA FOR RESIDENCE
2. PLANTING AREA | SHRUB PLANTINGS, SEE CIVIL PLANS FOR STORMWATER TREATMENT AREAS
3. TREES | TREE SIZE, LOCATION, AND SPECIES TBD; TREES ARE CONCEPTUAL ONLY
4. EX-Tree TO REMAIN | EXISTING TREE TO BE PROTECTED AND REMAIN IN PLACE
5. PICNIC TABLE | STEEL AND WOOD TABLE. STANDARD PRODUCT
6. PATHWAY | STEEL. STANDARD PRODUCT
7. STEEL TABLE AND CHAIRS | STEEL. STANDARD PRODUCT
8. PLANTING AREA | SHRUB PLANTING. SEE CIVIL PLANS FOR STORMWATER TREATMENT AREAS
9. STEEL BICYCLE RACK | STEEL BICYCLE RACK. STANDARD PRODUCT
10. COMMUNITY GROVE | FLEXIBLE SPACE FOR COMMUNITY
11. FLOWERY | FLEXIBLE SPACE FOR COMMUNITY
12. SPACING | FLEXIBLE SPACE FOR COMMUNITY
**RAIL SPUR CONNECTOR EAST ENLARGEMENT PLAN**

**RAIL SPUR CONNECTOR WEST ENLARGEMENT**

<table>
<thead>
<tr>
<th>NAME</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>(N) TREE</td>
<td>RAIL SPUR PATH</td>
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<tr>
<td>(E) TREE TO REMAIN</td>
<td>EXISTING TREE TO BE PROTECTED AND REMAIN IN PLACE</td>
</tr>
<tr>
<td>BENCH</td>
<td>PEDESTRIAN BENCH WITH BACK AND ARMREST. STANDARD PRODUCT</td>
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<tr>
<td>PLANTING AREA 5'-0&quot;</td>
<td>PLANTING AREA 5'-0&quot;</td>
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<tr>
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<td>SMALL PEDESTRIAN SIGN MARKING RAIL SPUR ACCESS POINT</td>
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**SCALE:** 1/8" = 1'-0"
WE ARE STUDYING THE NUMBER OF RECESSES AND THEY ARE SUBJECT TO CHANGE.
FIBER CEMENT PANELS, WHITE
TYPICAL CLADDING MATERIAL

CEMENT PLASTER, WHITE
ALTERNATE TYPICAL CLADDING MATERIAL

LOW FIRE CLAY TILE
INSETS AT PATIOS

RANDOM-BATTEN FIBER CEMENT PANELS
LIGHT GRAY
BAYS

POWDER-COATED SUNSHADES
DARK WARM EXTERIOR COLOR,
LIGHT INTERIOR COLOR
SELECT SOUTH AND WEST WINDOWS

STOREFRONT
GROUND FLOOR COMMON ROOMS

965 Weeks Street
EXTERIOR MATERIALS